



Maryland Department of the
Environment

FACTS ABOUT: 1900 CHAPMAN AVENUE

Site Description:

The 1900 Chapman Avenue property is a participant in the Voluntary Cleanup Program (VCP). This 5.3-acre property located at 1900 Chapman Avenue in Rockville, Montgomery County, is in a commercially developed area zoned for residential and commercial use. The property is bordered to the north by a storm water detention basin and to the west by Chapman Avenue, beyond which are commercial operations. Bordering the property to the south is a combination of Twinbrook Parkway and commercial operations. The property is bordered to the east by the Metro and CSX railroad tracks.

There are no surface water bodies located on-site. The Washington Suburban Sanitary Commission supplies municipal water and sewer services to the property. Currently, the property consists a two-story building, landscaping, and a paved parking lot which encompasses approximately ninety percent of the entire property. The current property tenant operates a retail clothing store.

Site History:

Based on information provided in the Phase I site assessments for the property, prior to the mid-1950s the property was undeveloped land. In 1956, the existing commercial building was constructed on-site and has had several tenants since its completion: Fawcett Printing (1956 – 1976); Holliday Tyler Print (1976 – 1981); Holliday Tyler (1981 – 1995); and Sys Inc and SYMS Corporation (1995 – 2011). The property is currently owned by Hines Corporation which continues to lease the property to commercial developments.

Environmental Investigations and Actions:

Phase I environmental site assessments performed at the property in March 2009 and August 2011 noted the previous evidence on a railroad spur on the southeast corner of the property, historical lithographic printing operations which were conducted on-site for 37 years, and the removal of several underground storage tanks (USTs) in 1991.

In April 1991, four USTs were removed from the property. During the removal of the USTs, holes were observed in all four tanks which indicating a potential petroleum release may have occurred onsite. Soil samples were collected in the locations of all four USTs and the



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concentrations of diesel and gasoline total petroleum hydrocarbons were below the non-residential cleanup criteria. The Oil Control Program case was closed on August 3, 1995.

In May 2011, a site assessment was conducted at the property which included the collection of soil, groundwater and soil gas samples for organic and select metal analysis. The subsurface soil samples collected at the property noted the presence of volatile organic compounds, total petroleum hydrocarbon diesel range organics and gasoline range organics, and metals in the soils onsite. The groundwater samples collected from directly beneath the property noted the presence of volatile organic compounds and total petroleum hydrocarbon gasoline range organics. The soil gas samples collected at the property were only analyzed for the volatile organic compounds.

Current Status:

On May 1, 2011, the Department granted expedited inculpable person status to 1900 Chapman Project Owner, LLC for the 1900 Chapman property with the requirement that 1900 Chapman Project Owner, LLC submit a VCP application for the property within the following six months. 1900 Chapman Project Owner, LLC submitted an application package to the VCP on June 1, 2011, seeking a Certificate of Completion as an inculpable person. On December 5, 2011, the Department accepted the 1900 Chapman property, consisting of 5.3 acres, into the VCP and requested the development of a proposed response action plan (RAP) to address soil gas beneath the property. The Department is currently awaiting submission of the requested proposed RAP.



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