



STADIUM SQUARE I PROPERTY (BMI# MD1590)

What You Need to Know

Site Location

The Stadium Square I property is located at multiple addresses in Baltimore City, Maryland; including 101, 117, 123, 125, 127, 129, 131, 133, 135 West Cross Street; 1103, 1105, 1107, 1109, 1111, 1135 Leadenhall Street; 138 West West Street; 1110, 1112 Race Street; and Creek Alley. This 2.603-acre city block property is situated in a mixed use, industrial, commercial, and residential area that is bounded to the north by West Cross Street, to the west by Leadenhall Street, to the east by Race Street, and to the south by West West Street. Creek Alley divided the property to an eastern portion and a western portion. Surface water flows into the local Baltimore City storm-water management system. The Middle Branch of the Patapsco River is located approximately 1,000 feet to the southwest of the property. Public water and sewer service is supplied to the property and the area by the City of Baltimore.

Site History

The property consisted of several businesses and row homes. The businesses included Baltimore Tool Works (1110, 1112 Race Street), Hilgartner Natural Stone Company (101 West Cross Street), and ABC Box Company (1105, 1107, 1109, 1111, 1135 Leadenhall Street, 117 West Cross Street, 138 West West Street).

Baltimore Tool Works operated at the Race Street locations from approximately 1942 until 2008; one building was located on each parcel. Prior to 1942, a dry cleaner, a lumber company, a cooper, a motor company, and a transfer company operated on the Race Street parcels. At 101 West Cross Street, Hilgartner Natural Stone Company had operated there since 1975; prior to then, trucking companies and packing/canning companies operated at the property. The property is improved with one building and a parking lot. Since 1957, ABC Box Company has operated at multiple addresses and on multiple parcels. Prior uses of these parcels have included auto and truck repair, canning companies, a blacksmith, a lumber yard, and residential properties.

Environmental Investigation

In 2013, a Phase I Environmental Site Assessment (ESA) was conducted for the 1110 and 1112 Race Street properties, several recognized environmental conditions (RECs) were noted. Consequently, a Phase II investigation was conducted identifying heavy metals and carcinogenic polycyclic aromatic hydrocarbons (cPAHs) in the soils and volatile organic compounds (VOCs) in the soil gas. Evidence of underground storage tanks was also noted on one property.

In 2013, a Phase I ESA was conducted for the 101 West Cross Street property and several RECs were identified. A 2014 Phase II investigation of the property identified heavy metals and cPAHs in the soils and low-level VOCs in the soil gas. Also noted was evidence of an underground storage tank on the property.

A Phase I ESA, conducted in 2014 for the ABC Box Company parcels, indicated multiple RECs for the parcels. The following Phase II investigation identified several parcels with heavy metals and cPAHs in the soils and low-level VOCs in the soil gas.

Current Status

On April 14, 2014, Stadium Square I, LLC submitted an application to the Voluntary Cleanup Program as an inculcable person seeking a Certificate of Completion for Tier 1B (Residential Restricted) future use of the property.

On August 5, 2014, the VCP accepted the properties into the program with a requirement for the development of a response action plan (“RAP”), approved by the Department, and implemented to address risks to human health and the environment resulting from the heavy metals and carcinogenic polycyclic aromatic hydrocarbons (cPAHs) in surface soils and elemental mercury and volatile organic compounds (VOCs) in the soil gas at the property. The RAP also required the identification and a reduction of the source of VOCs in soils and/or groundwater in the area of SG-3 (1110 Race Street).

On April 8, 2015, Cross Street Baltimore Federal Hill, LLC submitted an application to the Voluntary Cleanup Program as an inculcable person seeking a Certificate of Completion (COC) for Tier 1B (Residential Restricted) future use of the property. Their application includes a total of 2.361 acres; not including the following properties that were in the original Stadium Square I application: 123, 125, 127, 129, 131, 133, and 135 West Cross Street and 1103 Leadenhall Street. Cross Street Baltimore Federal Hill, LLC subsequently submitted a response action plan for the property and it was accepted on November 6, 2015.

On May 17, 2018, the Stadium Square I property received a certificate of completion conditioned on land use controls including a groundwater use restriction, a restriction on the construction of single-family residences, maintenance of the environmental cap and vapor barrier, and an excavation – disposal restriction. The COC was recorded in the land records of Baltimore City on June 5, 2018.