



# ***Facts About...***

## **CENTRAL HAMPTON BUSINESS PARK (Voluntary Cleanup Program)**

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### **Site Location**

This six-acre property is located at 9244 East Hampton Drive in Prince George's County near the intersection of Central Avenue and Hampton Park Boulevard. Improvements include six single story buildings, an asphalt parking lot, and landscaped areas. Land use surrounding the site is primarily commercial with residences located within a half-mile radius of the property.

The nearest surface water bodies are tributaries of the Southwest Branch located 2000 feet north and 1500 feet east of the property. The Southwest Branch discharges to the West Branch that enters the Patuxent River. Stormwater outfalls direct surface runoff to the eastern property boundary. Groundwater beneath the property occurs under unconfined conditions and flow is cross-gradient to the north and east. Potable water and sewer services are provided to the property and vicinity by Washington Suburban Sanitary Commission.

### **Site History**

This property, formerly utilized for agricultural purposes, was developed in 1975 by PS Commercial Properties Group. The six buildings house self-storage units, retail space, showrooms, and warehouses. PS Commercial Properties Group currently leases these buildings to tenants. A dry cleaning business formerly occupied the southern portion of the property. The former property owner was Prudential-Bache/Watson & Taylor Ltd./2. The property is currently owned by 9244 East Hampton, LLC.

### **Environmental Investigations and Actions**

On July 11, 1996, the Maryland Department of the Environment's (MDE) Hazardous Waste Program (HWP) was notified of perchloroethene (PCE) contamination in soil and groundwater which was discovered during the due diligence process of the then prospective purchaser of the property - Prudential-Bache/Watson & Taylor Ltd./2. At the Department's request, a soil gas survey was conducted and quarterly groundwater monitoring implemented to further delineate the contaminant plume.

Four limited subsurface investigations conducted between 1996 and 2000 identified the principal contaminant as PCE, a common dry cleaning compound. On November 21, 2000, the MDE-HWP determined that PCE concentrations showed increasing trends and recommended that the property owner consider remedial measures. PCE detected in groundwater at 11,000 parts per billion (ppb) is attributed to the former on-site dry cleaning operation.

### **Current Status**

In April 2001, Prudential-Bache/Watson & Taylor Ltd./2 submitted a Voluntary Cleanup Program (VCP) application seeking a certificate of completion as a responsible person. On October 24, 2003, the property was accepted into the VCP, and a proposed revised response action plan (RAP) to address elevated levels of contaminants (primarily PCE) in soil and groundwater was approved in November 2004. On June 13, 2005, the Department received a Baseline Groundwater Sampling Event report, which was conducted



as part of the RAP. The approved RAP consists of solvent vapor extraction applied to the soil profile, and chemical oxidation injections into the groundwater to treat dissolved-phase PCE. In March 2007, the Department approved the Final-Revised Response Action Plan Addendum, which presented various time-effective remedial strategies.

In May 2007, the Department accepted 9244 East Hampton into the VCP as an inculpable person, and in June 2008, 9244 East Hampton, LLC purchased the property from Prudential-Bache/Watson & Taylor Ltd./2. In June 2008, the Department approved the Revised Response Action Plan Addendum #2, which suggested certain revisions to the remedial post-operational monitoring schedule for indoor air quality.

The Department issued a certificate of completion to 9244 East Hampton, LLC on August 1, 2008 and to Prudential-Bache/Watson & Taylor Ltd./2 on August 7, 2008. The expected future use of the property will continue as restricted commercial or restricted industrial. Land use requirements include a prohibition on the use of groundwater beneath the property for any purpose, containerization of groundwater that may be encountered during excavation activities, long-term monitoring of groundwater, maintaining a sub-slab depressurization system beneath certain on-site retail units to address the vapor intrusion to indoor air exposure pathway, installation of a vapor barrier beneath new footprint buildings, and the long-term monitoring and post-treatment sampling of indoor air. The property is currently in the post-RAP monitoring phase.

**Contact:**

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

**Last Update:** August 7, 2008