



# ***Facts About...***

## **Bainbridge Residential Phase 1A Property (Voluntary Cleanup Program)**

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### **Site Location**

The 87.732-acre Bainbridge Residential Phase 1A property is part of a larger 1,185-acre tract of land located in Cecil County, northeast of Port Deposit, Maryland that supported a former training center for the U.S. Navy from 1942 until operations were closed in 1976. The larger property is bounded by State Highway 276 to the north and northwest, to the east by residential properties, beyond which is State Highway 275, and by State Highway 222 to the south. The town of Port Deposit is adjacent to the southwest along the Susquehanna River, and is comprised of mixed residential and commercial properties. The Bainbridge Residential 1A property is situated in a northeast/southwest orientation within the central portion of the larger property, and is contiguous with the larger property in all directions, except along its southern border, which is bounded by State Highway 222.

The larger property is situated atop the Piedmont Plateau and overlooks the Susquehanna River and Port Deposit, located at the base of a steep slope. The Bainbridge Residential 1A property consists of general low-lying topography that slopes to the south. The Happy Valley Branch is located along part of the southeastern border and flows in a southwesterly direction towards the Susquehanna River.

Within this geographic area, the Piedmont Plateau consists of surficial deposits of loose sand, silt, gravel, and organic material, beneath which is sand and silt, grading to sandy saprolite. Bedrock is situated approximately 15 feet below grade. One former domestic water well exists on the property, and the reported total depth is 125 feet below grade.

### **Site History**

The entire former Naval Training Center (NTC)-Bainbridge consists of 1,185 acres, of which 87.732 acres consist of the Bainbridge Residential Phase 1A property. A portion of the property was utilized as a private school in the early 1900s and many former school buildings were retained for other purposes in later years. The NTC was established in 1942 as a training facility for Navy recruits during World War II. After the war, the facility was partially deactivated, but experienced a resurgence of activity in 1951 in response to the Korean crisis. A variety of activity continued during the post-war years, including the Naval Preparatory School, the Nuclear Power School, the Naval Reserve Manpower Center, Chesapeake Job Corps, WAVES Headquarters, and a U.S. Naval Hospital. In 1972, the U.S. government reduced on-site operations, and in 1976, NTC-Bainbridge was formally closed. The U. S. government retained ownership until February 2000, when the property was sold to the Bainbridge Development Corporation (BDC).

Presently, about 60 structures in varying stages of decay remain on-site, and most of the property is overgrown with vegetation. The Cecil County Community College Truck Driver Training School uses part of the property for staging and training exercises.



## **Environmental Investigations and Actions**

The BDC purchased the property from the U.S. government in February 2000 after the Navy had completed extensive remediation of the property. After purchasing the property, BDC selected MTPM, LLC (“MPTM”) to develop the property for residential and commercial purposes. MTPM has elected to develop the property in phases, and the initial development phase is known as Bainbridge Residential Phase 1A, and consists of 87.732 acres.

As part of the NTC-Bainbridge decommissioning process beginning in 1988, the Navy identified several areas where previous on-site activities may have caused environmental contamination. For example, the Old Base Landfill was an unregulated, unlined solid waste landfill that operated from 1942 until base closure in 1976, and is known to contain asbestos and pesticide contamination. The Fire Training Area was utilized to train recruits in fire fighting techniques from the 1940s to the late 1960s by spraying buildings with oil and igniting them.

In 1990, the Old Base Landfill and Fire Training Area were included in the Installation Restoration Program (IRP), which was established by the U.S. Department of Defense to identify, assess, characterize and remediate contamination caused by historical disposal activities and other operations at military bases. Additional areas of concern (AOC) were identified via a series of on-site environmental base-line surveys. Where necessary, areas of concern were inspected, sampled, and remediated.

In 2000, the Navy and the EPA determined that all necessary remedial actions to protect human health and the environment were complete, and satisfied the environmental criteria for future residential use that existed at that time. A Finding of Suitability of Transfer (FOST) was finalized on February 10, 2000. The FOST concluded that no further actions were necessary at the majority of former AOCs, and enabled the NTC-Bainbridge to be transferred to the Bainbridge Development Corporation.

The Bainbridge Residential Phase 1A property was identified in the IRP as including an identified AOC, referred to as the Building 628 Switch Yard, which was investigated and remediated by the Navy. The Building 628 Switch Yard contained PCB and Dioxin/Furan contamination.

On June 13, 2007, the Voluntary Cleanup Program (VCP) received an application from MPTM, LLC and Bainbridge Residential Phase 1A, LLC seeking a No Further Requirements Determination as an inculpable person. Since environmental cleanup standards had changed since the FOST was issued in 2000, the Department requested that the BDC should perform a Phase II Environmental Site Assessment (ESA) to characterize the Residential Phase IA property relative to the updated cleanup standards. After several iterations of data collection/media sampling, the Phase II ESA was completed in 2008. Data results suggested that elevated levels of certain polycyclic aromatic hydrocarbons (PAHs) and certain metals existed across the 87.732-acre property at concentrations above the Department’s residential and non-residential cleanup standards. After extensive consultation, the Department and the BDC determined that additional delineation was necessary to determine the extent of contamination, and whether contamination extended across the entire 1,185-acre tract of land.

With assistance from the Department, the BDC requested assistance from the U. S. Environmental Protection Agency (EPA), via a National Targeted Brownfield Assessment Program, to assess the entire 1,185-acre property to determine if the contamination detected in the 87.732-acre Residential Phase 1A property (i.e. PAHs, metals) affected the entire tract of land. In 2010, the EPA completed the investigation and data results indicated that PAH and metal contamination did affect significant areas of the



1,185-acre property. The EPA suggested that additional investigation was necessary to more accurately delineate the contamination, since most of the data was based on a 4-acre grid system.

The BDC requested the U. S. Navy to consider participating in an additional environmental investigation, since the Navy did not participate in the prior 2008 and 2010 Phase II ESAs. After review and evaluation of the existing Phase II analytical data, the Navy determined that a Focused Screening Evaluation was necessary to provide independent data to support the previous Phase II findings, and that the Navy would initiate and fund the effort.

### **Current Status**

On June 13, 2007, the Voluntary Cleanup Program (VCP) received an application from MPTM, LLC and Bainbridge Residential Phase 1A, LLC seeking a No Further Requirements Determination as an inculpable person. The Department accepted the applicants into the Voluntary Cleanup Program on January 22, 2009, after reviewing data derived from several rounds of environmental assessments. The EPA completed a Phase II ESA in October 2010. The Department, the BDC, and the Navy have engaged in four Project Scoping Sessions since June 2011. In November 2011, the Department approved the Navy's draft October 2011 Uniform Federal Policy Sampling and Analysis Plan – Focused Screening Evaluation. Preliminary scheduling estimates that field work will begin during the winter 2011 and the final report should be distributed during the spring 2012.

### **Contact**

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

**Last Update:** December 2011

