



Eastport Shopping Center (MD1282)

What You Need to Know

Site Location

This 6.97-acre property is located at the corner of Bay Ridge Avenue and Chesapeake Avenue in the Eastport neighborhood of Annapolis, Anne Arundel County, Maryland. The property is serviced by municipal water and sewer systems and located in an area that slopes east towards Back Creek.

Site History

The property consists of a 73,430 square feet 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 1960's. Prior to its construction, the site was farm land.

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 operated in the north corner of the property from approximately 1973 until 2006.

Environmental Investigation and Actions

A limited Phase II subsurface investigation completed in October 2006 indicated that PCE, its associated breakdown products, and petroleum related compounds are present in the soil and groundwater at the property. In December 2006, the gas station was razed and four underground storage tanks (USTs) and 442 tons of impacted soil were removed from the property.

A Phase I Environmental Site Assessment (ESA) and Phase II ESA were completed for the property in 2007. Results from the Phase II ESA indicated the presence of chlorinated solvents in soil and groundwater at the property and in soil gas beneath portions of the shopping center building. In July 2009, the Department's Oil Control Program closed its case for the gas station based on the finding that the residual soil and groundwater contamination at the site did not constitute a complete exposure pathway.

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 included provisions for building ventilation adjustments, installation of a sub-slab depressurization system in a portion of the building, installation of a pavement cap in the unpaved area of former gasoline station, and installation of vapor barriers under all future buildings constructed on the property. To date, the RAP has been implemented except for the installation of the pavement cap.

The surface water, groundwater, and soil gas located downgradient of the property were investigated in 2008 to evaluate potential exposures pathways associated with the chlorinated solvent plume emanating from the property. No contamination was detected in surface water samples collected from Back Creek, about 500 feet from the property. The groundwater and soil gas data collected were within the risk levels the Department considers to be protective of public health and the environment.

A December 2014 Supplemental Phase II ESA, completed in the area of proposed pavement cap tested the soil for the presence of volatile organic compounds, semi-volatile organic compounds, polycyclic aromatic hydrocarbons, total petroleum hydrocarbons, and priority pollutant metals and, with the exception of arsenic, found no evidence of contaminant levels exceeding the Department's non-residential cleanup standards. Soil gas testing performed at the property identified the presence of two volatile organic compounds in the area of the proposed cap area at concentrations requiring remedial action. In September 2016, the applicant submitted a revised VCP application for the property requesting a future residential property use.

In September 2019, the property was withdrawn from the VCP and entered into the Controlled Hazardous Substance Enforcement Program. The results of the September 2019 off-site soil gas sampling, collected east of the former gas station, are within the risk levels protective of public health and the environment.