

MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Suite 625 • Baltimore, Maryland 21230-1719

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Waste Management Administration • Environmental Restoration & Redevelopment Program

**ACKERMAN & BAYNES, INC.
4211-4215 Erdman Avenue
Baltimore, (City), Maryland 21213
(VOLUNTARY CLEANUP PROGRAM)**

Site Location

This 3.78-acre property is located in a commercial/industrial area of Baltimore City. The property is improved with two buildings (an office building and a fabrication building) and topographic gradient is towards the southeast. Public water, sewer, gas, and electric are supplied to the site. An unnamed tributary to Herring Run is located approximately 0.25-mile southeast of the site. Groundwater is estimated to be greater than 30 feet below ground surface and general flow appears to be to the east.

Site History

Prior to the 1950s, the site was reportedly owned and operated as an ash pit by the City of Baltimore. Since the 1950s, the current property owner, Ackerman and Baynes, has conducted a steel fabrication operation on the site. The fabrication building was constructed in the 1950s and the office building was constructed in the 1960s, both of which are concrete slab on grade. Municipal and residential incinerator ash, fill material, and construction materials were reportedly disposed on-site. The steel fabrication building was reportedly serviced with heating oil stored in aboveground storage tanks (ASTs). A vent pipe associated with a presumed out-of-service underground storage tank (UST) is located adjacent to the north exterior wall of the fabrication building. This UST has reportedly been out-of-service for 20 to 30 years.

Environmental Investigations and Actions

Phase I environmental site assessments conducted in October 2002 and June 2004 recorded the historic use of the property as an ash pit, which was noted as a potential recognized environmental condition. The former gasoline UST was noted and reported as being inactive for 20 to 30 years. The surrounding properties (automobile repossession and an asphalt plant) may be a concern with respect to potential UST releases.

Phase II limited subsurface soil investigations were conducted in September, November, and December 2004. Elevated concentrations of metals, such as arsenic, lead, and mercury, were detected above MDE's cleanup standards. Total petroleum hydrocarbons – diesel range organics were detected at six to eight feet below ground surface at one borehole location along the west property boundary. Petroleum-based compounds were not detected in the vicinity of the presumed UST location.

Current Status

Ackerman and Baynes, Inc. submitted an application package to the VCP on October 1, 2004 seeking a No Further Requirements Determination (NFRD) as a responsible person. Ackerman and Baynes plan to continue current operations on the property. The Department has determined that the property is not eligible for a NFRD, and requested the development of a proposed response action plan (RAP) to address potential risks to human health because of elevated levels of arsenic in certain areas of surface soil on the property. On

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February 16, 2005, the Department received the proposed RAP from Ackerman & Baynes. The public informational meeting was held on March 1, 2005.

Contact

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Voluntary Cleanup/Brownfields Division

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