



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

719-723, 725 & 733 Fort Avenue  
(VOLUNTARY CLEANUP PROGRAM)

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## **Site Description:**

This 1.246-acre property is located at 719-723, 725 & 733 Fort Avenue in a zoned commercial and residential area of Baltimore, Maryland 21230. Bordering the property to the north is Fort Avenue, beyond which are residential and commercial developments. The property is also bordered by residential and commercial developments to the west, south and east.

There are no surface water bodies on the property and groundwater flows to the north. The site and vicinity are served by municipal water and sewer systems provided by the City of Baltimore.

## **Site History:**

According to the environmental investigations, the property was privately owned until 2005 and consisted of an office building, machine shop and union hall. Currently, all buildings on the property have been demolished and the property is unimproved.

## **Environmental Investigations and Actions:**

Several environmental investigations were performed at the property between 1991 and 2006, and a total of four underground storage tanks (USTs) have been removed from the property. In March 1991, two USTs and petroleum contaminated soil were removed from the vicinity of the machine shop previous located on the property. The Maryland Department of the Environment's Oil Control Program (OCP) case was closed in 1999.

In August 2005 and October 2005, environmental site assessments conducted at the property, which included the collection of soil and groundwater samples from beneath the site, reported the presence of benzene, xylenes, diesel range organic hydrocarbons, gasoline range organic hydrocarbons, methyl-tert-butyl-ether, and priority pollutant metals. The environmental assessments also identified two additional USTs on site.

In August 2006, a Phase II environmental site assessment conducted at the property identified the presence of priority pollutant metals, including elemental mercury, and semivolatile organic compounds in the surface and subsurface soils on the property. The investigation also identified the presence of volatile organic compounds in the groundwater beneath the site.

In September 2006, an additional environmental investigation conducted at the property included the collection of soil gas and mercury vapor samples. The investigation identified the presence of volatile organic compounds in the soil gas beneath the site.

In October 2006, the OCP oversaw the removal of two USTs and approximately 83.25 tons of petroleum impacted soil from the property. The OCP case was closed in 2006.



## **Current Status:**

TSWM Properties, LLC submitted a Voluntary Cleanup Program (VCP) application on April 4, 2006, seeking a Certificate of Completion as an inculpable person. The Department granted TSWM Properties, LLC inculpable person status on April 17, 2006. During the review of the application package, the Department determined that a Response Action Plan (RAP) would be necessary to address potential risks associated with the property.

On December 7, 2006, the Department accepted the 719-723, 725 & 733 Fort Avenue property into the VCP and requested the development of a proposed RAP. TSWM Properties, LLC submitted a proposed RAP to the Department on December 28, 2006. A public informational meeting to discuss the proposed RAP is scheduled for January 25, 2007.

## **Contact:**

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Last Update: January 25, 2007

