



Facts About...

Catonsville Plaza
(Voluntary Cleanup Program)

Site Location

The Catonsville Plaza property, totaling 15.3-acres is located at 5301-5447 Baltimore National Pike, Baltimore, Baltimore County, Maryland 21229. The property is located in a mixed commercial/residential area and is bounded to the north by Baltimore National Pike and row homes beyond, to the south by Old Frederick Road and single-family residences beyond, to the east by commercial retail stores and to the west by Saint Agnes Church and Day Care. The nearest surface water is an unnamed tributary located approximately 3,800 feet southwest of the property. Topography of the area gently slopes to the east-southeast and surface flow on the property is directed to storm drains located on the property. Ground water is located between eight and twenty feet below ground surface and flow direction is assumed southeast. The property is serviced by municipal water and sewer services.

Site History

The property has been undeveloped wooded land prior to construction of the shopping center in 1965. The property is currently an active shopping center with multiple tenants including a Merchant's auto facility and two former dry cleaners (same tenant space). The property is improved with four retail/commercial buildings, totaling approximately 281,000 square feet, concrete sidewalks and asphalt paved parking areas.

Environmental Investigations

In September 1993, a Phase I Environmental Site Assessment (ESA) was conducted on the property that did not identify any recognized environmental conditions associated with the property. In February 2000, a second Phase I ESA was conducted on the property that noted the presence of the automotive service center and dry cleaner as recognized environmental concerns (RECs) and the adjacent (west) St. Agnes Church (leaky underground storage tank) and a local gasoline service station were identified as off-site RECs. In March 2000, a Phase II ESA was conducted that revealed elevated levels of chlorinated solvents in the groundwater behind the dry cleaner tenant space and low levels of Total Petroleum Hydrocarbons, diesel range organics in the groundwater at the east and west perimeter boundaries. In June 2000, a second Phase II ESA was conducted that expanded the groundwater sampling behind the dry cleaner tenant space. Results of the two-groundwater samples identified significantly lower levels of chlorinated solvents down gradient from the dry cleaner. In June 2000, the Maryland State Superfund Division collected additional groundwater samples behind the dry cleaner and confirmed that the chlorinated contamination was limited in extent. MDE stated that additional investigation is not necessary, but required that a groundwater prohibition (deed restriction) be filed with the County land records for the property. In March 2005, a Phase I ESA Update and Phase II Limited Subsurface Investigation Report identified low levels of petroleum compounds in the soil below the Merchant's automotive facility, low levels of chlorinated solvents in the soil beneath the dry cleaner tenant space, elevated levels of chlorinated solvents in the groundwater below the dry cleaner and no petroleum compounds were identified at the east and west perimeter property boundaries. In May 2005, a third Phase I ESA and an Environmental Assessment Peer Review was conducted on the property that



identified the dry cleaner as a historic REC and noted that petroleum impacted water was observed in the floor drains in the Merchant's service bays. In April 2007, an Additional Subsurface Environmental Investigation Report was conducted that confirmed dry cleaning solvents in the soil and groundwater and identified low levels of volatile organic compounds in the soil gas beneath the former dry cleaner tenant space. In July 2007, another Phase I ESA Update was conducted for the property, which reiterated the previous Phase I Update report's conclusions.

Current Status

On August 7, 2007, Catonsville Plaza, LLC submitted an application to the Voluntary Cleanup Program as a responsible person, seeking a No Further Requirements Determination (NFRD) for future restricted commercial land use (Tier 2B) of the property. On January 29, 2008, the Department issue a NFRD conditioned on the property use for restricted commercial (Tier 2B) or restricted industrial (Tier 3B) purposes and a prohibition on the use of groundwater beneath the property.

Contact

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

Last Update: February 2008

