



WALBROOK MILL AND LUMBER YARD PROPERTY (BMI# MD1493)

What You Need to Know

Site Location

The Walbrook Mill and Lumber Yard Property (and adjoining townhouses/vacant lot) is located at 2636, 2654, 2656, 2658, 2660, and 2662 W. North Avenue and 1901 Braddish Avenue in Baltimore City, Maryland. This property consists of seven parcels, which total approximately 5.69-acres that are situated in a residential and commercial area, which is bounded to the west by residences, to the east by a rail line and Coppin State University, and to the south by West North Avenue and additional residences.

Surface water flows into the local Baltimore City storm water management system. The closest water body is the Gwynns Run and Lake Ashburton, located less than 1,000 feet northwest of the property. Public water and sewer service is supplied to the property and the area by the City of Baltimore.

Site History

The structures currently on the properties include several warehouse buildings, parking areas associated with the former lumberyard and five row houses. The lumberyard, originally opened in 1928, is currently closed and the buildings are vacant, while several of the row houses appear to be occupied. Historically, a coal yard and gas station also operated on portions of the property.

Environmental Investigation

A Phase I environmental site assessment (ESA) conducted for the property in 2013, and updated in 2017, identified several recognized environmental conditions (RECs), consisting of a possible underground petroleum storage tank, an above ground petroleum storage tank, and the historical uses. It was also noted that a former rail spur is located on the property.

Consequently, a Phase II investigation was conducted in 2017 and documented the presence of carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and total petroleum hydrocarbons, both gasoline range and diesel range organics, in the soils at the property. A later site assessment identified one exceedance of lead above the Maryland Department of the Environment's non-residential soil standards along the former rail spur, which was excavated and disposed of off-site. The excavation was backfilled with MDE-approved clean fill.

Current Status

On September 18, 2017, Walbrook CORE, LLC 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. Subsequently, an additional application was submitted on January 24, 2019 that divided the property into two parcels; one will have restricted residential future use, and the second, restricted commercial future use.

On April 25, 2019, the VCP accepted the two properties into the Program and issued a No Further Requirements Determination (NFRD) for each. The restricted residential NFRD has a groundwater use prohibition and the restricted commercial NFRD has a groundwater use prohibition and a soil disposal restriction. On May 30, 2019, the NFRDs were recorded in the land records of Baltimore City.