



# Eastport Shopping Center (MD1282)

## What You Need to Know

### Site Location

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

### Site History

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The property consists of a 73,430 square foot single-story shopping center building surrounded by a paved parking lot. The shopping center building was constructed in stages, with the southern half first built 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. Before its construction, the site was farmland.

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) dry cleaning machine with a new PCE-free machine. From approximately 1973 until 2006, a gas station operated in the north corner of the property at 915 Chesapeake Avenue.

### Environmental Investigation and Actions

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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. A Phase I Environmental Site Assessment (ESA) and Phase II ESA were completed for the property in 2007. The Phase II ESA results 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 December 2006, the gas station was razed, and four underground storage tanks (USTs) and 442 tons of impacted soil were removed from the property. 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 Site Status

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In March 2007, Eastport Plaza, LLC submitted a Voluntary Cleanup Program (VCP) application as a responsible person for this property. Future property use has been designated as a restricted commercial. The property was accepted into the VCP in August 2007 with the requirement that a response action plan (RAP) be developed. The RAP was approved by VCP in October 2008. The RAP included the following requirements: installation of a sub-slab depressurization system beneath the slab of the dry cleaner, adjustment of existing HVAC systems, installation of a vapor barrier beneath any new structures constructed on the property, installation of an asphalt cap above the area of the former gas station. Installation of the sub-slab depressurization system and the adjustments to the HVAC systems were completed in November 2008. In December 2014, a Supplemental Phase II ESA was completed in the former gas station location. The analytical results of the soil samples confirmed that the soil meets the Department's risk levels for non-residential soil and serves as an acceptable soil cap over the residual contamination.

The groundwater, soil gas, and surface water located downgradient of the property were investigated in 2008 to evaluate potential exposures pathways associated with the chlorinated solvent plume emanating 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. No contamination was detected in surface water samples collected from Back Creek. The results of the September 2019 off-site soil gas sampling, collected east of the former gas station, were also within the risk levels protective of public health and the environment.

In September 2019, the property was withdrawn from the VCP and entered the Controlled Hazardous Substance Enforcement Program. In July 2020, an environmental covenant (EC) was recorded for a portion of the property called Area of Interest (AOI). The EC was recorded in the Anne Arundel County land records at Book 34949, Pages 481 to 510. The 0.458-acre AOI combines the dry cleaner tenant space located at 925 Chesapeake Avenue and the former gas station area located at 915 Chesapeake Avenue. The EC places Tier 2B Commercial Restricted land and activity use restrictions designed to prevent current and future site users from being exposed to the residual soil, soil gas, and groundwater contaminants. With this action completed and provided strict compliance with the EC is maintained, the Department has no further requirements for the investigation and remediation of controlled hazardous substances at the AOI on the property.