

Former GM Baltimore Assembly Plant

2122 Broening Highway
Baltimore, MD 21224
Congressional District # 2 and 3
EPA ID#: MDD003091972
Last Updated: 12/30/2008



Current Progress at the Site

The Site is the Former General Motors Corporation (GM) Baltimore Assembly Plant located at 2122 Broening Highway, Baltimore, Maryland. The Site owner, Duke Baltimore LLC (Duke), has been working since mid-2006 with the U.S. EPA and Maryland Department of the Environment (MDE) to assess and remediate the Site under the U.S. EPA Region 3 RCRA Corrective Action Program and State of Maryland's Voluntary Cleanup Program (VCP) concurrently. Throughout the process, U.S. EPA and MDE have worked cooperatively and have enabled Duke to meet all administrative and substantive elements of the RCRA Corrective Action and VCP under one integrated program. This cooperative approach has led to accelerated completion of regulatory activities and has been instrumental in putting the Site to productive reuse substantially ahead of the originally anticipated redevelopment schedule.

Subsequent to entering into the Facility Lead Agreement, the decision was made, with U.S. EPA and MDE consent, to assess the Facility under RCRA Corrective Action and the VCP as four separate sites corresponding to Duke's redevelopment areas (i.e., Areas A, B, C and D). The current status of each area is summarized below.

Area A	
April 2007	Completed RCRA Facility Investigation / Phase II Environmental Site Assessment (RFI/Phase II) and Corrective Measures Study (CMS)
July 2007	Agencies approved proposed remedial approach
September 2007	Completed remediation activities
Area B	
March 2007	Completed RFI/Phase II and CMS
July 2007	Agencies approved proposed remedial approach
November 2007	Area further subdivided into Areas B-1, B-2, B-3 and B-4 for

	redevelopment purposes
April 2008	Completed remediation activities in B-2 and B-4
Area C	
June 2007	Completed RFI/Phase II and CMS
March 2008	Agencies approved proposed remedial approach
May 2008	Completed 75% of remediation activities
Area D	
July 2007	Completed RFI/Phase II
September 2007	Agencies approved RFI/Phase II findings indicating no remedial actions necessary

Remediation activities are ongoing in Area C and Area B sub-parcels B-1 and B-3. The ongoing Area C activities include one year of groundwater monitoring. The Area B activities include installation of engineering controls (e.g., building slabs and asphalt paving) which will be completed as part of future site redevelopment activities. Remediation activities in all other portions of the Site are fully completed and Duke is currently working with U.S. EPA and MDE to finalize completion documents.

Site Description

The Site is located at 2122 Broening Highway, Baltimore, Maryland. The approximately 182-acre Site is generally bound by Holabird Avenue and residential land to the north, Broening Highway to the east, Keith Avenue and Penn Central Railroad to the south, and the Penn Central Railroad yard and other commercial property to the west.

The Site housed GM automobile assembly operations from 1936 to 2005. Duke purchased the Site from GM in January 2006 and completed demolition of on-Site buildings and structures between January 2006 and June 2007. Duke is currently redeveloping the Site to include over 2,500,000 square feet of commercial and industrial buildings. A majority of the building development is anticipated to be bulk distribution, light manufacturing, and research and development-type buildings. To date, over 450,000 square feet of bulk distribution and research/office space have been completed.



The overall development will function as one comprehensive commercial park and will have an association to maintain common facilities. The project includes storm drainage improvements, sanitary sewer improvements, water service extensions and considerable

traffic and street improvements. It is anticipated that up to ten different road and street improvement projects will take place to improve access to the Site and improve traffic flow for this project as well as for the surrounding neighborhoods. In all, up to twelve million dollars of demolition, remediation, and infrastructure improvements will be made to redevelop the Site. An additional ten million dollars in off-site traffic improvements may also be funded from development of this project that will benefit the surrounding community.

Site Responsibility

RCRA Corrective Action activities at this facility are being conducted under the Facility Lead Program administered by U.S. EPA Region 3 and Maryland's Voluntary Cleanup Program administered by the Maryland Department of the Environment.

Contaminants

The primary contaminants are volatile organic compounds, semi-volatile organic compounds, total petroleum hydrocarbons (gasoline range organics and diesel range organics) and RCRA metals.

Community Interaction

Duke developed and implemented a Public Involvement Plan that was approved by the U.S. EPA and MDE early in the project. The Public Involvement Plan outlines procedures to obtain public input and provide opportunities for comment during significant decision-making milestones during the RCRA Corrective Action process. To date, Duke has conducted several public meetings that have included both formal public meetings associated with the regulatory process and informal meetings with Site neighbors and community leaders to discuss redevelopment activities. The public involvement activities have also included focused consultation with neighborhood groups to discuss Site demolition activities, results of environmental assessment activities and plans for future Site development.

Institutional Controls

Currently, deed restrictions affecting the Site prohibit the use of groundwater at the property and restrict the property to commercial and industrial uses.

Government Contacts

Mr. Denis Zielinski
U.S. Environmental Protection Agency, Region III
Land and Chemicals Division – 3LC20
1650 Arch Street
Philadelphia, PA 19103-2029
Phone: (215) 814-3431
Email: zielinski.denis@epa.gov

Ms. Barbara Brown
Maryland Department of the Environment
Waste Management Administration
1800 Washington Blvd., Suite 625
Baltimore, MD 21230-1719
Phone: (410) 537-3212
Email: bbrown@mde.state.md.us

Facility Contacts

Mr. Brian Strohl
Project Manager
Duke Realty Corporation
Baltimore Office
Suite 1805
111 S. Calvert Street
Baltimore, MD 21202
Phone: (410) 843-0700
Email: brian.strohl@dukerealty.com