



# ***Facts About...***

## **OFFICE DEPOT SHOPPING CENTER (VOLUNTARY CLEANUP PROGRAM)**

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### **Site Description:**

This 3.73-acre property, located at 111 and 123 through 143 (odd numbers) Bowie Road, is in a commercially zoned area of Laurel, Prince George's County, Maryland. Bordering the property to the north is Fort Meade Road (Maryland Route 198), beyond which is a strip mall. West of the property is a service station and craft store, and to the east of the property are railroad tracks, beyond which private residences are located. The property is bordered to the south by Bowie Road, beyond which is a bowling alley and retail stores.

Based on the topographic maps of the property, groundwater flow beneath the property is to the northeast. The nearest surface water bodies are Crow Branch and Laurel Lake, located approximately 3500 feet southwest of the property. The site and vicinity are served by municipal water and sewer systems provided by Washington Suburban Sanitary Commission.

### **Site History:**

According to the environmental site assessments, prior to 1965 the property was undeveloped farmland. Beginning in 1965, two single-story buildings were constructed on the property and a third building was constructed in 1970.

The current owner, Berman Enterprises, owned the property from 1979 to 1996 under Berman Enterprises Limited Partnership, and reacquired the property in the early 2000s.

Currently, the property consists of a retail shopping center, two additional buildings with tenant spaces, and a parking lot. The shopping center is composed of multiple tenants including a dry cleaner and auto repair facility. The two additional buildings are occupied by restaurants, Office Depot and other commercial stores.

### **Environmental Investigations and Actions:**

Dry cleaning operations have been conducted on the property since 1978. Two Phase I environmental site assessments were conducted on the property in October 2004 and March 2005. A Phase II environmental site assessment conducted in late October 2004 identified tetrachloroethene (PCE) and methyl butyl t-ether (MTBE) in the groundwater beneath the property, perhaps as a result of the dry cleaning and auto repair operations.

In 1994, an auto repair facility began operating on the property. The facility contains aboveground storage tanks and hydraulic lifts.



The Maryland Department of the Environment's Oil Control Program has one case associated with the property. In August 1994, while laying pipe for a new sewer line, petroleum contaminated soils were observed on-site. The soils were sampled and analyzed for proper disposal. Soil was removed and one on-site monitoring well was installed in order to monitor groundwater for petroleum contamination. The case is currently closed.

**Current Status:**

Berman Enterprises submitted an application package to the Voluntary Cleanup Program (VCP) on April 11, 2005 seeking a No Further Requirements Determination as a responsible party. The Department issued a No Further Requirements Determination for the property on December 27, 2005, conditioned on use of the property for restricted commercial and restricted industrial purposes and a prohibition on the use of groundwater beneath the property for any purpose.

**Contact:**

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**Last Update:** January 17, 2006

