



Facts About...

Kettering Crossing Center
(Voluntary Cleanup Program)

Site Description:

This 3.84-acre property is located at 51–97 Kettering Drive in a mixed-use commercial/residential area of Upper Marlboro, Prince George’s County, Maryland. Bordering the property to the southwest is Joyceton Drive and to the east is Kettering Drive, beyond both are residential developments. The property is bordered to the northwest by private residences and an unnamed stream.

The property is improved with a split-level shopping center building, asphalt parking areas and landscaping. The shopping center building contains approximately 18 tenants, which include a dry cleaner and two day care centers, one with an outside playground area. The property continues to be utilized as a commercial shopping center.

Groundwater flow direction beneath the property is to the northeast and the nearest surface water body is an unnamed stream adjacent to the northern property boundary. The site and vicinity are served by municipal water and sewer systems provided by the Washington Suburban Sanitary Commission.

Site History:

Prior to 1966, the property was privately owned undeveloped woodlands. The Mercantile Safe Deposit and Trust Company purchased the property and sold it to Maryland Community Developers, Inc. in 1966. The property remained undeveloped woodlands until 1988, when construction on the current shopping center began. The existing shopping center building was completed in 1990. In 2004, Kettering Crossing, LLC purchased the property and subsequently sold the property to the current owner, 51 Kettering LLC in June 2007.

Environmental Investigations and Actions:

Dry cleaning operations have been conducted at 61 Kettering Drive since 1993. The Maryland Department of the Environment’s Air and Radiation Management Administration has a file for the current dry cleaner tenant, Kettering Cleaners. Kettering Cleaners switched from a tetrachloroethene (PCE) dry cleaning unit to a hydrocarbon based unit in 2004.

Phase I environmental site assessments were conducted on the property in March 2004 and December 2006. Additional environmental investigations were conducted in January and November 2007, which identified PCE, most commonly used in dry cleaning operations, in the soil, groundwater and subslab soil gas beneath the building slab. Based on the results of the subslab soil gas samples, the owner installed a soil vapor extraction well at 61 Kettering Drive in order to vent volatile organic compounds accumulating underneath the building slab.

In March 2008, an additional environmental investigation was conducted at the property that included the collection of indoor air samples from tenant spaces adjacent to the dry cleaner tenant space. The additional sampling identified elevated levels of PCE within the indoor air of the sampled tenant spaces.



Current Status:

51 Kettering LLC submitted a request for expedited inculpable person status for the Kettering Crossing Center property on May 18, 2007. The Department granted expedited inculpable person status on May 23, 2007 with the requirement that 51 Kettering LLC submit a Voluntary Cleanup Program (VCP) application for the property within the following six months. 51 Kettering LLC submitted an application package to the VCP on November 19, 2007, seeking a No Further Requirements Determination as an inculpable person. During the review of the application package, the VCP determined that a Response Action Plan (RAP) was necessary for the property.

On May 20, 2008, the Department accepted the Kettering Crossing Center property into the VCP and requested the development of a proposed RAP in order to address potential risks associated with the property. 51 Kettering LLC submitted a proposed RAP for the property on August 8, 2008, and a public informational meeting to discuss the proposed RAP was held on August 28, 2008 at 7 pm at the New Carrollton Public Library in New Carrollton, Maryland. The VCP approved the revised proposed RAP on March 11, 2010. The approved revised RAP is currently being implemented at the property.

Contact:

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

Last Update: April 2010