



Maryland Department of the  
Environment

## **FACTS ABOUT:**

### **THE VILLAGES AT HIGHLAND COMMONS PROPERTY (VOLUNTARY CLEANUP PROGRAM)**

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#### **Site Location**

The Villages at Highland Commons property is located at 4 Taft Street in Aberdeen, Harford County, Maryland. This 2.86-acre property is situated in a residential area that is bounded to the northwest by railroad tracks and to the south and east by residential neighborhoods. Surface water from the property flows to a surface storm water management system located north of the property. Water and sanitary sewer are supplied to the property from the Town of Aberdeen.

#### **Site History**

The property consists of a vacant lot, a paved parking lot, and a former maintenance building originally constructed in the 1940s. The property was reportedly part of the “Baldwin Manor” apartment complex and a portion of the building was also used as a Laundromat for the complex. The complex was constructed by the Federal Public Housing Administration to house employees from Aberdeen Proving Grounds and the land was leased from the owner. A recreational hall constructed on the southern portion of the property was demolished in the 1970s. The current property owner is B Michael and Sons Business Trust, who purchased it from the Baldwin family in the 1950s.

#### **Environmental Investigations**

In 2011, a Phase I environmental site assessment was conducted that identified a recognized environmental condition at the property comprised of several underground storage tanks currently and formerly located on the property. A Phase II environmental investigation in 2011 identified petroleum compounds in the groundwater at the property. Additional sampling in 2011 identified volatile organic compounds in the soil vapors and arsenic in the surface and sub-surface soils at the property.

#### **Current Status**

On June 2, 2011, Highland, LLLP submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a Certificate of Completion (COC) for Tier 1B (Residential Restricted) future use of the property. The VCP accepted the property into the program on February 7, 2012 and requested the submission of a response action plan (RAP) to address identified environmental risks at the property. On



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March 9, 2012, a proposed RAP was submitted to the Department and a public meeting was held on March 27, 2012 at the Aberdeen Senior Center. The RAP was approved on May 3, 2012 and the COC was issued on April 8, 2013.



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