



Facts About...

Hillcrest Heights Shopping Center Property (Voluntary Cleanup Program)

Site Location

The Hillcrest Heights Shopping Center is a 8.17-acre property located at 2300-2364 Iverson Street in Temple Hills, Prince George's County, Maryland and consists of a two-building strip mall shopping center, a detached bingo hall (4104 23rd Parkway), and paved parking areas. Overland flow from the property discharges to various storm water management systems located both on and off the property. Washington Suburban Sanitary Commission supplies water and sanitary sewer services to the property and the vicinity. The property is zoned as a commercial shopping center. Residences and other commercial properties surround the property.

Site History

In the 1950s, the property was vacant land that was developed into a shopping center. The current dry cleaner has operated in the same tenant space for approximately 15 years and another dry cleaning business reportedly operated in the same tenant space prior to the current occupant. Currently, Charles P. Liff, et al. and Edward Lederberg, et al. are listed in the Maryland Department of Assessments and Taxation real property database as owning the property. It is unknown when and from whom they purchased the property.

Environmental Investigations and Actions

In 1990, L & L Investments registered an underground storage tank (UST) with the Maryland Department of the Environment (MDE), Oil Control Program (OCP). The UST is listed as "Currently in Use" and is listed as being located at 4104 23rd Parkway, the Hillcrest Heights Boy's Club (Facility #6-013542). A tank vent is still located adjacent to the former Boy's Club and Bingo Hall, while the Bingo Hall reportedly utilizes an aboveground storage tank for heating oil storage.

In April 2006, a Phase I environmental site assessment was completed by ECS Mid-Atlantic, LLC, which concluded that two recognized environmental conditions (RECs) exist at the property and subsurface contamination may be present. In September 2006, a second Phase I environmental site assessment was conducted by ATC Associates Inc. and similar RECs were identified at the property. Limited subsurface investigations were conducted at the property in September 2006 by ATC Associates and in October 2006 by EBI Consulting. Both investigations identified tetrachloroethene with associated breakdown byproducts in soil and ground water in the area downgradient of the dry cleaner.

Current Status

On December 15, 2006, Hillcrest Heights Shopping Center, LLC submitted a Voluntary Cleanup Program (VCP) application for the property seeking unrestricted commercial use of the property. On May 15, 2007, the VCP issued a No Further Requirements Determination (NFRD) for the property that is conditioned upon a restricted commercial future use of the property and restrictions on the use of ground water beneath the property for any purpose. The NFRD was recorded in the land records of Prince George's County on August 20, 2007.



Planned or Potential Future Action

The proposed future use of the property will be commercial.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: January 2012

