



FACTS ABOUT: 1220 Towson Street (VOLUNTARY CLEANUP PROGRAM)

Site Location

This 0.3-acre property is located at 1220 Towson Street in a mixed residential, commercial, and industrial area of the Locust Point neighborhood of Baltimore City, Maryland. The area generally slopes to the east towards Northeast Harbor of Patapsco River, located less than 400 feet of the property. The property is serviced by public water and sewer.

Site History

The site is improved with one story masonry structure constructed circa 1950 and utilized as a motor freight station warehouse, since development until approximately 1984, and then as a printing equipment repair facility until 2001. Currently, the western portion of the structure is used for document storage and the eastern portion is vacant and in a dilapidated condition. The remainder of the property consisted of a broken asphalt parking lot and a fenced vacant vegetated lot.

Environmental Investigations And Actions

Two hydraulic oil/possibly diesel underground storage tanks (USTs) and soil surrounding USTs were excavated and removed from the property in July 2001. The confirmatory soil samples from the bottom and side walls of excavation did not reveal total petroleum hydrocarbons and volatile organic compounds in soil above the Department's residential cleanup standards. A Phase I Environmental Site Assessment (ESA) report and Limited Phase II ESA Work Plan were submitted in January 2014 for the property as part of an application for participation into the Voluntary Cleanup Program (VCP). In March 2014, the Department approved a work plan for Phase II ESA. During a Phase II subsurface investigation soil, soil gas, and groundwater samples will be collected.

Current Status

In January, 2014, Towson Street 1220, LLC submitted a VCP application for the property as an inculpable person. The Department released comments on the VCP application in March 2014. An additional site assessment is being required by the VCP. The planned future property use is commercial.

