



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

## **Northwest Health and Rehabilitation Center (Voluntary Cleanup Program)**

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### **Site Location**

The 0.91-acre Northwest Health and Rehabilitation Property is located at 4601 Pall Mall Road in Baltimore City, Maryland. The property currently includes one two-story building, concrete walkways, a rear service area, and landscaping. The property is zoned for residential use and is currently an active skilled nursing facility. The property is bounded to the north by residences, to the south by Edgecombe Circle South followed by residences, to the east by residences, and to the west by Pall Mall Road followed by residences.

### **Site History**

The site was undeveloped prior to 1947. In 1947, the property was developed as the Jewish Convalescent Home. Sometime between 1953 and 1964, an addition was added to the original building at the property. Since 1947, a nursing care facility has continued to operate on the property under various names including Jewish Convalescent and Nursing, Northwest Nursing and Convalescent Center, and Millennium Health and Rehabilitation Center of Northwest. Between 1970-1996, several residences were also located on the property.

### **Environmental Investigations and Actions**

In May 2005 and March 2008, Phase I environmental site assessments identified the presence of two underground storage tanks (USTs) on the property were reported to be out of use and were potential recognized environmental concerns.

In March 2008, a Phase II environmental site assessment report included the collection of three subsurface soil samples for analysis of volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH) – diesel range organics, and TPH – gasoline range organics that identified the presence of petroleum products in the soil in the vicinity of the out of use USTs.

In April 2008, additional investigation at the property included collection of soil, groundwater, sub-slab soil gas, and indoor air samples in the vicinity of the USTs. Petroleum compounds were detected in the soil and groundwater near the tanks.

In September 2008, additional soil, groundwater, and indoor air samples were collected at the property to meet the requirements of the Voluntary Cleanup Program (VCP). Samples included groundwater samples from the alleyway adjacent to the USTs and three additional wells located elsewhere on the site to determine groundwater flow direction. Groundwater depth is approximately 19 feet below ground surface and flow direction is generally to the east-southeast. The groundwater well immediately adjacent to the USTs exhibited the highest concentrations of petroleum compounds.



## **Current Status**

On July 16, 2008, THI of Maryland Real Estate Holding Co., LLC, the current property owner, submitted an application to the VCP as a responsible person seeking a No Further Requirements Determination (NFRD) for future residential use for the property. The VCP issued a NFRD for the property on November 7, 2008 with use of the property for restricted residential, restricted commercial, or restricted industrial purposes and certain restrictions regarding use of the ground water beneath the property, maintenance of the asphalt cap in the Utility Area, and restrictions on any excavation in the Utility Area.

## **Contact**

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

**Last Update:** January 2009