



Facts About...

Fleet Eden Garage Property
(Voluntary Cleanup Program)

Site Location

The Fleet Eden Garage (Bohager) property (“the property”) is comprised of seven contiguous parcels totaling 1.984-acres and is located in a mixed-use area of southeast Baltimore City. The property is surrounded by commercial entities and bounded by thoroughfares to the north (Eastern Avenue), west (South Eden Street), and south (Fleet Street). Improvements on the property include a single story vacant building, and asphalt/gravel parking areas. Potable water and sewer services are provided to the site and vicinity by Baltimore City.

Overland flow from the property is directed westerly towards storm drains along South Eden Street. The Northwest Harbor of the Patapsco River is the nearest surface water body located 0.75 miles to the south. Groundwater beneath the property occurs under three conditions: perched, unconfined shallow, and semi-confined deep. A southwesterly groundwater flow pattern has been determined on the basis on the site’s topography.

Site History

Prior to the mid-1800s, the property was utilized for residential purposes. The parcels have been privately owned since the 1930s. Currently, the Bohager family owns four parcels while Fleet Central Company, a land holding company, Continental Realty Corporation and Dale Swavely each own one parcel. Since 2002, the Mayor and City Council of Baltimore City have acquired all of the parcels and the city is the current property owner.

Environmental Investigations and Actions

For over 110 years, the property has been utilized for multiple industrial and commercial uses. Past activities included petroleum distribution and storage facilities (1890-1952), tin can manufacturing (1890-1951), metal stamping (1902-1952), a foundry (1951-1952), a welding shop (1951-1983), a paper waste storage and pulp manufacturing facility (1952-1983), junkyards (1974-1983), auto repair shops (1971-1983), and a restaurant (1989-1999). As a result of these activities, a variety of controlled hazardous substances and petroleum products (including waste oil, lubricants, chlorinated solvents, fuels, metals) were generated and/or stored at the property. Between 1980 and 1985, the Bohager proprietors transported an unknown number of drums containing waste material from an electric company for on-site storage.

Limited subsurface investigations conducted between 1995 and 2001 indicated the presence of petroleum hydrocarbons, chlorinated solvents and metals. Petroleum product was detected in soil and groundwater.

The approved VCP Response Action Plan (RAP) was completed at the property in 2005. Performance of the RAP by the participant included soil excavation and removal, groundwater dewatering and removal, site capping, and deed restrictions. Confirmatory soil samples were collected from the property in 2009 to verify the cleanliness of the capping soils.



Current Status

On April 26, 2001, the prospective purchaser, Fleet Eden LLC, submitted a VCP application seeking a No Further Requirements Determination as an inculpable person. On June 13, 2001, the Maryland Economic Development Corporation (MEDCO) submitted a VCP application seeking a No Further Requirements Determination as an inculpable person. On August 27, 2001, the VCP requested supplemental soil and groundwater samples. On July 5, 2001, both MEDCO and Fleet Eden LLC amended their original applications to include two additional contiguous parcels. On August 13, 2001, the VCP determined that both applicants qualified for inculpable person status. On November 27, 2001, the City of Baltimore submitted a VCP application seeking a No Further Requirements Determination as an inculpable person.

The VCP received the supplemental sampling information on February 1, 2002 to complete the application package and following review, it was determined on March 18, 2002 that risks to potentially exposed populations existed at the site and a RAP would be necessary to address these risks. A RAP was submitted for the property and approved by the VCP on January 10, 2003. Demolition of the former Bohager's building was completed in the summer of 2003. The approved response action plan was completed at the property in 2005. Between 2005 and 2009 the VCP requested submittal of the final report from the participants to verify completion of the RAP.

In August 2009, the VCP contacted the participants with the final requirements for issuance of a certificate of completion ("COC"). The VCP required revision of the application by removing Lot 2 (1424 Eastern Ave.) and the collection and analysis of soil samples to demonstrate that no exposure pathways currently existed at the property. In October 2009, the participant submitted the requested information and indicated that the property now consists of 1.8167-acres. On December 7, 2009, the VCP issued COCs to Fleet Eden LLC, MEDCO, and the City of Baltimore for restricted commercial and industrial future use. The COC restricts future development at the property and use of groundwater and excavated soil. The COC also requires maintenance of building slab and landscaped areas to prevent exposure to potentially contaminated materials. The City of Baltimore recorded the COC with the land records office on December 28, 2009.

Planned or Potential Future Action

The current use of the property is a commercial parking lot.

Contact

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

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