



Maryland Department of the
Environment

FACTS ABOUT:

121 Kane Street
(Voluntary Cleanup Program)

Site Description:

The 121 Kane Street property was a property that participated in the Voluntary Cleanup Program (VCP). This property consists of an approximately 3.197 acre parcel located at 121 Kane Street in a mixed-use industrial, commercial and residential area of Baltimore City, Maryland. The property is bordered to the west by Kane Street, beyond which is a golf driving range and Patterson High School. Bordering the property to the north and south are commercial business, and to the east a former rail line.

The property is currently improved with a large rectangular warehouse building, landscaping and concrete and asphalt pavement which occupies approximately ninety percent of the site. The remaining ten percent of the site consists of an unpaved grassy area adjacent to a former rail line. There are no surface water bodies located on the property. The groundwater flow direction beneath the property is assumed to follow site topography, which generally slopes to the east.

Site History:

Based on information provided in the Phase I site assessment for the property, prior to 1970 the site was an undeveloped lot owned by the Canton Company. The current owner, F & M Development, purchased the property in the 1970s and constructed the current building on site. The property has had several commercial tenants since the 1970s.

Between 1970 and late 1980s, the building was utilized as a hardware distributor and vocational welding school. In the late 1980s, a shoe company which performed plastic injection molding and manufacturing of shoes occupied the building. During the 1990s, the property was utilized as a warehouse for various plastic and lumber companies. The property has been vacant since 2005.

Environmental Investigations and Actions:

Several environmental investigations have been performed for this property. A Phase I environmental site assessment was completed for the property in March 2010 and subsurface investigations were completed for the site in March 2010, April 2010, October 2010, and January 2011. The subsurface investigations performed at the property in March, April and October 2010 included the collection of surface soil samples, subsurface soil samples and soil gas samples from beneath the on-site building, paved areas of the property, former rail spur area and the landscaped areas on site. The results from the soil gas samples collected from beneath the



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building at the property indicated the presence of select volatile organic compounds. The results from the soil samples collected beneath the property reported the elevated levels of priority pollutant metals in the soils on site and one reported sample that exceeded the toxicity characteristic leaching procedure (TCLP) analysis for lead.

In January 2011, the VCP requested the collection of additional surface and subsurface soil samples from the area adjacent to the soil sample which reported an exceedance for TCLP lead, in order to determine the total lead concentrations in the soils on the property for additional TCLP analysis. These collected soil samples were analyzed for total lead concentrations only.

Current Status:

F & M Development, LLC submitted an application package to the VCP for the 121 Kane Street property on June 14, 2010, seeking a Certificate of Completion as a responsible party. On December 20, 2011, the Department accepted the 121 Kane Street property, consisting of 3.197 acres, into the VCP and requested the development of a proposed response action plan (RAP) to address the levels of priority pollutant metals and polyaromatic hydrocarbons identified in the soils on site.

A secondary VCP application package was submitted for the 121 Kane Street property by PPC Lubricants, Inc. on June 14, 2010, seeking a Certificate of Completion as an inculcable person. An inculcable person status-qualifying letter was issued to PPC Lubricants, Inc. on July 23, 2010. This VCP application was considered withdrawn by the MDE on March 24, 2012.

On February 15, 2012, F & M Development, LLC submitted a proposed RAP to the Department for review. A public informational meeting to discuss the proposed RAP was held on March 7, 2012, at 6pm at the Southeast Anchor Branch Library in Baltimore, Maryland. After receiving comments on the proposed RAP, a revised proposed RAP was submitted to the Department on May 24, 2012. The VCP approved the revised proposed RAP for the property on June 7, 2012.

On August 2, 2012, the Department issued a Certificate of Completion (COC) to F & M Development, LLC for the 121 Kane Street property for restricted industrial use of the property with the adherence to the following restrictions: execution of an environmental covenant, the requirement for a site-specific health and safety plan, sampling and disposal requirements for groundwater encountered during excavation, cap maintenance requirements, soil excavation requirements, and a prohibition on the use of ground water beneath the property for any purpose.



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