



Facts About...

Bryans Road Shopping Center Property (Voluntary Cleanup Program)

Site Location

This 12.01-acre property is comprised of three separate parcels and is located at 3041-3145 Marshall Hall Road near the intersection of Maryland Routes 210 and 227 in Bryans Road, Charles County, Maryland. The site is bordered to the north and west by wooded undeveloped land and residential developments beyond, to the east and southeast by commercial and retail areas and to the southwest by a residential development.

Domestic wells and public water supply wells were identified within one-half mile radius of the property; however, municipal water and sewer service the site. The potable water wells identified are screened between 365 to 750 feet deep and are located beneath several confining layers. The closest surface water body is an unnamed tributary to Mattawoman Creek located approximately 3,000 feet southwest of the property.

Site History

The property was vacant land prior to 1972. Commercial development began in 1972 and the property remains an active shopping center with a variety of tenants, including retail stores, office space, dry cleaning drop-off facility. A gasoline station was constructed on-site in April 2003. Alexandria One Associates, LP purchased the property on December 20, 2002 from FW-Bryans Road Limited Partnership, which had purchased the property in January 1990 from Bryans Road Center, LP. By July 2008, the day care facility had been removed as a tenant.

Environmental Investigations

The primary environmental concerns identified on-site are related to the former active dry cleaning facility located at tenant space #3083. Between 1990 and 1991, a site complaint and notice of violation was issued by the Maryland Department of the Environment's (MDE) Hazardous Waste Division for storage of waste perchloroethene, a common dry cleaning solvent, beyond 90 days without secondary containment, proper labeling, and manifests. By November 1995, the facility discontinued on-site dry cleaning operations and the use of perchloroethene. The facility has since been used only as a drop-off location.

Environmental investigations conducted in 2000, 2002, 2004, 2005 and 2007 revealed elevated levels of chlorinated solvents in the shallow unconfined ground water located approximately 8 to 13 feet below ground surface (bgs) and elevated concentration of chlorinated solvents in the indoor air were identified in the adjacent Dollar Store tenant space. Heating ventilation and air conditioning (HVAC) modifications have been made to the Dollar Store tenant space and confirmatory indoor air samples revealed no immediate threat.



Current Status

On August 8, 2003, Alexandria One Associates, LP submitted an application seeking a NFRD as a responsible person for limited residential use. On February 7, 2005, the VCP accepted the Bryans Road Shopping Center property into the program, confirmed the applicant's status as a responsible person, and requested the applicant prepare a Response Action Plan (RAP) to address the shallow groundwater impacted by the dry cleaning solvents. Based on indoor air sampling conducted in September 2005, the VCP requested the proposed RAP also address vapor intrusion of volatile organic compounds into indoor air at all potentially affected tenant spaces. The public informational meeting to discuss the proposed RAP was held on June 12, 2006. On October 22, 2007, the Department approved the proposed revised RAP. In November 2008, after removal of the day care facility, the VCP application was amended to reflect future land use as Tier 2B restricted commercial. The approved RAP is currently being implemented at the site.

Contact

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

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