



Maryland Department of the
Environment

FACTS ABOUT: GATEWAY SOUTH

Site Location

The 3.63-acre Gateway South, Phase I property is located at 1501, 1525 and 1551 Russell Street in Baltimore City, Maryland. The property is currently vacant but was most recently occupied by Maryland Chemical Company. The property includes two buildings on the 1501 property, one building on the 1525 property and a building, a covered storage area, an acid house and a paved receiving and loading area on the 1551 property. The property is bounded to the northwest by Russell Street with warehouses and a gas station beyond, to the northeast by Worcester Street with a self storage facility beyond, to the southeast by Warner Street with a salvage yard beyond, and to the southwest by Bayard Street. Groundwater is 6 to 9 feet below ground surface (bgs) and groundwater flow is to the southeast towards the Middle Branch of the Patapsco River.

Site History

American Cyanamid, an industrial manufacturer of pesticides and agricultural chemicals, operated on the property from the 1890s through the early 1900s. The exact nature of their operations on their property are not known. Maryland Chemical Company has operated on the property since 1904 and used the property for the storage and sale of custom blended chemicals. Maryland Chemical Company discharged wastes from a neutralization tank to the sanitary sewer under a NPDES permit.

Eastfield Container Corporation was located at 1501 Russell Street for an unknown period and was identified as a small quantity generator.

Environmental Investigations and Actions

In June 1998, a Phase II environmental site assessment (ESA) was completed on the property. The ESA identified the presence of free-phase petroleum hydrocarbons in the subsurface soil and groundwater in the vicinity of the former boiler located at 1501 Russell Street. The ESA also identified the presence of PCE beneath the asphalt storage yard located at 1551 Russell Street and suggested that if there had been no release on the property the plume was likely coming from an upgradient source. An October assessment further investigated the extent of the petroleum contaminated groundwater and found that it was limited to the most shallow water bearing zone from 7 to 9 feet bgs.



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In December 2000, a Phase II ESA was completed on the Maryland Chemical Company property. The report indicated that a spill of 900 pounds of trichloroethene (TCE) occurred in 1993 on the asphalt driveway between the warehouse and the covered storage canopy near the Russell Street property boundary. The spill was reportedly cleaned up with absorbent clay material. Six groundwater samples and six subsurface soil samples were collected that identified the presence of tetrachloroethene (PCE) and TCE in the soils beneath the area of the TCE spill and elevated levels in the groundwater extending from Russell Street to Warner Street.

In April 2004, the Maryland Department of the Environment (MDE) conducted a Phase I ESA of the Warner Street corridor as part of its Brownfield Site Assessment Initiative. MDE identified the storage and sale of industrial chemicals and the previous ownership of the property by American Cyanamid as potential environmental concerns.

In June 2004, MDE conducted a follow up Brownfields Assessment of the Maryland Chemical Company property that included the collection of seven surface soil and seven subsurface soil samples and one groundwater sample. Three surface water samples were collected from the nearest surface water body. The Brownfields assessment included a toxicological evaluation for commercial use of the property that identified elevated levels of risk from ingestion of surface soil and dermal contact of groundwater; the risk drivers were arsenic and chromium, arsenic, PCE and TCE, respectively.

In May 2007, a Phase I ESA identified a past petroleum release at 1501 Russell Street as a recognized environmental condition (REC). The ESA also identified the presence of two permanently out of use underground storage tanks (USTs) at 1501 Russell Street. One was a 7,000-gallon gasoline UST and the other was a 3,000-gallon heating oil UST. At 1551 Russell Street, the ESA identified one 6,000-gallon gasoline UST and one 4,000-gallon diesel UST. The Oil Control Program (OCP) issued a Notice of Compliance letter for the two USTs at 1551 Russell Street on September 7, 1994.

In 2007, a Phase II ESA of the entire area identified the presence of fill material up to 20 feet bgs and identified the presence of semi-volatile organic compounds and metals throughout the area. The ESA also included a geophysical investigation of one UST at 1501 Russell Street. Soil samples confirmed that chlorinated solvents were present in the subsurface and soil gas samples were collected for screening purposes only.

In May, 2009, MDE received an updated Phase II ESA for the Maryland Chemical property that included the collection of surface and subsurface soil samples and groundwater samples based on an MDE-approved work plan. The samples collected confirmed the presence of PCE, TCE, petroleum related compounds and metals in the soil and groundwater at the property.



In November 2009, additional soil gas samples were collected to evaluate the vapor intrusion pathway that identified PCE , TCE and other contaminants in the soil gas beneath the property.

Current Status

On April 25, 2008, Baltimore Development Corporation, on behalf of the City of Baltimore, the property owner, submitted an application to the Voluntary Cleanup Program (VCP) seeking a Certificate of Completion for future commercial use of the property. The property was accepted for participation in the VCP on December 22, 2009. The proposed RAP for the combined Gateway South and Warner Street properties was submitted on May 2, 2011 and a public informational meeting was held on June 1, 2011 at 6:30 p.m. in the Baum Room at Harbor Hospital in Baltimore, Maryland. The RAP was accepted on September 15, 2011.

On July 10, 2012, CBAC Gaming, LLC submitted a VCP application for the combined Warner Street and Gateway South Properties as an inculpable person seeking a Certificate of Completion for future commercial use of the property. On August 10, 2012, the CBAC Gaming, LLC application was accepted. On November 27, 2012, the VCP approved an Amendment to the approved RAP.

The VCP held a second public informational meeting on the Response Action Plan on April 11, 2013 at 6:00 p.m. at the Maryland Department of the Environment located at 1800 Washington Boulevard, Baltimore, Maryland 21230. Comments were accepted until April 23, 2013.

Based on the comments received during the meeting and public comment period, the VCP requested that CBAC Gaming submit a revised RAP Amendment on May 6, 2013. The document was submitted and additional comments were issued by the VCP on May 17, 2013. The VCP approved the revised RAP Amendment on May 23, 2013. Implementation of the RAP Amendment is ongoing and periodic site visits are being conducted by the VCP.



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