



Maryland
Department of
the Environment

1401 Woodall Street (MD1741)

What You Need to Know

Site Location

The 1401 Woodall Street Property is an eligible property in the Voluntary Cleanup Program (VCP). This approximately 0.42-acre property consists of three separate lots located in Baltimore City, Maryland: 1401 Woodall Street, 1446 Stevenson Avenue, and an unaddressed adjacent lot (Map 24/Block 2016/Lot 32). Bordering the property to the west is Woodall Street, beyond which are residential homes. The property is bordered to the north by Key Highway, beyond which is a parking lot for commercial and industrial business; and east by Stevenson Street, beyond which is Domino Sugar and multiple commercial businesses. Various commercial businesses border the property to the south.

The 1401 Woodall Street Property is zoned as a transit-oriented development (TOD-3) and consists of the foundation slabs for the former foundry buildings and a vacant, unimproved grassy lot. The nearest surface water body is the Inner Harbor located approximately 500 feet north of the property. According to the submitted environmental reports, groundwater flow beneath the property is to the east-northeast. The site is served by municipal water and sewer services provided by the City of Baltimore.

Site History

According to the environmental site assessments for the property, development activities began in 1902 with construction of two concrete buildings which were occupied by a boiler shop and foundry. The buildings covered approximately two-thirds of the property and were improved, removed, and reconstructed between 1902 and 2005. The buildings were finally demolished in 2017, leaving the concrete building slabs to remain onsite. Prior to demolition, the buildings were consistently utilized by boiler manufacturing and repair facilities, foundries/iron works companies and storage.

The remaining one-third of the property consisted of a vacant, grassy lot with no improvements.

Environmental Investigations and Actions

Several Phase I environmental site assessments (ESAs) were completed for the property in 2005, 2011, 2012 and 2017. The ESAs identified previous boiler manufacturing and repair

facilities at the property, as well as foundry equipment and piping for a potential underground storage tank beneath the onsite buildings. A subsurface exploration and geotechnical evaluation was completed at the property in January 2006 to investigate the potential underground storage tank beneath the building.

Several Phase II ESAs were conducted at the property in 2006, 2012 and 2018. The Phase II ESAs conducted in February 2006 and April 2012, included the collection of surface and subsurface soil samples for analysis of diesel and gasoline range total petroleum hydrocarbons, metals, polychlorinated biphenyls – 2006 ESA only, polycyclic aromatic hydrocarbons (PAHs), semi-volatile organic compounds, and volatile organic compounds (VOCs). The analytical results from these various soil sampling events reported detectable concentrations of diesel range total petroleum hydrocarbons, metals, and PAHs in the surface and subsurface soils located on the property.

The 2018 Phase II ESA included the collection of soil and groundwater samples from the property for additional analysis of diesel and gasoline range total petroleum hydrocarbons, metals, PAHs and VOCs. The groundwater samples collected from beneath the property did not report concentrations above the cleanup standards. Soil samples collected at the property reported concentrations of select PAHs and metals in exceedance of the Maryland Department of the Environment's (Department) applicable cleanup standard.

Based on the reported concentrations for mercury in the onsite soils, mercury vapor screening was conducted at the property in March 2020. The mercury vapor screening was conducted with a Jerome® 431-X Mercury Vapor Analyzer and the mercury vapor results were below the November 2019 USEPA Regional Screening Levels for residential indoor air.

Current Actions and VCP Status

Woodall Street, LLC submitted a request for expedited inculpable person status for the 1401 Woodall Street Property and the VCP granted Woodall Street, LLC expedited inculpable person status on November 29, 2011, with the requirement to submit a VCP application for the property within six months. On May 21, 2012, Woodall Street, LLC submitted a VCP application package seeking a Certificate of Completion for future commercial use for the 0.31-acre 1401 Woodall Street Property which consisted of 1401 Woodall Street and an unaddressed vacant lot (Map 24/Block 2016/Lot 32) in Baltimore, Maryland.

After reviewing the submitted application package, the VCP concurred that a Response Action Plan (RAP) was necessary for the property. On July 9, 2012, the Department accepted the 0.31-acre 1401 Woodall Street Property into the VCP and requested the submission of a proposed RAP in order to address potential risks associated with the property. A proposed RAP was not submitted and the VCP application submitted by Woodall Street, LLC was considered withdrawn on January 24, 2014.

Woodall GPG, LLC submitted a request for expedited inculpable person status for the 1401 Woodall Street Property, which was granted on June 30, 2017, with the requirement to submit a VCP application for the property within six months. On December 11, 2017, Woodall GPG, LLC submitted a VCP application package seeking a Certificate of Completion for future commercial use for the 0.42-acre 1401 Woodall Street Property which consisted of 1401 Woodall Street, 1446 Stevenson Avenue, and an unaddressed vacant lot (Map 24/Block 2016/Lot 32) in Baltimore, Maryland.

On April 27, 2018, the Department accepted the 0.42-acre 1401 Woodall Street Property into the VCP for future restricted residential purposes and requested the submission of a proposed RAP in order to address potential risks associated with the property. Subsequent to being accepted for participation in the VCP, the proposed future use of the property was revised to restricted public recreational area – high frequency use purposes, and the VCP accepted this new property use on April 2, 2021, and requested the submission of a proposed RAP to achieve the new property use being requested.

On June 25, 2021, a proposed RAP for the 1401 Woodall Street Property was submitted to the VCP for review and approval. Simultaneously, Woodall GPG, LLC scheduled a virtual public informational meeting to present the proposed RAP to the general public. The virtual public information meeting is scheduled for July 12, 2021 at 6:00 PM and any person may join the Go To Meeting via smartphone, computer or tablet at <https://global.gotomeeting.com/join/504261109> or by dialing 224-501-3412, Access Code: 504 261 109#.