MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Suite 625 • Baltimore, Maryland 21230-1719
410-537-3493 • 800-633-6101 x3493 • http://www.mde.state.md.us

Waste Management Administration • Environmental Restoration & Redevelopment Program

FORT AVENUE PROPERTY
Baltimore City, Maryland

Site Location

The 2.259-acre Fort Avenue site is located at 921-979 East Fort Avenue in the Locust Point area of Baltimore City, Maryland. The site is currently owned by Fort Avenue Property, Inc. The proposed property use is commercial office space with some residential units. The intention is to leave the historic main building intact and renovate it.

Site History

Historical uses of the property include white lead manufacturing, paper and burlap bag manufacturing, electrical parts manufacturing, warehouse space for wholesale liquor, marine supplies and furniture, aluminum window manufacturing, and a direct mail facility.

Environmental Investigations and Actions

In September 2000, a Phase I Environmental Assessment of the 921-979 East Fort Avenue site was conducted by Arc Environmental, Inc. The Phase I report identified lighting fixtures and two transformers that may contain polychlorinated biphenyls, two locations were underground storage tanks may be located, the possible presence of lead-based paint on the interior of the main building, and the bag house of the main building as containing potentially hazardous materials.

In October 2000, a limited Phase II Environmental Site Assessment of the site was completed by Arc Environmental, Inc. The sampling consisted of a composite sample of surface and subsurface soil collected from six soil sampling locations and one groundwater sample collected at the center of the site. Analysis of the samples indicated soil contamination by arsenic, lead and benzo (a) pyrene and groundwater contamination by arsenic and cadmium.

The Maryland Department of the Environment (MDE) conducted a Brownfields Assessment of the site in September 2001 under a Cooperative Agreement with the U.S. Environmental Protection Agency. The results from the fixed laboratory revealed metals and semi-volatile organic compound (SVOC) contamination of the surface and subsurface soil. Lead contamination was present throughout the site but was highest in the area directly to the east of the boiler bag rooms. Groundwater sample analysis indicated contamination by trichloroethene. A risk assessment assuming a residential use scenario was completed for the site and identified potential risks to human health from incidental inhalation and dermal contact with surface and subsurface soil contaminants and ingestion and dermal contact risks for groundwater. A lead paint survey of the main building indicated the presence of lead-based paint throughout the building. An asbestos survey of the main building was conducted by Brook Environmental. Based on the data gathered during the Brownfields Assessment, MDE recommended that the soil immediately to the east of the boiler and bag rooms be removed. The lead and asbestos contamination on the interior of the building also needs to be addressed prior to development.

Current Status

The site is currently in the Voluntary Cleanup Program (VCP).

Facility Contacts

Contact Name	Contact Organization	Contact Telephone #
James W. Metz, Chief	Maryland Department of the Environment Voluntary Cleanup/Brownfields Division	(410) 537-3493