



Facts About...

Fila, U.S.A, Inc. – Brandon Woods Business Park
(Voluntary Cleanup Program)

Site Location

The 14.5-acre Fila, U.S.A, Inc. – Brandon Woods Business Park property is located at 7630 Gambrills Cove Road in Hanover, Anne Arundel County, Maryland. The property currently includes a warehouse with associated office space and a parking area. The property is bounded to the north, west and south by warehouse buildings and to the east by Gambrills Cove Road with a warehouse building beyond.

Site History

Between 1982 and 1993, BGE disposed of fly ash fill from the nearby Brandon Shores power plant at the Brandon Woods Business Park, which includes the Fila, U.S.A. property. Prior to the deposit of fly ash fill, the site was undeveloped and wooded.

The current building was constructed in 1996 and 1997 and currently operates as a warehouse and office space for the Fila athletic wear company. Two 500-gallon aboveground storage tanks (ASTs) provide diesel fuel for the fire protection system pumps and one 200-gallon AST provides diesel fuel for the emergency generator.

Prior to 1995, the property was owned by Constellation Properties, Inc. From 1995 through 1998, the property was owned by Belt's Brandon Woods Limited Partnership. From 1998 through 2003, the property was owned by William J. Wade, Trustee. From 2003 to 2007, the property was owned by Brandon One Real Estate LLC. The current property owner is FR Net Lease Co-Investment Program 6, LLC.

Environmental Investigations and Actions

As a result of the presence of the fly ash at the Brandon Woods Business Park, a proposed Memorandum of Agreement (MOA) between Baltimore Gas & Electric Company and the Water Management Administration of the Maryland Department of the Environment. The proposed MOA, which was never signed, would have required long-term quarterly groundwater monitoring for metals in groundwater and placement of a cap consisting of a minimum of 12 inches of clay and 12 inches of top soil. The long-term groundwater monitoring included sampling of both shallow and deep aquifers and was conducted quarterly until 2005. The groundwater monitoring data from 2005 shows that most of the wells do not exceed groundwater standards.

A Phase I environmental site assessment (ESA) was completed in 1998 that identified the disposal of fly ash fill on the site as a cause for concern and recommended that the property owner remain apprised of BGE's ongoing groundwater monitoring program in the area.

In 2003, a Phase I ESA was completed on both 7629 and 7630 Gambrills Cove Road properties that did not recommend any further investigation of the property.



In 2003, another Phase I ESA identified the presence of two ASTs, a parts washer and one unlabelled drum (possibly from the neighboring tenant). The report recommended properly disposing of the drum, installation of secondary containment for the ASTs, and determining whether Nova Kote could be impacting the property.

In 2006, a Limited Phase II ESA was completed to assess impacts to soil from the fly ash. The six soil samples collected identified elevated levels of arsenic in all samples and elevated levels of mercury in two samples. The boring confirmed the presence of the topsoil and clay cap layers above the fly ash fill.

Current Status

FR Net Lease Co-Investment Program 6, LLC submitted a request for and was granted expedited inculpable person approval on May 15, 2006. On November 9, 2006, FR Net Lease Co-Investment Program 6, LLC submitted an application to the Voluntary Cleanup Program (VCP) seeking a No Further Requirements Determination (NFRD) for future commercial use for the property. On January 16, 2007, Brandon One Real Estate, LLC, the previous property owner, and Fila, U.S.A., Inc., the current lessee of the property, submitted VCP applications as responsible persons seeking a NFRD for future commercial use for the property. On January 26, 2007, the VCP issued NFRDs to FR Net Lease Co-Investment Program 6, LLC, Brandon One Real Estate, LLC, and Fila, U.S.A., Inc. for restricted commercial (Tier 2B) or restricted industrial (Tier 3B) use of the property with certain requirements for soil excavation and disposal and maintenance of the building slab and asphalt parking area.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: November 2010