



Facts About...

Takoma Langley Crossroads Shopping Center
(Voluntary Cleanup Program)

Site Location

The 5.66-acre Takoma Langley Crossroads Shopping Center, also known as the Langley Park Shopping Center, is located at the southern corner of New Hampshire Avenue and University Avenue in Montgomery County, Maryland. The property consists of seven buildings that include the following addresses: 1301, 1305-1327 and 1329-1335 University Boulevard; 7551-7553, 7601-7609, 7633-7659 and 7663-7677 New Hampshire Avenue; and 1327-1337 Holton Lane. The property is bounded to the north by University Boulevard with a residential area and retail businesses including a gas station beyond, to the south by two medical buildings, to the east by retail businesses and to the west by retail businesses, medical buildings and residential areas.

Site History

The property was first developed in 1949 with portions of the current shopping center. Additional buildings were added between 1949 and 1965. Since 1965 the configuration of the shopping center has remained unchanged. Tenants have included dry cleaners in two locations, a tire shop, car wash, restaurants, a laundromat, grocery stores, clothing stores, convenience stores and a post office.

Environmental Investigations and Actions

On February 8, 1989, an underground storage tank (UST) was removed from the former Midas facility. Four soil samples were collected and analyzed for total petroleum hydrocarbons. Samples identified the presence of total petroleum hydrocarbons (TPH) at 8700 ppm in the soil excavated from beneath the tank.

In 1988, a preliminary assessment identified Sunshine Cleaners (aka Alkatz Cleaners and Hemmerdingers Cleaners), which was located on the southern portion of the property and occupied the location for approximately 25 years. At the time of the assessment, the facility included coin-operated dry cleaning machines and noted that prior to 1985, used cartridges were disposed of improperly in the dumpsters behind the facility. The assessment also noted the presence of Banner Cleaners in the northwestern portion of the property, which had operated there for 6 years. The previous presence of an Exxon station in the northwest portion of the property between 1949 and 1984 was also noted. The USTs were reportedly removed when Exxon relocated the station.

In January 1989, an environmental assessment of the northern portion of the property near the former Exxon, Banner Cleaners and a Midas facility demonstrated the presence of petroleum related contamination and low levels of PCE in the groundwater. The assessment also included a soil gas survey conducted using a portable gas chromatograph that identified the presence of TPH near the former Exxon station and PCE near the former Sunshine Cleaners facility.



In 1991, an assessment of regulatory compliance noted that the monitoring wells installed in 1989 were still intact and the waste oil UST formerly located at the Midas shop had been removed and replaced with an above ground storage tank (AST). In January 1992, the Maryland Department of the Environment's Underground Storage Tank Division issued a notice of compliance for the property stating that no corrective actions were required at the property and the monitoring wells could be abandoned.

In 1996, a Phase I environmental site assessment confirmed the findings of the previous Phase I and identified a leak in the on-site transformer. The report recommended that during the repair of the transformer, formal documentation of the non-polychlorinated biphenyl (PCB) status of the transformer be obtained.

In 1997, a limited preliminary environmental site assessment at the property reviewed the results of previous assessments. No soil or groundwater samples were collected as part of this assessment. In 2002, a Phase I environmental site assessment of the Midas Service Center tenant space identified the presence of a solvent parts washer in the facility.

In 2006, a Phase I environmental site assessment identified the presence of an active dry cleaner, Banner Cleaners, and historical presence of a dry cleaner (Sunshine Cleaners) as environmental concerns at the property. Also noted were the previous presence on the property of a gas station, a printing facility, an auto repair center, an auto parts shop, several hydraulic lifts and several USTs.

In 2006, a limited subsurface investigation included the completion of a geophysical survey and the collection of soil and groundwater samples. Soil and groundwater samples were collected from the vicinity of the active dry cleaner, a leaking loading dock lift, and hydraulic lifts and from the vicinity of the dry cleaner, automotive parts shop, auto service garage, and gas station that were previously present on the property. Samples confirmed the presence of PCE and trichloroethene (TCE) in the groundwater and PCE in the soil near the Banner Cleaners. PCE was also detected in the soils near the former Sunshine Cleaners and former automotive parts facility. PCE and methyl-tert-butyl ether (MTBE) were also identified in the groundwater near the former auto service station. Semi-volatile organic compounds (SVOCs) were present in the soil samples collected near the leaking loading dock lift and in groundwater samples collected near the in-ground hydraulic lifts. Soil and groundwater samples collected in the vicinity of the former gas station contained petroleum-related volatile organic compounds (VOCs) and SVOCs.

In 2006, a limited soil gas investigation was completed to evaluate the active Banner Cleaners and historic Sunshine Cleaners tenant spaces. The sample collected beneath the active dry cleaner identified the presence of PCE in the sub-slab soil gas. The sample collected from near the former Sunshine Cleaners tenant space did not contain PCE, but the sample was collected from behind the building rather than beneath the slab.

In 2007, additional soil, groundwater, soil gas and indoor air samples were collected at the property. Soil results identified GRO where the gas station was previously located and petroleum-related VOCs near the former Midas. Soil gas samples identified the presence of PCE beneath the building near the current dry cleaner tenant space and PCE and TCE were present beneath the building near the former dry cleaner and print shop tenant spaces. Groundwater samples identified the presence of PCE and TCE in the groundwater near the active dry cleaner tenant space and petroleum-related VOCs in the groundwater near the former gas station.

Current Status

On January 12, 2007, Walgreen Company, a prospective purchaser, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a Certificate of Completion for future residential use for the property. On January 16, 2007, Takoma Langley Improvements, LLC, the property owner, submitted an application as a responsible person.

On May 13, 2008, the VCP accepted the property for participation in the VCP and notified the applicants that a response action plan (RAP) must be developed to address intrusion of VOCs into the indoor air of all tenant spaces with confirmed or potential risks from indoor air or soil gas and the presence of gasoline range organics and SVOCs in subsurface soils at the property.

A proposed RAP was submitted on May 20, 2008 and a public informational meeting regarding the proposed RAP is scheduled for June 18, 2008 at 7:00 p.m. at the Takoma Park Recreation Center located at 7315 New Hampshire Avenue in Takoma Park, Maryland.

Contact

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

Last Update: June 12, 2008