



Maryland Department of the
Environment

FACTS ABOUT: WASHINGTON METROPOLITAN TRANSIT AUTHORITY (WMATA) (Voluntary Cleanup Program)

Site Location

The Washington Metropolitan Area Transit Authority (WMATA) property, totaling 1.27 acres, is located at 8021 Georgia Avenue in Silver Spring, Montgomery County, Maryland 20910. The property is located in a heavily commercialized area and is bounded to the north by Stoddard Place, to the south by Burlington Road, to the west by Georgia Avenue and to the east by the Metropolitan Transit Authority red line subway track. The topography slopes slightly to the north and ground water is located between 6 and 12 feet below grade. The nearest surface water is Rock Creek approximately 3,100 feet northwest.

Site History

The National Institute of Dry Cleaning, Inc. later changed their name to the Dry Cleaning and Laundry Institute (DLI) occupied the site between 1927 and 1972. Operations on site included a dry cleaning facility, teaching laboratory and classrooms. WMATA purchased the property in 1972 and used it primarily as the Silver Spring Plant Field Base as a maintenance and storage facility. On April 30, 2007 Cypress Realty Investments, LLC purchased the property.

Environmental Investigations And Actions

In September of 1995, a Phase I Environmental Site Assessment (ESA) and a limited subsurface investigation were conducted at the WMATA property. The investigations identified chlorinated solvents in the soil and groundwater. In June 2002, a Phase II ESA was conducted, which identified the presence of chlorinated solvents, total petroleum hydrocarbons (TPH) and pesticides in the soil and chlorinated solvents and TPH in the ground water beneath the property. Five underground storage tanks (USTs) were also discovered during the investigation. In 2004, an updated Phase I ESA was conducted on the property, which did not identify any additional environmental concerns. In May 2005, a ground penetrating radar survey was conducted to identify and locate any more potentially unknown USTs. In January 2006, two previously undiscovered USTs adjacent to the previous five known USTs were located on the property. In March 2006, the seven USTs were removed under the oversight of the Oil Control Program. In July 2006, a phase II ESA was conducted that confirmed the presence of elevated levels of



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chlorinated solvents and petroleum constituents in the soil and groundwater and identified elevated levels of sub-slab soil gas on the property. In June 2011, during implementation of the response action plan, four USTs were identified along the northern property boundary along Stoddard Place. During excavation the soils were over excavated to seventeen feet below grade due to petroleum hydrocarbon and chlorinated solvent impacts. The excavation pit was filled with concrete in order to stabilize the building façade. In December 2011, three additional USTs were identified partially beneath the former maintenance building and courtyard near the original 7 USTs. In January 2012, four groundwater monitoring wells were installed; three along the northern property boundary along Stoddard Place and one on the western property line with Georgia Avenue. Groundwater sampling results revealed elevated concentrations of chlorinated solvents and petroleum compounds. In February 2012, one additional UST was located in the southeast portion of the property. The Department is currently performing an off-site investigation to characterize the extent of groundwater contamination that has migrated off the property.

The Department's State Assessment and Remediation Division is performing an off-site investigation in order to characterize the extent of groundwater contamination that has migrated off-site.

Current Status

On June 14, 2005, Cypress Realty Investments, LLC submitted a Voluntary Cleanup Program (VCP) application seeking a No Further Requirements Determination (NFRD) as an inculpable person for future limited residential use of the property. On September 15, 2006, the property was accepted into the VCP, but did not qualify for a NFRD; instead a response action plan (RAP) was necessary to address the identified contamination. On July 23, 2007, the RAP was approved. On July 16, 2014, the Department issued a Certificate of Completion for restricted residential, commercial or industrial use of the property.



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