



1220 Towson Street (MD1572)

What You Need to Know

Site Location

This 0.3-acre property is located at 1220 Towson Street in a mixed residential, commercial, and industrial area of the Locust Point neighborhood of Baltimore City, Maryland. The area generally slopes to the east towards Northeast Harbor of Patapsco River, located less than 400 feet off the property. The property is serviced by public water and sewer.

Site History

The site was improved with one story masonry structure constructed circa 1950 and utilized as a motor freight station warehouse, since development until approximately 1984, and then as a printing equipment repair facility until 2001. Later, the western portion of the structure was used for document storage and the eastern portion was vacant and in a dilapidated condition. The structure was demolished and townhomes were built on the property in 2018.

Environmental Investigation

Two hydraulic oil/possibly diesel underground storage tanks (USTs) and soil surrounding USTs were excavated and removed from the property in July 2001. The confirmatory soil samples from the bottom and side walls of excavation did not reveal total petroleum hydrocarbons and volatile organic compounds (VOCs) in soil above MDE's residential cleanup standards.

A Phase I Environmental Site Assessment (ESA) report and Limited Phase II ESA Work Plan were submitted in January 2014 for the property as part of an application for participation into the Voluntary Cleanup Program (VCP). Additional ESAs were completed between 2015 and 2017.

Current Status

In January, 2014, Towson Street 1220, LLC submitted a VCP application for the property as an inculpable person. In April 2016, the property was accepted into the VCP with the requirement that a response action plan be developed to address VOCs in soil gas, and VOCs, metals, and semivolatile organic compounds in soil and groundwater.

In December 2016, the property was withdrawn from the VCP and completed soil remediation under the oversight of the MDE Controlled Hazardous Substances Enforcement Program. After removal and proper disposal of approximately 130 tons of impacted soils, a no further requirement (NFA) designation letter was issued in May 2017. The NFA letter specified the requirement for vapor mitigation at the property as part of the future property redevelopment.

The property entered the VCP in June 2017. In September 2017, the Department approved the vapor barrier layout and monitoring plan and issued a No Further Requirements Determination for restricted residential and restricted commercial purposes with a prohibition on the use of the groundwater for any purpose, and with the requirement that prior to any occupancy of any new building constructed on the property, the owner must conduct quantitative indoor air sampling in accordance with the work plan approved by the Department. The planned future property use is residential.