



Facts About...

440 East Oliver Street Property
(Voluntary Cleanup Program)

Site Location

The 0.9679-acre 440 East Oliver Street property is also known as 1500 Greenmount Avenue and is located in Baltimore City, Maryland. The property is currently vacant, but was most recently occupied by the Baltimore City Department of Public Welfare. The property is bounded to the north by the Greenmount Senior Center, to the east by Greenmount Avenue with Greenmount Cemetery beyond, to the south by East Oliver Street with an office building beyond, and to the west by Brentwood Avenue with vacant rowhouses beyond.

Site History

From at least 1890 to 1902, the site was occupied by a greenhouse and nursery. In 1906, the Lord Baltimore Press, a printing, lithographing and paper box manufacturer occupied the southern portion of the site. The four-story building included an individual electrical plant and two boilers in the basement. By 1951, the Lord Baltimore Press had expanded to include a warehouse on the northwest quadrant of the property. By 1969, the Baltimore City Department of Public Welfare continued to occupy the site until at least 1982. The building was razed in 1994.

Environmental Investigations and Actions

In 1994, two 6,000-gallon heating oil underground storage tanks (USTs) were removed from the property under the oversight of the Oil Control Program (OCP). The tank removal/abandonment report noted many holes in both tanks, soil contamination and heavy saturation in the bottom of the excavation and required installation of three monitoring wells. In September 1996, a report was submitted to the OCP that indicated the wells were sampled for total petroleum hydrocarbons (TPH) and naphthalene in June and November 1995 and June 1996. The maximum concentration of TPH as diesel fuel was 0.8 mg/L in MW#1 in June 1996 and the maximum concentration of naphthalene was 26 ug/L in MW#1 in November 1995.

In January 2008, a Phase I environmental site assessment (ESA) was completed on the property that identified the presence of two boilers, an oil house, and two 6,000-gallon heating oil USTs on the property as recognized environmental conditions (RECs).

In April 2008, a Phase II ESA of the property included the collection of eight soil samples and two groundwater samples from the property. One surface soil sample identified arsenic above the residential cleanup criteria. One surface soil sample and one subsurface soil sample identified TPH-diesel range organics (DRO) above the residential cleanup criteria. TPH-DRO was also identified in the groundwater above the cleanup criteria.

In May 2009, a Phase I ESA confirmed the results of the previous 2008 Phase I ESA and found the presence of residual diesel contamination and arsenic identified in the April 2008 Phase II ESA as RECs.



In September 2009, additional soil and groundwater samples were collected to support the Voluntary Cleanup Program (VCP) application package. The results indicated the presence of low levels of petroleum related compounds in the soil in the vicinity of the former USTs. In addition, liquid phase hydrocarbons (free product) was identified in the well installed in the former tank field.

Current Status

On August 14, 2009, City Arts Limited Partnership, the prospective purchaser of the property, submitted an application to the VCP seeking a No Further Requirements Determination for future residential use of the property. On September 18, 2009, the VCP issued an inculpable person status letter to City Arts Limited Partnership for the property. The property was accepted for participation in the VCP on October 9, 2009 and a proposed Response Action Plan was submitted the same day. The proposed Response Action Plan was approved on November 13, 2009. On February 8, 2011, the VCP issued a Certificate of Completion for restricted residential, restricted commercial or restricted industrial use of the property with a prohibition on use of the ground water for any purpose and certain requirements for excavations encountering groundwater, maintenance of the building slab, asphalt and concrete parking area, and excavation and disposal of the soil.

Contact

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

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