



Facts About...

**5420 BUTLER ROAD
(VOLUNTARY CLEANUP PROGRAM)**

Site Description:

This 0.67-acre property, located in Bethesda, Montgomery County, Maryland, is in an area zoned for light industrial use. Bordering the property to the north is a storage facility; east is Butler Road, beyond which is located an automobile repair facility; and to the west are commercial properties. The property south of the site is under construction.

The property is improved with a two-story building and paved parking area. There are no streams or ponds located on the property. The nearest surface water body is Willet Branch, located immediately south of the property. The site and vicinity are served by municipal water and sewer systems provided by Washington Suburban Sanitary Commission.

Site History:

Land title records indicate private ownership of the property until 1923, when Bethesda Blue Granite Company purchased the property and sold it to the Loughborough Development Corporation. In 1959, the Metropolitan Petroleum Company acquired the property; the current owners, Mar-Mac Investment Company, Inc., purchased the property in 1984.

The property served as a fuel transfer facility from 1951 to 1982. The current building on the property was constructed in 1951, renovated in 1986, and is currently vacant. The building was previously used for commercial tenants, warehousing and office space.

Environmental Investigations and Actions:

Several environmental investigations have been performed to assess the environmental condition of the property. Phase I environmental site assessments were performed in January 1998 and January 2005; a Phase II subsurface investigation was performed in February 2005; a limited Phase II site assessment was performed in April 2005; and an additional Phase II subsurface investigation was performed on the property in April 2005.

In February 2005, samples from soil and groundwater beneath the property, as well as soil gas and indoor air samples from the on-site building, were collected and analyzed. The soil and groundwater samples identified elevated concentrations of methyl-t-butyl-ether (MTBE), diesel range total petroleum hydrocarbons, tetrachloroethene (PCE), and naphthalene.

During the 2005 sample collection, free product was encountered at the shallow groundwater table and in surface soils. This petroleum discovery is being handled by the Maryland Department of the Environment's Oil Control Program.



Current Status:

United Sports Management LLC received expedited inculpable person approval from the Voluntary Cleanup Program (“VCP”) on March 1, 2005, and submitted a VCP application package on April 25, 2005, seeking a No Further Requirements Determination. The Department issued a No Further Requirements Determination for the property on December 27, 2005, conditioned on use of the property for restricted commercial or restricted industrial purposes and certain maintenance requirements for all paved and asphalt surfaces, certain soil excavation and disposal requirements, and a prohibition on the use of groundwater beneath the property for any purpose.

Contact:

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 Voluntary Cleanup/Brownfields Division

Last Update: January 2008

