



## Hagerstown Plant Site

### What You Need to Know

#### Site Location

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The Hagerstown Plant site, also known as the Pangborn facility consists of two parcels of land totaling 13.83 acres. It is located at 580 Pangborn Boulevard, Hagerstown, Washington County, Maryland 21742. One 27,000 square foot building known as the Customer Technology Center (Building No. 5) currently exists on the property. The property is situated in a mixed use industrial, commercial and residential area and is bounded to the north by a CSX railroad and agricultural land beyond, to the south by Pangborn Park and residential homes beyond, to the east by commercial and residential homes, and to the west by residential homes.

The site is located approximately 562 feet above mean sea level (amsl) with a natural surface slope toward the southwest. The site is located in the Valley and Ridge physiographic province and straddles two geologic formations; the Conococheague limestone is observed beneath the eastern half of the property and the Stonehenge limestone beneath the western half. Due to the nature of limestone, the bedrock aquifer system is defined as karst and the site is located in a groundwater use area. The depth to shallow surface water is approximately 25 feet below ground surface (bgs) in the west and 33 feet bgs in the east. The shallow unconfined groundwater zone or epikarst flows east southeast away from the adjacent concrete lined portion of Hamilton Creek (nearest water body; while the bedrock aquifer flow direction is inferred to follow tensional bedding partitions along geologic strike to the northeast – southwest.

#### Site History

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The site was developed in 1912 and primarily manufactured pig iron steel, ferro chrome and manganese steel alloy to produce steel equipment parts. Parts were cast using a green sand mold making process until 1978 and the “pepset” and “isocure” process thereafter. Three blast furnaces previously operated at the facility, including one electric arc furnace and were powered by a combination of coal, fuel oil, natural gas fuels and electricity. Mechanical surface preparation of some products was performed for aesthetic purposes and to improve material properties via peening with sand and steel shot. Historic product manufacturing processes included rolling and bending purchased steel. Other operations included foundry work, wood working, machining, fabricating, painting, polishing, welding and maintenance. Active research and development operations continue at building No. 5 and include simulation testing of surface preparation machinery and components. The facility does not currently generate hazardous waste, but was historically a small quantity generator. In 2000, all on-site operations ceased except the Customer Technology Center and the facility operations were relocated out of State. A total of seventeen buildings historically operated on-site. Between 2009 and 2013, all buildings except building No. 5 were razed leaving only the concrete slabs intact. Asbestos abatement was purportedly performed on the buildings in 1995-1996, prior to demolition, although no documentation has been provided.

#### Environmental Investigations and Actions

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Numerous environmental investigations including six Phase I Environmental Site Assessments (ESAs) and three Phase II ESAs have been performed at the property. The most recent Phase I ESA was dated October 2015. Conclusions of the report identified historical operational use, demolition debris filled concrete pits, an on-site landfill, known as the western fill area and the

existence of groundwater contamination of metals and polycyclic aromatic hydrocarbons (PaHs) as recognized environmental conditions. In addition, the report identified two previous petroleum releases that have been addressed by the MDE Oil Control Program as historic recognized environmental conditions.

A Phase II ESA was performed in December 2015 identifying slightly elevated levels of metals, polychlorinated biphenyls (PCBs) and PaHs in demolition debris filled pits and trenches, slightly elevated levels of metals and PCBs in the western fill area, slightly elevated levels of metals and the detection of PCBs in soil from the historic operational areas and limited groundwater contamination of metals, PCBs and PaHs. A second Phase II ESA was performed in December 2016 that expanded on the previous investigation and confirmed the previous Phase II data, specifically providing additional delineation in the western fill area, confirmed non-existence and removal of previous underground storage tanks (USTs), confirmed notification to the Environmental Protection Agency (EPA) for PCBs, further evaluated debris filled pits, additional delineation of the former foundry, pattern shop and metal fabrication building, and additional delineation of groundwater and surface water at Hamilton Creek.

#### Western Fill Area

Between 1915 and 1970, waste and fill materials were disposed in the western most 4-acre area. Fill material consists of foundry sand, coal ash, wood shavings (from mold forming operations, slag, bricks, refractory bricks and other manufacturing wastes. According to investigation boring logs, the fill material extends to a maximum depth of 25 feet below ground surface. Native clay soil was observed underlying the waste material in six of eight boring logs in the western fill area.

#### Concrete Lined Pits and Trenches

During the facility's operational history, numerous concrete pits existed within some buildings that were used to house large machinery. Of the 23 debris filled areas, size varied between 130 square feet and 9,370 square feet. All of the debris filled areas have been cataloged and sampled; depths were observed to extend up to fifteen feet bgs. In 2000, operational equipment was removed from the buildings and between 2009 and 2013, sixteen of the seventeen buildings were razed and the building demolition debris in addition to used steel shot and shale were purportedly used to fill in the pits.

### **Current Status**

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On October 30, 2015, a VCP application was submitted by CER Hagerstown LLC seeking a Certificate of Completion (COC) as a responsible person with future restricted industrial use identified for the property. The MDE accepted the property into the VCP on September 7, 2016 for a response action plan and confirmed the responsible person status of the participant. On July 25, 2018, the MDE issued a COC and Environmental Covenant (EC) for the property. On October 5, 2018, a new VCP application was submitted by CER Hagerstown LLC seeking a COC as a responsible person with future restricted commercial and restricted industrial land use identified for the property. On January 30, 2019, MDE issued a new COC that superseded the previously issued document and an amended EC reflecting the requested change in land use.