



## PHILLIPS CANNERY PROPERTY (BMI# MD1883)

### What You Need to Know

#### Site Location

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The Phillips Cannery property is located at 407 and 411A Dorchester Avenue in Cambridge, Dorchester County, Maryland. The property consists of two parcels, totaling 3.0-acres and is situated in a mixed residential and commercial area. The property is bounded directly to the east by Dorchester Avenue and commercial businesses, generally to the north, west, and to the south. Water and sewer for the property are supplied by the City of Cambridge. Surface water from the property discharges to Cambridge Creek, located about 100 feet to the northwest of the property.

#### Site History

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The property was undeveloped prior to the 1920s when a commercial building was constructed for the use of the Cambridge Furniture Company. Later tenants of the property included Phillips Packaging Co. and Coastal Foods from 1948 until 1962. Since 1962 the building had been used as an antique sales business and by a waterfowl association.

#### Environmental Investigation

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A Phase I environmental site assessment (ESA) was conducted for the property in 2015 and was followed by several Phase II ESAs. The main recognized environmental condition for the property being a railroad spur that was located on the property. In 2016, a Phase II environmental site assessment was conducted at the property, which identified benzo(a)pyrene, arsenic and total petroleum hydrocarbons (TPH) - diesel range organics (DRO) in the surface and sub-surface soils. After additional sampling, only one sub-surface (4-5') soil sample exceeded the MDE non-residential cleanup standard for benzo(a)pyrene and one surface (0-1') soil sample exceeded the MDE non-residential cleanup standard for arsenic. These two exceedances of the cleanup standards did not warrant supplementary cleanup at that time.

#### Current Status

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On March 31, 2017, 411 Dorchester CSP, LLC, submitted an application to the Voluntary Cleanup Program (VCP) requesting inculpable person status and seeking a No Further Requirements Determination for Tier 2B, Commercial Restricted, future use of the property. The property was issued a No Further Requirements Determination on May 10, 2017 for Tier 2B, Commercial Restricted, future use of the property with a restriction prohibiting the use of groundwater for any purpose.