



Facts About...

Bowie Marketplace Property
(Voluntary Cleanup Program)

Site Location

This 20.23-acre property is located at 3206 Superior Lane in Bowie, Prince George's County Maryland and consists of a shopping center with several multi-tenant commercial buildings and an asphalt-paved parking lot. Storm water from the property discharges on-site to an underground storm water management system. The City of Bowie supplies water and sanitary sewer services to the property and the vicinity. The property is also located in a wellhead protection area and is currently zoned as a commercial shopping center ("CSC"). Other commercial businesses and several private residences surround the property.

Site History

Prior to 1961, the property was undeveloped agricultural land. The property now consists of a large retail shopping mall and three smaller freestanding buildings. Between 1961 and 1967, the main shopping center was constructed and, by 1985, additional renovations and additions were completed. The property was formerly known as the Belair Shopping Center. In 2003, the former Roy Rogers restaurant on the property was demolished and the building that housed the former Dry Cleaners Depot was constructed.

The current owner of the property is JBG Bowie Marketplace, LLC, who purchased the property from Jemals Marketplace, LLC in 2006. Jemals Marketplace, LLC acquired the property in December 2000 from Bowie Venture. In August 1979, Bowie Venture acquired the property from Cynwyd Investments. In 1961, Levitt and Sons, Inc. acquired the property, which at that time totaled approximately 29 acres.

Environmental Investigations and Actions

In September 1994, a Phase I environmental site assessment identified three potential areas of environmental concern; 1) an active drycleaner (So's Cleaners), 2) a waste oil underground storage tank (northeast of Merchant's Tire), and 3) a former drycleaner tenant space (Stanton Cleaners). A Phase II environmental site assessment was completed in December 1994 further investigating the areas identified by the Phase I. Soil and ground water borings did not identify any releases to the environment at that time. In 1994, a soil gas monitoring point was installed in So's Cleaners to monitor for any potential release. Annual monitoring of soil gas was conducted from 1995 until 1999 at the property from the well located at So's Cleaners. The annual samplings identified perchloroethylene ("PCE") in several of the soil gas samples during the period of sampling.

In February 2000, additional Phase I and Phase II environmental site assessments were performed at the property. The Phase I assessment identified spills at the Merchant's Tire around the waste oil tank and recommended improvements in housekeeping for the operation. Phase II sampling in the area of So's Cleaners identified PCE in the subsurface. The PCE soil vapor sampling results were modeled and a risk determination was made for the release. The Phase II assessment concluded that the release of PCE from So's Cleaners had not significantly impacted either soil or soil gas beneath the property.



The most recent Phase I environmental site assessment, conducted in September 2005, identified the following recognized environmental conditions at the property: two active dry cleaners, an in-ground hydraulic lift, and two adjacent, off-property, gas stations.

Additional Phase II environmental site assessments and reports were completed for the property in November 2005, January 2006 and March 2006. These Phase II assessments identified several instances of contamination at the property; PCE in ground water, soil, soil vapor and indoor air, and petroleum and petroleum byproducts in the soil and ground water from a gas station located off of the property.

In an April 12, 2006 letter, the Maryland Department of the Environment's CHS Enforcement/Fund Lead Site Assessment Division confirmed the installation of a soil venting system beneath the former So's Cleaners to eliminate the vapor contamination under the building. The Division indicated that there were no further requirements at this time related to the investigation of hazardous substances at the former So's Cleaners.

Current Status

On April 10, 2006, JBG/Bowie Marketplace LLC submitted a Voluntary Cleanup Program (VCP) application for the property seeking a no further requirements determination as an inculpable person. The applicant has requested restricted residential use of the property. The VCP accepted the property into the program on October 31, 2006 and requested development of a proposed response action plan (RAP). On May 30, 2006, the VCP issued comments on the application package and the applicant responded to the comments on October 11, 2006. The proposed RAP was submitted on April 7, 2008 and the public meeting was held on May 29, 2008. On December 9, 2008, the VCP approved the RAP for the property. The current RAP schedule indicates that redevelopment of the property will begin in 2012 and be completed in 2013.

Contact

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

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