



Maryland Department of the
Environment

FACTS ABOUT: 2600 N. HOWARD STREET PROPERTY (Voluntary Cleanup Program)

Site Location

The 2600 N. Howard Street property consists of one land parcel (Lot 96) totaling 0.522-acres. The property is located at 2600 N. Howard Street, Baltimore City, Maryland 21211. The property is located in a mixed commercial and residential area and is bounded to the north by an unnamed alley and residential homes, to the south by 26th Street, a CSX rail line and residential and commercial properties beyond, to the west by Huntingdon Avenue and residential and commercial properties beyond, to the east by N. Howard Street, H.F. Miller a previous Voluntary Cleanup Program site and residential and commercial properties beyond. The topography slopes moderately from east to west with approximately 8 feet of elevation change. Intrusive investigations identified fill material on the western portion of the site while a sandy-clay was observed on the eastern portion of the site. Groundwater is located approximately 20 feet below ground. The nearest surface water is a stretch of the Jones Falls, located approximately 1700 feet west of the property.

Site History

The property has been developed since at least 1928. In 1928 the site was used as a parking garage with the capacity to hold a total of 95 vehicles and a potential gasoline filling station existed. In 1942, the site was used as a Shell filling station and an auto repair shop. The American Can Company was located across N. Howard Street and may have used the site for storage in 1942. In 1953, the site was used as an auto body repair facility, a gasoline filling station and parking garage. Sometime between 1958 and 1964, the site was occupied by the Elite Laundry and Dry Cleaning Company. In 1963, the site was occupied by a used furniture store and a warehouse. Between 1971 and the mid 1980s, the site continued to be occupied by a used furniture store and an auto repair facility. From the mid 1980s until present time the site appears to have been used as an automobile repair facility. As of November 2012, the site was being used by three separate tenants. The east side of the building along N. Howard Street was occupied by James and Lynn's Tire Service. The central portion of the site was occupied by Quality Auto Repair and the west side of the building was occupied by auto repair tenant.



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Environmental Investigations and Actions

In September 2012, a Geophysical Investigation was completed that identified the potential presence of three underground storage tanks (USTs). In October 2012, Phase I and II environmental site assessments were conducted for the property. The Phase I ESA investigations identified recognized environmental conditions associated with the current and historic use of the property. The Phase II ESA identified elevated concentrations of Polycyclic Aromatic Hydrocarbons (PAHs) and metals; low levels of total petroleum hydrocarbons gasoline and diesel range beneath the building footprint and low levels of volatile organic compounds (VOCs) in the groundwater beneath the site. A soil gas survey was also performed that identified low levels of VOCs beneath the building. In January 2013, a Supplemental Phase II ESA was completed. The investigation results confirmed low levels of VOCs from additional sub-slab soil gas locations and non-detect concentrations for elemental mercury vapor. In October 2013, a UST investigation was performed at the site.

Current Status

On October 24, 2012, a Voluntary Cleanup Program (VCP) application was submitted by 2600 N. Howard Street, LLC seeking a Certificate of Completion as an inculpable person with future commercial use identified for the property. On February 13, 2013, the Department accepted the property into the program for a response action plan (RAP). On May 28, 2013 a revised RAP was approved by the Department. Implementation of the approved RAP is currently ongoing.



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