



Maryland Department of the
Environment

FACTS ABOUT:
7300-7308 Carroll Avenue
Property
(Voluntary Cleanup Program)

Site Location

This 0.256-acre property is located at 7300-7308 Carroll Avenue in a residential and commercial area of Takoma Park, Montgomery County, Maryland. The area generally slopes to the north towards an unnamed tributary of Sligo Creek, a tributary of the Northwest Branch of Anacostia River, located approximately 2,000 feet north of the property. The property is serviced by municipal water and sewer.

Site History

The property is improved with an approximately 6,809 square foot structure built circa 1927. Historical topographic maps of the subject property and vicinity, published in 1885 and 1894, depict the property as unimproved land.

The on-site structure consists of five single-story, commercial tenant spaces that are currently occupied by a food market, a teaching center, a postal and business center, a consignment store, and Carriage House Cleaners which is located in the 7308 tenant space. In addition, tenant space 7306 was also previously occupied by a dry cleaner.

Environmental Investigations And Actions

A limited Phase II Environmental Site Assessment (ESA), completed by ECS, LLC in June 2007, indicated the presence of volatile organic compounds (VOCs) in soil on the property. A Phase I ESA was completed in February 2008 for the Voluntary Cleanup Program (VCP) application. The Phase I ESA identified the historic use of the property as a dry cleaning facility and documented petroleum releases at nearby properties, 7211, 7221, and 7224 Carroll Avenue, as recognized environmental concerns. The Phase II ESA, completed in March 2009, confirmed VOCs contamination above the VCP's cleanup standards in soil and in indoor air on the property.

Current Status

In July 2008, Mr. Thomas L. Oliff submitted a VCP application for the property as a responsible person. Future property use has been designated as restricted commercial. The property was accepted into the VCP in August 2008 with the requirement that a



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response action plan (RAP) be developed. The proposed RAP, which provided for installation of a sub-slab depressurization system in part of the shopping center building, was submitted to the VCP in March 2011. A public informational meeting was held in May 2011, and the revised RAP was approved in November 2011. Monitoring of installed remediation system is being conducted. The CHS Enforcement Division will oversee the off-site investigation activities. An additional off-site assessment is being required by CHS Enforcement Division.



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