



# ***Facts About...***

LaFarge Property  
(Voluntary Cleanup Program)

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## **Site Location**

The 6.684-acre LaFarge Property is located at 2401 Kloman Street and 2901 Waterview Avenue in Baltimore City, Maryland. The property currently includes three main buildings, two ancillary buildings, and wooded land. The property is zoned for commercial use and is currently an active concrete batch facility. The property is bounded to the north by the former Carr-Lowery property, the former BG&E Westport Generating Station, the MTA property, and the Cockey's Enterprises property, to the south by Waterview Avenue, to the east by Middle Branch Park, the Middle Branch of the Patapsco River, and the Westport Pumping Station, and to the west by Kloman Street, beyond which are elevated tracks for the Maryland Mass Transit (MTA) Light Rail.

## **Site History**

The site was initially developed prior to 1914. In 1914, the Westport Veneer and Basket Company occupied the property. Between 1922 and the 1950s the Klaris and the Young families owned the property. In the 1950s, Eastern Cold Storage Company operated at the property. In 1958, the Kroman Junk Company operated at the property. Since 1975 the property operated as a ready-mix concrete batch plant under the names of Somar Corporation, Merritt Concrete, and D&G Brice Contractors. The shoreline was extended eastward during land filling operations, which occurred between the early 1950s and late 1960s and 1980-1988.

## **Environmental Investigations and Actions**

In 1994, a Phase I environmental site assessment identified low concentrations of petroleum constituents in the soil and groundwater at the property.

In December 2007, a Phase I environmental site assessment identified the following recognized environmental conditions (RECs): the historic use of the site, the historic underground storage tanks, and the historic on-site land filling activities.

In December 2007, a Phase II environmental site assessment included the collection of surface soil, subsurface soil for select analysis of priority pollutant metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH) – diesel range organics (DRO), TPH – gasoline range organics (GRO), pesticides, herbicides, and polychlorinated biphenyls (PCBs). Groundwater samples were collected for analysis of VOCs.

In July 2008, a supplemental Phase II environmental site assessment included the collection of representative future surface (i.e. post-excavation) and future subsurface soils for analysis of priority pollutant metals, VOCs, and SVOCs. Results from the Phase II and the supplemental Phase II assessments indicated elevated levels of metals, VOCs, SVOCs and TPH-DRO in the soil and petroleum constituents in the groundwater.



## **Current Status**

On January 17, 2008, Inner Harbor West II, LLC, the prospective purchaser, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements for future residential use for the property. On August 1, 2008, the Department accepted the property into the program and notified the applicant that the property was not eligible for a No Further Requirements Determination and must pursue a Certificate of Completion. The proposed response action plan (RAP) was submitted on August 11, 2008. The public information meeting was held on September 9, 2008. The Department is currently reviewing the RAP.

## **Contact**

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

**Last Update:** September 30, 2008