

Montgomery County

1960s	Three-story building constructed on the property.
1964-1966	Building used as a biological research laboratory.
1996	An environmental site assessment revealed chlorinated solvents in the soil and groundwater.
1/1998	The owner applied to the VCP.
3/1998	Maryland Department of the Environment approved the application and issued a No Further Requirements Determination.

5221 RIVER ROAD Bethesda, Maryland

(Voluntary Cleanup Program)

Site Description

The 2.3-acre property, owned by Industrial Properties Associates L.P., is zoned for industrial use. Residences and commercial businesses bound the site. An abandoned railroad track along the eastern property line is used as a jogging trail, and a school is located east of the jogging trail. Willett Branch flows along the northern property line in a concrete basin. Property improvements include a three-story, 65,000 ft² building and associated parking area. The Washington Suburban Sanitary Commission provides public water and sewer to the

site and surrounding area.

Site History

In the early 1960s, the present three-story, 65,000 ft² building was constructed on the property. From 1964 to 1996, the property was used as a biological research laboratory. After the building was vacated in the summer of 1996, the interior of the building was demolished to facilitate renovation. Interior walls, ceilings, and all asbestos-containing materials were removed.

Site investigations in 1996 revealed chlorinated organic solvents in the soil and groundwater at the property. The predominant chlorinated organic solvent detected at the site is 1,1,1-trichloroethane, a solvent commonly used in household and industrial cleaning supplies. Other solvents detected in the subsurface include tetrachloroethene (PCE), trichloroethene (TCE), and dichloroethene (DCE).

Industrial Properties Associates L.P. submitted an application to the Voluntary Cleanup Program (VCP) on January 9, 1998. The prospective purchaser of the property proposed to utilize the property as a domestic storage facility. Following the initial review of the application, the Department requested additional information which the applicant submitted on February 13, 1998.

Voluntary Cleanup Program Status

On March 16, 1998, the Department approved the property for participation in the VCP. The Department also notified the applicant that it had no further requirements relating to the investigation or remediation of controlled hazardous substances at the property on condition that the property be used only for industrial or commercial uses in the future. Certain physical maintenance requirements were also imposed and use of groundwater beneath the property was prohibited.

Site Contact

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