



Maryland Department of the
Environment

FACTS ABOUT: Century Multifamily (Voluntary Cleanup Program)

Site Location

This 8.51-acre property is located at 12815, 12825, 12835, 12845, and 12855 Fairchild Drive in a mixed residential and commercial area of Germantown in Montgomery County, Maryland. The area generally slopes to the northwest towards a tributary of Little Seneca Creek, located within 300 feet of the property. The property is serviced by public water and sewer.

Site History

The subject property was agricultural filled prior to the development in the 1960s. The subject property was part of a large, up to 51.58-acre technology campus, addressed as 20301 Century Boulevard. The large site was utilized for the manufacturing of satellites from the 1960's until 2001. A one story warehouse (former Building 7) was constructed on the subject property between 1970 and 1979. A hazardous waste storage area was located east of this warehouse. The remainder of the property consisted of asphalt-covered parking lot, wooded and landscaped areas, baseball field, and tennis courts. Recently, the warehouse was used by a landscaping company for equipment and vehicle storage. The subject property was separated from the technology campus property in 2015 and is being redeveloped with apartment buildings.

Environmental Investigations And Actions

Several Phase I Environmental Site Assessments (ESA) and Phase II ESAs were completed for different parcels of the technology campus between 2003 and 2015. The low-level concentrations of volatile organic compounds (VOCs) were detected in groundwater and arsenic in soil at the subject property between 2003 and 2013. The subsequent soil gas sampling event revealed tetrachloroethylene in soil gas below the Department's cleanup standards.

Current Status

On July 15, 2016, Elms at Century, L.C. submitted a Voluntary Cleanup Program (VCP) application for the property as an inculpable person. The Department released comments on the VCP application in August 2016. An additional site assessment is being required by the VCP. The planned future property use is residential.



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