

**ROBINSON CROSSING SHOPPING
CENTER PROPERTY
450-484 Governor Ritchie Highway
Severna Park, Maryland
(Voluntary Cleanup Program)**

Site Description

This 10.18-acre property is located near the intersection of Route 648 and Governor Ritchie Highway (Route 2) in Severna Park. The site is surrounded by undeveloped wooded parcels and a stream/culvert to the north and west; by residential neighborhoods to the east, south, and west; and by commercial businesses to the south. Existing data indicate that groundwater flows to the west. The only surface water body within a half-mile radius of the property is Cattail Creek, a tributary of the Magothy River, located 0.3 miles northeast of the property. Overland flow across the site is to the northwest.

Site History

Prior to 1985, the property was comprised of several privately owned parcels that included undeveloped wooded areas and small outbuildings. By August 1985, the parcels had been purchased and consolidated into a single property by Crow-Jumpers Retail Limited Partnership, later renamed Crow-Robinson Retail Limited Partnership. In 1986, Crow-Robinson built a single-story strip shopping center, and in September 1992, the Metropolitan Life Insurance Company purchased the property from Crow-Robinson. In November 1995, the property was sold to the current owners, a partnership of three companies: MR Festival One, LLC; Severna Park Properties, LLC; and Denrich Family Investments, LLC. Robinson Crossing, LLC is scheduled to purchase the site in 2002.

Current tenant spaces at the shopping center include medical offices, restaurants, retail stores, and a dry cleaning facility. Dry cleaning operations have been conducted in the same tenant space since 1991. In May 2002, an environmental investigation identified a common dry cleaning solvent, tetrachloroethene (PCE), and petroleum hydrocarbons in the ground water.

Voluntary Cleanup Program (VCP) Status

Robinson Crossing, LLC, submitted an application to the VCP on June 21, 2002, seeking a No Further Requirements Determination as an inculpable person. On May 2, 2003, the Department issued a No Further Requirements Determination for the property.

Site Contact

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