



Maryland Department of the
Environment

FACTS ABOUT: The 2005 Maryland Ave L.L.C. Property

Site Location

The 2005 Maryland Ave L.L.C property, totaling approximately 0.063-acre, is located at 223-225 Pearl Street in Baltimore City, Maryland 21201. The property is located in a mixed commercial/residential area and is bounded to the north by a sixteen vehicle parking lot, Saratoga Street and a large commercial building beyond, to the south by an empty lot, residential row homes, West Lexington Avenue and the University of Maryland Medical Center beyond, to the east by residential row homes, commercial buildings, North Greene Street and Lexington Market beyond, to the west by Pearl Street, residential and commercial properties and Arch Street beyond. The site is improved with a 5,112 SF two story building. The closest body of water is Middle River, located approximately 4,200 feet southeast of the property boundary.

Site History

The property has been primarily used for residential and commercial purposes since at least 1890. Historically the property has been used as a printing facility, electric company, oil company, and auto repair facility since 1932. The property was vacant as of April 2009.

Environmental Actions And Investigations

Phase I & II Environmental Site Assessments (ESAs) were conducted on the property in March and November 2008 respectively that identified recognized environmental conditions associated with the historic use. The Phase II ESA identified elevated levels of total petroleum hydrocarbons, diesel and gasoline range organics in the groundwater beneath the property.

Current Status

On December 19, 2008, the University of Maryland, Baltimore submitted a Voluntary Cleanup Program application seeking a No Further Requirements Determination as an inculpable person. Future property use was indicated as Tier 2B, restricted commercial land use. On April 7, 2010 the applicant withdrew from the Program.



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