

Baltimore County

Pre-1968	Property was undeveloped.
1968	Shopping center built, including a dry cleaner facility.
1997	Environmental site assessment revealed PCE in an on-site monitoring well.
5/1998	Owner applied to the VCP.
12/1998	Maryland Department of the Environment issued a No Further Requirements Determination.

YORKTOWNE PLAZA 100 Block of Cranbrook Road Cockeysville, Maryland (Voluntary Cleanup Program)

Site Description

The 10.5-acre property, owned by Property Yorktowne Maryland Corporation C/O LaSalle Advisors Capital Management, Inc., includes a 139,000 square foot retail shopping center with 38 tenants. The property is bordered to the north, east, and south by residences and commercial facilities, and to the west by commercial properties.

Site History

The shopping center was built in 1968, renovated in 1972, and an addition was constructed in 1996. Prior to development in 1968, aerial photographs depict the property as agricultural fields. A dry cleaner has operated at the shopping center since the property was developed in 1968.

An environmental investigation of the property in 1997 identified the dry cleaning facility as an area of potential concern because of the regular use of solvents in its operations. Four groundwater monitoring wells were installed and sampled to determine if operations at the dry cleaner had impacted the subsurface. Volatile organic compounds (VOCs) were detected in one of the four groundwater monitoring wells, located more than 350 feet east of the dry cleaner in close proximity to the sanitary sewer system. Tetrachloroethylene (PCE), a cleaning solvent commonly used in the dry cleaning business, was detected at a concentration of 131 µg/L. The other VOCs were trichloroethene (TCE), at 45.4 µg/L, and cis-1,2-dichloroethene (cis-1,2-DCE), at 113 µg/L. According to Arcadis Geraghty & Miller's April 29, 1998 Summary Description of Project, the dry cleaner discharged PCE-containing condensate water to the sanitary sewer system until 1990, and leakage of this water from the sanitary sewer system is the likely cause of the VOC contamination. Discharge of condensate water to the sewer system ceased in 1990 when a "closed-loop" dry cleaning unit was installed at the dry cleaner. With the "closed-loop" system, only cooling water, which has no contact with PCE, is discharged to the sewer system.

Voluntary Cleanup Program (VCP) Status

The property owner applied to the VCP on May 26, 1998, and, after reviewing the application, the Department issued a No Further Requirements Determination on condition that the property be used only for industrial or commercial uses in the future and no use of the groundwater beneath the property for any purpose.

Site Contact

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