



Maryland Department of the
Environment

FACTS ABOUT:

West 25th and North Howard
Street Properties-East Side
(Voluntary Cleanup Program)

Site Location

The 3.4-acre West 25th Street and North Howard Street Property-East Side is located at 101 West 25th Street in Baltimore City, Maryland. Site improvements include two large multi-story buildings in the northern portion of the site and paved parking covers the rest of the property. The property is currently zoned for commercial use. The property is bounded to the north West 25th Street with residential row homes and commercial offices beyond, to the south by West 24th Street with commercial offices and a church beyond, to the east by Maryland Avenue and residential row homes beyond and to the west by North Howard Street and the continuation of the on-site automotive group beyond (W 25th Street and N Howard Street Property-West Side). The topography of the site decreases approximately 10 feet from the northeast to southwest and groundwater was encountered approximately 8 feet below ground surface. The nearest surface water body is Stony Run located approximately 1/3rd -mile west of the property.

Site History

In 1915, the United Railways and Electric Company, 25th Street Barn and the Maryland Avenue Presbyterian Church occupied the northern portions of the site while the remainder of the property was occupied by residential row homes. Between 1928 and 1951, the United Railways and Electric Company was relocated and replaced by an auto sales and service company. Currently, an automotive sales and service group along with a rental car company operate and occupy the site.

Environmental Investigations and Actions

In February 2010, a Phase I environmental site assessment (ESA) identified recognized environmental conditions associated with the current and former operations at the property. In March 2010, a Phase II environmental site assessment report was conducted that identified elevated concentrations of total petroleum hydrocarbons in the subsurface soil and groundwater.



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Current Status

On July 28, 2010, WV Baltimore H 25, LLC submitted an application to the Voluntary Cleanup Program as an inculpable person seeking a Certificate of Completion for future residential land use for the property. The Department has requested an additional investigation at the property.



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