

**WALGREENS STORE LOCATION #07574
Catonsville, Baltimore County, Maryland**

Site Location

The 1.54-acre Walgreens Store Location #07574 site includes properties at 17 Chrysler Place, 5653 Old Frederick Road and 808 Ingleside Drive. The site includes a commercial building occupied by a dry cleaning business and various other commercial stores, a former restaurant, a residence and a utility building. The site is bounded to the north by Old Frederick Road, to the west by Ingleside Drive, to the east by an auto body shop, and to the south by Chrysler Place and several residences. The land use surrounding the site is primarily commercial along the Route 40 corridor with some residential neighborhoods to the south.

Site History

The first development on the site was the commercial building, which was built prior to 1958. The dry cleaner has been present in the building since before 1978. The restaurant portion of the property included vacant land and a residence prior to construction of the Westview Lounge in 1964. Two 275-gallon heating oil aboveground storage tanks are currently located on the site with no evidence of leaks. Six underground storage tanks were identified on the property and either removed or abandoned in place during the 1990s. A Sunoco service station was located to the north of the site along Baltimore National Pike from approximately 1958 to 1987.

Environmental Investigations

A subsurface investigation of the property was completed in January 2003. The collection of soil and groundwater samples identified elevated levels of solvents in the groundwater surrounding and downgradient of the dry cleaner facility. Soil samples collected beneath and adjacent to the dry cleaning facility also identified solvents in the soil. Petroleum related contamination in soil and groundwater was also identified on the former Sunoco property located to the north of the site.

In November 2003, with the approval of the Maryland Department of the Environment's (MDE) Voluntary Cleanup Program (VCP), the consultant completed a more extensive investigation of the property. The investigation included collection and laboratory analysis of 17 soil samples and seven groundwater samples for volatile organic compounds and petroleum hydrocarbons to supplement the previous data. Groundwater samples collected along Chrysler Place to the south of the site identified low levels of solvents and borings on the former Sunoco gas station located adjacent to the north of property identified the presence of free petroleum products.

Current Status

Pace-East Associates, LLC has applied to the VCP as an inculpable person seeking a Certificate of Completion for future commercial use for the property. The application was accepted into the program on December 30, 2003. The applicant held a public informational meeting regarding the proposed Response Action Plan on January 27, 2004 and the VCP approved the revised Response Action Plan on February 27, 2004.

Contact

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