



Maryland Department of the
Environment

FACTS ABOUT:

1134 Hull Street

Site Description:

The 1134 Hull Street was a property that participated in the Voluntary Cleanup Program (VCP). This approximately 0.301-acre property in Baltimore City, Maryland, is bordered to the north and south by residential developments. The property is bordered to the east by Hull Street, beyond which is the former Proctor & Gamble Soap Manufacturing VCP site and additional residential homes; and to the west by Haubert Street, beyond which are commercial businesses.

The property is located in a zoned commercial/residential area and is a vacant grass covered lot with several raised flower beds. Additionally, the property is completely surrounded by a chain-link fence and there are no concrete structures or buildings onsite. The nearest surface water body is the Northwest (Inner) Harbor and based on the submitted environmental reports, groundwater flow beneath the property is potentially to the north. The site is served by municipal water and sewer services provided by the City of Baltimore.

Site History:

According to the environmental site assessments for the property, the first developed use of the property was 1902 as a residential building. By the early 1950s the property was utilized by Chesapeake and Potomac Telephone as a maintenance garage and warehouse. From the late 1960s to the early 1980s, Shields Rubber utilized the property as a warehouse. The onsite structure was demolished in the early 1980s. In 2000, Nicholson Street LLC acquired the property and the lot has been maintained and utilized by Under Armour for urban agriculture.

Environmental Investigations and Actions:

In May 2011 a Phase I environmental site assessment (ESA) was completed for the property which noted that the property was used for commercial purposes for approximately thirty-five years, including garage maintenance. In July 2011, a geophysical survey was conducted at the property in order to determine if there were any past underground storage tanks at the site, which may have been used in the historical garage maintenance activities. Subsequently, a limited Phase II ESAs was completed at the site to confirm or deny the presence of any underground storage tanks. This assessment included the collection of surface and subsurface soil samples for analysis of volatile organic compounds, metals and polycyclic aromatic hydrocarbons. In January 2012, in support of the application package submitted to the VCP, additional soil



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samples were collected at the property and analyzed for priority pollutant metals, polycyclic aromatic hydrocarbons, and polychlorinated biphenyls.

The analytical results from the various sampling events identified small localized areas at the property with high concentrations of arsenic and benzo(a)pyrene in the surficial soils. The VCP applicant submitted a request to perform an interim removal action for these specific and localized areas and in May 2012, the interim removal measures were completed at the property. A total of 8,500 pounds of soil was removed from the site and replaced with approved clean fill material.

Current Status:

On September 7, 2011, UA Hull Street, LLC submitted a request for expedited inculpable person status and a VCP application package seeking a No Further Requirements Determination (NFRD) for future residential use for the 1134 Hull Street property. The VCP granted expedited inculpable person status to UA Hull Street, LLC for 1134 Hull Street on September 12, 2011. On March 12, 2012, UA Hull Street, LLC revised their VCP application form to indicate future commercial use for the 1134 Hull Street property.

On July 20, 2012, the VCP accepted the 1134 Hull Street property for participation in the VCP and issued a NFRD to UA Hull Street, LLC for the property conditioned on use of the property for restricted commercial or restricted industrial purposes, cap maintenance requirements, certain soil excavation and disposal requirements, and a prohibition on the use of groundwater beneath the property for any purpose.



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