



Facts About...

Cabinet Discounters Building
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 1.83-acre property, located at 9500 Snowden River Parkway, or 9500 Berger Road, is in a commercially zoned area of Columbia, Howard County, Maryland. Bordering the property to the south and east is Berger Road, beyond which are commercial enterprises. North of the property is Snowden River Parkway, beyond which is a bowling center. The property is bordered to the west by warehouses for CitiRoof Corp and AllState Moving & Storage.

Groundwater flow direction beneath the property is to the southwest. There are no surface water bodies on site and the nearest surface water body is Little Patuxent River, located approximately 0.30 miles southwest. The site and vicinity are served by public water and sewer systems provided by Howard County.

Site History:

According to the Phase I environmental assessment, prior to 1973 the site was a vacant lot. The current warehouse building was constructed in 1973 and has housed several commercial operations. WR Gore operated an automotive manufacturing facility from 1973 to 1982; between 1992 and 1995, Tate Interiors operated a computer server grid flooring operation; and starting in 1995, Cabinet Discounters has operated a cabinetry distribution center and warehouse.

Currently, the property is owned by Botzler-Emory Associates – Guilford 19, LLLP, and consists of a warehouse building, asphalt parking areas and landscaping.

Environmental Investigations and Actions:

Maryland Department of the Environment (MDE) records indicate that Tate Interiors, a previous tenant, required a hazardous waste large quantity generator permit for its computer server grid flooring operations. In November 2005, soil and groundwater samples were collected at the property as part of a Phase II environmental assessment. The collected samples identified tetrachloroethene (PCE), a dry cleaning solvent, in the soil and groundwater beneath the building.

In April 2006, an additional environmental investigation was performed at the property, which included the collection of soil gas samples beneath the on-site building. The soil gas samples identified elevated concentrations of PCE and breakdown products beneath the building foundation. In May 2006, indoor air samples were collected within the interior of the building. Based on the concentration of PCE and breakdown products in the indoor air, the Voluntary Cleanup Program (VCP) required the applicant to immediately implement a remedy. A subslab venting system was subsequently installed on August 18, 2006. The system is currently operating.



Current Status:

Botzler-Emory Associates – Guilford 19, LLLP submitted an application package to the VCP on January 18, 2006, seeking a No Further Requirements Determination as a responsible party. Snowden River Associates, LLC submitted a second VCP application package on January 28, 2006, seeking a No Further Requirements Determination and requesting inculpable person status for the property. Expedited inculpable person approval was granted on January 31, 2006. During the review of the application package, the Department determined that the property required the submittal of a Response Action Plan (RAP) in order to address potential risks associated with the property.

On June 26, 2006, the Department accepted the Cabinet Discounters Building property into the VCP and requested the development of a proposed RAP. Botzler-Emory Associates – Guilford 19, LLLP submitted a proposed RAP to the Department on August 31, 2006. A public informational meeting to discuss the proposed RAP was held on September 21, 2006 and the Department requested a revised proposed RAP for the property. On February 8, 2007, the Department accepted the revised proposed RAP for the Cabinet Discounters Building property.

On June 29, 2007, the Department issued a Certificate of Completion to Botzler-Emory Associates – Guilford 19, LLLP for restricted commercial or industrial use of the property with the following restrictions: a restriction regarding future excavations on the property, indoor air monitoring requirements, inspection requirements for the building slab and sub-slab depressurization system, and a prohibition on the use of groundwater beneath the property for any purpose. On July 3, 2007, the Department issued a Certification of Completion to Snowden River Associates, LLC for restricted commercial or industrial use of the property with the following restrictions: a restriction regarding future excavations on the property, indoor air monitoring requirements, inspection requirements for the building slab and sub-slab depressurization system, and a prohibition on the use of groundwater beneath the property for any purpose.

Contact:

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