



Facts About...

Accokeek Vacant Parcels Property (Voluntary Cleanup Program)

Site Location

The Accokeek Vacant Parcels property is located at 15901 and 15909 Hickory Knoll Road in Accokeek, Prince George's County, Maryland. This 11.11-acre property is located in a mixed residential-commercial area that is bounded to the north and west by other residential properties and to the south and east by commercial properties and Route 210 (Indian Head Highway). The property is vacant, consisting of undeveloped woodlands. Surface water from the property flows northwest to Farmington Creek. Shallow groundwater at the property also is reportedly indicated to flow to the northwest. Water and sanitary sewer are reportedly available to the property from the Washington Suburban Sanitary Commission.

Site History

The property consists of two parcels (C and D) of vacant woodlands. The current property owners are the John R. Jensen Trust and the Estate of Sanford Bomstein.

Environmental Investigations

In 1999, an underground storage tank (UST) removal at the Accokeek Gas and Go Service Station (an adjacent property) led to the opening of an MDE Oil Control Program (OCP) case (1999-1655PG1). The OCP investigated environmental impacts due to a petroleum release from the USTs and conducted further investigations in 2003 and 2004 that indicated the groundwater at parcel C of the Accokeek Vacant Parcels property had been impacted from the off-site petroleum release. In July 2009, the OCP issued a Notice of Compliance and the case was considered closed.

In December 2008, a Phase I environmental site assessment was conducted at the Accokeek Vacant Parcels properties. This assessment indicated that the properties had one recognized environmental condition which was the former USTs located at an adjacent property. A Phase II environmental site assessment was conducted at the properties in August 2009 and sampling indicated that the property had been impacted by elevated levels of petroleum compounds in groundwater. Additional soil sampling for metals and semi-volatile organic compounds was conducted at the property to assess potential impacts from debris dumping. Soil gas sampling was performed in July 2009 to determine the extent and nature of risks associated with sub-surface vapors from the off-site USTs.

Current Status

On May 25, 2010, the John R. Jensen Trust and the Estate of Sanford Bomstein submitted applications to the Voluntary Cleanup Program (VCP) as inculpable persons seeking No Further Requirements Determinations (NFRDs) for Tier 1A (Residential Unrestricted) future use of the property. On February 11, 2011 the VCP issued NFRDs to the applicants and on March 4, 2011 they were recorded in the land records of Prince George's County.

Contact

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

Last Update: January 2012

