



Facts About...

AT&T/Canada Dry Property
(Voluntary Cleanup Program)

Site Location

The abandoned AT&T/Canada Dry property is located at 1201 East-West Highway in Silver Spring, Montgomery County, Maryland. It comprises approximately 3 acres and is currently zoned for commercial and residential purposes. A manufacturing/warehouse building (56,000 square foot) with a partial (10,000 square foot) second floor and a paved parking lot are located on the property. Surrounding businesses include retail, office, automobile facility, and rail lines. Acorn Park is located south of the property. Access to the property is restricted by a chain link fence and a significant portion of the property is covered with asphalt.

Storm water runoff from the property discharges, via underground pipes, to a regional storm water drainage system, which eventually discharges into small tributary streams feeding either Rock Creek or Sligo Creek. Shallow groundwater flow direction is west. Currently municipal water and sanitary sewer service is provided to the site and vicinity by Washington Suburban Sanitary Commission (WSSC). The nearest surface-water body to the site is Rock Creek, which is located approximately 0.75 miles southwest.

Site History

The property owner, Canada Dry Potomac Corporation, developed the property in 1946 as a beverage bottling and distribution facility. The building was expanded in 1968 and 1974 with additions of an open-walled loading dock and a truck maintenance shop, respectively. CD Potomac Realty Group Limited Partnership purchased the property in June 1975. Bottling operations were discontinued in 1995, but distribution activities continued until January 1999. AT&T Corporation purchased the property on December 29, 1999 and the asphalt parking lot was utilized by a contractor to stage equipment until June 2002.

Environmental Investigations and Actions

Under the oversight of the Maryland Department of the Environment (MDE) Oil Control Program, two 8,000-gallon diesel and gasoline underground storage tanks (USTs) were removed from the site in November 1998; one 5,000-gallon fuel oil UST was removed from the site in December 1999; and one 8,000-gallon UST was removed in 2001.

A December 2001 Phase II Environmental Investigation Report identified chlorinated solvents and cadmium in the groundwater and petroleum hydrocarbons in both groundwater and soils.

Current Status

On June 3, 2002, JBG Montgomery Land, LLC submitted a Voluntary Cleanup Program application for the property seeking a No Further Requirements Determination (NFRD) as an inculpable person. In April 2003, an approved Interim Removal Measure was implemented to remove a hot-spot area on the property. In May



2003, the Department issued an NFRD for this property for limited residential, commercial, or industrial purposes with a prohibition on groundwater use beneath the property for any purpose.

The property has been developed as the Silverton Condominiums by the JBG Companies as four-story garden apartments and a six-story garage unit.

Contact

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

Last Update: April 15, 2010