



Maryland Department of the
Environment

FACTS ABOUT: Rockville Metro Plaza

Site Location

This 3.5-acre Rockville Metro Plaza property is located on the northwest corner of the intersection of Hungerford Drive and East Middle Lane, in a commercial section of Rockville, Montgomery County, Maryland. The site is fully served by public utilities. The nearest surface water body is an unnamed tributary of Rock Creek located approximately 0.4 mile east of the site. The nearest private well is located on Highwood Drive, 1.3 miles southeast of the site. In 2000, a high-rise general occupancy office building on the property, with ground level retail space and a three-story underground parking garage was constructed on the northeast portion of the property. The remainder of the property was converted to asphalt covered parking lots.

Site History

From 1960 to sometime between 1992 and 1999, the property housed the Midtown Shopping Center, a strip retail shopping center located in the west-northwest portion of the property. A dry cleaner operated in the shopping center from 1961 to sometime before 1991. In addition, there were two gasoline service stations located immediately north of the site. The strip shopping center was razed sometime between 1992 and 1999. A drive-through bank was constructed sometime between 1972 and 1981 and razed in 2000.

Environmental Investigations and Actions

Previous environmental investigations prior to 1999 identified the presence of tetrachloroethene (PCE), vinyl chloride, and benzene in the groundwater located approximately 5 to 20 feet beneath the property. The highest PCE concentration (4,000 parts per billion) in the groundwater was detected on the western portion of the site at the location of the former dry cleaning business. The highest benzene level (510 parts per billion) was detected in the groundwater near the center of the property.

In 2011, a Phase I and Phase II environmental site assessment (ESA) were completed on the West Parcel and East Parcel portions of the property in support of a Voluntary Cleanup Program application. The Phase II ESA included the collection of soil, groundwater and soil gas samples which confirmed the presence of PCE and TCE in groundwater beneath the property.



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Current Status

On December 21, 1999, F.P. Rockville, L.P. submitted a VCP application as an inculpable person. On March 8, 2000, the VCP accepted the property into the VCP and granted the applicant inculpable person status. On August 4, 2000, the VCP approved the Response Action Plan (RAP) for the property. On December 16, 2002, the VCP issued a Certificate of Completion for commercial or industrial use of the property that included a prohibition on the use of the groundwater for any purpose and certain requirements for excavation and disposal of soil at the property.

On December 1, 2010, F.P. Rockville II Limited Partnership submitted a VCP application as an inculpable person seeking a No Further Requirements Determination for commercial use (Tier 2B) for the Rockville Metro Plaza II property located at 121 Rockville Pike, which consisted of both the West Parcel and the East Parcel. The VCP determined that the parcels were not contiguous and required two VCP applications. On January 7, 2011, F.P. Rockville II Limited Partnership revised the application to include only the 1.09 acre Rockville Metro Plaza II – East Parcel property located at 121 Rockville Pike and submitted a second application for the 0.312 acre Rockville Metro Plaza II – West Parcel property. On March 14, 2011, the VCP issued a No Further Requirements Determination to F.P. Rockville II Limited Partnership for each property for restricted commercial use (Tier 2B) with a prohibition on the use of groundwater beneath the property for any purpose.

