



# ***Facts About...***

## **Frederick Revitalization I (Voluntary Cleanup Program)**

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### **Site Location**

The 0.63-acre Frederick Revitalization I property is located at 101 A East South Street (formerly 126 South Carroll Street) in Frederick, Maryland. The property is zoned for commercial use and is currently a vacant lot. The property is bounded to the north and west by commercial buildings, to the east by Lot 1 of Parcel G, and to the south by row homes and apartments.

### **Site History**

In the late 1800s the property was used as the Frederick City Packing Company. In 1911, a portion of the property was used as the Farm Implements Supply Co. An automobile garage was added to the property in 1922 and razed in 1967. In 1971, Grimm's Automotive replaced the Farm Implements Supply Co. In 1999, Grimm's Automotive was sold to the City of Frederick and razed in 2000. Portions of the site were graded in 2007.

### **Environmental Investigations and Actions**

In July 1999, a Phase II ESA was conducted for the property at 126 South Carroll Street. During this investigation, 6 soil samples were collected from beneath the basement of Grimm's Automotive facility. When compared to 2008 Cleanup Standards for residential use, the Phase II revealed elevated levels of DRO, GRO, metals, and SVOCs.

In May 2005, a Phase I and II ESA was conducted by the Maryland Department of the Environment (MDE) as part of a Brownfields site assessment. The Brownfields site assessment was conducted across the entire Parcel G property and was not specific to this lot. The Phase II revealed levels of arsenic above the MDE non-residential clean-up standards in three soil test borings and an elevated level of mercury in one test boring. Results of the toxicological evaluation for the entire Parcel G property for a residential use identified potential risks from ingestion of and dermal contact with surface and subsurface soil. A potential risk from mercury vapor was also identified.

In July 2007, a Phase I environmental site assessment (ESA) identified potential sources of contamination based on the past uses of the property as Grimm's Automotive. Several ASTs and USTs were identified at the former Grimm's Automotive facility. All identified tanks were removed and their OCP cases are closed.

In July 2008, additional Phase II sampling was conducted. Twelve samples were collected from six locations at the site. This round of sampling further identified exceedance of the March 2008 Cleanup standards for metals (in soil and groundwater).

### **Current Status**

On March 12, 2008, the Housing Authority of the City of Frederick, the prospective purchaser, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person



seeking a Certificate of Completion for future residential use for the property. During review, the VCP determined that the property qualified for a No Further Requirements Determination (NFRD). The VCP issued a NFRD for the property on August 25, 2008 with use of the property for restricted residential or restricted commercial or restricted industrial purposes and certain restrictions regarding use of the groundwater beneath the property.

## **Contact**

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

**Last Update:** January 2010

