



Washington Hill (MD0773)

What You Need to Know

Site Location

The 5.573-acre Washington Hill Property is located at 1951 East Fayette Street in Baltimore City, Maryland. The property is zoned for residential use and is currently a vacant grassy lot. The property consists of Block 1702, Lots 1 and 2. The property is bounded to the north by East Fayette Street with a construction staging facility and Johns Hopkins Hospital facilities beyond, to the south by East Baltimore Street with churches and row homes beyond, to the east by North Washington Street with elementary schools and row homes beyond, and to the west by North Wolfe Street with a commercial facility and residential row homes beyond.

Site History

The site was initially developed prior to 1890. From development until the 1970s, the site has been used as residential row homes, two public school facilities, and several small commercial industries including a printer, two tin shops, a painter, an auto shop, and several clothes cleaners/laundries. In the early 1970s, the row homes were razed and a residential multi-family housing community, consisting of 12 two-story buildings, was constructed. In 2005, the housing community was razed and the site has remained a vacant lot.

Environmental Investigations

In October 2002, a Phase I environmental site assessment (ESA) was conducted, which covered the subject property and an adjacent property not involved in this application and no recognized environmental conditions (RECs) were identified.

In July 2008, a Phase I ESA was conducted, which identified RECs associated with historic property use, including a printer, several potential dry cleaners, a painter, and an automotive repair shop. A Phase II ESA was also conducted, which included the collection of surface soil and subsurface soil samples for analysis of select priority pollutant metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, herbicides, and polychlorinated biphenyls (PCBs). Groundwater samples were collected for analysis of VOCs. Soil samples exceeded residential clean up standards for arsenic, chromium, lead, mercury, and benzo(a)pyrene. Groundwater samples exceeded residential clean up standards for benzene and methyl tert butyl ether.

In October 2008, three soil gas samples were collected and analyzed for the presence of elemental mercury. All samples were non-detect for elemental mercury. In November 2008, one soil gas sample was collected and analyzed for VOCs. This sample was diluted and the results were determined to be unusable. In December 2008, the Department requested one additional soil sample to be analyzed for priority pollutant metals and SVOCs and three additional soil gas samples for VOCs.



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In November 2011, a Phase I ESA update and Supplemental Limited Phase II ESA were completed that included the collection of additional soil gas samples that identified the presence of 1,3-butadiene in one sample from the southwest corner of the property. In December 2011, four additional soil gas samples were collected to further investigate the 1,3-butadiene previously detected. 1,3-butadiene was not detected in any of the samples.

Current Status

On August 26, 2008, Gateway at Washington Hill, LLC, the prospective purchaser, submitted an application to the Voluntary Cleanup Program as an inculpable person seeking a No Further Requirements Determination for future residential use of the property. The applicant withdrew from the program on May 1, 2009 prior to the submission of the additional sampling results. On September 26, 2011, JAG Washington Gateway, LLC, prospective purchaser, submitted an application to the VCP as an inculpable person seeking a Certificate of Completion (COC) for the future residential use of the property. The application was accepted on November 10, 2011 and the applicant notified that a proposed Response Action Plan (RAP) must be submitted to address metals and benzo(a)pyrene in the soils at the property and further investigate the 1,3-butadiene detected in the soil gas.

A public informational meeting on the proposed RAP was held on March 20, 2012 and RAP was subsequently approved on May 21, 2012. RAP Amendment #1 was approved on February 6, 2013.

On August 20, 2013, JAG Washington Gateway II, LLC submitted an application as an inculpable person for the 2.554-acre Lot 2 property, which is the southern portion of the overall development. The application was approved for participation in the VCP on December 4, 2013.

On September 8, 2014, JAG Washington Gateway, LLC, submitted an application for the 3.019-acre Lot 1 property, which is the northern portion of the overall development. A COC was issued on February 12, 2015 with certain requirements for maintenance of the building slab, soil excavation and disposal and a prohibition on the use of groundwater beneath the property. The COC is recorded in the Land Records of Baltimore City at 16963, pp. 256-272. The applicant did not implement the approved RAP on the Lot 2 property in accordance with the approved schedule and the VCP withdrew the application for both the entire development (Lots 1 and 2 combined) and the application solely for Lot 2 on August 31, 2017.