



3400 BOSTON STREET PROPERTY

What You Need to Know

The 3400 Boston Street Property is located at this address in Baltimore City, Maryland. This property consists of two parcels, Lot 13 and Lot 17 that total 1.464-acres that are situated in a residential and commercial area, which is bounded to the north and west by residences, to the east by The Broom Factory and to the south by Boston Street. Surface water flows into the local Baltimore City storm-water management system and the closest water body is the northwest harbor of the Patapsco River, located less than 1000 feet southwest of the property. Public water and sewer service is supplied to the property and the area by the City of Baltimore.

Site History

The structures currently on the properties include several warehouse buildings and parking areas. An electric motor repair company currently operates at the property and historically Poppelin Silicate Phosphate Company, American Lead and Bryta Company, the Boston Iron and Metal Company, and an auto repair facility operated on portions of the property.

Environmental Investigations

A Phase I environmental site assessment (ESA) conducted in 2015 for the property identified several recognized environmental conditions (RECs): underground and aboveground petroleum storage tanks and the historical industrial uses. It was also noted that a former rail spur was previously located on Lot 17, the southern parcel along Boston Street. Consequently, a Phase II investigation was conducted in 2015 and documented the presence of carcinogenic polycyclic aromatic hydrocarbons (cPAHs) in the soils. Volatile organic compounds (VOCs) were identified in the groundwater and the soil vapor. Evidence of an underground storage tank and a hydraulic lift were also noted at the property. Additional sampling in 2017 confirmed the identification of cPAHs in surface and sub-surface soils and VOCs in the soil vapor.

Current Status

On May 5, 2017, 3400 Boston Street, LLC submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a Certificate of Completion for Tier 1B (Residential Restricted) future use of the property. On August 23, 2017 the VCP accepted the property into the Program pending the development of a response action plan ("RAP") to address the cPAH and VOC contamination at the property. A meeting is scheduled for January 24, 2018 to present the RAP to the public.