



Proposed Landover Hills Apartments - Dominium

What You Need to Know

Site Location

The Proposed Landover Hills Apartments (the Property) will be located at 7011 Chesapeake Road in Hyattsville, Prince George's County, Maryland. This approximately 2.99-acre property is currently an undeveloped wooded lot bound by chain-link fencing. State Route 140 borders the north and east sides of the site, with more undeveloped woodland further north and the Lanham Hills Neighborhood Park to the east beyond the State Route. A community shopping center can be found to the west of the property, and the Chesapeake Office Park is directly south. A Taco Bell restaurant and a small multi-tenant office building is to the northwest of the property.

Site History

Since at least 1900, the site is understood to be undeveloped wooded land with dense tree cover since 1937. Between 1968 and 1970, a small amount of tree clearing took place on the northwest edge of the Property, although the reason for this clearing is still unknown. There is no evidence of any prior developments at the Property.

Environmental Investigation

A Phase I Environmental Site Assessment performed in December 2022 identified a single Recognized Environmental Condition (REC), that being the historical presence of two gasoline stations north-northwest to the Property. Both stations were fully operational by 1959, although both have been redeveloped since, with one now a Taco Bell restaurant and the other a 7-Eleven convenience store. In addition to the gasoline stations, up to three dry-cleaning businesses were within 0.1 mile of the Property since 1987, with one still operational.

Due to the presence of a REC, a Phase II Environmental Site Assessment was completed in February 2023. Soil, groundwater, and soil vapor were all sampled while geotechnical drilling operations took place onsite. Soil and groundwater were found to have concentrations of total petroleum hydrocarbons diesel range organics (TPH-DRO) and naphthalene exceeding their respective MDE (Maryland Department of the Environment) cleanup standards, while soil vapor had exceedances of benzene and naphthalene exceeding their levels.

A Site Characterization Report, which was completed in March 2024, worked to identify which half of the Property had contamination. The results from this further sampling showed that the northwestern half of the Property had levels of PAH compounds that exceeded MDE Cleanup Standards for Residential Properties. In June 2024, an Additional Site Characterization Report was completed, showing two hot spots of PAH contamination near the northwest border of the site.

A Monitoring Well Survey and Sampling Report was submitted to MDE in August 2024, detailing how six new monitoring wells had been installed throughout the property. Groundwater was determined to flow in an east-southeasterly direction. The groundwater samples showed levels of TPH-DRO and naphthalene exceeding MDE Residential Standards.

Current Status

On August 23, 2023, the Landover Hills Leased Housing Associates I, LLLP submitted an application to the Voluntary Cleanup Program, with the plan to create and carry out a Response Action Plan to remediate the Property until it meets MDE Residential Standards. This includes addressing the various contaminants in the soil, groundwater, and soil vapor. The Response Action Plan is being developed by ECS Mid-Atlantic, LLC. If you have any questions or concerns surrounding this property, please feel free to contact the Project Manager Tate Stevens (410-537-3467; tate.stevens@maryland.gov).