



1600 Harford Avenue Property (MD 1713)

Former Stop Shop and Save

What You Need to Know

SITE LOCATION

The approximately 1.76-acre former convenience store Stop, Shop and Save Property is located at 1600 Harford Avenue in the Oliver neighborhood of Baltimore City, Maryland. The Property is bounded by E. Lanvale Street to the north, Harford Avenue to the east, Federal Street to the south. The Property is in a mixed commercial and residential development and residential row homes surround the Property to the west, southwest and northwest. The Property is improved by a 26,000 square foot one story concrete block building with slab on grade foundation. The remainder of the Property consists of an asphalt covered parking lot and some landscaping.

SITE HISTORY

The Property was originally developed in 1890 and until 1971 a large part of the Property was used for residential purposes. From 1890 to 1971 the western portion of the Property was traversed by a roadway named Lamont Avenue, which ran in the northwest-southeast direction. Row home structures were present along Lamont Avenue, Federal Street, Harford Avenue and East Lanvale Street. These row homes were used for residential purposes and for small commercial operations, which included dry cleaners and a laundry facility. The central portion of the Property largely remained vacant. From 1914 until 1952, this area was used for garage and/or warehouse purposes. A candy factory operated in the former garage space in 1969. However, by 1982 all row home structures were razed, and the current structure was built in 1985. The Property is currently owned by Zion Baptist Church (ZBC).

ENVIRONMENTAL HISTORY

In July 2014, Partner Engineering and Sciences, Inc. (Partner) conducted a Phase I Environmental Site Assessment (ESA) at the Property. In addition to the auto repair garage on the north central portion, the ESA identified a dry-cleaning facility operated in the southeastern corner of the Property from 1936 until at least 1966. In the 1930s, chlorinated solvents, particularly perchloroethylene (PCE) were commonly used for dry cleaning. In August 2014, Partner conducted a limited subsurface investigation at the Property to further investigate these recognized environmental conditions (RECs). Four subsurface and four deep soil samples were collected from four soil borings installed in the southeastern portion of the Property. Soil gas samples were also collected from depths of 11 feet to 20 feet below ground surface. The results indicated that the subsurface conditions of the Property were impacted by chlorinated solvents.

In September 2014, Geo-Technology Associates, Inc. (GTA) conducted sub-slab vapor sampling within the building to assess vapor impact from the former garage and the former dry cleaning facilities. Trichloroethylene (TCE), a common degreaser and parts cleaning solvent, was the only chemical detected above the Environmental Protection Agency Soil Vapor Screening Levels (EPA SVSL).

In February 2015, a follow up document review conducted by URS Corporation (URS) identified that additional auto service businesses and dry-cleaning facilities may have been in other areas of the Property prior to its current development. In a follow up investigation, three monitoring wells were installed, and it was found that the groundwater beneath the Property was impacted by chlorinated solvent with PCE detected in the southeastern corner. Thus, there was a concern that the contaminants may be migrating off the Property in a southerly direction into nearby residential buildings.

In March 2016, following a declaration of bankruptcy by the owner, the Maryland Department of the Environment (MDE) took over the site evaluation and engaged Chesapeake GeoSciences, Inc. (CGS) to conduct a site investigation to locate areas where subsurface contamination may be migrating off-site. A passive soil vapor survey followed by additional soil, soil gas, and groundwater investigation were performed along the Property boundary. This investigation identified a vapor phase contamination hot spot area in the southeastern portion of the Property where multiple dry cleaners operated historically. In October 2017, MDE conducted investigations in several off-site properties to determine the magnitude and extent of impact to groundwater and subsurface vapor on the off-site properties. The results confirmed the groundwater contamination migration in the saturated zone. Some lateral migration of vapor phase contamination from the Property was also confirmed in the southerly direction. At this time the Property was sold to a new entity, Master Realty Inc. On January 4, 2018, MDE submitted a letter to the owner indicating that they were the “responsible party” for the hazardous substances on the Property.

However, before any action could be taken, the Property was purchased by KC Harford LLC, after approval of an Expedited Inculpable Person status from MDE’s Voluntary Clean-Up Program (VCP) in August 2018. In October 2018, the VCP received an application package. In April 2019, Urban Green Environmental (UGE) conducted a supplemental Limited Phase II ESA which addressed data gaps at the remainder of the Property which included collection of soil and soil gas from the interior of the building as well as the previously uninvestigated areas within the Property. In May 2019, VCP accepted the applicant and requested a Response Action Plan (RAP) to address the hot spot identified in the southeastern portion of the Property. A RAP was submitted on April 9, 2020 and approved on April 28, 2020.

Prior to implementation of the RAP, the Property was purchased by the current owner after they received an Expedited Inculpable Person status letter as prospective purchaser of the Property on June 10, 2020. On December 4, 2020, ZBC submitted a VCP application. The application was approved on August 18, 2021, with a requirement to prepare and implement a RAP or implement the previously approved RAP to address concerns to human health and the environment from residual contamination in soil, soil gas and groundwater. Subsequently ZBC withdrew from VCP.

CURRENT STATUS

LRP is currently engaging in the installation of a sub-surface depressurization system pilot test at the Property to address the residual contamination.