



Facts About...

2101 East Pratt Street
(Voluntary Cleanup Program-Withdrawn)

Site Location

The 0.21-acre 2101 East Pratt Street property is located in a mixed commercial and residential area of Baltimore City, Maryland. The property is bound to the north by Pratt Street, to the west by Chester Street, to the south by an unnamed alley and to the east by residential town homes. The property previously contained one 17,577-square foot two-story stone and brick structure. Depth to groundwater ranges from 5 feet below ground surface (bgs) to 10 feet bgs across the property. The property is not located in a groundwater use area and the nearest surface water body is the Northwest Branch of the Patapsco River.

Site History

The property has been occupied by a variety of tenants including churches, a machine shop, candy company, sign painter, pet groomer, car dealership, law office, and management company. The building was demolished in 2005.

Environmental Investigations and Actions

In July and August 2004, a Phase I and Phase II environmental site assessment (ESA) were conducted. An additional Phase I ESA was completed in May 2005. These investigations identified underground storage tanks and metals in soils to be of environmental concern on the property.

After demolition of the building and removal of the concrete slab, a supplemental Phase II ESA was completed in May 2005. During this investigation, two underground storage tanks (USTs) that may have contained heating oil were removed from the southern portion of the site near the former boiler room. An excavation of the former tank field in the northern portion of the site adjacent to Pratt Street revealed that tanks previously identified as abandoned had been removed. Analytical results revealed elevated levels of lead, arsenic, chromium and mercury in the soil and benzene in the groundwater.

In July 2005, MDE's Emergency Response Division responded to a petroleum release at the property. In the course of the investigation to the source of the release, four USTs were located and removed under direction and oversight of the Oil Control Program (OCP). After completion of the tank removal, a piezometer installed as part of a supplemental Phase II investigation contained a measureable amount of free phase petroleum product. Liquid phase hydrocarbon (LPH) was identified on the groundwater.

In November 2005, monitoring wells were installed that confirmed the presence of four feet of LPH on the groundwater in the center of the property and monthly recovery events were initiated under oversight of the OCP.

Current Status

On September 10, 2004, Pratt and Chester Town Home, LLC submitted an application to the VCP as an inculpable person seeking a No Further Requirements Determination for residential



use. On June 28, 2005, the application was accepted and the applicant was notified that a Response Action Plan (RAP) was required. On July 11, 2005, a proposed RAP was submitted and on July 18, 2005, a public informational meeting was held regarding the proposed RAP.

On October 17, 2005, the VCP notified Pratt and Chester Town Home, LLC that the proposed RAP required revision and the free phase petroleum issue must be resolved prior to initiating any work pursuant to a RAP. On February 7, 2006, the applicant requested an extension to submit a revised RAP until after the LPH issue has been resolved and the VCP approved an extension until 30 days following completion of the recovery. The applicant subsequently withdrew from the VCP on July 28, 2006.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: June 21, 2010

