



JARA PROPERTY (BMI# MD0836)

What You Need to Know

Site Location

The JARA property is located at 10916 Baltimore Avenue in Beltsville, Prince George's County, Maryland. This 4.02-acre property is located in a mixed commercial-residential area that is bounded to the north by a residential neighborhood, to the west by a post office, the east and south by commercial businesses. Surface water flows southeast across the property in a small stream, which reportedly discharges to Indian Creek. Water and sanitary sewer are supplied to the area by the WSSC Water.

Site History

The current property owner is JARA, LLC, who purchased the property from the Olga M. Mazza Trust on October 12, 2004. The property was a vacant lot that was redeveloped into a commercial development.

Environmental Investigation

Phase I environmental site assessments were conducted at the property in July 2004, June 2010, and August 2011. These assessments indicate that the property has several off-site recognized environmental conditions and there is evidence of illicit dumping, which occurred in the past. Phase II investigations in 2004 and 2011 confirmed low-level groundwater contamination at the property, consisting of trichloroethylene (TCE) and perchloroethylene (PCE). Soil gas sampling conducted in 2011 also detected these two contaminants, but below the Tier I MDE non-residential cleanup standards.

Current Status

On September 1, 2011, Carl M. Freeman Retail, LLC submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination (NFRD) for Tier 1A (Residential Unrestricted) future use of the property. The property did not meet the residential requirements because of the TCE and PCE soil vapor intrusion. But the property did qualify for an NFRD conditioned on restricted commercial (Tier 2B) future use of the property and a prohibition on the use of groundwater for any purpose. The NFRD was issued on January 23, 2012, and on February 23, 2012, the NFRD was recorded in the land records of Prince's Georges County.