



Facts About...

Lot 9F(1) (Portion of the Kodak Processing Plant, Lot 9A Property) (VOLUNTARY CLEANUP PROGRAM)

Site Location:

The Lot 9F(1) property (previously known as the Lot 9A, former Kodak Processing Plant property) consists of one parcel of land totaling 0.247-acre and is located at the intersection of Choke Cherry Road and Piccard Drive in Rockville, Montgomery County, Maryland. The site is currently vacant land. The site is surrounded by mixed-use residential and commercial developments. The property is bounded to the south by a hotel and commercial office building, to the north by Choke Cherry Road and commercial office buildings, to the west by commercial office buildings and Shady Grove Road and to the east by the King Farm residential development. Access to the property is restricted due to a temporary chain link fence that follows the property perimeter.

Municipal water and sanitary sewer services are provided to the property and surrounding area. Groundwater beneath the property occurs under unconfined conditions in the shallow aquifer and confined conditions in the deep aquifer. Groundwater flow is fractured driven and highly variable across 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 feet to the east.

Site History:

The property was utilized for agricultural purposes prior to 1967. In August 1960, Washington Technology Parks purchased the property as part of a larger tract of land. In May 1963, the property was sold to DANAC Real Estate Investment Corporation. Kodak Processing Laboratory, Inc. purchased the property on October 15, 1965 and began construction of a photo processing facility in 1967. In October 1998, JBG/JER Shady Grove, LLC 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. On October 31, 2000, JBG/JER Shady Grove LLC submitted a Voluntary Cleanup Program (VCP) application for the property (Parcel 1A), which was later subdivided into Parcel 1A and Parcel 1B. On March 24, 2003, the application was amended for Parcel 1B and renamed Lot 9A. On January 12, 2006 the application was once again amended and the ownership name was changed to JBG/Shady Grove Land, L.L.C. On September 20, 2007, Lot 9A was accepted into the program and received approval to conduct a response action plan. On August 24, 2007, another amended application was submitted that identified a small portion of the Lot 9A property (0.24-acre) as being subdivided and removed from the application. This new area is identified as the Lot 9F(1) property.

Environmental Investigations and Actions:

Multiple environmental investigations conducted between 1990 and 2003 have identified soil and groundwater contamination on the southern portion of the property. In August 2007, a limited Phase II Environmental Site Assessment was conducted on this 0.247-acre portion of land. The investigation did not identify any environmental issues associated with the soil or soil gas on the property.



Current Status:

On January 12, 2006, JBG/JER Shady Grove, L.L.C., submitted an amended VCP application that changed the ownership name to JBG Shady Grove Land, L.L.C., and identified Parcel 1B as Lot 9A. On September 20, 2006, the Department approved the proposed response action plan based upon the future use of the property for restricted commercial or restricted industrial purposes. On September 10, 2007, a new VCP application was submitted to the Department that identified the small portion of land (0.247-acre) separated from the Lot 9A property and now known as Lot 9F(1). On October 2, 2007, the Department issued a No Further Requirements Determination conditioned on use of the property for restricted residential (Tier 1B), restricted commercial (Tier 2B) or restricted industrial (Tier 3B) purposes with a prohibition on the use of ground water located beneath the property.

Contact:

Jim Metz Maryland Department of the Environment (410) 537-3493
Voluntary Cleanup/Brownfields Division

Last Update: October 31, 2007

