



# ***Facts About...***

Sargent Road Shopping Center  
(VOLUNTARY CLEANUP PROGRAM)

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## **Site Description:**

This 4.98-acre parcel, also known as Parcel D, is located at 5601 – 5615 Sargent Road in a commercially zoned area of Hyattsville, Prince George's County, Maryland. Bordering the property to the north and west is Sargent Road, beyond which are single-family residences. The property is bordered to the east by woodlands and a retirement community, and to the south by Chillum Road, beyond which is an undeveloped lot.

According to the environmental reports, groundwater flow direction beneath the property is to the south and southeast. There are no surface water bodies on site. The nearest surface water body is an unnamed tributary of the Northwest Branch, located approximately 600 feet south of the property. The site and vicinity are served by public water and sewer systems provided by Washington Suburban Sanitary Commission.

## **Site History:**

Land title records indicate private ownership of the property until 1959, when Prince George's County Board of Education brought the property and subdivided it into its current configuration. Parcel D remained undeveloped woodlands until the shopping center was constructed in 1963. The current owner, Woodmont Properties, Inc. purchased Parcel D from Federal Reality Investment Trust in 1992.

Currently, the property is improved with landscaping, asphalt paved parking areas and two buildings. The on-site buildings consist of a retail shopping center with approximately 8 tenant spaces and a stand-alone pharmacy. Past and current tenants of the shopping center include restaurants, nail saloons, a dry cleaning facility and other retail stores.

## **Environmental Investigations and Actions:**

Environmental investigations were conducted at the property in April 2006 and August 2006. The reports identified tetrachloroethene (PCE) in the soil and groundwater beneath the property, which may have resulted from dry cleaning operations, which were, conducted on site from 1963 to 2004.

The Department's Air and Radiation Management Administration has a file for the former dry cleaning tenant, Festival Laundry and Cleaners. There are no nuisance, odor, or emissions violations associated with the former dry cleaning facility.

## **Current Status:**

Woodmont Properties, Inc. submitted a Voluntary Cleanup Program (VCP) application package on June 21, 2006 seeking a No Further Requirements Determination as a responsible party. The Department issued a No



Further Requirements Determination for the property on December 6, 2006, conditioned on use of the property for restricted commercial or restricted industrial purposes, a prohibition on the use of groundwater beneath the property for any purpose and the requirement for a health and safety plan during construction activities on the property.

**Contact:**

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   Voluntary Cleanup/Brownfields Division

**Last Update:** August 8, 2007

