



BETHESDA COMMERCE PROPERTY (BMI# MD1551)

What You Need to Know

Site Location

The Bethesda Commerce property is located at 7535 Old Georgetown Road in Bethesda, Montgomery County, Maryland. This 0.322-acre property is situated in a commercial-residential area that is bounded directly west and south by Old Georgetown Road, office buildings and other commercial properties back the property to the east and by Commerce Lane to the north. Surface water flows into the local stormwater management system. Coquelin Run is located 2,000 feet to the southeast. Public water and sewer services are supplied to the property and the area by WSSC (Washington Suburban Sanitary Commission) Water.

Site History

The property currently consists of a stand-alone bank (United Bank), located on a triangular-shaped parcel, which was constructed in 1980. Prior to 1980, the property was a gas station, which had been located on the property since the late 1950s. The current property owner is Grandbank who acquired the property from 7535 Old Georgetown Road, LLC in March of 1999; after Loyola Federal Savings and Loan Association, who built the current bank building, sold the property to them in 1996.

Environmental Investigation

The 2013 Phase I Environmental Site Assessment indicates two recognized environmental conditions for the property: the former use of the property for a gas station and the use of an adjacent property as a dry cleaner; both properties had underground storage tanks located on the properties, which have been removed. A subsequent Phase II Environmental Site Assessment in 2013 identified low-levels of petroleum compounds in the soils at the property.

Current Status

On August 14, 2013, Bethesda Commerce LLC submitted an application to the Voluntary Cleanup Program as an inculpable person seeking a Certificate of Completion (COC) for Tier 1B, Restricted Residential, future use of the property. The application was accepted on October 1, 2013, pending the development and completion of a Response Action Plan (RAP) to address volatile organic compounds in the soil and soil vapor at the property. On March 20, 2014, the VCP approved the RAP that was submitted on February 21, 2014, and then revised on March 10, 2014.

The COC was issued on November 19, 2015 for the property conditioned for Tier 1B Restricted Residential future use with a prohibition on groundwater use and was recorded in the land records of Montgomery County on December 7, 2015.