



Facts About...

Former Kodak Processing Plant Parcel 1B Property (VOLUNTARY CLEANUP PROGRAM)

Site Location:

This 1.35-acre property, located at 7 Choke Cherry Road 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), a parcel of land currently being developed as a mixed use commercial/residential complex, and to the north by Parcel 1A, which has been developed as an office 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:

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.

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 beneath the former 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 a multi-story parking garage.



Current Status:

On October 31, 2000, JBG/JER Shady Grove L.L.C., submitted a VCP application seeking a Certificate of Completion as a responsible person. 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 July 9, 2003, the VCP notified JBG/JER Shady Grove LLC that the property was accepted into the program but was not eligible for a No Further Requirements Determination. Instead, a Response Action Plan (RAP) would be necessary. On September 20, 2006 the Department approved the revised RAP for Parcel 1B.

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