



Facts About...

Bowie Plaza Shopping Center Property (Voluntary Cleanup Program)

Site Location

The Bowie Plaza Shopping Center property, totaling approximately 10.79 acres, is located at 6948 Laurel Bowie Road (Route 197) in Bowie, Prince George's County, Maryland. The property is located in a mixed commercial and residential area and is bounded to the north by Old Chapel Road, to the south by a United States Post Office, retail gasoline station and a residential area beyond, to the east by Laurel Bowie Road and commercial buildings beyond and to the west by residential homes. The topography slopes gently to the southeast. Ground water is approximately 17 feet below grade and flows to the southeast. The nearest surface water is Horsepen Branch approximately 2,300 feet to the west.

Site History

The Bowie Plaza Shopping Center property was vacant wooded land prior to construction of the retail plaza in 1965. The Star dry cleaning facility (formerly Roberts and Sons) has been operating at the shopping center since that time. The shopping center houses 27 tenants and currently includes one large retail structure with three smaller retail structures (one banking facility, a Burger King fast food store and a small retail building).

Environmental Investigations and Actions

In August of 1985, Roberts and Sons Cleaners registered with the Resource Conservation and Recovery Information System as a small quantity generator of spent halogenated solvents. In 1991, a hydrological investigation identified contamination of soils and ground water beneath the property caused from on-site migration of petroleum hydrocarbons from a neighboring retail gasoline station. In 1992, a Phase I Environmental Site Assessment (ESA) identified the presence of hazardous materials (asbestos-containing materials along with chlorinated solvents associated with dry cleaning activities) as potential environmental concerns for the property. In 1992, an Asbestos Survey Report was completed and in February 1993, all asbestos-containing materials were removed and disposed off site. In 1997 and 1998, a second Phase I ESA and a limited subsurface investigation confirmed the presence of low-level chlorinated solvents in soil and groundwater beneath the dry cleaning facility. In 2001, a third Phase I ESA and limited subsurface work confirmed the presence of elevated levels of dry cleaning solvents in subsurface soil and soil gas beneath the dry cleaning facility. In 2001, a new hydrocarbon-based closed loop dry cleaning system was installed at the Star Dry Cleaners. In 2002, a fourth Phase I ESA was conducted that recognized the historic dry cleaning operations as an environmental condition. In 2004, a fifth Phase I ESA reaffirmed the environmental concern associated with historic use of dry cleaning solvents. In 2005, a Site Assessment Report was conducted on site, which identified slightly elevated levels of metals in the soil and volatile organic compounds in the ground water.

Current Status

On September 30, 2004, Capitol Place I Investment, LP submitted a Voluntary Cleanup Program (VCP) application seeking a No Further Requirements Determination (NFRD) as a responsible person for future limited residential use of the property. On December 28, 2005, the VCP accepted the Bowie



Plaza Shopping Center property into the program, but determined that the property did not qualify for a NFRD as requested. Instead, a Response Action Plan (RAP) was required to address the elevated levels of contaminants in the soil and ground water that presented a potential risk by vapor intrusion to indoor air. On January 31, 2006, Capitol Place I Investment, LP submitted a modification to the VCP application, changing the future use of the property to restricted commercial use (Tier 2B). On February 15, 2006, the VCP issued an NFRD for commercial or industrial use of the property with a prohibition on use of the groundwater beneath the property for any purpose. The NFRD was reissued on April 28, 2006.

Contact

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

Last Update: April 15, 2010

