

FORT HOLABIRD
Dundalk, Maryland
(Base Realignment and Closure Site)

Site Location

Fort Holabird consists of three Base Realignment and Closure (BRAC) sites located within or adjacent to the Fort Holabird Industrial Park, Dundalk, Maryland: the Crime Records Center (CRC) property, the Defense Investigative Survey (DIS) property, and property underlying the Cummins Apartments (Cummins). The Fort Holabird Industrial Park consists of light industrial operations and commercial buildings. The Colgate Creek flows through the southern portion of the industrial park into the Patapsco River.

Site History

Fort Holabird was established in 1917 on 96 acres of marshland in Baltimore City. From 1941 until the end of World War II, the installation grew to include approximately 350 acres and 286 buildings. After World War II, activities at Fort Holabird were curtailed and portions of the property were transferred from the Army. The largest transfer occurred in the timeframe between 1977 to 1979, when 223 acres were transferred to the City of Baltimore. The City developed the land into the current Fort Holabird Industrial Park.

The CRC property was developed in 1941 on approximately 6 acres of land located at the northwest corner of Detroit and Oak Avenues. Buildings 302 and 308 were demolished and building 307 abandoned during this transition period in the 1970s. Building 302 is believed to have housed an incinerator for burning paper. A grass lot is present at the former locations of buildings 302 and 308.

The CRC property was included in BRAC 95 legislation. The CRC occupied the site until 1993, when its operations were transferred to Fort Belvoir, Virginia. In 1997, asbestos-containing materials (ACMs) were removed from buildings 306 and 307, and building 307 was razed. Buildings 305 and 306 remain abandoned and in dilapidated condition. The entire site is secured with fencing to prevent access.

Past operations at the CRC site were office-related and would not be expected to have involved the generation, storage or disposal of large quantities of hazardous materials. Petroleum underground storage tanks (USTs) were utilized at the site and are discussed in the **Environmental Actions and Investigations** section of this document. The property was transferred to Baltimore City in February 2002.

DIS Property

The DIS property is 7.92 acres in size and located at 2200 Van Deman Street. Colgate Creek borders the site to the west. Hazardous substances reportedly stored and used at the site included: chemicals for microfilm processing, paints, batteries, propane, halon, refrigerant oil, fuel oil, small quantities of gasoline and insecticides, and miscellaneous cleaning supplies. These materials were removed from the site in 1996. The property was transferred to Baltimore City in February 2002.

Cummins Property

The Fort Holabird Cummins Property is 6.6 acres of land located at the northwest corner of the intersection of Dundalk and Oak Avenues, Dundalk, Baltimore County. In 1949 under the Waring Housing Act, the Army issued a 75-year lease on the 6.6-acre tract to Charles A. Mullan and Thomas F. Mullan, Jr., who constructed the Cummins Apartments in the early 1950s. Use of the land prior to 1949 is unknown. Construction staging areas were reportedly identified in 1943-1944 aerial photographs. Since its construction, the complex has been used for residential housing and remains occupied today. Ownership of the land beneath the complex was transferred to Mullan Enterprises, Inc. in June 1997.

Environmental Investigations and Actions

CRC Property

- 1989-Environmental Photographic Interpretation Center. In August 1989, Environmental Photographic Interpretation Center issued their "Installation Assessment, Army Base Closure Program, Fort Holabird, Baltimore, Maryland, Interim Report," an analysis of historical photography of Fort Holabird. Although these results showed potential contamination of surface and groundwater from past activity, they did not specifically indicate any visible contamination in the CRC area.
- 1989 -Tank Removal Report. Includes observations by the Maryland Department of the Environment (MDE) during the removal of three 6,000-gallon USTs. Evidence of leaking was reported in two tanks at buildings 305 and 306. Four monitoring wells were installed to monitor groundwater contamination. Significant concentrations of contamination were not detected. MDE submitted a letter dated March 16, 1992 stating that corrective action was not required and that the property complies with Code of Maryland Regulations 26.10.02-11. The three USTs removed were replaced with one 4,000-gallon UST. A 500-gallon diesel UST also remains at the site.
- 1991-Environmental Impact Statement, Comprehensive Base Realignment and Partial Closure for Fort Meade and Fort Holabird. The purpose of the Environmental Impact Statement was to evaluate methods to implement the closing and transfer of the CRC property. Alternatives evaluated included: no action, residential use, and industrial use. Industrial use was determined to be the most likely alternative.
- 1992-Environmental Investigation for Property Transfer, Fort Holabird Records Crime Center, Environmental Investigation and Alternatives Assessment. This investigation addressed soil and groundwater contamination issues at the site, in addition to the presence of ACMs and radon gas within the three on-site buildings. No evidence of soil contamination was encountered within three test pits excavated at the site. Therefore, soil sampling was not conducted. Low levels of metals, base neutral acid extractables and volatile organic compounds were detected in the groundwater. The likely source of the contamination was attributed to the small amounts of fuel oil that had leaked from the USTs. ACMs were detected in all three site buildings. The report recommends the alternative of "no action" for the residual groundwater contamination beneath the site. The removal of friable ACMs is recommended prior to the buildings' reuse, reoccupation or demolition.
- 1992-Preliminary Assessment of the Fort Holabird Crime Records Center. This document summarizes the findings of previous investigations for MDE's Hazardous and Solid Waste Management Administration. No significant environmental issues were identified.
- 1994-Community Environmental Response Facilitation Act Report. Areas requiring environmental evaluation for the reuse and redevelopment of the CRC property are discussed. The report identified no new areas requiring environmental evaluation sufficient to interfere with property transfer. MDE concurred on March 23, 1994.
- March 2001 – A Finding of Suitability to Transfer (FOST) was finalized. The FOST documents the determination that the property is suitable for commercial/industrial reuse.

DIS Property

- 1996-Fort Holabird Defense Investigative Service, Environmental Baseline Survey (EBS). The EBS identified several areas which have been investigated or which require environmental investigation. Two petroleum spills previously occurred at the site. A leaking 8,000-gallon UST containing fuel oil and contaminated soils were removed from the property in 1986. Four monitoring wells were installed and used to manually purge free product from the shallow water table until February 1988. In 1994, underground feeder lines from three aboveground storage tanks were determined to be leaking. An absorbent boom was used to mitigate impacts to an adjacent stream. The feeder lines and contaminated soils were removed for disposal under MDE's Oil Control Program and Emergency Response Division.
- March 2001 – A FOST was finalized. The FOST documents the determination that the property is suitable for commercial/industrial reuse.

Cummins Property

- 1997-Fort Holabird, Property Underlying Cummins Apartments, Environmental Baseline Survey. The only area of concern identified in this EBS was the former 10,000-gallon fuel oil UST, which was removed and replaced in 1990 under MDE oversight. Sampling of site monitoring wells in 1990 showed only residual petroleum contamination within the shallow groundwater. No new areas, which would require environmental evaluation, were identified in the EBS. Other investigations of the site identified in the EBS included a Preliminary Assessment Screening conducted by the Fort George G. Meade, Environmental Management Office in 1995 and a Phase I environmental audit conducted for the property lessee, Mullans Enterprises Inc, in 1996.
- 1997-Finding of Suitability to Transfer, Property Underlying Cummins Apartments. Environmental conditions identified in this report include the presence of asbestos and lead-based paint within the apartment buildings and lead present in the soil because of lead-based paint on the Cummins Apartment buildings. The report states that these issues do not affect the FOST because Mullan Enterprises Inc. and not the Army own the buildings. This document concludes that the property is suitable for transfer for the intended use. The MDE has not concurred with the FOST because of unresolved issues regarding lead-based paint.

Current Status

CRC Property: The property has been transferred to Baltimore City. No planned or future actions.

DIS Property: The property has been transferred to Baltimore City. No planned or future actions.

Cummins Property: The property is privately owned at this time.

Contact

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