



Facts About...

Penn Forest Shopping Center
(Voluntary Cleanup Program)

Site Location

This approximately 3-acre property, located at 3300 Walters Lane, District Heights, Prince Georges County, Maryland 20747, is in a mixed commercial-residential area and between two creeks (approximately 700 feet east and west of the site) that discharge into Henson Creek. The central portion of the site slopes southwest and the southeast corner of the site slopes southeast. The property is serviced by a municipal water supply and sewer system.

Site History

Prior to 1966, the property was an open field. It was developed as a shopping center in 1966, with four tenants (Safeway, Liquor Store, Koretizing Dry Cleaner, and Peoples Drug Store). Currently, a single-story, L-shaped retail center is comprised of two buildings. The Safeway store closed in 1986 and was remodeled for use as a church. The Peoples Drug Store closed in 1987 and was subdivided into a nine units strip mall for retail use. In June 1996, Walters Lane Joint Venture, LLP (WLJV) acquired the property.

Environmental Investigations and Actions

A limited Phase II environmental site assessment (ESA) associated with a proposed telecommunication tower was completed by Marshall Miller Associates in April 2002. This ESA confirmed the presence of volatile organic compounds (VOCs) in the soils above the Maryland Department of the Environment's cleanup standards. An investigation conducted in October 2002 by Mark Schultz Associates (MSA) confirmed the presence of VOCs in soil and groundwater on the property and the migration of the VOC groundwater plume off the property. Phase I and II ESAs were completed by MSA in September 2003 and July 2005, respectively, and Phase II subsurface investigation for the area surrounding the telecommunication tower was completed by Advantage Environmental Consultants, LLC in August 2003. The MSA's Phase II report identified the Koretizing Dry Cleaner, located at the east end of the strip mall, as the source of historical releases of the dry cleaning solvent, tetrachloroethene (PCE). PCE and associated VOCs were detected in on-site soil, groundwater, soil gas, and off-site groundwater and soil gas.

Current Status

In September 2003, WLJV submitted a Voluntary Cleanup Program (VCP) application as a responsible person for this property. Sub-slab vapor probes and soil gas monitoring points were installed and sampled in December 2004. The subslab venting system was installed and began operating in May 2005. In September 2005, the property was accepted to the VCP. The response action plan (RAP) describing the design and future maintenance of the subslab venting system was submitted in December 2005. A public informational meeting regarding the proposed RAP was held on January 11, 2006. Comments on the RAP were issued in April 2006. Certification of Compliance issued on September 2007 authorized use of the property for commercial/industrial purposes, imposed a groundwater use prohibition and a limit to VOCs in indoor air



exposure, required groundwater characterization prior to disposal and use of a vapor barrier or additional subsurface testing for new building construction.

Walters Lane Joint Venture installed a subslab venting system at an off-site residential location that has been affected by the contaminant plume. Off-site investigation and remediation activities were conducted under the direction of the State Superfund Program.

Contact

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

Last Update: January 2008

