



# ***Facts About...***

Marketplace Properties  
(Voluntary Cleanup Program)

---

## **Site Location**

The Marketplace Properties include the 0.86-acre Marketplace West property consisting of 604-622 Broadway, 1621-1631 Fleet Street, 611-623 South Bethel Street and 1630 Aliceanna Street, the 0.05-acre 600 South Broadway and 1641 Fleet Street property, and the 0.86-acre Marketplace East property consisting of 607-627 South Broadway and 614-616 South Register Street. All three properties are part of the same mixed use planned unit development along with the 608 South Register Street property (an adjacent VCP applicant). The properties are located on the west and east sides of Broadway in the Fells Point area of Baltimore City, Maryland, a mixed commercial and residential neighborhood. The property is currently a mixture of vacant lots and vacant buildings.

## **Site History**

The Marketplace properties appear to have been developed in the 1800s as either residences or residences with retail shops on the first floor with the exception of 1630 Aliceanna Street, which was developed in 1923 as the Baltimore City Comfort Station. With the exception of the Baltimore City Comfort Station, which is still owned by the City of Baltimore and 613-615 South Broadway, which is owned by Donald Seidman, South Broadway Properties, LLC purchased the individual lots making up the Marketplace property between 2005 and 2008.

The commercial businesses operating on the Marketplace West property have included the Colonial Cake Company, Roberts Furniture Company, Kayboys Paper Company, a wholesale paper company, Key Marine Refrigeration, Inc. (distributors), a greenhouse, Albatoire Provision Company, Broadway Meat and Produce Company, restaurants, Yellow Front Hardware Company, a barber shop, men's clothing store, shoe store, and a commercial real estate office.

The commercial businesses operating on the Marketplace East property have included Bowers and Denium, American Stores Corporation (Grocers), Max Seidman Dry Goods, Castine B & Brothers Hardware, and a store/pickling house.

Only the 600 South Broadway portion of the 600 South Broadway and 1641 Fleet Street property included commercial businesses. These included the Fells Point Station (bar and deli), Parris Candy and Chrystal Café.

## **Environmental Investigations and Actions**

Multiple Phase I environmental site assessments (ESA) were conducted on the properties with commercial uses in April 2005, June 2005 or September 2005 with the exception of the Baltimore City Comfort Station, 613-615 South Broadway properties. The Phase I did include an exterior inspection of the residential properties. The Phase I ESAs found no recognized environmental conditions.



In January 2009, a Phase I ESA was completed on the 613-615 South Broadway properties that also found no recognized environmental conditions.

### **Current Status**

On April 15, 2009, the Voluntary Cleanup Program (VCP) received three applications from South Broadway Properties, LLC for the Marketplace properties (one each for Marketplace West, Marketplace East and 600 South Broadway and 1641 Fleet Street) seeking No Further Requirements Determinations (NFRDs) as an inculpable person. On July 6, 2009, the VCP indicated that it had determined that South Broadway Properties, LLC did not qualify for inculpable person status for all properties. On September 24, 2009, the VCP notified South Broadway Properties, LLC that the VCP applications were denied due to failure to submit revised VCP applications reflecting the previous decision regarding inculpable person status.

South Broadway subsequently submitted additional information regarding the scope of the 2005 Phase I ESAs and on January 8, 2010 the VCP notified South Broadway Properties that they were considered an inculpable person for all properties except 613 South Bethel Street. The VCP further clarified that since the additional information was submitted more than 60 days after the denial letter, new VCP applications and fees were required for the properties.

### **Contact**

For additional information, please contact the Land Restoration Program at (410) 537-3493.

**Last Update:** April 30, 2010

