



NEIGHBORS ORGANIZE OVER DEMOLITION DUST

- Background** The redevelopment of the area north of Johns Hopkins Medical Center in Baltimore, Maryland was a project of massive proportions. Dozens of blocks of row houses were demolished to make way for 1,000 new homes and over a million square feet of laboratory and office space.
- Neighboring residents organized to voice their concerns that the project would create clouds of dust containing lead, primarily from lead-based paint used in the old houses.
- Our Approach** Rafferty & James was asked by the development authority to evaluate the likelihood of lead from uncontrolled demolition affecting nearby residences. A review of the literature showed that lead contamination was possible under such conditions, and that dust control during demolition could be an effective control strategy.
- We used this information and our familiarity with construction and demolition practices to develop a demolition protocol. An air and dust monitoring plan was designed and implemented to evaluate the effectiveness of the emission controls and provide assurance to the community that the neighborhood was not being contaminated with lead dust.
- Benefits and Added Value** Our approach to this problem demonstrated our understanding of the diverse objectives of the stakeholders. In public meetings, we listened to the concerns of the parties and designed the control and monitoring programs in a way enabled the project to move forward and the community to be protected against lead contamination.