



STADIUM SQUARE III PROPERTY (BMI# MD0975)

What You Need to Know

Site Location

The Stadium Square III property is located at 155 West Ostend Street (previously addressed as 139 West Ostend Street) in Baltimore City, Maryland. This 1.343-acre property is situated in a mixed use (industrial / commercial / residential) area that is bounded to the north by West Ostend Street, to the west by Leadenhall Street, to the east by 1300 Race Street (former VCP property), and to the south by Baltimore Gas and Electric – Spring Gardens. A former alley divides the property from the 1300 Race Street property in the land records.

Surface water flows into the Baltimore City stormwater management system. The Middle Branch of the Patapsco River is located approximately 500 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 is a vacant lot that is partially paved and is only improved with a billboard. The only recent use of the property has been for parking and tailgating when sporting events occur at the nearby Baltimore sports stadiums. Former businesses that historically operated at the property include: a repair shop for the B&O Railroad prior to 1890; Furst Brothers Picture Frames in 1901; J.H. Grimes Packing Box Factory in 1914; the Virginia Barrel Company from 1930 till 1967; and a steel products storage warehouse around 1973 until about 1980. A former building was located on the property, reportedly demolished prior to 1980, along with several railroad spurs that crossed the western portion of the property.

Environmental Investigation

Phase I Environmental Site Assessments (ESA) were conducted for the property in 2005 and 2015, several recognized environmental conditions (RECs) were noted. Consequently, Phase II investigations were conducted identifying elevated concentrations of metals and polycyclic aromatic hydrocarbons (PAHs) in the soils and elevated concentrations of total petroleum hydrocarbons diesel range organics and trichloroethene (TCE) in groundwater. In the 2015 Phase II ESA, soil gas was sampled and elevated concentrations of TCE were identified.

Current Status

Previously in 2006, IDAC Tailgate, LLC had applied to the Voluntary Cleanup Program (VCP), but after failing to respond to the program's comments and submit a work plan, the incomplete application package was denied in 2009.

On January 13, 2016, Stadium Square III, LLC submitted an application to the VCP as an Inculpable Person seeking a Certificate of Completion for Tier 2B (Commercial Restricted) future use of the property. On March 14, 2016, the VCP accepted the property into the program with the requirement to develop and submit a proposed Response Action Plan (“RAP”) to be approved by the Department, and then implemented to address risks to human health and the environment identified at the property in the Phase II ESAs.

Stadium Square III, LLC submitted a proposed RAP to the VCP on January 13, 2016 and the RAP was approved June 20, 2016. The property is currently fully capped, and as an approved interim use, it is functioning as a parking lot.