

**Lot 2, Danac Technology Park Property
3 Choke Cherry Road
Rockville, Maryland
(Voluntary Cleanup Program)**

Site Description

This 6.96-acre property, located in Montgomery County, is surrounded by mixed-use commercial and residential development. The property is bordered to the south by Interstate 270 (Rockville Pike); to the north by a commercial office building; to the west by Shady Grove Road and to the east by the former Kodak processing plant, a photo processing facility. A 41,800 square foot building, built in 1971, was located on the property but was demolished in 2003. The site and vicinity receive public water and sanitary sewer service.

Topographically, the site is generally flat with overland flow is toward the west. The nearest surface water body is an unnamed stream located approximately 1,000 feet east of the property. This unnamed stream flows southeasterly and discharges to Watts Branch, which ultimately discharges into the Potomac River. Shallow groundwater flow is to the west and southwest under unconfined conditions.

Site History

The property is comprised of two contiguous parcels. In 1915, William Ricketts, Emily R. Ricketts and Martha Ricketts purchased the property. The property was subdivided and one parcel sold was to William King in 1938 and the other to J. Eza Troth in 1941. In 1960, Washington Technological Park purchased both parcels. In 1963, DANAC Real Estate Investment Corporation purchased the property. The current owner, TA/Western, LLC, purchased the property in 1998.

Prior to development in 1970, the property was utilized for agricultural purposes. The 41,800 sq. ft building was leased to Science Applications International Corporation (SAIC), which operated a laboratory in the partial basement from 1971 to 1991. SAIC performed instrument calibration and laboratory analysis under a State of Maryland Radioactive Material License. From 1991 to 1993, the laboratory was decommissioned and all associated equipment, hoods, piping and a section of sewer line were removed and disposed of as radioactive waste. In October 2001, an evaluation of the radiological status of the building did not detect any radiation above natural background levels. Limited environmental investigations conducted in early 2003 identified elevated groundwater concentrations of petroleum hydrocarbons and chlorinated solvents (1,1 dichloroethene) and elevated levels of arsenic in the surficial soil samples.

Voluntary Cleanup Program (VCP) Status

On April 24, 2003, JBG/SG Land, LLC, the prospective purchaser, submitted an application to the VCP seeking a No Further Requirements Determination (NFRD) as an inculpable person. Future redevelopment plans include the construction of an office building, which will be occupied by the General Services Administration (GSA). On June 24, 2003, the Department received a request from JBG/SG Land to amend the application by changing the future property use from commercial back to limited residential. Based on the results of additional sampling completed during July 2003, the Department issued a NFRD contingent upon future limited residential use and a prohibition on the use of groundwater beneath the property for any purpose effective September 17, 2003.

Site Contact

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Last updated: October 2003