



Facts About...

Former Kings Cleaners Property
(Voluntary Cleanup Program)

Site Location

The 2.82-acre former Kings Cleaners property is located at 1616-1628 East Joppa Road in Towson, Baltimore County, Maryland. The site is bounded to the north by a fitness center, to the east and west by restaurants and various commercial businesses and to the south by Joppa Road and commercial businesses.

Site History

The two buildings on the property are currently vacant and the paved parking lot is used as overflow parking for the adjacent Injured Workers Insurance Fund. Prior to 1958, the property was unimproved land. In 1958, the property was developed housing the AMF Bowling Center in the northern building and a gas station on the southern portion of the property. The gas station closed in 1968. In 1968, the dry cleaning facility began operations in the south building. In 1998, the bowling center closed, and in 2000, Kings Cleaners closed. The property has been vacant since 2000.

Environmental Investigations and Actions

Numerous investigations have been completed on the property from 1998 through 2004. In 1998, a Phase I environmental site assessment (ESA) and Phase II ESA were completed that identified the presence of tetrachloroethene (PCE) in groundwater north of the dry cleaner facility. Methyl tert-butyl ether was also identified in the vicinity of the former gas station.

An environmental site assessment was completed in May 1999 that included the collection of soil and groundwater sampling from both the shallow aquifer and the bedrock aquifer. The sample results identified the presence of a source area beneath the dry cleaner and confirmed the presence of PCE in the groundwater beneath the site. Based on the results, five additional overburden wells and three bedrock wells were installed at the site.

In July 2001, additional groundwater sampling was conducted. In May 2002, seven underground storage tanks (USTs) used for gasoline, fuel oil, waste oil, and possible PCE storage were removed. In June 2003, a residential well located approximately one-half mile from the property was sampled and results revealed no contamination.

In September 2003, a groundwater investigation on the property that included two rounds of groundwater sampling for both the shallow and bedrock aquifers identified levels of PCE at a maximum of 14,400 ug/L in the shallow aquifer and 262 in the bedrock aquifer. A human health risk assessment was also completed in September 2003.

In March 2004, a supplemental groundwater investigation was completed that included the installation of one on-site overburden/bedrock well pair and one off-site overburden bedrock well pair. Resampling of the wells identified a maximum PCE concentration of 16,400 ug/L in the shallow aquifer and 102 ug/L in the



bedrock aquifer. In addition, four soil gas samples were collected that identified concentrations of PCE up to 60.1 ug/m³.

In September 2004, additional off-site wells were installed to confirm that contamination did not extend to the residential wells located north of Route 695. Samples collected from the shallow and deep wells confirmed that no PCE was present in the groundwater off the site.

In December 2004, additional soil gas samples were collected at the request of the Department to confirm the results of previous soil gas sampling. The soil gas samples collected above the core of the plume and beneath the former bowling alley building confirmed the absence of PCE in the soil gas.

Status

Joppa Associates LP applied to the Voluntary Cleanup Program (VCP) on April 27, 2004 as a responsible person seeking a No Further Requirements Determination (NFRD) for future commercial use of the property. On March 21, 2005, the Maryland Department of the Environment (MDE) issued a NFRD for the property with restricted use for commercial or industrial purposes and prohibited use of the groundwater beneath the property for any purpose.

On October 3, 2005, Oxford Properties, LLC, a prospective purchaser of the property, submitted an application as an inculpable person seeking a NFRD for future commercial use of the property. On October 4, 2005, the VCP issued an expedited inculpable person letter to Oxford Properties, LLC. On October 13, 2005, the MDE issued a NFRD for the property with restricted use for commercial or industrial purposes and prohibited use of the groundwater beneath the property for any purpose.

Contact

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