



## 4611 NORTH POINT BOULEVARD PROPERTY (BMI# MD1742)

### What You Need to Know

#### Site Location

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The 4611 North Point Boulevard property is located at that address in Edgemere, Baltimore County, Maryland. The property consists of one parcel, totaling 17.07-acres and is situated in a mixed residential and industrial area. The property is bounded directly to the east by North Point Boulevard and Route 695 and to the north, west, and south by industrial properties. Water and sewer for the property is supplied by the City of Baltimore. Surface water from the property discharges to the local stormwater system; the closest surface water is Greenhill Cove of the Back River, located about 1000 feet east of the property.

#### Site History

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The property was generally vacant land owned by Bethlehem Steel until the 1980's when the first building was constructed at the property. Metals manufacturers, which provided services to Bethlehem Steel at Sparrows Point, occupied the property and by 2012, they had ceased operations at the property.

#### Environmental Investigation

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A Phase I Environmental Site Assessment (ESA) was conducted in 2015 for the property and it noted the following recognized environmental conditions for the property: the historic industrial use, oil-interceptor tanks, and several above-ground storage tanks (ASTs), including a wastewater treatment AST with a reported overflow and a soil cleanup.

In 2015, a Phase II ESA was conducted at the property, which identified arsenic in the surface and sub-surface soils, which did not exceed the MDE non-residential standards. Additional sampling in 2016, identified petroleum compounds below the MDE non-residential cleanup standards in the surface soils.

#### Current Status

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On February 19, 2016, Aging Barns, LLC, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination for Tier 3B, Industrial Restricted, future use of the property.



The property was issued a No Further Requirements Determination on October 15, 2018 for Tier 2B, Commercial Restricted, future use of the property with a restriction prohibiting the use of groundwater for any purpose, a cap inspection requirement, and a soil excavation restriction.