



Maryland Department of the
Environment

FACTS ABOUT: Legion Center

Site Location

The 1.1-acre Legion Center property is located at 300-314 Legion Avenue, 1814 George Avenue and 1813 Margaret Avenue in Annapolis, Anne Arundel County, Maryland. The property is a multi-tenant retail/office warehouse building. The property is bounded to the north by Margaret Avenue with the Office of the Public Defender and a Post Office beyond, to the south by George Avenue with a multi-tenant light industrial building beyond, to the east by Legion Avenue with residences beyond and to the west by Chesapeake Auto Body and Capital Light Supply.

Site History

The current buildings constructed in 1974 and various tenants have occupied the property since. Auto repair tenants were present at the property as early as 1980. The Ag Chem Equipment Co. also operated at the property in 1980. In 1996, Peck Printing Inc. was a tenant at the property. Current tenants include four auto repair operations, Maryland Auto Care, Mamocks, Dave's Automotive, and 1813 Margaret Avenue Auto Repair. Other tenants use the space for warehousing or general office space. Waste oil from the auto repair facility is stored in a 250-gallon aboveground storage tank (AST), a 275-gallon AST and in 55-gallon drums. Waste antifreeze and used oil filters are stored in 55-gallon drums. Three parts cleaning stations are also present on the property.

Environmental Investigations and Actions

In January 1990, a Phase I Environmental Site Assessment (ESA) was completed at the property by Greenhorne & O'Mara, Inc. that noted the only concern was 55-drums of unknown material, reported to be related to the parts washer, and stored next to Mammocks Motor Electric.

Sometime in the Summer of 2004, Annapolis Detailing, located at 300 Legion Avenue, had an above ground spill of petroleum. The spill was documented in MDE's Oil Control Program (OCP) Case #04-0268AA2, which was closed on July 8, 2004. No additional information is known because the OCP file has been destroyed.

In October 2009, IVI Assessment Services, Inc. completed a Site Transaction Screening on the property that identified previous use of the property by a chemical equipment company, a printing company and various auto repair shops, the presence of an oil/water



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separation and documentation of a previous above ground petroleum spill as recognized environmental conditions at the property. During the assessment, four 55-gallon drums labeled as containing a volatile solvent were noted on the southeast corner of the property. The screening recommended a subsurface investigation to determine whether the site was impacted.

In November 2009, IVI Environmental, Inc. completed a Limited Phase II ESA at the property that included five borings with collection of a groundwater sample and a soil sample from immediately above the water table in each boring. Tetrachloroethene (PCE), methyl-tert-butyl ether (MTBE) and total petroleum hydrocarbons-diesel range organics (TPH-DRO) were detected at elevated concentrations in groundwater. No analytes were detected in the soil samples collected.

In June 2010, four groundwater samples were collected from monitoring wells installed on the property at the request of MDE. The wells documented that groundwater flow is to the south and confirmed that PCE and TPH-DRO was limited to less than 27 ug/L and 1200 ug/L, respectively.

Current Status

On February 1, 2010, Andrew Garte & Associates, Inc. submitted a Hazardous Substance Notification Form on behalf of Legion Ave. Limited Partnership, the property owner. On August 6, 2010, the Land Restoration Program issued a no further requirements letter for the property.

