



TARGETED BROWNFIELDS ASSESSMENT 2505 MAISEL STREET

Baltimore, MD

August 2015

SITE INFO/BACKGROUND

The 12 acre parcel of residential land is located on the northeast side of Maisel Street and the northwest site of Nevada Street in Baltimore, Maryland. The site consists primarily of vegetated land, trees, streets, curbs, sidewalks, a playground and a garden. Most of the property is surrounded by a chain-link fence. The site was used previously used for public housing from approximately 1960 to 2006. Since 2006, the site has been used by the Housing Authority of Baltimore City's construction department for the storage of building and construction materials. A Phase I Environmental Site Assessment was conducted by a City consultant in June 2011. The Phase I Assessment revealed the presence of Recognized Environmental Conditions (RECs) that warrant further study. Consequently, the City has requested assistance from EPA Region 3 to conduct a TBA at the property. While the site itself may not have a significant industrial history, the Phase I Assessment identified adjacent properties where industrial activities occurred that may have impacted the subject site for the TBA. Additionally, lead from lead-based paint may be concern due to the date of the housing construction as referenced in the Phase I Assessment.

What is a Targeted Brownfields Assessment (TBA)

EPA's Targeted Brownfields Assessment (TBA) program provides technical assistance to states, communities and non-profit organizations, to minimize the uncertainties of contamination on brownfield sites. EPA, at no charge to the community, will characterize a brownfield to determine the nature and extent of contamination. The assessment will be conducted by environmental consultants currently under contract with EPA. Results are provided to the community to assist them in redevelopment planning. The site must be known to be contaminated or suspected to be contaminated with hazardous substances or petroleum product.

ADDITIONAL INFORMATION

For more information on TBAs or to request a TBA:

<http://www.epa.gov/reg3hwmd/bf-lr/technicalassistance.html>

Information on EPA's Brownfields program and Brownfields grant information can be found at:

<http://www.epa.gov/reg3hwmd/bf-lr/bfeligibility.html>

DETAILS OF EPA'S SITE ACTIVITIES

The purpose of the TBA is to expand on the information gathered to date and to continue to evaluate the property through the environmental sampling of various media to determine the nature and potential extend of contamination. The Phase I ESA that was previously conducted is more limited in scope and focused on the identification of RECs, as defined by the American Society of Testing and Materials (ASTM) Standard E 1527-13, Standard Practice for Environmental Site Assessments. The EPA TBA will focus on these RECs and gather additional information in the form field data to determine if various environmental media may be contaminated.

To date, EPA and the City have negotiated a Right of Entry Agreement that will facilitate TBA activities.

REPORT/INVESTIGATION FINDINGS

To be reported once the TBA is complete. It is anticipated that the field activities associated with the TBA will be completed in September 2015.

PHOTO COMING SOON

REUSE/REVITALIZATION DETAILS

The planned reuse of the property is an urban garden. By assessing the site with any potential remediation may bring an immediate healthy food option to the neighborhood and further enhance the redevelopment potential of the site and the surrounding area.

CONTACT US

Michael Taurino

TBA Coordinator and PO for Maisel Street
US EPA Region 3 Brownfields

Taurino.Michael@epa.gov

215-814-3371

QUESTIONS AND ANSWERS

Q: What is a Brownfield?

A: Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Q: Who is eligible to apply for a TBA?

A: EPA assistance will be offered for sites where control and ownership issues are not an impediment, and there are strong commitments to clean up and redevelop the site. The site should currently be publicly owned, or will eventually be publicly owned, either directly or by a municipality through a quasi-public entity such as a redevelopment authority or industrial development corporation. A nonprofit entity (e.g., a community development corporation) may also apply for assistance as long as the nonprofit or a municipality owns the site.

Q: What kind of technical assistance is provided in a TBA?

A: Generally, a Phase 1 and Phase 2 environmental site assessment. EPA can also provide analysis for risk assessment to potential contaminants and recommendations for site cleanup.