



Facts About...

Penn Station Shopping Center
(Voluntary Cleanup Program)

Site Description:

The 22.41-acre Penn Station Shopping Center property is an irregular shaped parcel located at 5550, 5664, 5718 & 5736 Silver Hill Road in a mixed-use commercial-residential area of District Heights, Prince George's County, Maryland. Bordering the property to the south is Silver Hill Road, beyond which are commercial developments. The property is bordered to the north and west by wooded areas and residential apartment complexes, and to the east by a Safeway grocery store and adjacent shopping center building.

Groundwater flow direction beneath the property is to the north-northwest and the nearest surface water body is an unnamed stream, located approximately 2,000 feet northwest of the property. The site and vicinity are served by municipal water and sewer systems provided by the Washington Suburban Sanitary Commission.

Site History:

According to environmental assessments, prior to 1989, the property was undeveloped woodlands. McCarlen of Penn purchased the property in 1989 and constructed the existing shopping center and automotive detail buildings. In 1992, Penn Station Associates, Limited Partnership purchased the property and subsequently sold the property to the current owner, Penn Station Shopping Center LLC, in August 2006.

Currently, the property is improved with three shopping center buildings, an automotive detail shop building with hydraulic lifts, asphalt paved parking areas and landscaping. The shopping center buildings contain approximately 50 commercial tenants, which include a dry cleaner tenant, a laundromat, which was a previous dry cleaning tenant, and a day care center with an adjacent playground area. The property continues to be utilized as a commercial shopping center.

Environmental Investigations and Actions:

Phase I environmental site assessments were conducted on the property in June 2001 and June 2006. Limited Phase II environmental assessments conducted in June 2001, January 2004 and June 2006 identified tetrachloroethene (PCE), which is used in dry cleaning operations, and its degradation products in the soil near the dry cleaning tenant's current and former locations at the property. The limited Phase II environmental assessments also identified the presence of volatile organic compounds in the groundwater and soil gas beneath the slab of the shopping center and automotive buildings. According to the environmental reports, there are no underground or aboveground storage tanks located at the property.

The Department's Air and Radiation Management Administration has files for the on-site dry cleaning tenant, Penn Station Cleaners, and the former dry cleaner tenant, Penn Laundromat. Penn Station Cleaners was listed as a small quantity hazardous waste generator for the PCE sludge and spent filters derived from the use of PCE in the dry cleaning operation. There are no nuisance, odor, or emissions violations associated with the dry cleaning facility. In March 2006, the dry cleaning unit was removed from the Penn



Station Cleaners tenant space and the facility currently operates as a drop-off/pick-up dry cleaner. All coin operated dry cleaning machines were removed from the Penn Laundromat tenant space in March 2006, and the facility currently operates as a laundry center.

In September 2007, an additional environmental investigation was conducted at the property, which included the collection of soil, groundwater and subslab soil gas samples. Soil samples collected at the property identified the presence of arsenic, chromium, lead and zinc in the surface and subsurface soils at the property. Groundwater and subslab soil gas samples identified the presence of volatile organic compounds (VOCs) beneath the slab of the buildings on-site.

In December 2007 and January and February 2008, indoor air samples were collected from tenant spaces located at the property. The indoor air samples identified the presence of VOCs and elevated concentrations of PCE and trichloroethene (TCE) within the tenant spaces adjacent to the existing dry cleaner, tenant space #5682, #5684, and #5688.

Current Status:

Penn Station SC, LLC submitted an application package to the Voluntary Cleanup Program (VCP) on August 8, 2006 seeking a No Further Requirements Determination (NFRD) as a responsible person. During the review of the application package, the Department determined that the Penn Station Shopping Center property did not qualify for a NFRD. On December 20, 2007, the Department accepted the property into the VCP and requested the development of a proposed response action plan (RAP) to address the VOC contamination at the property.

Penn Station SC, LLC submitted the proposed RAP for the property on April 11, 2008. A public informational meeting to discuss the proposed RAP was held on April 24, 2008, at the Oxon Hill public library in Oxon Hill, Maryland, and the Department approved the revised RAP for the property on September 23, 2008 for future residential use at the property.

On July 7, 2009, the Department issued a Certificate of Completion (COC) to Penn Station SC, LLC for the Penn Station Shopping Center property for restricted residential, restricted commercial or restricted industrial use of the property with the adherence to the following restrictions: a restriction regarding groundwater encountered during future excavations on the property, continuous operation of the subslab depressurization systems located at the property, requirements for occupancy change of the tenant space located 5692 Silver Hill Road, installation of a subslab depressurization system in all future buildings, and a prohibition on the use of ground water beneath the property for any purpose.

Contact:

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

Last Update: September 2009