



Facts About...

Olde Forte Village Shopping Center
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 16-acre property, located at 970 East Swan Creek Road, is in a zoned commercial area of Fort Washington, Prince George's County, Maryland. North and west of the property are commuter parking lots and the Fort Washington Medical Center, respectively. East Swan Creek Road borders the property to the south, with Livingston Road and Maryland Route 21 bordering the property to the east. Commercial, residential and undeveloped areas surround the site.

The nearest surface water is an unnamed tributary approximately 1,000 feet west of the property. This unnamed stream discharges directly to Broad Creek. A shallow groundwater table flows west beneath the property. The site and vicinity are served by municipal water and sewer systems provided by Washington Suburban Sanitary Commission.

Site History:

According to the land records, prior to 1979, the Jesse Corporation was the sole owner of the Olde Forte Village Shopping Center property. Provident Accident and Life Insurance Company acquired the property from the Jesse Corporation in October 1979. Between 1980 and 1981, the current shopping center and tenant buildings were constructed on the property. The current owners, Saul Holdings Limited Partnership, a subsidiary of Saul Centers, Inc., purchased the property in 2001.

Currently, property consists of a shopping center, six additional buildings with tenant spaces, and a parking lot. The shopping center is composed of two larger buildings along the western and northern edges of the property. The six additional buildings are occupied by a pharmacy, bank, gas station, medical offices, and various retail stores.

Environmental Investigations and Actions:

A dry cleaning operation, Olde Forte Cleaners, operated on the property from 1983 until 2005.

Phase I environmental assessments were conducted on the property in March 2000, March 2003 and March 2004. These reports identified the dry cleaning facility as a potential source of contamination to the soil and groundwater beneath the site. A Phase II environmental assessment conducted in April 2000 identified the potential source of contamination to be the existing dry cleaning machine within the facility. Groundwater and soil samples collected from beneath the dry cleaning facility reported the following contaminants: *cis*-1,2-dichloroethene (*cis*-DCE) and *trans*-1,2-dichloroethene (*trans*-DCE) which are derivatives of compounds commonly used in dry cleaning solvents.



Current Status:

On February 8, 2001, Provident Accident and Life Insurance Company was issued a No Further Requirements Determination as a responsible party with use of the property for commercial or industrial purposes. The property was transferred to Saul Holdings Limited Partnership on March 2, 2001.

Saul Centers, Inc. submitted an application to the Voluntary Cleanup Program on November 29, 2005 requesting to alter the record of determination in the land record by seeking a No Further Requirements Determination as a responsible person and use of the property for restricted residential purposes. Saul Centers, Inc. plans to lease tenant spaces to day care facilities. The application package is currently under review.

Contact:

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