

<u>Baltimore City</u>	
1929-1985	Property is part of the former Western Electric Point Breeze Works, an undersea telephone cable manufacturing facility.
3/1998-	Two VCP applications (A & B) are received for part of the property.
5/1998-	The Department requests additional information to complete applications A & B.
5/12/98-	A third VCP application (C) is received for the remainder of the property.
4/19/99-	Applications A, B, and C accepted into the VCP and No Further Requirements Determinations are granted for applications B and C.
6/1999-	Results of additional soil and groundwater sampling submitted for application A.
3/8/00-	Additional sampling performed to complete application A.
3/30/00-	Copies of the 3/8/00 sampling results are forwarded to the Department.

**POINT BREEZE BUSINESS CENTER**  
**2200, 2300, 2400, 2500, 2501, 2510 Broening Highway**  
**Baltimore, Maryland**  
**(Voluntary Cleanup Program)**

**Site Description**

This 84.02 acre property consists of five parcels in the Point Breeze Business Center located in an industrialized southeastern section of Baltimore City. Six buildings (2300, 2400, 2500, 2501, and 2510 Broening Highway) occupy the site. Paved roads and parking areas, rail spurs, grass-covered land, and landscaped areas occupy the remainder of the site.

Municipal water, sewer, electric, and natural gas systems serve the site. Drainage from the site flows into storm drains that discharge into nearby Colgate Creek, a tributary to the Patapsco River.

**Environmental Concerns**

From 1929 to 1985, the site was part of a larger property, owned and occupied by the Western Electric Company, and known as the Western Electric Point Breeze Works. During this period, Western Electric used the site and other adjacent parcels for manufacturing and warehousing telephone wire, undersea telephone cable, and other telephone-related items. In 1985, the 2500 Broening Highway Limited Partnership purchased the Western Electric Point Breeze Works and converted it into offices and spaces for commercial and light industrial tenants.

Previous activities at the site have included the use of plasticizers, chlorinated solvents, PCB transformers, molten lead, and petroleum products. Underground storage tanks also existed on the property and some leaked petroleum into the subsurface. Elevated cyanide concentrations have been identified in surface and subsurface soils located near two sub-grade pipes formerly used by Western Electric to transport dilute acid and cyanide solutions to an on-site waste water treatment plant. A chlorinated solvent plume exists in the groundwater in the vicinity of and beneath 2200 Broening Highway. In addition, a number of the site's current occupants use and store reportable quantities of controlled hazardous substances and petroleum products on the site.

## **Voluntary Cleanup Program (VCP) Status**

On March 30, 1998, Columbia National Real Estate Finance, the owner's Maryland loan correspondent, submitted two applications (A and B) to the Department's VCP: one for the three contiguous parcels that includes 2400, 2500, 2501, and 2510 Broening Highway; and one for the parcel that contains 2300 Broening Highway. In May 1998, the Department requested additional information from the applicant to complete applications A and B.

On May 12, 1998, Columbia National Real Estate Finance submitted a third application (Application C) for the parcel that contains 2200 Broening Highway. In July 1998, the Department requested additional information and met with the applicant in September 1998 to discuss the sampling requirements for completion of the three applications.

In December 1998, the applicant submitted the additional information for the three applications. The Department reviewed the new information and determined that it was not complete. The applicant was notified of this in January 1999 and, later that month, they submitted the missing information. The Department performed a data screening, which indicated that additional investigation was necessary in two areas of environmental concern on the site.

In March 1999, the applicant submitted a portion of the requested information. The Department reviewed this information and, on April 14, 1999, accepted applications A, B, and C into the VCP. At the same time, No Further Requirements Determinations were issued for applications B and C. At the request of the Department, the applicant performed further investigation on one of the parcels covered under application A to determine if remediation would be required.

The results of this investigation were submitted to the Department on June 2, 1999 and indicated that additional investigation of this parcel was necessary to ensure that there were no unacceptable health risks associated with the elevated soil levels of thallium and semi-volatile organic compounds that were detected on this parcel. Over a period of several months, additional soil samples were collected from the site and used to re-evaluate the health risks at the site.

On January 12, 2000, the Department met with the participant's representatives to discuss the health risks at the site. The discussion was followed by a site tour to confirm that the contaminated soils in question were covered with pavement and, therefore, posed no unacceptable risk to site tenants and visitors.

The participant has elected to collect additional soil samples to demonstrate that thallium concentrations at the site do not warrant the inclusion of physical maintenance requirements for soil excavation and maintaining paved areas of the site in the No Further Requirements Determination. On March 8, 2000, the participant's environmental consultant collected approximately 30 soil additional samples from the site for thallium analysis. The Department approved of the sampling locations and observed some of the sample collection activities. On March 30, 2000, the Department received the results from this sampling event. The Department

evaluated the results and, on April 27, 2000, issued a No Further Requirements Determination for the parcels covered under application A.

**Site Contact**

James W. Metz            Maryland Department of the Environment    (410) 631 – 3493  
   Voluntary Cleanup/Brownfields Division