



14415 Greenview Drive (Former Patuxent Greens Golf Club) MD1502

What You Need to Know

Site Location

The 14415 Greenview Drive property (formerly the Patuxent Greens Golf Club) is approximately 192 acres and located in Laurel, Prince George's County. This property is currently zoned for a planned unit development (PUD) that will include a homeowners association. The property is bordered to the north by undeveloped land and commercial businesses, including the Laurel Golf Center, beyond which are residential developments. Bordering the property to the east is Bear Branch, a tributary of the Patuxent River, the Patuxent River and undeveloped land. The property is bordered to the south and west by residential developments, undeveloped land and a few commercial businesses.

The property currently consists of an 18-hole golf course, clubhouse, maintenance barns and water pump house. The golf course is no longer in use but all structures and an irrigation pond remain onsite. The Washington Suburban Sanitary Commission (WSSC) supplied all potable water and sanitary sewer services for the property.

Site History

The property was first developed as a golf course in 1957 and the golf course features have been reconfigured twice. During the late 1980s, older golf course areas were redeveloped with office buildings and residences. In 2017, CS Patuxent Greens, LLC purchased the property and retained all golf course features, clubhouse, maintenance barns and water pump house.

Environmental Investigations and Actions

Phase I Environmental Site Assessments (ESAs) were completed at the property in November 2013 and April 2017. Phase II ESAs and subsurface investigations were completed for the property in November 2013, June 2017, August 2017 and May 2018. In addition, the Oil Control Program and the Water and Science Administration of the Maryland Department of the Environment each have separate files for the property. The Oil Control Program closed their case files on the property in October 1991 and May 2002.

The environmental site assessments completed at the property noted impacts to surface and subsurface soils from the presence of underground storage tanks, aboveground storage tanks and pesticides/herbicides applied during normal golf course activities. The soils onsite reported the presence of total petroleum hydrocarbons-diesel range organics, total petroleum hydrocarbons-gasoline range organics, arsenic, chromium, lead, mercury and select pesticides.

Current Actions and VCP Status

CS Patuxent Greens LLC submitted a request for expedited inculpable person status for the 14415 Greenview Drive Property on June 8, 2017. The Department granted expedited inculpable person status on June 13, 2017 with the requirement that CS Patuxent Greens LLC submit a VCP application for the property within six months.



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On September 15, 2017, CS Patuxent Greens LLC submitted a VCP application package for the 14415 Greenview Drive Property, seeking a Certificate of Completion as an inculpable person. Upon review of the submitted application package, the VCP concurred that a Response Action Plan (RAP) was required to achieve the restricted residential future property use. On December 20, 2017, the Department accepted the property, consisting of approximately 192 acres, into the VCP and requested the development of a proposed RAP.

On December 26, 2017, CS Patuxent Greens LLC requested that the VCP application package for the 14415 Greenview Drive Property be considered withdrawn from the VCP and that all construction and remedial activities at the property be managed under the oversight of the Land Restoration Program. The VCP application was considered withdrawn on January 26, 2018 and the Controlled Hazardous Substance (CHS) Enforcement Program began project oversight of all ongoing site activities.

On July 5, 2018, an Environmental Management Plan for the 14415 Greenview Drive Property was submitted to the CHS Enforcement Program for review and approval. A revised Environmental Management Plan was approved on October 16, 2018 for implementation at the property.