

<u>Montgomery County</u>	
1953	Privately owned; dry cleaning activities commenced.
1995	Montgomery County assumes ownership; dry cleaning activities ceased; property converted to offices and recreational park.
10/98	VCP applications submitted by Montgomery County and PFA Silver Spring L.C.
05/99	Property accepted into VCP. Montgomery County designated responsible person and PFA Silver Spring L.C. designated inculpable person.
07/99	Public informational meeting
09/99	MDE approves the 08/20/99 RAP.
03/00	RAP implementation pending.

SILVER SPRING REDEVELOPMENT PROJECT Howletts Addition

Silver Spring, Maryland (Voluntary Cleanup Program)

Site Description

This 2.42-acre property located in downtown Silver Spring comprises a small recreational park and vacant lots. Land use surrounding the site is primarily commercial with residences located within a half-mile radius of the property. Surface runoff flows northeasterly and groundwater beneath the property flows north and northeasterly. The nearest surface water body is Sligo Creek, a tributary of the Anacostia River, located 0.8 miles northeast of the site. Municipal water and sewer service are provided to the site and vicinity.

Site History

Past activities at the property have included an auto dealership, auto repair service, parking facility, dry cleaning businesses, multiple retail businesses and offices. Montgomery County acquired the property in 1995, thereafter several buildings associated with the site's past use were razed leaving only two buildings on the southern portion of the property. These buildings which were used as offices were demolished in April 1999.

Environmental Concerns

Between 1953 and 1995, various portions of the property (Lots 10, 11, 21 and 22) were leased to dry cleaning operators. During operative years, drums of spent solvent were stored on-site and at least one solvent storage container slowly leaked during one dry cleaner's eight year tenure (1988 -1995).

Extensive environmental investigations revealed a groundwater plume beneath the property contaminated with solvent chemicals routinely used in dry cleaning operations, particularly tetrachloroethene (PCE), trichloroethene (TCE) and 1,2 dichloroethene (1,2 DCE). The property has also been impacted by off-site sources of groundwater contamination comprising petroleum hydrocarbons such as gasoline range organics and methyl tert-butyl ethylene (MTBE). Soil contaminants have not been detected, but PCE concentrations in soil gas surveys indicate that soil contaminants have partially or completely volatilized over time.

Voluntary Cleanup Program (VCP) Status

On October 7, 1998, applications were submitted to the VCP by Montgomery County Silver Spring Redevelopment Program, the responsible person, and PFA Silver Spring Limited Liability Company (L.C.) the prospective purchaser, seeking inculpable person status. The Department reviewed the application from Montgomery County and requested additional information. On May 19, 1999, the property was accepted into the VCP and the Department requested the development of a proposed response action plan (RAP) to address groundwater contamination.

On June 7, 1999, a proposed RAP was submitted to the Department for review. A public informational meeting was held on July 1, 1999 to discuss the proposed plan. After evaluating revisions to the proposed RAP, the Department approved the revised plan on September 17, 1999. The approved plan provides for commercial/industrial use of the property, groundwater monitoring, a groundwater use restriction, and a methodology for handling contaminated groundwater encountered during construction activities. Implementation of the plan was originally scheduled to begin in October 1999, but the County notified the Department that implementation will be delayed until September 2000.

PFA Silver Spring L.C. intends to redevelop the property which will include a parking garage, hotel, and restaurants. The redevelopment plans for the site are part of the Silver Spring's Downtown Redevelopment Project which involves the construction of a retail-commercial complex.

Facility Contact

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