

**SWANN'S WHARF**  
**Baltimore, Baltimore City, Maryland**  
**(Voluntary Cleanup Program)**

***Site Location***

The 3.3-acre Swann's Wharf property is located at 951 Fell Street in the Fells Point area of Baltimore City. The site currently includes a commercial warehouse and vacant space. The site is bounded to the north by a parking lot vacant space used for storage of rubble, to the west by the Inn and Residences at Henderson's Wharf, to the south by Henderson's Marina and to the east by water.

***Site History***

An oyster and fruit packing and canning facility operated on the site from 1902 until the 1950s. The site also included a railroad spur and loading dock. The warehouse on the property is currently used for storage of commercial products by the property owner, the Belt's Corporation. A portion of the warehouse has also been used recently for storage of food additives. The vacant asphalt-covered portion of the property is currently used for the storage of kayaks. The former Arundel Concrete Truck Stop, located north of the property, had a petroleum release and subsequent cleanup and the case was closed by the Oil Control Program in January 1997.

***Environmental Investigations***

During 2003, a Phase I environmental site assessment identified potential areas or sources of concern including a petroleum release and cleanup at the adjacent Arundel Concrete Truck Stop, the presence of fill material across the site and various areas of staining. Based on the findings of the Phase I, subsurface soil and groundwater samples were subsequently collected on the site. The samples identified the presence of low levels of petroleum hydrocarbons in the soil and groundwater, slightly elevated levels of arsenic in some soil samples, and slightly elevated levels of polycyclic aromatic hydrocarbons (PAHs) in groundwater. A Phase II environmental site assessment was completed in October 2003 that included collection of surface and subsurface soil and groundwater samples. The samples identified localized PAH contamination in soils and elevated levels of metals in the groundwater.

***Current Status***

Hanover R.S. Limited Partnership, the prospective purchaser, applied to the MDE Voluntary Cleanup Program as an inculpable person seeking a No Further Requirements Determination for future limited residential use of the property. On December 31, 2003, the Department issued a No Further Requirements Determination for future use of the property for limited residential, commercial or industrial purposes, no use of the groundwater beneath the property for any purpose and future soil excavation and disposal requirements.

***Contact***

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**Last Update: January 12, 2003**