



Maryland Department of the
Environment

FACTS ABOUT: GATEWAY SOUTH & WARNER STREET PROPERTIES

Site Location

The 3.63-acre Gateway South, Phase I property is located at 1501, 1525 and 1551 Russell Street in Baltimore City, Maryland. The property is currently vacant but was most recently occupied by Maryland Chemical Company. At the time of the Voluntary Cleanup Program (VCP) application, the property included two buildings on the 1501 property, one building on the 1525 property and a building, a covered storage area, an acid house and a paved receiving and loading area on the 1551 property. The property is bounded to the northwest by Russell Street with warehouses and a gas station beyond, to the northeast by Worcester Street with a self storage facility beyond, to the southeast by Warner Street with a salvage yard beyond, and to the southwest by Bayard Street. Groundwater is 6 to 9 feet below ground surface (bgs) and groundwater flow is to the southeast towards the Middle Branch of the Patapsco River. In 2014, the lots were combined along with a portion of Warner Street into a 3.627-acre property identified as 1525 Warner Street (Block 0841, Lot 001).

The 5.04-acre Warner Street Properties are located at 1501, 1601, 1629, 1633 and 1645 Warner Street, 2119 Haines Street, and 2102 Oler Street in Baltimore City, Maryland. The property consists of eight lots located south of Warner Street in the Carroll-Camden area of Baltimore City. At the time of the VCP application, the property was a combination of stadium event parking, warehouses for an architectural salvage business, and vacant warehouses. Warehouses exist on the 1501, 1601, 1633 and 1645 Warner Street Properties and 2104 Worcester and 2102 Oler Street properties. All other properties are unimproved. The property is bounded to the north by a self storage facility, to the northwest by Warner Street with the former Maryland Chemical property beyond, to the south and southeast by undeveloped waterfront parcels owned by the City of Baltimore with the Western Branch of the Patapsco River beyond and to the west by green space with the BRESCO incinerator facility beyond. Groundwater is 5 to 7 feet bgs and groundwater flow is to the southeast towards the Middle Branch of the Patapsco River. In 2014, the lots were combined along with the alleyways into a 6.682-acre property that is now known as 1555 Warner Street (Block 0844A, Lot 001).

Site History

The entire area has been developed since the 1800s for industrial uses. The specific uses of each property are discussed below.



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American Cyanamid, an industrial manufacturer of pesticides and agricultural chemicals, operated on the Gateway South property from the 1890s through the early 1900s. The exact nature of the on-site operations are not known. Maryland Chemical Company operated on the Gateway South property between 1904 and 2008. The company used the property for the storage and sale of custom blended chemicals. Maryland Chemical Company discharged wastes from a neutralization tank to the sanitary sewer under a NPDES permit. Eastfield Container Corporation was located at 1501 Russell Street for an unknown period and was identified as a small quantity generator.

A warehouse had already occupied the 1501 Warner Street property in 1890 and 1901. In 1890, the 1601 Warner Street property was occupied by Baltimore Cedar Company, a manufacturer of wood items. The facility included a warehouse, wood working machinery and a stem dry kiln/sawing operation. In 1901 and continuing until at least 1952 J.B. McNeal and Company Varnish and Color Works facility operated at the property. The J.B. McNeal facility included two warehouses. The southernmost warehouse contained an oil storage area.

In 1890, the 1629 Warner Street property housed a stable. In 1901, it was vacant and in 1914 it housed four shed-like structures. In 1952, the property was occupied by Gordon Carton, Inc., a folding box factory.

From 1890 to 1901, the 1633 Warner Street property was occupied by a stable and office. In 1914, the property was occupied by C.D. Pruden Company, a manufacturer of fire proof doors and windows. In 1952, the property was occupied by paper warehouse #3 for the Gordon Carton, Inc. also located on the neighboring property.

From 1890 to 1901, the 1645 Warner Street property was occupied by a small office. In 1914, the western portion of the property was vacant while the eastern portion was occupied by a shed and storage for the C.D. Pruden Company facility. The Pruden Company facility also was located on the neighboring property. In 1952, the Gibson & Kirk Company occupied the property as a brass foundry and machine shop.

From 1890 to 1901, the 2119 Haines Street property was occupied by part of L.T. Ranstead Wharf and was used as a loading platform and storage structure. In 1914, irregular temporary lumber piles were present on the property and in 1952 it was unoccupied.

In 1890, the 2104 Worcester Street property was a stable, which was converted to a shed by 1901. In 1914, the property was vacant. In 1952, the property was occupied by a building associated with J.B. McNeal Paint, Oil and Varnish Works that contained a stripping room.

The 2102 Oler Street property was occupied by lumber piles in 1890 and was unoccupied



in 1901 and 1914. In 1952, the property was occupied by warehouses for Gordon Carton, Inc. that housed a gasoline underground storage tank (UST), a storage area for acetates in drums and a chemical wash tank.

Environmental Investigations and Actions

In June 1998, a Phase II environmental site assessment (ESA) was completed on the property. The ESA identified the presence of free-phase petroleum hydrocarbons in the subsurface soil and groundwater in the vicinity of the former boiler located at 1501 Russell Street. The ESA also identified the presence of tetrachloroethene (PCE) beneath the asphalt storage yard located at 1551 Russell Street and suggested that if there had been no release on the property the plume was likely coming from an upgradient source. An October assessment further investigated the extent of the petroleum contaminated groundwater and determined the release was limited to the shallow water bearing zone from 7 to 9 feet bgs.

In December 2000, a Phase II ESA was completed on the Maryland Chemical Company property. The report indicated that a spill of 900 pounds of trichloroethene (TCE) occurred in 1993 on the asphalt driveway between the warehouse and the covered storage canopy near the Russell Street property boundary. The spill was reportedly cleaned up with absorbent clay material. Six groundwater samples and six subsurface soil samples were collected that identified the presence of PCE and TCE in the soils beneath the area of the TCE spill and elevated levels in the groundwater extending from Russell Street to Warner Street.

In April 2004, the Maryland Department of the Environment (MDE) conducted a Phase I ESA of the Warner Street corridor as part of its Brownfield Site Assessment Initiative. MDE identified the storage and sale of industrial chemicals and the previous ownership of the property by American Cyanamid as potential environmental concerns.

In June 2004, MDE conducted a follow up Brownfields Assessment of the Maryland Chemical Company property that included the collection of seven surface soil and seven subsurface soil samples and one groundwater sample. Three surface water samples were collected from the nearest surface water body. The Brownfields Assessment included a toxicological evaluation for commercial use of the property that identified elevated levels of risk from ingestion of surface soil and dermal contact of groundwater; the risk drivers were arsenic and chromium, arsenic, PCE and TCE, respectively.

In January 2006, the MDE conducted a Phase I ESA of the Warner Street Business Center corridor as part of its Brownfield Site Assessment Initiative. MDE identified the previous uses of the property for paint and varnish manufacturing, commercial printing, and as a brass foundry as potential environmental concerns and recommended that a Phase II ESA be completed.



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In May 2007, a Phase I ESA identified a past petroleum release at 1501 Russell Street as a recognized environmental condition (REC). The ESA also identified the presence of two permanently out of use USTs at 1501 Russell Street. One was a 7,000-gallon gasoline UST and the other was a 3,000-gallon heating oil UST. At 1551 Russell Street, the ESA identified one 6,000-gallon gasoline UST and one 4,000-gallon diesel UST. The Oil Control Program (OCP) issued a Notice of Compliance letter for the two USTs at 1551 Russell Street on September 7, 1994. A Phase I ESA Update summarized seven RECs in the entire Warner Street corridor including the presence of USTs, previously identified contamination by metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) in soil and groundwater; and the presence of approximately 120 drums at 1633 Warner Street. The report also identified green staining at the base of an interior wall at 1645 Warner Street.

In 2007, a Phase II ESA of the entire area identified the presence of fill material up to 20 feet bgs and identified the presence of semi-volatile organic compounds and metals throughout the area. The ESA also included a geophysical investigation of one UST at 1501 Russell Street. Soil samples confirmed that chlorinated solvents were present in the subsurface and soil gas samples were collected for screening purposes only.

In January 2008, a Phase II ESA of the entire Warner Street corridor was completed that did not include access to the interior of the buildings. Soil samples identified elevated levels of metals and SVOCs on the property. Petroleum contamination was identified between 1645 Warner Street and 2102 Oler Street near the location of an abandoned UST. SVOC contamination was identified in one groundwater sample location at the northwest corner of the 1629 Warner Street property.

In October 2008, MDE completed a Preliminary Assessment of the Gordon Carton property, which identified the past uses of the property as a potential environmental concern. Once access was granted for the Warner Street properties, an additional Phase II ESA investigation was completed that included a geophysical survey, characterization and staging of drums from the 1501 Warner Street warehouse. The geophysical survey identified five possible USTs; a sixth possible UST location was identified by fill and vent pipes. Fifty-nine of the 122 drums on the property contained hazardous liquid, which was removed.

In April 2009, a Phase I of the Warner Street corridor identified the unknown location of the historic USTs of chlorinated solvents in 1601 Warner Street property as a data gap in the 2007 Phase I and recommended participation in the VCP to address the RECs identified in the 2007 and 2009 assessments. An additional Phase II ESA investigation was completed on the Warner Street, Inc. owned properties that confirmed the presence of TCE, SVOCs and metals (arsenic, lead and total mercury) in soil and SVOCs, GRO and DRO in groundwater. In May 2009, soil samples confirmed the presence of



elemental mercury in soil at the property.

In May, 2009, MDE received an updated Phase II ESA for the Maryland Chemical property that included the collection of surface and subsurface soil samples and groundwater samples based on an MDE-approved work plan. The samples collected confirmed the presence of PCE, TCE, petroleum-related compounds and metals in the soil and groundwater at the property. In November 2009, additional soil gas samples were collected to evaluate the vapor intrusion pathway that identified PCE, TCE and other contaminants in the soil gas beneath the property.

In November 2009, an additional investigation at the Warner Street properties included collection of soil samples from the 1645 Warner Street and 2119 Haines Street lots and soil gas samples from across the property to meet VCP requirements. The soil samples identified the presence of SVOCs in soil at the 1645 Warner Street property.

Current Status

On April 25, 2008, Baltimore Development Corporation (BDC), on behalf of City of Baltimore, the property owner, submitted an application to the VCP seeking a Certificate of Completion (COC) for future commercial use of the property. The property was accepted for participation in the VCP on December 22, 2009. The proposed Response Action Plan (RAP) for the combined Gateway South and Warner Street properties was submitted on May 2, 2011 and a public informational meeting was held on June 1, 2011 at 6:30 p.m. in the Baum Room at Harbor Hospital in Baltimore, Maryland. The RAP was approved on September 15, 2011.

On June 4, 2009, Baltimore Development Corporation (BDC), on behalf of City of Baltimore, the property owner, submitted an application to the VCP seeking a COC for future commercial use of the property. On March 18, 2010, the VCP accepted the application for participation in the VCP and notified BDC that a Response Action Plan must be developed for the property and submitted within 18 months. The proposed RAP for the combined Gateway South and Warner Street properties was submitted on May 2, 2011 and a public informational meeting was held on June 1, 2011 at 6:30 p.m. in the Baum Room at Harbor Hospital in Baltimore, Maryland. The RAP was accepted on September 15, 2011.

On July 10, 2012, CBAC Gaming, LLC submitted a VCP application for the 8.58-acre combined Warner Street and Gateway South Properties as they existed at the time and as an inculpable person seeking a COC for future commercial use of the property. On August 10, 2012, the CBAC Gaming, LLC application was accepted. On November 27, 2012, the VCP approved an Amendment to the approved RAP.



The VCP held a second public informational meeting on the RAP on April 11, 2013 at 6:00 p.m. at the Maryland Department of the Environment located at 1800 Washington Boulevard, Baltimore, Maryland 21230. Comments were accepted until April 23, 2013.

Based on the comments received during the meeting and public comment period, the VCP requested that CBAC Gaming submit a revised RAP Amendment on May 6, 2013. The document was submitted and additional comments were issued by the VCP on May 17, 2013. The VCP approved the revised RAP Amendment on May 23, 2013.

On January 13, 2014, CBAC Borrower, LLC submitted a VCP application for the 10.309-acre combined Warner Street and Gateway South Properties as an inculpable person seeking a COC for future commercial use of the property. On March 13, 2014, the CBAC Borrower, LLC application was accepted.

On September 26, 2014, the VCP issued COCs to Baltimore Development Corporation on behalf of City of Baltimore, CBAC Gaming, LLC and CBAC Borrower, LLC for restricted commercial or restricted industrial use of the property with certain requirements for cap inspection and maintenance, certain requirements for plantings in landscaped areas, certain requirements for excavation and disposal of soil from the property, continued operation of the vapor mitigation system, requirements for future construction, and requirements related to OCP Case #2013-0627BC. The COCs must be recorded in the Land Records of Baltimore City within 30 days of receipt.

