



Maryland
Department of
the Environment

LOT 42, HOLLANDER RIDGE BUSINESS PARK (BMI# MD0897)

What You Need to Know

Site Location

The Lot 42, Hollander Ridge Business Park property is located at 2001 62nd Street in Baltimore City, Maryland. This 2.76-acre property is situated in a residential, commercial, and light industrial area that is bounded to the north and west by Route 95, to the east by residences and Nancy Court, and to the south by the remainder of the Hollander Ridge Business Park. Surface water from the property flows generally to the west into the Route 95 storm drainage system. Water and sanitary sewer are supplied to the property from the City of Baltimore.

Site History

The property currently consists of a fenced, vacant, triangular-shaped lot at the end of 62nd Street within the Hollander Ridge Business Park. From the 1930s until the early 1960s, the property was used for agricultural purposes. Built in the 1970s, the property was previously part of the Hollander Ridge public housing complex; the former complex was demolished in 2000. The current property owner of the property is the FRP Hollander 95, LLC who acquired the property from Ciarlo Rock, LLC in 2010.

Environmental Investigation

In 2001, 2005, and in 2012, Phase I Environmental Site Assessments (ESAs) were conducted and they did not identify any recognized environmental conditions for the property. A subsequent Phase II environmental site investigation in 2005 identified low-level petroleum compounds in the soil at the property. Additional Phase II sampling in 2013 did not identify any contamination above the MDE non-residential cleanup standards, but it did identify low-level petroleum compounds in the soil vapor. The former public housing complex had numerous underground storage tanks (USTs) located across the property. The Maryland Department of the Environment (MDE) Oil Control Program (OCP) oversaw the removal of numerous USTs from the property in the 1990s. It was unclear whether any USTs were located on the Lot 42 property.

Current Status

On May 3, 2013, Hollander Ridge Distribution Center, LLC submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination (NFRD) for Tier 2B (Commercial Restricted) future use of the property. An NFRD was issued on December 26, 2013 and it was recorded in the land records of Baltimore City.