



Maryland Department of the
Environment

FACTS ABOUT: OSBORNE SHOPPING CENTER (Voluntary Cleanup Program)

Site Location

The Osborne Shopping Center property consists of three separate parcels (Parcel E-3.027 acres, Parcel F-1.76 acres and Parcel G-17.6 acres) totaling 22.39-acres. Parcel E and Parcel F are located between 7575 and 7605 SW Crain Hwy, Upper Marlboro, Prince George's County, Maryland 20772. Parcel G is located at 7610 South Osborne Road, Upper Marlboro, Prince George's County, Maryland 20772, which is adjacent and north of Parcels E and F. The property is located in a mixed commercial residential area and is bounded to the northeast by open grassland, farmland and residential homes, to the northeast and east by undeveloped woodland and a church beyond, to the south by Crain Highway and gasoline stations beyond, to the west by a bank, Osborne Road and retail stores and restaurants beyond. The topography slopes strongly toward the south and southeast. Site elevation decreases approximately 60 feet from Parcel G to Parcels E and F. A thick clay layer known as the Marlboro Clay extends across portions of Parcel G to the central portion of Parcel F and the eastern portion of Parcel E. Groundwater is perched above the Marlboro Clay and is located at a shallow depth of approximately 6 feet below ground while in the southern and western portions of the site groundwater is located approximately 19 feet below ground. The nearest surface water is an unnamed tributary of Charles Branch, located approximately 1,000 feet southeast of the property.

Site History

The Osborne Shopping Center property Parcels E and F were undeveloped land until 1971, when the retail shopping center was constructed. In 1988, dry cleaning operations began on Parcel F. Parcel G has been grassland historically.

Environmental Investigations And Actions

In August of 2004, Phase I & II environmental site assessments were conducted for Parcel F. The investigations identified low levels of petroleum hydrocarbons in the soil and chlorinated solvents in the ground water. In December 2004, a second round of Phase I & II assessments were conducted for Parcel F. These investigations identified the presence of low levels of chlorinated solvents in the soil. In September 2011, a Phase I ESA was conducted for all three parcels. The investigation identified the former dry cleaner and previous release as a recognized environmental condition. In October 2011,



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a limited site investigation was performed that confirmed the low level impact of chlorinated solvents in the soil and groundwater surrounding the dry cleaner tenant space. In December 2011, additional site characterization was performed that verified the previous limited site investigation findings.

Current Status

On May 16, 2005, a Voluntary Cleanup Program (VCP) application was submitted by Osborne Shopping Center, LLC seeking a No Further Requirements Determination as a responsible person with future commercial use of Parcel F. On February 8, 2006, the Department completed the review of the Osborne Shopping Center Parcel F and issued a No Further Requirements Determination conditioned for future restricted commercial or restricted industrial land use. On February 16, 2012, two additional VCP applications were submitted by Property Development Centers, LLC for Parcels E and G. For Parcel G, the applicant is seeking a No Further Requirements Determination as an inculpable person with future commercial land use. For Parcel E, the applicant is seeking a No Further Requirements Determination as a responsible person with future commercial land use. In March 2012, the Department requested an additional investigation to be completed prior to a final review of the application package.



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