



Maryland Department of the
Environment

FACTS ABOUT: GREENMOUNT AVENUE PROPERTY

Site Description

This vacant 0.891-acre property is located at 1400 to 1428 Greenmount Avenue in a mixed use area of Baltimore City, Maryland. The property is bounded to the west by two vacant buildings and a parking lot, to the north residential and commercial properties, to the east by Greenmount Avenue with Greenmount Cemetery beyond, to the south by the Amtrak rail line and to the west by Belvidere Street with a commercial property beyond.

The property is currently a vacant building with basement with a parking area. The building was most recently occupied by the Station North Thrift Store and A Can Can Make A Difference distribution warehouse. The property is served by public water and sewer.

Site History

The property was developed as far back as 1890 with residences, a shed and a stable. A drain/surface water body also crosses the site. In 1902, a marble yard also occupied the property. In 1914, the property is occupied by one residence, a tool house, wagon sheds, a stable and storage building. In the 1950s, one residence, a garage, auto repair shop and a Railway Express Agency occupied the property. The Railway Express Office remained on the property until at least 1969. The existing building appears to have been constructed in the late 1950s to early 1960s. From 1969 through 1982, the current building was occupied by a venetian blind warehouse, a garage and a paint shop with a 40-gallon chemical tank. During that time, the northern portion of the property was used as an equipment yard for the Greenmount Cemetery and included several small buildings that include an incinerator, garage, locker and blacksmith. The Station North Thrift Store occupied the current building from at least 2005 through 2013.

Environmental Investigations

In January 2001, PMT & Associates completed an environmental transaction screen for the property that identified the presence of one potential underground storage tank (UST) and recommended additional investigation.

In June 2013, Urban Green Environmental completed a Phase I environmental site assessment (ESA) that identified historic use of the property for vehicle repair and painting, the potential presence of a UST identified in the prior Phase I, and the presence



Maryland Department of the Environment
1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.state.md.us
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Hanson/LRP/May 2014

of a chemical storage tank on 1969 through 1982 Sanborn maps as recognized environmental conditions.

In June 2013, Urban Green Environmental completed a Limited Phase II ESA that included the collection of soil and soil gas samples from the property. Samples identified the presence of arsenic above the non-residential cleanup standards at the property.

Current Status

On December 6, 2013, 1400 Greenmount, LLC submitted an application for participation in the Voluntary Cleanup Program (VCP) as an inculpable person requesting a no further requirements determination (NFRD) for the property. On January 17, 2014, the VCP requested a work plan for additional investigation at the property. On April 10, 2014, a work plan was approved and the VCP is currently awaiting submittal of the additional data for the property.



Maryland Department of the Environment
1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.state.md.us
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Hanson/LRP/May 2014