



Facts About...

**GPA Industrial LLC Property
(VOLUNTARY CLEANUP PROGRAM)**

Site Location

This 10.58-acre property, located within an industrial area of southwest Baltimore City is comprised of two lots: the 1.33-acre lot at 1901 Washington Boulevard is a fenced vacant grassy lot and the 9.25-acre lot, located at 1903 Washington Boulevard, is improved by a one-story warehouse and office building. The property is bordered to the northeast by tracks of CSX Railroad; to the southeast by Winchester Homes (a prefabrication facility); to the southwest by Western Avenue; and to the northwest by Washington Boulevard. Montgomery Park Business Center is located to the northwest of the subject property.

Topographically, the property slopes southward toward Gwynns Falls. The Lower Cretaceous-age Patuxent Formation of the Potomac Group underlies the entire property. The nearest surface water body is Gwynns Falls, which is located 0.17 mile south of the site. The Gwynns Falls flows southwest into the Middle Branch of the Patapsco River. The site and vicinity receive municipal water and sanitary sewer services.

Site History

The earliest known usage of the lot at 1901 Washington Boulevard was a coal yard. From 1914-1934, the property was utilized for stone cutting. During the 1930s, an auto parts facility may have occupied this property. From 1942 until 1964, the property was occupied by the Washington Lumber Company. Sometime during the late 1960s or early 1970s, all structures were demolished and the lot has remained vacant.

Portions of the property located at 1903 Washington Boulevard were occupied by the Baltimore Brick Company (Brick Yard No. 5) as a brick refractory from 1901 to 1914. In 1914, William Sauer Oils and Dry Color Company occupied the northeastern portion of this parcel. During the 1930s and 40s, this portion of the parcel was occupied by an antique shop, auto parts and junk sales, produce stands, and filling stations. From 1947 to the early 1980s, International Harvester utilized the site for truck and parts sales. The existing 263,200 sq. ft. one-story building was constructed in two phases, the original building in 1947 and the addition in 1964.

Environmental Investigations

In August 1989, an MDE Oil Control Program inspector observed a vent line and remote fill outside on the subject property. A 10,000 gallon vaulted steel No. 2 fuel oil storage tank was located in the basement. In 1990, when the facility converted to natural gas heat, the tank was cleaned and taken out of service.

A Phase I environmental site assessment conducted in November 2003 identified numerous environmental conditions at the property. Environmental sampling of soil and ground water from the property was performed in November 2007; this sampling indicated that the soil is contaminated by semi-volatile organic compounds and both soil and ground water are contaminated by heavy metals.

Current Status

On November 20, 2003, 2015 Washington, LLC, a prospective purchaser, filed a VCP application seeking a No Further Requirements Determination (NRFDD) as an inculpable person. On March 12, 2008, the

Voluntary Cleanup Program accepted 2015 Washington, LLC into the program pending the development and completion of a response action plan to address the identified contamination in ground water and soil. On January 28, 2010, the participant submitted a revised application to the VCP removing the 1901 Washington Blvd. parcel from the application and qualifying the property for an NFRD. The NFRD was issued to the participant on February 16, 2010 and recorded in the land records of Baltimore City on March 3, 2010.

Contact

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

Last Update: July 28, 2010