



# Facts About...

Burtonsville Crossing  
(VOLUNTARY CLEANUP PROGRAM)

---

## **Site Description:**

This 15.59-acre property is located at 15701-15791 Columbia Pike in a highly developed commercial use area of Burtonsville, Montgomery County, Maryland. The property is bordered to the north-northeast by a commuter parking lot. Office buildings border the property to the south and residences border the property to the west.

The nearest surface water is an unnamed intermittent stream approximately 2,000 feet northeast of the property. This unnamed stream discharges directly to a tributary of the Patuxent River. Groundwater flows to the east beneath 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 1971, when Land Investment Associates No. 1 bought the property. Burtonsville Limited Partnership purchased the property in 1983, and constructed the current shopping center in 1988. Prior to 1988, the property was undeveloped farmland. Burtonsville Limited Partnership sold the site to Burtonsville (E&A) LLC on August 6, 2003.

Currently, the property consists of a paved parking lot, storm water management pond and a 24 tenant space commercial shopping building, which includes a dry cleaning facility and a Giant Food store. Past and current tenants of the shopping center include a photo development center, grocery stores, a dry cleaning facility and other retail stores.

## **Environmental Investigations and Actions:**

Dry cleaning operations have been conducted on the Burtonsville Crossing property since 1988. Environmental investigations conducted at the property during May 2003 and June 2005 identified tetrachloroethene (PCE), a dry cleaning solvent, and the degradation products of PCE, in the soil and groundwater beneath the property. These investigations also included the collection of soil gas samples beneath the existing slab of the dry cleaner tenant space at the property, which identified the presence of PCE, its degradation products, and other volatile organic compounds in the soil gas beneath the building.

In February 1999, Giant Food reported a diesel fuel spill resulting from a separation in the elbow of the vent lines leading to the underground storage tank (UST). The free product was removed and the case was closed. During a routine inspection on June 7, 2002, an inspector from the Maryland Department of the Environment's Oil Control Program observed free product from the Giant Food UST. The product was removed and the UST was replaced, resulting in case closure on January 20, 2004. Currently, there is one 550-gallon diesel UST registered to Giant Food and located on the property.



In May 2006, an additional environmental investigation was conducted at the property, which included the collection of indoor air samples within the tenant spaces adjacent to the existing dry cleaner tenant space. The indoor air samples confirmed the presence of elevated concentrations of PCE and its degradation products within the Hair Cuttery and Eye Care center tenant spaces at the property.

**Current Status:**

Burtonsville (E&A) Partnership LLC submitted an application package to the Voluntary Cleanup Program (VCP) on June 7, 2004 seeking a Certificate of Completion as responsible party. On July 5, 2006, the Department accepted the Burtonsville Crossing property into the VCP and requested the development of a proposed response action plan (RAP) in order to address potential risks associated with the property. The proposed RAP was submitted to the Department on July 19, 2007. A public informational meeting to discuss the proposed RAP was held on September 26, 2007. The proposed future use of the property is commercial.

**Contact:**

Jim Metz                      Maryland Department of the Environment                      (410) 537-3493  
   Voluntary Cleanup/Brownfields Division

Last Update: September 27, 2007

