



Maryland Department of the
Environment

FACTS ABOUT: GALLERIA ATRIUM & GALLERIA TOWER

Site Location

The Galleria Atrium and Galleria Tower property is located at 1407 and 1447 York Road in Lutherville, Baltimore County, Maryland at the southeast intersection of York Road and East Seminary Avenue. The property is located in a mixed use area and is bounded to the north by Seminary Avenue with a gas station beyond, to the east by residential homes along Tenbury Road, to the south by the Valley Baptist Church and Heaver Plaza, and to the west by York Road with an auto repair facility, restaurant and gas station beyond.

Site History

Prior to redevelopment in the 1980s as the Galleria Atrium and construction of the Galleria Towers, the property included a grocery store and strip shopping center. During this time, the property was known as Food Fair Shopping Center and later as Seminary Shopping Center. The property was undeveloped prior to the 1960s.

A dry cleaner facility, currently Seminary Cleaners, has been present in the shopping center since at least the 1980s and perhaps as far back as 1960. Inconsistencies between the environmental assessments and other historical sources did not allow the VCP to determine exact dates of operation of the cleaners.

Environmental Investigations

In April 2012, LCS, Inc. completed a limited investigation at the property that included the collection of soil samples to determine potential impact from dry cleaning operations. Results identified the presence of tetrachloroethene (PCE) in soil in the rear of the current dry cleaner tenant space. In October, LCS conducted a follow up investigation that included the collection of groundwater and soil gas samples. Groundwater samples confirmed the presence of PCE, TCE and vinyl chloride in the groundwater beneath the property. Soil gas samples collected from beneath the basement tenant space also identified the presence of PCE and TCE in the soil gas.

In February 2013, LCS Inc. completed a Phase I environmental site assessment on the Galleria Atrium and Galleria Towers property that identified dry-cleaning operations since at least 1970, a potential historic auto station and adjacent properties of concern as recognized environmental conditions at the property.



Maryland Department of the Environment
1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.state.md.us
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Hanson/LRP/May/2014

Current Status

On July 18, 2013, an application was submitted by Hill Management Services Inc. as a responsible person requesting a Certificate of Completion (COC) for commercial use of the property. On September 13, 2013, Seminary Galleria, LLC submitted corrected pages to the application form indicating that Seminary Galleria LLC was the applicant and property owner applying for participation.

In response to VCP comments issued in October 2013, a work plan for additional samples was submitted on January 6, 2014 that required further revision. On January 13, 2014, the VCP sent comments on the work plan and a response was received on February 20, 2014 and approved on February 28, 2014. The collection of the samples occurred the week of April 28, 2014. The VCP is awaiting submittal of the sampling results and information to address the October 2013 comments.



Maryland Department of the Environment
1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.state.md.us
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Hanson/LRP/May/2014