



Facts About...

Frederick Avenue Property
(Voluntary Cleanup Program)

Site Location

The 3.762-acre Frederick Avenue property is an unimproved wooded and grass-covered lot located at 4200-4400 Frederick Avenue, in a residential zoned area of Baltimore, Maryland. The property is bordered to the north by a parking lot and Connecticut Avenue, to the east by single and multi-family residences, to the south by Frederick Avenue and a small public park, beyond which is Mount St. Joseph High School/College; and to the west by multi-family residences, beyond which is Athol Avenue. Several footpaths utilized by residents of the area cross the property in an east-west direction and serve as access between the adjoining residential areas.

The vicinity is serviced with public water and sanitary services. There is no surface water on-site and the closest surface water is Maidens Choice Creek, located approximately 1,200 feet to the south.

Site History

The property consisted of undeveloped land from at least 1887 until the 1920s when the Baltimore Transit Company installed three sets of trolley storage tracks. A portion of the former trolley storage area is now a small public park located adjacent to the southeast portion of the site. The tracks were apparently removed in 1949 and the property has remained vacant and undeveloped since that time. The surrounding vicinity has historically consisted of predominantly residential property and the amount of existing agricultural and undeveloped areas gradually decreased with time.

In 1949, the Mount Saint Joseph's College/High School of Baltimore County purchased the property from the Baltimore Transit Company, and in 1963, sold the property to Castle Development Corporation. In 1965, Irvington Manor, Inc. purchased the property, and in 1979, sold it to private parties. In 1998, the private parties consolidated their ownership under the Neyman Family Limited Partnership. In May 2006, McCrary Development, LLC purchased the property for the purpose of residential development.

Environmental Actions and Investigations

An environmental site investigation performed in May 2005 consisted of four test pits dug at various locations to a depth of 20 feet. The assessment reported fill material that consisted of mostly household trash (metal debris, glass bottles, etc.) that dated from the 1930s. The appearance of some glass bottles suggested a former chemical storage.

An environmental site assessment performed in March 2006 noted an on-site accumulation of buried household-type wastes, and recommended further investigation to delineate the extent and possible environmental impact of the buried wastes. An environmental site investigation was performed in April 2006 to further evaluate the presence of buried wastes on the property. The investigation confirmed the presence of household-type trash within the fill and also identified the presence of ash and cinders.



Fill material from twelve test pits and three soil borings were collected and analyzed as part of the investigation. Laboratory analytical results indicated that concentrations of metals (arsenic, cadmium, chromium, copper, lead, mercury, zinc), and semi-volatile organic compounds, (benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)pyrene, and dibenz(a,h)anthracene) in the soils exceeded the MDE's residential cleanup standards.

A supplemental environmental site investigation was performed in July 2006 to address potential on-site soil and fill contamination from polychlorinated biphenyls (PCBs), hexavalent chromium, and dioxins/furans. The potential for volatile organic compound (VOC) vapors from contamination in the groundwater, and the potential for vapors in the soil from methane, elemental mercury and VOCs was also investigated. Laboratory analytical results identified dioxins/furans at concentrations that exceeded the MDE's standards for residential use.

Current Status

On May 11, 2006, Big Mac Maryland III LLC, submitted an application to the Voluntary Cleanup Program as an inculpable person seeking a Certificate of Completion for future restricted residential use (Tier 1B) for the property. On July 14, 2006, the Maryland Department of the Environment (Department) accepted the Frederick Avenue property into the Voluntary Cleanup Program, and requested that the applicant prepare a response action plan to address contamination at the property. A public informational meeting is scheduled for September 19, 2006. The Department is currently evaluating the Response Action Plan.

Contact

Jim Metz

Maryland Department of the Environment
Voluntary Cleanup/Brownfields Division

(410) 537-3493

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