



FACTS ABOUT: Mallory Square Phase 2 (VOLUNTARY CLEANUP PROGRAM)

Site Location

This 4.7-acre property is located at Key West Avenue in a mixed residential and commercial area of Rockville in Montgomery County, Maryland. The area generally slopes northwest towards Muddy Branch, located less than 1 mile of the property. The property is serviced by public water and sewer.

Site History

The subject property and the adjacent Mallory Square Phase 1 properties were subdivided in 2013. Since 1974, the Mallory Square Phase 2 property was a parking lot with landscaped areas adjacent to the office building holding the Bureau of National Affairs Washington, Inc. located on the Mallory Square Phase 2 property. In 2013 the building was demolished and the Phase II ESA for the Mallory Square Phase 1 property revealed no contamination detected above the residential cleanup standards. The Voluntary Cleanup Program (VCP) issued a No Further Requirements Determination for the Mallory Square Phase 1 property in October 2013. The planned future property use for both properties is residential with 4-story apartment buildings. Soil excavated during redevelopment of the Mallory Square Phase 1 was placed on the Mallory Square Phase 2 property.

Environmental Investigations And Actions

A Phase I Environmental Site Assessment (ESA) was submitted in June 2013 as part of an application for participation into the Voluntary Cleanup Program (VCP). A revised Phase I ESA for the Mallory Square Phase 1 was submitted in March 2014.

Current Status

In September 2013, Mallory Square Partners II, LLC submitted a VCP application for the property as an inculpable person. The removal and disposal of soils, contaminated with semi-volatile organic compounds, from the property were completed accordingly to the VCP's Interim Removal Measures procedure in November 2015. On December 7, 2015, the VCP issued a No Further Requirements Determination for the Mallory Square Phase 2 property conditioned on use of the property for restricted residential purposes with a prohibition on the use of groundwater beneath the property. The planned future property use is residential.

