



Facts About...

Randolph Hills Shopping Center (Voluntary Cleanup Program)

Site Description:

This 8.47-acre property, located at 4816 – 4890 Boiling Brook Parkway and 11608 – 11634 Boiling Brook Place, is in a zoned commercial area of Rockville, Montgomery County, Maryland. The property is bordered to the north and east by Boiling Brook Parkway, beyond which are single family homes. Bordering the property to the south and west are commercial businesses.

The property is improved with five multi-tenant buildings, paved parking areas and landscaping. The shopping center contains approximately 21 tenants, which include a dry cleaner, retail stores, restaurants, showrooms, and classroom facilities. The property continues to be utilized as a commercial shopping center.

Groundwater flow direction beneath the property is to the northeast and the nearest surface water body is an intermittent tributary of Rock Creek, northeast of the property along Boiling Brook Parkway. The site and vicinity are served by municipal water and sewer systems provided by the Washington Suburban Sanitary Commission.

Site History:

The existing buildings at the property were constructed between 1951 and 1979. The current owners, Randolph Properties, Ltd., purchased the property in 1986.

Environmental Investigations and Actions:

Dry cleaning operations have been conducted at the property since 1979. A subsurface investigation, conducted at the property in 2004, consisted of the collection of soil and groundwater samples which reported elevated levels of chlorinated solvents and petroleum compounds in the area of the dry cleaner tenant space.

A Phase I environmental site assessment (ESA) conducted on the property in August 2008 identified the dry cleaning operation as potential sources of contamination to the soil and groundwater beneath the property. Additionally, the assessment noted that an upgradient property, along Boiling Brook Parkway was associated with a closed Oil Control Program (OCP) leaking underground storage tank (LUST) case. The upgradient LUST case was closed in 1992.

In September 2009, an additional environmental investigation was conducted at the property which included the collection of soil, groundwater and subslab soil gas samples from the property. The assessment identified tetrachloroethene (PCE), a solvent used in the dry cleaning industry, in the groundwater samples collected from beneath the property. The subslab soil gas samples collected from beneath the slab of the dry cleaning tenant space reported concentrations of PCE and its breakdown products.

In December 2009, an additional environmental investigation was conducted at the property that included the collection of subslab soil gas and indoor air samples from tenant spaces located in the same



building as the dry cleaner tenant. The additional sampling identified elevated levels of PCE within the indoor air of the sampled tenant spaces. Based on the concentration of PCE and breakdown products in the indoor air, the VCP requested that the applicant to immediately implement a remedy to address the concentrations of PCE and its breakdown products found in the indoor air. Migration pathways at the shopping center are currently being investigated.

Current Status:

Randolph Properties, Ltd. submitted a Voluntary Cleanup Program (VCP) application for the property on January 30, 2009, and a revised VCP application on March 17, 2009, seeking a Certificate of Completion as a responsible party. After reviewing the submitted application package and subsequent documentation, the VCP concurred that a Response Action Plan (RAP) was necessary for the property.

On March 29, 2010, the Department accepted the Randolph Hills Shopping Center property into the VCP and requested the development of a proposed RAP in order to address potential risks associated with the property. The Department is currently awaiting the submittal of the proposed RAP for the property.

Contact:

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

Last Update: April 2010

