



Maryland Department of the  
Environment

## FACTS ABOUT:

1400 Taylor Avenue

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### **Site Description:**

The 1400 Taylor Avenue property, also known as Bendix and ETG, is a site in the Controlled Hazardous Substance (CHS) Division and the Voluntary Cleanup Program (VCP) of the Land Restoration Program. This 13.58-acre property is located in a zoned commercial area of Baltimore County, Maryland. The property is bordered to the north and south by residential land. Bordering the property to the west are athletic fields for Loch Raven elementary school and a commercial facility borders the property to the east. The property has been redeveloped into various commercial retail businesses, including a Lowe's Home Improvement store.

There are no surface water bodies located on the property. The nearest surface water body is an unnamed creek adjacent to the western edge of the property. According to the submitted environmental reports, groundwater flow beneath the property is potentially to the west. The site is served by municipal water and sewer services provided by Baltimore City.

### **Site History:**

This property has been utilized as a commercial development for the purposes of research, development and manufacturing for different instrumentations for use in the defense industry. From 1946 to 1985, the property was owned and operated by the Bendix Aviation Corporation. In 1985, Allied Corporation purchased the property and, in turn, sold it to Allied Signal Incorporated in 1988. Environmental Analytical Systems, Inc. owned and operated the property from 1989 to 1992. In 1992, Environmental Technologies Group, Inc (ETG). acquired the property, and in 1999, sold it to Sontow Holdings, LLC. 1400 Taylor Avenue Associates, LLC purchased the property in 2004, and the present owners, Stevenson Taylor Investments, LLC, acquired the property in August 2007.

### **Environmental Investigations and Actions:**

In July 1985, three underground storage tanks (USTs) located adjacent to the eastern side of the main building were removed. An unspecified amount of petroleum-contaminated soil was excavated and disposed off-site. Three monitoring wells and four soil borings were installed around the former location of the USTs. The results of groundwater



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monitoring performed at the property identified the presence of chlorinated solvents, primarily trichloroethene (TCE) and its degradation products at levels, which exceeded drinking water standards.

In 1987, the Bendix Aviation Corporation agreed to initiate an additional environmental investigation at the property in order to define the impacts to groundwater present at the property, and to determine the source of the contamination on-site. The results of this investigation identified concentrations of TCE at 117 parts per million in the groundwater beneath the property, and noted that chlorinated solvents had impacted the overburden aquifer and entered the deeper bedrock aquifer beneath the property. Between December 1988 and January 1989, remedial actions were implemented at the property, which included the installation of a vacuum extraction system to remove volatile organic compounds (VOCs) from impacted soil and a pump and treat system to address the VOC impacts to the groundwater.

After an internal review of the analytical results from the treatment systems and a January 2, 1992 inspection at the property, the MDE determined that the treatment system goals were not being achieved. On January 28, 1994, the Department issued the ETG a Complaint and Order, which required ETG to continue operating the on-site groundwater pump and treat system and the vacuum extraction soil treatment system. In 1999, an Amended Consent Order was issued allowing Sontow Holdings, LLC, the recent purchaser, to evaluate the effectiveness of the remediation system and to submit a Groundwater Risk Assessment Work Plan to the Department. The Amended Consent Order was signed in 2003 and allowed Sontow Holdings, LLC to discontinue all active remediation at the property and initiate a long-term groundwater monitoring program.

In 2005, subslab soil gas and indoor air samples were collected from the primary manufacturing building at the property. The Department requested the installation of a subslab soil vapor extraction system beneath the main building at the property with quarterly monitoring requirements, and semi-annual groundwater monitoring requirements.

In 2007, an updated Phase I environmental assessment was completed at the property in support of a VCP application being submitted by the prospective purchaser, Stevenson Taylor Investments, LLC. Supporting documentation for the VCP application included the analytical results of indoor air samples collected from the main (former primary manufacturing) building located at the property and recent groundwater samples from the groundwater wells onsite. These analytical results confirmed the presence of VOCs in the indoor air of the main building on the property, and in the groundwater beneath the site.



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## **Current Status:**

Stevenson Taylor Investments, LLC submitted an application package to the VCP on May 7, 2007, seeking a No Further Requirements Determination as an inculpable person. The property was accepted into the VCP on July 17, 2007 and Stevenson Taylor Investments, LLC was approved for inculpable person status. As a result of the requirements of the active Complaint and Order, and a review of the quarterly indoor air results for the property, the MDE determined that a response action plan (RAP) must be developed in order to address risks from vapor intrusion to indoor air, and the requirements of active Complaint and Consent Order #CO-94-062 and Consent Order #CO-99-012, for the property.

Lowe's Home Centers, Inc. submitted a request for expedited inculpable person status for the 1400 Taylor Avenue property and the VCP granted expedited inculpable person status on August 19, 2009, conditioned on the requirement to submit a VCP application for the property within six months. Lowe's Home Centers, Inc. submitted an application package to the VCP seeking a Certificate of Completion for the 1400 Taylor Avenue property, and on March 15, 2010, the application was accepted for participation in the VCP.

Crown Communications Inc. submitted a request for expedited inculpable person status for the 1400 Taylor Avenue property and the VCP granted expedited inculpable person status on March 5, 2010, conditioned on the requirement to submit a VCP application for the property within six months. Crown Communications Inc. submitted an application package to the VCP seeking a Certificate of Completion for the 1400 Taylor Avenue property, and on March 30, 2010, the application was accepted for participation in the VCP.

Wells Fargo Bank Northwest, N.A, as Trustee of the Lowe's Parkville 2011 CTL Pass-Through Trust submitted a request for expedited inculpable person status for the 1400 Taylor Avenue property and the VCP granted expedited inculpable person status on January 14, 2011, conditioned on the requirement to submit a VCP application for the property within six months. Wells Fargo Bank Northwest, N.A, as Trustee of the Lowe's Parkville 2011 CTL Pass-Through Trust submitted an application package to the VCP seeking a Certificate of Completion for the 1400 Taylor Avenue property, and on January 23, 2011, the application was accepted for participation in the VCP.

Stevenson Taylor Investments, LLC submitted a proposed RAP to the VCP on November 28, 2007, and a public informational meeting to discuss the proposed RAP was held on February 4, 2008, at the Towson Library in Towson, Baltimore County, Maryland. After reviewing several revised drafts of the proposed RAP, on February 12, 2009 the VCP approved the revised proposed RAP for the property dated February 2009. The revised RAP was approved for future commercial use of the property. Subsequent to the



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approval of the revised RAP, several addendums have been submitted and approved in order to accomplish all objectives set forth for the property. All activities in the approved RAP documents are currently being implemented at the property.



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