



Maryland Department  
of the Environment

## **FACTS ABOUT: Avalon Hunt Valley (VOLUNTARY CLEANUP PROGRAM)**

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### **Site Location**

This approximately 6.7-acre property is located at 100 Shawan Road in a mixed commercial and residential area of Hunt Valley, Baltimore County, Maryland. The area generally slopes to the east towards Western Run. The property and its vicinity are served by a municipal water supply and sewer system.

### **Site History**

Since prior to 1953, the majority of the property and surrounding area consisted of open land, with residences and outbuildings. These buildings were demolished by approximately 1980 and were replaced by a paved parking lot at the time the Hunt Valley Mall was constructed. Soon after, a Macy's retail store (later tenanted by Wal-Mart and MVP Lanes) was constructed on the central portion of the subject property. This building was demolished by 2013, and the subject property was cleared and graded.

### **Environmental Investigations And Actions**

A 550-gallon diesel underground storage tank (UST) located on the north side of the former Macy's building was removed in 1994. No contamination was detected during the tank removal. Two Phase I environmental site assessments (ESAs) have been completed for the property in January 2012 and April 2013, respectively. The Preliminary Geotechnical Report for the Hunt Valley Town Center identified man-placed fill materials to depths ranging from 6 to 58 feet bgs. Another Phase I ESA and Phase II ESA have been completed in October 2014 in support of the Voluntary Cleanup Program (VCP) application. Results of these investigations indicated low concentrations of metals in the soil at the property.

### **Current Status**

Avalon Hunt Valley, LLC submitted a VCP application for the property in October 2014, seeking a No Further Requirements Determination (NFRD) as an inculpable person. Comments on the VCP application were issued by the VCP in December 2014. Additional Phase II ESA data were collected in January 2015. The results of the sampling did not reveal any contamination in soil and soil gas above the Department's residential cleanup standards. On April 21, 2015, the VCP issued an NFRD for the Avalon Hunt Valley property conditioned on use of the property for restricted residential purposes with a prohibition on the use of groundwater beneath the property. The planned future property use is residential.

