

**South Eden Street Property  
415 and 417 to 419 South Eden Street  
Baltimore, Maryland  
(Voluntary Cleanup Program)**

***Site Description***

This L-shaped 0.075-acre property, located within a commercial and industrial area of the City of Baltimore, is bordered to the east by a vacant warehouse at 1400 Eastern Avenue, which has completed the VCP program; to the west by South Eden Street; to north by a vacant lot and to the south by residential rowhomes. Improvements on the property include a three-story residential rowhome with a full basement at 415 South Eden Street and a one to two-story wood and masonry garage/warehouse structure constructed on a concrete slab at 417 and 419 South Eden Street. Portions of the warehouse roof have collapsed. The building footprints occupy the entire site except for the concrete paved walkway along the northern portion. Both structures are currently vacant.

Topographically, the property is relatively flat with a general slope south toward the Northwest Harbor of the Patapsco River. The site is located in a 500-year flood zone. The site is underlain by fill material emplaced over the interbedded sand, silts and clays of the lowland deposits. Groundwater is encountered in a shallow (10 to 16 feet below grade) unconfined aquifer. The site and vicinity receive public water and sanitary sewer services. Stormwater runoff is primarily from the roofs and is directed to the municipal storm sewer.

***Site History***

Prior to the 1890s, the property at 415 South Eden Street appears to have been undeveloped. In 1896, a residential dwelling was constructed on 415 South Eden Street and has remained so until the present time. The 417 and 419 South Eden Street parcel was initially developed as two separate residences in the eastern portion of the parcel while the western portion remained unimproved. In 1956, the existing warehouse/garage structure was constructed. Past tenants of this facility have included various auto repair operations, cabinet manufacturing and machine shops. The last tenant, Clarks Auto Repairing, ceased operations in 1999.

Environmental investigations conducted in 2000 identified elevated levels of metals (arsenic, chromium, copper and mercury) in the soil. Groundwater sampling detected thallium and chlorinated solvents in the shallow aquifer.

***Voluntary Cleanup Program (VCP) Status***

On October 10, 2003, Eden Street, LLC submitted a VCP application seeking a No Further Requirements Determination as an inculpable person. The Department is currently evaluating the application package.

***Site Contact***

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