



Facts About...

Alliant Technology/Windemere Group Property (Lot 1)
(Voluntary Cleanup Program)

Site Location

The 23.69-acre irregularly shaped, mostly wooded property is located at 401 Defense Highway in Annapolis, Anne Arundel County, Maryland. The property is bordered by light industrial and commercial businesses to the east and west, Defense Highway to the north, and Route 50 and Interstate I-97 to the south. The property is improved with one building utilized for offices and design space and several smaller storage buildings.

Groundwater beneath the property occurs under unconfined conditions and flows northerly. Domestic supply wells are located within 0.5-mile of the property. A public water supply well located approximately 300 feet northeast of the property derives water from the deep, confined Magothy aquifer. Currently, municipal water and sanitary services are provided to the property.

The nearest perennial surface water body is the southerly flowing Broad Creek located approximately 2,000 feet to the east of the property. Drainage ditches and intermittent tributaries to Broad Creek lie adjacent to the property on the west and parallel to Defense Highway to the north of the property.

Site History

The property was a part of a larger tract of land (36.3-acres) until April 16, 2003. Prior to 1953, the property was utilized for agricultural purposes. From 1953 to 1961, Hopkins Engineering owned the property and operated a radio repair facility. In the mid-1960s, the Honeywell Corporation purchased the property and operated a facility to develop and test electronic equipment and controllers. Between 1990 and 1998, Alliant Techsystems owned the property and continued similar operations. In 1998, Windemere Information Technology Systems purchased the property to manufacture and test electronic equipment, and develop security software for government agencies.

Between 1961 and 1985, waste handling practices included the use of several different disposal systems. Three septic tanks, one sewage pit, and eleven dry wells received process waste consisting of degreasing solvents, plating solutions, and process wastewater. After 1985, the sewage pit and dry wells were abandoned in favor of alternative disposal methods. A 1988 environmental investigation identified chlorinated solvents (mostly trichloroethene and tetrachloroethene) and heavy metals in the unconfined groundwater beneath the property. A remediation system to remove volatile organic compounds from the groundwater was intermittently operational in January 1992.

In May 1992, the U.S. Environmental Protection Agency (EPA) was prepared to list the site on the National Priorities List (NPL). However, in May 1995, Alliant Techsystems and the Maryland Department of the Environment entered into a Consent Agreement to remediate groundwater contamination on the 36.3-acre property. Since the property was not subdivided, the entire site was included in the Consent Agreement, even though previous site investigations revealed groundwater contamination only on the western portion.



In early 2002, Windermere proposed to subdivide the property to exclude the eastern portion of the site from the Consent Agreement, since historic groundwater monitoring data from that area revealed low concentrations.

Environmental Investigations and Actions

In late 2002, the MDE/Brownfields Division performed an environmental site assessment on the eastern portion of the site. The report confirmed low levels of groundwater contamination and elevated levels of metals in one soil hotspot area. The proposed subdivision was recorded in the land records on April 16, 2003. Subsequently, Windermere petitioned the Department to amend the original Consent Agreement to exclude the eastern portion of the property (Lot 1). In July 2003, Windermere removed the soil hotspot area.

Current Status

On June 27, 2003, Windermere Information Technology Systems, LLC submitted an application to the Voluntary Cleanup Program (VCP) for the eastern portion of the property (i.e. Lot 1, 23.69 acres) seeking a No Further Requirements Determination (NFRD) as a responsible person. On October 17, 2003, the VCP issued a NFRD for commercial or industrial use of the property with a restriction on the use of the groundwater for testing and treatment purposes only and requiring the monitoring wells to remain functional as long as the monitoring program on the adjacent property exists.

Contact

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

Last Update: April 30, 2010

