



Maryland Department of the
Environment

FACTS ABOUT: PENN SQUARE PROPERTY VOLUNTARY CLEANUP PROGRAM

Site Location

The 3.66-acre Penn Square property is located at 2632 to 2678 Pennsylvania Avenue, 1611 to 1617 Clifton Avenue, 2631 to 2649, 2655 to 2661, and 2650 to 2656 Bruce Street in Baltimore City, Maryland. The property is a vacant, unimproved lot with smaller gravel paved areas in some areas. The eastern portion of the site is surrounded by a chain link fence. The property is bound to the north by Clifton Avenue with residences beyond, to the east by Pennsylvania Avenue with a meat processing plant and residences beyond, to the south by a maintenance facility for the Department of Education and a car repair shop, and to the west by residences.

Site History

The eastern portion of the property along Pennsylvania Avenue was developed prior to 1890 as a slaughterhouse and a meat processing facility. A dyeing and cleaning facility and an auto repair shop both operated on the property from 1928 until at least 1982. A tin shop was present on the property from 1953 until 1975. Two gasoline underground storage tanks (USTs) have been associated with the auto garage facility and one gasoline UST has been associated with the cleaning and dyeing company.

The northern portion of the property along Clifton Avenue has historically been occupied by residences and commercial businesses. With the exception of some residences, a carpenter shop and a machine shop, the western portion of the property along Clifton Avenue remained largely undeveloped until the 1970s when the Department of Education occupied the western portion of the property. A gasoline station, machine shop and greenhouse were associated with the Department of Education facility.

Between 1982 and 2006, all structures on the property were razed and the property was cleared.

Environmental Investigations

In February 2007, a Phase I environmental site assessment (ESA) of the property was completed that identified potential environmental concerns due to the historic presence of the tin shop, gas station, greenhouse and three gasoline USTs associated with the auto



Maryland Department of the Environment
1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.state.md.us
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Brown/LRP/July/2013

repair shop and dry cleaner. It should be noted that the addresses included in the report are not consistent with the actual addresses of the property.

In September 2007, a Phase II ESA was conducted that included the collection of three soil samples and seven groundwater samples. The results of the sample analysis identified metals (arsenic, chromium, lead and mercury) in soil and benzene and methyl tert butyl ether (MTBE) in groundwater. In addition, the report summarized the results of soil samples collected during a geophysical investigation on the property that found total petroleum hydrocarbons – diesel range organics (TPH-DRO) in the soil.

In November 2009, an environmental investigation was completed to ensure that the property was fully characterized. Collected samples included surface and subsurface soil and soil gas. Semi-volatile organic compounds and metals were confirmed in the soil at the property.

Current Status

In December 2008, the Land Restoration Program (LRP) received a request from The Woda Group, LLC, prospective purchaser of the property, to review and approve a Corrective Action Plan (CAP) for redevelopment of the property for residential use. On December 18, 2009, the LRP approved the CAP for the property.

On December 8, 2009, The Woda Group, LLC also requested expedited inculpable person status for the property under the Voluntary Cleanup Program (VCP) to allow for a later application to the program as an inculpable person. The VCP issued an inculpable person status letter on December 9, 2009, which requires submittal of a VCP application within 6 months of receipt. The VCP application was submitted on September 22, 2010 requesting a No Further Requirements Determination for residential use of the property. The NFRD was issued on February 9, 2011 for restricted residential (Tier 1B), a prohibition on the use of groundwater beneath the property for any purpose, requirements for maintenance of the building slab and cap, and requirements for excavation and disposal of soil from the property.



Maryland Department of the Environment
1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.state.md.us
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Brown/LRP/July/2013