Site Location

The 9.39-acre Rock Creek Village Shopping Center property is located at 5500-5576 Norbeck Road in Rockville, Montgomery County, Maryland. The property is currently occupied by a multi-tenant shopping center with associated parking lot and a gas station. The property is bounded to the north by Norbeck Road with residences beyond, to the west by residences, to the south by residences and to the east by Bauer Drive with residences and a community center beyond.

Site History

The property was undeveloped until 1970. The shopping center was constructed in phases between 1970 and 1974. The gas station was constructed in 1970 and the dry cleaners, Rock Creek Village Cleaners, operated at the shopping center between the 1970s and 1996. In 2000, the former dry cleaners space was demolished and incorporated into the grocery store space. A drop off dry cleaner, Norbeck Cleaners, is currently located in the tenant space at 5522 Norbeck Road, adjacent to the grocery store.

Environmental Investigations and Actions

A phase II environmental site assessment (ESA) was completed in 1997 that identified a former dry cleaner, Village Cleaners located at 5516 Norbeck Road that operated between 1970 and 1996 and used tetrachloroethene (PCE). The Phase II included 5 soil samples and one groundwater sample that identified the presence of PCE. The ESA recommended further sampling of groundwater at the property.

A September 2000 ESA included the collection of soil samples and groundwater samples near the dry cleaner tenant space that did not detect PCE or breakdown products in either soil or groundwater.

A 2007 Phase I did not identify any recognized environmental conditions (RECs) on the property based on the lack of PCE detections found during the previous ESA.

In October 2010, a subsurface investigation at the property included the collection of soil, soil gas and groundwater samples. The soil gas samples identified the presence of PCE in the soil gas beneath both the current and former dry cleaner tenant spaces. In a groundwater sample collected near the former dry cleaner, PCE was also detected.

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MTBE was identified in soil samples and groundwater samples collected near the gas station.

In January 2011, a subsurface investigation was conducted on the gas station portion of the property. Soil and groundwater samples identified the presence of MTBE.

A May 2011, Phase I identified the former dry cleaner, previously identified PCE detections, and the gas station as a REC. The ESA also documented that over time, two Oil Control Program cases have been opened for the Exxon facility related to releases and motor oil tank closures. The first was #97-0488MO1, which was opened on September 16, 1996 and closed on February 10, 2000 and the second was #07-0622MO1, which was opened March 1, 2007 and closed May 2, 2007.

In November 2011, additional soil gas and groundwater samples were collected near the gas station to further characterize the property in support of the Voluntary Cleanup Program (VCP) application. The samples confirmed the presence of MTBE, diesel range organics and petroleum range organics in the groundwater near the gas station.

Current Status

On August 10, 2011, Rock Creek Village, LLC submitted a VCP application as an inculpable person seeking a Certificate of Completion for restricted commercial (Tier 2B) use of the property. On January 23, 2012, the VCP issued a No Further Requirements Determination (NFRD) to Rock Creek Village, LLC for restricted commercial (Tier 2B) or restricted industrial (Tier 3B) purposes with a prohibition on the use of the groundwater for any purpose. The NFRD was recorded in the Land Records at Liber 43348, Folio 037.

The site is archived and the VCP has no current involvement with the property.
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