



Facts About...

CALVERT VILLAGE SHOPPING CENTER (Voluntary Cleanup Program)

Site Location

This 9.32-acre property is located southwest of the intersection of West Dares Beach Road and Solomons Island Road in a commercial area of Prince Frederick. The property consists of an asphalt-paved parking lot and a main building. Directly to the north and west of the property are several commercial properties. An undeveloped wooded area is located to the east (across Solomons Island Road) and south of the property.

Surface water at the site generally flows to the south across the property towards Mill Creek. This creek is located 100 feet south of the property. Municipal water and sanitary sewer services are provided to the site and the vicinity. Properties within a one-half mile radius of the site are supplied by ground water wells.

Site History

In 1985, Calvert Village Limited Partnership acquired the property from Calvert Shopping Center Associates. The main building of the shopping center was constructed on the property in 1971. A dry-cleaning facility has been a tenant at the property since the early 1970s. Buildings on adjacent, but separate, parcels were constructed in 1979 and 1986. Currently, a large grocery store is being redeveloped at the property.

Environmental Investigations and Actions

Phase I and Phase II environmental site assessments completed in 2001 identified two 4000-gallons underground storage tanks at the property. One tank has been removed and the other has been abandoned in place. The analytical results for the soil samples collected from the site showed the presence of total petroleum hydrocarbons for diesel range organics at 110,000 ug/kg and ground water samples at 250 ug/L. Additional contaminants identified in the ground water at levels above the Maryland Department of the Environment (MDE) cleanup standards include cis-1,2-dichloroethene (1800 ug/L), trans-1,2-dichloroethene (160 ug/L), tetrachloroethene (1200 ug/L), vinyl chloride (82 ug/L) and trichloroethene (1100 ug/L).

Additional sampling was performed in June 2003 and January 2004 indicating tetrachloroethene in the ground water (580 ug/L at the property boundary), a concentration of 1 ug/L of tetrachloroethene in Mill Creek and no detectable levels of tetrachloroethene in the indoor air.

Quarterly sampling of groundwater at the property has been occurring since May 2005, as required by the RAP. Addition of a substrate (corn syrup) to the monitoring wells to enhance anaerobic bioremediation has occurred quarterly. In 2007, the use of corn syrup as a substrate was discontinued and HRC Advanced replaced the corn syrup as an amendment to the approved RAP. The HRC Advanced was injected into 18 Geo-probe borings to depths of 29 feet below the ground surface. The new substrate is expected to accelerate the anaerobic bioremediation.



On September 1, 2009, the Department's CHS Enforcement Division issued a letter to Calvert Village Limited Partnership indicating that the chlorinated solvent contamination from the property continues to migrate off-site and impact the regional groundwater. The solvent contamination was increasing in concentration and continues to spread raising concern it could degrade water quality in the area. The extent of the off-site groundwater contamination problem must be determined and additional remedial measures may need to be implemented to protect human health.

Current Status

On September 8, 2003, Calvert Village Limited Partnership submitted a Voluntary Cleanup Program (VCP) application for the property seeking a No Further Requirements Determination (NFRD) as a responsible person. On November 20, 2003, the Department requested supplemental sampling and additional information to complete the application package. The Department received the supplemental sampling report on April 30, 2004. On June 2, 2004, the Department accepted the site into the VCP pending the development and completion of a response action plan (RAP) to address ground water contamination at the property.

On February 4, 2005, the Department received a proposed RAP for the property and on March 2, 2005, a public informational meeting on the proposed RAP was held at the Calvert Library in Prince Frederick, Maryland. On April 4, 2005, the Department approved the proposed RAP based on future use of the property for restricted commercial or industrial purposes.

On March 7, 2007, Calvert Village, LLC submitted an application to the VCP requesting inculpable person status prior to assuming ownership of the property. They were accepted into the program on July 23, 2007. The certificates of completion were recorded in the land records of Calvert County in May 25, 2011. Off site groundwater monitoring will be performed under the Department's CHS Enforcement Division.

Planned or Potential Future Action

The future use of the property will continue as a commercial shopping center.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: June 16, 2011