



Maryland Department of the
Environment

FACTS ABOUT: Southgate Business Park

SITE LOCATION

The Southgate Business Park (“the site”), a 48-acre property, is located at 9800 Martin Luther King Hwy in Lanham, Maryland, approximately a quarter of a mile east of Washington Capitol Beltway I-495 and John Hanson Highway Route 50 interchange. The site consists of seven single story commercial buildings, driveways, asphalt-paved parking areas, and a 2.5-acre wooded vacant lot. The Bald Hill Branch is located west of the site. There are no drinking water wells within half a mile of the site. The site and vicinity are served by a municipal water supply.

SITE HISTORY

The site was owned by series of private individuals and several corporate entities until 1983, when Prudential Insurance Company of America acquired the property. In 1995, the site was transferred to its current owner, FR Southgate Washington LLC, a leasing business. The site was developed between 1976 and 1978. Prior to that time, it was vacant and may have been used for agricultural purposes.

ENVIRONMENTAL INVESTIGATIONS AND ACTIONS

In April 1992, the Department’s Oil Control Program supervised the removal of a 5,000-gallon fiberglass underground storage tank from an area of the site south of building No. 6 located at 4621 Boston Way. The tank had been used to store tetrachloroethene and 1,1,1-trichloroethane. Groundwater samples collected from two monitoring wells (MW-1 and MW-2) installed near the former tank pit contained elevated concentrations of volatile organic compounds (“VOCs”). Based on this finding, the Department’s Hazardous Waste Program required a complete delineation of the extent of contamination at the site.

In 1993, soil and groundwater samples were collected from thirteen direct push borings advanced at the site to depths of 12 to 23 feet below grade. Tetrachloroethene (2,300 parts per billion [ppb]), 1,1-dichloroethane (2,900 ppb), 1,1-dichloroethene (1,500 ppb), cis-1,2-dichloroethene (360 ppb), 1,1,1-trichloroethane (1700 ppb), trichloroethene (56 ppb), and vinyl chloride (32 ppb) were detected in the groundwater samples at levels exceeding the Department’s groundwater cleanup standards.



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1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.maryland.gov
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258
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In March 1995, five direct push borings were installed in the former tank location to depths of 8 to 12 feet below grade. Small quantities of perched groundwater were encountered in two of the borings at a depth of 5 feet below grade. Soil and perched water samples were collected and analyzed for metals and VOCs. Arsenic (14,000 ppb) was the only metal in soil that exceeded the Department's non-residential soil cleanup standard. Barium (3,000 ppb), cadmium (9.1 ppb), chromium (4,000 ppb), lead (1,100 ppb), and mercury (8.8 ppb) were detected in the groundwater at levels exceeding the Department's groundwater cleanup standards. No VOCs were detected in the soil and groundwater samples at levels exceeding the Department's cleanup standards.

In a letter dated December 26, 1995, the Department suggested the removal of soil by the former tank pit, to reduce future liability, and sampling of the existing monitoring wells MW-1 and MW-2 annually for three years to determine whether the tetrachloroethene levels in groundwater are increasing or decreasing.

CURRENT STATUS

The Department issued a No Further Action (NFA) letter in February 2007 for the site.



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