Site Location

The Pikesville Shopping Center property encompasses 3.49-acres and is located at 1340-1402 Reisterstown Road, 1321-1352 Bedford Avenue, 1 & 3 McHenry Avenue, Pikesville, Baltimore County, Maryland 21208. Site improvements include one "L" shaped multi-story commercial retail building constructed in 1954 and paved asphalt parking covers the remaining portions of the site. The property is bounded to the north by McHenry Avenue and commercial retail buildings beyond, adjacent to the south by commercial buildings beyond Church Lane, to the east by Reisterstown Road and commercial buildings beyond including one tailor shop, and to the west by Bedford Avenue and commercial buildings beyond. Site elevation slopes severely to the west so that the retail building west side basements enter on grade. Site topography elevation decreases 20 feet from east to west and groundwater is encountered approximately 14 feet below ground surface (bgs) in the southwest and 24 feet bgs in the northeast. Local shallow groundwater flow direction is to the southwest.

Site History

The site has been developed as a residential single family home from at least 1929 to 1950. By 1950, records suggest a dental office operated in the home until 1954 when the current retail shopping center was constructed. A dry cleaning facility operated at the shopping center since 1970. In 2010, the dry cleaner relocated from tenant space 1352 to 1400 and began operations utilizing a petroleum based dry cleaning solvent. The site is currently an active retail shopping center.

Environmental Investigations and Actions

In July 2000, a Phase II Environmental Site Assessment (ESA) was performed that identified slightly elevated chlorinated solvent impacts to the soil and groundwater surrounding the former dry cleaning facility. In October 2012, a Limited and Focused Subsurface Soil and Groundwater Investigation was conducted that identified low levels of chlorinated solvents in the soil adjacent to the former dry cleaning tenant space and elevated concentrations of chlorinated solvents in the groundwater. In December 2012, a Vapor Intrusion Report was completed that identified elevated concentrations of chlorinated solvents in the sub-slab soil gas and low levels of chlorinated solvents in the indoor air at two separate locations. In February 2013, a Phase I ESA was completed that

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identified the past use of the dry cleaning facility and the historic use of the surrounding area for dry cleaning as recognized environmental conditions. In July 2014 an Expanded Site Investigation was performed that identified elevated concentrations of VOCs in soil gas at the sanitary main connection along Reisterstown Road and groundwater concentrations revealed potential VOCs plume entering the property from the north and a separate plume leaving the property to the south. Indoor air samples collected did not identify a vapor intrusion concern. In April 2015, a Supplemental Site Investigation was performed, that confirmed elevated concentration of VOCs in soil gas as previously noted. In January 2016, another Supplemental Site Investigation was performed on-site and off-site. Soil, soil gas and two temporary groundwater monitoring wells were installed down-gradient to determine the level of impact to the adjacent eastern property. Results identified elevated concentrations of VOCs in groundwater and the soil gas results did not identify chemicals of concern, indicating no potential adverse impact from vapor intrusion to indoor air.

Current Status

On July 18, 2013, Pikesville Shopping Center, LLC submitted an application under delayed status to the Voluntary Cleanup Program as a responsible person seeking a Certificate of Completion for future commercial land use for the property. On April 22, 2016, the property was accepted into the program and the participant was issued a No Further Requirements Determination as a responsible person for restricted commercial or restricted industrial land use. On June 15, 2016 a NFRD was re-issued due to recording failure.

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