



Maryland Department of the  
Environment

## FACTS ABOUT:

# 3299 QUEEN CHAPEL ROAD PROPERTY

(Voluntary Cleanup Program)

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### **Site Location**

The 3299 Queen Chapel Road property is located in Mount Rainier, Prince George's County, Maryland. This 0.475-acre property is situated in a commercial-residential area that is bounded directly to the west by Queen Chapel Road, to the south by other commercial properties, to the east by residential apartments, and to the north by the northwest branch of the Anacostia River. Surface water flows into the local storm-water management system and directly to the northwest branch of the Anacostia River. Public water and sewer service is supplied to the property and the area by the Washington Suburban Sanitary Commission.

### **Site History**

The property currently consists of three parcels; one parcel has a stand-alone commercial building (Former Standard Pressing Machine Co.) and the other two parcels make up a parking lot to the rear of the building. The building, which reportedly was constructed prior to 1950, has a basement and a retail floor with several offices. Prior to 1950s, the use of the property is unknown. The current property owner is Frances Townsend Jr. who appears to have acquired the property in 2005 from a related family member. It is unknown, prior to 2005, how long the Townsend family has owned the property.

### **Environmental Investigations**

The 2013 Phase I environmental site assessment indicates one recognized environmental condition for the property, the historical listing a former dry cleaning facility. Subsequent Phase II environmental site investigations in 2013 identified petroleum compounds and tetrachloroethene in the groundwater at the property.

### **Current Status**

On January 24, 2014, MP Laundromat Inc. submitted an application to the Voluntary Cleanup Program as an inculpable person seeking a No Further Requirements Determination for Tier 2A (Commercial Unrestricted) future use of the property.



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