



# ***Facts About...***

1200 and 1212 East West Highway  
(VOLUNTARY CLEANUP PROGRAM)

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## **Site Description:**

This 0.94-acre property consists of two parcels located at 1200 and 1212 East West Highway in a commercial and residential area of Silver Spring, Montgomery County, Maryland. Bordering the property to the north and east are residential developments. The property is bordered to the west by a parking garage and to the south by the Silver Spring Gateway VCP property.

The property is currently vacant and consists of two buildings, paved parking areas and landscaping. There are no surface water bodies located at the property and the site and vicinity are served by municipal water and sewer systems provided by the Washington Suburban Sanitary Commission.

## **Site History:**

According to the environmental report submitted for the property, the site was undeveloped farmland prior to 1940. The existing buildings located on the property were constructed in the 1950s. The building located at 1200 East West Highway has historically operated as an automotive sales facility. The building located at 1212 East West Highway has historically operated as a gas station and automotive repair facility.

## **Environmental Investigations and Actions:**

Several environmental investigations have been performed at the property. Four Phase I environmental site assessments (ESAs) were conducted at the property in October 2003, December 2003, and March 2007. A Phase II ESA was conducted at the property in April 2005, which identified free product in the soil in the vicinity of two underground storage tanks at the property and total petroleum hydrocarbons in the groundwater beneath the property. In an environmental investigation performed in August 2006, no free product was observed in the soils at the property; however soil samples collected on-site continued to identify petroleum-impacts to surface and subsurface soils.

In addition to the environmental investigations performed at the property, the Maryland Department of the Environment, Air Radiation and Management Administration (ARMA) and Oil Control Program (OCP) have several files regarding this site. The ARMA file contains information regarding the auto service station located at 1212 East West Highway, New Again Auto Service. There are no nuisance, odor, or emissions violations associated with New Again Auto Service.

The OCP has two closed cases for this site. In 1992, during a routine inspection for the removal of underground storage tanks (USTs) at the All Tune and Lube facility located at 1212 East West Highway, the OCP inspector noted that the USTs at the property had not been tested since 1988, were in need of repair, and still contained product. The facility owner was advised to have the tanks tested, drained, and sampled within the statutory time frame. Based on the results of the additional sampling, elevated concentrations of



benzene, toluene and xylenes were observed in the soil and groundwater in the vicinity of the USTs. A total of five USTs were removed from the property and two monitoring wells were installed to assess the horizontal extent of the identified contaminants. The soil in the area of the USTs was allowed to remain on site. Based on November 2003 field observations of the groundwater from the on-site monitoring wells, a notice of compliance was issued for the property on November 23, 2003.

In July and August 2003, four USTs were abandoned in place at 1200 East West Highway. All tanks were properly abandoned, however soil with concentrations of petroleum constituents was allowed to remain on site, as it did not pose a risk to human health or the environment. A notice of compliance was issued for the property on January 11, 2005.

**Current Status:**

Home Properties, LP submitted a request for expedited inculpable person status for the 1200 and 1212 East West Highway property on January 19, 2007. The Department granted expedited inculpable person status on January 24, 2007 with the requirement that Home Properties, LP submit a Voluntary Cleanup Program (VCP) application for the property within the following six months. Home Properties 1200 East West, LLC submitted an application package to the VCP on April 6, 2007, seeking a No Further Requirements Determination as an inculpable party. The VCP requested additional information in order to complete an evaluation of the property.

On January 25, 2008, Home Properties 1200 East West, LLC requested that the VCP application package for the 1200 and 1212 East West Highway property be withdrawn. The VCP application was withdrawn with all prior VCP correspondence void on February 5, 2008.

**Contact:**

For additional information, please contact the Land Restoration Program at (410) 537-3493.

**Last Update:** July 2008