



Facts About...

Hagerstown Shopping Center Property (Voluntary Cleanup Program)

Site Location:

This 10.722-acre property consists of three buildings and paved parking lots located at 607-619 Dual Highway in Hagerstown, Washington County, Maryland. Overland flow from the property discharges to a storm water management system, which discharges to an unnamed tributary of Antietam Creek. Water and sanitary sewer services are reportedly provided via the city of Hagerstown.

Site History:

The property was developed with two strip malls between 1970 and 1980. The property is also improved by a stand-alone restaurant building. Kimco Realty Corporation is the current owner of the property.

Environmental Investigations and Actions:

In 2008, a Phase I site assessment was performed for the property which identified several recognized environmental conditions (RECs) related to the former operations. This assessment concluded that the RECs included a former dry cleaner and an automobile service center.

In 2008, a Phase II environmental investigation identified total petroleum hydrocarbon contamination and tetrachloroethene (with associated breakdown products) in the ground water and subsurface soil at the property. In January 2009, indoor air samples were collected from tenant space that indicated no current exposure risk at the property. Additional soil gas sampling was conducted at the property in July 2009 to further delineate the source of contamination. In 2011, the VCP participant removed 18 cubic yards of contaminated soil and installed a soil vapor extraction system. Additional sampling was conducted in December 2011 after 6 months of system operation and the soil gas levels were below the cleanup criteria.

Current Status:

On October 28, 2008, Kimco Realty Corporation submitted a VCP application for the property as a responsible person seeking a No Further Requirements Determination (NFRD) for future commercial use of the property. The VCP accepted the property into the Program on February 23, 2009, but determined that the property did not qualify for a NFRD and requested the submission of a Response Action Plan (RAP) to address identified environmental risks at the property.

On February 23, 2010, the VCP received a proposed RAP to address potential risks from sub-surface soil vapors at the property. A public meeting was held on March 23, 2010 to present to the public the proposed RAP. On October 12, 2010, the VCP approved the revised RAP for completion.

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

Last Update: January 17, 2012