



Facts About...

Acme Rosemont (Brownfields Site)

Site Location

The Acme Business Center is located at 2120 West Lafayette Avenue in the west south central portion of the City of Baltimore, MD in the Gwynns Falls drainage basin. The property consists of five lots on three blocks and measures a total of 8.42 acres. The Acme Business Center area is bounded by Bentalou Street on the west, Winchester Street on the north, Lafayette Avenue on the south, and the Amtrak right-of-way on the east. The 8.42 acres of property within the scope of this investigation incorporates five parcels of land currently owned by 2120 West Lafayette Avenue Limited Partnership.

Site History

Dating back to at least 1914, the area has been primarily commercial/industrial in nature. Historic records indicate a uniform use of these parcels dating back through the mid-20th century. Sanborn Fire Insurance maps from 1914 through 1953 detail utility pole processing and storage, and grocery and dry goods related companies occupying the properties of concern. Sanborn Fire Insurance Maps of the era detail grocery warehouses covering much of the area of concern. In the more recent past the Acme Corporation, a retail grocery operation, has operated out of the buildings in the area. Founded around 1918 as a cooperative venture by several grocery store chains in Philadelphia, the American Stores Company eventually converted most stores to the ACME brand. The Company ceased to exist upon its acquisition by the Albertson's grocery store chain in 1999.

Emanuel Tire Company, a Maryland Department of the Environment (MDE) regulated scrap tire facility, presently occupies a majority of the site. Emanuel operates a scrap tire collection and storage facility on the northern two-thirds of the property.

Environmental Investigations and Actions

MDE completed a Phase I Brownfields Environmental Site Assessment in May 2004. This assessment found that there was the potential for minimal hazards or impacts to the site. Industrial activity throughout the last century may have impacted the area in the rectangle formed by N. Bentalou Street, Riggs Avenue, Winchester Street and the railroad right-of-way. This parcel was the site of a Consolidated Gas, Electric & Light Company utility pole creosoting plant and pole storage facility in the 1950s.

The Phase I Assessment also noted that Baltimore Casting and Matrix Metals operations were in a position to impact the Acme Business Center. Bucks Automotive Shop, in a building adjacent to the Acme structure, also presents the potential to have impacted area groundwater.

MDE performed a Phase II Brownfields Site Assessment in the late 2004. Eleven surface and eight subsurface soil grab samples and one shallow groundwater grab samples were collected by MDE and



analyzed by Phase Separation Science, Inc. (Phase). The soil samples were collected and field screened by MDE personnel for the presence of carcinogenic polycyclic aromatic hydrocarbons (cPAHs), the petroleum hydrocarbons benzene, toluene, ethylbenzene and xylenes (BTEX), polychlorinated biphenyls (PCBs), and metals. Samples from locations that revealed the highest field screened levels of contamination and the groundwater sample were sent to Phase, for confirmatory analyses of a suite of 14 priority pollutant list (PPL) metals, pesticides, PCBs, semi-volatile organic compounds (SVOCs) and volatile organic compounds (VOCs).

MDE prepared a toxicological evaluation of the site utilizing the analytical data provided by Phase under a commercial use scenario. Overall, contaminants detected on site were within MDE and EPA acceptable levels using the commercial risk exposure assumptions. Only arsenic and mercury were detected at levels above screening benchmarks. However, these levels are within anticipated levels in industrialized Baltimore City. Total metals data documented elevated levels of chromium, lead, nickel and zinc in the upgradient groundwater sample. Analysis of filtered groundwater samples did not exhibit similar elevations for dissolved metals. A potential source of the total metals contamination is the nearby Baltimore Casting and Matrix Metals facility. Matrix Metals is currently being assessed under MDE's Voluntary Cleanup Program. Although the Toxicological Evaluation revealed slight risks above the most conservative acceptable level, the contamination that was detected in the soils are not exposed anywhere at this site. Since exposure pathways are not available, MDE has no further requirements for this site at this time. MDE does, however, reserve the right to require additional investigation if previously undiscovered or exacerbated levels of contamination are discovered.

Current Status

Emanuel Tire Company presently operates a scrap tire collection and storage facility on the northern two-thirds of the property. The Historic ACME multi-story warehouse occupies the southern third of the property. This structure remains vacant at this time.

Planned or Potential Future Action

The Baltimore Development Corporation is working to redevelop the area into a commercial/industrial center.

Facility Contacts

Kim Lemaster Maryland Department of the Environment (410) 537-3440
Federal Superfund Division

Last Update: October 10, 2006

