



Maryland Department of the  
Environment

## **FACTS ABOUT: GAITHERSBURG Y SITE (Voluntary Cleanup Program)**

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### **Site Location**

This 2.18-acre property is located at 200 Olde Towne Avenue in a mixed residential and commercial area of Gaithersburg, Montgomery County, Maryland. The property is relatively flat and generally slopes southwest towards Long Draught Branch, located less than a quarter of a mile from the property. The property is serviced by public water and sewer.

### **Site History**

The property is comprised of a portion of the former CSX property and former Schultze Property. Since 1998 the Gaithersburg Y Site property is an at-grade asphalt paved parking lot with landscaped areas along the perimeter. The adjacent property to the north is the CSX Railroad tracks; to the east is the 5-story parking garage; to the south is Olde Towne Avenue; and, to the west is Frederick Avenue (Rte. 355). The Railroad to the north was built prior to 1914, while the subject property was developed between 1924 and 1930, when a railroad spur on the western part of the former CSX property was built. The east railroad spur on the eastern part of the former CSX property was added by 1949. A warehouse was built on the former Schultze Property, prior to 1993 and demolished between 2000 and 2002. Over the years, the site was utilized to turn steam locomotives, reversing diesel engines, as a side track for a lumber yard, material and equipment storage, and a parking lot. The property is currently vacant.

### **Environmental Investigations And Actions**

A Phase I Environmental Site Assessment (ESA) was completed in September 2011 as part of an application for participation into the Voluntary Cleanup Program (VCP). In March 2011, during an environmental soil testing, total petroleum hydrocarbons diesel range organics were detected above cleanup standards in soil at the property.

### **Current Status**

In September 2011, Gaithersburg Y Site LLC submitted a VCP application for the property as an inculpable person. The Phase II ESA report submitted to the Department in May 2012 identified metals, semi-volatile organic compounds, and total petroleum hydrocarbons above cleanup standards in soil at the property. The property was accepted



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into the VCP in June 2012 with the requirement that a response action plan (RAP) be developed. The proposed RAP, which provided for soil excavation and off-site disposal, installation of a clean soil cap, and vapor barrier under the concrete slab of the planned building, was submitted in July 2012. A public informational meeting regarding the proposed RAP was held in August 2012. The revised RAP was approved in November 2012. Planned future property use is residential.



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