



Maryland Department of the
Environment

FACTS ABOUT: **Former Ames Shopping Plaza**

Site Location

This 9.37-acre property, located at 2015-2213 Pulaski Highway, is in a commercially zoned area of Havre de Grace, Harford County, Maryland. It is now known as Swan Creek Village. Bordering the property to the north is the B&O rail line, beyond which is a golf course and open fields. South of the property are undeveloped woodlands and small-scale commercial developments. The property is bordered to the west by a furniture store, and to the east by residential properties.

Groundwater flow beneath the property is to the south and the property is located in a groundwater use area. The nearest surface water body is an unnamed tributary of Gashey's Creek, located approximately 500 feet southeast of the property. Surface water runoff from the property enters drainage ditches and a culvert, located on the property, which drains to the unnamed tributary. The site and vicinity are served by municipal water and sewer systems provided by Harford County.

Site History

Prior to 1957, the property contained an orchard on the northwestern corner. The remainder of the site was an open field. By 1965, the building that eventually housed the Ames retail facility had been built and a dry cleaning business was operating at the property. The remainder of the shopping center and expanded parking lot were constructed in 1971. All tenants of the shopping center vacated the property in 2003, and no major physical changes occurred at the property until October 2004, when the buildings were demolished.

Environmental Investigations and Actions

Dry cleaning operations were conducted on the property from 1969 to 2003. The most recent dry cleaning tenant, Master Cleaners, occupied the property from 1974 until 2003.

A few environmental investigations have been performed at the property, relating primarily to the operation of the dry cleaning businesses. A June 2002 investigation detected tetrachloroethene (PCE) from 0.002 to 0.217 $\mu\text{g}/\text{kg}$ in soil samples taken near a fire-damaged storage shed that contained PCE containers. More recently, a May 2004 investigation used direct-push sampling to take soil and groundwater samples near the



Maryland Department of the Environment
1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.state.md.us
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Brocks/LRP/July 2014

area of the former dry cleaning business and along the southern site boundary. In May 2004, tetrachloroethene was detected in the groundwater samples at a maximum concentration of 58,000 µg/L. More reliable groundwater data was obtained in September 2004 from three monitoring wells installed downgradient of the former dry cleaning operations. Tetrachloroethene detected in these groundwater samples ranged from 14,000 µg/L to 34,000 µg/L.

Rock Glen Commercial, LLC submitted an application to the Voluntary Cleanup Program (VCP) on October 21, 2004, seeking a Certificate of Completion as an inculcable person. The Department reviewed the application package and requested additional information.

Additional information was submitted to the Department and the Ames Shopping Plaza property was accepted into the VCP on December 3, 2004, and Rock Glen Commercial, LLC was approved for inculcable person status. As a result of the review of additional information, the Department determined that a response action plan (RAP) must be developed for the property.

Rock Glen Commercial, LLC submitted the proposed RAP on April 11, 2005, and a public informational meeting regarding the proposed RAP was held on June 22, 2005. The VCP approved the proposed RAP on October 13, 2005.

Current Status

Rock Glen Commercial, LLC submitted a RAP Addendum on November 7, 2006. The November 2006 RAP Addendum modified the RAP to include a plan for delineating the vertical and horizontal extent of the onsite contaminant plume as well as remedial measures to address the increasing volatile contaminant conditions within the groundwater beneath the property.

On December 31, 2008, a RAP Addendum was submitted to the VCP. It presented a revised development plan for the Site and was submitted with the intent of initiating the process to receive a Certificate of Completion. This RAP Addendum was not approved.

On July 7, 2010, the VCP informed Rock Glen Commercial, LLC that there were still outstanding issues that had not been addressed. To date, several of the items required for completion of the approved RAP still have not been addressed.

