



Maryland Department of the
Environment

FACTS ABOUT:

2 East Wells Street Property (Voluntary Cleanup Program)

Site Location

The 2 East Wells Street property is located in Baltimore City, Maryland. This 1.53-acre property is situated in a commercial-residential area that is bounded to the north, south, and west by residential properties, to the east by additional residences and other commercial businesses. Surface water from the property flows into storm-water drains located in the parking lots of the property. Water and sanitary sewer are supplied to the property from the City of Baltimore.

Site History

The property currently consists of paved parking areas, offices and warehouse space. Several businesses (a flooring company, a wine distributor, and food distributor) are operating from the existing structures. Historical uses of the property prior to the 1990s include a marine supply warehouse, a machine shop and a blacksmithing operation. The main building dates back to the late 1800s with later warehouse additions constructed in the 1950s and 1960s. The current property owner is Wells CRP Building, LLC who purchased the property from Magical Alliance LLC in June 2012, who purchased it from HWB Investment Partnership in 1995.

Environmental Investigations

In June 2012, a Phase I environmental site assessment (ESA) was conducted that identified the former industrial uses of the property as a recognized environmental condition (REC). Previous Phase I assessments also identified underground storage tanks (USTs) and aboveground storage tanks (ASTs) that were formerly located on the property as RECs. These USTs were removed in 1983 and the ASTs were removed in 2004 along with some petroleum contaminated soils.

Several Phase II ESAs were conducted at the property in 2004, 2005 and 2012. The latest ESA identified polycyclic aromatic hydrocarbons (PAHs) and heavy metals (particularly lead) in the surface and sub-surface soil. Elevated levels of lead have also been identified in the groundwater at the property.



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Current Status

On June 20, 2012, Wells CRP Building, LLC submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a Certificate of Completion (COC) for Tier 1B (Residential Restricted) future use of the property.



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