



Facts About...

Rockville Town Square I
(Voluntary Cleanup Program)

Site Location

The 5.695-acre Rockville Town Square I property, located at 222 North Washington Street in Montgomery County, is surrounded by mostly commercial properties in downtown Rockville including an office building to the north, an office building and an Exxon gas station to the west across Washington Street, an apartment complex to the south and a parking lot to the east. A Crown service station is located northwest and upgradient of the site.

Site History

Prior to 1950, the property included several residences and one gas station located on the northwest corner of the site. During the 1950s, the shopping center was constructed and the dry cleaner has been operating in the shopping center since construction. In 1997, the dry cleaner moved within the shopping center from the upper level to the lower level. The original location of the dry cleaner is now the produce section of the grocery store. The shopping center also currently houses a grocery store, drug store, printing facility, dialysis facility, several restaurants and several retail stores.

Environmental Investigations

Several sampling events have been conducted on the property. In February 1997, sub slab soil samples collected beneath the current dry cleaner location confirmed the presence of solvents. In September 1997, a Phase I environmental site assessment of the property identified the dry cleaner, printing shop and art store as potential sources and also identified the presence of a historic service station on the northwest corner of the property. A subsequent Phase II site investigation in October 1997 included the collection of four soil samples and one groundwater sample on the property and identified the presence of solvents in the groundwater and soils on the western portion of the site.

In June 2003, an investigation on the adjacent property identified solvents in the groundwater beneath the parking lot down gradient of the site. Based on the results of the previous investigation, a Supplemental Phase I environmental site assessment in July 2003 identified the dry cleaning facility as the only potential source of solvents on the property. In September 2003, a limited subsurface investigation was completed to identify the extent of the solvent plume in groundwater. Groundwater and soil samples collected from the adjacent parking lot identified the presence of solvents in soils and groundwater. Soil gas samples collected beneath the dry cleaner also identified the presence of solvents. Groundwater samples identified the presence of petroleum contamination in one localized area along the western property boundary down gradient of the Crown service station.

In January 2004, indoor air samples were collected from three tenant spaces of the shopping center in the vicinity of the former dry cleaner to assess the potential vapor intrusion pathway.



Current Status

On August 11, 2003, Federal Realty Partners, the property owner, submitted an application to the Voluntary Cleanup Program seeking a No Further Requirements Determination (NFRD) as a responsible person for future commercial use for the property. On April 7, 2004, RD Rockville, LLC, a prospective purchaser, submitted an application seeking an NFRD as an inculpable person. On April 24, 2004, the VCP issued an NFRD for use of the property for commercial or industrial purposes. Physical maintenance requirements included in the NFRD included a groundwater use prohibition and certain requirements for future soil excavation and disposal and required installation of a vapor barrier in future buildings constructed in a designated area.

In March 2006, based on excavation and disposal of impacted soils, RD Rockville submitted a request for a reissuance of the NFRD without the excavation, disposal and vapor barrier requirements. The VCP reviewed the supporting data and issued a revised NFRD to RD Rockville, LLC on April 11, 2006 for use of the property for commercial or industrial purposes. The revised NFRD continues to include a prohibition on the use of groundwater at the property.

Contact

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

Last Update: February 2010