



Facts About...

Lombard Street Property
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 5.1068-acre property, located at 5901 East Lombard Street in Baltimore City, was part of a larger Maryland Department of the Environment (MDE) Brownfields Site Assessment Investigation for the Cambrex Bio Science Expansion Site. The Lombard Street Property is bordered to the south by the Johns Hopkins Bayview hospital complex; to the east by a storm water retention pond and undeveloped lot; and to the west by Bioscience Drive, beyond which are commercial buildings. Bordering the property to the north is Lombard Street, beyond which are rail and storage yards.

The property is currently improved with a two-story building consisting of offices and laboratories, an asphalt driveway, paved parking area and landscaping. There are no surface water bodies located on the property. The City of Baltimore provides municipal water and sewer services to the property.

Site History:

Prior to 1995, the property consisted of undeveloped land owned by the City of Baltimore and, according to environmental reports, is located in an area historically known for rubble and clean fill disposal. The building on the property was constructed in 1995. It has been occupied by various biopharmaceutical companies.

From 1995 to 2000, Bioscience Production Corp occupied the on-site building. In 2000, Cambrex Bio Science purchased Bioscience Production Corp and continued the manufacturing of biopharmaceuticals at the property until 2006. In 2006, Lonza Corp purchased the biopharmaceutical operation on site and biopharmaceutical production continued until 2008. In 2008, all operations at the property ceased and the property remained vacant until 2009, when it was purchased by Emergent Commercial Operations Baltimore LLC.

The current owners, Emergent Commercial Operations Baltimore LLC, utilize the on-site building for the production of biopharmaceuticals.

Environmental Investigations and Actions:

In 2003, the MDE's Brownfields/Site Assessment Division conducted an environmental investigation of the approximately 13-acre Cambrex Bio Science Expansion Site, of which 5.1068 acres comprises the Lombard Street Property. As part of the Brownfields Site Assessment for the Cambrex Bio Science Expansion Site, soil, groundwater, sediment and surface water samples were collected from the property. Utilizing the analytical results from the samples collected at the property, the MDE performed a site-specific toxicological evaluation the Cambrex Bio Science Expansion Site. The site was evaluated under a commercial use scenario. The site-specific toxicological evaluation identified a slightly elevated risk to the child visitor population resulting from arsenic detected in the surficial soil samples collected at the property. The MDE Brownfields/Site Assessment Division recommended that the property apply to the Voluntary Cleanup Program (VCP) and further assess the contamination detected on site.



In May 2009, a Phase I environmental site assessment (ESA) and focused Phase II ESA were conducted at the Lombard Street Property. The focused Phase II ESA included the collection of groundwater samples, discrete surface soil samples, and composite soil samples from the property. The analytical results from the soil samples collected at the property identified concentrations of priority pollutant metals, diesel range organic compounds and polycyclic aromatic hydrocarbons in the soils on site. The groundwater samples collected did not report concentrations of any volatile organic compounds (VOCs) in the groundwater beneath the site.

In July 2009, a comprehensive Phase II ESA was completed at the property in order to further characterize the site. The comprehensive Phase II ESA consisted of the collection of subsurface soil samples and additional groundwater samples from the site. The groundwater samples collected from the property continued to show no concentrations of any VOCs in the groundwater beneath the site. The analytical results from the subsurface soil samples collected from the property identified priority pollutant metals, diesel range organic compounds and polycyclic aromatic hydrocarbons in the soils on site.

An additional environmental investigation was performed at the property in March 2010 in order to complete the VCP application package submitted for the property. The additional environmental investigation included the collection of additional surface and subsurface soil samples from the property. The analytical results from these soil samples continued to identify the presence of priority pollutant metals in the soils located on site.

Current Status:

Emergent Commercial Operations Baltimore LLC submitted a request for expedited inculpable person status for the Lombard Street Property on October 27, 2009. The Department granted expedited inculpable person status on October 28, 2009, with the requirement that Emergent Commercial Operations Baltimore LLC submit a VCP application for the property within six months. On December 10, 2009, Emergent Commercial Operations Baltimore LLC submitted a VCP application package seeking a No Further Requirements Determination (NFRD) for the Lombard Street Property.

On June 18, 2010, the VCP accepted the property for participation and issued a NFRD for the Lombard Street Property conditioned on use of the property for restricted commercial or restricted industrial purposes, the requirement for development and implementation of a Health and Safety Plan during future excavations at the property, and a prohibition on the use of groundwater beneath the property.

Contact:

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

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