



Facts About...

Westwood Shopping Center I
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 8.13-acre property is located at 5350-5460 Westbard Avenue in a zoned commercial area of Bethesda, Montgomery County, Maryland. Bordering the property to the east is Westbard Avenue, beyond which are several office buildings, gas stations, a bowling alley and apartments. North of the property are single-family residences, and to the south and west are condominiums.

Groundwater beneath the property flows to the east. The nearest surface water body is Little Falls Creek, located approximately 1,000 feet south of the property. 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 site assessments, prior to 1960, the property was undeveloped woodlands. The existing shopping mall was constructed in 1960. Currently, the shopping mall is improved with a one-story building subdivided into 17 tenant spaces, asphalt-paved parking area, and a driveway. The tenants include a dry cleaning facility, hair cuttery, and several retail stores.

Environmental Investigations and Actions:

Phase I environmental site assessments were conducted on the property in December 1991 and November 2004. A limited Phase II assessment, conducted in December 2004, identified tetrachloroethene (PCE) in the soil near the dry cleaning tenant space, which may have resulted from dry cleaning operations being conducted on the property since 1960.

The Department's Air and Radiation Management Administration has a file for the on-site dry cleaning facility, Fashion Craft Cleaners. Fashion Craft Cleaners is listed as a small quantity hazardous waste generator for the PCE sludge and spent filters derived from the use of PCE in the dry cleaning operation. There are no nuisance, odor, or emissions violations associated with the dry cleaning facility.

Current Status:

CAP Acquisition, LLC received expedited inculpable person approval from the Voluntary Cleanup Program ("VCP") on February 14, 2005, and submitted a VCP application package on August 4, 2005, seeking a No Further Requirements Determination. The Department issued a No Further Requirements Determination for the property on August 22, 2006, conditioned on use of the property for restricted commercial or restricted industrial purposes and certain soil excavation requirements, certain maintenance requirements for the dry cleaning tenant space, and a prohibition on the use of groundwater beneath the property for any purpose.

Westwood Shopping Centre, LLC submitted a second VCP application package on September 8, 2005 seeking a No Further Requirements Determination as an inculpable person. The Department issued a No Further Requirements Determination to Westwood Shopping Centre, LLC, as a responsible person on August 22, 2006, conditioned on use of the property for restricted commercial or restricted industrial purposes and certain soil excavation requirements, certain maintenance requirements for the dry cleaning tenant space, and a prohibition on the use of groundwater beneath the property for any purpose.

On September 25, 2006, Westwood Shopping Centre, LLC submitted another VCP application seeking a No Further Requirements Determination for use of the property for restricted residential purposes. The Department issued a No Further Requirements Determination to Westwood Shopping Centre, LLC, as a responsible person on October 27, 2006, conditioned on use of the property for restricted residential, restricted commercial, or restricted industrial purposes and certain soil excavation requirements, certain maintenance requirements for the dry cleaning tenant space, and a prohibition on the use of groundwater beneath the property for any purpose.

Contact:

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