



Facts About...

1901 South Charles Property (Voluntary Cleanup Program)

Site Location:

This 2.433-acre property consists of three adjoining buildings located at 1901 South Charles Street in Baltimore City, Maryland. The property consists of several former manufacturing buildings and parking areas. Overland flow from the property discharges directly to the public storm water management system. Water and sanitary sewer services are provided via Baltimore City. Domestic wells are reportedly not located in Baltimore City.

Site History:

Built prior to 1902, the P. Kennedy foundry was located at the property along with an engine manufacturer until approximately 1950. In recent years, the property was utilized as an automotive repair garage. The property is now vacant.

In 1958, the Charles Realty Corporation purchased the property from Baltimore Foundry and Machine Corporation. Charles Realty Corporation sold the property to The Susquehanna Terminal Company in 1963, and in 1980, Susquehanna sold the property to Overnite Transportation Company. In 1982, the property was sold to J.E. Heineck, G.P. Heineck, and C.H. Cleveland, co-partners trading as HHH Partnership, who sold the property in 1983 to Baltimore City. On June 16, 2005, HHH Partnership re-purchased the property from the city and on the same day they sold the property to Charles Development, LLC, the current property owner.

Environmental Investigations and Actions:

In 2005, a Phase I site assessment was performed for the property and the conclusions indicated several recognized environmental conditions (RECs) related to the former operations. Another Phase I was conducted in 2008 and this assessment concluded that the RECs included: 1.) Historic Site Operations, 2.) Historical and Current Underground Storage Tanks, 3.) Hydraulic Lifts, 4.) Unidentified and Hazardous Containers, and 5.) Site Database Listings.

A Phase II environmental investigation conducted at the property in 2008 found heavy metal and carcinogenic polycyclic aromatic hydrocarbon contamination in the soils and ground water.

Current Status:

On April 18, 2008, South Charles Apartments, LLC submitted a VCP application for the property seeking a No Further Requirements Determination ("NFRD") as an inculpable person. The proposed future use of the property is restricted residential. The VCP accepted the property into the program on July 3, 2008 pending the completion of a response action plan ("RAP") to address identified environmental risks at the property.

On August 28, 2008, a proposed RAP was submitted to the VCP and a public meeting was held on September 22, 2008. The proposed revised RAP was approved for completion on November 13, 2008.

In January 2010, the VCP attempted to contact the participant regarding the RAP schedule and the Department received no reply to our requests for the updated schedule. On August 6, 2010, the VCP sent a letter to the resident agent for South Charles Apartments, LLC withdrawing the property from the program.

Applications to VCP submitted on September 7, 2010 by CRP South Charles OP, LC and CRP Opportunity Fund, LP. Accompanying the applications was an amended proposed RAP for future restricted residential use of the property. A public meeting was held on September 23, 2010. On October 5, 2010, the VCP accepted CRP South Charles OP and CRP Opportunity Fund into the program, and on October 7, 2010, approved the proposed revised RAP for the property

Planned or Potential Future Action

The proposed future use of the property is residential.

Contact

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

Last Update: October 20, 2010