



Maryland Department of the  
Environment

## **FACTS ABOUT:**

### **BOLTON YARD**

#### **(VOLUNTARY CLEANUP PROGRAM)**

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### **Site Location**

The Bolton Yard property is approximately 4.3-acres and is located at 80 W. Oliver Street and 1201 W. Mt. Royal Avenue in Baltimore City, Maryland 21201. The property is located in a mixed industrial/commercial/residential use area and is bounded to the north by a Maryland Department of Transportation Mass Transit Bridge, Interstate 83 (Jones Falls Expressway) and Penn Station rail yard, to the south by W. Oliver Street and the Lyric Opera House beyond, to the east by a United States Postal vehicle maintenance yard, and to the west by the Mount Royal light rail station, W. Mt. Royal Avenue and the Maryland Institute College of Art beyond. The closest body of water is Druid Lake, located approximately one mile northwest of the property boundary.

### **Site History**

Historically, the Bolton Yard property was used as a freight station rail yard with associated warehousing structures. The southern portion of the property was occupied by a Goodyear Tire retail and servicing facility between 1934 and 1998. At the time of application to the Voluntary Cleanup Program (VCP), the property consisted of an asphalt paved parking lot used by students of the Maryland Institute College of Art.

### **Environmental Investigations And Actions**

In September 2005, a Phase I Environmental Site Assessment (ESA) and Phase II ESA reports were prepared for the property. The reports identified recognized environmental conditions associated with the historic use. In November 2007, a second Phase I ESA was conducted on the property. In January 2008, a second Phase II ESA was conducted and verified elevated levels of metals, gasoline range organics and diesel range organics in the soil beneath the property.

### **Current Status**

On November 16, 2007, BA Bolton Yards, LLC submitted a VCP application seeking a Certificate of Completion as an inculpable person. Future property use was indicated as Tier 1B, restricted residential land use. The Department accepted the property into the VCP on February 11, 2008, for a Certificate of Completion and confirmed the inculpable person status of the applicant. A proposed response action plan (RAP) was submitted on



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March 27, 2008 and subsequently approved on June 26, 2008. The Department determined that the implementation and completion of the RAP has met the requirements of the Department and issued a Certificate of Completion on October 31, 2011.



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