



Facts About...

3300, 3301 And 3305 Childs Street Property
(Voluntary Cleanup Program)

Site Location

The 3300-3305 Childs Street property, totaling 3.98-acres, is located at 3300, 3301 and 3305 Childs Street, Baltimore, Maryland 21226. The property is located in an industrial area and is bounded to the north by an industrial propane storage facility, to the south by a former forklift repair facility, to the west by an automobile transport facility parking area and to the east by Wagner Brothers Containers a cardboard manufacturing facility. The nearest surface water is the Patapsco River basin located approximately 2,000 feet north of the site. The topography slopes gently to the northeast. Groundwater is located approximately 7 feet below ground surface. Municipal water and sewer service the property.

Site History

The property was vacant land prior to 1982. Allwaste Services, Inc., an industrial cleaning and emergency response service company purchased the property in 1980. Two buildings were constructed on site in 1982 along with asphalt paved roads and gravel parking areas. In 1990, Baltic Investment Company purchased the property. Operations on site currently consist of a truck repair and maintenance facility and a masonry fireplace fabricator.

Environmental Investigations and Actions

In October 2000, a Phase I Environmental Site Assessment (ESA) was conducted on the property. The investigation identified potential environmental concerns related to petroleum hydrocarbons associated with previous underground storage tanks (USTs) and above ground storage tanks on the property. In August 2001, a Phase II ESA was conducted. The investigation identified total petroleum hydrocarbon gasoline range organics (TPH-GRO) in the groundwater and slightly elevated levels of mercury in stockpiled soils located on site. In April 2006, a second Phase I ESA was conducted, which did not identify any additional environmental concerns. In September 2006, a second Phase II ESA confirmed elevated levels metals and total petroleum hydrocarbons diesel range organics (TPH-DRO) in the soil and slightly elevated levels of dissolved metals, chlorobenzene, 1,2-dichloroethene and TPH-GRO/DRO in the groundwater beneath the property. In November 2006, a Subsurface Investigation was conducted to differentiate the observed mercury in the soil. The investigation identified slightly elevated levels of elemental mercury in the subsurface soil. A second Subsurface Investigation was completed in July 2007, detailing mercury vapor sampling and surficial soil sampling for polychlorinated biphenyls, which resulted in non-detect levels of mercury vapor and one sample identified a low concentration of Aroclor 1260.

Current Status

On May 19, 2006, Mann Childs, LLC submitted a Voluntary Cleanup Program (VCP) application seeking a No Further Requirements Determination (NFRD) as an inculpable person for future property use as restricted industrial (Tier 3B). On March 27, 2007, a revised application was submitted reducing the total property size



by 0.22-acres. The Department issued an NFRD on November 1, 2007, conditioned on property use for restricted industrial (Tier 3B) purposes and included a prohibition on the use of ground water located beneath the property.

Contact

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Land Restoration Program

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