



Facts About...

Enchanted Forest Shopping Center (Voluntary Cleanup Program)

Site Location

The 31.8053-acre Enchanted Forest Shopping Center property, located at 10,000 – 10,060 Baltimore National Pike in Ellicott City, Howard County, Maryland, includes a commercial shopping center and the remains of the abandoned Enchanted Forest Amusement Park. The site is bounded to the north by the Little Patuxent River and undeveloped land, to the east by undeveloped land, to the west by several commercial businesses including an auto repair shop and to the south by the Baltimore National Pike and commercial businesses. The land use surrounding the site is primarily commercial along the Baltimore National Pike corridor with some residential neighborhoods to the south.

Site History

The construction of residential structures in the 1950s is the first recorded development on the property. The Enchanted Forest Amusement Park was constructed and operated from 1955 through the mid-1980s. The current shopping center was constructed in 1991. The Enchanted Cleaners dry cleaner facility has operated in the shopping center since 1991. The shopping center includes a grocery store, jewelry store, restaurant, day care facility and several retail shops.

Environmental Investigations and Actions

In 1990, two steel 1500-gallon gasoline underground storage tanks (USTs) were removed from an unknown location on the property. No soil or groundwater contamination was identified during the tank removal. The Oil Control Program (OCP) subsequently closed Case # 1990-2038HO.

In 1993, one 275-gallon steel heating oil UST was removed from the southwest corner of the property near the castle building. During removal, a hole was noted in the tank and a soil sample was collected from beneath the tank. The soil sample identified the presence of 1 part per billion (ppb) total benzene, toluene, ethylbenzene and xylene in the soil. Four monitoring wells were installed along the southern property boundary to determine whether the abandoned tank field at the adjacent Southern States facility was a contributing source of contamination. Groundwater samples collected from the wells identified benzene in the groundwater at levels up to 280 ppb and methyl-tert butyl ether (MTBE) at levels up to 160 ppb. The OCP closed Case # 1994-1294HO in April 1994.

Since 1997, several Phase I environmental site assessments of the property identified the use of tetrachloroethene (PCE) at the Enchanted Cleaners facility as an environmental concern. The removal of two USTs from the amusement park portion of the property was noted and the former Southern States facility located across Baltimore National Pike was also identified as a potential source of petroleum contamination on the property.

In 1998, surface water sampling was completed to assess the discharge of the Southern States facility to the surface water bodies on the Enchanted Forest property. Surface water samples identified the presence of MTBE in the surface water on the Enchanted Forest property. No other petroleum-related contaminants were identified in the surface water.



In June 2002, a Phase II environmental site assessment was completed to identify potential petroleum contamination from the adjacent Southern States facility. Sampling was limited to the southwestern portion of the property and lab analysis found no detectable petroleum contamination in soil or groundwater.

In July 2003, a Phase II environmental site assessment was completed on the property that included the collection of two sub-slab soil samples from beneath the dry cleaning facility. The samples identified the presence of PCE in soils beneath the facility at levels up to 480 ppb.

In April 2004, a soil gas investigation was conducted at the property that identified elevated levels of PCE and breakdown products beneath the dry cleaner tenant space and the adjacent tenant space to the east. In September 2005, indoor air samples were collected from three tenant spaces. Based on the concentrations of PCE in the indoor air in one tenant space, the Voluntary Cleanup Program (VCP) required the applicant to immediately implement a remedy. The air exchange rate in the affected tenant space was increased on September 30, 2005 and a sub-slab vapor system was subsequently installed on September 29, 2005. The system is currently operating.

Current Status

Enchanted Forest, LLC, the property owner, applied to the VCP as a responsible person seeking a No Further Requirements Determination for future commercial use for the property. The VCP has requested an immediate response to address the potential indoor air risks in tenant spaces at the property. On January 25, 2006, Enchanted Forest, LLC was accepted for participation in the VCP. A proposed Response Action Plan (RAP) was submitted on June 30, 2006 and a public informational meeting was held on August 28, 2006. The RAP was approved on February 22, 2007 and is currently being implemented.

Contact

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