



Maryland Department of the
Environment

FACTS ABOUT: POTOMAC PROMENADE (Voluntary Cleanup Program)

Site Description:

The Potomac Promenade property was an eligible property in the Voluntary Cleanup Program (VCP). This approximately 8.63-acre property, which is located between Falls Road and River Road at 9812 Falls Road, is in a commercial zoned area of Potomac, Montgomery County, Maryland. Bordering the property to the west are residential developments. The property is bordered to the north and east by River Road and multiple commercial businesses. Falls Road borders the property to the south along with a medical center.

The nearest surface water body, Rock Run, is located along the western boundary of the property adjacent to various residential developments. According to the submitted environmental reports, groundwater flow beneath the property is potentially to the west. The site is served by municipal water and sewer services provided by the Washington Suburban Sanitary Commission.

Site History:

According to the environmental site assessments for the property, prior to 1970 the property was undeveloped woodlands. The three existing commercial buildings on the property were constructed in 1970, 1978 and 1988, totaling 26 tenant spaces. The tenants include retail shopping centers, restaurants, a day spa and a dry cleaning facility that does not use perchloroethylene in its operations. The property is additionally improved with above and below-ground parking areas and landscaping.

Environmental Investigations and Actions:

Several environmental site assessments (ESAs) conducted at the property during May 1996, February 1998, September 2010, December 2010 and December 2011, identified a dry cleaning operation at the property as a recognized environmental concern. The dry cleaner tenant has operated at the property since the building's construction in 1978. In 2003, the current dry cleaning operation was reconfigured for a carbon dioxide machine.

The ESAs also noted that in October 2008, a diesel fuel underground storage tank (UST) associated with the grocery store tenant at the property was closed in-place, and an aboveground storage tank was installed above its current location. Prior to being closed in-place, the UST was cleaned and filled with fly ash. The Oil Control Program (OCP) of the MDE closed the corresponding OCP case on May 5, 2010.



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During the 2010 and 2011 ESAs, soil, groundwater and soil gas samples were collected from the property from the vicinity of the dry cleaner tenant space. The soil, groundwater and soil gas samples collected at the property reported the presence of volatile organic compounds in all media.

Current Status:

T-C Potomac Promenade LLC submitted a request for expedited inculpable person status for the Potomac Promenade property on December 6, 2010. The VCP granted expedited inculpable person status on December 10, 2010 with the requirement that T-C Potomac Promenade LLC submit a VCP application for the property within six months. On May 9, 2011, T-C Potomac Promenade LLC submitted a VCP application package seeking a No Further Requirements Determination for the Potomac Promenade property.

On February 28, 2012, the VCP accepted the property for participation and issued a No Further Requirements Determination for the Potomac Promenade property conditioned on use of the property for restricted commercial or restricted industrial purposes, cap maintenance and soil disposal requirements for specific areas of the property, and a prohibition on the use of groundwater beneath the property.



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