



FACTS ABOUT:

2804 WILKENS AVENUE PROPERTY (FORMER COYNE TEXTILE) (VOLUNTARY CLEANUP PROGRAM)

Site Location

The 1.257-acre property is located at 2804 Wilkens Avenue in Baltimore City, Maryland. The property is bounded to the north by an alley and residential properties; to the south by Wilkens Avenue and commercial properties; to the east by Hurley Avenue and the Gwynn's Falls Park; and to the west by a commercial property. The site is improved with a one to three-story cinderblock 85,000 sq. foot building constructed into the steeply sloping hillside, and was formerly used for industrial laundry operations. A small one story cinderblock building formerly used for dry cleaning operations is located along the northern property boundary. The southeast corner and northwestern portions of the site are asphalt paved parking areas. The property is currently vacant. The two closest surface water bodies are Gwynns Falls and Maidens Choice Run.

Site History

The site was originally comprised of multiple parcels with even numbered addresses between 2800 and 2812 Wilkens Avenue. Between 1947 and 1969, the parcels were combined and the site addressed as 2804 and 2806 Wilkens Avenue. Portions of the property were developed for residential use since at least 1899. The American Dry Cleaning Company occupied a portion of the property in 1928. A Texaco gasoline station was located at 2800 Wilkens Avenue on the southeastern corner of the property between 1937 and 1966.

American Dry Cleaning Company became Eastern Overall Cleaning Company in 1937. Eastern Overall Cleaning Company acquired other parcels over the years, with Texaco selling the final parcel comprising the subject property in 1968. Eastern Overall Cleaning Company became Rentex Corporation and then Sketchley Services. The site was occupied by Sketchley Services until the property was purchased by Coyne Textile Services on May 30, 1986. The property was purchased by the current owner, 2804 Wilkens Avenue, LLC on May 30, 2008

Environmental Investigations and Actions

As of 1986, five underground storage tanks were registered at the property: a 4000-gallon gasoline, a 275-gallon used oil, a 8,000-gallon #2 fuel oil, and two 1,200-gallon naphtha and perchloroethylene (PCE) associated with the former dry cleaning operations. One or more of the underground storage tanks associated with the former gasoline station were reportedly removed in 1986. On July 9, 1987 the two 1,200-gallon tanks were removed. Analytical data from the soil sampled from the tank pit indicated elevated levels of tetrachloroethylene (PCE) and other



volatile organic compounds. The Department required additional investigation to determine the extent of contamination. During October 1988, eighteen soil borings were completed in the vicinity of the former tank pit. During July 1989, approximately 145 tons of PCE-contaminated soil was excavated and removed from the site. In August 1989, four groundwater monitoring wells were installed at depths ranging from 33 to 70 feet below the existing ground surface in the Carroll Gneiss bedrock aquifer. In two investigations conducted in November 1989 and April 1990, a total of 26 soil vapor points were installed and sampled across the property and in the alleyway located on the northern property boundary.

In June 1991, nine soil borings and the installation of four additional monitoring wells (at depths of 50-170 feet) were completed. In 1992 and 1993, a step drawdown test was completed on MW-1 and MW-8 and a pump test was conducted at MW-1. Five groundwater sampling events were conducted between July 1991 and October 1996.

In 1995, the 8000 gallon steel underground #2 fuel oil tank was abandoned in place inside the main building beneath a boiler under the supervision of the Maryland Department of the Environment's Oil Control Program. Elevated levels of total petroleum hydrocarbons-diesel range organics (TPH-DRO) were detected in the two soil samples collected from beneath the tank.

In June 1999, vacuum-enhanced recovery pumping using a VAC truck was conducted at MW-6, MW-7 and MW-8. In December 1999, a vacuum-enhanced recovery pumping was conducted at MW-3, MW-7 and MW-8.

In January 2005, as part of a Phase II investigation for a property transaction, six additional soil borings were installed, groundwater samples were collected from MW-1 through MW-8 and a ground penetrating radar survey was completed in the vicinity of the historical location of the former gasoline station on the southeast corner of the property. Additional groundwater samples were collected during November 2006 and July 2008.

On April 9, 2008, ten indoor air samples (EPA method TO-15) were collected throughout the building. Chlorinated compounds were detected in nine of the ten samples. To further evaluate the sub-slab vapor, a passive soil gas investigation using Gore-Sorbors was conducted within the main building and in the vicinity of the former tank pit and dry cleaning building. Based on the results of the passive soil gas investigation, additional subsurface soil gas samples were collected during September 2009 using EPA method TO-15 in the vicinity of the "hot spots" identified near the northeast corner of the dry cleaning building and within the former maintenance room in the main building. Elevated levels of chlorinated solvents were identified in soil vapor beneath the former dry cleaning building and former maintenance room within the main structure.

In March 2009, additional monitoring wells were installed to specific depths to evaluate the groundwater flow within the fractured rock aquifer. Wells were installed in "clusters" to also analyze the migration of groundwater contaminants with depth. Based on comments from the Voluntary Cleanup Program (VCP), additional soil borings were completed in the vicinity of the



former gasoline station on the southeast corner and a former auto repair facility in the northwest portion of the property.

Between April and December 2011 a pilot test to evaluate the effectiveness of soil vapor extraction technology was initiated in an area of elevated soil gas concentrations detected under the existing building.

Controlled Hazardous Substance Enforcement Division Off-Site Investigation

Due to the elevated concentrations of chlorinated compounds observed in the soil vapor collected on-site (2009), the Controlled Hazardous Substance Enforcement Division (CHS) required the former owner to conduct additional off-site investigation from the alleyway north and adjacent to the facility. The 2010 soil vapor sample results identified elevated concentrations of PCE and associated breakdown products.

The first of three CHS investigations to date occurred on September 8, 2010 to evaluate the potential vapor intrusion to indoor air pathways for the neighboring homes adjacent to the alleyway. One soil vapor monitoring point was permanently installed through the concrete basement foundation slab beneath six of the homes along Sunset Drive. The soil vapor samples were collected over a regulated 24-hour time period and analyzed via US EPA Method TO-15 plus naphthalene. PCE and trichloroethylene (TCE) were detected in the soil gas beneath some of the homes. Minimal petroleum hydrocarbons and naphthalene were observed.

Due to the detection of chlorinated solvents in the sub-slab soil gas samples collected beneath some homes, the Department performed a 2nd investigation on March 17, 2011 that expanded the number of homes sampled for sub-slab soil gas and included indoor air sampling to determine if an open pathway for vapor intrusion to indoor air existed. The sampling results for the 2nd investigation verified detections of PCE in the sub-slab soil gas beneath some homes and also identified PCE in the indoor air in some homes at concentrations below the US EPA and State of Maryland screening action level of 4.1-ug/m³.

A 3rd CHS investigation was completed between August 17, 2011 and January 12, 2012 to expand collection of soil gas samples up to Sunset Drive and south across Wilkens Avenue. The investigation did not identify significant impact of chlorinated solvents beyond the homes north along Sunset Drive or south across Wilkens Avenue.

Current Status

On November 22, 2008, 2804 Wilkens Ave., LLC, the current property owner, submitted an application to the VCP as an inculpable person seeking a Certificate of Completion for future commercial use for the property. The property was accepted for participation in the VCP on June 30, 2010 and the applicant was notified that a Response Action Plan (RAP) must be developed to address the elevated levels of contamination in the soils, soil gas and ground water at the property. The public informational meeting for the proposed RAP is scheduled for



February 29, 2012.

The CHS will periodically monitor the sub-slab soil gas and indoor air in some homes adjacent to the former Coyne Textile facility to ensure levels remain below US EPA and State of Maryland screening action levels.

Contact

For additional information, please contact the Land Restoration Program at 410-537-3493.

Last Update:

February 2012

