



Facts About...

Woodmont Academy
(Voluntary Cleanup Program Site)

Site Location

This 66-acre parcel of property, located at 2000 Woodmont Drive, Cooksville, Howard County, Maryland 21723 in a zoned rural conservation density exchange option of Cooksville. The property is bordered to the south by Maryland State Road 144, to the west by the Cooksville Maintenance Facility and residential developments, and to the north by Interstate Highway 70. East of the property is agricultural land.

The property is improved with mobile units, potable wells, and both paved and gravel parking areas. The property also contains tilled farmland, wetlands and associated buffer zones. Drinking water for all facilities located on the property is supplied via on-site groundwater drinking wells. The direction of groundwater flow underneath the site is reportedly southeast. A temporary septic system and sanitary services are currently being installed on the property; the application is on-file with the Howard County Department of Environmental Health.

Site History

Land records and aerial photographs of the area show that the property was privately owned and maintained as farmland until 1990, when Howard County purchased the property for use as a fire training facility by the Department of Fire and Rescue Services.

Woodmont Academy, Inc. acquired the property on September 3, 2002, and transferred ownership of the property to the Woodmont Educational Foundation, Inc. on March 1, 2003.

The site is being utilized as a school for grades 1-8 and is undergoing construction and demolition activities. Several mobile storage units are located on the property which serve as classrooms and offices.

Environmental Investigations and Actions

During the 1990s, the Howard County Department of Fire and Rescue Services built vehicle garages, a shed, and a barn to assist in the day-to-day training operations being conducted on-site. Several doublewide trailers were also located on the property. To provide heat and gasoline for the vehicles, five aboveground storage tanks (ASTs) were located on the property. Four of the ASTs were used for oil and gasoline storage, while the Department of Fire and Rescue Services used the final AST for training purposes. In addition to the ASTs, several drums of oil were located on the property. All oil drums and ASTs were removed when the Woodmont Academy, Inc acquired the property in 2002.

Sampling for the Phase II environmental assessment of the property reported that total petroleum hydrocarbons (TPH) and methyl tertiary butyl ether (MTBE) levels in the soil did not exceed acceptable Maryland Department of the Environment's (MDE) concentrations. Groundwater sampling conducted on the property indicated the presence of diesel range TPH, toluene, lead, and MTBE. These levels did not exceed MDE's groundwater standards.



Woodmont Educational Foundation, Inc. conducted additional sampling in February and April 2005 in response to the MDE's comments. Soil, sediment, surface water, and groundwater samples were collected and analyzed for volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), diesel range and gasoline range TPH, pesticides, polychlorinated biphenyls (PCBs), and metals. Results indicated metals at low concentrations in soil, sediment, and groundwater. All other analytes were non-detect in these media and in surface water, which was also non-detect for metals. MDE's toxicological evaluation indicated that a groundwater use restriction (shallow groundwater) was recommended for this site.

Current Status

Woodmont Educational Foundation, Inc. submitted an application package to the VCP on September 13, 2004 seeking a No Further Requirements Determination (NFRD) with responsible person status. The Department issued a NFRD on July 8, 2005 for restricted residential (Tier 1B), restricted commercial (Tier 2B), or restricted industrial (Tier 3B) use of the property with a prohibition on the use of shallow groundwater beneath the property for any purpose. The Woodmont Educational Foundation, Inc. plans to construct a Catholic Academy on the property with an on-site daycare facility.

Contact

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

Last Update: April 15, 2010

