

**Phillips Distribution Center, LLC Property
Baltimore, Baltimore City, Maryland
(Voluntary Cleanup Program)**

Site Description

This 11.447-acre property is located in southwest Baltimore, in an historic mixed-use area surrounded by commercial and heavy industrial activities. The property is improved with a building that is currently utilized as a warehouse. The remainder of the property is an inactive former railroad yard.

Topographically, the land is flat and gently slopes to the south. Overland flow is to the south. Groundwater beneath the property occurs under unconfined conditions and flows in a southerly direction. The property and vicinity receive public water and sanitary sewer services from the City of Baltimore.

Site History

Prior to 1906, the property was undeveloped, and comprised of three parcels. From 1906 to 1955, the property was owned by the Real Estate & Improvement Company of Baltimore City, and utilized as a railroad yard. In 1955, the Baltimore & Ohio Railroad Company purchased the property and continued railroad yard usage. In 1986, Monroe Street Business & Industrial Park, Ltd. Partnership acquired the property. All railroad activities ceased in 1986, and the on-site building was utilized as a warehouse. Monroe Street, Inc. purchased the property in 1992 which was sold to Phillips Distribution Center, LLC in 2000. The building is currently used as a warehouse, and the remaining property is covered with asphalt, vegetation, railroad bed cinders, and several piles of soil and rubble debris.

An environmental site assessment conducted in 2001 identified elevated levels of metals (e.g. arsenic, mercury, lead) and several semi-volatile organic compounds (e.g. benz[a]anthracene, benzo[a]pyrene, benzo[b]fluorethene, ideno[1,2,3-c,d]pyrene) in the soil, and low levels of metals (selenium, zinc, thallium) in the groundwater.

Voluntary Cleanup Program (VCP) Status

On January 8, 2002, the Maryland Transit Administration submitted a VCP application as a prospective purchaser seeking a No Further Requirements Determination as an inculpable person. Future use of the property will be for commercial/industrial purposes. On February 27, 2002, the Department requested additional information to complete the application package. The Department is currently awaiting the requested information.

Site Contact

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