



Maryland Department of the  
Environment

## FACTS ABOUT: RIPLEY SOUTH DEVELOPMENT (Voluntary Cleanup Program)

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### **Site Description:**

The Ripley South Development property was an eligible property in the Voluntary Cleanup Program (VCP). This property consists of 1.03-acres and is located at 1150 Ripley Street (formerly 1030, 1046 and 1050 Ripley Street) in Silver Spring, Montgomery County, Maryland. The property is bordered to the north by Ripley Street, beyond which is another VCP property, the Ripley Street Property. Bordering the property to the east is Colonial Lane, beyond which is a fellowship hall; and south and west of the property are commercial businesses.

There are no surface water bodies located on the property. The nearest surface water body, Rock Creek, is located approximately 1 mile southwest of the property. Groundwater flow direction beneath the property has been generalized to the west and southwest. The site and vicinity are served by municipal water and sewer systems provided by the Washington Suburban Sanitary Commission.

### **Site History:**

Based on the review of the Sanborn Insurance maps provided in the Phase I environmental site assessment for the property, the property was developed in 1927. Between 1927 and 2008, the property has been utilized as an industrial laundry and dry cleaning operation, bread distributor, federal office buildings, shoe repair shop and several automotive service and repair shops. All buildings located on the property were demolished and aboveground and underground storage tanks were removed, in 2008. Currently, the property has been developed into a residential complex and parking garage.

### **Environmental Investigations and Actions:**

The Oil Control Program and the Air and Radiation Management Administration (ARMA) of the Maryland Department of the Environment (Department) have separate case files for 1046 and 1050 Ripley Street, respectively. The Oil Control Program has an open case file for 1046 Ripley Street regarding the removal of a 2,000 gallon steel underground storage tank. The ARMA file for Covington Buick Shop, located at 1050 Ripley Street, contains a permit for a paint spray booth. The ARMA file contained no odor or nuisance complaints.

Phase I environmental site assessments were completed at the property in April 2005 and June 2007. In October 2008, a Phase II environmental site assessment was completed at the property which included the collection of surface and subsurface soil, groundwater and slab soil gas



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samples at the property. Subslab soil gas samples collected in April 2008 and soil and groundwater samples collected in September 2008, reported elevated concentrations of petroleum and dry cleaning compounds. Surface and subsurface soil samples also reported elevated concentrations of metals, benzo(a)anthracene, benzo(a)pyrene, and benzo(b)fluoranthene in the soils at the property.

Additionally, in October 2008, a seismic refraction survey was completed at the property in order to evaluate the present subsurface conditions for future construction purposes.

### **Current Status:**

Silver Spring Project, LLC submitted a VCP application package for the Ripley South Development property on June 27, 2007, seeking a Certificate of Completion as an inculpable person. Subsequent to the submittal of the VCP application package, Silver Spring Project, LLC submitted a request for expedited inculpable person status for the property. The Department granted expedited inculpable person status to Silver Spring Project, LLC for the Ripley South Development property on June 28, 2007. On February 17, 2009, the Department accepted the property into the VCP and requested the development of a proposed response action plan (RAP) to address the potential risk associated with ingestion of surface soils and groundwater beneath the property, and vapor intrusion to indoor air within future buildings at the property from volatile organic compounds and elemental mercury present on-site.

Silver Spring Project, LLC submitted the proposed RAP for the property on February 11, 2009. A public informational meeting to discuss the proposed RAP was held on April 6, 2009 at 7pm at the Silver Spring Library in Silver Spring, Maryland. The VCP approved the revised proposed RAP for the Ripley South Development property on April 20, 2010. Approval of the revised proposed RAP was based on future use of the property for restricted residential purposes. The approved RAP was successfully implemented at the property and on December 19, 2012, the Department issued a Certificate of Completion (COC) to Silver Spring Project, LLC for the Ripley South Development property for restricted residential, restricted commercial or restricted industrial use of the property with the adherence to the following restrictions: long-term monitoring requirement for indoor air and soil gas; maintenance requirements for asphalt, buildings, concrete and landscaped areas; sampling and disposal requirements for soil and groundwater encountered during excavation, vapor barrier requirement for new buildings, and the prohibition on the use of ground water beneath the property.

The VCP application for the Ripley South Development property have been closed and archived.



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