



Facts About...

Rosecroft Shopping Center (Voluntary Cleanup Program)

Site Location

This 9.3-acre property, located at 3201 to 3297 Brinkley Road in Prince George's County, is bordered to the north by Brinkley Road; to the south and west by multi-family residential dwellings; and to the east by a gasoline service station and Huntley Square Drive. Improvements on the property include a L-shaped shopping center (120,400 square-foot) and paved parking areas. The shopping center was built in 1973.

Topographically, the property is relatively flat with a general slope to the south and southeast toward Henson Creek, which is approximately 1,300 feet from the property. The site is underlain by grayish-green silt and clay and glauconitic sand of the Aquia Formation. Groundwater is encountered in the shallow unconfined aquifer at approximately 12 to 21 feet below the ground surface. The site and vicinity receive public water and sanitary sewer services.

Site History

Prior to the construction of the shopping center in 1973, the site was used for agricultural purposes. In 1985, Huntley Commercial sold the property to Rosecroft Shopping Center Associates Limited Partnership. In 1994, First Washington Realty Limited purchased the property. The current property owner, USRP I, LLC, acquired the property in 2001.

Former businesses at the shopping center included a dry cleaner, retail stores, and offices. Current tenants include a dry cleaner, printing shop, two day care centers, retail stores, restaurants, and offices. Dry cleaning operations have been conducted at the site since 1974.

Environmental Investigations and Actions

Environmental investigations conducted in 2000, 2001, 2003 and 2004 identified the following soil contaminants: chlorinated solvents (cis 1,2 dichloroethene, trichloroethylene, tetrachloroethane) and petroleum compounds (benzene, toluene, ethylbenzene, xylenes). Groundwater sampling identified similar chlorinated solvents as those found in the soil in addition to freon. During November 2004, indoor air samples were collected in four tenant spaces within the shopping center, including the dry cleaning facility, the two adjacent tenant spaces and a day care center. Sub-slab soil vapor samples were also obtained beneath six tenant spaces. Potential risks from vapor intrusion were identified at three tenant spaces (3217, 3219, and 3223); however, no potential vapor intrusion risks were identified at the day care center.

Current Status

On May 30, 2003, USRP I LLC submitted a Voluntary Cleanup Program (VCP) application seeking a No Further Requirements Determination (NFRD) as a responsible person. On August 26, 2003, the Department requested supplemental sampling to complete the application package. Based on the results of the



supplemental sampling, the Department's letter of August 9, 2004 requested additional soil gas and indoor air samples and the submittal of a response action plan (RAP) to address soil and ground water contamination at the site. On December 22, 2004, the VCP accepted the Rosecroft Shopping Center property into the program, confirmed the applicant's status as a responsible person, and requested the applicant to promptly proceed with interim measures to address potential risks to workers from vapor intrusion while preparing a proposed RAP. The interim remediation system comprised of three horizon soil vapor extraction wells that were installed under the three tenant spaces began operation on January 30, 2006. The system is continuing to operate during the proposed RAP review period. The public informational meeting on the proposed RAP is scheduled for May 17, 2006.

On January 9, 2006, FW MD-Rosecroft Shopping Center, LLC submitted a second VCP application for the property seeking a NFRD as a responsible person. On April 17, 2006, expedited inculpable person approval was granted to Rosecroft Center, LLC, a prospective purchaser of the property.

Contact

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