



JS YOUNG PROPERTY (BMI# MD1922)

What You Need to Know

Site Location

The JS Young property is located at 2700, 2701, 2740, 2742, 2748, 2749, 2750 Lighthouse Point East in Baltimore City, Maryland. The property consists of one parcel that is 0.925-acres and 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 till 1952), a lumber yard (1890 till 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 properties' waterfront. In the late 1980's to early 1990's, the on-site buildings were mostly demolished, and a large mixed use (residential/commercial) condominium building was constructed.

Environmental Investigation

In 2017, a Phase I environmental site assessment (ESA) was conducted for the property and noted underground storage tanks and the historic use as an industrial licorice and dye manufacturer as the recognized environmental conditions for the property. As of this date, no Phase II environmental site assessment (ESA) has been submitted for this property.

Current Status

On March 26, 2018, 2700 Lighthouse Point, LLC, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination for Tier 2B, Commercial Restricted, future use of the property. The VCP application for the property was withdrawn by the Program on April 11, 2022, after 18-months plus a 6-month extension, for failing to submit a complete application.