



Maryland Department of the
Environment

FACTS ABOUT:

1401 Woodall Street Property

Site Description:

The 1401 Woodall Street Property is an eligible property in the Voluntary Cleanup Program (VCP). This approximately 0.31-acre property consists of two lots located in Baltimore City, Maryland. Bordering the property to the west is Woodall Street, beyond which are residential homes. The property is bordered to the north by Key Highway, beyond which is a parking lot for commercial and industrial business; and east by Stevenson Street, beyond which is Domino Sugar and multiple commercial businesses. Various commercial businesses border the property to the south.

This property is located in zoned industrial area and two-thirds of the property is currently improved with an unoccupied single-story concrete building and the remains of a secondary building that was destroyed by a fire. The remaining third of the property is unimproved and covered in grass. The nearest surface water body is the Inner Harbor located approximately 500 feet north of the property. According to the submitted environmental reports, groundwater flow beneath the property is potentially to the north. The site is served by municipal water and sewer services provided by the City of Baltimore.

Site History:

According to the environmental site assessments for the property, development of the property began in 1902 with construction of two concrete buildings which were occupied by a boiler shop and foundry. The two buildings on the property were improved, removed and reconstructed between 1902 and 2005 and were consistently utilized by boiler manufacturer and repair facilities and foundries/iron works companies. Currently, the property is used for storage of empty aboveground storage tanks and drums for trash collection. The foundry equipment has been removed.

Environmental Investigations and Actions:

Phase I environmental site assessments (ESAs) were completed for the property in 2005, 2011 and 2012. These ESAs identified previous boiler manufacturing and repair facilities at the property, foundry equipment and piping for a potential underground storage tank beneath the on-site buildings.



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A subsurface exploration and geotechnical evaluation was completed at the property in January 2006 to investigate the potential underground storage tank beneath the building. In February 2006 and April 2012 limited Phase II ESAs were conducted at the site which included the collection of surface and subsurface soil samples for analysis of diesel and gasoline range total petroleum hydrocarbons, metals, polychlorinated biphenyls (2006 Phase II ESA only), polycyclic aromatic hydrocarbons, semi-volatile organic compounds, and volatile organic compounds. The analytical results from these various soil sampling events reported detectable concentrations of diesel range total petroleum hydrocarbons, metals, and polycyclic aromatic hydrocarbons in the surface and subsurface soils located on the property.

Current Status:

Woodall Street, LLC submitted a request for expedited inculpable person status for the 1401 Woodall Street Property and the VCP granted expedited inculpable person status on November 29, 2011, with the requirement that Woodall Street, LLC submit a VCP application for the property within six months. On May 21, 2012, Woodall Street, LLC submitted a VCP application package seeking a Certificate of Completion for future commercial use for the 1401 Woodall Street Property. After reviewing the submitted application package, the VCP concurred that a Response Action Plan (RAP) was necessary for the property.

On July 9, 2012, the Department accepted the 1401 Woodall Street Property into the VCP and requested the submission of a proposed RAP in order to address potential risks associated with the property. The VCP is currently awaiting the submission of the proposed RAP.



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