



Andrews Manor Shopping Center

What You Need to Know

Site Location

The 12.36-acre Andrews Manor Shopping Center property is located at 4801 to 4941 Allentown Road near the intersection of Suitland Road and Allentown Road in Suitland, Maryland. The site is bounded to the north by the Capital Beltway and to the south and east by Andrews Air Force Base. Areas to the west include Andrews Manor residential property, as well as apartments and condominiums. Two adjacent properties include a car rental business on a former gas station property and a large warehouse. The closest surface water body is a small, unnamed pond to the north of the Capital Beltway. Drainage from the unnamed pond feeds Henson Creek.

Site History

Prior to 1963, the current property was undeveloped and made up of several separate parcels with private owners. Aerial photographs between 1938 and 1952 show the property as undeveloped with some nearby residential development. Previous aerial photographs also indicate a disturbed area at the site, although the cause of the disturbed area is unknown. A section of the Capital Beltway now covers some of the former disturbed area.

The strip shopping center was constructed in 1963 and houses a variety of tenants, including a dry cleaning operation. The largest center tenant building is situated in the central part of the property near the northern boundary. The largest retail space of the main building was formerly occupied by a thrift store. Two pad restaurant buildings are located on the south boundary area of the property. A single building containing an auto parts store is located on the eastern boundary of the property. A cell phone tower occupies the northeast corner of the property.

Environmental Investigations

Groundwater contamination from the dry cleaning operation was the primary environmental concern at the property. A limited Phase II Environmental Site Assessment (ESA) conducted in 1998 reported perchloroethene (PCE) in groundwater samples taken near the location of the dry cleaners. Groundwater monitoring wells were subsequently installed near the dry cleaners and along the property boundary. Quarterly groundwater monitoring performed in 2000 and 2001 showed PCE levels slightly above the federal Maximum Contaminant Level (MCL) of 5 µg/L at the property boundary. In August 2003, Phase I and II ESAs were performed at the property. These investigations identified elevated levels of metals and chlorinated solvents in the soil and petroleum hydrocarbons and chlorinated solvents in the groundwater. In September 2006, indoor air samples collected from adjacent tenant spaces to the dry cleaning center revealed elevated levels of trichloroethylene (TCE). Due to elevated sub-slab contaminants and adjacent indoor air confirmatory results, initiation of a soil vapor extraction system began on October 24, 2006. In addition, several rounds of confirmatory indoor air samples were collected. After three years of soil vapor extraction operation, the system was shut down on February 1, 2010 and two years post treatment monitoring was performed.

Current Status

On October 15, 2003, American Properties, LLC, submitted an application seeking a No Further Requirements Determination as an inculpable person. On November 16, 2004, the Voluntary Cleanup Program accepted the property into the program and designated the participant as a responsible person. On November 1, 2005, a Response Action Plan (RAP) was submitted to the Department for review and



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approval. On July 5, 2006, the Department approved a revised RAP. On August 12, 2010, the Department issued a Certificate of Completion for the property; however, the document was not recorded. On November 3, 2010, the Department re-issued the Certificate of Completion.