



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

## **Warner Street Wetlands (Brownfields Site)**

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### **Site Location**

The proposed Warner Street Wetlands Area is located in the midst of roughly 500 acres of industrial land at the southern gateway to Baltimore City. The City of Baltimore owns the properties, which consist of four contiguous lots (5A, 6, 7, and 8/9) that total approximately 5.3 acres. They are bounded by the Middle Branch of the Patapsco River to the southeast, the Bayard Street Dock to the southwest, Shell Street (S. Eutaw Street) to the northwest, and the Alluvion Street Dock to the northeast.

### **Site History**

Dating back to at least 1890, the area in the vicinity of the proposed Warner Street Wetlands has been primarily industrial in nature. Sanborn fire insurance maps from 1890 through 1953 detail wharves, an icehouse, coal yards, a marble company, a chemical manufacturer, glass manufacturing plants, a brass foundry, a varnish and paint manufacturing plant on properties adjacent to the Warner Street Wetland Properties. In the more recent past, a number of small businesses, storage companies, industrial-printing concerns, and a wholesale chemical distribution company have operated in the area.

### **Environmental Investigations and Actions**

In 2001, the Maryland Department of the Environment (MDE) conducted a site investigation of the Warner Street Wetlands properties. Soil, sediment, and groundwater samples were collected as part of the investigation. Analytical results in soil and sediment indicated the presence of metals and semi-volatile organic compounds (SVOCs) at concentrations above Maryland State residential cleanup standards, however only metals were present in the groundwater samples. In October 2004, MDE conducted a Brownfields Site-Specific Investigation to determine the nature and extent of metals and SVOC contamination. Arsenic, lead, and mercury were found to be widespread; however, soil samples, which were consolidated from the top six feet of soil from each lot, were non-detect for hazardous constituents using the Toxic Characteristic Leaching Procedure. These results clear the way for site redevelopment.

### **Current Status**

The properties are vacant and are currently covered with vegetation ranging from grass and scrub to trees. A temporary asphalt section of the trail Gwynns Falls Trail traverses the properties between two foot bridges over the northern and southern docks.

### **Planned or Potential Future Action**

The City of Baltimore, in partnership with the U.S. Army Corps of Engineers, is planning a major environmental and economic revitalization of the Middle Branch of the Patapsco River. As part of the revitalization plan, it is proposed that the Warner Street properties be restored to a viable wetlands



ecosystem. The current restoration plan calls for the removal and disposal of the first six feet of soil/fill. The properties will then be covered with approximately two feet of clean fill. Appropriate wetland vegetation will be planted and the Gwynns Falls Trail will be extended through the wetland as a boardwalk thereby transforming the former industrial waterfront into a more people-friendly park setting.

### **Facility Contact**

Kim Lemaster                      Maryland Department of the Environment                      (410) 537-3440  
Federal Superfund Division

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