



Facts About...

ST. MARY'S SQUARE SHOPPING CENTER (VOLUNTARY CLEANUP PROGRAM)

Site Location

The site is located at 21,600 Great Mills Road, Lexington Park, St. Mary's County, Maryland. The 17.64-acre property, owned by Lexington Park Associates, LLP, is occupied by a shopping center including three multi-tenant buildings and two freestanding buildings. The property is bounded to the east by commercial office buildings and undeveloped land, to the south by woodlands and Milton Run, to the west by a trailer park and car dealership, and to the north by Great Mills Road with commercial businesses beyond. The property is located in a groundwater use area and three public water supply wells are located approximately one half-mile east (upgradient) of the property.

Site History

The property was woodlands until construction of the shopping center in 1974. Tenants in the shopping center included a chain department store. The tenant space located at 4 St. Mary's Square was previously occupied by a dry cleaner. No other information is available regarding the dates of operation.

Current tenants include various retail businesses and office space. A dry cleaner that opened in the tenant space located at 25-26 St. Mary's Square in June 2004 uses tetrachloroethene (PCE) in their operations.

Environmental Investigations and Actions

A Phase I environmental site assessment, completed in July 2004, confirmed a dry cleaner in Unit #4 and the presence of a 10,000-gallon heating oil underground storage tank (UST) behind the former department store space (Unit #19). The assessment recommended completion of a Phase II environmental assessment to determine whether the UST and former dry cleaner operations impacted soil and groundwater at the site.

A Phase II environmental site assessment conducted in August 2004 identified low levels of PCE and trichloroethene (TCE) in the groundwater near the former dry cleaner tenant space. The Phase II also identified the presence of diesel range organics (DRO) in soil samples collected from the vicinity of the UST behind the former department store.

A Phase II limited subsurface investigation, completed in June 2005, included sub-slab soil samples, surface water samples, soil gas samples and additional groundwater samples. The groundwater flow was determined to be toward the southwest. No additional contamination from the former dry cleaner operations was identified in the soil, groundwater or soil gas. Elevated levels of DRO were identified in the groundwater near the UST and in the surface water sample collected from Milton Run.



Current Status

The property owner applied to the Voluntary Cleanup Program (VCP) on April 19, 2005 seeking a No Further Requirements Determination (NFRD) as a responsible person. A prospective purchaser submitted a second application to the VCP on June 27, 2005 seeking a NFRD as an inculpable person. The VCP issued a NFRD to both applicants on July 14, 2005 for commercial or industrial use of the property that prohibited use of the groundwater beneath the property for any purpose.

Contact

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