



A Successful Transformation: Canton Crossing

Canton, Baltimore, MD

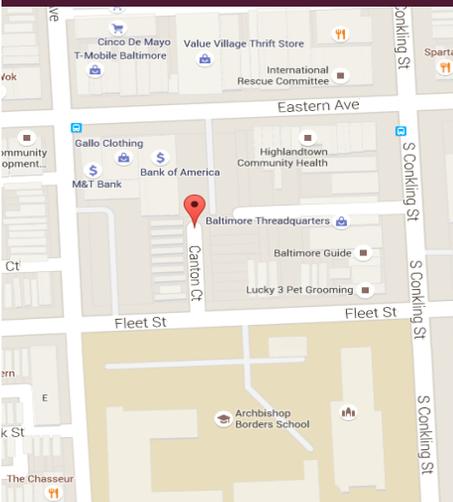
Site Description

The property now occupied by Canton Crossing was an ExxonMobil oil refinery for more than 100 years. The Boston Street oil refinery that handled petroleum products, including asphalt and gasoline, began operations in 1865. In 1965, the site was converted to a terminal for storing and distributing bulk petroleum products. By 1980, the physical layout of the facility changed as the refinery equipment was torn down and the ground became saturated with oil. In 2004, Canton Crossing, LLC worked directly with the Maryland Department of the Environment to remediate the property. The parcels were cleaned up by February 2005, just six months after the remediation started.



Courtesy of Kevin Weber Photography

Environmental Issues Addressed



The removal of oil from the wells on Canton Crossing's parcel was completed in 2005. In 1979, Exxon experienced problems with oil seepage from the ground in the Main Terminal area. A study revealed shallow petroleum contamination, but this contamination was remediated during construction. Monitoring wells were installed to control and recover the oil. By 1983, seven wells were operational and 103,200 gallons of oil was recovered. Remediation and construction started in 2012 and was completed in 2014.

Location of Site at 3501 Boston Street

Leveraged Resources

EPA Grant Recipient: Baltimore Development Corporation
Year Awarded: 2009
Grant Types: Assessment
Former Uses: Oil Refinery
Current Uses: Retail Complex and Office Space

The property was assessed using a \$200,000 EPA grant awarded to the Baltimore Development Corporation. Total private investment totaled over \$1 billion. The project created 2,110 redevelopment jobs. Revenues from the property and income taxes help local and state municipalities fund projects and improvements to benefit the surrounding communities.

Behind the Transformation

Current Use Features

Canton Crossing now hosts 31 stores for local and visiting consumers, including a Target, 5 Below, DSW, and UPS Store. The property provides 17,000 square feet in retail space and 127,500 in office space. The property also hosts Canton Crossing Tower, featuring insulated glass window units, which help maximize the thermal efficiency of the building. Also, the tower has an energy recovery system that recovers waste heat from the exhaust air and uses it to temper the incoming fresh air. The reverse occurs in the summer.

This property won EPA Region 3's 2007 Phoenix Award for Excellence in Brownfield Redevelopment.



Site construction (above) and final result (below). Courtesy of Kevin Weber Photography



Community Benefit

The property is known to attract and keep families in the city, especially since the shopping hub is just south of nearly 1,000 new apartments in the Brewers Hill neighborhood and surrounding towns. Additionally, Canton Crossing is becoming a destination for both the city and suburban residents and families, allowing them access to shopping, dining, and entertainment.

Map of Canton Crossing retail mall



Contacts For Further Information: Project Officer, Jeff Barnett (barnett.jeff@epa.gov) and BDC's Karl Bradley (KBradley@baltimoredevelopment.com)