



Facts About...

Rockville Town Square II
(Voluntary Cleanup Program)

Site Location

This 3.44-acre property is located at 200 East Middle Lane in a commercial area of downtown Rockville, Montgomery County, and consists of three contiguous parcels (parcels N070, N146 and P148). At the time the Voluntary Cleanup Program (VCP) application was submitted, the property was utilized as asphalt-paved parking lots. A fourth parcel (0.79-acre), a former section of Maryland Avenue, was also included in the VCP application. Surface water flows southeast across the property towards East Middle Lane where it enters the Rockville storm water management system. Municipal water and sanitary sewer services are provided to the site and the vicinity.

Site History

Prior to 1970, a building and lumber supply business (Standard Supplies Company) and a sheet metal works occupied different areas of the properties. In 1949, apartments existed in the southeast section of the property. The City of Rockville acquired parcel P148 in 1966, parcel N070 in 1970 and parcel N146 in 2000.

Environmental Investigations and Actions

In October 1997, a site investigation was completed on the adjacent Magruder's Center property (Rockville Town Square I), the site of an active dry cleaning facility. Additional subsurface investigation occurred at the property in June and July 2003. Results of these investigations identified the presence of a dry-cleaning solvent plume extending across the southwestern corner of parcel P148.

Groundwater sampling in the plume revealed cis-1,2-dichloroethene (92 ug/L), tetrachloroethene (1100 ug/L), and trichloroethene (73 ug/L) at levels above the Maryland Department of the Environment (MDE) groundwater cleanup standard. The samples also exceeded the MDE groundwater cleanup standard for total petroleum hydrocarbons - gasoline range organics (1900 ug/L), methyl-t-butyl-ether (1800 ug/L) and benzene (26 ug/L).

Current Status

On August 11, 2003, the Mayor and Council of Rockville submitted a VCP application for the property seeking a No Further Requirements Determination (NFRD) as an inculpable person. On April 7, 2004, a second applicant (RD Rockville, LLC) applied to the VCP seeking a NFRD as an inculpable person. Following receipt of supplemental sampling information, the MDE issued an NFRD for the property on December 1, 2003. The Mayor and City Council requested a revised NFRD that was issued on February 23, 2004.



Recordation of the NFRD in the land records was completed on March 19, 2004. The NFRD was issued contingent upon future industrial or commercial use of the property (residential use only above the first floor), a soil excavation and disposal requirement, the use of a vapor barrier in an area of the property identified as Block 3B and a prohibition on the use of groundwater beneath the property for any purpose.

Planned or Potential Future Action

The property redevelopment will include a mix of commercial and residential uses. It also will include the new Rockville Regional Library and a public square that will host special events and concerts.

Contact

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

Last Update: 1/11/10

