



Facts About...

Former Chesapeake Paperboard Development and Parcel 2
Property
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 9.76-acre planned unit development consists of 14 lots located at 1605 & 1801 Key Highway, 1500 Woodall Street and 1215 East Fort Avenue, in Baltimore City, Maryland. Bordering the property to the west is Key Highway, beyond which is a retail shopping center. The property is bordered to the south by Interstate Highway 95 and to the east by a commercial warehouse. North of the property is a baseball field and the local fire station.

There are no surface water bodies located on the property, and the Inner Harbor is located approximately 0.5-miles north, northeast of the site. Groundwater beneath the property flows to the southeast. The site and vicinity are served by municipal water and sewer systems provided by the City of Baltimore.

Site History:

As indicated in the environmental reports, the property was developed in 1890 with a machine shop, blacksmith and coal shed. By 1914, the property was utilized in producing paperboard and cardboard products. Paper and cardboard manufacturing operations ceased at the property in 2000.

All buildings on the property were demolished in the early 2000s. Construction of the current mixed-use residential and commercial development for the property began in the late 2000s. The property is currently owned by several different entities: Chesapeake Paperboard Centre, LLC, CPC Retail, LLC, CPC Retail, LLC and CPC HT, LLC.

Environmental Investigations and Actions:

The property was used for the manufacturing of paperboard and cardboard for over 80 years. Environmental investigations were performed at the property in 1996, 1998, 2001, 2005 and 2006. Previous soil samples collected at the property indicated the presence of metals and polycyclic aromatic hydrocarbons.

During manufacturing operations, several aboveground storage tanks (ASTs) and underground storage tanks (USTs) were located on the property. In 1985, a UST containing diesel fuel failed a routine tank tightness test and the Oil Control Program (OCP) inspector noted that at least 1 gallon of diesel fuel had been released into the groundwater beneath the property. The remaining diesel fuel was pumped from the tank, the tank was removed from the property, and the case was closed on January 2, 1987.

In September 2005, all remaining USTs and ASTs were removed from the property under the supervision of the OCP. A total of 847 tons of petroleum-impacted soil was also removed, resulting in case closure on May 9, 2006.

From November 2007 to October 2011, response action plan (RAP) implementation activities were conducted at the property under the approval of the Voluntary Cleanup Program (VCP) of the



Maryland Department of the Environment. The RAP activities included the removal of approximately 32,000 tons of soil from the property, installation of impervious caps in order to mitigate contact with any remaining soils at the property, the collection of additional soil samples to demonstrate attainment of the cleanup criteria for the property and the collection of soil gas and indoor air samples from the newly constructed buildings on site. The results of the soil gas and indoor air samples showed no exceedances of the cleanup criteria established for this property.

Current Status:

Chesapeake Paperboard Centre, LLC submitted a VCP application for the property on January 6, 2006 seeking a Certificate of Completion (COC) as an inculpable person. On April 26, 2006, the Department accepted the Former Chesapeake Paperboard property into the VCP and requested the development of a proposed RAP in order to address potential risks associated with the property.

On October 19, 2006, Chesapeake Paperboard Centre, LLC, submitted a VCP application for the Parcel 2 property seeking a COC as an inculpable person. The Parcel 2 property is part of the Former Chesapeake Paperboard planned unit development. On December 7, 2006, the Department accepted the Parcel 2 property into the VCP also requesting the development of a proposed RAP in order to address potential risks associated with the property. The Parcel 2 property was included in the proposed RAP submitted to address the entire development of the Former Chesapeake Paperboard property. In 2010, the Parcel 2 property and the Former Chesapeake Paperboard property were consolidated and subdivided. On November 21, 2011, after the properties were consolidated, this application was withdrawn from participation in the VCP.

The proposed RAP for the entire planned unit development was submitted to the Department on August 25, 2006 and the revised RAP was approved on April 25, 2007. Public informational meetings to discuss the proposed RAP were held on September 25, 2006 and November 2, 2006. Addendums to the approved RAP were submitted to the Department for review and approval on March 21, 2008, September 19, 2008 and March 1, 2011.

CPC HT, LLC submitted a request for expedited inculpable person status for the Former Chesapeake Paperboard and Parcel 2 property on September 24, 2010 and the Department granted expedited inculpable person status on September 27, 2010. On March 24, 2011, CPC HT, LLC submitted a VCP application for 1.96 acres of the Former Chesapeake Paperboard and Parcel 2 property seeking a COC as an inculpable person. The Department accepted the application for participation in the VCP on May 6, 2011. On November 10, 2011, the Department issued a COC to CPC HT, LLC for the Former Chesapeake Paperboard and Parcel 2 property for restricted residential, restricted commercial or restricted industrial use of the property with the adherence to the following restrictions: a restriction regarding groundwater encountered during future excavations on the property, cap maintenance, sampling and disposal requirements for soil, requirements for future construction, and a prohibition on the use of ground water beneath the property for any purpose.

CPC Retail, LLC submitted a request for expedited inculpable person status for the Former Chesapeake Paperboard and Parcel 2 property on September 24, 2010 and the Department granted expedited inculpable person status on September 27, 2010. On March 24, 2011, CPC Retail, LLC submitted a VCP application for 7.80 acres of the Former Chesapeake Paperboard and Parcel 2 property seeking a COC as an inculpable person. The Department accepted the application for participation in the VCP on May 6, 2011. On November 10, 2011, the Department issued a COC to CPC Retail, LLC for the Former Chesapeake Paperboard and Parcel 2 property for restricted residential, restricted commercial or restricted industrial use of the property with the adherence to the following restrictions: a restriction



regarding groundwater encountered during future excavations on the property, cap maintenance, sampling and disposal requirements for soil, requirements for future construction, and a prohibition on the use of ground water beneath the property for any purpose.

CPC Residential, LLC submitted a request for expedited inculable person status for the Former Chesapeake Paperboard and Parcel 2 property on September 24, 2010 and the Department granted expedited inculable person status on September 27, 2010. On March 24, 2011, CPC Residential, LLC submitted a VCP application for 7.80 acres of the Former Chesapeake Paperboard and Parcel 2 property seeking a COC as an inculable person. The Department accepted the application for participation in the VCP on May 6, 2011. On November 10, 2011, the Department issued a COC to CPC Residential, LLC for the Former Chesapeake Paperboard and Parcel 2 property for restricted residential, restricted commercial or restricted industrial use of the property with the adherence to the following restrictions: a restriction regarding groundwater encountered during future excavations on the property, cap maintenance, sampling and disposal requirements for soil, requirements for future construction, and a prohibition on the use of ground water beneath the property for any purpose.

On April 14, 2011, Chesapeake Paperboard Centre, LLC submitted an additional application for the Former Chesapeake Paperboard and Parcel 2 property in order to correct an acreage discrepancy noted for the property upon the consolidation within the Department of Assessment and Taxation. This new application was accepted for participation in the VCP on May 6, 2011. On November 10, 2011, the Department issued a COC to Chesapeake Paperboard Centre, LLC for the 9.76-acre Former Chesapeake Paperboard and Parcel 2 property. The COC is conditioned on use of the property for restricted residential, restricted commercial or restricted industrial use of the property with the adherence to the following restrictions: a restriction regarding groundwater encountered during future excavations on the property, cap maintenance, sampling and disposal requirements for soil, requirements for future construction, and a prohibition on the use of ground water beneath the property for any purpose. On November 21, 2011, after issuance of the COC, the January 6, 2006 VCP application submitted by the Chesapeake Paperboard Centre, LLC was considered withdrawn.

All Certificates of Completion issued for the Former Chesapeake Paperboard and Parcel 2 property were recorded in the land records of Baltimore City on November 28, 2011.

Contact:

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

Last Update: December 2011