



Maryland Department of the
Environment

FACTS ABOUT: Talbott Center (Voluntary Cleanup Program)

Site Description:

The 2.08-acre Talbott Center property is located at 1043 Rockville Pike in Rockville, Montgomery County, Maryland. The property is bounded to the north by an apartment complex, to the south by a vacant graded lot, to the east by Rockville Pike with retail shopping centers beyond, and to the west by apartment buildings and condominiums.

Site History:

Talbott Center is a multi-tenant shopping center. A dry cleaning facility, Edna's Cleaners, has operated at the property since 1978. A floor drain in the cleaners tenant space was closed in 1996. In late 2006, dry cleaning operations changed to a non-chlorinated cleaning solvent.

Environmental Investigations and Actions:

In February 2006, a Phase I environmental site assessment (ESA) was completed that identified the on-site dry cleaner, Edna's Cleaners as a potential environmental concern. The report also noted poor housekeeping practices in the facility, presence of a floor drain near the solvent storage/usage area and lack of secondary containment in the storage area behind the tenant space as increasing the potential for impact at the property.

In May 2006, a Phase II ESA included the collection of six sub-slab soil gas samples from three borings. All collected samples contained PCE.

In April 2007, a Supplemental Site Investigation was completed that included the collection of three surface soil, three subsurface soil, three groundwater samples, and four indoor air samples. Two of the groundwater samples showed slightly elevated levels of PCE in the groundwater.

Following submittal of an additional Voluntary Cleanup Program (VCP) application sub-slab soil gas samples were collected within the dry cleaner space and utility corridor during November 2010 and February 2011. A soil venting pilot test was conducted and additional sub-slab samples were collected during July 2011. The results of the sub-slab soil gas sampling indicated concentrations of chlorinated solvents above residential screening levels were present in the vicinity of the former drain line.



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Current Status:

On September 19, 2006, Talbott Center Associates LLC submitted an application as a responsible person to the VCP seeking a No Further Requirements Determination (NFRD) for residential use of the property. On March 1, 2007, the application was revised for commercial use of the property. On May 24, 2007, the VCP issued an NFRD for commercial or industrial use of the property with a prohibition on the use of the groundwater beneath the property for any purpose.

On August 13, 2010, Talbott Center Associates LLC submitted an application as a responsible person to the VCP seeking a NFRD for residential use of the property. On March 21, 2012, the application was accepted for participation in the program and the participant notified that a proposed Response Action Plan (RAP) be developed to address the elevated levels of chlorinated solvent in the sub-slab soil gas beneath the property. The RAP was submitted on August 7, 2012. The public informational meeting is scheduled for September 11, 2012.



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