



STADIUM SQUARE II PROPERTY (BMI# MD1610)

What You Need to Know

Site Location

The Stadium Square II property is located at multiple addresses in Baltimore City, Maryland; including 101, 125, 127, 129, 131, 133, 135, 137, 145 West West Street; 1203, 1223 Leadenhall Street; 150 West Ostend Street; 1220 Race Street; and Creek Alley. This 2.825-acre city block property is situated in a mixed use, industrial, commercial, and residential area that is bounded to the north by West West Street, to the west by Leadenhall Street, to the east by Race Street, and to the south by West Ostend Street. Creek Alley currently divides a portion of the northern half of the property into eastern and western portions.

Surface water flows into the local Baltimore City stormwater management system. The Middle Branch of the Patapsco River is located approximately 1,000 feet to the southwest of the property. Public water and sewer service is supplied to the property and the area by the City of Baltimore.

Site History

The property currently consists of several businesses and row homes. The businesses include Furst Brothers (125 West West Street; 1203 to 1223 Leadenhall Street - operating), VacPac, Inc. (150 West Ostend Street and 101 West West Street - operating), and a U.S. Post Office (1220 Race Street - operating).

Furst Brothers has operated at its locations since about 1972; the buildings were constructed between 1890 and 1950. Prior to 1972, a cooperage, a roofing company, and a phosphate factory operated on the parcels.

Currently operating at 150 West Ostend Street and 101 West West Street is VacPac, Inc. (previously operating as Durapak); they have operated at those addresses since approximately 1958; prior to then, a wire goods company, trucking companies, a phosphate factory, and tannery operated at the properties. The property is improved with several buildings and parking areas.

Environmental Investigation

In 2005, a Phase I Environmental Site Assessment (ESA) was conducted for the 150 West Ostend Street property, several recognized environmental conditions (RECs) were noted. Consequently, a Phase II investigation was conducted identifying heavy metals, carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and volatile organic compounds (VOCs) in the soils.

Heavy metals, cPAHs, and VOCs were identified in the groundwater at the property. Evidence of an underground storage tank was also noted on the property.

In 2014, a Phase I ESA was conducted for the properties and several RECs were identified. A 2014 Phase II investigation of the property identified heavy metals, pesticides, and cPAHs in the soils and VOCs in the soil gas.

Current Status

On August 18, 2014, Stadium Square II, LLC submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a Certificate of Completion for Tier 1B (Residential Restricted) future use of the property.

On December 1, 2014, the VCP accepted the properties into the program and indicated that a proposed response action plan (RAP) must be developed, approved by the Department, and implemented to address risks to human health and the environment resulting from the heavy metals and cPAHs in surface soils, and elemental mercury and VOCs in the soil gas at the property. The RAP must include the identification and reduction of the source of VOCs in soil vapor in the area of SG-3 (150 West Ostend Street).

Stadium Square II, LLC subsequently submitted a RAP, which was approved on July 13, 2016 and in 2017, as an interim use, the participant demolished the buildings and paved the property for use as temporary parking. They also retain the southwest portion of the property for a future use.

On November 14, 2018, Hanover R.S. Limited Partnership submitted an application for the property as the “Hanover Federal Hill” property, but withdrew in November 2019 without taking title to the property or completing the program.

On February 5, 2021, LMC Stadium Square II, LLC submitted an application to the Voluntary Cleanup Program for a 2.546-acre portion of the property, as an inculpable person seeking a Certificate of Completion for Tier 1B (Residential Restricted) future use of the property. On March 10, 2021, the VCP accepted the property into the program; but a new proposed response action plan (RAP) must be developed, approved by the Department, and implemented to address same risks to human health and the environment as previously indicated. LMC Stadium Square II, LLC submitted a proposed RAP on February 9, 2021, which was approved on June 8, 2021.

As of January 2024, redevelopment of the property has stalled, but construction is scheduled to this year.