



Facts About...

240 West Dickman Street
(Voluntary Cleanup Program)

Site Location

The 13.79-acre property is located at 240 West Dickman Street, Baltimore, Maryland 21230 in an industrialized area of the city. The site encompasses multiple parcels, including 150 West Dickman Street, 120 West Dickman Street, 250 West Dickman Street, a portion of former Race Street between Donaldson and Dickman Streets, and a portion of former Clarkson Street between Donaldson and Dickman Streets. The property is an operating lumberyard, consisting of one warehouse/office building and several railroad spurs, located in an industrial area of the city. The property is bound to the north by Schuster Concrete Company; to the east by a vacant lot underneath an elevated portion of Hanover Street; to the south by the Baltimore City Central Auto Repair Garage and BFI Waste Systems of North America regional waste facility; and to the west by the Middle Branch of the Patapsco River.

Site History

The property has been utilized mostly for storage and warehouse purposes in conjunction with the CSX Railroad. Prior to the 1950s, the property was developed with a warehouse structure on the eastern side of the property, along Hanover Street, with railroad spurs and piles of fill soil along the western portion of the property. During the 1950s, the property was used as a reload area for produce for the CSX Railroad. During this time, the fill soil was dumped into the river to expand the land area of the property along the railroad bridge. The property was utilized as a metal/plumbing supply warehouse during the 1960s, at which time more filling and land expansion occurred along the riverbank and southern portions of the property. The property was used as a lumber storage yard in the late 1980s, prior to which a commercial bakery operated on site, though no specific dates were provided.

Currently the property is an operating lumberyard and warehousing facility. The property is improved with several railroad spurs and one warehouse/office building.

Environmental Actions and Investigations

In March 2005, Brook Environmental & Engineering Corp. performed an environmental site assessment (ESA) for the purpose of identifying the "Recognized Environmental Conditions" (RECs) for Dickman Street, LLC. The ESA was conducted to understand what impact past and present operations may have on the future use of the property. Limited soil and groundwater sampling and analysis were conducted in conjunction with this ESA. The identified RECs include contamination surrounding a 250-gallon diesel aboveground storage tank (AST), the potential presence of underground storage tanks (UST), and some petroleum and mercury-contaminated soils in the fill soil used in the land expansion. Some volatile organic compounds (VOC) and chlorinated compounds were found in the soil and groundwater near the northern fence line of the property, however these are attributed to activities associated to the surrounding properties. Additional investigation was recommended to further characterize the extent of contamination on site.



In May 2005, Geo-Technology Associates, Inc. (GTA) excavated 12 exploratory test pits to evaluate the RECs identified in the March 2005 ESA. Analysis of the soils collected during the excavation identified elevated levels of lead, mercury, and hexavalent chromium on the property. Based on the results, further investigation was recommended to further evaluate the property.

In October 2005, GTA conducted a Phase II ESA of the property. An additional test pit, 11 soil borings, and groundwater sampling occurred as part of this ESA. The soil and groundwater samples were analyzed for total petroleum hydrocarbons (TPH) diesel range organics (DRO), TPH gasoline range organics (GRO), VOCs, metals and polychlorinated biphenyls. Analysis of the soil samples indicated elevated concentrations of total chromium, mercury, and TPH-DRO. Analysis of groundwater samples indicated elevated concentrations of dichloromethane, as well as arsenic, cadmium, chromium, lead, and mercury.

Current Status

On July 25, 2005, Dickman Street, LLC, submitted an application to the Voluntary Cleanup Program as an inculpable person seeking a Certificate of Completion for future restricted residential (Tier 1B) use for the property. On July 14, 2006, the Maryland Department of the Environment accepted 240 West Dickman Street into the Voluntary Cleanup Program, requesting a Response Action Plan be conducted for the property.

The Maryland Department of the Environment is currently awaiting submittal of the Response Action Plan.

Contact

Jim Metz Maryland Department of the Environment (410) 537-3493
 Voluntary Cleanup/Brownfields Division

Last Update: August 10, 2006

