



Maryland Department of the  
Environment

## **FACTS ABOUT: 7603 Energy Parkway**

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### **Site Location**

The 11.88-acre 7603 Energy Parkway Property is located in Curtis Bay in Anne Arundel County, Maryland. The property is currently occupied by an approximately 274,000 square foot warehouse distribution center and associated parking and loading areas. The property is bounded to the north by Energy Parkway with Command Technology and three multi-tenant warehouse structures beyond; to the east by Perryman Court two warehouses and Simpson Strong Tie Co., Inc. beyond; to the south by Brandon Woods/Solley Point Park; to the west by a cleared, vacant parcel.

### **Site History**

Between 1982 and 1993, BGE disposed of fly ash fill from the nearby Brandon Shores power plant at the Brandon Woods Business Park, which includes the 7603 Energy Parkway property. Prior to the deposit of fly ash fill, the site was undeveloped and wooded.

The property was developed in 1995 with the distribution/warehouse building that currently occupies the property. The current tenant, Commerce Corporation, a distributor of lawn and garden supplies has been the only occupant.

### **Environmental Investigations and Actions**

As a result of the presence of the fly ash at the Brandon Woods Business Park, a Memorandum of Agreement (MOA) was proposed between Baltimore Gas & Electric Company and the Water Management Administration of the Maryland Department of the Environment. The proposed MOA, which was never signed, would have required long-term quarterly groundwater monitoring for metals in groundwater and placement of a cap consisting of a minimum of 12 inches of clay and 12 inches of top soil. The long-term groundwater monitoring included sampling of both shallow and deep aquifers and was conducted quarterly until 2005. The groundwater monitoring data from 2005 shows that most of the wells do not exceed groundwater standards.

In June 2007, a Phase I Environmental Site Assessment (ESA) was completed that identified no recognized environmental conditions (REC) and recommended no further investigation at the property. In November 2007, an annual environmental audit at the property was prepared for the property that identified no environmental conditions.



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In November 2010, a Phase I ESA identified the fly ash fill at the property as a REC. A subsequent Phase II completed in December 2010 assessed the thickness and current condition of the clean soil “cap” on the property. Thirty-two shallow borings were completed that documented the presence of the cap across the property at a thickness varying from 8.5 inches to 36 inches. Twelve soil samples were collected to assess the cap material.

### **Current Status**

On December 20, 2010, the Voluntary Cleanup Program (VCP) issued expedited inculcable person (IP) status to IIT Baltimore-Brandon Woods I LLC for the 7603 Energy Parkway property. On February 15, 2011, the IIT Baltimore-Brandon Woods I LLC submitted a VCP application as an inculcable person seeking a No Further Requirements Determination (NFRD) for restricted commercial use (Tier 2B) of the property. On March 15, 2011, the VCP requested posting of the required “Notice of Application Submitted” sign, a chemical storage inventory, and work plan for additional samples at the property and on June 10, 2011, the VCP denied the VCP application due to failure to provide the requested information.



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