



Facts About...

Yorkridge Shopping Center (Voluntary Cleanup Program)

Site Location

The 15.6825-acre Yorkridge Shopping Center property, located at 30 West Ridgely Road in Lutherville, Maryland, houses a multi-tenant, strip shopping center. The site is located in a primarily light industrial and commercial area along York Road in Baltimore County. Immediately adjacent to the site to the north is Spec Print, the Pall Corporation and a restaurant, to the east is York Road and a shopping center, to the south is Ridgely Road and another shopping center, and to the west is a shopping mall. A Shell gas station is also located adjacent to the southeast corner of the site at the intersection of York Road and West Ridgely Road.

Site History

Prior to 1961, the area was wooded, vacant land. The shopping center was built in 1961 and housed the Yorkridge Dry Cleaners from the 1980s until the facility ceased operations in 2003.

Environmental Investigations

The property has been subject to numerous investigations since 1999 related to the identification of dry cleaning solvent in the groundwater beneath the property.

In 1998, a Phase I Environmental Site Assessment identified the Yorkridge Dry Cleaners facility and adjacent Shell gas station as environmental concerns at the property.

In 1999, two additional investigations were completed that included the installation of six monitoring wells near the dry cleaner and groundwater sampling. Analytical results confirmed the presence of tetrachloroethene (PCE) in the area near the dry cleaner facility. Soil samples collected during the installation of the wells also identified low levels of PCE in the subsurface soil.

In August 2003, a Phase I Environmental Site Assessment was completed that included the sampling of four monitoring wells on the property; the presence of PCE was noted in the groundwater beneath the property.

In March 2004, an additional investigation was conducted that included collection of sub-slab soil and soil gas samples from the former dry cleaner tenant space. The samples identified the presence of PCE in the soil gas beneath the slab in the former dry cleaner tenant space.

In May 2004, indoor air sampling was conducted in the former dry cleaner tenant space and the two adjacent tenant spaces. The indoor air samples confirmed the presence of PCE in the former dry cleaner tenant space.



Current Status

On December 2, 2003, the property owner, Cecelia Schwaber Trust, applied to the Voluntary Cleanup Program (VCP) seeking a No Further Requirements Determination as a responsible person. On September 7, 2004, MDE accepted the property into the VCP and notified the applicant that a response action plan (RAP) was necessary to address potential indoor air risks at the property. A public informational meeting regarding the proposed RAP was held on December 6, 2004. The VCP accepted the RAP on December 29, 2004 and the applicant subsequently installed a passive venting system in the former dry cleaner tenant space. The collection of indoor air samples confirmed that the passive venting system adequately reduced the concentration of PCE in indoor air. The VCP issued a Certificate of Completion on July 14, 2005 that required continued maintenance of the passive venting system and the integrity of slab in the former dry cleaning tenant space and prohibited the use of groundwater beneath the property for any purpose.

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