Maryland Department of the Environment

FACTS ABOUT:

TAKOMA PARK SHOPPING CENTER CONDOMINIUM – LAND UNIT 2 (Voluntary Cleanup Program)

Site Location

This 9.3-acre property, located at 6809 to 6871 and 6881 New Hampshire Avenue in Takoma Park, Prince George's County, Maryland 20912, is in a mixed commercial-residential area. The property's surface slopes to the south, southeast and southwest, towards a branch of Sligo Creek, located 1,000 feet from the site. The property and vicinity is served by municipal water and sewer systems.

Site History

The property was used for residential purposes from at least 1938 until 1959, when construction of the shopping center began. The property consists of a L-shaped strip shopping center building, three pad site buildings, and associated asphalt parking areas. An automobile service station operated in the west area of the property from 1959 to 1985. Dry cleaning operations have been conducted at tenant space 6855 from 1964 to 2004. The last dry cleaners, Kelgold's Cleaners, vacated the tenant space 6855 in spring 2004. The current owner, USRP I, LLC, purchased the property from First Washington Realty Limited Partnership in February 2001.

Environmental Investigations And Actions

Phase II site characterizations conducted by AquaTerra and EMG, Inc. in 1995 defined the extent of groundwater contamination associated with former leaking petroleum underground storage tanks (USTs). Based on the absence of sensitive receptors and removal of the USTs in 1988, the site was given case closure status by the Oil Control Program in 1996. A Phase I environmental site assessment (ESA) and limited Phase II investigation conducted by PES Environmental, Inc. in August 2001 indicated the presence of volatile organic compounds (VOCs) in the subsurface near tenant space 6855. A Phase I ESA and a site assessment completed by Apex Environmental, Inc. in June 2003 confirmed the presence of VOCs, primarily tetrachloroethene (PCE), in soil and groundwater at the property.

Current Status

USRP I, LLC submitted a Voluntary Cleanup Program (VCP) application for the property in June 2003, seeking a Certificate of Completion as a responsible person. Additional site assessments, conducted between April 2004 and June 2005, confirmed the presence of VOCs in on-site soil, groundwater, soil gas, indoor air, and off-site groundwater. The property was accepted into the VCP in February 2006. A proposed response action plan (RAP) was submitted to the VCP for approval in April 2006. The RAP proposed procedures to remediate on-site soil and groundwater using the soil vapor extraction, air sparging, and in-situ chemical oxidation treatment. A public informational meeting regarding the proposed RAP was held in May 2006. The soil vapor extraction system has operated since February 2006, the air sparging system has operated periodically since August 2008, and the in-situ chemical oxidation treatment was conducted in November 2010. The groundwater, soil gas, and indoor air monitoring has been implemented.

Off-site investigation and remediation activities are under the direction of the Controlled Hazardous Substance Enforcement Division. The results of the off-site groundwater plume investigation completed in March 2008 reported that the off-site migration of PCE in the shallow groundwater is potentially above the Department's risk threshold for the properties located downgradient of the Takoma Park Shopping Center. Based on soil gas sampling results collected from properties located downgradient of the Takoma Park Shopping Center in July and August 2008, additional site assessment was required to evaluate the contaminants impact to indoor air associated with the release.

Between September and November 2008, the responsible party collected indoor air and sub-slab soil gas samples from the residential properties previously tested, and collected exterior soil gas samples from additional residences in the area to confirm the extent of the contamination plume. Based on the testing results, between February 2009 and February 2010, sub-slab depressurization systems were installed in homes where PCE concentration in indoor air or sub-slab soil gas was detected above the Department's risk threshold. The revised RAP approved in September 2010 proposed on-site and off-site groundwater plume treatment by in-situ chemical oxidation. Two in-situ chemical oxidation treatments of soil and groundwater were conducted in last quarters of 2010 and 2011, respectively. Monitoring of the remediation results continues according to the implementation schedule in the revised RAP.