



Maryland Department of the
Environment

FACTS ABOUT: Park Place Development

Site Location

The approximately 7-acre Park Place Development is located on Westgate Circle at the corner of Taylor Avenue and West Street in Annapolis, Anne Arundel County, Maryland. The property originally consisted of eleven parcels of land that included a Texaco gas station (Parcel 55), Whitmore Printing and Tire Man (Parcel 122), two residences and a restaurant (Parcels 57 and 58), vacant land (Parcel 56), an undeveloped lot, railroad right-of-way and parking/equipment storage areas (Parcel 295), Admiral Cleaners property (Parcel 51). The property is currently redeveloped into a hotel, retail and commercial office space, and residential buildings.

Site History

The parcels have various historic uses. Parcels 55 and 122 remained undeveloped until the 1920s. In 1930, a gas station was present on the Parcel 55 property. In the early 1950s, Whitmore Printing was present on the Parcel 122 property. The Alexopolus property (Parcels 57 and 58) was developed in the late 1910s with two residential buildings with a restaurant, Jim's Corner Restaurant added in the 1950s. Parcel 56, has been largely vacant with residences present on the property confirmed from the 1910s through the 1950s. The BG&E parcel, Parcel 295, has been used as a rail spur and utility parking and storage from the 1950s to present.

The Menke property, Parcel 52, 53, 54, 59, 75, and 76 included a coal and wood yard from the early 1900s through the 1920s. The residences on the property were built in the early 1910s. By the 1920s, a gas station had been added to the property along with the Victory Oil and Standard Oil Companies. In the 1950s, the property was used for auto sales and service, a plumbing office, gas station, and Admiral Cleaners. In 1998, the property use was similar with the presence of Accurate Auto Sales & Service, a roofing contractor, auto detailer, auto body shops, auto rental and auto repair.

Environmental Investigations and Actions

Five Phase I environmental site assessments (ESAs) were conducted on portions of the property from October 1998 through March 2000 that identified recognized environmental conditions on some of the parcels. The Menke property, which includes parcels 52, 53, 54, 59, 75, and 76 included a used oil tank and drums, a scrap disposal area and potential soil contamination based on the site use. There was one residential



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heating oil underground storage tank (UST) on the Alexopolus property (parcel 57 and 58). The Baltimore Gas & Electric (BG&E) property, Parcel 295, included a debris dumping area, history of utility vehicle parking and equipment storage. The recommendations included the stipulation that any pockets of petroleum –contaminated soil could be encountered during construction should be stockpiled, characterized and disposed of properly and a recommendation for soil sampling on the BG&E parcel based on the presence of the debris dumping areas, history of electric utility vehicle parking and equipment storage, and presence of the electrical substation upgradient.

In April 2000, soil sampling was conducted on the parcel 295 property that included the collection of a total of eight soil samples and one surface water sample for diesel range organics, gasoline range organics, polychlorinated biphenyls and pesticides. Concentrations of some pesticides were identified in the soil and attributed to historic pesticide usage beneath the overhead power lines, sub-station fence line and roadway.

In January 2001, two grab groundwater samples were collected downgradient of the Admiral Cleaners and former Texaco that identified the presence of tetrachloroethene (PCE) and gasoline additives. Additional sampling was conducted as a part of Phase II ESAs in July 2001, January 2004 and a subsurface investigation completed in January 2004.

Current Status

In 2001, Jerome J. Parks Companies met with the Voluntary Cleanup Program to discuss the potential application to the program. Due to time constraints, Parks Companies subsequently submitted additional Phase I and II reports to the Hazardous Waste Program for review. On August 9, 2001, the HWP concurred in writing with the recommendations for the properties. These recommendations included addressing visible indications of environmental concern during site construction activities and submitting the documentation to MDE. The report also recommended segregating all petroleum impacted soil for off-site disposal, and treatment and discharge of any dewatered groundwater in accordance with a discharge permit issued by the Water Management Administration.

On February 9, 2004, Parks Companies again met with the VCP to discuss additional investigation requirements but Parks Companies determined that due to timing constraints the VCP was not a viable option. The Parks Companies submitted a proposed supplemental work plan along with Phase II ESAs completed on the properties in July 2001, January 2004 and a subsurface investigation completed in January 2004. In a letter dated April 7, 2004, MDE concurred with the recommendation of the proposed supplemental work plan and stipulated another ten requirements in addition to those recommendations.



On November 29, 2005, Park Companies submitted the results of sampling near the Accurate Auto building and parcel 73 and requested confirmation of compliance with the April 7, 2004 letter. The Department responded with the conclusion that the requirements for the proposed Admiral Cleaners Parcel (former parcel 73) had been substantially met but did not provide documentation that the soils were segregated and stockpiled or post-excavation confirmatory samples were collected in conformance with the Department's request and requested submittal of the documentation. On December 23, 2005 the additional data was submitted to document compliance.

On March 23, 2009, Park Companies submitted an environmental status report and requested a notice of compliance with the February 9, 2009 letter. The Department requested collection of indoor air samples from the parking garages beneath the Park Place development. The results of the indoor air sampling were submitted on August 6, 2010 and on November 23, 2010, the Department required an environmental covenant at the property to ensure the continued operation of the air stripper to address PCE in the groundwater in the sump system beneath the buildings on the property and that any future building built on Expansion Area 10 include measures to prevent vapor intrusion to indoor air from groundwater.

The covenant for Expansion Area #10 was recorded in the Land Records of Anne Arundel County at Liber 23604 Folio 0267, the covenant for Expansion Areas #3 and #5 were recorded at Liber 23603 Folio 0248. The covenant for the remaining areas was recorded at Liber 24025 Folio 0182. On December 14, 2011, the Department issued a no further action letter confirming the recordation of the covenants.



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