

Baltimore County

1937-1961	Property utilized as farm land.
1963	Shopping center constructed.
1994	A&E Partners, LPI purchased the property.
7/19/2001	A&E Partners, LPI submitted a VCP application as a responsible person seeking a No Further Requirements Determination.

MEADOWS PARK SHOPPING CENTER PROPERTY 6606-6658 Security Boulevard Baltimore County, Maryland (Voluntary Cleanup Program)

Site Description

The 12.51-acre Meadows Park Shopping Center property is located at the intersection of Security Boulevard and Woodlawn Drive. The property is improved with a strip mall shopping center that occupies 107,162 square feet. The surrounding area comprises mixed-use commercial and residential properties. Overland flow across the property flows southeasterly and enters storm drains. An unnamed tributary of Dead Run Creek is located approximately 250 feet

southeast of the property. The property and vicinity receive public water and sanitary sewer services.

Site History

Prior to 1961, the property was farmland and previous owners included Equitable Real Estate Investment Management, Garden Construction Company, and Knott Industries. The current owner, A&E Partners, L. P. I, purchased the property from Meadows Park Limited Partnership in 1994. In 1963, the single story shopping center was constructed and, in 1988, the eastern portion of the property was expanded. Past and current tenants at the shopping center included a dry cleaning business, grocery stores, restaurants, offices, and multiple retail stores.

Environmental Concerns

In 1988, a 6000-gallon underground storage tank (UST) was removed from behind the grocery store. The main environmental concern on the property is the dry cleaning facility, which has been in operation since the shopping center was constructed in 1963. Multiple environmental site assessments conducted in 2001 identified low levels of tetrachloroethene (PCE, PERC) in soil and groundwater near an existing on-site sanitary sewer line. Tetrachloroethene is a cleaning solvent commonly utilized in the dry cleaning industry. Poor housekeeping and waste management practices by the dry cleaning facility allegedly caused the contamination on the property. In May 2001, the facility installed a dry cleaning machine that utilizes a closed-loop recycling system to reduce waste handling.

Voluntary Cleanup Program (VCP) Status

On July 19, 2001, the Voluntary Cleanup Program/Brownfields Division received an application from A&E Partners, L. P. I seeking a No Further Requirements Determination as a responsible person. On September 19, 2001, the Department requested additional information to complete the application package.

Facility Contact

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