



Facts About...

Bel Air Town Center
(Voluntary Cleanup Program)

Site Location

The 8.3-acre Bel Air Town Center property is located at 502 – 592 Baltimore Pike in Bel Air, Harford County, Maryland. The property currently includes a commercial shopping center and is bounded by the Harford Mall and parkland to the west, Kelly Avenue, residences and commercial businesses to the north, and Baltimore Pike and commercial shopping centers beyond to the east and south.

Site History

Prior to construction of the shopping center, the property was used for residential purposes and as pastureland for cows. In 1930, a residence and garage existed on the property. In 1961, the residence and a stable were located on the property. By 1986, two additional residences had been constructed on the property. In 1990, the commercial shopping center was constructed. The Bel Air Town Center Cleaners has operated at the property since 1990.

Environmental Investigations and Actions

In 2005, a Phase I environmental assessment of the property identified the presence of the dry cleaner tenant space as a recognized environmental concern. Housekeeping practices were observed to be fair with limited secondary containment. Extensive staining was present in an area near a floor drain. A Phase II environmental assessment included the collection of two soil borings from beneath the concrete floor slab of the dry cleaner tenant space, three soil borings from the exterior of the dry cleaner and two groundwater samples. The soil samples identified the presence of tetrachloroethene (PCE) in the soil beneath the dry cleaner tenant space and one groundwater sample contained an elevated concentration of PCE.

In 2006, an additional Phase II assessed the vertical and horizontal extent of contamination on the property and included the collection of soil and groundwater samples. The soil samples confirmed that the PCE-contaminated soil was limited in extent to the soil beneath the dry cleaner. Groundwater concentrations of PCE ranged from 5 to 355 parts per billion.

Current Status

On March 1, 2006, McGill Development Limited Partnership #3, the current owner, submitted an application to the Voluntary Cleanup Program as a responsible person seeking a Certificate of Completion (COC) for future Tier II B (restricted commercial) use of the property. On September 21, 2006, McGill Development Limited Partnership #3 was notified that the property was approved for participation in the VCP and that a response action plan (RAP) was required to address the vapor intrusion to indoor air pathway. On November 21, 2006, a public informational meeting was held at the Harford County Public Library on the proposed RAP. The RAP was approved by the VCP on January 26, 2007.



On May 1, 2007, the VCP issued a COC to McGill Development Limited Partnership #3 for the use of the property for restricted commercial or restricted industrial purposes and with the following land use controls: no use of the groundwater beneath the property for any purpose; certain requirements on maintenance and operation of the sub-slab depressurization system; requirements for long-term monitoring and post treatment monitoring of indoor air; certain requirements for maintenance of the concrete slab; and certain requirements for excavation and disposal of soil. The COC was reissued on October 20, 2007 for recording purposes.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: December 2011

