



EMERICK AND PENNOCK PROPERTIES

What You Need to Know

The Emerick and Pennock Properties are located at 2001, 2011, and 2013 W. Cold Spring Lane in Baltimore City, Maryland. These three parcels total 4.99-acres and are situated in a generally industrial and commercial area that is bounded to the north by a large commercial warehouse, to the west by Baltimore Police Department - Northern District, to the east by the Jones Falls, and to the south by a former Baltimore Gas and Electric facility. Surface water flows into the Jones Falls or the local Baltimore City storm-water management system. The Jones Falls are located directly adjacent to the property to the east. Public water and sewer service is supplied to the property and the area by the City of Baltimore.

Site History

The structures currently on the properties include several warehouse buildings, a greenhouse, and parking areas. Pennock Company is a floral wholesaler that currently operates at the 2011 W. Cold Spring Lane property. Calvert Wholesale Florists operated at the 2001 W. Cold Spring Lane property until 2014. Prior to those businesses, portions of the properties were used for the Industrial Home for Girls.

Environmental Investigations

A Phase I environmental site assessment (ESA) conducted in 2016 for the properties identified several recognized environmental conditions (RECs), primarily the use of the property for vehicle maintenance activities and several drums. Consequently, a Phase II investigation was conducted in 2016 and documented the presence of carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and heavy metals in the soils. Volatile organic compounds (VOCs) were identified in the groundwater. Evidence of a former underground storage tank was also noted at the 2001 W. Cold Spring Lane property.

Current Status

On January 13, 2017, Cold Spring Partners DE, LLC submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination for Tier 1B (Residential Restricted) future use of the properties. The VCP is currently awaiting the results of supplemental sampling and the submission of an additional application for a contiguous parcel.