City of Salisbury

317-325 Lake Street Brownfield Remediation

April 2025 Update

Brief Site History

The two parcels of land, 317 Lake Street and 325 Lake Street, were formerly utilized as a fuel tank farm facility with 15 aboveground storage tanks (ASTs) of varying sizes and two underground storage tanks (USTs) from the late 1930s until the mid-1980s. The properties were then abandoned until 1990, when 317 Lake Street began operation as a waste oil processing facility. An aboveground storage tank spilled approximately 12,000 gallons of No.6 fuel oil in 1990, with an estimated 4,000 gallons released into the Wicomico River. The facility became inactive again in 1992 until 2008. In 2008, all ASTs were removed from the property by the property owner. The City of Salisbury purchased the two parcels of land in 2020 and demolished all of the standing buildings to their foundations in 2023.

Interested in remediating the North Prong area of the Wicomico River, the City of Salisbury has been purchasing many properties along the Wicomico River. The overall plan for the City is to convert the current eyesores of abandoned industrial properties to a lively green recreational area. As part of the City's due diligence, a Phase I Environmental Site Assessment (ESA) was performed to determine the level of potential contaminants. The Phase I ESA solidified the presence of petroleum at the site prompting the Phase II ESA to be performed where samples of soil and water were taken for testing. The chemicals of concern from the tests are Total Petroleum Hydrocarbons (TPH), known carcinogens.

Process of Cleanup

To fund the cleanup efforts the City of Salisbury applied for the Environmental Protection Agency's (EPA) Brownfield Cleanup Grant. The City was awarded $1,791,543.00 to fund the entire remediation process. The remediation process consists of:

Prior to Construction

1. Gain Access to the EPA Assessment, Cleanup, and Redevelopment Exchange System (ACRES) for quarterly progress reports.
2. Gain access to the EPA Automated Standard Application for Payments system to drawdown funds from the EPA to the City.
3. Hire a Qualified Environmental Professional (QEP) to ensure the site meets EPA standards of remediation.
4. Commission a Quality Management Plan (QMP) for the City at EPA standards, for the QEP to follow.
5. Commission a Quality Assurance Project Plan (QAPP) to ensure the planning of the project meets EPA standards.

6. Commission a Community Involvement Plan (CIP) to keep the community informed of progress at the site and quarterly meetings.
7. Commission an Analysis of Brownfield Cleanup Alternatives (ABCA) to document possible solutions for the Brownfield site.
8. Commission an Environmental Management Plan (EMP) to outline procedures for the handling and management of impacted media that may be encountered during the construction activities.
9. Commission a design chosen from the ABCA following all EPA guidelines and requirements.
10. Commission Flood Impact Assessment (FIA) on the site to determine impact of changes at site
11. Commission Letter of Map Revision (LOMR) which is an official modification to a Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA).

Construction

1. Remove the remaining concrete foundations from entire site.
2. Decontaminate the concrete by removing all soil from the concrete.
3. Dispose of decontaminated concrete at C&D landfill.
4. Excavate 2 feet of the contaminated soil.
5. Transport the soil to contaminated soil treatment facility such as Soil Safe Inc or Clean Earth, Inc for processing.
6. Backfill the excavation area with a 2-foot soil cap in accordance with the specifications with imported clean fill material under the guidelines of MDE's Voluntary Cleanup Program (VCP).
7. Add additional 8-inches of clean soil on top of soil cap to allow playground equipment and landscaping at the site.

Progress of Cleanup

Progress on this project began in 2021 when the City applied to get demolition funding from the State of Maryland to remove the standing structures at the site in 2023. Progress on the remediation process is as follows:

Prior to Construction

1. The City gained access to ACRES in October of 2023.
2. The City gained access to the ASAP system in August of 2024.
3. The City hired a QEP from the engineering firm Hillis-Carnes in October of 2024.
4. The City hired Hillis-Carnes to create a QMP for the City in February of 2025.
5. The City chose to sign on to the Maryland Department of Environment's QAPrP as an EPA approved alternative to creating a new QAPP.

6. The City submitted a Community Involvement Plan to the EPA in April of 2025.
7. The City created an Analysis of Brownfield Cleanup Alternatives in October of 2022.
8. The City hired Hillis-Carnes to create an Environmental Management Plan in February of 2025, EMP is still in progress.
9. The City hired the engineering firm GHD to create a soil cap design in April of 2022, design is still in progress.
10. The City hired GHD to complete the Flood Impact Assessment in November of 2024, FIA is still in progress.
11. The City hired GHD to complete the Letter of Map Revision in November of 2024, LOMR is still in progress.

Construction

Construction will begin once all pre-construction activities are completed. As of April 2025, the soil cap final design, Letter of Map Revision, Flood Impact Assessment, Quality Management Plan, and Environmental Management Plan are still being completed by their respective firms. The expected timeframe for completion of all pre-construction items is September of 2025.