



## PIKESVILLE RETAIL PROPERTY (BMI# MD1701)

### What You Need to Know

#### Site Location

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The Pikesville Retail property is located at 1510 Reisterstown Road (including 1501, 1503, 1505, 1507 Bedford Avenue) in Pikesville, Baltimore County, Maryland. The property consists of two parcels, totaling 1.97-acres and is situated in a mixed residential and commercial area. The property is bounded directly to the east by Bedford Avenue and an assisted living center, to the north, Old Court Road, to the west, Reisterstown Road, and to the south by commercial businesses. Water and sewer for the property is supplied by the Baltimore City Department of Public Works. Surface water from the property discharges to the local stormwater management system; the closest surface water bodies are the ponds at the Druid Ridge Cemetery, located several thousand feet to the north, northeast of the property.

#### Site History

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The Pikeville Retail property was undeveloped prior to the 1960s when a two-level commercial building was constructed. Prior tenants of the property included Staples and Shapiro's Food Market between the time the property was developed until 2012. The existing upper portion of the building that fronts to Reisterstown Road was renovated in 2012 for Walgreens. The basement portion of the building that fronts to Bedford Avenue has four tenant spaces, one of which was used as a dry-cleaning facility, Bedford Cleaners/Tiffany Cleaners; they operated on the Site from circa 1985 to the late 1990s.

#### Environmental Investigation

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A Phase I environmental site assessment (ESA) was conducted for the property in 2015 and was followed by several Phase II ESAs. The main recognized environmental condition for the property being the former use as a dry-cleaning facility. A Phase II environmental site assessment of the property was conducted in 2016 and it identified volatile organic compounds (VOCs) in the indoor air of the former dry cleaning tenant space, but not in the sub-slab vapor. The former dry cleaning tenant space was cleaned and aired out with a carbon fan unit, removing the VOCs from the indoor air. Confirmatory indoor air sampling was conducted in the tenant space and the results were below the MDE commercial indoor air cleanup standards.

#### Current Status

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On December 3, 2015, JBG/Pikesville Retail Center, LLC submitted an application to the Voluntary Cleanup Program (VCP) requesting inculpable person status and seeking a No Further Requirements Determination for Tier 2B, Commercial Restricted, future use of the property. The

property was issued a No Further Requirements Determination on June 30, 2017 for Tier 2B, Commercial Restricted, future use of the property with a restriction prohibiting the use of groundwater for any purpose.