



# ***Facts About...***

1411 Warner Street Property  
(Voluntary Cleanup Program)

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## **Site Location**

The 3.77-acre 1411 Warner Street Property is located at 1411 Warner Street in Baltimore City, Maryland. The property is currently the "Lot J" parking lot for the M&T Bank Stadium. A majority of the lot is paved with some areas of vegetation. The Gwynn's Falls Trail enters the site in the southwest portion and continues south off site. The property is zoned for industrial use. The property is bounded to the north by Stockholm Street, with railroad tracks, Ostend Street, and the M&T Bank Stadium beyond; to the south by the Middle Branch of the of the Patapsco River; to the east by Baltimore Area Rescue and Care Shelter Inc. (BARCS); and to the west by the Second Chance Warehouse Corporate Offices, Warehouse #s 1, 3, and 5, and Art by Cleatress.

## **Site History**

The site was initially developed prior to 1890 with commercial and residential uses. Historically, the site operated as John Marr's Malt Warehouse, Baltimore Glass Works, a glass factory, Digg's Brothers Coal and Wood Yard, Holtite Manufacturing Company Rubber Cement Mill, Maryland Chemical Company and American Cyanamid Company. Since 1998 the site has been used as the "Lot J" parking lot for the M&T Bank Stadium.

## **Environmental Investigations and Actions**

In January 2009, a Phase I environmental site assessment identified the following recognized environmental conditions: former USTs present at the property, historical operations at the property, and uses of adjoining properties.

In April 2009, a Phase II environmental site assessment included the collection of surface soil, subsurface soil and groundwater samples at the property for analysis of priority pollutant metals, volatile organic compounds, semi-volatile organic compounds and pesticides, herbicides, total petroleum hydrocarbons (TPH) diesel range organics, TPH gasoline range organics, and polychlorinated biphenyls. Results of the toxicological evaluation for the 1411 Warner Street property for a commercial use identified potential risks from ingestion of surface soil, subsurface soil and groundwater and the potential for vapor intrusion of volatiles to indoor air from mercury and benzene in the soil.

## **Current Status**

On January 8, 2009, the Mayor and City Council of Baltimore, the current property owner, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination for future commercial use for the property. The VCP completed a review of the application package and accepted the property into the VCP on June 17, 2009 and at the same time notified the Mayor and City Council of Baltimore that a Response Action Plan (RAP) was required to



address the environmental concerns at the property. On July 16, 2009, the VCP received a letter from the Mayor and City Council indicating that they will be continuing in the VCP. The VCP is currently awaiting the submittal of a RAP.

## **Contact**

For additional information, please contact the Land Restoration Program at 410-537-3493.

**Last Update:** July 2009

