



AVALON FOUNDRY ROW PROPERTY

What You Need to Know

Site Location

The Avalon Foundry Row property is approximately 8.819 acres and is located at 9830 Reisterstown Road in Owings Mills, Baltimore County, Maryland. A vacant warehouse that is approximately 258,000-square feet is on the property. The property is bordered to the east by Lifebridge Road, beyond which is a commercial shopping center, and to the north and west by commercial shopping centers. The property is bordered to the south by a wooded area, beyond which is a railroad track.

The site's elevation ranges between approximately 480 feet above mean sea level (MSL) in the northern portion to approximately 450 feet above MSL in the southern portion. Groundwater was encountered approximately 18 to 20 feet below grade. Surface water drainage in the vicinity of the Site is from the northeast to the southwest toward an unnamed tributary to the Gwynns Falls. The property is served by public water and sewer.

Site History

The property was used for residential and agricultural use before the warehouse was constructed in 1978. The warehouse was initially part of the adjacent Solo Cup facility, which was redeveloped as a commercial shopping center.

Environmental Investigations

Phase I environmental site assessments (ESA) of the property conducted in 1993, 2003, 2008, 2009, 2011 and 2017 identified the following recognized environmental conditions (RECs): a 4000-gallon gasoline underground storage tank (UST) formerly located at the southeastern end of the warehouse, and removed in 1988; a 20,000-gallon oil UST removed in 1998, where a 200-gallon surface spill occurred in 1979 that resulted in the removal of impacted soil and asphalt; and a 10,000 gallon oil UST formerly located northwest of the warehouse and removed in 2011. Following removal of the 10,000 gallon oil UST, excavations were completed in 2011 and 2013 to remove a total of 1,516-tons of petroleum contaminated soil. The Phase I ESAs also identified the presence of several off-site dry cleaning facilities located north and northwest of the Site.

Phase II ESA investigations conducted in 2011 and 2013 focused on collecting soil and groundwater samples in the vicinity of the USTs on the property and confirming the removal of petroleum contaminated soil from the area of the former 10,000 gallon UST. In 2018, as part of the application process for the Voluntary Cleanup Program, surface and subsurface soil samples were collected from 10 soil borings installed throughout the Site and 8 sub-slab vapor points were installed within the vacant warehouse to evaluate potential on-site and/or off-site impacts from releases of volatile organic compounds (VOCs). Low levels of polyaromatic hydrocarbon compounds (PAHs) and metals were detected in several soil samples. Several VOCs were detected in the sub-slab vapor samples however, all detections were below the Department's Tier 1 residential target soil vapor values.



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Current Status

On July 30, 2018, Avalon Foundry Row LLC submitted an application to the Voluntary Cleanup Program as an inculpable person seeking a No Further Requirements Determination (NFRD) for Tier 1B (restricted residential) future use of the property. On March 22, 2019 the Voluntary Cleanup Program accepted the property into the Program and issued a NFRD for restricted residential land use with the requirement to enact an environmental covenant, prohibition on the use of groundwater beneath the property for any purpose, soil excavation and disposal requirements and a restriction on future construction of fee-simple residential lots.