



Facts About...

Alta Branch I
(Voluntary Cleanup Program)

Site Location

The 16.42-acre Alta Branch I property (Lots 7 through 11) is located inside the inner circle of Capital Gateway Drive in Prince George's County in a mixed commercial-residential area. The property is approximately 1,000 feet southwest of a tributary of Henson Creek, which discharges into the Potomac River via Broad Creek.

Site History

From the 1940s through 1970, the property was used for sand and gravel mining operations. In April 2000, Prince Georgetown LP, Schwartz Management Company, Inc. acquired the property. In 2003, the property consisted of undeveloped, vacant lots with vegetation.

Environmental Investigations and Actions

In 1991, a geotechnical investigation identified three types of soils. In 1999, an environmental study investigated potential petroleum contamination via excavation of test pits and soil sampling. Metals and total petroleum hydrocarbons were detected at concentrations below soil cleanup standards. The presence of concrete, crushed drums, wood, buried debris and one underground storage tank of unknown use were identified.

Current Status

On December 11, 2003, WP East Acquisitions, LLC, a potential purchaser of the property, submitted a Voluntary Cleanup Program (VCP) application seeking a No Further Requirements Determination (NFRD) as an inculpable person for the property. On September 1, 2004, the VCP issued an NFRD for 14.92 acres for commercial or industrial use with a prohibition on the use of groundwater beneath the property. Subsequent to issuance of the NFRD, on September 20, 2004, the applicant requested a revised NFRD to include additional acreage and residential use. On November 23, 2004, the VCP issued an NFRD for 16.42 acres for limited residential, commercial or industrial use with a prohibition on the use of groundwater beneath the property for any purpose. At the time, plans for the property included construction of a 496-unit apartment completed above 16,000-square feet of commercial retail (8 retail users).

Contact

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

Last Update: April 16, 2010

