



TOWSON CITY CENTER PROPERTY (BMI# MD0820)

What You Need to Know

Site Location

The Towson City Center property is located at One Investment Place in Towson, Baltimore County, Maryland. The 1.3-acre property is located in a commercial area and is bounded by other commercial properties. A cemetery is located north of the property and main building. The property consists of two parcels; one parcel (Lot 1, 1.479 acres) is located north of Investment Place and consists of two parking garages with office buildings; and the second parcel (Lot 2, 0.1421 acres), is located south of Investment Place and consists of an 18-space parking lot with a large billboard.

The property is predominantly covered (95%) by buildings and associated paved parking areas. The surface water from the property discharges to the municipal storm-water management system. Water and sanitary sewer are provided to the property by Baltimore County.

Site History

The current 14-story building was constructed in 1967, and the 3-story “annex” building, in 1972. Prior to construction of the current buildings, the property was occupied by a church, four residences and several outbuildings. The property was formerly occupied by commercial businesses and offices, but currently it is vacant. Currently, Towson City Center, LLC owns the property, they purchased the property in May 2010 from AMG Realty Partners, who in 1999, purchased the property from Kronos Property Holdings, who in 1982, purchased the property from Towson Investment Building, Inc.

Environmental Investigation

A 1929 Sanborn map indicated that a gasoline underground storage tank (UST) was formerly located in the area now occupied by the main building. The UST may have been removed during construction.

In 1994, a 2,000-gallon diesel UST was removed from the property and replaced with a 600-gallon UST for the backup generator. In 1997, a 10,000-gallon heating oil UST was removed from the property; perforations were noted in the tank bottom once the UST was removed. Soil samples were reportedly collected from the excavation, but no sampling results were reported to the Maryland Department of the Environment (MDE) Oil Control Program.

Several Phase I environmental site assessments have been conducted at the property in recent years (1999, 2008, and 2010). In October 2010, a Phase II environmental site assessment was

conducted at the property. Soil vapors were sampled at several locations on the two parcels; low levels of benzene and trichloroethylene were detected at several locations.

Current Status

On October 27, 2010, Towson City Center, LLC submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination (NFRD). The requested future use of the property is Tier 2B Commercial Restricted. In December 2010, the VCP requested additional information on the application, which the applicant supplied and the VCP issued an NFRD on April 8, 2011. The NFRD was recorded in the land records of Baltimore County on April 19, 2011.