



Facts About...

Pointer Ridge Plaza Shopping Center Property (Voluntary Cleanup Program Site)

Site Location

The Pointer Ridge Plaza Shopping Center is a 7.256-acre property located at 1300 NW Crain Highway in Mitchellville, Prince George's County, Maryland. The property is bounded to the east by Crain Highway with woodlands beyond, to the north by Pointer Ridge Drive with a post office and gas station beyond, and to the south and west by residences. The property and vicinity are served primarily by municipal water and sewer systems with the exception of the area to the east of Crain Highway. Groundwater beneath the property flows to the northeast.

Site History

The property was developed in 1969 as a multi-tenant shopping center. A dry cleaner has been present at the property for an unknown period of time. The current dry cleaner began operating in the same tenant space in November 2004 and does not use tetrachloroethene (PCE) based solvents.

Environmental Investigations and Actions

A Phase I environmental assessment completed in June 2006 identified the presence of the dry cleaner at the property as a recognized environmental condition.

A subsequent Phase II environmental assessment included the collection of subsurface soil and groundwater samples that identified the presence of PCE and other dry cleaning related solvents. Soil gas and indoor air samples also confirmed the presence of dry cleaning related solvents. Further groundwater investigation confirmed the presence of the dry cleaning related solvents in the groundwater beneath the property. Groundwater beneath the property flows to the northeast. A deep well was installed that confirmed that the drinking water aquifer has not been impacted.

Current Status

On October 10, 2006, PRSC, LLC submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person for future commercial use for the property. On October 13, 2006, the VCP issued an inculpable person status letter to PRSC, LLC. The property was accepted into the VCP on January 22, 2006. A public informational meeting was held on February 26, 2007 at 6:30 p.m. at the Comfort Inn Conference Center located at 4500 Crain Highway in Bowie, Maryland. The VCP approved the RAP on February 23, 2009. On April 14, 2010, the VCP issued a Certificate of Completion for commercial or industrial use of the property with a prohibition on use of groundwater beneath the property for any purpose and certain requirements for a vapor barrier or other effective measure beneath any new building on the property, for indoor air sampling in the dry cleaner tenant space prior to a change in use, for continued operation and maintenance of the sub-slab depressurization system, and for soil excavation and disposal.



Contact

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

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