



## 1321 WESTERN AVENUE PROPERTY (BMI# MD0782)

### What You Need to Know

#### Site Location

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The 11.148-acre 1321 Western Avenue property is located in an industrial area of Baltimore City, Maryland. The property is bounded to the north and west by other industrial properties and to the east and south by Western Avenue and Interstate 95. Approximately 95 percent of the property is covered by parking lots or buildings. The surface water from the property discharges to an on-site storm-water management system that discharges to Gwynns Falls. Water and sanitary sewer are provided to the property by Baltimore City.

#### Site History

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Prior to the 1970s, the property was vacant land and the large, 28,000 square-foot warehouse building was reportedly built in 1973. In 2003, the western addition to the building was demolished because of structural defects from the addition's construction upon unstable fill materials. The property currently operates as a distribution center for building construction materials. The current owner, Trussworks, LLC purchased the property in 2009 from Winchester Homes. Previous owners include Montgomery Wards (from 1969 to 1983) and the B&O Railroad (from 1848 to 1969).

#### Environmental Investigation

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In January 2009, Phase I and Phase II environmental site assessments (ESA) were conducted at the property. The Phase I indicated the property has several recognized environmental conditions; they are fill materials (consisting of a mixture of sand, gravel, cinders, silt, slag and decomposed wood), former railroad sidings, an aboveground storage tank (AST), and adjacent properties with environmental investigations. The Phase II ESA indicated that the surface and sub-surface soils at the property are contaminated by heavy metals and carcinogenic polycyclic aromatic hydrocarbons (cPAHs). The groundwater at the property is contaminated by heavy metals.

#### Current Status

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On December 30, 2009, Trussworks LLC submitted an application to the Voluntary Cleanup Program (VCP) as an Inculpable Person seeking a No Further Requirements Determination and requested a Tier 2B (Commercial Restricted) future use for the property. On November 16, 2010, the VCP accepted Trussworks LLC into the program pending development and completion of a Response Action Plan (RAP). The VCP received a proposed RAP for the property on June 12, 2012; the public meeting was held on June 20, 2012. Formal comments were issued to the

participant on July 13, 2012 regarding the proposed RAP. The RAP was approved for completion on July 1, 2012, but subsequently the RAP was withdrawn in October 2016 and the property is currently being managed under the MDE Controlled Hazardous Substance (CHS) Enforcement Program.