



PROPOSED HAGERSTOWN LOGISTIC CENTER PROPERTY (BMI# MD0036)

What You Need to Know

Site Location

The Proposed Hagerstown Logistic Center property is located at 100 Clair Street, 790 Wesel Blvd., 811 Wesel Blvd., 1050 Wesel Blvd., 1115 Wesel Blvd. in Hagerstown, Washington County, Maryland. The property consists of five parcels, which total approximately 200-acres, and is situated in a mixed residential and industrial area. The property is bounded directly to the north by a rail line, to the east by residential properties, to the west and south by other industrial properties. In addition, to the south of these VCP parcels is another rail line and beyond that additional residential properties.

Water and sewer for the property are supplied by the City of Hagerstown. Surface water from the property discharges to the local stormwater system; the closest surface water is the Lower Lake at the Hagerstown City Park, located about 2,500 feet east of the property.

Site History

These properties are generally vacant land and always have been. The two exceptions are 100 Clair Street, the former Koppers facility site (a former creosote railroad tie manufacturer who ended operations in the 1950's) and 1115 Wesel Blvd., which was a former single-family residence.

The former Koppers facility site completed the MDE Voluntary Cleanup Program (VCP) in 2009 and on December 21, 2009, the Department issued a restricted Certificate of Completion (COC) to RDC Projects, LLC for future commercial or industrial use of the property. The COC places restrictions on the property for future ground water use, excavated soil, maintenance of the stormwater conveyance system, and the requirement for an environmental covenant.

Environmental Investigation

The most current Phase I Environmental Site Assessment (ESA) was conducted for the properties in 2020 and noted no recognized environmental conditions for the properties. The 2020 Phase I ESA did identify a controlled recognized environmental condition for the former Koppers facility site. A controlled recognized environmental condition is defined as “a recognized environmental condition that involves a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to required controls.”

Current Status

On October 21, 2020, NP Hagerstown Industrial, LLC, submitted an application to the VCP as an inculpable person seeking a No Further Requirements Determination for Tier 3B, Industrial Restricted, future use of the property. The properties received no further requirements determinations on September 19, 2022 and they were recorded in the land records of Washington County on October 11, 2022.