



## 6264 Race Road (BMI 2029)

### What You Need to Know

#### Site Location

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The 6264 Race Road Property is located at that address in Howard County, Elkridge, Maryland. The property consists of one parcel, totaling 4.0-acres and is situated in a residential and industrial area about one mile northwest of Baltimore-Washington International Airport. The property is bounded to the south by a sand, gravel and asphalt plant, to the west by railroad tracks and residential neighborhoods, to the north by vacant parcels and to the east by forest and Deep Run.

Water for the property is supplied by a non-potable well and there is a septic system with two holding tanks. Surface water from the property discharges to an on-site collection system, then to Deep Run, the closest surface water, located several hundred feet to the east of the property.

#### Site History

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The fenced property consists of two main operations buildings, two concrete mixing plants (one active and one inactive), plus an unpaved parking lot and storage yard area. The property has historically been used for concrete mixing and precast formwork since the 1950's. The current owner, KIP Realty, LLC, purchased the property on February 8, 2020.

#### Environmental Investigation

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A Phase I environmental site assessment (ESA) was conducted for the property in December 2019 and followed by several Phase II ESAs. The main recognized environmental conditions being the former use of the property as a concrete plant and the reported use of oil for mold release and dust suppression.

Phase II environmental site assessments have identified diesel range organics in the surface soil above the non-residential cleanup standards at the property. Low levels of polycyclic aromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs) were also detected in the surface soils, but were below the applicable standards.

In addition, total petroleum hydrocarbons – diesel range organics (TPH-DRO) was identified in the shallow groundwater and the existing supply well above the MDE groundwater standards.

## Current Status

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On May 20, 2020, KIP Realty, LLC submitted an application to the Voluntary Cleanup Program (VCP) requesting inculpable person status and seeking a No Further Requirements Determination for Tier 3B, Industrial Restricted, future use of the property. The property was accepted into the VCP on November 5, 2020 pending the submission and completion of a response action plan to address the identified TPH-DRO in soil and groundwater.