



Facts About...

Eastport Shopping Center
(Voluntary Cleanup Program)

Site Location

This 6.97-acre property is located at the corner of Bay Ridge Avenue and Chesapeake Avenue in a residential and commercial area of Eastport in Annapolis, Anne Arundel County, Maryland 21403. The area generally slopes to the northeast towards Back Creek. The property is serviced by municipal water and sewer.

Site History

The property consists of a 73,430 square foot single-story shopping center surrounded by a paved parking lot. The shopping center building was constructed in stages with the southern half constructed first in the early 1960s. The northern part of the building was constructed between 1970 and 1973. The property has been utilized as a retail shopping center since its construction in the 1960s. Prior to its construction, the site was farm land. Tenants include seven food and beverage establishments, a dry cleaner, a pharmacy, a nail salon, a bank, an athletic club, two retail stores, and a travel agency. A dry cleaning facility, Eastport Cleaners and its predecessor Snow White Cleaners, occupied the tenant space at 925 Chesapeake Avenue. In March 2007, Eastport Cleaners replaced the old tetrachloroethene (PCE), a dry cleaning solvent, machine with a new PCE-free machine. A gas station, Mobile Oil and later Sunoco, located in the northwest corner of the property was operated from approximately 1973 until 2006. In December 2006, the gas station was razed and underground storage tanks (USTs) were removed.

Environmental Investigations

A limited Phase II subsurface investigation completed by Environmental Resources Management, Inc. (ERM) in October 2006 indicated that PCE, its associated breakdown products, and petroleum related compounds are present in both soil and groundwater under the property. In December 2006, the Sunoco gas station was closed and four USTs were removed from the property. Soil contamination observed during the USTs removal was confirmed and the analytical data were presented in the Environmental Alliance's UST closure report dated January 2007 and Phase II investigation report dated March 2007. ERM completed a Phase I environmental site assessment (ESA) in March 2007 for the Voluntary Cleanup Program (VCP) application. The Phase II ESA completed by ERM in July 2007, indicated the presence of volatile organic compounds (VOCs) in soil and groundwater on the property and in subslab vapor beneath portions of the shopping center building.

Current Status

In March 2007, Eastport Plaza, LLC submitted a VCP application as a responsible person for this property. Future property use has been designated as restricted commercial. The property was accepted into the VCP in August 2007 with the requirement that a response action plan (RAP) be developed. The proposed RAP to address the environmental concerns on the property was submitted to the VCP in April 2008 and



a public informational meeting was held in May 2008. In October 2008, the VCP approved the proposed RAP which provided for adjustment of HVAC system, installation of a sub-slab depressurization system in part of the shopping center building, incorporation of vapor barriers in future building plans, and the installation of a pavement cap in the unpaved area of former gasoline station. The RAP has been implemented except for the installation of the pavement cap which is planned for spring 2011.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: January 2011

