



Maryland Department of the
Environment

FACTS ABOUT: CANTON CROSSING RETAIL PROPERTY VOLUNTARY CLEANUP PROGRAM

Site Location

The 19.62-acre Canton Crossing Retail property is located at 3501 – 3801 Boston Street in Baltimore City, Maryland. The property represents the western portion of the “Main Terminal” area of the former Exxon Baltimore Refinery complex and has historically been the site of a petroleum refinery and bulk storage facility. Prior to development, the property was vacant land characterized by scattered vegetation, concrete rubble, and remnant, partially buried concrete walls and foundations.

The property is located in a densely developed mixed-use commercial and residential area of Baltimore City and is bound to the north by Boston Street, beyond which is mixed commercial and residential property, to the east by property owned by Exxon/Mobil Oil Company, to the south by a railroad right-of-way, beyond which is located various industrial operations, and to the west by South Baylis Street, beyond which are commercial buildings and the Baltimore Inner Harbor. The property and vicinity is served by public utilities. The nearest surface body water is the Baltimore Inner Harbor which is located about 2,000 feet to the southwest.

Site History

The “Main Terminal” area was used for oil refining from 1893 to the mid-1950s when the refinery was dismantled. An asphalt plant and bulk petroleum storage remained on site until 1964 when the asphalt plant was closed. The facility was also used for bulk petroleum storage and marketing from 1917 until 1998. The Canton Crossing Retail property includes the area formerly occupied by the asphalt plant, machine and welding shop, power plant, oil/water separator, and many large above-ground storage tanks (ASTs). The facility was used as a refinery and for bulk storage of petroleum for over 100 years, and during that time the “Main Terminal” area has experienced many significant revisions to process equipment, tank storage and building uses.

Environmental Investigations

The “Main Terminal” area is identified in several federal and state environmental databases. The property has been impacted by petroleum products during historical activities, and remediation has occurred under direction of the Maryland Department of the Environment (MDE). Investigation and remediation of the hydrocarbon-impacted soil has been ongoing since 1980. Most remedial activity has been implemented under a



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Consent Decree between ExxonMobil and the MDE. Following completion of these required remedial actions in 2010, the MDE issued a No Further Action letter for the upper zones of contamination. Remediation continues under direction of MDE for the lower zones that are beneath the ExxonMobil property located to the east of Canton Crossing Retail property.

A Phase I Environmental Site Assessment (ESA) was prepared for the Canton Crossing Retail property in November 2011. Historical documentation derived from the Phase I report coupled with ongoing MDE documentation of remediation activity indicated that future development of the property must account for potential environmental risk from historical activity. Recent testing confirmed the presence of petroleum-impacted soil and methane soil vapors within the area of the proposed Canton Crossing Retail development.

Current Status

BCP Investors, LLC submitted an application to the Voluntary Cleanup Program (VCP) on November 9, 2011 seeking a Certificate of Completion (COC) for commercial use of the property as an inculcable person. The VCP accepted the application on February 29, 2012 and required the submittal of a Response Action Plan (RAP) to address risks to human health and the environment resulting from dermal contact and incidental ingestion of surface and subsurface soils and potential inhalation of petroleum-derived soil vapor at the property and dermal contact and ingestion of groundwater beneath the property. The RAP was submitted on April 5, 2012. The public meeting was held on May 3, 2012. The final-revised RAP was approved on June 20, 2012.



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