



Facts About...

Parcel J, Lot 1 of the Wayside (Young) Property and Parcel 1 (Voluntary Cleanup Program)

Site Location

The Parcel J, Lot 1 of the Wayside (Young) property and Parcel 1 are three contiguous parcels totaling approximately 3.32 acres and are located at 423 East Patrick Street in the City of Frederick, Frederick County, Maryland 21701. The properties are located in a mixed commercial/industrial/residential land use area and bounded to the north by Highland Street and the Frederick Department of Public Works storage yard beyond, to the south by East Patrick Street with commercial and residential buildings beyond, to the east by a former unregulated landfill and the Frederick County Fair Grounds beyond and adjacent to the west by Carroll Creek and commercial buildings beyond. The closest body of water is Carroll Creek, which is located adjacent on the western property boundary. Surface drainage appears to flow southwest in the southern portion of the property, and in the northern section of the property a concrete drainage system directs surface water west toward Carroll Creek.

Site History

The Shank and Etlzer Lime Company operated on Parcel J until the late 1930s. The Price Electric Company purchased the property in 1954, but never utilized it for electrical generation purposes. In 1955, the property was sold to Mr. R.F. Kline and subsequently, the R.F. Kline, Inc Paving Contractors operated on site. In 1989, the City of Frederick purchased the property. Currently, the property is vacant land. The 0.145-acre parcel 1 property was purchased by the City of Frederick in 1992 and is currently vacant land. Lot 1 of the Wayside (Young) property has been primarily used as a radio and television service and sales facility, while the southeastern portion of the property was previously used as a gasoline filling station from the 1930s until 1960.

Environmental Actions and Investigations

In June 1996, the Oil Control Program (OCP) oversaw the removal of three underground storage tanks (USTs) and the abandonment in place of two additional USTs associated with the prior filling station. Investigation of the soil beneath the tanks revealed elevated levels of total petroleum hydrocarbons in the soil. In December 2002, the Maryland Department of the Environment's Brownfields/Site Assessment Section completed a Brownfield Assessment for the parcel J and parcel 1. The Brownfield Assessment revealed slightly elevated levels of metals and diesel range organics in the soil and elevated levels of metals and methyl tert-butyl ether (MTBE) in the groundwater. In November 2005, a Phase II Environmental Site Assessment was conducted on the property, which confirmed elevated levels of polycyclic aromatic hydrocarbons and low levels of MTBE in the groundwater. In October 2006, Phase II supplemental sampling was performed on the property, which identified elevated levels of metals, semi-volatile organic compounds and gasoline range organics in the soil.



Current Status

On April 10, 2006, Frederick Site I, LLC submitted a Voluntary Cleanup Program application seeking a Certificate of Completion as an inculpable person. Future property use is indicated as Tier 1B restricted residential use. The Department accepted the property into the VCP on January 23, 2007 for a Certificate of Completion and confirmed the inculpable person status of the applicant. On August 19, 2008, the Department received a letter from the participant requesting the application be withdrawn from the program. In October 2008, the application was officially withdrawn from the program.

Contact

For additional information, please contact the Land Restoration Program at 410-537-3493.

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