



Facts About...

Andrews Manor Shopping Center
(Voluntary Cleanup Program)

Site Location

This 12.36-acre property is located at 4801-4941 Allentown Road near the intersection of Suitland Road and Allentown Road in Suitland, Maryland. The site is bounded to the north by the Capital Beltway and to the south and east by Andrews Air Force Base. Areas to the west include Andrews Manor, which is a residential property, as well as apartments and condominiums. Two adjacent properties include a car rental business on a former gas station property and a large warehouse that contains an auction house. The only surface water body within one-half mile of the property is a small, unnamed pond to the north of the Capital Beltway. Drainage from the unnamed pond feeds Henson Creek.

Site History

Prior to 1963, the current property was undeveloped and made up of several separate parcels with private owners. Aerial photographs from 1938 and 1952 show undeveloped property and the 1952 photograph also indicated some nearby residential development. Previous aerial photographs also indicate a disturbed area, although the cause of the disturbed area is not known. A section of the Capital Beltway now covers some of the former disturbed area.

The strip shopping center was constructed in 1963 and currently houses a variety of tenants, including a dry cleaning center. The large shopping center building is situated in the central part of the property near the northern boundary. The largest retail space of the main building is currently vacant and was formerly occupied by a thrift store. Two pad restaurant buildings are located on the south boundary area of the property. A single building containing an auto parts store is located on the east boundary of the property. A cell phone tower occupies the northeast corner of the property.

Environmental Investigations and Actions

Groundwater contamination from the dry cleaning center is the primary environmental concern at the property. A limited Phase II Environmental Site Assessment conducted in 1998 reported perchloroethene (PCE) in groundwater samples taken near the location of the dry cleaners. Four monitoring wells were subsequently installed downgradient of the dry cleaners and along the property boundary. Quarterly groundwater monitoring conducted in 2000 and 2001 showed PCE levels above the federal Maximum Contaminant Level of 5 µg/L at the property boundary. In August 2003, Phase I and II Site Assessments were conducted for the property. The investigations identified elevated levels of metals and chlorinated solvents in the soil and petroleum hydrocarbons and chlorinated solvents in the ground water. The chlorinated solvents in the ground water extend from the dry cleaner tenant space to the northwestern property boundary in excess of the federal Maximum Contaminant Level of 5 µg/L. In September 2006, indoor air samples collected from an adjacent tenant space to the dry cleaning center revealed trichloroethylene at levels of concern. Initiation of the soil vapor extraction system began on October 24, 2006 and succeeding confirmatory indoor air samples identified levels of indoor contaminants below an immediate threat level.



Current Status

On October 15, 2003, American Properties, LLC, submitted an application seeking a No Further Requirements Determination as an inculpable person. On November 16, 2004, the Voluntary Cleanup Program accepted the property into the program and designated the participant as a responsible person. On November 1, 2005, a Response Action Plan (RAP) was submitted to the Department for review and approval. On July 5, 2006, the Department approved the revised RAP and on October 24, 2006 initiation of the soil vapor extraction system began. Quarterly monitoring and sampling of the sub-slab soil gas is ongoing.

Contact

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