



Facts About...

Marlow Square Shopping Center (VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 5-acre property, located at 4305 Saint Barnabas Road is in a zoned commercial area of Temple Hills, Prince George's County, Maryland. The property is bordered in all directions by commercial developments.

Currently, the property is improved with landscaping, asphalt parking areas, and two buildings, a multi-level retail and office building, and an independent restaurant building. The main shopping center building contains approximately 14 offices and 12 retail tenants, which include a dry cleaner. The nearest surface water body is a tributary of Barnaby Run Creek, located approximately 400 feet west of the property. According to the submitted environmental reports, groundwater flow beneath the property is to the north and northeast. The site is served by municipal water and sewer services provided by the Washington Suburban Sanitary Commission.

Site History:

Based on the historical aerial photographs provided in EPIC Consulting, Inc.'s, February 2006 Phase I environmental site assessment, the property was undeveloped farmland until the mid-1960s, when the main shopping center building was constructed. The assessment does not provide any additional information regarding prior owners and operations at the property.

Environmental Investigations and Actions:

The Maryland Department of the Environment's Air and Radiation Management Administration (ARMA) has a file for the dry cleaning tenant, 1 Price Cleaners, which has been in operation at the property since 1991. The ARMA file contained a 2003 violation for failure to maintain disposal manifests. There are no other odor or nuisance complaints associated with the dry cleaner.

Previous environmental investigations performed at the property in March and April 2006, included the collection of soil and groundwater samples at the property. The soil and groundwater analytical results identified the presence of volatile organic compounds in the groundwater and subsurface soil at the property.

Current Status:

Marlow/GPMP, LLC submitted an application package to the VCP on June 9, 2006, seeking a No Further Requirements Determination as an inculpable person. On July 5, 2006, the VCP requested additional information in order to complete an evaluation of the property. No additional information was submitted and the VCP application was withdrawn on July 18, 2008.

Contact:

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

Last Update: July 21, 2008

