



Maryland Department of the  
Environment

## FACTS ABOUT: SMALLWOOD VILLAGE SHOPPING CENTER

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### **Site Description:**

This 23.10-acre property, located at 100 – 238 Smallwood Village Center, is in a commercially zoned area of Waldorf, Charles County, Maryland. The property is bordered to the north by dental offices and Saint Charles Parkway, and to the south by the Charles County Library. Bordering the property to the east and west are gas stations and vacant land.

Groundwater flow beneath the property is to the south and the property is located in a groundwater use area for Charles County. The nearest surface water body is an unnamed tributary of Mattawoman Creek, located approximately 1,320 feet northeast of the property. Charles County provides municipal water and sewer services to the property.

### **Site History:**

According to the environmental site assessments, prior to 1980 the property was undeveloped land. In 1980 a retail shopping center was constructed on the property, which was renovated in 1985 and 1986, to the current configuration.

Currently, the shopping center is composed of multiple tenants including a dry cleaner, dental offices, Safeway food store and retail sales.

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

Dry cleaning operations have been conducted on the property since 1981. An environmental investigation conducted on the property in September 2005 identified tetrachloroethene (PCE), a solvent used in the dry cleaning industry, and trichloroethene and cis-1,2-dichloroethene, degradation products of PCE, in the soil and groundwater beneath the property.

In 1981, a 1,000-gallon underground storage tank (UST) was installed on the property. The UST is used to store fuel oil.

An additional environmental investigation was conducted at the property in August 2006, which included the collection of soil, groundwater and subslab soil gas samples from beneath the tenant spaces at the property. The groundwater samples identified elevated concentrations of PCE and methyl-tert-butyl-ether (MTBE) in the groundwater beneath the property. The soil gas samples identified elevated concentrations of PCE and its



breakdown products beneath the building foundation.

In November 2006, additional groundwater samples were collected at the property boundary, which did not identify elevated concentrations of PCE and breakdown products leaving the property. During this investigation, indoor air samples were collected from the tenant spaces adjacent to the existing dry cleaner. Based on the concentration of PCE and breakdown products in the indoor air, the Voluntary Cleanup Program (VCP) requested that the applicant immediately implement a remedy to address the risk to indoor air currently at the property, and collect indoor air samples within the additional tenant spaces at the property. In March 2007, indoor air samples were collected from the additional tenant spaces. The analytical results of the indoor air samples identified PCE in the indoor air of the tenant spaces adjacent to those closest to the existing dry cleaner. In April 2007, a vapor extraction pilot test was completed at the property in order to determine the extraction mechanism needed to address the affected tenant spaces.

### **Current Status:**

On October 15, 2005, Smallwood Village Centers, LLC submitted an application package to the VCP seeking a No Further Requirements Determination and requesting inculcable person status for the property. An inculcable person-qualifying letter was issued to Smallwood Village Centers, LLC on November 21, 2005, but the applicant subsequently requested expedited inculcable person approval, which was granted on December 7, 2005.

Additional information was submitted to the Department and the Smallwood Village Shopping Center property was accepted into the VCP on February 15, 2007. As a result of the review of the additional information, the Department determined that a response action plan (RAP) must be developed in order to address potential risks associated with the property.

Smallwood Village Centers, LLC submitted the proposed RAP on December 7, 2007, and a public informational meeting regarding the proposed RAP was held on February 21, 2008, at the Hampton Inn Hotel in Waldorf, Charles County, Maryland. The VCP approved the revised proposed RAP on March 4, 2010. The approved RAP was implemented to the satisfaction of the Department and on October 24, 2014 the Department issued a Certificate of Completion for the property to Smallwood Village Centers LLC. The Certificate of Completion, recorded in the land records of Charles County on November 17, 2014, placed the following conditions on the property: restricted commercial or restricted industrial property use, requirements for occupancy changes regarding tenant space #110, requirements for groundwater encountered during excavations, effective measures to address soil vapors in all new buildings constructed on the property and a prohibition on the use of groundwater beneath the property for any purpose.

