



New Shiloh Family Apartments

What You Need to Know

SITE LOCATION

The 1.04 acre parcel is located at 1930 Windsor Avenue in Baltimore City, Maryland (“Site”). The site was formerly part of Cloverland Farms Dairy Factory Complex (“Cloverland Farms”) and identified on Maryland Department of Assessment and Taxation (SDAT) website as Lot 019 on Map 0015, Section 17 and Block 3270. The Site is bordered by the Shiloh Village Senior living center to the North, residential row homes to the East, Windsor Avenue followed by the New Shiloh Baptist Church to the South and North Payson Street followed by a moving and storage warehouse to the West.

The Site currently contains a newly constructed four story multi-family residential complex known as New Shiloh Family Apartments. Other site developments include a parking lot and some landscaped area.

SITE HISTORY

Between 1930 and 1984, Cloverland Farms used the Site for various factory related activities. Among others, the Site uses included office spaces, a boiler room, storage rooms and an automotive repair garage. Between 1984 and 2002, the eastern portion of the factory was demolished and paved over leaving the only existing standalone warehouse structure. This portion of the property was formerly used for auto maintenance related activities. The warehouse was demolished during the remediation activities in 2017.

ENVIRONMENTAL INVESTIGATIONS

A Phase I investigation carried out by Advanced Environmental Consultants, LLC (“AEC”) identified the presence of multiple underground storage tanks (UST) including three 10,000 gallon gasoline and one 8,000 gallon heating oil UST. The Site was associated with several closed OCP cases.

AEC conducted a Phase II subsurface investigation on March 17, 2016. Soil and groundwater samples were collected from ten soil borings installed at the Site. The results indicated that the soil and groundwater on the Site were impacted by petroleum products.

On August 24, 2016, AEC prepared an additional Phase II subsurface investigation. The results indicated exceedance of total petroleum hydrocarbon diesel range organics and gasoline range organics (TPH DRO/GRO), semi volatile organic compounds (SVOCs) and inorganics in the Site soil. Volatile organic compounds and TPH were also noted in the groundwater at concentrations exceeding regulatory levels. Volatile organic compounds were also detected in the soil gas samples.

On September 9, 2016 Unity Properties submitted an application to the MDE’s Voluntary Cleanup Program (VCP as an inculpable person) and submitted a Response Action Plan (“RAP”) in April 2017.



New Shiloh Family Apartments

What You Need to Know

Between June 2017 and May 2018, AEC completed the proposed cleanup actions which included excavation and removal of impacted soil from the Site, installation of site wide asphalt, cleanfill soil and/or concrete cap, and installation of a vapor barrier under the newly constructed structure. Six rounds of indoor air sampling was conducted to ensure the efficiency of the sub-slab vapor barrier. During the soil excavation and grading activity, seven additional USTs were encountered at the Site. The UST removal, excavation and offsite disposal of contaminated soil was performed under the direction of MDE's Oil Control Program (OCP).

CURRENT STATUS

Following completion of remediation activities, AEC submitted a Response Action Plan Implementation Report in July 2018. The VCP issued a Certificate of Completion in November 2018.