



## 601 WEST PATAPSCO AVENUE PROPERTY (BMI# MD1972)

### What You Need to Know

#### Site Location

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The 601 West Patapsco Avenue Property is located at that address in Baltimore City and Lansdowne (Baltimore County) Maryland. This approximate 66-acre property (made up of 9 different parcels) is situated in an industrial area of the Cherry Hill neighborhood. The property is bounded to the north by Patapsco Avenue, to the south and west by Southwest Area Park, and to the east by the Patapsco River. Public water and sewer service is supplied to the property and the area by Baltimore City and County. Surface water discharges directly to the Patapsco River located to the east and also to the wetlands and small tributary located to the south of the property.

#### Site History

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The property consists of gravel parking areas, several industrial use buildings, and numerous storage sheds. The property was historically used as a rubble and construction debris landfill. Since the landfill closed, the property has been used by multiple tenants and businesses as a truck and trailer repair, and storage facility since the 1980's. In 2018 and 2019, these properties were purchased by the current owner, Copart of Connecticut Inc. The Oil Control Program has numerous cases for petroleum underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the property. In addition to these tanks, many areas of the surface soils at the property are heavily contaminated with petroleum residuals.

#### Environmental Investigation

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Numerous Phase I Environmental Site Assessments (ESAs) have been conducted for the property. These recognized environmental conditions were identified: 1) use of the property as a former construction debris landfill, 2) the vehicle repair shop operations, 3) numerous ASTs, USTs, and drums located around the property, and 4) a floor drain in the garage that discharge to the ground. The 2018 Phase II ESA identified high levels of methane in the soil gas and low levels of petroleum in both the soil and groundwater at the property. Future sampling will assess the surface soils at the property.

#### Current Status

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On May 1, 2019, Copart of Connecticut, Inc. submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a Certificate of Completion for Tier 3B (Industrial Restricted) future use of the property.



On April 8, 2020, the VCP accepted the property into the Program indicating to the applicant that “since the Property does not qualify for a No Further Requirements Determination, a proposed response action plan (RAP) must be developed, approved by the MDE, and implemented to address risks to human health and the environment resulting from heavy metals, polycyclic aromatic hydrocarbons (“PAHs”), and petroleum compounds in the surface and sub-surface soils at the Property.” And, “In addition, methane and VOCs have been identified in the soil gas at the Property and the vapor intrusion pathway will need to be addressed in the proposed RAP.”

A proposed RAP was submitted on August 12, 2021 and an online public meeting was held in September 2021. The proposed RAP that was submitted failed to address concerns of the MDE regarding protection of the environment and public health. Furthermore, the property is located in the Chesapeake Bay Critical Area, and Baltimore City and County noted certain zoning requirements must be met for Copart’s continued operations on the property. The MDE Attorney General’s Office is reviewing Copart’s response letter to MDE’s comments.