



106 NORTH FREDERICK AVENUE PROPERTY (BMI# MD1519)

What You Need to Know

Site Location

The 106 North Frederick Avenue property is located at that address in Gaithersburg, Montgomery County, Maryland. The property consists of two parcels, totaling 0.482-acres and is situated in a mixed residential and commercial area. The property is bounded directly to the east by North Frederick Avenue and a gas station, generally to the north, west, and south, other commercial businesses and a few residences. Water and sewer for the property are supplied by WSSC Water. Surface water from the property discharges to the local stormwater system; the closest surface water is Long Draught Branch, located 500 feet to the southeast of the property.

Site History

The property was occupied by a cobbler prior to the 1920s when a building was constructed that, until the 1950s was used as a residence and a battery store. In the 1950s, a dry cleaner, Hershey's Cleaners, began operations at the property. The dry cleaners had ceased operations prior to 2010.

Environmental Investigation

Several Phase I environmental site assessments (ESAs) have been conducted and they noted the former dry cleaner as the primary recognized environmental condition for the property. In 2017, a Phase II environmental site assessment was conducted at the property, which identified tetrachloroethene, a dry-cleaning fluid, and its breakdown products in the soil, groundwater, indoor air, and sub-slab soil vapor. Petroleum compounds, including gasoline and diesel range organics, were also identified in the soil, groundwater, indoor air, and sub-slab soil vapor.

In a proactive move, the applicant installed a sub-slab depressurization system beneath the building and adjusted the fresh air exchange of the HVAC for the indoor air space; this reduced the contaminant concentrations in the sub-slab soil vapor and the indoor air to below the non-residential MDE cleanup standards.

Current Status

On October 25, 2017, MCCW Gaithersburg, LLC, submitted an application to the Voluntary Cleanup Program (VCP) requesting inculcable person status and seeking a No Further Requirements Determination for Tier 2B, Commercial Restricted, future use of the property. The property was issued a No Further Requirements Determination on December 10, 2018 for Tier 2B, Commercial Restricted, future use of the property with a restriction prohibiting the use of groundwater for any purpose, long-term indoor air and sub-slab soil vapor monitoring, and that

the design and construction of any new buildings shall include a vapor barrier or other effective measures.