



FACTS ABOUT: Mallory Square Phase 1 (VOLUNTARY CLEANUP PROGRAM)

Site Location

This 5.09-acre property is located at 9435 Key West Avenue in a mixed residential and commercial area of Rockville in Montgomery County, Maryland. The area generally slopes northwest towards Muddy Branch, located less than one mile of the property. The property is serviced by public water and sewer.

Site History

A one story office building was constructed on the undeveloped property in 1974 and was occupied by the offices of the Bureau of National Affairs Washington, Inc. The remainder of the property consisted of asphalt-covered parking lot and landscaped areas. The building was demolished in July/August 2013. The property is being redeveloped with a 4-story apartment building.

Environmental Investigations And Actions

A Phase I Environmental Site Assessment (ESA) and limited soil & groundwater testing were completed in 2011. No contamination was detected in the only two soil samples collected at 30 feet bgs. Two heating oil underground storage tanks (USTs) and soil surrounding USTs were excavated and removed from the adjacent property in May 2013. The confirmatory soil samples from the bottom and side walls of excavation did not reveal total petroleum hydrocarbons (TPHs) and volatile organic compounds (VOCs) in soil above the Department's residential cleanup standards.

A new Phase I ESA report was submitted in June 2013 for the property as part of an application for participation into the Voluntary Cleanup Program (VCP). In July 2013 the Department approved a work plan for Phase II ESA. During a Phase II subsurface investigation, soil, soil gas, and groundwater samples were collected at the property and the results of the sampling did not reveal TPHs, VOCs, and semi-volatile organic compounds above the Department's residential cleanup standards.

Current Status

On June 12, 2013, Mallory Square Partners I, LLC submitted a VCP application for the property as an inculcable person. On October 9, 2013, the VCP issued a No Further Requirements Determination for the Mallory Square Phase 1 property conditioned on use of the property for



restricted residential purposes with a prohibition on the use of groundwater beneath the property.
The planned future property use is residential.

