



11411 RED RUN BOULEVARD PROPERTY (BMI# MD1428)

What You Need to Know

Site Location

The 11411 Red Run Boulevard property is located at 11411 Red Run Boulevard, Owings Mills, in Baltimore County, Maryland. The 11.148-acre property is located in a mixed commercial/residential area and is bounded to the north by Red Run Boulevard and Route 795, to the east by a commercial business park, and to the south and west by residential homes and vacant woodlands. The property is a sub-parcel (Lot 2A) of the former Pikesville Sportsman's Club and two trap shooting stations were situated on this parcel. Approximately 70 percent of the property is covered by parking lots or buildings.

The surface water at the property consists of Red Run, which borders the property to the southeast, and a stormwater management pond that also discharges to Red Run. Water and sanitary sewer service is provided to the property by Baltimore County. Adjacent residential properties are served by individual wells and septic systems.

Site History

Prior to 1949, the property was agricultural or wooded land. In June 1949, the Sportsman's Club purchased the property as a recreational site that included a skeet and trap range. The Sportsman's Club closed in 1997 and the property was subdivided. In 1998, the 11411 Red Run Boulevard property (Lot 2A) was developed with a commercial office building. ADP, Inc. began leasing the property in 1998 and has conducted financial processing at the facility since that time. RC ONE, LLC purchased the property from Pikesville Sportsman's Club in 1998 and ADP purchased the property in 2009. In November 2021, Red Run Owner, LLC purchased the property from ADP.

Environmental Investigation

In November 1997, Phase I and Phase II environmental site assessments were conducted for the entire Sportsman's Club property (Lots 1 through 7), and these assessments indicated that, for numerous years, portions of the property had been used as a recreational shooting facility and that lead-shot was the primary recognized environmental concern. The 1997 Phase I site assessment indicated that the greatest contamination was found down range from the shooting stations in the fallout zones.

In February 2009, additional sampling was conducted at this property to determine the impact from the former use of the property for recreational shooting. The sampling indicated that the property had been impacted by elevated levels of polycyclic aromatic hydrocarbons (PAHs)

above the residential cleanup standards in surface soils. Additional soil sampling was performed in July 2009 to determine the extent and nature of risks associated with PAHs and heavy metals in surface and sub-surface soils.

Current Status

On March 23, 2008, ADP, Inc. submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination. The requested future use of the property is Tier 1B Residential Restricted. On June 9, 2009, the VCP issued comments on the application package requesting additional information and supplemental sampling. The VCP approved the application and accepted the 11411 Red Run Boulevard property into the program on August 18, 2009, pending the development and completion of a response action plan (RAP) to address the identified contamination in soil. On January 19, 2010, ADP Inc. submitted a proposed RAP to the VCP and announced a public meeting for February 9, 2010.

In 2010, ADP, Inc. rejected the groundwater use restriction for the property, a requirement of the Voluntary Cleanup Program when groundwater at a site is not fully characterized, and they subsequently withdrew their application from the VCP and did not complete their response action.

After receiving inculpable person status from the VCP on September 21, 2021, Red Run Owner, LLC purchased the property from ADP, Inc. on November 5, 2021. On April 22, 2022, the VCP determined that the property was not eligible for a No Further Requirements Determination and a response action plan was still required to address the areas of the property affected by the former skeet shooting range. Red Run Owner, LLC submitted a RAP on April 16, 2024 and have scheduled a virtual public meeting on May 21, 2024.