



Facts About...

Highwoods Lot 2
(Voluntary Cleanup Program)

Site Location

The Highwoods Lot 2 property, also known as the Former Pikesville Sportsman's Club, totals 46.34-acres and is located at 11331 Red Run Boulevard in Baltimore County, Maryland. The property is located in a mixed commercial/residential area and is bounded to the north by two commercial business parks, to the east by woodlands and commercial development, to the south and west by vacant woodlands and residential homes. A small cemetery (Lowe cemetery) exists on the northeast corner of the property and previous structures associated with the Pikesville Sportsman's Club (located on adjacent lots) have been razed and replaced by commercial development.

The surface water at the property consists of Red Run, which borders the property to the southwest, and an unnamed creek that runs along the eastern boundary of the property that also discharges to Red Run. The topography at the property gently slopes to the southwest and southeast, discharging storm water to both the Red Run and the unnamed creek. Depth to ground water is approximately 20-30 feet below the ground surface and the flow direction is assumed to follow topography toward the west. Water and sanitary sewer are provided by Baltimore County, but the property is located in a ground water use area.

Site History

In June 1949, the Sportsman's Club purchased the property as a recreational site that included a skeet and trap range. Prior to 1949, the property was agricultural or wooded land. The Sportsman's Club closed in 1997 and the property has remained vacant undeveloped woodlands. Numerous weapons targets still remain on site. Currently, RC ONE, LLC owns the property.

Environmental Investigations

In November 1997, a Phase I Environmental Site Assessment, Site Investigation and Best Management Plan were conducted on the property. These investigations noted that the site had been used as a recreational shooting facility for 57 years and that lead-shot was the primary recognized environmental concern. These investigations indicated that the greatest contamination was found beyond the tree line, down range of Field 4, in an area that overlaps fallout zones for Fields 3 and 5. The investigations also concluded that most contamination exists within the top two inches of the soil horizon. Lead and arsenic were detected at all five shooting fields associated with the range. The elevated levels of lead and arsenic were detected above the residential cleanup standards. In August 2005, further characterization verified elevated arsenic and lead concentrations in the soil.

Phase II sampling conducted in 2007, indicated no contaminants of concern in ground water or surface water at the property, but elevated lead levels still persist in the soil.



In February 2008, the MDE Voluntary Cleanup Program (VCP) issued comments on the submitted application with the requirement for additional sampling to determine the extent of contamination from former use of the property for recreational shooting. The additional sampling was completed in April 2008 and indicated other areas of the property that had been impacted by skeet targets, lead shot and bullets.

Current Status

On September 15, 2005, RC ONE, LLC c/o Highwoods Properties, Inc. submitted an application to the Voluntary Cleanup Program (VCP) as a responsible person, seeking a Certificate of Completion (COC). Planned future land use is Tier 1B Residential. On November 1, 2007, RC ONE, LLC withdrew their application.

On December 5, 2007, three entities (Owings Woods LLC, Red Run Ventures LLC, and CRP Owings Woods LLC) submitted applications to the VCP as inculpable persons, seeking COCs for the property. The proposed future land use is Tier 2B Restricted Commercial. The VCP accepted the property into the program on May 13, 2008 pending the completion of a Response Action Plan (RAP) to address identified environmental risks at the property. Upon completion of the RAP that consisted of removal of contaminated soils, the VCP issued a COC to Owings Woods LLC on June 28, 2010. Red Run Ventures LLC and CRP Owings Woods LLC withdrew their applications prior to issuance of the COCs. The COC was recorded in the land records of Baltimore County on July 23, 2010.

Contact

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

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