Department of the Environment

Facts About...

Southside Marketplace Property
(Voluntary Cleanup Program)

Site Location

The Southside Marketplace property, totaling approximately 9.09-acres, is located at 857 East Fort Avenue in Baltimore City, Maryland 21230. The property, situated in a mixed industrial/commercial/residential area, is bounded to the north by East Fort Avenue, residential row homes and a General Electric facility, to the south by a CSX rail yard, to the west by Boyle, Webster and East Heath Streets with row homes beyond and to the east by a commercial retail property, formerly the White Lead facility. Currently, the property is completely covered by either concrete or asphalt cover and the site and local vicinity receive public water and sewer services. The topography slopes gently to the northeast and shallow ground water is located approximately five to fifteen feet below grade. On-site groundwater has been identified flowing east southeast. The nearest surface water body is the Northwest Harbor of the Patapsco River, located approximately 800 feet northeast of the property.

Site History

Beginning in 1890, the northeast portion of the property was used as the W.C. Kaiss coal-yard. In 1914, the Buck Glass Company began operating on-site. In 1940, CSX Transportation acquired a portion of the property. In 1951, the Knox Glass Company began operating on-site and the W.C. Kaiss coal-yard ceased their operations. In 1965, the both glass companies merged creating Glass Containers Corporation. In 1974, a portion of the property was purchased by Vineland Corporation, and in 1989 the western portion of the site was used as a storage and transfer facility for the National Freight Company. In 1990, Southside Marketplace LP, acquired title to the properties from both Vineland Corporation and CSX Transportation. In 1991, a commercial retail shopping center was constructed; tenants include dry cleaning and automobile repair operations.

Environmental Investigations and Actions

In 1989, a Phase II Environmental Site Assessment (ESA) was conducted in order to complete the abandonment process for underground storage tanks (USTs) observed on the property. In September 1990, eight mixed-fuel (diesel, gasoline and fill oil) USTs were removed from beneath the property. In May 1996, a Phase I ESA was conducted that identified recognized environmental conditions (RECs) associated with historic use of the property. In August 2001, additional Phase I and II ESAs were conducted on the property. The Phase II investigation identified elevated levels of petroleum hydrocarbons and metals in the soil, petroleum hydrocarbons in the ground water and low levels of chlorinated solvent vapor in the soil gas. Subsequently in 1992, approximately 40 cubic yards of petroleum contaminated soil was removed from the property. In January 2005, a Phase I ESA was conducted on the property that confirmed the environmental concerns associated with the current and historic uses at the property. In July 2005, an environmental investigation was conducted on the property that identified elevated levels of metals and semi-volatile organic compounds (SVOCs) in the soil and metals and volatile organic compounds (VOCs) in the ground water. In March 2006, a Revised Supplemental Environmental Investigation was conducted on the property that confirmed elevated levels of arsenic, lead and SVOCs in soil and elevated levels of arsenic

and VOCs in the ground water. In February 2007, another Phase I ESA was conducted on the property that confirmed the aforementioned environmental concerns.

On March 23, 2007, the Department requested the collection of supplemental sampling. In January 2008, a Supplemental Site Investigation was conducted, which verified elevated levels of metals, SVOCs in the soil and elevated levels of VOCs in the soil gas beneath the World Cleaners and Knight Laundromat tenant spaces. In January 2008, the Department requested the collection of indoor air samples be collected from the adjacent tenants to the dry cleaners. In November 2008, indoor air testing was conducted inside the tenant spaces associated with the elevated sub-slab soil gas concentrations. Sample results identified high levels of VOCs inside two tenant spaces sampled (#845 and #841). Subsequent heating, air conditioning and ventilation repairs were conducted in conjunction with the removal of the dry cleaning unit at the World Cleaners tenant space and indoor air samples were re-collected on December 29, 2008. Elevated concentrations of VOCs remained inside some tenant spaces; however, the concentrations were dramatically reduced. A third indoor air sampling event was conducted on January 22, 2009, which again confirmed elevated levels of VOCs in the indoor air of some tenant spaces adjacent to the dry cleaner. A fourth indoor air sampling event was conducted on April 17, 2009, which identified low or non-detect levels of VOCs in the indoor air of tenant spaces located further away from the dry cleaner. A fifth indoor air sampling event was conducted on May 1, 2009 that identified slightly elevated levels of PCE inside the tenant space located at #835. In August 2009, additional sub-slab soil gas and indoor air sampling was conducted at the Block Buster tenant space, which revealed low concentrations of VOCs beneath and within the building.

Current Status

On July 12, 2006, a Voluntary Cleanup Program application was submitted by Southside Marketplace LP, seeking a No Further Requirements Determination (NFRD) as a responsible party. Future property use was indicated as Tier 2B, restricted commercial or industrial use. On July 30, 2009, the Department accepted the Southside Marketplace property into the program; however, the applicant did not qualify for a NFRD, instead a Response Action Plan (RAP) was requested to address the identified contamination at the site. On September 13, 2010 a proposed RAP was submitted. The Department is currently reviewing the proposed RAP.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493.

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