

**Clipper Industrial Park Property
(Lots 50, 51, 52A)
Baltimore City, Maryland
(Voluntary Cleanup Program)**

Site Description

This 17.43-acre property is located in the City of Baltimore, and is bordered to the east by the MTA Light Rail; to the south by Druid Hill Park; and to the north by residences. Improvements on the property include seven buildings and a paved and graveled driveway.

Topographically, the northern portion of the site is flat and slopes gently to the south towards Mill Race, a surface water body that traverses the property in a westerly direction. The southern portion of the site is wooded and hilly and slopes steeply to the north. Groundwater flow direction generally conforms to the local topography and flows southerly towards Mill Race from the northern portion of the property, and northerly towards Mill Race from the southern portion of the property. Other surface water bodies within a 0.5-mile radius of the property include Jones Falls, located 400 feet to the east, and an unnamed pond in Druid Hill Park, located approximately 0.5-mile to the south. The site and vicinity receive public water and sanitary sewer services.

Site History

The property is comprised of three land parcels (lots 50, 51, 52A) that historically supported a foundry, machine shops, and gear manufacturing. Prior to 1934, the Poole Engineering & Machine Company purchased lot 50 from an unidentified grantor. In 1934, the Balmer Corporation purchased lot 50. The Balmer Corporation later changed its name to the Franklin Balmer Corporation and subsequently merged with the Aero-Chatillon Corporation, to become the Macrodyne-Chatillon Corporation. In 1972, the Macrodyne-Chatillon Corporation purchased lot 50.

In 1962, the Balmer Tractor Corporation purchased lot 51 from an unidentified grantor. In 1965, the Franklin Balmer Corporation purchased lot 51 and sold it to the Macrodyne-Chatillon Corporation in February 1972.

In 1950, the Boston Metals Company purchased lot 52A from an unidentified grantor. In 1952, the William Hooper & Sons Company purchased lot 52A, which was sold to Property Investors, Inc. in 1963.

In February 1972, Old Mill Park purchased lots 50 and 51, and the City of Baltimore acquired lot 52A. In December 1972, Clipper Industrial Park purchased lots 50, 51, and 52A. Portions of lots 50 and 51 were leased for apartments, commercial, and light industrial businesses. From 1976 to 1982, the northwestern portion of the property was leased for vehicle storage, and from 1976 to the present, the southern portion was leased for commercial use.

In 1995, a fire destroyed two foundry buildings. In July 1997, the Clipper Industrial Park property was transferred to Clipper Industrial Park, LLC.

In July 1996, the Maryland Department of the Environment (MDE), Oil Control Program, supervised the removal of three underground storage tanks (USTs) (one 1,000-gallon gasoline tank and two 6,000-gallon heating oil tanks), and the abandonment of two USTs (a 30,000-gallon heating oil tank and a 16,000-gallon heating oil tank). A 225-gallon gasoline UST located beneath an on-site building was reportedly abandoned in place, but no closure

records are available. An 8,000-gallon tank, enclosed in an aboveground concrete vault, is reportedly inactive, but no closure records are available. A 500-gallon UST was reportedly removed in July 1996, but the tank's contents and location are unknown.

Multiple environmental investigations were conducted at the property in 2001. In May 2002, the MDE's Waste Management Administration prepared a Brownfields Assessment for the property that identified metals and polycyclic aromatic hydrocarbons in the soil, and low levels of semi-volatile organic compounds in the groundwater.

Voluntary Cleanup Program (VCP) Status

On August 9, 2002, Clipper Redevelopment Company, LLC, the prospective purchaser, submitted an application to the VCP seeking a No Further Requirements Determination (NFRD) as an inculpable person. On September 6, 2002, the Department requested additional sampling to complete the application package. After reviewing the additional information, the Department approved an Interim Removal Measure (IRM) and provided oversight for the removal of impacted soils, which was successfully completed on November 18, 2002. On December 12, 2002, the Department determined that it had no further requirements related to the investigation or remediation of controlled hazardous substances at the property, and confirmed Clipper Redevelopment Company, LLC status as an inculpable person. The NFRD, issued for future use of the property for limited residential purposes, included a groundwater use prohibition.

Contact

James W. Metz Maryland Department of the Environment (410) 537-3493
Voluntary Cleanup/Brownfields Division