



Maryland Department of the
Environment

FACTS ABOUT: SHOPPES AT CENTRE POINTE

Site Location

The 1.30-acre Shoppes at Centre Pointe property, located at 822 Rockville Pike in Rockville, Montgomery County, Maryland, houses an approximately 18,000 square foot multi-tenant strip shopping center. The site is located in a primarily light industrial and commercial area. Immediately adjacent to the site to the northwest is an Aamco Transmission service garage, to the southeast a retail patio furniture store (Patio.com), to the northeast railroad tracks and the southwest Rockville Pike.

Site History

From 1949 to 1960, the site housed Wilbur's Casket Works (a.k.a. Concrete Vault Works), which included a tar oven, two underground solvent tanks and a machine shop. From 1963 to 1984, the site housed Bergmann's Laundry. The shopping center was built prior to 1949 and was extensively renovated during the 1980s. From 1973 to the early 1980s, the site also housed Reddy Motors. During the 1980s, the Washington Metropolitan Area Transit Authority acquired the northeastern portion of the property that likely included the solvent tanks from Wilbur's Casket Works for construction of the railroad tracks. Tenants in 2003 included a bank, a mortgage finance office and a beauty salon.

Environmental Investigations

The property has been subject to numerous investigations including removal of underground storage tanks (USTs) and investigation of a tetrachloroethene (PCE) plume in the groundwater beneath the site. In 1987, two USTs were abandoned in place and low levels of hydrocarbons were identified near one tank. The Maryland Department of the Environment's (MDE) Oil Control Program issued a Notice of Compliance for these tanks in 1994. However in 1998, soil borings and groundwater samples identified the presence of petroleum hydrocarbons and PCE in the groundwater. Two 4,000 gallon USTs, 351 tons of impacted soil and 17 tons of concrete were subsequently removed from the site.

The identification of PCE in the groundwater led to further investigation of the site and in September 1998 Versar completed a Phase II Environmental Site Assessment. This investigation identified the presence of PCE and related breakdown products in soil gas



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and groundwater samples. A further subsurface investigation completed in December 1998 included completion of 11 direct push borings and collection of groundwater samples that identified the presence of PCE at a maximum concentration of 3700 parts per billion (ppb). Following identification of the plume, the property owner voluntarily submitted a Corrective Action Plan (CAP) to MDE's Resource Conservation and Recovery Act (RCRA) Program with an endpoint of 253 ppb PCE in groundwater. The property owner completed two rounds of in-situ chemical oxidation in 1999, one round of sodium permanganate remediation in 2000 and subsequent bioremediation treatment and quarterly monitoring. In July 2003, quarterly monitoring was 1,560 ppb, which was still well above the RCRA-approved CAP endpoint of 253 ppb. In 2003, a subsequent investigation identified a source of PCE under the building with soil concentrations of PCE up to 265 ppm, which lead to the installation of a soil vapor extraction (SVE) unit for the shopping center.

Current Status

On July 24, 2003, Rockville Retail Limited Associates submitted a VCP application as an inculpable person seeking a Certificate of Completion (COC) for commercial use of the property. On September 30, 2003, the application was accepted for participation in the program and the participant notified that a proposed Response Action Plan (RAP) be developed to address the PCE plume beneath the property. On December 23, 2003, Clock Tower Plaza, LLC submitted a VCP application as an inculpable person for the property, which was accepted for participation on January 8, 2004.

A RAP for the property was approved on August 30, 2005 and an Addendum to the RAP was approved on March 15, 2007. From 2005 through 2007, the bioremediation of the groundwater continued at the property until the cleanup criteria set forth in the RAP Addendum was met.

On April 2, 2007, the VCP issued a COC to both Rockville Retail Limited Associates and Clock Tower Plaza, LLC for restricted commercial (Tier 2B) or restricted industrial (Tier 3B) use of the property with requirements for long-term operation of the vapor extraction system beneath the building and a prohibition on the use of groundwater beneath the property for any purposes. The COCs are recorded in the Land Records of Montgomery County at Liber 34231, Folio 257-268.



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