

NORTHHAMPTON, CITY OF LARGO PROPERTY
Largo, Prince George's County, Maryland
(Voluntary Cleanup Program)

Site Description

The Northhampton, City of Largo property is comprised of 11.3 acres and is currently zoned residential. Surrounding properties include Prince George's Community College to the north, residential properties to the east, south, and west, and a small retail strip shopping center to the southwest. The property is currently undeveloped and wooded.

Regional drainage is southeasterly, towards tributaries of the Southwest Branch of the Patuxent River, the nearest surface water body is located 0.2 miles south and southeast of the property. Locally, drainage from the property is towards a ditch located along the southwestern property boundary. Regional groundwater flow is southeasterly. Washington Suburban Sanitary Commission (WSSC) provides municipal water and sanitary sewer services to the site and vicinity.

Site History

This undeveloped property was purchased by Central Avenue in March 1986 and sold to Hampton Crossroads Limited Partnership in December 1993. Federal Deposit Insurance Corporation purchased the property in July 1995, at which time they sold the property to Quad Group, Inc./Charleston Home Limited Liability Joint Venture (QGI/CH I). The QGI/CH I Joint Venture currently owns this property.

In August 2002, MDE's Brownfield's Site Assessment team conducted an extensive Phase II investigation and risk evaluation of the property. The sampling data indicated that groundwater was minimally impacted.

Voluntary Cleanup Program (VCP) Status

On October 18, 2002, Haverford at Charwood, LLC submitted a Voluntary Cleanup Program application for the property seeking a No Further Requirements Determination as an inculpable person. On December 3, 2002, the Department issued a No Further Requirements Determination for the property contingent upon future limited residential use and a groundwater use prohibition. The Department also confirmed the applicant's status as an inculpable person. On January 9, 2003, the No Further Requirements Determination was filed in the Prince George's County land records. Future development plans include the construction of residential townhouses in 2004.

Site Contact

Jim Metz Maryland Department of the Environment (410) 537-3493
Voluntary Cleanup/Brownfields Division