



Facts About...

Wilde Lake Village Center
(Voluntary Cleanup Program)

Site Location

The Wilde Lake Village Center property, totaling 7.3 acres (later amended to 6.79 acres) is located at 10451 Twin Rivers Road, southeast of the intersection of Twin Rivers Parkway and Lynx Lane in Columbia, Howard County, Maryland 21045. The property is located in a mixed commercial/residential area and is bounded to the north by Twin Rivers Road and a residential apartment complex, to the south by Cross Fox Lane and Wilde Lake Middle School and Wilde Lake High School, to the east by the Slayton House and Family Children Services and to the west by Lynx Lane and a commercial strip shopping center. The nearest surface water bodies are two unnamed tributaries of the Little Patuxent River, located approximately 1,000 feet north and south of the site. The topography of the area slopes in a slight southerly direction. Groundwater is located approximately 30 feet below ground surface under bedrock confined conditions in the northern portion of the property and unconfined in the southern portion of the property. The groundwater flow direction trends northeast. Municipal water and sewer service the property.

Site History

Prior to construction of the shopping center in the late 1960s, the property was used for agricultural purposes. A dry cleaning business and gasoline service station have operated on the property since construction. The property consists of four buildings, walkways, and paved parking lots. Currently, the four buildings contain a vacant supermarket, retail/offices, gasoline station and a dry cleaning facility. Some time between 2002 and 2007, the dry cleaning facility ceased on-site operations and became a pick up/drop off only facility and subsequently removed all dry cleaning machinery from the property. An unapproved soil vapor extraction system was observed inside the dry cleaning tenant space, but purportedly was never used. The Crown gasoline service station is located in the northwest corner of the property at 104751 Twin Rivers Road and is currently an active facility. Prior to becoming Crown, the gasoline service station was occupied by Sunoco from 1967 to 1992. On February 12, 2008, an amended Voluntary Cleanup Program (VCP) application was filed that removed the gasoline station parcel from the application package.

Environmental Investigations and Actions

In 1993, a leaking underground storage tank was identified at the former Sunoco gasoline service station and soil and groundwater remediation was initiated in 1995. Six years of quarterly groundwater monitoring had shown a significant reduction in the levels of benzene, toluene, ethylbenzene and xylene (BTEX). The MDE's Oil Control Program closed the site case on July 14, 2004.

An Environmental Site Assessment (ESA) was conducted in September 1999, which identified the presence of tetrachloroethene (PCE) in the soil and groundwater beneath the dry cleaning facility. Phase I and II site assessments were conducted in July and October 2002, which verified elevated levels of PCE in the groundwater beneath and down-gradient of the dry cleaning facility and associated sanitary sewer line. In August 2007, a sub-slab soil gas survey was conducted that identified slightly elevated concentrations of volatile organic compounds in the sub-slab soil gas beneath and surrounding the dry cleaning facility. In January 2008, three new monitoring wells and two soil gas wells were installed



adjacent to the gasoline station. Sampling results identified elevated levels of petroleum in the groundwater and slightly elevated levels of PCE in one monitoring well. In August 2008, a new groundwater monitoring well was constructed down-gradient to the dry cleaner tenant space. Sampling results identified slightly elevated levels of chlorinated solvents in the groundwater. In July 2009, four soil gas samples were collected along the sanitary sewer line leading away from the dry cleaner tenant space. Sample results identified elevated concentration of VOCs in the soil gas, which reduced to non-detect in concentration as the distance from the facility increased.

In June 2010, an investigation led by MDE's Controlled Hazardous Substance Division was conducted on an adjacent property to determine potential VOC impact from the Wilde Lake Village Center site. Near slab soil-gas and groundwater sampling results revealed low levels of the contaminants of concern.

Current Status

On December 9, 2002, Rouse Columbia Contribution, LLC submitted a VCP application seeking a No Further Requirements Determination (NFRD) as a responsible person for "limited residential" land use. When the VCP application was submitted, all petroleum issues were overseen by the Oil Control Program. Due to the length of time the application has been unresolved with the program, the gasoline service station became included with the VCP determination. However, in February 2008, the VCP application was amended removing the gasoline station parcel and identifying Howard Research and Development Corporation as the successor in interest to Rouse Columbia Contribution, LLC (Rouse Columbia Contribution, LLC dissolved on November 12, 2004). On March 14, 2011, the VCP issued a NFRD for future restricted residential land use of the property with restrictions.

On November 9, 2010, the Controlled Hazardous Substance Division issued a letter to the Voluntary Cleanup Program applicant and the current Wilde Lake Village Center property owner, Wilde Lake Business Trust, stating there were no further requirements for the off-site investigation or remediation of hazardous waste.

Contact

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

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