



1800 CHERRY HILL ROAD PROPERTY (BMI# MD2145)

What You Need to Know

Site Location

The 1800 Cherry Hill Road property is located at this address in Baltimore City, Maryland. The property consists of one parcel that is 0.62-acres and is located in an industrial area. Residential properties are located approximately ½-mile southeast of the property.

Surface water from the property discharges either to Cherry Hill Road or to the rear of the property where a small drainageway is located behind the building. The surface water is then discharged to the Middle Branch of the Patapsco River, which is located 1000 feet north of the property. Public water and sewer service is supplied to the property and the area by Baltimore City.

Site History

The property has been a metal plating facility since around 1950 and records indicated that it was listed as a smelter. From about 1964 until 2022, Almag Chemical Corporation and Almag Plating Corporation operated at the property, and in July 1986, they were purchased by a parent company, Waterview Investment Corporation. Almag is a company that specializes in metal finishing, anodizing of aluminum, plastic and metal plating, chemical conversion coatings, and passivation of stainless steel. The two-story building, which was reportedly constructed around 1950, is approximately 20,000 square feet and prior to 1950, the property was vacant vegetated land. The current property owner is Kuranda Holdings, LLC who acquired the property in 2022.

Environmental Investigation

The 2022 Phase I Environmental Site Assessment (ESA) indicated several recognized environmental conditions for the property; the historic site use as a metal plating facility, historic underground storage tanks, adjacent properties use of underground storage tanks, an unlined basement sump and an exterior stormwater sump. During the metal plating operations, the operator had received numerous Notices of Violations from the Maryland Department of the Environment's Hazardous Waste Program, including a 1983 legal settlement with the Department for violations of their wastewater discharge permit.

A subsequent Phase II ESA investigation identified arsenic, lead and mercury, above the non-residential standards, in sub-surface soils located beneath the building. Groundwater sampling indicated that total petroleum hydrocarbons – diesel range organics were elevated above the cleanup standards in both the grab sample and the one collected from the sump.

Both sample locations exceeded the MDE groundwater standards for lead, and the sump sample also for cadmium and total chromium.

Additional sampling was conducted in 2023 on the exposed surface soils at the property and the soil/sediment from the unlined sump; both of the samples exceeded the non-residential standards for arsenic and total chromium, and the sump sample also exceeded for mercury.

Current Status

On December 13, 2022, Kuranda Holdings, LLC submitted an application to the VCP as an inculpable person seeking a Certificate of Completion for Tier 2B (Commercial Restricted) future use of the property. On August 3, 2023, the property was accepted into the VCP pending development, approval and completion of a Response Action Plan to address risks to human health and the environment resulting from the identified volatile organic compound contamination in the soil gas, and the potential for vapor intrusion, and the heavy metals and polycyclic aromatic hydrocarbons in the surface and sub-surface soils at the property. Additionally, the unlined sump that has been identified at the Property must be cleaned and abandoned to prevent contamination from being discharged to the waters of the State. An online informational meeting is scheduled for January 30, 2024.