



Facts About...

Montrose Crossing Shopping Center Property (Voluntary Cleanup Program)

Site Location

The 16.56-acre Montrose Crossing Shopping Center property is located at 12021 Rockville Pike in Rockville, Montgomery County, Maryland. The VCP application covers only a portion of the shopping center designated as “Amended Land Unit #1”, which surrounds, but does not include the portion of the shopping center occupied by the Giant grocery store. The property currently includes three multi-tenant shopping center buildings (Building A, Building B and Building C), associated asphalt parking lots and one multi-level parking garage. Tenants include a petroleum-based dry cleaner, Crest Cleaners, in Building A. The property is located in a heavily developed commercial area. The property is bounded to the north by a residential building and shopping centers, to the east by a Target store and International Furniture Liquidators store with a CSX rail line beyond, to the south by wooded property with Randolph Road beyond, to the west and northwest Rockville Pike with commercial properties beyond. The WMATA Red Line tunnel extends beneath the southeastern corner of the property from north to south. Portions of the shopping center have also been known as the Flagship Shopping Center.

Site History

Prior to development as a shopping center in 1965, the property use was agricultural including a farm with a residence. The shopping center included a multi-tenant building including a dry cleaner, Stidham Tire Company and a Giant grocery store with an associated gasoline station on the northern portion of the property. The Giant grocery store also has an aboveground storage tank (AST) to store fuel for a generator that replaced an underground storage tank (UST) that was removed in 1990. The WMATA Red Line tunnel was constructed beneath a portion of the property in the late 1970s. The gasoline station had three 10,000 gallon USTs. The Stidham Tire Company used a UST for waste oil until 1991 when it was replaced with an AST.

In 1995, renovations of the shopping center were completed that included razing the portion of Building D that included the dry cleaner and Stidham Tire Company tenant spaces and replaced them with a multi-level parking garage. Renovations also included construction of Building A and removal of the gas station and its replacement.

Environmental Investigations

A 1991 environmental assessment identified the presence of four USTs as a low environmental risk to the property.

In 1995, a Phase I ESA was completed on the then proposed Building C area of the property to determine the extent of gasoline contamination in the soils from the previous gas station. The investigation confirmed the presence of petroleum related compounds in soil in the former tank field but recommended soil concentrations be reduced through aeration. In June 1995, a Phase II environmental investigation of the proposed Building C site was conducted with collection of soil samples analyzed for total petroleum hydrocarbons (TPH-GRO) and benzene, toluene, ethylbenzene and xylene (BTEX) and



confirmed their presence in the former tank field with slightly lower concentration near the former location of the dispenser. This report also recommends aeration.

In July 2004, a historical/regulatory review, and preliminary environmental screening for Giant Store #175 was conducted that included the collection of soil gas, soil, and groundwater samples in the vicinity of the former dry cleaner that identified the presence of tetrachloroethene (PCE) and trichloroethene (TCE) in the soil gas and PCE in the soil and groundwater.

In August 2005, a site inspection, historical/regulatory review and preliminary environmental screening of Crest Cleaners was completed for the current dry cleaner location that included the collection of passive soil gas samples that revealed no detections of petroleum contamination in either media sampled. In October 2005 and March 2006 passive soil gas samples were collected from the parking garage where the dry cleaner was formerly located that confirmed the presence of PCE in the soil gas.

In March 2007, four monitoring wells were installed in the parking garage to assess the extent of groundwater and soil contamination. In July 2007 and August 2007, one-hour soil vapor extraction (SVE) pilot tests were conducted. A pilot test in October 2008 to assess the potential for groundwater remediation via potassium permanganate injection was completed. Follow-up sampling conducted in December 2008 showed no PCE detected in the two injection wells.

A Phase I ESA completed in June 2008 on the entire shopping center discussed the AST behind the Giant store, the 1997 polychlorinated biphenyl (PCB) spill from the transformer related to Giant, the current petroleum based dry cleaner, the documented presence of PCE in the groundwater and soil from the former dry cleaner and two leaking UST incidents on the Voluntary Cleanup Program (VCP) property.

In November 2009, additional investigation was completed at the property to address VCP requirements. Samples included indoor air and soil gas from Building C to assess the vapor intrusion pathway from any petroleum contaminated soil left in place, soil samples from the AST/former UST location behind the Giant grocery store, soil gas samples from beneath the current dry cleaner, soil samples from the location of the PCB spill and additional groundwater sampling from within the parking garage to assess the downgradient extent of the PCE plume. Samples confirmed the presence of PCE in the groundwater at a concentration of 19,200 ug/L and the presence of low levels of PCE in the soil near the Giant AST/UST.

Current Status

On June 24, 2008, the VCP issued expedited inculpable person status to BVS Montrose, LLC, a prospective purchaser, for the property. BVS Montrose took title to the property on June 30, 2008 and on December 23, 2008, the entity submitted an application to the VCP as an inculpable person seeking a Certificate of Completion for future commercial use for the property. On October 14, 2009, Giant of Maryland, LLC, a current tenant at the property, submitted a second VCP application as an inculpable person. The VCP is currently waiting for additional investigations to be completed at the property.

Contact

For more information, please contact the Land Restoration Program at (410) 537-3493.

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