



Facts About...

Gateway Commerce Center II
(Voluntary Cleanup Program)

Site Location

The 31.732-acre Gateway Commerce Center II property is located at 6751 Alexander Bell Drive in Columbia in Howard County, Maryland. The property currently includes one large warehouse building that is mostly vacant but has two tenants, parking areas and landscaped areas. The property is zoned for industrial use and is primarily used as commercial warehouse space. The property is bounded by Alexander Bell Drive to the north, Robert Fulton Drive to the south, Snowden River Parkway to the west and Columbia Gateway Drive to the east. The former Appliance Park East property is located to the north and west of the property.

Site History

The first known developed use of the property was in 1972 when the current building was constructed as a part of the larger GE Appliance Park facility. The Columbia Industrial Development Corporation purchased the property from Walter A. Shank in 1970 and then sold the property to the GE Company in 1973. During ownership by GE, the building was used to manufacture air conditioners and then microwave ovens. The currently vacant portion of the warehouse was most recently occupied by the U.S. Coast Guard Supply Center.

Environmental Investigations and Actions

In 1988, an environmental assessment was completed that included soil sampling in the vicinity of a 7,000-gallon underground storage tank (UST) used for storage of xylene or "butyl cellusolve", a 20,000-gallon UST used for storage of wash water, and a volatile liquid interceptor tank (VLIT) and associated piping. Samples collected in the vicinity of the xylene tank and VLIT showed no evidence of contamination by volatile organic compounds (VOCs); however, the samples were composite which could have lead to a loss of VOCs during collection. The assessment also noted that separate underground waste lines were installed, during the building construction, for cyanide, chrome and acid-alkali wastes; however, it was reported that the waste lines for chrome and cyanide were never used. Therefore, soil samples were collected to assess potential releases from acid/alkali drain lines only.

In 1998, a summary report for the property stated that the USTs were closed in place and the floor drains were flushed, capped and removed; however, no documentation was provided.

In 2005, an environmental assessment included collection of surface and subsurface soil, soil gas and groundwater samples. Soil and groundwater samples confirmed the presence of trichloroethene (TCE) and xylenes in the groundwater near the former xylene tank. Several transformers and elevators were identified on the property and the transformers have reportedly been cleaned and replaced with non-PCB containing oil. Samples of the oil confirmed that the current transformers are not classified as PCB-containing transformers. The assessment included excavation to confirm that the USTs identified in the 1988



assessment had been filled with concrete and abandoned in place. The two soil gas samples were collected from beneath the slab in the areas with the highest groundwater and soil concentrations of volatile organic compounds. The samples indicated that the potential for vapor intrusion of volatiles was below MDE recommended risk levels for commercial use populations.

Current Status

On December 17, 2004, Parcel A-74 Associates, LLC requested an expedited IP status letter and was granted expedited inculpable person approval on December 22, 2004 with the requirement that the VCP application and fees be submitted within 6 months. On June 17, 2005, Parcel A-74 Associates, LLC indicated that it would not be filing a Voluntary Cleanup Program (VCP) application for the property.

On December 10, 2004, Gateway A74 and A76, LLC, the prospective purchaser, submitted a request and was granted expedited inculpable person approval on December 14, 2004. On June 13, 2005, Gateway A74 and A76, LLC, submitted an application to the VCP seeking a No Further Requirements Determination for future commercial use for the property. The Phase I and II were submitted on September 12, 2005 and on January 23, 2006, the VCP accepted the property for participation in the VCP and issued an NFRD to Gateway A74 and A76 LLC for restricted commercial or restricted industrial use with a prohibition on the use of groundwater beneath the property for any purpose. The NFRD was recorded in the land records office of Howard County on February 8, 2006.

Contact

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