



West Hyattsville Metro Property BMI# MD1702

What You Need to Know

Site Location

The West Hyattsville Metro Property is located at 5620 Ager Road in Hyattsville, Prince George's County, Maryland. The property consists of one parcel, totaling 18.45-acres and is situated in a mixed residential and commercial area. The property is bounded directly to the south by the Northwest Branch of the Anacostia River, to the northwest and northeast by residential neighborhoods, to the east by the West Hyattsville Metro Station. Water and sewer for the property is supplied by the WSSC Water. Surface water from the property discharges to the Northwest Branch of the Anacostia River, located several hundred feet to the south of the property.

Site History

The property was used as a single residence until a 250,000 square-foot warehouse building was constructed in 1957. The warehouse was heated with heating oil from underground storage tanks. In 1978, L.S. Good and Company, former owners of the old Kann's Department Store in Washington, D.C., sold the property to M. S. Ginn and Company (an office supply firm).

Environmental Investigation

A Phase I environmental site assessment (ESA) was conducted for the property in July 2015 and followed by several Phase II ESAs. The main recognized environmental condition for the property being the former use of underground storage tanks (USTs) for heating the building.

A Phase II environmental site assessment of the property in 2016 identified polycyclic aromatic hydrocarbons (PAHs) at two sub-surface locations. These two locations were re-sampled and one location exceeded the residential cleanup standards, the soil from that location was excavated and removed from the property. In addition, total petroleum hydrocarbons – diesel range organics (TPH-DRO) were identified in the shallow groundwater above the MDE groundwater standards; the petroleum hydrocarbons were determined not to be a vapor intrusion risk and the property will have a groundwater use restriction prohibiting the future use of the groundwater.

Prior to demolition of the warehouse building, the concrete structure was tested for contamination and the results indicated that the concrete was below the residential cleanup standards, it was approved to be crushed and reused at the property.

Current Status

On December 8, 2015, West Hyattsville Property Company, LLC submitted an application to the Voluntary Cleanup Program (VCP) requesting inculpable person status and seeking a No Further Requirements Determination for Tier 1B, Residential Restricted, future use of the property. The property was issued a No Further Requirements Determination on July 1, 2016 for Tier 1B, Residential Restricted, future use of the property with a restriction prohibiting the use of groundwater for any purpose.