



FACTS ABOUT: Used Tire Shop Property (VOLUNTARY CLEANUP PROGRAM)

Site Location

This 0.67-acre property is located at 649 University Boulevard East in a mixed residential and commercial area of Silver Spring in Montgomery County, Maryland. The area generally slopes to the southwest towards the Long Branch, a tributary of Sligo Creek, located less than 700 feet of the property. The property is serviced by public water and sewer.

Site History

A one story service station building was constructed in 1961 on undeveloped land. The building was demolished, except for the foundation, in February 2013. The remainder of the property consists of asphalt-covered or unpaved parking and small landscaped areas. The site was initially occupied by Al's Transmission, an auto repair business. From 2003 to 2012, Tire Depot Express operated at the property.

Environmental Investigations And Actions

A Phase I Environmental Site Assessment (ESA) completed in February 1998 identified petroleum stains in the vicinity of an aboveground storage tank (AST), in the rear parking lot, and in the drums storage area within the building. Spilling and staining was observed in the vicinity of six hydraulic lifts utilized within the garage portion of the building. A Phase II ESA completed in October 2003 indicated that the AST was removed prior to 2003; however, staining was observed in the vicinity where the AST had been located. A new Phase I and Phase II ESA reports were completed in February 2013 as part of an application for participation into the Voluntary Cleanup Program (VCP). During a Phase II subsurface investigation soil and groundwater samples were collected at the site and the results of the sampling revealed volatile organic compounds contamination in soil and groundwater above the Department's cleanup standards.

Current Status

On February 25 2013, Angkor Thom, Inc. submitted a VCP application for the property as a responsible person. Additional Phase II ESA data were collected between April and September 2013. The results of the sampling did not reveal any contamination in soil and groundwater above the Department's residential cleanup standards. On December 19, 2013, the VCP issued a No Further Requirements Determination for the Use Tire Shop property conditioned on use of the property for restricted commercial or industrial purposes with a prohibition on the use of groundwater beneath the property.

