



WALKER MILL ROAD PROJECT PROPERTY (BMI# MD2172)

What You Need to Know

Site Location

The Walker Mill Road Project property is located at 8621 Walker Mill Road in Capitol Heights, Prince George's County, Maryland. The property consists of two parcels, 1) 1.97 acres and 2) 5.44 acres and they are situated in a mixed residential and commercial area.

The property is bounded directly to the north by Walker Mill Road, to the east by Ritchie Road, to the west and southeast by auto repair garages, and to the south by residential properties. Water and sewer service for the property is supplied by WSSC Water. Surface water from the property discharges directly to the southwestern branch of the Patuxent River, which crosses the property in the rear of the parcels.

Site History

This property has remained undeveloped with the only former use of the property being identified as a railway that ran on the southern side of this branch of the Patuxent River.

Environmental Investigation

In August 2022, a Phase I environmental site assessment (ESA) was conducted for the property that noted nuisance dumping, “*de minimis* trash” according to the Phase I, and the adjacent auto repair garages and railway were the recognized environmental conditions for the property.

In November 2022, a Phase II ESA was conducted that collected six soil borings and they were analyzed for total petroleum hydrocarbons – diesel/gasoline range organics and for volatile organic compounds (VOCs), in addition they collected two soil vapor samples and analyzed the samples for VOCs. The investigation did not detect any exceedances of the corresponding MDE standards. Additional soil and water surface sampling is planned to also assess the property for VOCs, heavy metals and polycyclic aromatic hydrocarbons.

Current Status

On March 1, 2023, Walker Mill Road Project, LLC received inculpable person status from the Voluntary Cleanup Program (VCP). On August 22, 2023, Walker Mill Road Project, LLC, submitted an application to the VCP as an inculpable person seeking a No Further Requirements Determination (NFRD) for Tier 2B, Commercial Restricted, future use of the property.