

**Constellation Properties
Baltimore City, Maryland
(Voluntary Cleanup Program)**

Site Description

The Constellation Properties, totaling approximately 6.17 acres, consist of five parcels: Parcel 1, 850 S. Bond St. (0.23 acres), Parcel A, 901 S. Bond St. (1.51 acres), Parcels B&C, 1401, 1403, 1409 and 1411 Thames St. (Parcel B: 1.34 acres, Parcel C: 1.65 acres), Parcel D, 870 and 872 Dallas St., 901, 903, 905, 907 and 915 S. Caroline St., 1500, 1502, 1512, 1514, 1520, 1522, 1524, 1526, 1528 and 1530 Thames St. (1.44 acres) in the City of Baltimore. The properties are located in a mixed commercial and residential area, and are bound to the west by South Caroline Street, to the east by Bond Street and Browns Wharf, to the north by an alley connecting South Caroline and South Dallas Street and to the south by the Baltimore Harbor. The property contains residential housing units, a commercial office complex and a municipal parking garage. The topography slopes gently to the south-southwest toward the adjacent harbor. Groundwater is 8 feet below grade and flows southwest.

Site History

A variety of industries have been located on the Constellation properties since the late 1800s. Previous property usage includes: lumber yard, tin can storage, cotton press warehouse, Baltimore Coffee Polishing & Storage Company, oil warehouse (W^mC Robinson & Sons), coal and wood yard, a mill of unknown production, laundry facility, beer distributor and residential homes. Four railroad spurs and six wharfs previously serviced the docks. Sample results from environmental investigations of the site revealed elevated levels of chlorinated solvents and metals in the groundwater for Parcels A, B & C, D and 1. Elevated metals and semi-volatile organic compounds were also identified in the soil samples for Parcels A, B & C, D and 1. Approved interim remedial actions were conducted for Parcels 1, A, B&C and D between July 2001 and February 2002 to remove identified soil contamination hot spots.

Voluntary Cleanup Program (VCP) Status

In October 2000, a Voluntary Cleanup Program application was submitted by Fells Point Development, LLC seeking a No Further Requirements Determination as an inculpable person for the Constellation property located at 1411-1524 Thames Street, 901-907 S. Caroline Street and 870-872 S. Dallas Street in Baltimore City. Due to time constraints on the construction activities, the Department granted a request for a stay of the application for Parcel A (901 S. Bond Street) in June 2001. The remainder of the site proceeded in the program. In June and July 2001, Fells Point Development, LLC amended the original application by filing separate Voluntary Cleanup Program applications for Parcel D, Parcels B and C, and Parcel 1.

The stay on Parcel A was lifted by the Department in October 2001 and a No Further Requirements Determination, issued in June 2002, authorized future use of the property for industrial or commercial purposes, future soil excavation and disposal requirements and prohibited the use of groundwater beneath the property for any purpose.

In March and July 2002, No Further Requirements Determinations were issued for Parcels D, B and C and 1 authorizing future use of properties for limited residential, commercial or industrial purposes and prohibiting the use of groundwater beneath the properties for any purpose.

Site Contact

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Last update: March 2004