



FIELDS ROAD CENTER (MD1696)

What You Need to Know

Site Location

This 1.98-acre property located at 15809-15813 Frederick Road and 15825-15859 Redland Road in Rockville, Montgomery County, Maryland, is in a mixed commercial and residential land use area. The property slopes northeast, towards Crabbs Branch, a tributary of the Rock Creek. The property is served by municipal water and sewer.

Site History

The property was undeveloped agricultural land before development in the 1960s when the first commercial structure was built. In January 2018, the property comprised two commercial buildings on an L-Shaped parcel with an asphalt paved parking lot and landscaped areas. Eleven tenant spaces were in a building along the back boundary of the property. Three tenant spaces, including a dry cleaner at 15813 tenant space, were located along Frederick Road.

Environmental Investigation

The January 2018 Site Assessment report and the results of numerous subsequent sampling events indicated the presence of volatile organic compounds (VOCs) in the soil next to the dry cleaner and in soil vapor beneath the dry cleaner. The soil, soil gas, and indoor air at the property were contaminated with chlorinated solvents due to dry-cleaning activities conducted in the 15813 Frederick Road tenant space between the mid-1990s and 2018.

A sub-slab depressurization system was installed at the property to remediate the indoor air in the former dry cleaner tenant space at 15813 and two adjacent tenant spaces at 15809 and 15811 on September 30, 2019. The indoor air sampling results conducted in October 2019, after the sub-slab depressurization system (SSDS) startup, confirmed the indoor air quality inside the 15809, 15811, and 15813 tenant spaces complied with the Maryland non-residential ambient air target levels.

Current Status

In April 2018, MFVI Redland Road, LLC submitted a VCP application for the property as an inculcable person. Afterward, MFVI Redland Road, LLC withdrew from VCP and entered the subject property into the Controlled Hazardous Substance (CHS) Program in August 2019.

After SSDS installation, as an added measure of protection, the land and activity use restrictions were placed on the property to prevent current and future property users from being exposed to the existing soil and soil gas contaminants. The Environmental Covenant was recorded with Montgomery County Circuit Court Clerk's Office in February 2020. The No Further Action Determination from CHS Program was issued in February 2020.

