



Facts About...

Travilah Square Shopping Center
(Voluntary Cleanup Program Site)

Site Location

The 5.562-acre Travilah Square Shopping Center property is located at 10,016 – 10,076 Darnestown Road in Rockville in Montgomery County, Maryland. The property currently includes three multi-tenant shopping center buildings, an office building and a fast food restaurant. The property is bounded by a gas station and Darnestown Road to the north, vacant land to the east, an office building to the south, and Travilah Road with an apartment complex beyond to the west.

Site History

Prior to 1943, the property was used for agricultural purposes. From 1951 until the 1970s, a gas station was located in the northwestern corner of the property. The remainder of the property continued to be used for agriculture. In 1981, a Keg & Kork liquor and convenience store began occupying the building formerly used as a gas station. In 1983, Glen Rock Joint Venture purchased the property. In 1985, the two retail buildings and fast food restaurant were constructed. In 1987, the Keg & Kork ceased operations and the building was replaced by a newly constructed office building. In 1989, the third retail building was constructed.

A dry cleaning facility has occupied one retail tenant space in the shopping center since 1985. In 2004, a Notice of Violation was issued to Milestone Cleaners for failing to maintain records of leak checks, temperature checks, and tetrachloroethene (PCE) usage. An inspection conducted in December 2004 confirmed that records were still not being kept. An inspection conducted in January 2005 confirmed that records were being maintained and the Notice of Violation was resolved.

Environmental Investigations and Actions

In 1989, a property transfer assessment was conducted that identified the presence of PCE cartridges in the Milestone Cleaners tenant space. The assessment also documents the results of a previous subsurface investigation that identified a petroleum odor in a soil boring located in the northwest corner of the property.

In 2006, a Phase I environmental site assessment was conducted that identified the previous use of the northwestern corner of the property as a gas station, the presence of the dry cleaner, and the adjacent gas station as recognized environmental conditions.

In 2006, a limited subsurface investigation was conducted that included the collection of soil and groundwater samples. The groundwater samples identified elevated levels of methyl-tert-butyl ether, gasoline range organics (GRO), and PCE in the groundwater beneath the property. Soil samples identified the presence of diesel range organics (DRO) in soil near the location of the former on-site gas station and PCE in the soils located beneath the slab in the dry cleaner tenant space.



In 2006, sub slab soil gas samples were collected from beneath the dry cleaner tenant space. Additional soil and groundwater samples were also collected that confirmed the presence of low levels of DRO in the soil near the former on-site gas station and PCE in the groundwater.

Current Status

On April 3, 2006, Glenrock Joint Venture, the current property owner, submitted an application to the Voluntary Cleanup Program (VCP) as a responsible person seeking a No Further Requirements Determination (“NFRD”) for future commercial use for the property. On May 31, 2006, Rockville Travilah Square, LLC, the prospective purchaser, submitted an application to the VCP as an inculpable person. The VCP issued an NFRD to each applicant on June 30, 2006 for commercial or industrial use of the property with a prohibition on use of the groundwater beneath the property for any purpose, and certain requirements for excavation and disposal.

Contact

For more information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: April 15, 2010

