



# ***Facts About...***

## **Salisbury City Yard/North Prong (Brownfields Site)**

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### **Site Location**

The 1.33-acre City Yard/North Prong property is located on Isabella Street in Salisbury, Wicomico County, Maryland. The property lays on the western bank of the North Prong of the Wicomico River in an area of mixed commercial and residential use. The property is characterized primarily by sandy soils. The site and the immediate area are serviced by the Salisbury municipal water system, however groundwater within one mile of the site is used for both agricultural and potable domestic purposes. The site is bounded by Isabella Street to the north, North Prong to the east, commercial land to the south and residential/commercial property to the west. The eastern edge of the property is defined by a crumbling bulkhead and the North Prong Wicomico River. There are numerous aboveground petroleum bulk storage tanks immediately south of the site and across the North Prong from the site. The property is currently occupied by the City of Salisbury's Department of Public Works.

### **Site History**

Dating back to at least 1923, the Isabella Street property has been associated with State and municipal governments operations and maintenance. A building was erected on the property sometime prior to 1931. The State Roads Commission was the owner of record for the property until December 1985, when it was transferred to its successor agency, the State Highway Administration. The State Roads Commission/State Highway Administration operated a maintenance facility on the site from 1931 until an unknown date prior to the January 1995 property transfer to the City of Salisbury. Sanborn Fire Insurance Maps for 1931 detailed a block maintenance building on the site in the footprint of a current block structure. Prior to 1931 there is nothing identified on the Sanborn maps for the area.

### **Environmental Investigations and Actions**

In February 1999, four underground storage tanks were removed from the Isabella Street maintenance facility under the Maryland Department of the Environment/Oil Control Program (MDE/OCP) oversight. This removal was documented in the OCP file as Case Number 99-1541WI. City personnel have no record of previous environmental assessments having been performed on this property.

On November 3, 2005, a site reconnaissance was performed on the property to photo-document the property and define the current site conditions. The results of this investigation were documented in the December 2005 City Yard North Prong Brownfields Site Specific Phase I Sampling and Analysis Plan.

MDE conducted a Phase II Brownfields assessment of the site in January 2006. For this investigation soil, surface water, sediments and groundwater were collected on January 31, 2006. Thirteen surface and thirteen subsurface soil grab samples, four surface water, four sediments, and three groundwater samples were collected for this investigation and analyzed by Phase Separation Science, Inc. MDE prepared a



toxicological evaluation of the site utilizing the analytical data provided by Phase under a residential use scenario. Priority pollutant list (PPL) metals and semi-volatile organic compounds (SVOCs) were the only contaminants detected on-site which exceeded acceptable levels using residential risk exposure assumptions. The main risk for the site will be to resident and worker populations.

Data trends indicate that the North Prong shoreline and the southern quarter of the site, areas most affected by tidal activity, are the most contaminated. The area of the abandoned underground storage tanks shows some slight elevations in contaminants. Elevated levels of priority pollutant list metals and SVOCs were documented in the soil borings in these areas. There were four underground storage tanks associated with the operations at City Yard North Prong; all were removed prior to the time of the sampling. No aboveground storage tanks were documented on the site during the site investigation.

MDE's toxicological evaluation revealed PPL metals and SVOCs above acceptable levels for resident and worker populations.

The toxicological evaluation revealed risks above conservative acceptable levels; however, the contamination that was detected in the soils is currently under a layer of asphalt and gravel. The site is in an urban environment. Since the toxicological evaluation revealed risks above the most conservative acceptable level, any redevelopment should include precautions and contingencies to minimize worker and resident contact with the contamination that was detected in the soils.

### **Current Status**

The property is currently occupied by the City of Salisbury's Department of Public Works.

### **Planned or Potential Future Action**

Due to the age of the structures, it is likely that lead-based paint is present within the two older structures on the property (the guard-shack and the large block structure). The City should have a contingency for the proper removal and remediation of lead paint from the facility. Once exposure pathways are not available, MDE will have no further requirements for this site. MDE does, however, reserve the right to require additional investigation if previously undiscovered or exacerbated levels of contamination are discovered.

### **Facility Contacts**

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