



2700 HOLLINS FERRY ROAD PROPERTY (BMI# MD1920)

What You Need to Know

Site Location

The 2700 Hollins Ferry Road property is located at that address in Baltimore City, Maryland. The property consists of two parcels, totaling 7.4431-acres and is situated in a mixed residential and commercial area. The property is bounded directly to the east by Hollins Ferry Road and to the north, a rail line, to the west and south, residential properties. Water and sewer for the property is supplied by the City of Baltimore. Surface water from the property discharges to local stormwater system; the closest surface water is a small tributary of the Gwynns Falls, located about 1000 feet to the northwest of the property.

Site History

From 1946 to about 1984, the property had been utilized for light industrial purposes and occupied by Comfort Springs Corporation, which then became the Nachman Corporation, a bed spring manufacturer. Tenants at the property since 1984 have included SCM Chemicals, RSVP Printing, Ambassador Cleaning & Maintenance, and the current tenant, Patapsco Valley Sales & Supply.

Environmental Investigation

A Phase I Environmental Site Assessment (ESA) was conducted in 2017 for the property and it noted a dry-cleaning company, Ambassador Cleaning & Maintenance, Inc., as a recognized environmental condition for the property. The Phase I ESA also identified a rail spur and two historic underground storage tanks at the property.

In 2017, a Phase II ESA was conducted at the property, which identified arsenic and polycyclic aromatic hydrocarbons (PAHs) in the soil associated with the rail spur. Petroleum compounds, below the MDE non-residential cleanup standards, were identified in the groundwater. Soil gas vapor samples indicated that the results were below the MDE Tier 1 commercial soil gas target concentrations. To address the rail spur contamination, the VCP applicant installed a marker fabric and a clean fill cap over the former rail spur to prevent exposure to the soil contamination.

Current Status

On August 16, 2017, Thomson-Sherwood Ltd., submitted an application to the Voluntary Cleanup Program (VCP) as a responsible person and seeking a No Further Requirements Determination for Tier 3B, Industrial Restricted, future use of the property. Thomson-Sherwood Ltd. subsequently withdrew their application.

On July 23, 2018, Hollins Ferry VIII, LP submitted an application to the VCP as an inculpable person and seeking a No Further Requirements Determination for Tier 2B, Commercial Restricted, future use of the property.

The property was issued a No Further Requirements Determination and an environmental covenant on October 15, 2018 for Tier 2B, Commercial Restricted, future use of the property with a restriction prohibiting the use of groundwater for any purpose, a cap inspection requirement, and an excavation restriction. The documents were recorded in the land records of Baltimore City on November 5, 2018.