



2760 LIGHTHOUSE POINT PROPERTY (BMI# MD1924)

What You Need to Know

Site Location

The 2760 Lighthouse Point property is located at 2760 Lighthouse Point East in Baltimore City, Maryland. The property consists of one 3.317-acre parcel that is situated in a mixed residential and commercial area. The property is bounded directly to the north by Boston Street, to the east and west by residential properties, and to the south by the Baltimore Harbor waterfront. Water and sewer service for the property is supplied by City of Baltimore. Surface water from the property discharges to the local stormwater system; the closest surface water is the Northwest Harbor of the Patapsco River, located directly south of the property.

Site History

This property was developed as early as 1890 by the JS Young Company, an industrial licorice extract and dye manufacturer who closed in approximately 1980. Other uses of the property also included an oyster packing operation (1890 to 1952), a lumber yard (1890 to 1971), and various gas stations along Boston Street. After the JS Young Company closed, the property was leased by a trucking company (1983), and in the 1980's, a marina reportedly operated on the property's waterfront. In the late 1980's to early 1990's, the on-site buildings were mostly demolished, and a mixed use (residential/commercial) condominium building was constructed.

Environmental Investigation

In 2017, a Phase I environmental site assessment (ESA) was conducted for the property which noted underground storage tanks and the historic use as an industrial licorice and dye manufacturer as the recognized environmental conditions for the property.

In March 2020, a Phase II ESA was conducted that identified polycyclic aromatic hydrocarbons (PAHs) and heavy metals in the surface and sub-surface soil, petroleum hydrocarbons in the sub-surface soil and elemental mercury in the soil gas at one sample location.

Current Status

On March 26, 2018, 2760 Lighthouse Point, LLC, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination for Tier 1B, Residential Restricted, future use of the property. On April 8, 2020, the VCP notified the applicant that a response action plan is required to address the identified contamination and after missing the extended April 8, 2022 deadline for submission (24 months), the property was withdrawn from the VCP.