



Facts About...

Free State Shopping Center
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 28.42-acre property is located at 15460-15700 Annapolis Road in a combined commercial and residential zoned area of Bowie, Prince George's County, Maryland. Bordering the property to the north, east and west are wooded lands and residential areas. The property is bordered to the south by Annapolis Road (State Route 450), beyond which is a fire station and commercial and retail businesses.

Groundwater flow direction beneath the property is to the northeast. There are no surface water bodies on site. The nearest surface water body is a tributary of the Patuxent River located along the western edge of the property. The property is located within a designated wellhead protection area and the site and vicinity are served by municipal water and sewer systems provided by the City of Bowie.

Site History:

Prior to the construction of the first shopping center building in 1969, the property was privately owned and utilized for residential and agricultural purposes. Over the past few years, the property has undergone many renovations and improvements. Currently, the property is improved with landscaping, asphalt paved parking areas and four on-site buildings, which contain a total of 33 retail tenants including a dry cleaner and automotive repair center.

Environmental Investigations and Actions:

The Maryland Department of the Environment, Oil Control Program (OCP) and Air and Radiation Management Administration (ARMA) have several files regarding the property. In addition, several environmental investigations have been performed on site. The OCP has files containing reports on the removal of twelve underground storage tanks (USTs), an oil/water separator, and the presence of a former gas station at the property. The oil/water separator and twelve USTs were removed from the property between 1990 and 2004. The former Amoco/Citgo gas station was closed in 2004, the building was demolished in 2005, and construction of a new retail tenant building began in 2006. All the OCP cases regarding the property have been closed.

The ARMA file contains information on the current dry cleaning tenant at the property, Diplomat Cleaners. There are no nuisance, odor, or emissions violations associated with Diplomat Cleaners.

Previous environmental investigations performed at the property included the collection of soil and groundwater samples at the property. The soil analytical results identified the presence of metals, gasoline range organics, diesel range organics and volatile organic compounds in the subsurface soils on the property. The analytical results from the groundwater samples collected at the site reported concentrations of barium, diesel range organics, polychlorinated biphenyl and tetrachloroethene (PCE), a solvent used in the dry cleaning industry.

In August 2006, an additional environmental investigation was performed at the property, including the collection of indoor air samples from the interior of two on-site buildings. The indoor air samples identified elevated concentrations of PCE and trichloroethene (TCE) in the tenant spaces adjacent to the existing dry cleaner. Based on the concentration of PCE and TCE in the indoor air, the applicant was advised



to immediately implement a remedy. In October 2006, adjustments were made to the HVAC system operating within the onsite buildings, and additional indoor air data from affected tenant spaces indicated that contaminant concentrations within the indoor air were decreasing.

In July 2007, a subslab soil gas sample was collected from beneath the slab of the active dry cleaning tenant space at the property, and several indoor air samples were collected from the adjacent tenant space, which reported elevated concentrations of PCE and TCE. Based on the concentration of PCE and TCE in the indoor air of the adjacent tenant space, the Voluntary Cleanup/Brownfields Division (VCP) requested that the applicant immediately implement a remedy to address the indoor air within the affected tenant space at the property. In January 2008, the VCP was notified that the tenant space was vacated and additional modifications were being made to the operating HVAC system at the property.

Current Status:

Free State Mall, LLC submitted an application package to the VCP on June 28, 2006, seeking a No Further Requirements Determination as a responsible party. During the review of the application package, the Department determined that the property required the submittal of a Response Action Plan (RAP), in order to address potential risks associated with the property. On November 29, 2006, the Department accepted the Free State Shopping Center property into the VCP and requested the development of a proposed RAP. On January 18, 2007, Free State Mall, LLC requested that the VCP application package for the Free State Shopping Center property be withdrawn. The VCP application was withdrawn and all prior VCP correspondence was void on January 19, 2007.

FLV Free State Limited Partnership submitted a request for expedited inculpable person status for the Free State Shopping Center property on February 13, 2007. The Department granted expedited inculpable person status on February 14, 2007 with the requirement that FLV Free State Limited Partnership submit a VCP application for the property within six months. On August 14, 2007, FLV Free State Limited Partnership submitted a VCP application package for the Free State Shopping Center property and on October 1, 2007, the Department accepted the property into the VCP and requested the development of a proposed RAP in order to address potential risks associated with the property.

On October 2, 2008, FLV Free State Limited Partnership submitted a letter to the Department stating their intent to withdraw from the VCP. Subsequently, on October 17, 2008, the VCP notified FLV Free State Limited Partnership that the Free State Shopping Center property must be secured and stabilized prior to withdrawal of the VCP application.

FLV Free State Limited Partnership elected to continue its participation in the VCP, and submitted a proposed RAP for the property on November 18, 2008. A public informational meeting to discuss the proposed RAP was held on December 8, 2008 at the Bowie Public Library located at 15210 Annapolis Road in Bowie, Maryland.

Contact:

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

Last Update: December 2008

