



1302 KEY HIGHWAY PROPERTY (MD1454)

What You Need to Know

Site Location

This 0.33-acre property is located at 1302 Key Highway in a mixed residential/commercial area of south Baltimore City, Maryland. A single-story commercial building improves the property. The front of the property is partially paved and used for parking; the back of the property comprises a fenced lawn. The Northwest Branch of the Patapsco River is located approximately 100 yards northeast of the property. A municipal water supply and sewer system serve the property and its vicinity.

Site History

The property was used as a gasoline station from the 1930s until 1993 and as an automotive repair facility from the 1970s until 2010. The currently vacant building, constructed in 1930, consists of two bays used for repairing automobiles, an office area, and a tool storage area. In July 1998, six (6) gasoline underground storage tanks (USTs) were removed from the north corner of the property. In 2005, one waste fuel oil UST and one fuel oil UST were removed from the property.

Environmental Investigation

Phase I and II environmental site assessments were completed for the property between 2007 and 2016. Metals and petroleum compounds were detected above the Department's cleanup standards in soil and groundwater at the property.

Current Status

In December 2007, Key Highway Investment, LLC submitted a Voluntary Cleanup Program (VCP) application for the property as an inculpable person. The property was accepted into the VCP in January 2008 with the requirement that a response action plan (RAP) be developed. The VCP application for the property was withdrawn in July 2012.

The Key Highway Investment, LLC purchased the property in December 2015 and submitted a new application to the VCP as an inculpable person in January 2016. The 1302 Key Highway property was accepted into the VCP in May 2016 with the requirement that a new RAP was developed. The RAP was submitted to the Department in October 2017, and a public meeting was held in November 2017. The revised RAP, approved by the Department in September 2018, proposed an environmental cap, vapor mitigation, and implementation of groundwater use restrictions to address contaminants in soil, groundwater, and soil gas at the property. Once the site development plan is finalized, a RAP addendum will be submitted to the Department for review and approval. The planned future property use is residential.

