

**Frankford Gardens Shopping Center Property
5300 to 5432 Sinclair Lane
Baltimore, Maryland
(Voluntary Cleanup Program)**

Site Description

This 3.86-acre property, located in the City of Baltimore, is bordered to the east by undeveloped property; to the west by Frankford Ave; to north by multi-family residential dwellings and to the south by Sinclair Lane. Improvements on the property include a shopping center and a separate retail petroleum and auto maintenance facility. The shopping center was built in 1961 on the northern portion of the property. A gasoline station was constructed in 1961 on the southern portion of the property at the corner of Frankford and Sinclair Lane.

Topographically, the property is relatively flat with a general slope southeast toward Moores Run. The site is underlain by interbedded sand, silts and clays of the Potomac Group. Groundwater is encountered as shallow (3-5 feet below ground surface) perched zones and a discontinuous unconfined aquifer approximately 26 feet below the ground surface. The site and vicinity receive public water and sanitary sewer services.

Site Use

Former tenants at the shopping center included a dry cleaning operation, retail stores, physician's offices, and a grocery store. Current tenants include a laundromat, retail stores, restaurants, and physical therapy/rehabilitative services.

Environmental Investigation

Environmental investigations conducted in 2000 and 2003 identified low levels of: metals (arsenic), chlorinated solvents (cis 1,2 dichloroethene, tetrachloroethane) and petroleum compounds (benzene, toluene, ethylbenzene, xylenes) in the soil. Groundwater sampling detected cis 1,2 dichloroethene, vinyl chloride, tetrachloroethene and trichloroethene in the shallow perched zone.

Voluntary Cleanup Program (VCP) Status

On June 25, 2003, John H. and Marilyn Gontrum submitted a VCP application seeking a No Further Requirements Determination (NFRD) as a responsible person. On August 4, 2003, the Department confirmed the applicant's status as a responsible person and issued a NFRD contingent upon future commercial/industrial use, a groundwater use prohibition and a soil excavation and disposal notification requirement.

Site Contact

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Last updated: October 2003