

Facts About...

5450 BUTLER ROAD (VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 2.78-acre property is located 50 feet southwest of the intersection of Butler Road and River Road in Bethesda, Maryland. The property is located in an urban area and is surrounded by commercial and residential properties. The Washington Suburban Sanitary Commission supplies municipal water to the site and vicinity. Surface water runoff from the site reportedly drains southwest toward Willett Branch, which flows into Little Falls Branch, a tributary of the Potomac River.

Site History:

From the late 1930s to the late 1980s, the Washington Petroleum Company (from the late 1930s to 1978) and the Steuart Petroleum Company (from 1978 to late 1980s) operated the property as a bulk fuel oil distribution facility. The property is currently improved with three one-story and one two-story brick buildings that formerly housed seven commercial businesses: a landscaping/mulching business, a construction management company, and a tree-cutting business. The current owner of the property is G.A.T.H., LLC.

Environmental Investigations and Actions:

During the property's use as a bulk fuel oil distribution facility, large quantities of fuel oil were stored in aboveground and underground storage tanks on the property. The tanks have since been removed from the property; however, some petroleum-contaminated soil and groundwater remain. In addition, a variety of petroleum products and hazardous substances (e.g., automotive fluids, fuel oil, paints, and parts cleaning solvents) are currently used and stored on the property by a number of the current tenant businesses.

Previous investigation of the property's groundwater quality indicates the presence of three chlorinated compounds (tetrachloroethene, trichloroethene, and 1,2-dichloroethane) at concentrations slightly exceeding the U.S. Environmental Protection Agency's Maximum Contaminant Levels for drinking water.

Current Status:

In January 1998, the current owner, G.A.T.H., LLC submitted a VCP application to the Department. Along with the G.A.T.H., LLC application, the Department received a second application from the prospective purchaser of the property, DMMJ, L.P. A No Further Requirements Determination was issued to both applicants on January 20, 1999. The No Further Requirements Determination was issued contingent upon no use of the groundwater beneath the property for any purpose and future use of the property for commercial or industrial purposes only. In addition, certain physical maintenance requirements must be maintained.

Contact:

Division Chief Maryland Department of the Environment

(410) 537-3493

Voluntary Cleanup/Brownfields Division

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