



Maryland Department of the
Environment

FACTS ABOUT: PENN SQUARE II PROPERTY VOLUNTARY CLEANUP PROGRAM

Site Location

The 0.95-acre Penn Square II property is located at 2614 to 2626 Pennsylvania Avenue and the eastern portion of 2632 Pennsylvania Avenue in Baltimore City, Maryland. The majority of the site (2614 through 2626 Pennsylvania Avenue) is operated by the Baltimore City Department of Education and is used for grounds maintenance storage and vehicle parking. The site is currently improved with a one-story concrete garage. The property also includes the eastern portion of the Penn Square property, which completed the Voluntary Cleanup Program previously and has been redeveloped as a residential apartment complex.

The property is located in a densely developed mixed-use commercial and residential area of Baltimore City and is bound to the north by residential row-homes, to the east by an automotive tire sales facility, to the west by the Penn Square Apartments, and to the south by the Baltimore City Department of Education maintenance building. The property and vicinity is served by public utilities. The nearest surface water body, Druid Lake, is located approximately 2,400 feet northeast of the site.

Site History

The property located at 2614 through 2626 Pennsylvania Avenue property was developed prior to 1890 as slaughterhouses, a meat processing facility and residential dwellings. In 1928 a retail gasoline station with four gasoline storage tanks operated on the northeastern portion of the property. The property was vacant between 1953 to approximately 1974. The Department of Education acquired the property in 1974 and developed three buildings identified as nursery and greenhouses in the center of the Site. A filling station and oil house was located in the southwestern portion of the property. Around 1982, the gasoline filling station and oil house were removed.

Environmental Investigations

The Penn Square II property includes the eastern portion of the 2632 to 2638 Pennsylvania Avenue property that was previously investigated as part of the Penn Square VCP application. Prior environmental investigations were completed at this property in 2007 and 2009. A Corrective Action Plan with a containment remedy



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consisting of the placement of concrete slabs, asphalt and clean fill was implemented at the Penn Square property and completed in December 2010.

A Phase I Environmental Site Assessment (ESA) dated September 2011 was prepared for the 2614 Pennsylvania Avenue portion of the Penn Square II property. A Phase II ESA conducted in September 2011 for the 2614 Pennsylvania Avenue portion of the Penn Square II property indicated that semi-volatile organic compounds (SVOCs), metals and polychlorinated biphenyls (PCBs) were reported at levels in soil samples exceeding the MDE cleanup standards for residential soil. A Phase I ESA for the entire Penn Square II property was completed in September 2012.

Current Status

Penn Square II Limited Partnership submitted a VCP application on March 14, 2013 seeking a Certificate of Completion (COC) for residential use of the property as an inculpable person. The VCP accepted the application on May 6, 2013 and required submittal of a Response Action Plan (RAP) to address risks to human health and the environment resulting from dermal contact and incidental ingestion of surface and subsurface soils at the property and dermal contact and ingestion of groundwater beneath the property. The RAP was submitted on June 26, 2013. The public information meeting is scheduled for July 15, 2013 at the Enoch Pratt Free Library-Pennsylvania Avenue Branch. The public comment period ends on July 27, 2013.



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