



Facts About...

Annapolis Towne Center at Parole Main Parcel & Annex Properties (Voluntary Cleanup Program)

Site Location

The 30.5136-acre Annapolis Towne Center at Parole ("Main Parcel"), located at Riva Road and Forest Drive, the 1.37-acre Cleaning By Riley/Annapolis Towne Center at Parole ("Annex" property), located at 2062-2072 Somerville Road, and the 3.0764-acre Southwest Annex of Former Parole Plaza Shopping Center ("Southwest Annex"), located on Riva Road, are located in Annapolis, Anne Arundel County, Maryland. The Main Parcel is bound by Riva Road to the northwest, Forest Drive to the south, Somerville Road to the northeast, and Solomons Island Road (Maryland Route 2) to the east. Numerous commercial buildings formerly occupied this property and the buildings have been razed in preparation for redevelopment of the property. A gasoline service station (Marc Bowen's Service Station) operated until recently at the corner of Solomons Island Road and Forest Drive.

The Annex property is located along the north side of Somerville Road, which is an access road between West Street (Maryland Route 450) and Solomons Island Road. Active businesses on the Annex property include a dry cleaning facility, styling salon, shoe repair shop, delicatessen, sports bar, and pizzeria. Cleaning By Riley, the active dry cleaners located at 2062 Somerville Road, is the source of the tetrachloroethene (PCE) contamination detected on the Main Parcel and Annex properties.

Site History

Prior to circa 1957, the Main Parcel, Annex, and Southwest Annex properties were used for residential and agricultural purposes. From circa 1940 to circa 1957, a park and horse track occupied the Southwest Annex property. In the early to mid-1960s, a retail/commercial shopping center was constructed on the Main Parcel and the Annex properties. Various retail and commercial stores operated on the Main Property, and the primary anchor stores included Sears & Roebuck, K-Mart, Woodward & Lothrop, and Magruder's Supermarket. Automotive service centers operated at Sears and K-Mart, and two gasoline stations were located on the property. Marc Bowen's Service Station operated at the corner of Solomons Island Road and Forest Drive. A BG&E Appliance Store operated on the Southwest Annex property, and the applicant intends to utilize the former building as a future sales office.

The Annex Property, which initially consisted of a 5,000 square-foot metal warehouse building, was leased in 1964 to A. John and Neva Briscuso for use as a dry cleaning business named Cinderella Cleaners, Inc. The warehouse building was expanded to incorporate the dry cleaning operation with a 2,000 square-foot hair salon. Mr. and Mrs. Briscuso operated Cinderella Cleaners until April 1971, at which time the premises were sub-leased to Sam and Jeanne Bevis who operated Cindy's Cleaners. In November 1981, the sub-lease was assigned to Thomas and Sandra Riley, who continued dry cleaning operations on the property as Cleaning By Riley. Other businesses on the Annex Property have included a bank, a carpet store, and a Sears warehouse.



Environmental Investigations

Soil and groundwater contamination were first identified at the Annex property in the mid-1990s. Tetrachloroethene (PCE), a solvent commonly used in dry cleaning operations, was found in soil samples collected behind the cleaner and in five groundwater-monitoring wells installed on the property. Subsequent sampling events confirmed the presence of PCE contamination on the Annex property and PCE was also detected on the Main Parcel in 1998. Additional testing continued on the Annex property in 2000 and 2001, including collection of water samples from a water supply well at the Sun Trust Bank on Somerville Road. The data indicated that the water supply well had not been impacted, but the contaminant plume was migrating with groundwater flow to the southeast onto the Main Parcel.

In May 2001, Cinderella Cleaners (A. John Briscuso) submitted an application as a responsible person and operator of the 1.37-acre Annex property to the Maryland Department of the Environment's Voluntary Cleanup Program (MDE/VCP). In October 2001, the property owner at the time, Parole Shopping Center, L.P., also submitted a VCP application for the Annex property. Under VCP oversight, the following activities were completed prior to approval of the applications: additional soil and groundwater sampling, including additional soil sampling in the rear of the Annex building and inside the building beneath the floor slab; additional groundwater samples were collected from existing monitoring wells and direct-push Geoprobe borings on site and off site; the effluent from the dry cleaning process was tested to determine the concentration of PCE in the wastewater being discharged to the municipal sewer system; and cracks in the floor and trough that directed effluent to the sewer system were repaired to eliminate further contamination from ongoing dry cleaning activities. The VCP approved both applications for the Annex property in June 2002 and informed the participants that a proposed response action plan (RAP) must be developed to address environmental contamination at the property.

The Main Parcel property owner at the time, Parole Shopping Center, L.P., submitted a VCP application as a responsible party in November 2002. Environmental testing on the Main Parcel focused on the PCE plume migrating onto the site from the Annex property, but potential impacts were also evaluated from other activities on the property, including the former automotive service centers and former underground tanks (USTs) used primarily for the storage of heating oil or waste oil.

Quarterly groundwater sampling was conducted for the network of monitoring wells on the Main Parcel, Annex property, and in downgradient areas. Inside the dry cleaning building (Annex property), a pre-treatment system was installed to reduce concentrations of PCE in the dry cleaning effluent that was discharged to the sewer system. This was completed since the groundwater data suggested that a leaky municipal sewer system might be partly responsible for the spread of the PCE contamination. After further testing of the effluent, the operator of the cleaners ceased use of PCE, and in April 2003, replaced PCE with a non-toxic and environmentally safe silicon-based cleaning fluid. Additional on-site and off-site monitoring wells and temporary wells were installed to further delineate the horizontal and vertical extent of the plume. There are currently 26 groundwater wells (including three clustered wells) located on the properties and in off-site areas. Additionally, groundwater samples are collected on a systematic basis to assist in characterizing the PCE plume. In addition to PCE, other volatile organic compounds (VOCs) that have been detected at levels above the drinking water standard include trichloroethene (TCE) and 1,2-Dichloroethene (1,2-DCE). Both TCE and 1,2-DCE are breakdown products of PCE and are likely attributable to former activities at the dry cleaning facility.

The Department approved Parole Shopping Center, L.P.'s application for the Main Parcel in September 2003 and notified the participant that a proposed RAP must be developed to address environmental contamination at the property.

In April 2004, a prospective purchaser, Annapolis Towne Center at Parole LLC, submitted VCP applications for the Main Parcel and the Annex property. The Department granted inculpable person status to Annapolis Towne Center at Parole LLC and the entity purchased the Main Parcel and the Annex property in April 2004. At the time of purchase, the Southwest Annex was not yet subdivided from the Main Parcel.

In October 2005, the participant initiated additional soil and groundwater sampling in the southwest portion of the Main Parcel. Laboratory analyses indicated elevated levels of arsenic in the soil. The Department requested that the participant collect additional soil samples from off-site locations, within approximately one mile of the property, to determine if the elevated arsenic levels were property-specific, or characteristic of the soil type within the general geographic area. The Department determined that the on-site levels of arsenic were consistent with arsenic levels derived from the off-site soil samples.

On November 6, 2006, a subdivision plat was entered into the local land records that recorded the 3.0764-acre southwest portion of the Main Parcel as a separate subdivision, entitled "Annapolis Towne Centre at Parole Land Condominium Towne Centre Plat".

Current Status

Annapolis Towne Center at Parole LLC submitted a proposed RAP to the Department in August 2004. The RAP proposed the remediation of contaminants in the soil (Annex property) and groundwater (Main Parcel and Annex property) using a multi-faceted remedial strategy that included soil vapor extraction, in-situ chemical oxidation, in-situ bioremediation, and monitored natural attenuation.

On May 20, 2005, the Department approved the RAP and two RAP addenda (dated April 22, 2005 and April 25, 2005) based on future use of the Main Parcel and the Annex property for commercial or industrial purposes.

On March 2, 2007, the Department received an application from Annapolis Towne Center at Parole, LLC as an inculpable person seeking a residential future use for the 3.0764-acre Southwest Annex of Former Parole Plaza Shopping Center property. On May 4, 2007, the Department issued a No Further Requirements Determination for the Southwest Annex property.

The participant is currently implementing the RAP for the Main Parcel and the Annex property, and is preparing the Southwest Annex property for residential future use. According to the RAP implementation schedule, active remediation and monitoring is scheduled for completion during January 2009. A long-term monitoring program will be implemented upon completion of the active remediation/monitoring period. The duration of the long-term monitoring program will depend upon residual in-situ levels of groundwater contamination.

Contact

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

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