



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) operates 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 Magruders' Supermarket. Automotive service centers operated at Sears and K-Mart, and two gasoline stations were located on the property. Marc Bowen's Service Station still operates 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 down gradient 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

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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 inculcable 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 non-residential purposes.

On March 2, 2007, the Department received an application from Annapolis Towne Center at Parole, LLC as an inculcable 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.

On December 18, 2009, the Department received from Mr. Brian J. Gibbons, Manager of ELG Parole, LLC; Sole Member of Parole Holding, LLC; Sole Member of Applicant, amended applications for the Annapolis Towne Center at Parole-Main Parcel and the Annapolis Towne Center at Parole-Annex Parcel. The purpose of amending the applications was to change the proposed future use of the properties from the existing non-residential use to the proposed residential future use. The Department approved the revisions on April 20, 2010.



The participant initiated operation of the soil vapor extraction (SVE) system on the Annex Parcel in April 2007. Fifteen vertical SVE wells and four horizontal SVE wells were installed within an area of approximately 26,500 square feet, which included the area beneath the former dry-cleaner building. SVE operations were terminated in October 2008 because system operating time had attained, and exceeded, the 12-month remediation interval specified in the RAP. Confirmatory soil vapor testing began during September 2009. The cost to design, install and operate the on-site SVE system was approximately \$613,000.

The participant initiated the first of two in-situ chemical oxidation (ISCO) injection treatments into the groundwater contamination plume during November 2006. A total of approximately 340,000 gallons of potassium permanganate solution was injected into 10 horizontally oriented injection wells located approximately 30-40 feet below ground level and each approximately 140-240 feet in length. The injection wells were oriented perpendicular to estimated groundwater flow direction and treated groundwater beneath both the Annex Parcel and the Main Parcel. The second ISCO injection event occurred from May 31, 2007 until August 10, 2007. Approximately 1.4 million gallons of potassium permanganate solution were injected into the 10 horizontally oriented injection wells and 19 vertically oriented injection wells that were installed within the southern portion of the contamination plume. A network of groundwater monitoring wells located within and near the approximately 1,600-foot long groundwater contamination plume was used to observe and record remedial progress. The cost to design, install and operate (including treatment and monitoring) the on-site in-situ chemical oxidation system was approximately \$2.86 million.

The participant provided quarterly groundwater monitoring reports since May 2004 as part of the plume delineation effort. The 20th, and last, quarterly groundwater monitoring event included in this effort was completed in January 2009.

During the course of construction and on-site development, the participant has installed a vapor barrier beneath all buildings that are located above or proximate to the area that was potentially affected by the former groundwater contamination plume. The Department does not require continued groundwater monitoring since the levels of contamination have apparently decreased to acceptable levels.

On September 1, 2009, the Department approved the August 27, 2009 "Response Action Plan Amendment for the Annapolis Towne Centre at Parole Site", which described the monitoring and sampling methodology whereby indoor air samples from certain buildings within the Main Parcel and soil vapors from beneath the Annex Parcel would be collected and laboratory analyzed to determine suitability of air quality for a future residential population.

The Department is currently awaiting the successful completion of air quality testing at the Main Parcel and the Annex Parcel.

Contact

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

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