



Facts About...

Quad Avenue Parcels 17, 19 and 218 Property (Voluntary Cleanup Program)

Site Location

The Quad Avenue Parcels 17, 19 and 218 property consists of three parcels totaling 21.89-acres and is located in Rosedale, Baltimore County, Maryland. The property currently consists of undeveloped land. Located north from the property is the Superfund Alternative Site, 68th Street Dump, and to the east, south and west are industrial properties. Storm water from the property discharges north to Herring Run. Baltimore County supplies water and sanitary sewer services to the vicinity. The property is currently zoned industrial, MH - Manufacturing, Heavy.

Site History

From the early 1900s until the late 1940s, individual landowners owned the parcels and in the 1950s, Industrial Enterprises purchased the parcels. The parcels have remained undeveloped since Industrial Enterprises purchased them, but they have been the subject of nuisance dumping for many years. At some time during the 1960s, Herring Run was channelized and fill was placed along the stream bank.

Environmental Investigations and Actions

The July 2007 Phase I identified recognized environmental conditions associated with the adjacent Superfund Alternative Site, 68th Street Dump, and noted the potential for uncovering solid waste during development and recommended removal of surficial solid waste resulting from nuisance dumping. The November 2007 Phase II sampled two surface soil locations and one ground water location for volatile organic compounds (VOCs), semi-volatile organic compounds and priority pollutant metals. The soil results indicated a slightly elevated level of arsenic and the ground water sampling detected low-levels of VOCs at the property.

Current Status

On January 30, 2008, Industrial Enterprises Inc. submitted a Voluntary Cleanup Program (VCP) application for the property seeking a no further requirements determination (NFRD) as a responsible person. The applicant has requested Tier 3 (Industrial) restricted future use of the property. On July 25, 2008, the VCP issued an NFRD for the property conditioned upon a restricted commercial or industrial future use of the property. The NFRD restricts use of ground water beneath the property for any purpose, requires notification of the VCP prior to excavations at the property and the analysis of any excavated soil prior to off-site disposal. The NFRD was recorded in the land records of Baltimore County on August 15, 2008.

Planned or Potential Future Action

The proposed future use of the property will be industrial.

Contact

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

Last Update: January 2012

