



# 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. Portions of the contiguous parcels from the former Baltimore Gas and Electric (BGE) natural gas tank location are also included in the redevelopment. The remaining land will be managed as forest conservation land by the Jones Falls Conservancy. The final parcels total 9.53-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 natural gas tank facility. Surface water flows into the Jones Falls or the local Baltimore City storm-water management system. Public water and sewer service is supplied to the property and the area by the City of Baltimore.

### Site History

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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

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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.

Additional sampling occurred in 2017 on several parcels to the south of the former florist businesses. Low levels of metals were generally found on the addition parcels.

### Current Status

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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.

On November 7, 2017, two additional applications were received for several contiguous parcels: one from Cold Spring Partners DE, LLC for BGE Property - Portion of (Proposed Lot 6A), and the second from Cold Spring Partners II, LLC for BGE Property - Portion of (Proposed Lot 8/9).