



Facts About...

Georgetown Square Shopping Center (Voluntary Cleanup Program)

Site Location

The 10.26-acre Georgetown Square Shopping Center property is located at 10400 Old Georgetown Road, in Bethesda, Montgomery County, Maryland. The property is currently a multi-tenant shopping center with associated parking lot. The property is bounded to the north by Rock Spring Drive with undeveloped wooded area beyond, to the west by Walter Johnson High School, to the south by Democracy Boulevard with residences beyond, and to the east by Old Georgetown Road with a gas station, medical center and residences beyond.

Site History

Prior to development of the shopping center in 1973, the property was used as agricultural land. A dry cleaner has been present at the property since at least 1973. Over time, the dry cleaner facility was known as Devon Cleaners, Sta-Brite Cleaners, Democracy Cleaners, Democracy Square Cleaners, Georgetown Square Cleaners and Galaxie 5 Cleaners. The dry cleaning facility operated an open loop machine prior to 1995 when a closed loop machine was installed. The dry cleaner ceased operations in 2009 and the tenant space is now occupied by a bank. There is currently a drop-off dry cleaner location, Prestige Cleaners, at the property.

Environmental Investigations and Actions

In March 2003, a Phase I environmental site assessment (ESA) was completed that identified the dry cleaning operation as a recognized environmental condition and recommended further investigation to assess possible contamination from current and historic dry cleaning operations. The ESA also noted that a 10,000-gallon heating oil tank was removed on December 8, 1995 and samples collected during the removal identified no contaminants. The Phase I also documented the use of an AST for an emergency generator for Giant Foods.

As a follow up to the Phase I ESA, a Limited Phase II ESA was completed in March 2003 to evaluate whether dry cleaning operations had impacted the property. Three soil samples and one groundwater sample were collected from the area immediately to the east of the dry cleaner tenant space. No contaminants were detected in any samples.

In July 2010, another Phase I ESA was completed on the property that identified three Oil Control Program cases and the historic presence of the dry cleaner as recognized environmental conditions.

In January 2011, a Phase II was completed that included the collection of one soil gas sample and eight indoor air samples at the property. The indoor air and soil gas samples identified the presence of significant concentrations of tetrachloroethene (PCE) in indoor air and soil gas in the vicinity of the previous dry cleaner tenant space. Additional samples included groundwater and soil samples that appear to show the contamination is limited to the vicinity of the former dry cleaner.



Current Status

On February 4, 2011, Georgetown Square Limited Partnership submitted a VCP application as a responsible person seeking a Certificate of Completion for future restricted commercial (Tier 2) use of the property. On February 8, 2011, the Land Restoration Program required an immediate response to address indoor air concentrations of PCE in two tenant spaces. On February 15, 2011, air filters were installed in the two tenant spaces. The Land Restoration Program is currently overseeing the immediate action and reviewing the VCP application package for the property.

Contact

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

Last Update: February 2011

