

Response Action Plan Presentation

Guardian House

17, 19, and 23 South Gay Street

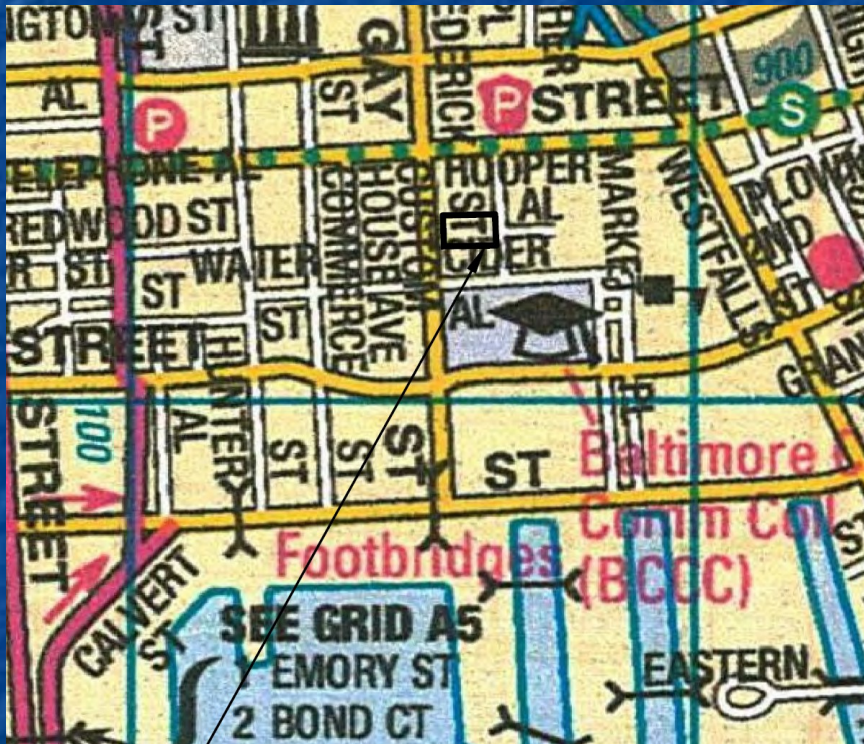


October 14, 2020

Presented by Geo-Technology Associates, Inc.
Geotechnical and Environmental Consultants



General Property Description



- The subject property is located east of South Gay Street, west of South Frederick Street, and north of Water Street in the downtown area of the City of Baltimore, Maryland.
- Total acreage = 0.38

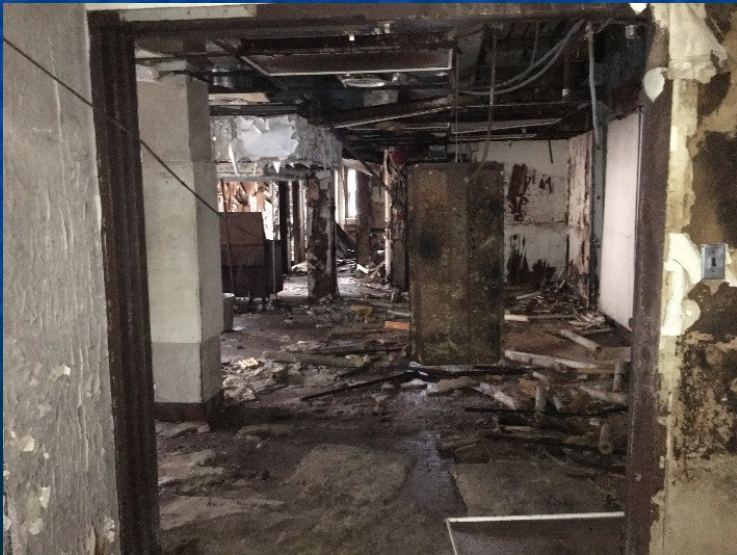
General Property Description



- The subject property contains 3 adjoining row-type structures. These structures are 4 to 5 stories and include a basement level. A small surface parking area is present at the northeast corner of the property.

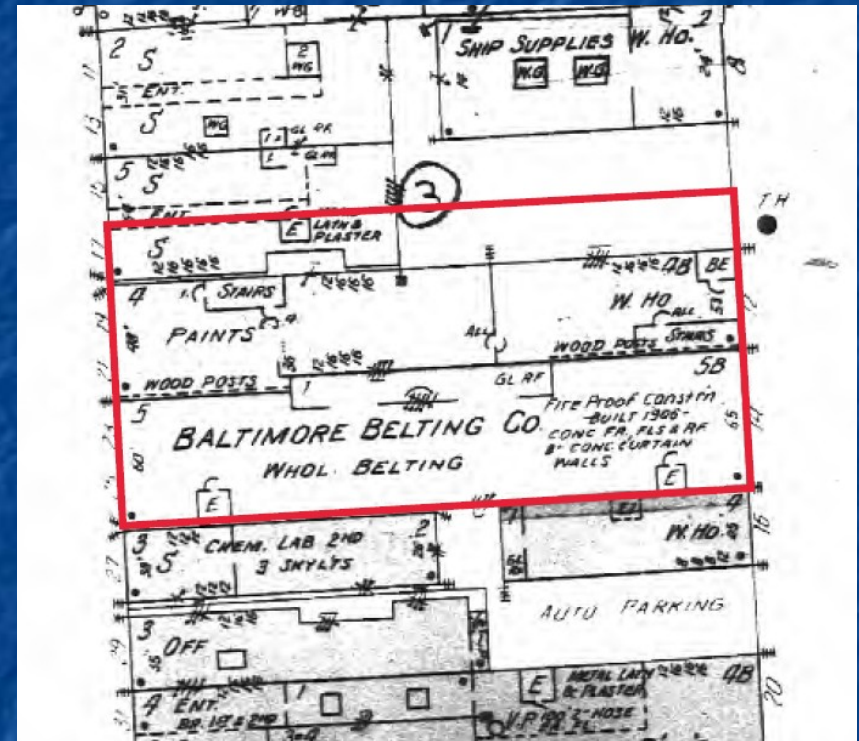
General Property Description

- The subject property buildings are vacant, abandoned structures that are in an advanced state of disrepair.



General Background

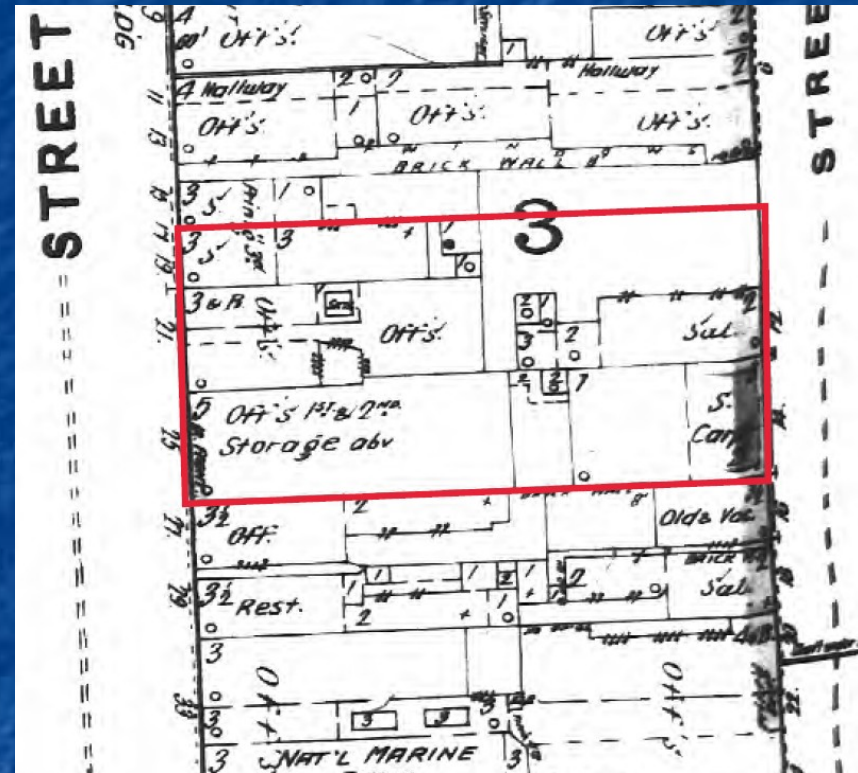
- The subject property's existing buildings were constructed circa 1906 in their current configurations. The structures have been occupied with various offices, stores, wholesalers, medical practices, a paint manufacturing and packaging facility, and a culinary arts institute.



1951

General Background

- Three buildings were located on the subject property prior to the Great Baltimore Fire of 1904 and included a store, auto machine repair shop, a clothing manufacturer, and various offices.



1890

General Background

Parking Lot Fill Soil

- GTA performed a Preliminary Geotechnical Exploration in 2018. During the course of completing subsurface borings in the northeast parking lot, GTA encountered what were believed to be petroleum odors in shallow fill soils. Fill soils were encountered to a maximum reported depth of 7 feet below ground surface.



Northeast Parking Area – view looking east





Proposed Development

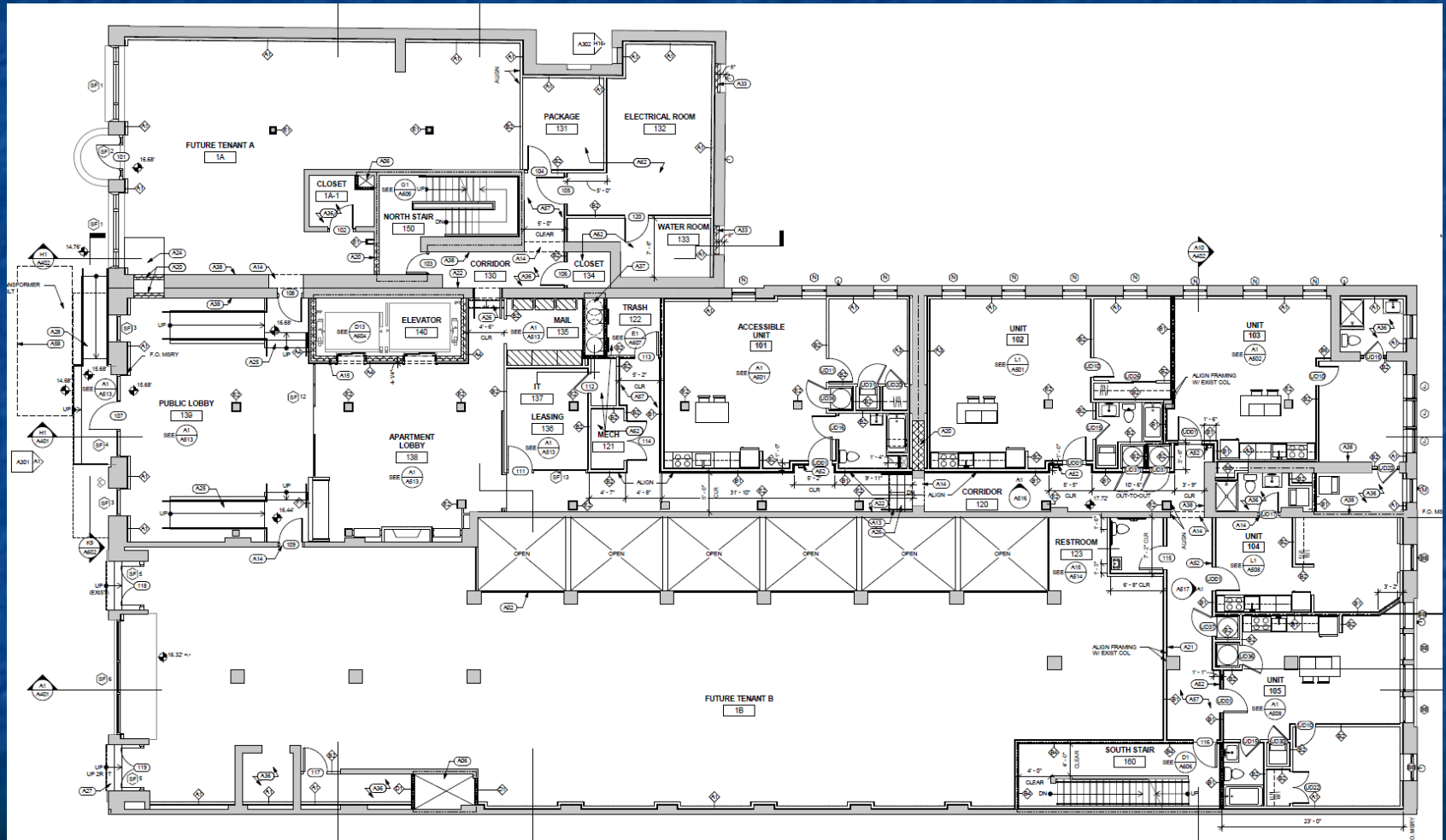
- Subject property to be redeveloped with residential apartments to include:
 - multi-story apartment building with 66 apartments and two street-level commercial/retail spaces;
 - basement level storage and mechanical spaces, and one commercial space (beneath 23 S. Gay Street);
 - first floor will include entry lobby, management and leasing offices, and five apartment units;
 - floors 2 – 5 will consist of apartments and will include a rooftop deck amenity space, and;
 - 5 surface-level parking spaces at re-paved northeast parking area.



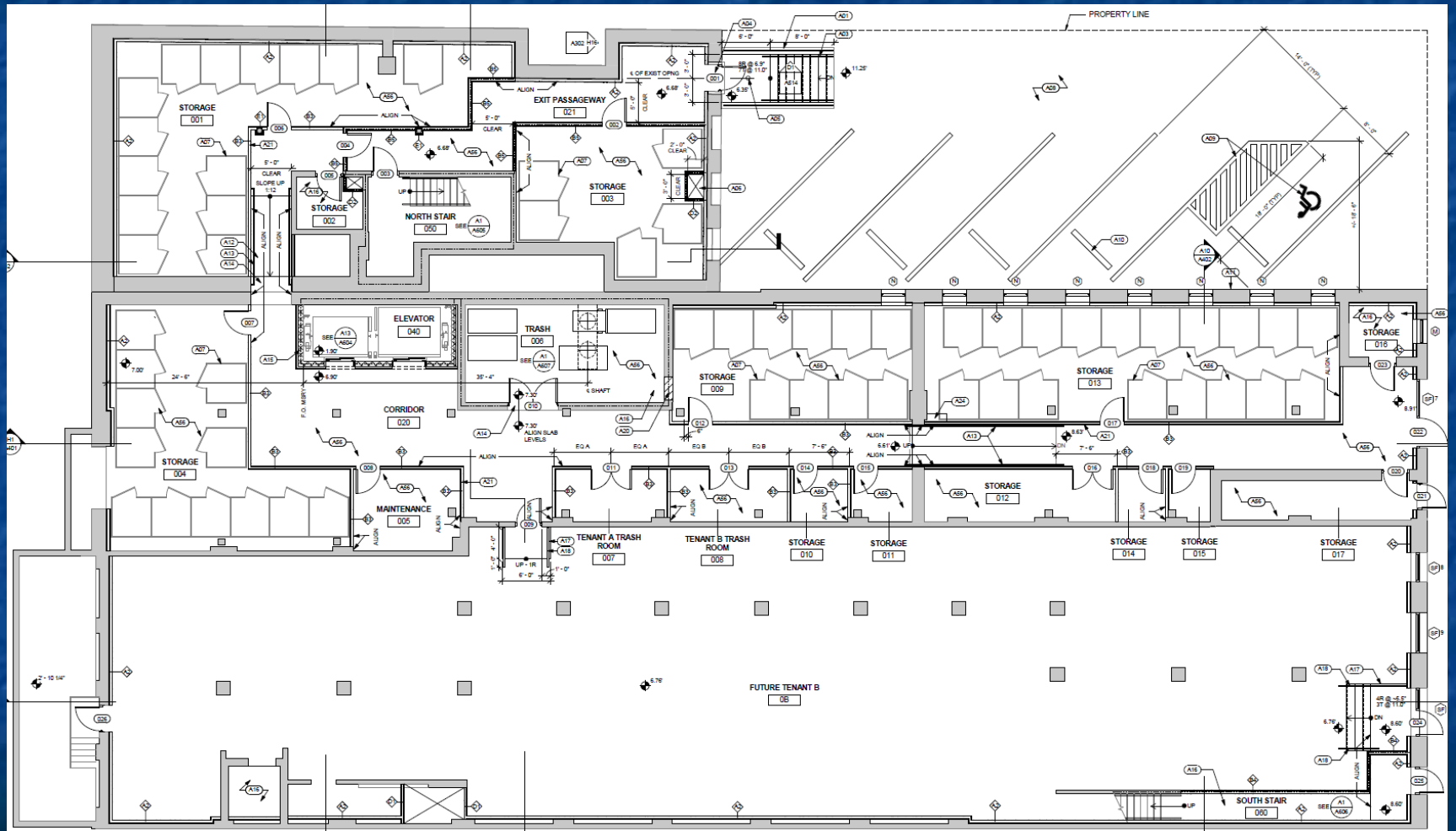
Proposed Development



Proposed Development First Floor



Proposed Development Basement Level



Environmental Background

- Phase I Environmental Site Assessment
 - 2018 Phase I ESA performed in conjunction with Geotechnical Exploration identified the petroleum-like odors in parking area fill soils as a Recognized Environmental Condition (REC).
 - No current or historic aboveground storage tanks (ASTs) or underground storage tanks (USTs) were identified in association with the subject property.
 - Current and historic surrounding property use not identified as a REC.



Environmental Background

- Current MDE Involvement
 - A Voluntary Cleanup Program (VCP) application was submitted to the MDE in October 2019.
 - Guardian House was accepted into the VCP in August 2020; LRP Guardian House LLP was approved as an Inculpable Person.
 - A Response Action Plan (RAP) was submitted to MDE for review in September 2020.
 - Seeking a Certificate of Completion (COC)
 - Future Use - Tier 1B Restricted Residential



Environmental Background

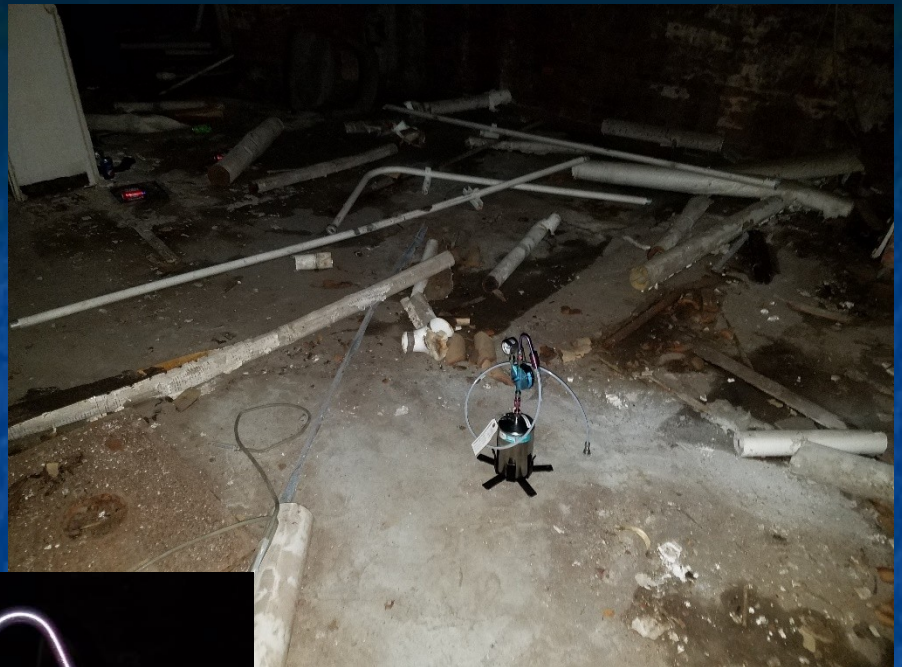
- Phase II Environmental Site Assessment
 - 2020 Phase II ESA was performed per an MDE-approved workplan and as part of acceptance into the VCP.
 - GTA performed 11 soil borings and collected eight soil samples to further evaluate the soil in the parking area of the subject property.
 - Five sub-slab soil vapor points were installed in the buildings on the subject property to evaluate sub-slab soil vapor conditions.
 - Five surface wipe samples were collected to characterize indoor surfaces for the possible presence of PCBs related to elevator/electrical equip.



Environmental Background

- Phase II ESA (con't)
 - Field activities were performed in two phases between April 1 and April 22, 2020.





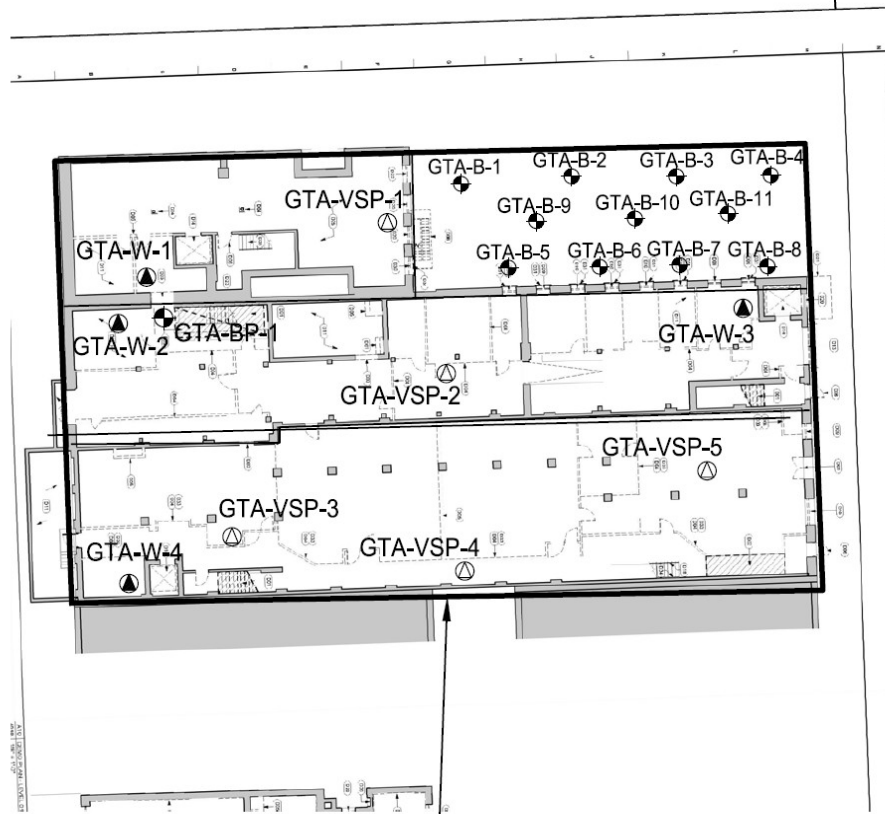
Environmental Background

- Results of the Phase II ESA
 - Shallow fill soil present beneath asphalt in northeast parking area to depths of 0.5 to 7 feet below grade.
 - Fill soil exceeded the MDE Residential Comparison Standards (RCSs) for:
 - VOCs, SVOCs, and metals
 - Elemental Mercury (Hg) detected in shallow fill soil above MDE RCS warranted supplemental Hg vapor evaluation
 - Screening of soil present beneath the identified fill did not indicate elevated VOC concentrations.
 - Subslab soil vapor sampling performed at five locations beneath basement slab.
 - Subslab VOC concentrations were below MDE Tier 1 Values



Environmental Background

- Results of the Phase II ESA (cont.)
 - Surface wipe samples did not identify detectable of PCBs.
 - A soil sample was collected from beneath the basement floor slab in 19 S. Gay Street through an pre-existing pit (that had been opened by others). The subslab soil did not exceed the MDE RCSs for VOCs, SVOCs, or metals.

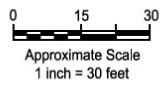


Legend

- Building
- Soil Boring/Grab Sample
- Wipe Sample
- Subslab Vapor Pin
- Approximate Subject Property Boundary

Notes

1. Based on a 2017 aerial photograph and site observations.
2. Property boundaries and site conditions are approximate.



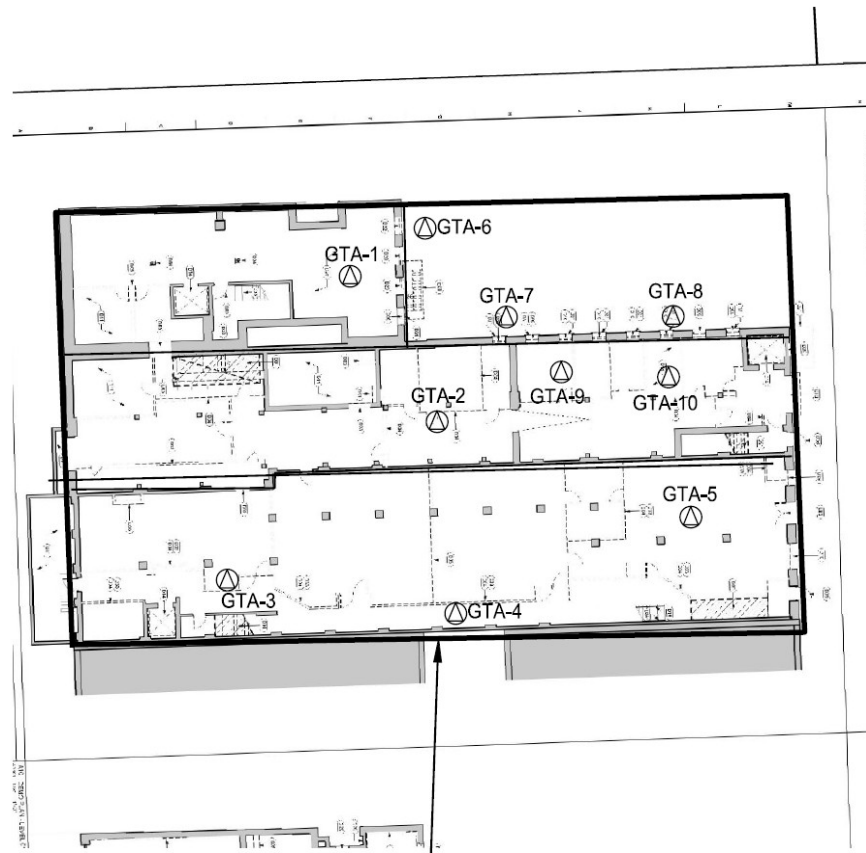
GEO-TECHNOLOGY ASSOCIATES, INC.
 GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9446 or (301) 470-4470
 FAX: (410) 792-7395
 www.gtaeng.com
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**GUARDIAN HOUSE PROJECT
 AT GAY STREET
 BALTIMORE CITY, MARYLAND
 SAMPLE LOCATION PLAN**

Environmental Background

- Results of the Phase II ESA (cont.)
 - Supplemental Hg evaluation was performed in accordance with an MDE-approved Work Plan. Evaluation consisted of the installation of 10 subslab vapor points; included three vapor points installed in the northeast parking areas.
 - Soil vapor points were screened using a Jerome 431-X mercury vapor analyzer every 30 minutes over the course of two hours.
 - Indoor air readings also were collected throughout the basement level over the similar time period.
 - No elevated mercury vapor concentrations were detected in subslab soil gas or indoor air throughout testing.





Legend

□ Building

◆ Soil Boring/Grab Sample

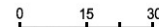
● Wipe Sample

⊗ Subslab Vapor Pin

Approximate Subject Property Boundary

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Approximate Scale
1 inch = 30 feet



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 www.gtaeng.com
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**GUARDIAN HOUSE PROJECT
 AT GAY STREET
 BALTIMORE CITY, MARYLAND
 MERCURY VAPOR SAMPLE
 LOCATION PLAN**

PROJECT: 181495

DATE: APRIL 2020

SCALE: 1" = 30'

DESIGN BY: JRW

REVIEW BY: SSW

FIGURE: 4



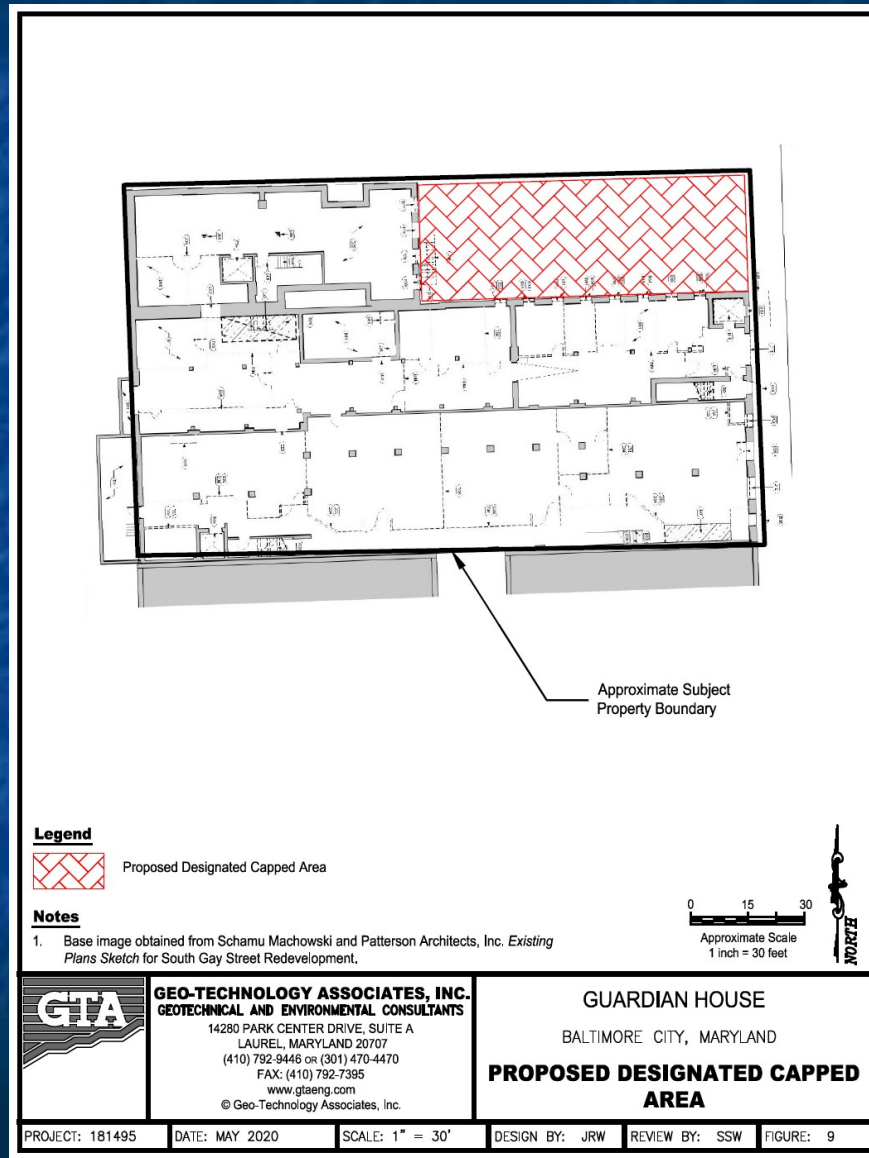
Response Action Plan

- Submitted the RAP to MDE
 - September 9, 2020
- Proposed remedies for:
 - Impacted soil, and potential groundwater contamination (if encountered).

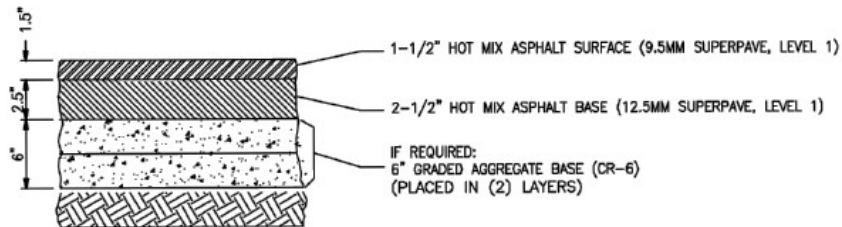
Response Action Plan

- Site wide remedies:
 - Soil
 - Removal and off-site disposal of any surplus impacted soil from northeast parking area
 - Capping of northeast parking area
 - Hardscaped area – asphalt or concrete
 - No exposed or landscaped areas proposed
 - Implementation of a health and safety plan during construction
 - Deed restriction - notification to MDE prior to any future breach of the cap
 - Long-term cap maintenance

Response Action Plan



Response Action Plan



NOTE:
PRIME COAT AS SHOWN ON PLANS OR AS
DIRECTED BY THE ENGINEER

LIGHT DUTY ASPHALT PAVING SECTION

NOT TO SCALE

Notes

1. Details are not for construction.
2. Details are provided for informational purposes only and are subject to final design.



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14280 PARK CENTER DRIVE, SUITE A
LAUREL, MARYLAND 20707
(410) 792-8446 or (301) 470-4470
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GUARDIAN HOUSE
BALTIMORE CITY, MARYLAND

CAP DESIGN SKETCH

PROJECT: 181495 DATE: JUNE 2020 NOT TO SCALE DESIGN BY: JRW REVIEW BY: SSW FIGURE: 7



Response Action Plan

- Site wide remedies (continued):
 - Groundwater
 - Deed restriction - a groundwater use prohibition will be established for the site and recorded in the local land records.

RAP Implementation Schedule

RESPONSE ACTION ACTIVITY	TENTATIVE SCHEDULE
RAP Review/Approval	September – October 2020
Public Participation Period	October – November 2020 (30 days)
Submit and maintain RAP security (Letter of Credit, Performance Bond, etc.)	10 Days after receiving RAP approval and annually thereafter (dependent on type of RAP security)
MDE RAP Kickoff Meeting	October – November 2020
HAZMAT Abatement	October – December 2020
Exterior and Interior Demolition	November – December 2020
Mechanical, Electrical, and Plumbing	December 2020 – June 2021
Begin Site Utilities	December 2020 – March 2021
Begin Submittal of Monthly RAP Progress Reports	January 2021
Interior Finishes	January 2021 – August 2021
Elevator Installation	February 2021 – June 2021
Landscape/Hardscape	March 2021 – September 2021
Complete Construction	September 2021
RAP Completion Report to MDE	4 th Quarter 2021
Initial Request for Issuance of COC	4 th Quarter 2021

Thank you!

