

City acts to condemn site for Hawkins Point landfill

By Michael K. Burns

After nearly a year of negotiations, the city has moved to condemn 143 acres for a sanitary landfill at Hawkins Point, valuing the land owned by W. R. Grace & Co. at \$7.2 million—about \$50,000 an acre. **SUN**

The deadline for a legal challenge to the quick-take acquisition was yesterday, according to Robert Ferguson, of the city's housing relocation office. The city filed a condemnation suit September 13 to prod negotiations. It posted \$7.2 million with the clerk of the Court of Common Pleas 14 days ago to proceed with the take-over.

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That deposit was financed by \$2 million from the state, \$2.5 million from solid-waste-facilities bonds and \$2.5 million paid by Wheelabrator-Frye, Inc., as salvage value for the city's abandoned pyrolysis plant on Russell street, where Wheelabrator is building the Southwest Incinerator.

The Grace company said yesterday it had not been formally notified of the condemnation deadline. "As far as we are concerned, the clock has not started to tick on our appeal because we have not been served any papers by the city," a spokeswoman for Grace said. "We are still negotiating."

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The courts would eventually determine the settlement price in the condemnation proceeding, although in the meantime the city would own the property and be able to begin preliminary testing for development.

The landfill is expected to handle municipal trash needs for about 25 years, in conjunction with the Pulaski and Southwest incinerators. **SUN**

Only about half the 143 acres, that which has been graded and used for mining in the past, will be used as a landfill. Overburden on the other half will be removed to cover the refuse. Baltimore hopes eventually to develop part of the land for industrial use.

The facility is to replace the Hampden-Woodberry Quarry site, which is nearing capacity. Ash residue from the Southwest Incinerator will be buried at the new site, as will

commercial-industrial trash that cannot be processed for the incinerator. Fees for disposal of the incinerator ash are expected to finance most of the cost.

The Maryland Environmental Service, a state corporation, will operate a hazardous waste landfill on 64 acres near the city landfill. **SUN**

John Griffin, a governor's aide who has been coordinating work on the Hawkins Point waste facilities, said two valuations of the Grace property were made, for industrial and landfill use, and that the two figures were both close to \$50,000 an acre.

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In negotiations earlier this year, the chemical company was asking about \$18 million, according to state officials.

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Other property in the area reportedly has been sold recently for less. Baltimore Gas and Electric Company bought 156 acres on Brandon Shores for a reported \$2.5 million, and several parcels belonging to the Baltimore & Ohio railroad sold for \$39,000 an acre.

Two weeks ago, city officials said negotiations were continuing with Grace in spite of the condemnation proceedings.

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Grace has offered to lease the site to the city for a landfill, taking back the land when filled for expansion or development for other industries.

Hawkins Point called secure

By Michael K. Burns

The Maryland Environmental Service unveiled final plans yesterday for the controversial hazardous waste landfill at Hawkins Point, which state authorities say will be triple-secure and backed by a multimillion-dollar liability insurance policy. **SUN**

Representatives of the state agency disclosed that the site of the first cell or section on the 50-acre landfill inside the city had been relocated twice to avoid geological and engineering problems. **NOV 11 1982**

The Hawkins Point landfill is scheduled to be the only such facility in the state by January 1, although MES officials say they will not be in full operation then. The landfill, operated by MES, is projected to handle about 10 years worth of toxic and hazardous wastes in Maryland.

The state health department is to issue a permit within two weeks for construction of the first two cells of the landfill—one of which is exclusively for Allied Chemical's chromium ore wastes—that will have a useful life of up to 18 months. Yesterday's meeting was part of that permit-granting process.

Together with an elaborate system of drainage pipes and collection tanks to clean up millions of gallons of polluted water trapped in old, covered-over landfills at the South Baltimore location, the new facilities will cost about \$5 million. **SUN**

Further cells to be built will add to that cost, which the state expects to recover from fees charged to users. A fee of \$60 a ton has been discussed.

Explaining designed and operation details to an audience composed largely of critics of the year-old project, MES experts stressed the multiple safety features to avoid accidents and leaching of toxic wastes into groundwater or the Patapsco River. **NOV 11 1982**

The first general hazardous waste cell will be built on top of an old landfill containing Allied's ore wastes, with capacity for 33,000 tons of toxic refuse.

Its bottom will be protected by 2 feet of impermeable clay, a strong

plastic liner, filter cloth, and 2 feet of sand and dirt, MES officials explained. When filled, it will be covered over by 5 feet of clay, drainage material, soil and grass. **SUN**

The location was changed twice and the capacity reduced from 39,000 tons of waste in order to avoid potential leakage spots in the earth and to expedite engineering so the facility could open on time, MES said.

The area will be fenced, protected by 24-hour security and users must provide laboratory certification of their waste—along with supposedly fool-proof fingerprint tests to be conducted at the landfill gate—before scheduling a delivery date.

No ignitable, reactive or corrosive wastes will be accepted nor will those containing volatile organic chemicals. No liquid wastes will be accepted and all wastes will be landfilled the day they are received. **SUN**

Monitoring equipment includes 10 wells to check groundwater quality, 6 surface water monitors, 3 air quality stations and an on-site laboratory.

Two underground collection tanks will hold drainage from underground and surface drainage systems and the contaminated drainage will be hauled offsite. Last month the state completed installation of pipes to drain up to 5 million gallons of contaminated water from the old chromium landfill, which was also operated by MES.

A trust fund of more than \$1.8 million will provide for the future costs of closure and 30 years of monitoring for leaks.