

# **INFORMATIONAL BRIEFING**

## **CAMDEN CROSSING PROPERTY**

**Scott, McHenry, and Poppleton Streets**

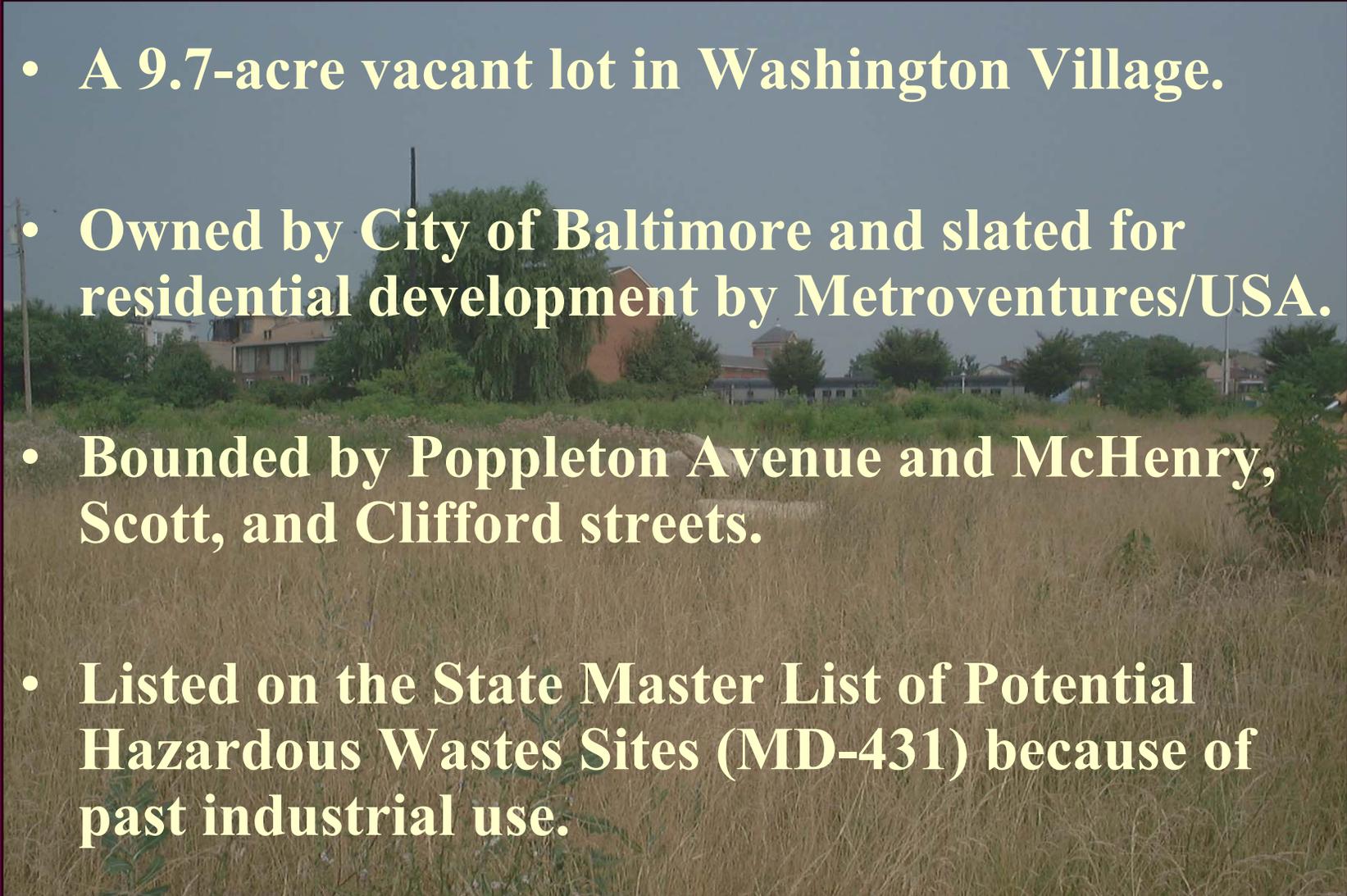
**Baltimore, Maryland**

# TOPICS TO COVER

- **SITE DESCRIPTION**
- **SITE HISTORY**
- **ENVIRONMENTAL ISSUES**
- **REMEDIAL REQUIREMENTS**
- **CONSTRUCTION CONTROLS**
- **QUESTIONS AND ANSWERS**

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# **SITE DESCRIPTION**

- **A 9.7-acre vacant lot in Washington Village.**
  - **Owned by City of Baltimore and slated for residential development by Metroventures/USA.**
  - **Bounded by Poppleton Avenue and McHenry, Scott, and Clifford streets.**
  - **Listed on the State Master List of Potential Hazardous Wastes Sites (MD-431) because of past industrial use.**
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# **SITE HISTORY**

- **Primarily residential use at the end of the 19<sup>th</sup> century. Residential use continued in smaller and smaller amounts into at least the 1950s.**
- **100+ years (mid-1800s to circa 1992) of on-site metal fabricating of gas holders, heating boilers, ornamental iron work, pneumatic tools, fast couplings, and gas appliances.**
- **Numerous commercial occupants over time.**

# **ENVIRONMENTAL ISSUES FROM PAST SITE USE**

- **Abandoned underground vaults, tanks, pits, piping, and separator systems. Some containing contaminated residues and sludge.**
- **Asbestos Containing Building Materials.**
- **Miscellaneous Drums and Containers.**
- **Paint and Sandblasting Residues.**
- **Residual surface and subsurface PCB contamination from old electrical transformers.**
- **Oil and metal contaminated soil/building slabs.**

# Buried Rags from Past Site Occupant



# Petroleum Contaminated Soil From Former On-Site Underground Storage Tank



# Reasons for Remedial Requirements

- **ENVIRONMENTAL HEALTH RISKS**  
**UNACCEPATABLE CARCINOGENIC AND NON-CARCINOGENIC HEALTH RISKS POSED BY METALS AND PETROLEUM-BASED SOIL CONTAMINANTS.**
- **POTENTIAL EXPOSURE ROUTES**  
**SOIL INGESTION, DUST INHALATION, DIRECT CONTACT WITH SOIL, INHALATION OF VAPORS**

# **Risk Management By Remedial Requirements**

- **ELIMINATE DIRECT CONTACT WITH CONTAMINATED SOIL WITH CONCRETE, CLEAN FILL, DEED RESTRICTIONS, AND UTILITY SAFE ZONES**
- **ELIMINATE VAPORS USING PASSIVE VAPOR BARRIERS BENEATH BUILDINGS**
- **ELIMINATE INHALATION OF DUST USING CONSTRUCTION CONTROLS**

# REMEDIAL REQUIREMENTS

- CONTAMINANT CONTAINMENT USING:
  - BUILDING FOUNDATIONS AND PAVED SURFACES
  - 3 TO 5 FEET OF CLEAN FILL COVER IN OPEN GREEN AREAS
  - 1 FOOT DIGGING RESTRICTION
- STRUCTURAL VAPOR BARRIER/VENT SYSTEMS
- UTILITY SAFE ZONES
- REGULAR COMPLIANCE INSPECTIONS AND REPORTING TO MDE

# REMEDIAL REQUIREMENTS

- DECLARATION OF DEED RESTRICTIONS SIGNED BY EACH HOMEOWNER AT CLOSING THAT:
  - ALERTS THE HOMEOWNER TO THE CONTAINMENT REMEDY
  - PREVENTS UNAUTHORIZED EXCAVATION
  - RESTRICTS OUTDOOR PROPERTY USES
- \$100,000 ENVIRONMENTAL FUND
- \$2.5 MILLION LIABILITY INSURANCE
- COVENANT ADVISOR

# CONSTRUCTION CONTROLS

- VEHICLE & EQUIPMENT DECONTAMINATION
  - AIR MONITORING
  - DUST MONITORING AND SUPPRESSION
  - CONSTRUCTION OVERSIGHT BY AN ENVIRONMENTAL PROFESSIONAL
  - SOIL TESTING AND DISPOSAL
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Summary of Camden Crossing Homeowner Association Provisions ([click here](#))

# QUESTIONS AND ANSWERS

