

MINI-SHOPPING CENTER PROPERTY
5946 Martin Luther King, Jr. Highway
Capitol Heights, Maryland
(Voluntary Cleanup Program)

Site Description

This 1.76-acre property, located in Prince George's County, is bordered by thoroughfares: G-Street to the north; 69th Place to the east; and Martin Luther King, Jr. Highway to the south. The property is improved with a one-story strip mall shopping center totaling 14,849 square feet, loading docks and paved parking areas. Access to the property is unrestricted. Land use surrounding the site is predominantly commercial with residential homes and apartments located to the north and east of the property within a half-mile radius.

The nearest surface water body is Cabin Branch, located 1500 feet northeast of the property, and it discharges to the Potomac River. Overland flow is to the northeast and a stormwater drain captures run-off from the southwestern portion of the property. Groundwater beneath the property occurs under shallow conditions in an unconfined aquifer. Groundwater flow is presumed to be northeasterly based on local topography. The Washington Suburban Sanitary Commission provides potable water and sewer services to the property and vicinity.

Site History

Formerly utilized as agricultural land, the property was developed between 1957 and 1959 with the construction of the one story building. This building was first occupied by a grocer prior to its subdivision in circa 1987 into five tenant spaces. Currently, three tenant spaces are occupied by a dry cleaning facility, a laundromat and a convenience store; while two tenant spaces previously occupied by a silk screening facility are vacant. For over 13 years, the dry cleaning facility, located at the southwestern portion of the property, has been in operation.

A limited subsurface investigation, conducted in June 2000, revealed contamination only in the groundwater. Identified in the groundwater was vinyl chloride, a compound commonly associated with dry cleaning solvents such as tetrachloroethene. On February 9, 2001, the Maryland Department of the Environment (MDE), Waste Management Administration, was notified of the groundwater contamination. The on-site dry-cleaning facility is believed to be the source of this contamination.

Voluntary Cleanup Program (VCP) Status

On May 23, 2001, Pyong S. Yu submitted a VCP application seeking a No Further Requirements Determination (NFRD) as a responsible person. On November 26, 2001, the Department determined that it had no further requirements related to the investigation or remediation of controlled hazardous substances at the property, and confirmed Mr. Yu's status as a responsible person. The NFRD, issued on condition for future use of the property only for commercial or industrial purposes included a groundwater use prohibition, notification of any future excavation and demolition activities, and soil characterization prior to any future disposal.

Site Contact

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