



# Sligo House Apartments

## What You Need to Know

The Sligo House Apartments Property is located at 601, 603, 605 Sligo Ave. and 610 Silver Spring Ave. in Montgomery County, Silver Spring, Maryland. The property consists of three parcels, totaling 1.49-acres and is situated in a residential and commercial area about one-half mile east of downtown Silver Spring. The property is bounded by residential neighborhoods and to the west by an active dry cleaner. Public water and sewer service is supplied to the property and the area by the Washington Suburban Sanitary Commission. Surface water from the property discharges to the local storm-water system, which reportedly discharges to Sligo Creek, the closest surface water, located approximately one-quarter mile to the east of the property.

### Site History

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The property consists of two mid-rise apartment buildings, which house 64 apartments, and a paved parking lot. The property has historically been used for residential purposes since before the 1940's. The current owner, Sligo Avenue, LLC, purchased the property in 1983.

### Environmental Investigations

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A Phase I environmental site assessment (ESA) was conducted for the property in 2019 and followed up by several Phase II ESAs. The primary recognized environmental condition for the property being the proximity of an off-site, adjacent dry cleaner.

Phase II environmental site assessments have identified low levels of trichloroethylene (TCE) and tetrachloroethylene (PCE) in the soil, soil vapor, and groundwater at the property. Additional sampling will further assess the indoor air and sub-slab soil vapor at the property.

### Current Status

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On July 25, 2019, Sligo Avenue, LLC submitted an application to the Voluntary Cleanup Program (VCP) as a responsible person seeking a No Further Requirements Determination for Tier 1A (Residential Unrestricted) future use of the property.