



## **FACTS ABOUT: 120-250 West Dickman Street (VOLUNTARY CLEANUP PROGRAM)**

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### **Site Location**

The approximately 14-acre property is located at 120-250 West Dickman Street in Baltimore, Maryland in an industrialized area of the city. The property is an operating lumberyard, consisting of one warehouse/office building and several railroad spurs. The property is bound to the north by Schuster Concrete Company and Swann Park; to the east by South Hanover Street; to the south by the Baltimore City Central Auto Repair Garage and BFI Waste Systems of North America regional waste facility; and to the west by the Middle Branch of the Patapsco River.

### **Site History**

The property has been utilized mostly for storage and warehouse purposes in conjunction with the CSX Railroad. Prior to the 1950s, the property was developed with a warehouse structure on the eastern side of the property and railroad spurs and piles of fill soil along the western portion of the property. During the 1950s, the property was used as a reload area for produce for the CSX Railroad. During this time, the fill soil was dumped into the river to expand the land area of the property. The property was utilized as a metal/plumbing supply warehouse during the 1960s, at which time more filling and land expansion occurred along the riverbank and southern portions of the property. The property was used as a lumber storage yard in the late 1980s. Currently the property is an operating lumberyard and warehousing facility.

### **Environmental Investigations And Actions**

In March 2005, an environmental site assessment was conducted and petroleum contamination was detected in soil surrounding the aboveground and underground storage tanks located next to the warehouse. In May and October 2005, exploratory test pits were excavated, soil borings were installed, and soil and groundwater sampling was conducted. Elevated concentrations of lead, mercury, chromium, and total petroleum hydrocarbons diesel range organics were identified in soil. Elevated concentrations of volatile organic compounds, arsenic, cadmium, chromium, lead, and mercury were identified in groundwater.

### **Current Status**

In July 2005, Dickman Street, LLC, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a Certificate of Completion for future restricted residential (Tier 1B) use for the property. In July 2006, the Maryland Department of the Environment accepted the property into the VCP, requesting a Response Action Plan (RAP) be



conducted for the property. During the approved Interim Removal Measure activities, 92.5 tons of lead contaminated soil was excavated and disposed at Soil Safe, Inc. The Dickman Street, LLC has not submitted the RAP.

In June 2015, 120-250 West Dickman Street, LLC, submitted an application to the VCP as an inculpable person seeking a Certificate of Completion for future restricted commercial (Tier 2B) use for the property. The Department released comments on the VCP Application Package in July 2015. The 120-250 West Dickman Street property was accepted into the VCP in March 2016 with the requirement that a response action plan (RAP) be developed. The planned future property use is commercial.

