



# ***Facts About...***

Old Fairfield Properties  
(Voluntary Cleanup Program Site)

---

## **Site Location**

The 23.38-acre Old Fairfield area consists of properties located in an area bounded by Chesapeake Avenue, Carbon Avenue, Sun Street and Weedon Street in a former residential area. The site is surrounded by various active industrial properties and petroleum storage facilities in the Fairfield section of South Baltimore.

## **Site History**

The area includes 172 parcels that are currently owned by various private owners and Baltimore City. The properties were previously used as residences but are now a combination of vacant lots and scrapyards.

## **Environmental Investigations and Actions**

Several sampling events have been conducted in the area but no investigation has included the entire area. In 1997, MDE completed two Brownfields Assessments on City-owned properties that identified elevated levels of inorganics, petroleum-related semi-volatile organic compounds (SVOCs) and polychlorinated biphenyls (PCBs) in the surface soils. In 2002, an environmental investigation conducted by a private consultant on a number of properties identified several hot spots of soil contamination by petroleum-related hydrocarbons and pesticides. In 1999, an investigation of the former SDM Diesel property identified elevated levels of diesel range organics (DRO) in groundwater.

In November 2004, a Phase I environmental site assessment (ESA) of the properties confirmed the presence of several aboveground storage tanks, solid waste debris including removed underground storage tanks, pools of unknown liquid, 55-gallon drums of unknown content, staining and stressed vegetation across the properties.

In March 2007 a Phase II ESA of the properties included the collection of soil and groundwater samples that identified the presence of arsenic, lead and mercury, PCBs, and petroleum related compounds in the soil at the property and the presence of lead and petroleum related compounds in the groundwater beneath the property.

In June 2010, a Phase I ESA was completed on the AOC-6 and AOC-7 portion of the property, which is the area bounded by Brady Avenue, Fairfield Road, Chesapeake Avenue and Weedon Street and the southeastern portion of the property. The Phase I identified the presence of solid waste piles, drums, containers, staining, previously identified impacts to surface and subsurface soil and groundwater and historic operations as recognized environmental concerns and noted that the VCP requirement for a Response Action Plan (RAP) for the entire Old Fairfield property included AOC-6 and AOC-7.



## **Current Status**

On June 26, 2003, the Baltimore Development Corporation submitted an application for participation in the VCP seeking a Certificate of Completion for future industrial use for the properties. On July 27, 2005, the VCP issued an inculpable person status letter to the Baltimore Development Corporation for the properties. The VCP accepted the application for participation in the VCP on July 9, 2007 and is awaiting submittal of a RAP. On December 7, 2009, the VCP notified Baltimore Development Corporation that a RAP must be submitted within 18 months.

On March 31, 2010, Allied Yards, LLC submitted a VCP application as an inculpable person seeking a No Further Requirements Determination for a 6.17-acre portion of the Old Fairfield Property, specifically AOC-6 and AOC-7. The application was accepted on July 23, 2010 and Allied Yards, LLC was notified that a Response Action Plan (RAP) was required for the property and must be submitted within the same time schedule given for the entire property. On December 14, 2010, a proposed RAP was submitted and a public information meeting was held on January 12, 2011 at 6:30 p.m. at the Brooklyn Branch of the Enoch Pratt Free Library. Comments on the proposed RAP were accepted by the VCP until January 22, 2011.

## **Contact**

For additional information, please contact the Land Restoration Program at (410) 537-3493.

**Last Updated:** January 2011