

Montgomery County

1926-1980	Privately owned.
10/30/81	Briggs Chaney Associates Limited Partnership assumed ownership.
1983	Property developed into a shopping center.
1/8/90	CM/CP Briggs Chaney Plaza Joint Venture purchased the property.
5/22/96	Aquiport Mid-Atlantic assumed ownership.
10/21/98	Property transferred to Aquiport Briggs Chaney Inc.
4/17/00	Aquiport Mid-Atlantic submitted a VCP application as a responsible person seeking a certificate of completion.

BRIGGS CHANEY PLAZA 13800-13881 Outlet Drive Silver Spring, Maryland (Voluntary Cleanup Program)

Site Description

This 18.16-acre property is located at the intersection of Columbia Pike (Maryland Route 29) and Briggs Chaney Road. Improvements include a 192,536 ft² single-story strip mall shopping center, an asphalt parking lot, and landscaped areas. The property is bordered by multiple auto businesses and private residences are located to the northwest and southeast.

The nearest surface water body is an ephemeral tributary of the Little Paint Branch stream located 150 feet east-northeast of the property. Little Paint Branch drains into the Northwest Branch stream that eventually enters the Potomac River. Two on-site storm water retention systems located at the northern and eastern corners of the property receive overland flow. Groundwater occurs under unconfined conditions and flows northeasterly beneath the property. Potable water and sewer services are provided to the

property and vicinity by Washington Suburban Sanitary Commission.

Site History

The property was developed in 1983 with the construction of a shopping center and was formerly part of a larger tract of land used for agricultural purposes. Past and current tenants at the shopping center have included dry cleaning businesses, auto repair services, multiple retail stores, grocery stores, restaurants, and offices. Land title information for the property lists private owners from 1926 to 1980. Briggs Chaney Associates Limited Partnership purchased the property on October 30, 1981, and on January 8, 1990, sold it to CM/CP Briggs Chaney Plaza Joint Venture. On May 22, 1996, Aquiport MidAtlantic acquired the property and on October 21, 1998, it was transferred to Aquiport Briggs Chaney Inc.

Environmental Concerns

On July 5, 1990, the on-site dry cleaning facility was cited by the Department for violations related to record keeping, employee training and an emergency contingency plan. On July 27, 1990, the Department determined that the facility had addressed all the violations and was in compliance.

Four limited subsurface investigations conducted between 1993 and 2000 identified two principal contaminants, methyl tertbutyl ether (MTBE) a common gasoline additive and perchlorethene (PCE) a common dry cleaning compound. MTBE was detected in groundwater (501 parts per billion [ppb]) and PCE was detected in soils (11390 parts per million) and groundwater (33 ppb). Other compounds detected included low levels of metals (arsenic, cadmium, thallium) in soils and traces of trichloroethene (TCE) in groundwater.

Voluntary Cleanup Program (VCP) Status

On April 17, 2000, Aquiport Briggs Chaney Inc. submitted a VCP application seeking a certificate of completion as a responsible person. The applicant intends to address the contamination attributed to on-site activities and expects that future use of the property will continue to be commercial. On June 13, 2000 the Department requested additional information to complete the application package. The Department is currently awaiting receipt of the information.

Facility Contact

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