



FACTS ABOUT: Wildercroft Shopping Center (VOLUNTARY CLEANUP PROGRAM)

Site Location

This 2.2-acre property located at 6818 Riverdale Road in Riverdale, Prince George's County, Maryland is in a mixed commercial and residential land use area. The property slopes towards Brier Ditch, a concrete lined drainage that flows to the west along the northern property boundary. Residences and apartments are located south, east and west of the property. The property is served by municipal water and sewer.

Site History

The property was undeveloped prior to 1971, when the first commercial structure was built. Wildercroft Shopping Center Limited Partnership purchased the property in December 1975 and sold the property to John and Jane Shin in November 2005. The shopping center buildings house commercial businesses including a dry cleaner. The shopping center is surrounded on three sides by an asphalt parking lot. A drug store is in a building immediately adjacent to the dry cleaner and is not a part of the subject property.

Environmental Investigations And Actions

In January 2005, a Phase II environmental site assessment (ESA) indicated the presence of volatile organic compounds (VOCs) in the groundwater beneath the dry cleaner. The area along Brier Ditch did not appear to be impacted. A Phase I ESA completed in July 2005 as part of an application for entry into the Voluntary Cleanup Program (VCP) did not identify any other potential sources of VOCs on the property except the on-site dry cleaner. Indoor air samples collected in January 2007, from tenant spaces adjacent to the dry cleaner, revealed concentrations of VOCs above the Department's non-residential cleanup standards.

Current Status

On August 8, 2005, Wildercroft Shopping Center Limited Partnership submitted a VCP application for the property as a responsible person. John and Jane Shin, prospective purchasers of the property, submitted a VCP application in August 2005 seeking an inculcable person status. In March 2007, the Department accepted the property into the VCP and determined that a proposed response action plan (RAP) must be developed to address elevated levels of VOCs in the indoor air of the shopping center building at the property. The final RAP was not provided by the Wildercroft Shopping Center Limited Partnership and the Department withdrew the application from the VCP in November 2010.



In August 2015, John and Jane Shin, owners of the property, submitted an application to the VCP as an inculpable person seeking a No Further Requirements Determination. In December 2015, the Department accepted the property into the VCP and determined that a RAP must be developed to address elevated levels of VOCs in the indoor air, soil gas, soil, and groundwater at the property. The proposed future use for the property is commercial.

