

**Former Kodak Processing Plant Property  
(One Choke Cherry Road Property)  
1 Choke Cherry Road (Parcel 1A),  
Montgomery County, Maryland  
(Voluntary Cleanup Program)**

***Site Description***

This 8.93-acre property, located in Rockville, Montgomery County, is undeveloped and surrounded by mixed-use residential and commercial developments. The property is bordered to the south by Interstate 270 (Rockville Pike) and an undeveloped parcel of land belonging to the King Farm complex. Access to the property is unrestricted with temporary fencing installed around a stormwater retention pond located in the north-northeastern portion of the property and a shallow basin that was the former location of the photo processing facility in the central portion of the property.

Municipal water and sanitary sewer services are provided to the property and vicinity. Four domestic wells are located within a half-mile radius, southwest of the property. Groundwater beneath the property occurs under unconfined conditions in the shallow aquifer and confined conditions in the deep aquifer. Groundwater flow is highly variable at the property: along the southern portion of the property, the flow is radial; along the western portion of the property the shallow aquifer does not exist; and, in other areas of the property, groundwater flow in the shallow aquifer is directed to the east and southeast. The nearest surface water body is an unnamed tributary of the Watts Branch located 1000' to the southeast.

***Site History***

The property was privately owned prior to 1960 and utilized for agricultural purposes until 1967. On August 18, 1960, Washington Technology Parks purchased the property as part of a larger tract of land. On May 28, 1963, the property was sold as two parcels to DANAC Real Estate Investment Corporation. Kodak purchased the property on October 15, 1965 and, in 1967, began construction of the photo processing facility. In 1988, Qualex, a subsidiary of Kodak, assumed operations and in 1994, Lerner, a subsidiary of Qualex, began operations at the facility. On October 15, 1998, JBG/JER Shady Grove L.L.C., purchased the property and leased the facility to Kodak to continue photo processing operations. In July 1999, operations at the facility ceased and in September 1999, Kodak began demolition activities, which were completed in March 2000.

Between 1967 and July 1999, photographic film processing operations occurred in the basement of a single story building. The facility maintained permits during its operative years for heating oil tanks, wastewater discharge, and controlled hazardous substances. A variety of chemicals such as metal reagents, mineral spirits, and caustic and acid solutions were utilized in the photo processing operation. These chemicals were stored in a variety of receptacles (e.g. drums, buckets, aboveground storage tanks) inside the solvent room and laboratory located in the basement. Spent silver, mineral spirits, and cyanide generated by the photo processing operations were discharged to a network of floor drains and sumps that entered the sanitary sewer system and an on-site dry well, located adjacent to the solvent room. Spent chemical sludge was also transported off-site as hazardous waste. In October 1990, the floor drain that discharged to the dry well was plugged.

Since the mid-1980s, the Maryland Department of the Environment (MDE), Hazardous Waste Program, has been monitoring the property for environmental concerns related to controlled hazardous substances. Between 1989 and 1997, the facility was frequently cited by the Washington Suburban Sanitary Commission for violations of their wastewater discharge permit. In 1997, a pre-treatment system was installed to improve the metal recovery system and to reduce pH levels in wastewater. On September 12, 1990, two underground storage tanks (USTs) containing fuel oil were removed from the facility. Oversight was provided by MDE.

In 1994, a spill of 1500 gallons of fixing solution (i.e. ammonium thiosulfate) occurred inside the chemical mixing area of the basement. Details were not provided as to whether remedial activities

were performed to address impacts from the spill. Between 1967 and 1996, waste mineral spirits from the brush cleaning operations were discarded in the vicinity of the basement loading dock. In February 1996, MDE's Emergency Response Division was notified of this improper disposal practice and an investigation ensued to characterize and remediate the site. Remedial activities were performed between April and October 1996 to remove soils impacted by waste mineral spirits.

Multiple environmental investigations conducted between 1990 and 2003 have identified soil and groundwater contamination on the southern portion of the property beneath the basement. Soil contaminants detected included low levels of semi-volatile organic compounds (benzo-[a]-anthracene, benzo[b]fluoranthene) and elevated levels of inorganics (arsenic, sulfides, cyanide). Groundwater contaminants detected were volatile organic compounds in the shallow aquifer and metals in the deep aquifer. In the shallow aquifer, the principal contaminants were chloroform, 1,1-dichloroethene, acetone, 1,1-dichloroethane, 1,2-dichloroethane, 1,1,1-trichloroethane and 1,1,2-trichloroethane, and traces of arsenic and selenium. In the deep aquifer, arsenic and selenium were identified. Groundwater contaminants were not detected in the domestic wells sampled in 2000. Future use of the property is for office space.

### ***Voluntary Cleanup Program (VCP) Status***

On October 31, 2000, JBG/JER Shady Grove L.L.C. submitted a VCP application seeking responsible person status and a Certificate of Completion. On December 22, 2000, the Department confirmed the applicant's responsible person status and approved the property for participation in the VCP contingent upon supplemental sampling.

On December 13, 2000, a VCP application was submitted by 360 North Pastoria Environmental Corporation (a subsidiary of Eastman Kodak Company) seeking responsible person status and a Certificate of Completion. On February 12, 2001, the Department confirmed the applicant's responsible person status and approved the property for participation in the VCP contingent upon the submission of supplemental information.

On April 24, 2003, JBG/JER Shady Grove LLC, submitted separate amended VCP applications for the property which was subdivided into Parcel 1A (8.92 acres) and Parcel 1B (1.35 acres). Based on the subdivision of the property, soil contaminants are localized to Parcel 1B. On April 28, 2003, VCP received an amendment to the application for Parcel 1A, which modified the future property use to commercial from limited residential. On June 24, 2003, the Department received a request from JBG/JER Shady Grove, LLC to modify the future property use from commercial back to limited residential. On September 17, 2003, the Department confirmed the applicant's status as a responsible person and issued a NFRD contingent upon future limited residential use with a groundwater use prohibition.

### ***Site Contact***

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