



Maryland Department of the  
Environment

## FACTS ABOUT: STADIUM SQUARE II PROPERTY

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### Site Location

The application for the Stadium Square II project enrolls multiple properties in Baltimore City, Maryland in the Voluntary Cleanup Program. The Stadium Square II project encompasses the following addresses: 101, 125, 127, 129, 131, 133, 135, 137, 145 West West Street; 1203, 1223 Leadenhall Street; 150 West Ostend Street; 1220 Race Street; and Creek Alley. This 2.825-acre city block property is situated in a mixed use, industrial, commercial, and residential area that is bounded to the north by West West Street, to the west by Leadenhall Street, to the east by Race Street, and to the south by West Ostend Street. Creek Alley currently divides a portion of the northern half of the property into 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 project application includes properties where several businesses and row homes are located. The businesses include Furst Brothers (125 West West Street; 1203 to 1223 Leadenhall Street - operating), VacPac, Inc. (150 West Ostend Street and 101 West West Street - operating), and a U.S. Post Office (1220 Race Street - operating).

Furst Brothers has operated at its locations since about 1972; the buildings were constructed between 1890 and 1950. Prior to 1972, a cooperage, a roofing company, and a phosphate factory operated on the parcels.

Currently operating at 150 West Ostend Street and 101 West West Street is VacPac, Inc. (previously operating as Durapak); they have operated at those addresses since approximately 1958; prior to then, a wire goods company, trucking companies, a phosphate factory, and tannery operated at the properties. The property is improved with several buildings and parking areas.



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Hartman/LRP/December 2014

## **Environmental Investigations**

In 2005, a Phase I environmental site assessment (ESA) was conducted for the 150 West Ostend Street property, several recognized environmental conditions (RECs) were noted. Consequently, a Phase II investigation was conducted identifying heavy metals, carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and volatile organic compounds (VOCs) in the soils. Heavy metals, cPAHs and VOCs were identified in the groundwater at the property. Evidence of an underground storage tank was also noted on the property.

In 2014, a Phase I ESA was conducted for the properties and several RECs were identified. A 2014 Phase II investigation of the property identified heavy metals, pesticides, and cPAHs in the soils and VOCs in the soil gas.

## **Current Status**

On August 18, 2014, Stadium Square II, LLC submitted an application to the Voluntary Cleanup Program as an inculpable person seeking a Certificate of Completion for Tier 1B (Residential Restricted) future use of the property.

On December 1, 2014, the VCP accepted the properties into the program; a proposed response action plan (“RAP”) must be developed, approved by the Department, and implemented to address risks to human health and the environment resulting from the heavy metals and cPAHs in surface soils and elemental mercury and VOCs in the soil gas at the property. The RAP must include the identification and reduction of the source of VOCs in soil vapor in the area of SG-3 (150 West Ostend Street).

The participants have 18 months to submit a proposed RAP to the program, and upon submission there are requirements to hold a public meeting and post the date and time of the meeting at the property, in a local newspaper and on the Department’s website.

