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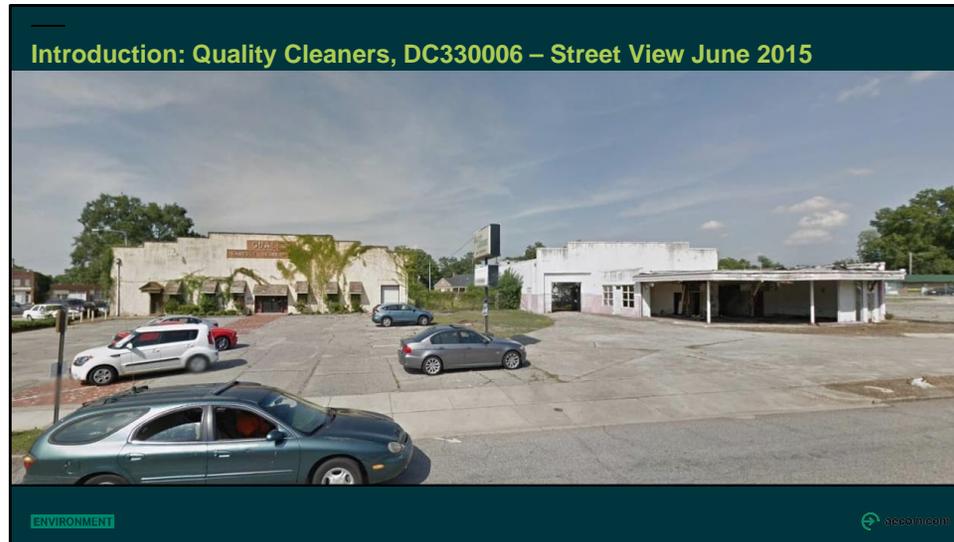
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# Quality Cleaners, DSCA Site DC330007

October 30, 2025

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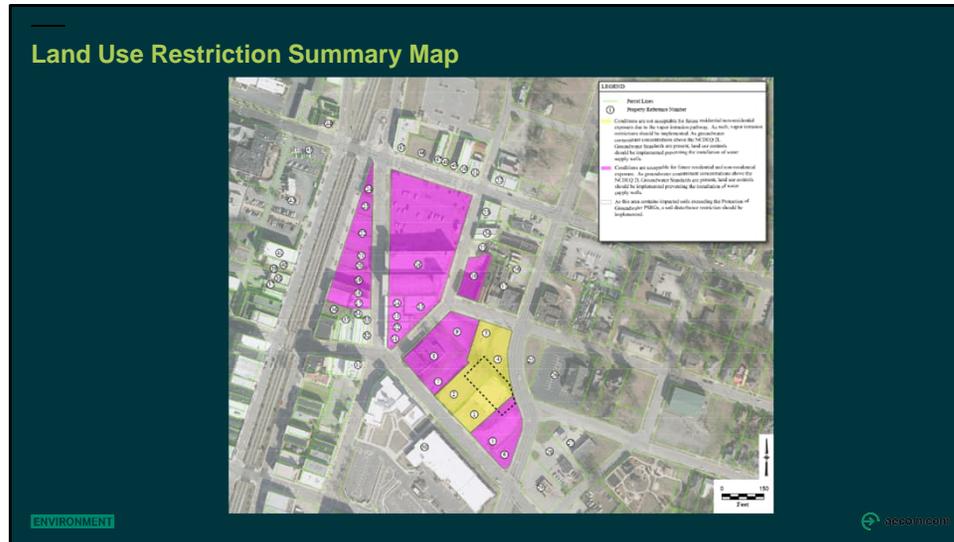
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This is a good example of a site targeted for redevelopment where communications with the DSCA team assisted with the redevelopment process – enough so that modifications to initial redevelopment plans were made to better navigate land use restrictions. This occurred at the Quality Cleaners DSCA site located in Rocky Mount, NC.

Former dry cleaners operated under various names from the late 1930s through 2012. The site entered into the DSCA Program in June 2015. The building had been vacant since 2012 and was razed in November 2015. Assessment activities were completed under the DSCA Program between 2015 and 2019.





A summary of site assessment activities is best illustrated with this figure which identifies areas where restrictions were likely to occur such as 2C Notices to address groundwater contamination (purple), soil disturbance land use restrictions (area within dashed black outline), and vapor intrusion restrictions (yellow). During the completion of the Risk Management Plan, AECOM, DSCA, the City of Rocky Mount, and Edgecombe Community College had a meeting to discuss assessment findings and future restrictions for affected properties. Properties requiring soil and/or vapor restrictions were owned by the City of Rocky Mount and Edgecombe Community College.

The site Risk Assessment and Risk Management Plan were completed in August 2020 and May 2021, respectively. A total of 24 properties required restrictions, including 5 offsite properties with LURs and 18 additional properties that required 2C Notices to be filed.

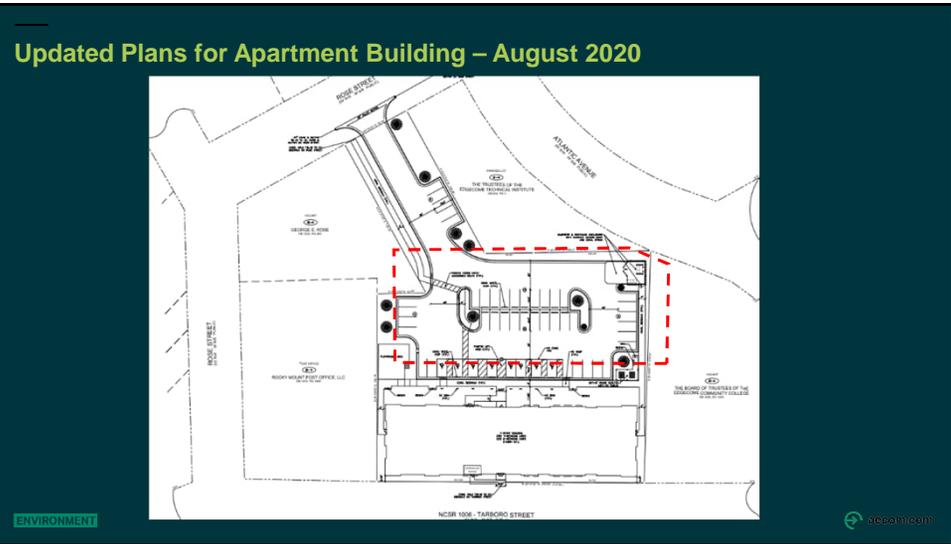
Initially Planned as a Surface Parking Lot for ECC – June 2017



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An early redevelopment option was the planned future use of the property was to be a parking lot for Edgecombe Community College and downtown Rocky Mount by the City of Rocky Mount.



The site was ultimately redeveloped between 2022 and 2024 as affordable housing by Woda Cooper Companies, Inc. It is our understanding that based on the initial discussions with the City of Rocky Mount that modifications to construction plans were made to switch the housing building and parking lot to minimize disturbance to affected soils. The final building design was such that areas with soil disturbance restrictions were located outside of the building footprint and under a paved parking lot.



Further development was completed by outside contractors to abide by the restrictions of the Risk Management Plan. This included Braun Interec who prepared a Soil Management Plan and Hart & Hickman who provided third-party design and oversight of a vapor intrusion mitigation system (VIMS) beneath the building.

### Five Points Crossing – October 2024



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View of the Five Points Crossing apartment building looking from north to south. Line of bushes is roughly along the line where the soil disturbance restriction lies.

## Collaboration Between Many Stakeholders



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Thank you!  
Questions?

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