



Maryland Department of the
Environment

FACTS ABOUT: WARWICK APARTMENTS PROPERTY (Voluntary Cleanup Program)

Site Location

The Warwick Apartments property is located at 300 North Warwick Avenue in Baltimore City, Maryland. This 1.25-acre property is situated in a generally industrial and commercial area that is bounded to the north by a large commercial warehouse, to the west by a vacant lot (storm-water project), to the east by North Warwick Street, and to the south by the MARC rail line. Surface water flows into the local Baltimore City storm-water management system. The Gwynns Falls is located less than one mile to the southwest from the property. Public water and sewer service is supplied to the property and the area by the City of Baltimore.

Site History

The property currently consists of a warehouse building and a small parking area. Operating at the property is JLN Construction Services, other businesses that historically operated at the property include: RAJ Plastics and Avalon Consulting Services. Prior to those businesses, portions of the property were used for a lumberyard and a slaughterhouse.

Environmental Investigations

In 2016, a Phase I environmental site assessment (ESA) was conducted for the property, several recognized environmental conditions (RECs) were noted, primarily the use of the property for industrial purposes and petroleum issues. Consequently, a Phase II investigation was conducted in 2016 identifying carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and total petroleum hydrocarbons (TPHs) in surface soils and volatile organic compounds (VOCs) in the groundwater. Evidence of a leaking aboveground storage tank was also noted on the property.

Current Status

On December 23, 2016, 300 N. Warwick, LLP submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a Certificate of Completion for Tier 1B (Residential Restricted) future use of the property.

On January 25, 2017, the VCP accepted the property into the program pending the development of a proposed response action plan to be approved by the Department, and then implemented to address risks to human health and the environment resulting from cPAHs and TPHs in surface soils. A public meeting is scheduled for February 28, 2017.



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