



Maryland Department of the
Environment

FACTS ABOUT: NEW SHILOH FAMILY APARTMENTS

SITE LOCATION

A parcel of land located at 1930 Windsor Avenue in Baltimore City, Maryland (“Site”) is currently under consideration by Unity Properties, Inc. (“Unity Properties”) for development into a multi-family residential complex to be known as New Shiloh Family Apartments. The 1.04 acre parcel was formerly part of Cloverland Farms Dairy Factory Complex (“Cloverland Farms”) and identified on Maryland Department of Assessment and Taxation website as Lot 019 on Map 0015, Section 17 and Block 3270. The Site is bordered to the North by the Shiloh Village Senior living center, residential row homes to the East, Windsor Avenue followed by the New Shiloh Baptist Church to the South and North Payson Street followed by a moving and storage warehouse to the West.

SITE HISTORY

Between 1930 and 1984, Cloverland Farms used the Site for various factory related activities. Among others, the Site uses included office spaces, a boiler room, storage rooms and an automotive repair garage. Between 1984 and 2002, the eastern portion of the factory was demolished and paved over leaving the only existing standalone warehouse structure. This portion of the property was formerly used for auto maintenance related activities. The site is currently occupied by a vacant warehouse and parking lot.

ENVIRONMENTAL INVESTIGATION

A Phase I investigation carried out by Advanced Environmental Consultants, LLC (“AEC”) identified the presence of multiple underground storage tanks (UST) including three 10,000 gallon gasoline and one 8,000 gallon heating oil UST. The Site was associated with several closed OCP cases.

AEC conducted a Phase II Subsurface investigation on March 17, 2016. Soil and groundwater samples were collected from ten soil borings installed at the Site. The results indicated that the soil and groundwater on the Site were impacted by petroleum products.

On August 24, 2016 AEC prepared an additional Phase II subsurface investigation. The results indicated an exceedance of total petroleum hydrocarbon - diesel range organics and gasoline range organics (TPH DRO/GRO), semi volatile organic compounds



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(SVOCs) and inorganics in the Site soil. Volatile organic compounds and TPH were also noted in the groundwater at concentrations exceeding regulatory levels.

CURRENT STATUS

On September 9, 2016 Unity Properties submitted an application to the MDE's Voluntary Cleanup Program (VCP). The VCP completed a review of the application package, accepted the property into the VCP and confirmed the applicant's inculpable person status in a letter dated December 16, 2016. The VCP also notified Unity Properties that a Response Action Plan (RAP) was required for the proposed restricted multi-family residential use for the Site. On behalf of the applicant, AEC has submitted a Remedial Action Plan (RAP). A public participation meeting is scheduled for January 30, 2017.



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