



Facts About...

Ripley Street Development
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 1.6-acre property consists of three parcels located at 1031, 1049 & 1053 Ripley Street in a commercially zoned area of Silver Spring, Montgomery County, Maryland. Bordering the entire property to the south is Ripley Street, beyond which is a vacant lot. The property is bordered to the north by a multi-story office building with associated parking areas, to the west by an open grassy area and to the east by a parking lot. Currently, the property is improved with three commercial buildings, a red barn structure and a gravel parking area. Two tenants, an auto repair facility and an automotive body shop, occupy the commercial buildings on-site.

The nearest surface water body, an unmade tributary for Rock Creek, is located approximately 2,500 feet southwest of the property. Groundwater flow direction beneath the property has been generalized to the west and southwest. The site and vicinity are served by municipal water and sewer systems provided by the Washington Suburban Sanitary Commission.

Site History:

Based on the review of the Sanborn Fire Insurance maps in the Phase I environmental site assessments for the property, the property was developed prior to 1927 and was utilized as a lumber yard, warehouse and planing mill for Silver Spring Building Supply Company. The current commercial buildings and barn structure appear on the 1959 Sanborn Fire Insurance map for the area. A review of the city directory for the area noted that automotive repair and service facilities were located at the property as early as 1971.

Environmental Investigations and Actions:

There are several environmental investigations and three Oil Control Program (OCP) cases related to this property. In 1992, two steel underground storage tanks (USTs) were removed from Southern Utilities Co., located at 1049 Ripley Street. The USTs, a 1,000-gallon tank and a 2,000-gallon tank, were over 20 years old with observed leaks. The OCP case was closed on June 11, 1993.

In 1992, a 1,000-gallon steel UST was removed from Ken's Auto Body, located at 1031 Ripley Street. During a routine tank removal, several small holes were observed on the underside of the steel tank. The tank was taken off-site to Smith Salvage in Washington D.C. for disposal. The OCP case was closed on January 22, 1992.

Phase I environmental site assessments were conducted at the property in September and December 2003, and January and October 2008. Phase II environmental investigations were conducted at the property in November 2003, January and July 2004, and March 2009. In November 2003, soil samples were collected from 1031 Ripley Street and the analytical results from these samples identified total petroleum hydrocarbons (TPHs) in the subsurface soils at this location. In January 2004, soil samples collected from 1049 and 1053 Ripley Street identified concentrations of TPHs and volatile organic compounds (VOCs) in



the subsurface soils at these locations. The July 2004 environmental investigation consisted of the collection of additional soil samples at the property which indicated that the subsurface soil at the property contained concentrations of VOCs, including those related to dry cleaning solvents.

In March 2009, groundwater, soil and subslab soil gas samples were collected from across the entire site. These additional samples reported the presence of VOCs, petroleum compounds, metals and select polycyclic aromatic hydrocarbons in the surface and subsurface soils at the property and VOCs in the subslab soil gas beneath the buildings on-site. The groundwater sample collected from the property reported low levels of VOCs in the groundwater beneath the property.

During the March 2009 environmental investigation, evidence of a previously unidentified UST was noted at the property. An OCP case has been opened at this site in order to confirm the presence of any USTs.

Current Status:

Ripley Street, LLC submitted an application package to the Voluntary Cleanup Program (VCP) on August 2, 2004 seeking a No Further Requirements Determination as an inculpable person. An inculpable person status-qualifying letter was issued to the applicant on August 11, 2004. The application submitted by Ripley Street, LLC was withdrawn, and all prior VCP correspondence regarding this application was void on March 13, 2007.

Home Properties Ripley Street, LLC submitted a request for expedited inculpable person status for the Ripley Street Property on February 15, 2008. The Department granted expedited inculpable person status on February 28, 2008 with the requirement that Home Properties Ripley Street, LLC submit a VCP application for the property within six months. On October 28, 2008, Home Properties Ripley Street, LLC submitted a VCP application package seeking a No Further Requirements Determination for the Ripley Street Property. The complete application package is currently under review.

Contact:

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

Last Update: June 2009