



Maryland Department of the
Environment

FACTS ABOUT: WESTECH VILLAGE CORNER PROPERTY

Site Location

The Westech Village Corner property consists of one land parcel (Lot 38) totaling 8.53-acres. The property is located at 12251-12293 Tech Road, Silver Spring, Montgomery County, Maryland 20904. The property is currently zoned light industrial and is located in a mixed industrial, commercial and residential area. The property is bounded to the north by Columbia Pike (Route 29), commercial offices and residential homes beyond, to the south by the Washington Suburban Sanitary Commission (WSSC), and the Board of Education beyond, to the west by Tech Road and the Montgomery Industrial Park (former Safety Kleen is located at the intersection of Tech Road and Broadbirch Road), adjacent to the east is a self storage facility, hotel and commercial office warehouse facility beyond. The topography gently slopes to the southeast and groundwater is located approximately 14 feet below ground surface (bgs). The soil beneath the property is classified as sandy silt with saprolitic conditions overlying schistose bedrock at approximately 18 feet bgs. The nearest off-site surface water body is an unnamed stream located approximately 1,000 feet east of the property, which eventually discharges to Paint Branch 1.7-miles south of the property.

Site History

The property was vacant until 1969 when the International Fabricare Institute (“IFI”) developed the site into a research and training facility. The facility operated until 2004 and site buildings were razed by 2005. The Westech Village Corner development was constructed in 2006, which houses twelve retail commercial businesses.

Environmental Investigations and Actions

Numerous environmental investigations were performed at and near to the property since 1991 due to identification of a Perchloroethylene (“PCE”) release to the groundwater from a leaky sanitary line. In October 1996, an Administrative Consent Order (“ACO”) was issued between MDE and IFI requiring installation of a groundwater remediation system at the subject property and adjacent south Parcel A property to address high concentrations of chlorinated solvents, primarily PCE in the groundwater. The remediation system consisted of nine recovery wells utilizing vacuum enhanced groundwater extraction and treatment with activated carbon and air stripping. In February 2003, MDE allowed IFI to stop groundwater remediation activities and perform a post



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treatment monitoring program. In March, 2004, a soil and groundwater testing was performed at the property in order to evaluate soil conditions for future development. In March 2005, MDE received the Analysis of Interim System Shutdown data and on August 2, 2005, MDE allowed closure for groundwater remediation activities at the site and required the implementation of a two year post treatment monitoring program. In December 2005, the remediation system was removed from the property; however, obligations of the ACO remained in effect mainly due to elevated contamination in off-site areas. A thirteen tenant commercial shopping center was developed at the property between 2006 and 2011. In June 2007, the Department received a ground water monitoring report identifying that on-site groundwater contaminant levels have remained constant or have decreased since the remediation system was removed. In February 2012 and July 2014, Phase I environmental site assessments were completed for the property, which identified PCE impacted groundwater and the potential for vapor intrusion as a recognized environmental condition. In February 2015, a Site Assessment was performed as part of the application package for the Voluntary Cleanup Program, which confirmed PCE impacted groundwater and one location of elevated vinyl chloride in soil gas. In May 2015, an Additional Site Assessment investigation was performed to delineate the high levels of soil gas previously detected and to determine any potential vapor intrusion to indoor air. The results revealed no impacts of chemicals of concern to indoor air and the vinyl chloride impact to be limited to a small area beneath the paved walkway in the north of the property.

Current Status

On August 25, 2014, a Voluntary Cleanup Program (VCP) application was submitted by Westech Village Holdings, LLC seeking a No Further Requirements Determination as an inculpable person with future public recreation unrestricted use for the property (Tier 4A). On August 26, 2015, the property was accepted into the program and issued a No Further Requirements Determination for restricted High Frequency Use Tier 4B, restricted Commercial Use Tier 2B or restricted Industrial Use Tier 3B land use of the property.

