

OAKLAND MILLS VILLAGE CENTER PROPERTY
Columbia, Howard County, Maryland
(Voluntary Cleanup Program Site)

Site Location

This six-acre property is located at 5865 Robert Oliver Place, south of White Acre Road and north of Thunder Hill Road in a mixed residential and commercial area of Columbia, Howard County. The property is bordered by a multi-family residential development to the north, and the intersection of Robert Oliver Place and Thunder Hill Road to the south. To the east and west of the property are an ice rink and an Exxon gas station, respectively. Municipal water and sewer services are supplied by Howard County.

Currently, the property consists of a single-story shopping center and a paved parking area. Current tenants include a liquor store, barbershop, restaurant, pizzeria, bar and a dry cleaning facility. The nearest water body is an unnamed tributary of the Little Patuxent River located approximately 1200 feet to the southwest. There are no surface water bodies on-site. Groundwater flow beneath the property is in a northerly direction.

Site History

Prior to 1966, the property was undeveloped agricultural land. A single-story structure was constructed in 1966 by the Howard Research and Development Corporation, which acquired the property in 1964. Land title records list private ownership of the site from 1890 to 1964.

The Howard Research and Development Corporation sold the property (minus the roadbeds) to Columbia Village Centers, Inc. in March 1969. In October of 1969, the Howard Research and Development Corporation sold all the land that comprised the roadbeds to the Howard County government.

Columbia Village Mall, Inc. acquired the property in 1985 and the roadbeds in March 1988. The on-site building was renovated in 1997 and the full six-acre parcel was sold to the current owners, Village Center Business Trust, in 2002.

Environmental Investigations and Actions

Dry cleaning operations have been conducted on the property since 1975. During the building's renovation in 1997, the current dry cleaning facility, Oakland Mills Dry Cleaners, moved to its current tenant space. Environmental investigations of the property have identified tetrachloroethene (PCE) in the groundwater, but there were no reportable concentrations of PCE in the soil samples.

Current Status

Rouse Columbia Contribution, LLC submitted a VCP application for the Oakland Mills Village Center property on December 9, 2002 and a revised application was submitted on January 6, 2004 requesting a No Further Requirements Determination as a responsible person with future use of the property for limited residential purposes. Modifications to the application package were submitted for review on June 1, 2004 and MDE has requested additional

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materials to complete the application package. Rouse Columbia Contribution, LLC plans to continue operating a shopping center on the property with the option for opening a day care facility.

Facility Contacts

Contact Name	Contact Organization	Contact Telephone #
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