



Facts About...

White Flint Crossing
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 5.75-acre property, located at 11410 Rockville Pike, Rockville, Montgomery County, Maryland, is divided into two parcels, "A" and "B". Parcel "A" is composed of 3.57 acres and Parcel "B" is 2.15 acres; both parcels are located in a commercially zoned area of Montgomery County. The property is bordered to the north, south and east by commercial buildings, a shopping mall and an automobile service and sales center. West of the property is a parking garage.

Currently, the property is improved with a two-story commercial building which contains a lower grade parking garage, asphalt and paved parking areas, and a swimming pool. There are no surface water bodies located on the property. Based on site topography, groundwater flow beneath the site is towards the Rock Creek River Basin. The Washington Suburban Sanitary Commission supplies municipal water and sewer services to the site.

Site History:

Public records indicate that Parcel "A" was privately owned until 1952, when Colonial Manor Motels, Inc. acquired the property. Colonial Manor Motels, Inc. transferred ownership of the property to Colonial Motel of Maryland on October 1, 1958. Colonial Motel of Maryland transferred the title for the property to private owners in 1963. Parcel "A" was privately owned until 1985, when Park Inn Associates Limited Partnership brought the property.

According to a review of county land records, Parcel "B" was subdivided until 1977. On November 8, 1977, the National Life Insurance Company acquired the entire 2.15-acre parcel. The National Life Insurance Company sold the parcel to the Equitable Life Assurance Society of the United States on August 22, 1979. Rockwall I and II, LLC acquired Parcel "B" on December 20, 1996.

Currently, Parcels "A" and "B" contain a hotel and parking lot.

Environmental Investigations and Actions:

There are no environmental actions associated with this site. During recent environmental investigations, soil and groundwater samples were collected at the site and analyzed. Results from the analyses reported elevated concentrations of benzene, toluene, ethylbenzene, xylenes, and total petroleum hydrocarbons in groundwater samples. Elevated concentrations of acetone, tert-Butanol (TBA) and 2-Butanone (MEK) were detected in soil samples collected at the property.

Current Status:



White Flint Crossing, LLC submitted an application package to the VCP on October 15, 2004 seeking a No Further Requirements Determination as an inculpable person. An inculpable person status qualifying letter was issued to the applicant on October 20, 2004. The VCP application was withdrawn and all prior VCP correspondence was void on May 31, 2007.

Contact:

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Last Update: August 8, 2007

