Maryland Department of the Environment

Langley Park Plaza (BMI 2024)

What You Need to Know

Site Location

The Langley Park Plaza property is an active multi-tenant retail shopping plaza consisting of one parcel of land encompassing 12.3-acres. The commercial zoned plaza is located at 7901 to 8011 New Hampshire Avenue in Hyattsville, Prince George's County at the intersection of New Hampshire Avenue and University Boulevard. The plaza includes one large, connected commercial building and two separate commercial pad sites totaling 178, 466 SF of retails space for 27 tenants. The property is situated in a mixed residential and commercial use area and is bounded to the north and east by Edwards Place and residential apartments beyond, to the west by New Hampshire Avenue and Langley Park Plaza and Hampshire Langley Shopping Center and to the south by an adjacent gasoline service station, University Boulevard, and the Takoma Langley Crossroads Center retail shopping plaza.

The property is located approximately 180 feet mean sea level with a slight northeast topographic slope. Groundwater has been observed in an unconfined aquifer at a depth of 13 feet below ground surface (bgs) and local groundwater flow has been observed northwest to southeast across the property. The site is supplied with municipal water from the Washington Suburban Sanitary Commission.

Site History

The property was vacant land until construction of the commercial plaza occurred in 1956. Multiple tenants have occupied the site including a former dry-cleaning operation that existed at tenant space 7923 between 1969 until 2003. In addition, one closed oil control case including two heating oil underground storage tanks (USTs) were removed from tenant space 8001 in 1996 and one heating oil UST was abandoned in place.

Environmental Investigation

In 2004, APEX Companies (APEX) performed a Phase I Environmental Site Assessment (ESA) and limited Phase II Subsurface Investigation (SI) based on the recognized environmental conditions (RECs) associated with the former dry-cleaning operation at tenant space at #7923. Soil samples from three borings did not reveal impacts of chlorinated solvents.

In 2015, EMG conducted a Phase I ESA and identified the former dry-cleaning operation and asbestos containing building materials as RECs. In Jul. and Aug. 2015 an Additional Sub-Slab Gas and Groundwater Investigation was performed followed by the collection of two soil samples and the installation of two monitoring wells. Results identified low concentrations of chlorinated solvents in the soil samples, high concentrations of chlorinated solvents and Hexane in sub-slab soil gas (SSSG) beneath the former dry-cleaner tenant #7923 area and slightly elevated chlorinated and petroleum concentrations

in the groundwater wells located slightly upgradient and cross-gradient to the former dry-cleaning operation. The conclusions of the report recommended evaluation for installation of a sub-slab depressurization system (SSDS).

On Feb. 4, 2016, APEX installed and started a SSDS system beneath the tenant space #7923 to mitigate the elevated SSSG concentrations of dry-cleaning solvents previously identified. Indoor Air (IA) and SSSG confirmation samples were collected in May and Dec. 2016, post 90-days and 6 months from SSDS start up to verify the system was effective in mitigating any potential vapor intrusion from beneath the slab to indoor air. The sampling confirmed the results were below the Land Restoration Program's soil gas and IA screening thresholds for Tier 1 commercial use. In Dec. 2016, installation of 1 groundwater monitoring well was completed down-gradient off-site and adjacent to #7919. Sampling results of all three wells identified slightly elevated concentration of chlorinated solvents.

Between 2017 and 2020, annual groundwater sampling was performed from three onsite monitoring wells and SSSG and IA sampling was performed from the former dry-cleaner space #7923 and the two adjacent tenants. The results identified elevated SSSG existed beneath the slab; however, the SSDS was mitigating the potential vapor intrusion to IA and the groundwater near the former dry cleaner remained slightly impacted with chlorinated solvents.

In 2020, a Phase I ESA was performed to support the Voluntary Cleanup Program (VCP) application that identified the former dry-cleaning tenant #7923 as a REC with operational SSDS and the USTs as historical RECs.

In Dec. 2020, a Supplemental Investigation was performed to support additional site characterization and refinement of the site conceptual model. A video surveillance inspection was performed on the sanitary line along Edwards Place to identify any leaky sections of the main or connectors, installation of three additional groundwater monitoring wells, collection of 12 additional soil samples to a depth of 15 feet bgs, 13 SSSG samples were collected from beneath tenants along Edwards Place and 5 soil gas samples were collected along the property boundary to the southeast and along the down-gradient property boundary of the adjacent gasoline service station. Results identified slightly elevated groundwater impacts of chlorinated solvents, metals, and diesel range organics. SSSG concentrations were observed below the commercial Tier 1 use screening levels; however, chlorinated solvents were observed beneath the slab in the former dry-cleaning area above the residential screening thresholds. The soil gas results identified numerous volatile organic compounds and an elevated concentration of isopropyl alcohol adjacent to the gasoline service station.

Current Status

A Voluntary Cleanup Program (VCP) application was submitted on April 21, 2020 by Langley Park Plaza, Inc., seeking a No Further Requirements Determination (NFRD) as a responsible person with future unrestricted residential land use identified for the property. In July 2020, the application was revised on to request restricted residential land use for the property. MDE has requested additional site characterization and is currently reviewing the application package. The SSDS continues to operate at the property.