

Resilience Authority of Annapolis & Anne Arundel County

Application for EPA-I-OLEM-OBLR-25-07 Environmental Protection Agency Brownfield Cleanup Grant

January 28, 2026

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APPLICATION INFORMATION

Application Information Sheet

Map

APPLICATION INFORMATION SHEET

1. Applicant Identification

Resilience Authority of Annapolis and Anne Arundel County

Arundel Center

44 Calvert Street

Annapolis, Maryland 21401

2. Website URL

<https://resilienceauthority.org/>

3. Funding Requested

3.a. GRANT TYPE

Single Site Cleanup

3.b. FEDERAL FUNDS REQUESTED

\$4,000,000

4. Location

Annapolis, Anne Arundel County, Maryland

5. Property Information

Spa Road Property

935 Spa Road, Lot 1,

Annapolis, Maryland 21403

Parcel number 859

Map attached.

6. Contacts

6.a. PROJECT DIRECTOR

Gabriel Cohee, Director of Programs

Resilience Authority of Annapolis and Anne Arundel County

Phone: (410) 456-0880

Email: excohe24@aacounty.org

Arundel Center

44 Calvert Street

Annapolis, Maryland 21401

6.b. CHIEF EXECUTIVE/HIGHEST RANKING ELECTED OFFICIAL

Jared Littman, Mayor of Annapolis

mayor@annapolis.gov

Phone: (410) 263-7997

160 Duke of Gloucester Street

Annapolis, Maryland 21401

Steuart Pittman, Anne Arundel County Executive

expitt99@aacounty.org

Phone: (410) 222-1821

44 Calvert Street

Annapolis, Maryland 21404

7. Population

40,689 (2024 Census estimate)

8. Other Factors

Other Factors	Page No.
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N-3, N-8
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N-1 to N-3

Other Factors	Page No.
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N-3
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	N-2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N-3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications

N/A



NARRATIVE

Narrative Criteria

Leveraged Resources Attachment

NARRATIVE CRITERIA

1. Project Area Description and Plans for Revitalization

TARGET AREA AND BROWNFIELDS

1.a. Overview of Brownfield Challenges and Description of Target Area

The Resilience Authority of Annapolis and Anne Arundel County (RA) seeks a \$4 million U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant to remediate a contaminated site in the City of Annapolis, Maryland. The RA is a regional authority that improves resilience to extreme weather throughout Anne Arundel County, Maryland (the County, pop. 292,506, 588 sq mi). The County is along the western shore of the Chesapeake Bay (the Bay) about 30 miles east of Washington, D.C. and south of Baltimore, Maryland. The City of Annapolis (the City, pop. 40,744, 8.1 sq mi) is the largest city in the County, and sits on a low-lying peninsula in the central County, at the confluence of the Severn River and the Bay. The Target Area (TA) is Census Tract (CT) 7065 (1.1 sq mi), where the proposed brownfield site (Site) is located, and neighboring CT 7064.03 (.53 sq mi), which adjoins the Site's southern boundary, is underserved and will benefit from Site reuse.¹ The TA is in the central City, west of the downtown historic district, and bound to the north by Highway 450 and the U.S. Naval Academy; to the west by Forest Drive; to the south by South River; and to the east by Spa Creek, the Severn River, and the Bay.

The City was founded as a Puritan settlement in 1649. It had a thriving shipping and fishing industry from the 1700s to the mid-1800s, but began losing commercial dominance as neighboring Baltimore's ports expanded. In the late 1800s, the City's economy shifted to government, education, and services. Landfills and public works yards developed in the TA, which was previously on the City's outskirts, away from neighborhoods. As the City grew away from its historic center, its peninsular location, aging infrastructure, and flood risk all limited land available for building housing. In the 20th century, housing and neighborhoods expanded into the TA, west from the historic center. Homes, schools, and low- to moderate-income neighborhoods surrounded former landfills, decommissioned incinerators, and other sites contaminated with metals, petroleum, and hazardous substances. Today, these brownfields in what used to be the City's outskirts are now closer to its geographic center, and constrain housing production and economic development because they occupy some of the best remaining land available.

Increasingly frequent flooding compounds brownfields impacts by further limiting available land for housing. The City experiences both tidal nuisance flooding and catastrophic flooding from extreme weather. Floods close streets and damage property several times per year. Increasing trends are visible : in 2020, downtown experienced 194 hours of flooding, a 38% increase over 2016.² In 2022, flooding cost 38 highly impacted local businesses \$4.1 million in lost revenue, and reduced wages by \$1 million.³ Floods also wash brownfields contaminants like mercury and polychlorinated biphenyls (PCBs) into the Bay, the US' largest estuary, which received a C+ health grade in 2024.⁴ There, toxins harm wildlife like Maryland blue crabs, which reached a 30 year low in 2025, causing cascading losses to the City's \$1.4 billion/year seafood industry and raising concerns about toxic exposure for human consumers.⁵

The TA is home to low- and moderate-income neighborhoods, and to community assets like the Chesapeake Children's Museum. Residents have repeatedly identified affordable, higher-quality housing and improved access to waterfront, greenspace, and recreation as critical needs. While the TA historically occupied the City's hinterlands, today it has the potential to be well connected to jobs, services, and major institutions like the Anne Arundel Medical Center (AAMC), the City's largest hospital. Parts of the TA are also less acutely vulnerable to flooding compared to other parts of the City, but brownfields make land redevelopment infeasible without remediation, which the RA and the City are both unable to fund (2.a). By supporting brownfields cleanup, this grant will remove contamination, reduce threats to human and environmental health, and unlock valuable, well connected developable land with high-impact redevelopment potential and substantial community interest. This will enable

¹ Maryland EnviroScreen (2024).

² City of Annapolis. (2025). *Flooding Data*.

³ City of Annapolis. (2023). *Hazard Mitigation Plan*.

⁴ University of Maryland Center for Environmental Science. July 10, 2024. *Chesapeake Bay Report Card*.

⁵ Maryland Matters. (January 5, 2023). "Chesapeake Bay still in poor health, blue crabs suffering, says State of the Bay Report."

reuse that includes housing, community-serving retail, improved mobility, trails, greenspace, and waterfront access in a historically underserved area.

1.b. Description of the Proposed Brownfield Site(s)

The proposed brownfield site (the Site), located at 935 Spa Road, Lot 1, encompasses 6.45 acres and is centrally located within the City. Spa Road bisects the Site, providing north-south connectivity and direct access to downtown Annapolis and the Historic District. The Site is bordered on the north by housing and the Spa Creek Trail; on the east by the Weems-Whelan (WW) Field and Bates Middle School; on the west by the Bates Heritage Complex, which includes senior housing, a senior center, a Boys & Girls Club, and Cal Ripken Field; and on the south by Spa Creek, a fish-bearing tributary to the Bay identified as a high priority for restoration (1.c). The eastern portion of the Site hosted Spa Creek Landfill from the mid-1910s until 1934, boundaries of which are uncertain. In 1934, the City constructed an incinerator and landfilled ash adjacent to it. The City demolished the incinerator in 1949. Automotive garages and municipal offices occupied the eastern Site until 2018, when they were demolished. Today, the western Site functions as a City Department of Public Works (DPW) hub with an active maintenance garage, salt storage dome, and materials yard, while the eastern portion contains an active DPW fueling station.

A 2025 Phase II identified at least 13 metals in Site soils, including arsenic, chromium and hexavalent chromium, and mercury at concentrations up to 900% above residential cleanup criteria; along with volatile organic compound (VOC) ethylbenzene; five semi-VOCs, including naphthalene and benzo(a)pyrene; and multiple petroleum products, including diesel. Site groundwater and water in Spa Creek contain elevated levels of metals, including arsenic, lead, and cadmium, while Spa Creek sediments are contaminated with metals and benzo(a)pyrene. These contaminants pose significant risks to human health, local ecosystems, and those who consume fish from the area (2.b).

REVITALIZATION OF THE TARGET AREA

1.c. Reuse Strategy and Alignment with Revitalization Plans

The Site is planned for mixed-income, mixed-use redevelopment, including housing, commercial space to support community needs, economic development, job creation, and green space. This reuse strategy aligns with multiple local and regional plans that were informed by community feedback and prioritize housing, environmental protection, and outdoor recreation. Among these adopted plans, the Site receives specific attention in both the Eastport Choice Neighborhood Initiative (CNI) Transformation Plan (adopted by HUD in 2023 and by the City in 2024) and the Annapolis Ahead 2040 Comprehensive Plan (adopted by the City in 2024). The CNI plan developed with extensive input from low- and moderate-income communities in and around the TA, including public housing residents, and focuses on the revitalization and redevelopment of the City's largest public housing community, located two miles from the Site. The CNI plan includes the Site as part of this revitalization, given its proximity and value as a location for expanded housing stock that can reduce displacement risk for existing public housing residents. The Comprehensive Plan identifies a regional shortage of 60,000 subsidized units to serve economically impoverished households and facilitate access to economic opportunity. The Annapolis 2025 Equitable Public Water Access Plan identifies the need to improve the Spa Creek Trail bordering the Site and create an extension to provide water access at the neighboring Bates Middle School and Chesapeake Children's Museum. Public comments during plan development recommended that the City participate in a Maryland Department of Natural Resources (MDNR) safe seafood program due to concerns about exposure to toxins in fish and crabs, which Site cleanup and reuse can help mitigate by reducing contamination release. The nonprofit Severn River Association's 2024 Severn River Action Plan identifies Spa Creek as the #2 priority subwatershed for restoration across the entire 81-sq. mi. Severn River watershed and its 108 subwatersheds. Finally, the City's 2025 Transit Development Plan redirects a portion of the "Red Route" to run along Spa Road, providing missing north-south connectivity and connecting the City's major hospital to the Eastport Shopping Center while serving the Site and future housing development. The Site is not in a floodplain.

1.d. Outcomes and Benefits of Reuse Strategy

Site reuse will benefit TA residents by expanding safe, mixed-income housing stock, which research shows tends to disproportionately benefit low-income residents, especially young children.⁶ Mixed-use redevelopment will also expand commercial space to support economic development and small business growth in the TA. Buildings will incorporate energy-efficiency measures per local code and consider integration of solar panels into design. After Site reuse, improved bus service along Spa Road will provide missing north-south transit connectivity and enhance connections to services and jobs at regional hubs, including AAMC, the City’s largest medical center. Currently, TA residents living near the Site must take three buses to reach AAMC; after Site reuse, a single bus will connect the two locations (1.c), and complete-streets investments will improve pedestrian and bicycle safety. Reuse will also generate green space adjacent to housing, and a proposed extension of Spa Creek Trail will promote safe outdoor activity and water access in the TA for students at Bates Middle School and the Boys & Girls Club, families visiting the Chesapeake Children’s Museum, and low- and moderate-income residents. By installing stormwater (SW) infrastructure necessary for redevelopment, reuse will filter SW that currently flows untreated from the Site into Spa Creek. Reducing polluted runoff will improve water quality and protect aquatic life, supporting both the health of the Bay and safe fishing, since contamination exposure risk can be significant for people who engage in subsistence seafood hunting, many of whom also experience low income.⁷ Improved SW infrastructure will enhance nn to extreme weather, reducing flood risk in an area vulnerable to both storm-driven runoff and tidal flooding from Spa Creek, which is susceptible to sea level rise. Use of solar energy in housing can also improve resilience by reducing future residents’ exposure to power outages during extreme weather.

STRATEGY FOR LEVERAGING RESOURCES

1.e-g. Resources Needed for Site Characterization, Remediation, and Site Reuse

The Site is fully characterized and requires no additional assessment. This grant, combined with external resources, will be sufficient to complete cleanup (see 3.b and attached leverage documentation). If additional investigation or cleanup funding is needed, the RA will seek funding from the Maryland Department of the Environment (MDE), per Table 1. Because WW Field, which is adjacent to the Site, will add substantial value to future Site residents, Site reuse will leverage the City’s investment to remediate and redevelop it. WW Field is the only City-owned sports field and was built in 1954 after the City leased land adjacent to the Site to the Annapolis Athletics Club. WW Field was heavily used by youth sports teams but closed in 2020 following discovery of debris from incinerator ash, including glass and wire, as well as arsenic, chromium, and lead in soil that exceed state cleanup levels. Costs for remediation of WW Field are still being determined but could be \$2.5 to \$3 million. To return WW Field to recreational use as quickly as possible and address the serious gap in outdoor recreational space due to its closure, the City will remediate WW Field separately from this grant on an accelerated timeline.

Table 1. Resources Needed for Site Characterization, Remediation, and Reuse

Name of Resource	Resource Designation	Secured or Unsecured?	Additional Details or Information About the Resource
Choice Neighborhoods Initiative (CNI) Grant –Maryland Dept. of Housing and Urban Development	(1.g) Reuse	Secured	\$1M grant awarded for affordable housing planning at the Site
CNI City Matching Funds	(1.g) Reuse	Secured	\$1M match commitment for affordable housing planning at the Site
Program Open Space (MDNR)	(1.g) Reuse	Secured	\$1M grant to support redevelopment of WW Field post-remediation

⁶ Chetty, Hendren and Katz. (2016). “The Effects of Exposure to Better Neighborhoods for Children: New Evidence from the Moving to Opportunity Experiment.” American Economic Review.

⁷ Nieman, C. et al. (April 2021). “Fishing for food: Values and benefits associated with coastal infrastructure.” PLOS One.

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Name of Resource	Resource Designation	Secured or Unsecured?	Additional Details or Information About the Resource
Public-Private Partnership (via potential ground lease(s) with developer(s))	(1.g) Reuse	Not secured	Via an RFP process, the RA will seek a potential developer ground lease that could provide significant capital for affordable housing construction.
Brownfields Revitalization Incentive Program (MDE)	(1.e and 1.f) Assessment, Remediation	Not secured, eligible	Offers grants, loans, and property tax credits to support assessment and remediation
Bay Restoration Fund Wastewater Grants (MDE)	(1.g) Reuse	Not secured, eligible	Supports SW projects by local governments, will support design/development of SW infrastructure on Site, sufficient to support redevelopment
Council of Development Finance Agencies	(1.g) Reuse	Not secured, eligible	Offers financing for housing and infrastructure development to support reuse
HUD Community Development Block Grants, Section 108 Loan Guarantees	(1.g) Reuse	Not secured, eligible	Offers financing for housing and infrastructure development to support reuse
U.S. Economic Development Admin. Public Works Program	(1.g) Reuse	Not secured, eligible	Supports infrastructure investment, could fund SW upgrades and other infrastructure improvements for reuse

1.h. Use of Existing Infrastructure

This grant will facilitate reuse of multiple types of existing infrastructure. Spa Road, a major thoroughfare, bisects the Site and provides north-south connectivity and transit access. The Site is served by public water and sewer, as well as electricity and broadband. The Site lacks SW infrastructure, which is required for redevelopment. Reuse will install new SW infrastructure that complies with all state requirements, such as bioswales, rain gardens, and bioretention ponds. Table 1 shows resources available for SW design and construction.

2. Community Need and Community Engagement

COMMUNITY NEED

2.a. The Community's Need for Funding

The RA receives a modest budget from the County and City but must raise additional funds to carry out resilience projects across both jurisdictions. The RA's staff of three is small, at capacity, and the RA has no discretionary budget to hire additional staff or support cleanup. It is unable to remediate the Site without EPA funds. The City is unable to fund cleanup because its population size and tax base cannot generate sufficient revenue to provide adequate services to low-income populations who depend on them, like those in the TA, while also managing increasingly expensive flood prevention, response and repair needs, which are growing due to the City's low elevation, aging infrastructure, and more frequent extreme weather (1.a).⁸ The City's Colonial Historic District, located east of the TA in downtown, preserves the largest concentration of intact 17th- and 18th-century buildings in the nation and compounds this challenge. It is at significant risk of flooding, and the nature of its historic buildings and infrastructure escalate already significant costs of flood prevention, damage, and response. Beyond what it has committed to support expenses this grant and the RA cannot cover, the City has no additional funding available to support cleanup (3.b).

The Site is located in CT 7065 at its boundary with CT 7064.03 (collectively, the TA). Because census tracts cover large areas, higher-income neighborhoods in other areas of both tracts, farther away from the Site, can skew economic and demographic data and fail to show the community's low income. Both CTs that comprise the TA include economically distressed populations who rely on public services for basic needs, and who are disproportionately impacted by contamination from governmental activities (2.d). Poverty in CT 7064.03 is 11.5%, which exceeds City levels (7.2%) by 60% and County levels (5.5%) by 109%. In CT 7064.03, 13.7% of households

⁸ City of Annapolis. (2023). Hazard Mitigation Plan.

receive SNAP benefits⁹, which is 52% above the City average (9%). In CT 7065, unemployment (5.8%) exceeds the City average (4%) by 45%¹⁰, and educational attainment is also lower: 17.6% of residents lack a high school diploma, exceeding City (12.1%), County (12.1%), state (12.3%), and national (11.6%) averages.¹¹ The average TA home was built before 1978, which increases exposure risks to toxins and potential related health effects (2.c). People with lower incomes spend 77% of income on basic necessities and are less likely to be able to move or to make housing upgrades to reduce exposure risks.¹² The average home value for the 45 properties along Spa Road closest to the Site is \$330,000, which is 82% below the City's average (\$602,148) and 33% below the County's (\$495,058).¹³ Local and state resources are insufficient to fund the entire cleanup, without which Site reuse (and associated secured planning resources, see 1.g) cannot proceed.

2.b. Health or Welfare of Sensitive Populations

Across both CTs, older adults comprise an average of 16.5% of residents; in CT 7064.03, 74% more older adults live in poverty (8.9%) compared to the City (5.1%). The proportion of children under 18 living in poverty in CT 7064.03 (22.6%) is three times higher than the City (7.6%), almost four times higher than the County (5.8%), and twice the level in the state (11.5%). The proportion of people with disabilities is 11.3% in CT 7065 and 8.4% in CT 7064.03, and women of childbearing age (15-44) comprise 29% of CT 7065 and 36.4% of CT 7064.03.¹⁴ Key health issues include exposure to brownfields, for which CT 7065 is in the 91st state percentile and CT 7064.03 is in the 63rd. Air pollution is also a concern due to ozone, diesel particulate, traffic and toxic releases—both CTs rank in the 58th to 70th state percentile for at least one of these pollutants.¹⁵ Cost, safety, and quality of housing are welfare issues. The median year of housing construction in the TA is 1978 or earlier, which increases risk of exposure to multiple toxins, including lead, asbestos, and PCBs.¹⁶ On average, the TAs are in the 55th percentile for lead paint risk in housing.¹⁷ Exposure to hazardous substances via brownfields or low-quality housing poses particular risks to sensitive populations due to pre-existing conditions or developing immune systems. Housing built pre-Americans with Disabilities Act (ADA) in 1991 may also pose challenges for people with limited mobility. Limited transit options further constrain access to services, jobs, healthcare, and outdoor recreation, which can negatively impact health. For example, access to AAMC from the TA by bus is limited (1.d). This may contribute to reduced healthcare access and delayed treatment, which research has linked to poorer health outcomes.¹⁸ It may also compound food access challenges. SNAP participation in CT 7064.03 (13.7%) is 52% higher than the City (9%). At nearby Bates Middle School, 55% of students receive free or reduced-price lunch, compared to 43% of public school students county-wide.¹⁹ Lack of food access may make some TA residents more likely to engage in subsistence fishing, which can increase exposure to contaminants such as PCBs, mercury, and PFOS.²⁰ Anecdotally, although fish consumption warnings are posted near the Site, people are frequently observed fishing in Spa Creek. Finally, obesity in the TA averages 35.2% and exceeds national averages²¹, and access to safe, healthy outdoor recreation via parks, trails, and the waterfront is extremely limited. Reuse plans reduce these threats by developing affordable, high-quality housing; improving transit access to AAMC, jobs, and other services; creating space for community-serving retail (such as grocery stores); and expanding existing trails and offering easy access to recreational greenspace at WW Field and Spa Creek. These reuses reduce cumulative environmental exposures that may result in elevated disease burdens, and increase access to outdoor recreation in a healthier environment and promote social connection, all of which benefit the health of sensitive groups.

⁹ Supplemental Nutrition Assistance Program, colloquially known as food stamps.

¹⁰ U.S. Census 2023 American Community survey 5-year estimates (2018-2022).

¹¹ U.S. Census 2023 American Community survey 5-year estimates (2018-2022).

¹² Maryland Center on Economic Policy (June 2022). "Rising Cost of Essential Goods Disproportionately Affects Low-Income Marylanders."

¹³ Data from Countyoffice.com and Zillow.com.

¹⁴ U.S. Census 2023 American Community survey 5-year estimates (2018-2022).

¹⁵ Maryland EnviroScreen (2024).

¹⁶ U.S. Census

¹⁷ Maryland EnviroScreen (2024)

¹⁸ Jasninder and Daug (June 7, 2024). "Reducing Hospital Readmissions." National Library of Medicine.

¹⁹ Maryland State Dept. of Education. (2025). Free and Reduced-Price Meals Data.

²⁰ MDE. (2025). Maryland Fish Consumption Advisories for Recreationally Caught Fish in Anne Arundel County, MD.

²¹ CDC PLACES Data (2023).

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Elevated cancer and heart disease rates in the TA are indicative of potential persistent exposure to hazardous substances or petroleum. Rates of heart disease average 5.8% across the TA and exceed City levels (5.2%) by 12% and County levels (5%) by 16%. Cancer rates (non-melanoma) in CT 7065 (7.9%) exceed City averages (6.9%) by 14%, and County averages (7.2%) by 10%. Adult asthma prevalence averages 10.85% across the TA and indicates long-term exposure to poor air quality that could be associated with proximity to transportation corridors and older housing without modern air filtration systems. Site cleanup and reuse will help mitigate cumulative environmental and health burdens by building new housing to reduce exposure risks and connecting it to transit to improve access to healthcare and other services (1.d). Co-locating affordable housing with assets like the Spa Creek Trail and WW Field will enhance access to safe outdoor recreation, which can improve cardiovascular and mental health outcomes, identified as a priority in the City's Comprehensive Plan.

2.d. Economically Impoverished/Disproportionately Impacted Populations

This grant will reduce threats to TA residents experiencing poverty by expanding affordable, healthy housing stock that is served by expanded transit routes and improving access to jobs and services. County-wide, median rental costs are up 19% since 2019, more than anywhere else in Maryland. This has significantly outpaced income growth for low- and moderate-income households, whose purchasing power has eroded over the last two decades.²² 47% of City renters are rent burdened and pay more than 30% of income for housing.²³ Housing and transportation costs in the TA can total up to 76% of annual income.²⁴ Site redevelopment will provide low-income TA residents improved access to jobs collocated with housing, which will improve economic opportunity without the expense of a car.

Reuse will limit contaminants entering Spa Creek and the Chesapeake Bay. Improved water quality will benefit economically impoverished people who are more likely to live near impaired waterways and to engage in subsistence fishing/seafood hunting, which can increase risks of contamination exposure (1.d).

COMMUNITY ENGAGEMENT

2.e-f. Project Involvement and Project Roles

Table 2. Selected Organizational Involvement and Roles

Name of Organization/ Entity	Point of Contact	Specific Involvement/ Assistance Provided
Housing Authority of the City of Annapolis (HACA) . Mission: provide quality housing based on need and income.	Melissa Maddox-Evans, CEO Mmaddox-evans@hacamd.org ; (410) 267-8000	Support outreach to Site neighbors, particularly low-income households. Assist with hosting meetings, distributing project information through resident networks, and providing feedback on reuse plans.
Wiley H. Bates Middle School is a local public school adjacent to the Site.	Joe Lustgarten, Principal jlustgarten@aacps.org ; (410) 263-0270	Host educational sessions, share information via school and family channels, and support age-appropriate education related to brownfields and environmental health.
City of Annapolis is the municipality where the Site is located	Allyson De Matteo, Engineer II/Project Manager amdematteo@annapolis.gov	Support remediation and reuse through capital project funding; remediate adjacent WW Field; collaborate with RA to support coordinated, effective community outreach.
Spa Creek Conservancy . Mission: Steward the Spa Creek watershed through education and restoration.	Amy Clements, President clementsa@aol.com ; phone not available	Provide technical assistance/best practices/feedback related to watershed protection, SW management, and potential impacts to Spa Creek throughout cleanup/reuse. Assist with outreach to stakeholders and volunteers.

²² Maryland Center on Economic Policy (June 2022). "Rising Cost of Essential Goods Disproportionately Affects Low-Income Marylanders."; *The Baltimore Banner*. (Nov. 4, 2025). "Rent in Anne Arundel County is up more than anywhere in Maryland."

²³ City of Annapolis. (Nov. 16, 2020). "Housing Affordability Task Force Needs Assessment Study Report."

²⁴ Center for Neighborhood Technology (2025). *Housing + Transportation Cost Index*.

Name of Organization/ Entity	Point of Contact	Specific Involvement/ Assistance Provided
Severn River Association . Mission: Connect people to protect the Severn River.	Jesse Iliff, Exec. Director jesse@severnriver.org ; (410) 774-0317	Provide technical assistance related to watershed protection, SW management, and potential impacts to Spa Creek. Assist with outreach to stakeholders and volunteers.
Play Annapolis . Mission: Provide all youth access to recreation/sports year-round.	Stacy Smith, Exec. Director director@playannapolis.org ; phone not available	Assist with outreach and provide technical assistance related to supporting remediation and reuse efforts that will allow safe recreation spaces for children at WW Field.

2.g. Incorporating Community Input

Following grant award, the RA will develop a Public Involvement Plan (PIP) that includes strategies to engage a range of stakeholders, including Site neighbors, seniors, renters, small business owners, youth and young families, individuals with limited internet access or limited English proficiency, and elected and community leaders. The RA will convene a Brownfields Advisory Committee (BAC) that includes invited partners listed in Table 2. The BAC will meet quarterly to review progress, provide feedback, and support information-sharing. The RA anticipates holding four public project meetings: one prior to cleanup activities (winter 2026), one during cleanup planning (spring 2027), one during cleanup (winter 2027), and one post-cleanup (spring 2028). Meetings will be hybrid, with virtual options provided when feasible to maximize access and participation.

The RA will advertise engagement opportunities and provide updates through websites, social media, email distribution lists, and flyers posted at gathering places like libraries and community centers. Meetings will occur in ADA-compliant locations, with accommodations provided upon request. Materials will be in plain language, with interpretation available. The RA will consider transportation assistance for people with limited mobility. The RA will provide opportunities for public comment on its websites between meetings, and will work with its qualified environmental professional (QEP) to directly engage Site neighbors, share information and address concerns. The QEP will address technical questions; RA staff or partners (Table 2) will address questions about reuse and community impacts.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3.a. PROPOSED CLEANUP PLAN

Site cleanup will consist of targeted soil excavation and capping. Soil will be excavated where contaminant concentrations exceed cleanup criteria beneath proposed buildings. Excavated soils will be characterized and disposed of off-site at an appropriate facility. In non-buildable portions of the Site, cleanup will consist of recreational and/or landscaped areas, and asphalt parking or roads that incorporate engineering controls designed to prevent exposure to underlying residual contaminated soils that will remain in place. Capping media will consist of a 2-ft layer of certified clean soil placed atop a geotextile marker fabric. For asphalt parking and roads, capping will consist of 4-in. of paved asphalt atop a gravel subbase to minimize SW infiltration into landfilled media and reduce human and environmental exposure risk via groundwater and Spa Creek. Vapor barriers beneath proposed building footprints will address potential vapor intrusion concerns associated with subsurface contamination. Consistent with housing-focused reuse plans, cleanup will implement institutional controls to restrict certain land and water uses and require development and implementation of a soil management plan, long-term monitoring, and an operation and maintenance plan with annual inspections. Details will be determined in consultation with MDE during cleanup planning.

DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS

3.b-e Project Implementation, Anticipated Project Schedule, Task/Activity Lead, and Outputs

Table. 3 Tasks and Activities

Task 1 – Project Management
b. <u>Project Implementation, EPA-funded tasks</u> : Three RA staff will attend one National Brownfields Training Conference and 2 state or regional conferences. QEP will develop quarterly, annual, and the Assessment, Cleanup and Redevelopment Exchange System

(ACRES) documentation/reporting and will meet monthly with RA to review progress, monitor timelines and budget, and adjust to achieve project goals. <u>Non-EPA-funded tasks:</u> The RA will procure a QEP in compliance with 2 CFR 200.317-326 and all applicable EPA guidelines and best practices. The RA will oversee QEP and review quarterly, annual and ACRES documentation/reporting. The RA and QEP will meet monthly to review progress and budget.
c. Anticipated Project Schedule: Ongoing throughout grant period. Work will begin upon completion of the MDE-approved Remedial Action Plan (RAP) (assumed May 1, 2026) and continue through June 30, 2030.
d. Task/Activity Lead: The RA will serve as the Task Lead, with day-to-day project management support provided by the QEP under contract to the RA.
e. Outputs: Up to 48 project team meetings; monthly 1-page MDE updates summarizing completed and anticipated work; 16 quarterly reports; attendance at one National Brownfields Conference and three state or regional conferences; and one closeout report detailing grant activities, cleanup progress, and remaining needs.
Task 2 – Community Engagement
b. Project Implementation, <u>EPA-funded tasks:</u> QEP will support RA with PIP development and conducting community engagement activities, plus recording, analyzing, and responding to input throughout the cleanup process. Production of posters and printing to support outreach. <u>Non-EPA-funded tasks:</u> The RA will develop a PIP, issue quarterly project updates, and conduct community meetings at key milestones. The RA will work closely with project partners and QEP to conduct outreach to impacted stakeholders.
c. Anticipated Project Schedule: August 1, 2026 to April 30, 2029. Community meetings are planned for August 2026 (pre-construction and cleanup plan development), December 2026 and March 2027 (mobilization and cleanup), April 2029 (post-cleanup). Additional meetings will be held as needed.
d. Task/Activity Lead: RA, Assist: QEP
e. Outputs: One PIP; 16 quarterly updates; four community open houses (with notes, attendance, and recordings); 16 press releases/website updates/social media posts; and direct community outreach (with notes and summaries).
Task 3 – Cleanup Planning
b. Project Implementation, <u>EPA-funded tasks:</u> Hold a 30-day public review and comment period of draft Analysis of Brownfields Cleanup Alternatives (ABCA); finalize ABCA to incorporate public and regulatory comments and obtain EPA Region 3 Project Manager approval; secure all permits and regulatory approvals; develop Site cleanup plans, including a Health and Safety Plan (HASP) and Quality Assurance Project Plan (QAPP); complete 100% design documents; prepare bid documents and procure cleanup contractors.
c. Anticipated Project Schedule: ABCA finalized by Dec. 31, 2026. All permits/approvals, QAPP, HASP and SAP complete/approved by April 2027. Bid documents complete by May 2027. Contractor selected by July 2027.
d. Task/Activity Lead: QEP, Assist: RA
e. Outputs: 1 final ABCA; 1 HASP, QAPP, SAP; 100% design documents; 1 set of bid documents; 1 cleanup plan
Task 4 – Site Cleanup
b. Project Implementation, <u>EPA-funded tasks:</u> RA will competitively procure a remediation contractor in compliance with 2CFR 200.317-326, which Project Manager will oversee with MDE assistance. Contractor cleanup activities will include soil excavation, capping, and subsurface vapor barrier installation. MDE will work with the RA to ensure cleanup meets state and federal regulations and that the Site advances toward regulatory closure in accordance with MDE VCP Certificate of Completion requirements. <u>Non-EPA-funded tasks:</u> The City will contribute \$1,874,750 to complete soil disposal costs that exceed EPA grant funds, and to remove the existing salt storage dome and DPW underground storage tanks at the Site. See attached leverage documentation.
c. Anticipated Project Schedule: Procure contractor by Aug. 2027, begin cleanup Oct. 2027, complete by June 2030.
d. Task/Activity Lead: Contractor, Assist: RA, QEP
e. Outputs: excavation of contaminated media, installation of vapor barrier, capped land for residential/recreational use; 1 grant close-out report detailing cleanup progress and any remaining needs.

3.f. Cost Estimates

The RA does not plan to make subawards or support participant support costs using this grant. The RA requests de minimis (5%) indirect costs to implement the grant. It will leverage staff time at the rate of \$93/hr (\$65/hr + 43% fringe), at an estimated value of \$87,001.

Table 4. Budget Table

Budget Categories		Project Tasks (\$)				
		Task 1: Project Management	Task 2: Community Outreach	Task 3: Cleanup Planning	Task 4: Site Cleanup	Total
Direct Costs	Travel	\$ 9,300	\$ -	\$ -	\$ -	\$ 9,300
	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies	\$ -	\$ 300	\$ -	\$ -	\$ 300
	Contractual	\$ 29,000	\$ 23,000	\$ 285,000	\$ 368,350	\$ 705,350
	Construction	\$ -	\$ -	\$ -	\$ 3,063,385	\$ 3,063,385
	Other	\$ 2,475	\$ 714	\$ 28,000	\$ -	\$ 31,189
Total Direct Costs		\$ 40,775	\$ 24,014	\$ 313,000	\$ 3,431,735	\$ 3,809,524
Indirect Costs		\$ 2,039	\$ 1,201	\$ 15,650	\$ 171,587	\$ 190,476
Total Budget (Direct + Indirect)		\$ 42,814	\$ 25,215	\$ 328,650	\$ 3,603,322	\$ 4,000,000

Table 5. Cost Estimate Table

Task	Cost Basis and Assumptions (\$250/hr for QEP, \$200/hr for MDE)
1. Project Management	<p>Travel Costs for 3 RA staff: \$9,300. <i>National Brownfields Training Conference</i> (1 conference x \$2,000/person x 3 people = \$6,000). <i>Regional Brownfields Conferences</i> (2 conferences x \$550/person x 3 people = \$3,300).</p> <p>Contractual Costs: \$29,000. 48 project team meetings (48 x \$250/hr x 1 hr = \$12,000); 16 quarterly and ACRES reports (16 reports x 2 hrs x \$250/hr = \$8,000); Annual Reporting (2hrs/year x 4 years x \$250/hr = \$2,000); 1 draft final summary report (\$250/hr x 28 hrs = \$7,000).</p> <p>Other: \$2,475. Conference registration fees (1 national + 2 regional conferences x 3 people x \$275/conference) = \$2,475</p> <p>Indirect Costs: \$2,039. (Facility and administration costs including office rental, leadership, accounting, and personnel)</p>
2. Community Outreach	<p>Supplies: \$300. Nametags, pens, flipcharts for community meetings (4 mtgs x \$75/mtg = \$300)</p> <p>Contractual Costs: \$23,000. QEP support for PIP (4 hrs x \$250/hr = \$1,000); support at community outreach meetings (8 hrs/meeting x 4 meetings = 32 hrs x \$250/hr = \$8,000); Articles/media updates (2 hrs/quarter x 16 quarters = 32 hrs x \$250/hr = \$8,000); Support RA with direct outreach and engagement with key constituencies outside of community meetings (24 hrs x \$250/hr = \$6,000).</p> <p>Other: \$714. Printing for community outreach (4 large posters x \$151/ea = \$604, 550 flyers/agendas x \$0.20/ea = \$110).</p> <p>Indirect Costs: \$1,201. (Facility and administration costs including office rental, leadership, accounting, and personnel)</p>
3. Cleanup Planning	<p>Contractual Costs: \$285,000. ABCA Update/Finalization (100 hrs x \$250/hr = \$25,000); Remedial design documents (500 hrs x \$250/hr = \$125,000); Permitting support (200 hrs x \$250/hr = \$50,000); Develop QAPP (40 hrs x \$250/hr = \$10,000); Develop site workplans (200 hrs x \$250/hr = \$50,000); Final design and bid support with contractor (100 hrs x \$250/hr = \$25,000)</p> <p>Other Costs: \$28,000. MDE design oversight (140 hrs x \$200/hr = \$28,000)</p> <p>Indirect Costs: \$15,650. (Facility and administration costs including office rental, leadership, accounting, and personnel)</p>
4. Site Cleanup	<p>Contractual Costs: \$368,350. Project contracting and contractor coordination (200 hrs x \$250/hr = \$50,000); CMMP, geotechnical evaluation, QAPP, HASP (400 hrs x \$250/hr = \$100,000); Construction oversight (400 hrs x \$250/hr = \$100,000); Field supplies (\$18,350 Lump Sum); Progress reporting (200 hrs x \$250/hr = \$50,000); As-builts and project closeout (200 hrs x \$250/hr = \$50,000).</p> <p>Construction Costs: \$3,063,385. Surveying (250 hrs x \$200/hr = \$50,000); Vapor Barrier installation (32 rolls x \$550/roll = \$17,600); Subslab depressurization system installation (38,000 sq ft x \$15/sq ft = \$570,000); Asphalt cap (49,000 sq ft x \$10/sq ft = \$490,000); Soil T&D to 'Subtitle D' Landfill (17,750 tons x \$80/ton = \$1,420,000); Removal of existing asphalt cover (2,682 tons x \$14/ton = \$37,548); Removal of Asphalt subbase (1,341 tons x \$17/ton = \$22,797); Geotextile marker fabric for capping detail (40 rolls x \$1,054/roll = \$42,160); 2-foot clean soil cap (11,164 tons x \$20/ton = \$223,280); characterization for waste disposal (\$50,000 Lump Sum); Well Abandonments (\$20,000 Lump Sum); Air Monitoring Equipment (\$20,000 Lump Sum); Air Monitoring during construction (\$100,000 Lump Sum).</p> <p>Indirect Costs: \$171,587. (Facility and administration costs including office rental, leadership, accounting, and personnel)</p>

RA staff time in excess of that identified in Table 5 will be leveraged in-kind at the estimated rate of \$93/hour (\$65/hr salary + 43% fringe).

3.g. Plan To Measure And Evaluate Environmental Progress And Results

The RA will use software to track and evaluate progress monthly, coordinating with the QEP. It will use the results to measure and report outputs and other deliverables with quarterly progress reports. Measurement will compare quarterly achievement to output/outcome goals, so that deviations can be rapidly identified and corrected. Anticipated outputs include soil excavations, construction of engineering controls, preventing SW infiltration into contaminated soil, and reducing entry of contaminated groundwater into Spa Creek. Groundwater monitoring wells and creekbanks along the Site's perimeter will be monitored in early fall when movement of groundwater towards Spa Creek is greatest due to rain, lower surface water levels, and warmer temperatures. Anticipated outcomes include expanded affordable housing stock; improved transportation access; and increased area of trails and greenspace and improved access to them.

4. Programmatic Capability and Past Performance

PROGRAMMATIC CAPABILITY

4.a-b. Organizational Structure and Description of Key Staff

The RA is governed by a 10-member board of directors and led by an executive director. RA staff are experienced grant administrators with the skills needed to successfully and timely expend EPA funds and meet technical, administrative, financial and reporting requirements. RA Director Matt Fleming will serve as the Project Director. He has over 25 years' experience in program management and will manage RA Director of Programs Gabe Cohee, who will serve as Project Manager and be responsible for day-to-day activities. Gabe has over 10 years' experience in public management and budgeting. Kristina Perry Alexander, Director of Operations, will serve as Contract Administrator, managing finances, procurement, and adherence to federal terms/conditions throughout the grant. She is an attorney with 16 years' experience and has successfully managed \$3.65 million in grants for the RA.

4.c. Acquiring Additional Resources

The RA has the staff and procedures to successfully acquire services to complete the grant through a competitive, qualifications-based process compliant with 2 CFR 200.317-200.326. The RA's existing systems will also support efficient staff transitions if unforeseen events arise, which will eliminate delays and ensure the team maintains appropriate qualifications.

PAST PERFORMANCE AND ACCOMPLISHMENTS

4.d. Currently Has or Previously Received an EPA Brownfields Grant: N/A

4.e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

4.e.(1)-(2) Purpose and Accomplishments and Compliance with Grant Requirements

From 2022 to 2025, the RA received seven federal grants totaling \$8.9 million from EPA, the Dept. of Energy, the National Parks Service, and the Department of Commerce. All grants have been implemented successfully, demonstrating the RA's capacity to successfully adhere to federal grant rules. Most similar grant-funded RA projects include the Jonas and Catharine Green Resilient Shoreline and Nature Park grant period Sept. 24, 2024- Sept. 23, 2027, for which the RA commenced the design and permitting of a resilient, living shoreline at a county-owned park in Parole, MD using a \$337,500 Federal Emergency Management Administration (FEMA) grant. The RA has two active grants through the National Coastal Resilience Fund (NCRF). One \$819,299 grant supports planning and infrastructure improvements for the Annapolis Maritime Resilience Initiative. The project period was Jan. 1, 2024- Dec. 31, 2025, and the RA is currently working on final closeout documents, which will be complete by the deadline of Jan. 31, 2026. A \$1.3 million grant supports Chestnut Hill Cove, an erosion mitigation and stream restoration project, for which the grant period is April 1, 2024 to April 30, 2026, and the RA is on track to exhaust all funds by grant closure. In all three cases, the RA has diligently adhered to all reporting and financial management requirements. It provides grant management, reporting, invoicing, recordkeeping, compliance, contract management with contractors and subgrantees and management of the project budget and reimbursements. In all three cases, the RA is on track to achieve all project goals and expend all funds within the approved grant period.

Attachment of Leveraged Resources



Office of Mayor Jared Littmann

City of Annapolis
160 Duke of Gloucester Street
Annapolis, Maryland 21401

January 22, 2026

Documentation of Leveraged Resources for Spa Road Brownfields Environmental Remediation (EPA Brownfields Cleanup Grant Program)

Gabe Cohee, Director of Programs

Resilience Authority of Annapolis and Anne Arundel County
44 Calvert Street
Annapolis, MD 21401

Dear Mr Cohee:

I am writing to express the City of Annapolis' support for the Resilience Authority application to the United States Environmental Protection Agency's (EPA) Brownfields Cleanup Grant Program for the property located at 932 and 937 Spa Road (formerly 935 Spa Road, Lot 1). The City of Annapolis is committed as a full and cooperative project partner and views this project as a critical investment that will directly advance numerous citywide goals including creating more affordable housing, enhancing outdoor recreation through improved trail connections, improving citywide connectivity, and reducing environmental impacts while improving water quality within the Spa Creek subwatershed.

The City of Annapolis has previously funded tasks related to the remediation and reuse of this project site. Tasks and secured resources are listed below.

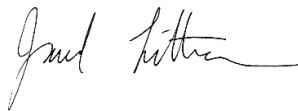
1. **Fuel Island Tank Removal and Upgrades (CIP 40074):** \$1,674,750 in bonds and Capital Reserve funding (\$1,254,750 in Bonds, \$420,000 in Capital Reserve) was encumbered for the removal of existing fueling infrastructure and installation of above ground structure necessary for reuse.
2. **Spa Road Environmental Site Assessment (CIP 40032):** \$246,573 in bond funding was used for a site assessment of the Brownfields site beginning on January 17, 2024 which was necessary for understanding potential reuse outcomes.

Additionally, the following City of Annapolis resources have been identified as leveraged support to help continue the environmental remediation efforts of 932 and 937 Spa Road (formerly 935 Spa Road, Lot 1):

1. **Weems Whelan Ballfield Remediation and Restoration Under CIP 40075:** As part of the Griscom, Collison, & Weems Whelan Ballfields project, the City has identified \$1,625,000 in FY2026 Bond funding to remediate and restore the Weems Whelan Ballfield. This project is being coordinated with the Spa Road Environmental Remediation project.
2. **Spa Road Environmental Remediation Support Under CIP 40032:** The City of Annapolis allocated \$200,000 in FY2026 Bond funding to remove the remaining salt dome located on the project site, and an archeological survey, and is committed to providing necessary Project Management and Engineering support necessary to assist with any remediation of 932 and 937 Spa Road (formerly 935 Spa Road, Lot 1).
3. **Eastport Choice Neighborhood Initiative (CNI) CIP 40072:** As part of the Eastport CNI project, **the City of Annapolis identified the reuse of the remediated Spa Road Brownfields Site** (932 and 937 Spa Road (formerly 935 Spa Road, Lot 1)) as an opportunity for the development of mixed income residences in coordination with the Housing Authority of Annapolis (HACA). \$1,000,000 in Capital Reserve funding will be provided to support design efforts.

The City of Annapolis is working to create a more resilient and accessible city through critical investments that advance affordable housing, promote environmental stewardship, enhance community wellbeing, and improve connectivity throughout the City. This City/Resilience Authority partnership is key to achieving these goals. We look forward to collaborating with the Resilience Authority to make the Spa Road Brownfields Environmental Remediation Project a success.

Sincerely,

A handwritten signature in black ink, appearing to read "Jared Littmann". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jared Littmann
Mayor, City of Annapolis

RESILIENCE AUTHORITY

Annapolis and Anne Arundel County

Veronique Bugnion,
Board Chair
Anne Arundel County

Nate Betnun,
Board Vice Chair
City of Annapolis

Emily Clifton,
Board Secretary
Anne Arundel County

Jamie Benoit,
Anne Arundel County

Christopher Burgess
Anne Arundel County

Mariah Davis,
City of Annapolis

Eileen Fogarty
Anne Arundel County

David Jarrell, PE
Anne Arundel County

Stacy Schaeffer,
Anne Arundel County

Mike Sewell,
Anne Arundel County

January 23, 2026

Mr. Lee Zeldin
EPA Administrator
Zeldin.Lee@epa.gov

Re: Spa Road Brownfield Remediation Grant

Administrator Zeldin,

If staff time beyond what is budgeted is required to support implementation of the EPA Brownfields grant, the RA commits to providing additional staff time at a rate of \$95.24 per hour, consisting of \$69.96 in salary and \$25.28 in fringe benefits.

We look forward to working with you and your EPA colleagues on this critically important project. Please do not hesitate to contact me or my colleague, Gabe Cohee (gabe.cohee@aacounty.org) with any questions.

With sincere gratitude,



Matthew Fleming
Executive Director
matthew.fleming@aacounty.org

Staff:
Matt Fleming,
Director
443.370.6951

THRESHOLD CRITERIA

Threshold Criteria Responses

1a: Documentation of Applicant Type

9b: Environmental Cleanup Program Status

14a: Draft ABCA

14b: Newspaper Ad or Equivalent

14c: Comments from the Public with Responses

14c: Public Meeting Notes/Summary

14c: Public Meeting Sign-In Sheet/Participant List

THRESHOLD CRITERIA

1. Applicant Eligibility

A. APPLICANT TYPE

The Resilience Authority of Annapolis and Anne Arundel County (RA) is a government entity created by a state legislature and is eligible for funding. The RA was established under [Maryland Senate Bill 457 \(Chapter 236\)](#), under Title 22.

Attachment documenting applicant type: Charter Document.

B. EXEMPTION FROM FEDERAL TAXATION

The RA is not a 501(c)(4) tax exempt organization.

2. Previously Awarded Cleanup Grants

The RA affirms that it has not received any previous U.S. Environmental Protection Agency (EPA) Cleanup Grants for the proposed brownfield site.

3. Expenditure of Existing Multipurpose Grant Funds

The RA affirms that it does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The RA is the Site owner and acquired the Site on January 14, 2026.

5. Basic Site Information

5.a) Site Name: City of Annapolis Department of Public Works (DPW) Site.

5.b) Site Address: 935 Spa Road, Lot 1, Annapolis, Maryland 21403. Spa Road divides the Site.

6. Status and History of Contamination at the Site

a) Site contamination status (hazardous or petroleum): The Site is contaminated with metals-, semi-volatile organic compounds-, and petroleum-impacted soils; metal-impacted groundwater; and metals- and volatile organic compounds-impacted sediment and surface water.

b) Operational history and current use(s) of the site: The Site includes the former Spa Creek Landfill, which the City of Annapolis owned and operated from at least the mid-1910s until 1934. In 1934, the City constructed an incinerator near the former landfill. The incinerator operated until 1949. The Site currently contains the City of Annapolis DPW facility. West of Spa Road are a three-bay automotive garage, a salt storage dome, trailers, and a storage yard for DPW materials. East of Spa Road are the City fueling station, paved parking area, and a DPW storage yard.

c) Site environmental concerns: Environmental concerns at the Site include contaminated soil, groundwater, surface water, and sediment related to historic and current Site activities.

d) Site contamination origin, nature, and extent: Contamination originates from landfilling material and burial of fly ash from the Site's historical operation as the Spa Creek Landfill and incinerator facility. Additionally, current use of the Site by the DPW (includes automotive maintenance with below-grade hydraulic lifts, former underground storage tanks (USTs), a fueling station with two active USTs, and storage yards) has contributed to contamination sources. Buried landfill and ash

exist on the Site at depths approximately 4 to 13 feet below ground surface (bgs). Contaminated soils primarily exist at surficial and shallow subsurface depths (0-1) feet bgs and (4-5) feet bgs.

7. Brownfield Site Definition

- a)** The RA affirms the Site is not listed or proposed for listing on the National Priorities List.
- b)** The RA affirms the Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
- c)** The RA affirms the Site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

Description of environmental assessments conducted at the site: This 6.45-acre portion of the current City of Annapolis DPW property was the subject of several subsurface investigations and Phase II Environmental Site Assessments between 2002 and 2025.

Date of Phase II or equivalent: February 13, 2025

9. Site Characterization

Option b) for an applicant other than a State or Tribal Environmental Authority:

The Maryland Department of the Environment (MDE) evaluated and recommended remedial action alternatives (RAAs). The focus of this application is the preferred RAA.

Attachment: Letter Certifying Environmental Cleanup Program Status

10. Enforcement or Other Actions

The RA affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the Site.

11. Sites Requiring a Property-Specific Determination

The RA affirms the Site does not need a Property-Specific Determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

A. PROPERTY OWNERSHIP ELIGIBILITY – HAZARDOUS SUBSTANCE SITES

i. Exemptions to CERCLA Liability

N/A

ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability

1. Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

N/A

iii. Landowner Protections from CERCLA Liability

1. Bona Fide Prospective Purchaser CERCLA Liability Protection

a) Information on Property Acquisition

The RA acquired the Site on January 14, 2026, via a transfer from the former owner, the City of Annapolis. The RA is the sole owner of the Site and possesses fee simple title. The RA is not liable in any way for contamination at the Site and is not affiliated with any other person potentially liable for the contamination.

b) Pre-Purchase Inquiry: A Phase I Environmental Site Assessment (ESA) using the ASTM E1527-21 standard practice was performed for the Site, prepared for the City of Annapolis,

Department of Public Works by Haley & Aldrich, Inc., and finalized on January 17, 2024. The Phase I ESA was performed by an Environmental Professional (as defined in 40 Code of Federal Regulations [CFR] § 12.10) and the required declaration by the Environmental Professional is included in a written report (per 40 CFR § 312.21(d)). Appropriate updates to the original Phase I ESA were made within 180 days of acquisition of the property by the RA.

c) Timing and/or Contribution Toward Hazardous Substances Disposal

The RA affirms it has not contributed to hazardous substance disposal at/to the Site.

d) Post-Acquisition Uses

The RA proposes to redevelop the Site into a mixed-use development containing multi-family residential apartment buildings and office buildings. The Site contains DPW infrastructure, which the City uses under a license agreement with the RA. Prior to the RA taking ownership, the Site was owned by the City.

e) Continuing Obligations

The RA affirms that it has taken reasonable steps to stop any continuing releases, prevent any threatened future release, and prevent or limit exposure to any previously released hazardous substance. The RA is complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls associated with response actions at the Site. The RA is providing full cooperation, assistance, and access to authorized persons. The RA is complying with any CERCLA information requests and administrative subpoenas and is providing all legally required notices with respect to the discovery or release.

B. PROPERTY OWNERSHIP ELIGIBILITY – PETROLEUM SITES

Attachment of state determination letter or, if Tribal, answers to petroleum questions: N/A

13. Cleanup Authority and Oversight Structure

a. Description of cleanup oversight: The RA will work with the MDE to oversee cleanup of the Site. The RA will acquire technical expertise in the form of a Qualified Environmental Consultant, in compliance with competitive procurement provisions of 2 CFR Sections 200.317-327 (see 15). The RA will enroll the Site in a state remediation program.

b. If applicable: plan to acquire access to neighboring properties: N/A

14. Community Notification

a. Draft Analysis of Brownfields Cleanup Alternatives (ABCA): The RA provided the community an opportunity to comment on the proposed grant application and draft ABCA, in compliance with all EPA requirements. Notification of the meeting was provided December 23, 2025. Please see Appendix A for required attachments.

Attachment: Draft ABCA

b. Community Notification

Attachment: RA website

c-d. Public Meeting and Submission of Community Notification Documents

The required public meeting took place January 7, 2026.

Attachment: Comments Received and their Responses

Attachment: Notes/Summary of Public Meeting

Attachment: Meeting Sign-In Sheet/Virtual Participant List

15. Contractors and Named Subrecipients

CONTRACTORS

N/A. The RA affirms that it will select contractors in compliance with the fair and open competition requirements in 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33.

NAMED SUBRECIPIENTS

N/A

Attachment List

Question	Attachment Name
1a	Documentation of applicant type
9b	Letter certifying environmental cleanup program status from State/Tribal Environmental Authority
14a	Draft ABCA
14b	Newspaper ad or equivalent
14c	Comments from the public and applicant’s responses to them
14c	Public meeting notes/summary
14c	Public meeting sign-in sheet/participant list

Please find these attachments in Appendix A: Threshold Criteria Attachments.

CORPORATE CHARTER APPROVAL SHEET

**** EXPEDITED SERVICE ****

**** KEEP WITH DOCUMENT ****

DOCUMENT CODE 02

BUSINESS CODE 04

Close _____

Stock _____

Nonstock _____

P.A. _____

Religious _____

Merging/Converting _____

Surviving/Resulting _____



1000362013692233

ID # D23043250 ACK # 1000362013692233

PAGES: 0003

RESILIENCE AUTHORITY OF ANNAPOLIS AND A
NNE ARUNDEL COUNTY, INC.

06/30/2022 AT 11:40 A M O # 0005122625

New Name _____

FEES REMITTED

Base Fee: _____

Org. & Cap. Fee: _____

Expedite Fee: _____

Penalty: _____

State Recordation Tax: _____

State Transfer Tax: _____

Certified Copies _____

Copy Fee: _____

Certificates _____

Certificate of Status Fee: _____

Personal Property Filings: _____

NP Fund: _____

Other: _____

TOTAL FEES: \$170

Change of Name _____

Change of Principal Office _____

Change of Resident Agent _____

Change of Resident Agent Address _____

Resignation of Resident Agent _____

Designation of Resident Agent _____

and Resident Agent's Address _____

Change of Business Code _____

Adoption of Assumed Name _____

Other Change(s) _____

Credit Card _____

Check _____

Cash _____

Documents on _____

Checks _____

Approved By: 03

Keyed By: _____

COMMENT(S): _____

Code _____

Attention: _____

Mail: Name and Address _____

RESILIENCE AUTHORITY OF ANNAPOLIS AND AN
44 CALVERT ST
ANNAPOLIS MD 21401-1930


Stamp Work Order and Customer Number HERE

CUST ID: 0003906050
WORK ORDER: 0005122625
DATE: 06-30-2022 11:40 AM
AMT. PAID: \$170.00

ARTICLES OF INCORPORATION

RESILIENCE AUTHORITY OF ANNAPOLIS AND ANNE ARUNDEL COUNTY, INC.

FIRST: The undersigned, Stuart Pittman, whose address is 44 Calvert Street, Annapolis, Maryland 21401, being at least eighteen years of age, does hereby form a corporation under the laws of the State of Maryland.

SECOND: The name of the corporation is the "Resilience Authority of Annapolis and Anne Arundel County, Inc.", and it is formed under Title 22 of the Local Government Article of the Maryland State Code. 

THIRD: The purpose for which the corporation is formed is to undertake and support projects in the city of Annapolis and in Anne Arundel county that mitigate the impact of climate change, including flood barriers, green spaces, building elevation, and stormwater infrastructure ("Resilience Infrastructure"), to finance or refinance the capital costs of Resilience Infrastructure, and for any other purpose permitted by law under § 22-101 *et. seq.* of the *Local Government* Article of the Md. Code. The corporation is organized and shall be operated exclusively as a non-profit quasi-governmental instrumentality of Anne Arundel County and the City of Annapolis that is not subject to federal income tax under the Internal Revenue Code, including 26 U.S.C. § 115.

FOURTH: The street address of the principal office of the corporation in Maryland is 44 Calvert Street, Annapolis, Maryland 21401. ✓

FIFTH: The name of the resident agent of the corporation in Maryland is Gregory J. Swain, County Attorney, whose address is 2660 Riva Road, 4th Floor, Annapolis, Maryland 21401. ✓✓

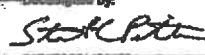
SIXTH: The corporation has no authority to issue capital stock.

SEVENTH: The corporation shall have twelve (12) directors, which may be increased or decreased as permitted from time-to-time by law. The names of the directors who shall act until the first meeting or until their successors are duly chosen and have qualified are: Matthew Power, Chris Trumbauer, Pete Hill, Suzanne Etgen, Christine Anderson, Chris Phipps, Erik Michelsen, Preeti Emrick, Gregory Swain, Mike Mallinoff, Jackie Guild, and Jodee Dickinson.

EIGHTH: The corporation shall have the powers set forth in Title 22 of the Local Government Article of the Maryland State Code, as further set forth in the laws of Anne Arundel County and the City of Annapolis.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation and acknowledge the same to be my act.

BY:

Decided by:  5/24/2022
Stuart Pittman
County Executive, Anne Arundel County

I HEREBY CONSENT to my designation in this document as resident agent for this corporation.

BY:



5/24/2022

Gregory J. Swain
County Attorney, Anne Arundel County

Return Address: Gregory J. Swain, Esquire
Anne Arundel County Office of Law
2660 Riva Road, 4th Floor
Annapolis, MD 21401

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Department of the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

Horacio Tablada, Secretary
Suzanne E. Dorsey, Deputy Secretary

BY ELECTRONIC MAIL

January 8, 2026

Gabe Cohee, Director of Programs
Resilience Authority of Annapolis and Anne Arundel County
44 Calvert Street
Annapolis, Maryland 21401
Excohe24@aacounty.org

Subject: Resilience Authority of Annapolis and Anne Arundel County's Application for Brownfields Cleanup Grant

Dear Mr. Cohee:

The Maryland Department of Environment (MDE) acknowledges whether Resilience Authority of Annapolis (RA) and Anne Arundel County plans to conduct the cleanup a brownfield site and is applying for an EPA Brownfields Cleanup Grant.

RA and Anne Arundel County have developed an application requesting site-specific federal Brownfields Cleanup funding for the site located at 932 and 937 Spa Road, Annapolis, MD.

The MDE affirms that:

1. RA and Anne Arundel County have requested Maryland oversight for the site and is currently enrolled in the State's Voluntary Cleanup Program (VCP);
2. The site is eligible to be overseen by MDE's VCP; and
3. Based upon the environmental site assessment(s) performed to date and information provided by the applicant, the Maryland VCP concurs that the site(s) has/have had a sufficient level of site characterization for the remediation work to begin with one minor ecological risk assessment to be completed.

For any questions regarding this letter, please contact me at (410) 537-3459 or barbara.krupiarz2@maryland.gov.

Sincerely,

Barbara Krupiarz
Land Restoration Program Manager

cc: Brian Dietz, State Assessment and Remediation Division Chief, Land Restoration Program (LRP)

Tate Stevens, Project Manager, Voluntary Cleanup Program, LRP

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
SPA ROAD PROPERTY
932 AND 937 SPA ROAD
ANNAPOLIS, MARYLAND

by
Haley & Aldrich, Inc.
Annapolis, Maryland

for
Resilience Authority of Annapolis and Anne Arundel County
Annapolis, Maryland

File No. 0214141-000
January 2026





HALEY & ALDRICH, INC.
60 West St.
Suite 215
Annapolis, MD 21401

January 7, 2026
File No. 0214141-000

Resilience Authority of Annapolis and Anne Arundel County
44 Calvert Street
Annapolis, Maryland 21401

Attention: Gabe Cohee

Subject: Analysis of Brownfield Cleanup Activities
Spa Road Property
932 and 937 Spa Road
Annapolis, Maryland 21401

Dear Mr. Cohee:

Haley & Aldrich, Inc. (Haley & Aldrich) is pleased to provide the Resilience Authority of Annapolis and Anne Arundel County (RA) with this Analysis of Brownfield Cleanup Alternatives (ABCA) to assess remedial alternatives for the future of the property located at 932 and 937 Spa Road, in Annapolis, Maryland (herein referred to as the "Site").

The objective of this ABCA will assist in the determination of feasible remedial alternatives and compliance actions to be implemented at this Brownfields site to ensure remedial activities properly meet regulatory requirements, reduce risk to human health and the environment, and incorporate public input as part of the Site's request for public funding.

Sincerely yours,
Haley & Aldrich, Inc.

Daniel Hoadley, CHMM
Principal Consultant

Introduction and Background

The RA is applying for a 2026 EPA Brownfields Cleanup grant in the amount of \$4,000,000 to support the remediation and redevelopment of the Department of Public Works property located at 932 and 937 Spa Road, in Annapolis, Maryland. The RA has applied to the Maryland Department of the Environment's (MDE's) Voluntary Cleanup Program; the EPA's Brownfield Assessment Grant Implementation (grant implementation) operates under the EPA Office of Brownfields and Land Revitalization Funding Opportunity Number: EPA-I-OLEM-OBLR-25-07.

The property consists of two parcels (358 and 62) located west of Spa Road (932 Spa Road) comprising approximately 3.86-acres and Lot 1 of Parcel 859 located east of Spa Road (937 Spa Road) comprising 2.595-acres, totaling approximately 6.455 acres, as shown on "Vicinity Map", Figure 1. The RA wishes to redevelop the Site for future mixed-use comprising residential and commercial purposes, with multi-family apartment buildings west of Spa Road and City offices to the east of Spa Road.

The City of Annapolis commissioned Haley & Aldrich to conduct a Phase I Environmental Site Assessment (ESA) of the Site to assess potential recognized environmental conditions (RECs) associated with the property. Findings of the Phase I ESA indicated that historic site uses as a former landfill and incinerator facility, in addition to current and historical subject property operations with the potential for petroleum contamination exists in the subsurface of the Site. Subsequently, Haley & Aldrich completed a Phase II ESA at the Site and confirmed that evidence of landfilling and select petroleum constituents, Polynuclear Aromatic Hydrocarbons (PAHs), and metal-impacted soils at elevated concentrations greater than residential screening levels, and metal-impacted and select-VOC impacts to groundwater at elevated concentrations exist below the site greater than Type I and II Standards.

Based on the site's documented contamination, Haley & Aldrich has prepared this Analysis of Brownfield Cleanup Alternatives (ABCA) on behalf of the RA to assess potential remedial action alternatives (RAA) for the Site, and to apply for an EPA Cleanup Grant in 2026 to assist with funding for the selected remedial action objective (RAO). The general Site location, previous Site uses and background, findings, goals and objectives for the Site, regional and Site vulnerabilities, applicable regulations and cleanup standards, and the details of cleanup alternatives are detailed below.

SITE LOCATION

The Site is currently owned by the City of Annapolis, ownership of the property will be transferred in the future to the RA. The Site is located at 932 and 937 Spa Road in the City of Annapolis, Maryland (Figures 1 and 2). The Site comprises two parcels west of Spa Road (Parcel ID #06-000-90257239 and #06-000-090091503), and one parcel (Lot 1) east of Spa Road (Parcel ID #06-000-01407408) totaling approximately 6.455 acres. The western portion of the Site (932 Spa Road) currently consists of a three-bay automotive garage for Department of Public Works vehicle maintenance, a salt storage dome, office trailers, and a storage yard for DPW materials. The eastern portion of the Site (937 Spa Road) currently consists of the City of Annapolis fueling station, paved parking area, and storage yard for the DPW.

PREVIOUS SITE USES

The Site is the former location of the Spa Creek Landfill. According to User-provided information, the southwestern corner of the eastern Site parcel was used as a landfill from at least the mid-1910s until 1934. In 1934, an incinerator facility was constructed in the vicinity of the former landfill and was in operation until 1949. The eastern portion of the Site was previously occupied by a maintenance garage, which operated from circa 1980 and included below-grade hydraulic lifts and USTs on the Site until approximately 2018, when the buildings were demolished.

The former Spa Creek Landfill appears on the Maryland Land Restoration Program (LRP) online database as located in the southwestern portion of the parcel east of Spa Road (935 Spa Road) which is now designated at the address of 937 Spa Road, and is suspected as being in the vicinity of the former incinerator and ash disposal area; however, the precise footprint of the former landfill is unknown.

PREVIOUS SITE INVESTIGATIONS

2023 Phase I ESA

Haley & Aldrich completed a Phase I Environmental Site Assessment (ESA). The Phase I ESA was completed in conformance with the scope and limitations of the ASTM International (ASTM) E1527-21 Standard Practice for Environmental Site Assessments.

The following RECs for the Site were noted in the 2023 Phase I ESA:

REC #1: Former Landfill and Incinerator Facility with On-Site Disposal

The Site was previously the location of the Spa Creek Landfill, which included historical dumping on the Site prior to 1934. The incinerator is identified in the MDE LRP database. According to MDE records, the landfill was located on the southwestern portion of the eastern half of the Site. No additional information was provided in the environmental database or in the MDE online records reviewed. An incinerator facility was constructed on the eastern portion of the Site in 1934 and operated until approximately 1949. The ash material from incinerator operations generated at the facility was used as fill material during the construction of the easterly adjoining Weems Whalen Athletic Field, which was completed in 1954.

Previous reports for the Site include subsurface soil investigations, with a specific focus on the athletic field area. The area of the former landfill did not appear to be investigated in previous reports. Analytical results from the soil investigations indicated exceedances of MDE's Residential Soil Cleanup Standards (RCS). Potential impacts from airborne ash generated from incinerator operations were not investigated in previous reports. Because impacts to the soil exceed the RCS, the former use of the Site as a landfill and incinerator facility represented a REC.

REC #2: Historical and Current Site Operations

Current and former use of the Site by the DPW includes automotive maintenance with below-grade hydraulic lifts, former underground storage tanks (USTs), a fueling station with two active USTs, subsurface stormwater structures, including two oil-water separators, and storage yards.

Oil Control Program (OCP) Cases are associated with the Site and include spills and releases from the former USTs. The eastern portion of the Site was previously occupied by a maintenance garage, which operated from circa 1980 until 2018, and included below-grade hydraulic lifts and USTs. There is no information indicating the below-grade hydraulic lifts were properly closed. The USTs are reported as either removed or closed-in-place in the environmental database report. Former automotive maintenance garages (currently unused) are located on the western portion of the Site.

Current USTs on the eastern portion of the Site were installed over 35 years ago and the conditions of the current USTs are unknown. Spills, releases, and OCP Cases have been reported for the Site indicating releases to the property; however, the location and cleanup status of these releases is unknown and there is a potential for the spills to have impacted soil, groundwater, and soil vapor through direct contact or by entering into subsurface stormwater structures located on the eastern and western portions of the Site. Additionally, the integrity of these subsurface stormwater structures is unknown. Two storage yards are located on the Site, one in the eastern portion and one in the western portion. At the time of the Phase I ESA Site visit, the storage yards were observed with piles of used tires, scrap metal, appliances, masonry, and empty 55-gallon drums labeled "engine oil." In addition, anecdotal information provided by Site personnel indicates historical dumping in the ravine along the western boundary of the Site.

Previous investigations at the Site report that the concentration of total petroleum hydrocarbons diesel-range organics (TPH-DRO) detected in one soil sample was greater than the MDE RCS. Because the closure status and integrity of below-grade structures previously containing petroleum products is unknown and there have been confirmed spills and releases on the Site with chemicals of concern related to petroleum products, the historical and current Site operations were considered a REC.

2024 Phase II ESA

During October and November 2024, Haley & Aldrich conducted a Phase II ESA to confirm the presence or absence of contamination in the soil, groundwater, and sediment at the Site and in the surface waters of the southern-adjacent Spa Creek associated with recognized environmental conditions (RECs) identified in the Phase I Environmental Site Assessment investigation of the Site.

- Haley & Aldrich collected soil samples using a track-mounted Geoprobe drill rig to advance samples to depths ranging from 20-to-35 feet below ground surface (bgs). Observed fill material consisting of sandy-gravels, clayey sands, and sandy-clays containing fragments of brick, glass, wood, concrete, rubber, plastic, and ash and native deposits (consisting of clayey sands and lean clays) were encountered. Soil samples were submitted for laboratory analysis based on specific constituents of concern in relation to the area of sample collection, including but not limited to VOCs, SVOCs, Metals, PAHS, PCBs, DRO, GRO, Herbicides and Pesticides, and Dioxins/Furans.
- Groundwater samples were additionally collected from 13 monitoring wells and were submitted for laboratory analysis of VOCs, SVOCs, Metals, PCBs, and PAHS

- In addition to the on-Site investigation, off site sampling of sediment and surface water along the southerly adjoining Spa Creek was conducted. Sediment samples were analyzed for the pH, Metals, SVOCs, PCBs, and TOC. Surface water samples were analyzed for Metals, VOCs, SVOCs, and TOC.

Soil sampling in the vicinity of the historical landfill and incinerator contained exceedances of RCS for select metals and two semi-volatile organic compounds (SVOCs). The western portion of the Site (932 Spa Road) contained exceedances of RCS for select metals and five SVOCs. The vicinity of the current and former USTs and below-grade lift areas contained exceedances of RCS for total petroleum hydrocarbons (TPH-DRO/GRO) and two VOCs.

Results from groundwater sampling yielded exceedances of the MDE Type I and Type II Standard for select metals in total concentrations and manganese in dissolved concentrations. Both sediment and surface water samples contained exceedances of Ecological Screening Levels for metals and SVOCs.

PROJECT GOAL

The project goal is to create spaces the community can enjoy, which may include residential, municipal offices, and recreational facilities. The current plan is to redevelop the remaining areas of the Site for residential purposes, a corner park, a playground, and the installation of new stormwater features to prevent excessive runoff and pollutants to Spa Creek. Improvements to the Spa Creek Trail will also be implemented with the development of new trail connections. The plan will help to link communities within Annapolis, become a catalyst for enhancing property values, and spur re-investment into the community. The plan would also allow for enhanced stormwater management for Spa Creek (a tributary of the Chesapeake Bay) through redevelopment and elimination of the salt dome on the Site.

Haley & Aldrich prepared this ABCA as an objective to achieve the project goal in accordance with the requirements of the EPA's Brownfield Cleanup Grants program. The regional and Site vulnerabilities, applicable regulatory requirements, and evaluation of cleanup alternatives are summarized in the following sections.

Regional and Site Vulnerabilities

Regional vulnerabilities might include hydrologic downgradient receptors. The Spa Creek is situated along the southern property boundary, which is a tributary of the Severn River and drains into the Chesapeake Bay. Under current Site conditions, the presence of contamination beneath the Site may impact groundwater that infiltrates into Spa Creek, ecological receptors within the creek, and/or human receptors with shallow residential wells that exist hydrologically downgradient of the Site. Based on current data, it is unknown if this pathway from the Site to downgradient receptors exists under current Site conditions. A screening level ecological risk assessment (SLERA) will be complete as part of the VCP remedial action plan (RAP).

Site vulnerabilities might include current Site users, future construction workers (during redevelopment) and future building occupants/patrons of the future residential and commercial buildings.

PROJECT'S RESILIENCE TO EXTREME WEATHER

Based on EPA grant funding requirements, the EPA requires a discussion of whether the preferred brownfield cleanup alternative could be impacted by changing climate and/or extreme weather events.

Forecasted climate conditions according to the US Global Change Research Program (USGCRP), climate trends for the Mid-Atlantic region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level. Some of these factors, most specifically increased precipitation that may affect flood waters and sea level rise, are most applicable to the cleanup of the site.

According to FEMA Flood Zone Map 24003C0232F, the Site is located within Zone AE (100-year floodplain) of the Spa Creek in addition to Zone X (see Attachment B), where minimal flooding is expected. However, greater storm frequency and intensity in a changing climate may result in more frequent and more powerful flood waters within the Spa Creek, which is a tributary of the Severn River of the Chesapeake Bay, which may result in changes to the flood zone and increased risk of flooding of the Site.

Stormwater discharge on the site drains into catch basins which relinquish into a sewer lift station, however, under current site conditions, increased precipitation and extreme weather could result in additional stormwater runoff and potential erosion to the Site from the mostly impermeable areas that overlay historical locations of landfilling and fly ash burial.

Based on the nature of the Site and its proposed reuse, changing temperature, rising sea levels, wildfires, changing dates of ground thaw/freezing, changing ecological zone, saltwater intrusion and changing groundwater table are not likely to significantly affect the Site.

Applicable Regulations and Cleanup Standards

Haley & Aldrich, Inc. will provide environmental guidance to the RA and work with the Maryland Department of the Environment to oversee cleanup and redevelopment of the Site.

CLEANUP OVERSIGHT RESPONSIBILITY

The cleanup will be overseen by the MDE VCP. The VCP will require the implementation of an approved RAP prior to issuing a Certificate of Completion (COC).

CLEANUP STANDARDS FOR MAJOR CONTAMINANTS

The RA anticipates that cleanup criteria for on-site contaminants will need to meet thresholds set by the MDE Generic Cleanup Standards which define concentration limits for hazardous substances in soil and groundwater under VCP oversight. Specifically, the Site will need to meet the most conservative criteria established for the MDE's Residential Cleanup Standard (RCS), as the Site will contain future residential use.

LAWS & REGULATIONS APPLICABLE TO THE CLEANUP

Laws and regulations that are applicable to this cleanup include the Brownfields Revitalization Act, and State environmental law. Specifically, The Maryland Department of the Environment Voluntary Cleanup Program is governed under Code of Maryland Regulations (COMAR) Title 26, Subtitle 14, Chapter 03 (COMAR 26.14.03).

Evaluation of Cleanup Alternatives

Haley & Aldrich assessed various Site-specific characteristics when evaluating feasible remedial alternatives for the Site. The characteristics reviewed generally include Site geologic and hydrogeologic characteristics (subsurface conditions), remedial alternatives feasible for subsurface conditions, and remedial alternative criteria (i.e., risk reduction, implementability, and cost (including climate change considerations); see “Summary of Alternative Comparison”, **Table 1**).

To address contamination at the Site, several alternatives are being considered including select soil excavation and off-site disposal, mass soil excavation and off-site disposal, capping, and implementation of vapor barriers beneath future site buildings.

The remedial action objectives and alternatives considered are detailed below.

REMEDIAL ALTERNATIVES CONSIDERED

The remedial action objectives (RAOs) for the Site include:

- RAO 1 - Reduce the risk of exposing hydrological downgradient receptors such as ecological receptors at Spa Creek and human receptors that might be exposed through water supply wells;
- RAO 2 - Reduce the potential risk of exposure to construction workers during redevelopment of the Site;
- RAO 3 – Reduce the potential risk to future residents and commercial occupants of City office building; and
- RAO 4 - Reduce the risk of vapor intrusion exposure from COCs in soil and/groundwater.

The remedial action alternatives (RAAs) that will be assessed to achieve the RAO are detailed below.

RAA-1: No Action

Alternative RAA-1 requires no additional remedial assessments or alternatives; and therefore, the Site will remain under current conditions.

RAA-2: Select Soil Excavation and Disposal, Capping, and Vapor Barrier Installation

Alternative RAA-2 will consist of sitewide remedial efforts to address documented environmental concerns on the subject property. Such remedial efforts consist of development and implementation of

a soil management plan, select soil excavation and off-site disposal of contaminated soil, placement of capping media atop non-buildable portions of the site to protect against human exposure and stormwater infiltration, and the placement of a vapor barrier beneath all future buildings. A detailed approach for each remedial step is listed below.

- *Soil Management Plan (SMP)*

The RA will implement a Soil Management Plan (SMP) to serve as a guidance document to mitigate exposure risks to contaminated media, detail proper disturbance countermeasures (i.e. dust suppression), outline transportation and disposal requirements, and provide the facility management with contact information for the Site's environmental consultant and agency representatives from the MDE.

- *Soil Excavation*

The RA will conduct remedial excavations of contaminated soils in select areas where contaminant concentrations exceed applicable cleanup criteria located beneath the proposed building footprints is proposed. The excavated soil will be transported to an off-site 'Subtitle D' disposal facility. Under this approach, Haley & Aldrich anticipates that the excavation volume beneath the buildings will approximate 17,750 tons. Following remedial excavations, the RA's environmental consultant will collect post-excavation confirmation samples from the base and sidewalls of the excavation to confirm the remaining in-situ soils beneath the buildings are below MDE residential criteria.

- *Capping*

In non-buildable portions of the Site where construction of structures are not proposed, and therefore will consist of recreational and/or landscaped areas, and paved asphalt parking and/or drive lanes, soil removal is not necessary and the RAA2 cleanup plan will include the placement of an environmental cap. Capping media will consist of an approximate 2-foot-thick layer of certified clean soil placed atop a geotextile marker fabric designed for recreational and landscaped areas; for asphalt parking and drive lanes, the capping detail will consist of a 4-inch-thick layer of paved asphalt atop a gravel subbase. Implementation of the environmental capping media will reduce contamination pathways to human exposure and minimize stormwater infiltration into landfilled/buried media and therefore reduce contaminate loading into the groundwater and Spa Creek.

- *Vapor barrier beneath all future occupied buildings*

To address potential vapor intrusion concerns associated with subsurface contamination, a vapor barrier system will be installed beneath proposed building footprints. The vapor barrier will be designed and installed to prevent the migration of vapors into future structures. The vapor mitigation system will be integrated with building foundations as part of redevelopment construction. The vapor barrier must be placed in accordance with applicable manufacturer specifications. To reduce the risk of vapor intrusion, a sub-slab depressurization system (SSDS) will be installed with a network of piping placed beneath the foundation which extends onto rooftop vents to provide a vapor pathway outside of the building.

RAA-3: Full Site Excavation and Disposal

Alternative RAA-3 includes the RA contracting an earthwork subcontractor to excavate the areas described in RAA-2 and excavate to deeper depths in addition to other areas where previously identified impacted soil and landfilled material were documented. During excavation, the RA's selected subcontractor will transport the excavated material to an appropriate disposal facility. Following remedial excavations, the RA's environmental consultant will collect post-excavation confirmation samples from the base and sidewalls of the excavation to confirm the remaining in-situ soils are below MDE residential criteria. After excavation is complete, the subcontractor will then backfill the excavated area with imported backfill to the approximate surrounding ground surface elevation until redevelopment of the Site occurs.

Based on RAA-3, Haley & Aldrich anticipates excavation up to approximately 33,680 tons of material for disposal to a 'Subtitle D' landfill, and another 135,000 tons for disposal to a municipal landfill for use as daily cover.

EVALUATION OF RAAS

Haley & Aldrich evaluated the RAAs based on the following criteria: effectiveness of risk reduction, implementability of the remedial action, and associated costs with implementing the remedy. These criteria are detailed below.

Effectiveness of Risk Reduction

RAA-1: No action will result in the omission of remedial actions and therefore a quantifiable risk reduction cannot be calculated.

RAA-2: The remedial approach considered within RAA-2 will remove the areas of greatest health risk to potential human and ecological receptors, however this approach will allow for potentially impacted medial and landfilling waste to remain on Site beneath a capping and/or vapor barrier detail. However, documented impacts have shown contaminated media are mainly situated amongst surficial and shallow sub-surface soils (0 to 3-feet below surface) with minimal impacts detected deeper. The targeted depths of excavation for this remedial alternative will be advanced to remove the impacted surficial and shallow sub-surface soils. Additionally, pre-characterization of soils would be completed in areas of deep excavation and collection of post-excavation confirmation samples from the base and sidewalls of the excavation will be collected from below proposed building locations. The Proper handling of waste generated would be followed under the SMP, with protections implemented with respect to site worker safety. Additionally, the capping detail will greatly reduce risk to potential receptors but will allow a potential vapor pathway should the capping detail be compromised or damaged. In such cases, human health would be protected via vapor barriers installed beneath all site buildings, thus reducing risk.

RAA-3: The remedial approach under RAA-3 will include mass excavation and disposal of impacted soil and buried landfill materials below the entirety of the proposed building footprints and non-buildable areas. Mass excavation is an effective remedial alternative for removing potential health risks from the

Site and potential risks to downgradient receptors. This is because the RAA-3 option removes both the soil with the greatest concentrations of contaminants, and material that is below screening levels but potentially pose as soil to vapor pathway risk during redevelopment. This method will entirely remove health risks to potential receptors. Given this, it should be noted again that the primary source of on-site impacted soil and materials exist within surface and shallow sub-surface soils which would be targeted within the scope of RAA-2.

Implementability

Haley & Aldrich concluded that each RAA is implementable. We selected that RAA-1 as the most implementable following RAA-2 and RAA-3, respectively. RAA-1 is implementable because it is a “no action” alternative. RAA-2 is implementable but requires multiple remediation efforts to remediate the site of COC concentrations that exceed screening levels. RAA-3 is implementable but requires a greater amount of remedial effort and due to the volume of soil required for disposal. Therefore, RAA-3 is the least implementable because of the complex remedial effort.

Cost

Cost breakdown for each RAA activity is as follows

RAA-1: There are no cost associated with this remedial alternative.

RAA-2: Based upon the cost detail below, in order to implement RAA-2 an approximate **\$2,253,385** is required.

- *Soil Excavation and Disposal:* Soil T&D to ‘Subtitle D’ Landfill (17,750 tons x \$80.00 per ton = \$1,420,000);
- *Installation of Vapor Barrier:* Vapor Barrier (32 rolls x \$550 per roll = \$17,600);
- *Capping:* Geotextile marker fabric for capping detail (40 rolls x \$1,054 per roll = \$42,160); Placement of 2-foot clean soil cap (11,164 tons x \$20 per ton = \$223,280); Removal of existing asphalt cover (2,682 tons x \$14 per ton = \$37,548); Removal of Asphalt subbase (1,341 tons x \$17 per ton = \$22,797); Asphalt cap (49,000 sqft x \$10 per sqft = \$490,000).

RAA-3: Based upon the cost detail below, in order to implement RAA-3, at the most conservative estimate for soil volume removal, an approximate **\$10,104,167** is required.

- *Soil Excavation and Disposal:* Soil T&D to ‘Subtitle D’ Landfill (33,680 tons x \$80.00 per ton = \$2,694,444); Soil T&D to a landfill (134,722 tons x \$55.00 per ton = \$7,409,722).

Public Participation

The RAAs listed in this ABCA will be available to the public for comments and the comments will be addressed during the selection of the feasible RAA. Haley & Aldrich will include this ABCA in the RA's EPA grant application, which will be available for public review and comment during January 2026.

Recommended Cleanup Alternative

RAA-1 was excluded as the preferred cleanup alternative. As the Site contains documented risks to human and downgradient receptors. The COCs in the subsurface to pose a risk to current onsite uses. Since the Site will be redeveloped, it is likely that the subsurface soil will require reworking (installation of building foundations, excavation for sub-surface parking garages, etc.), which will likely cause disturbance of the soils impacted by the COCs which might promote the mobility of the contaminants below the Site; therefore, increasing the potential risk for receptors. Based on this, RAA-1, "no action", is not the preferred cleanup alternative.

RAA-3, "Full site excavation and disposal", was excluded as the preferred cleanup alternative. This remedial alternative would require a volume of soil that is not feasible to be removed in a timely manner with respect to the construction timeframe, in addition to the expenditure of unnecessary funds which would far exceed the amount requested in the Cleanup Grant.

RAA-2, "Select soil excavation and disposal, capping, and vapor barrier installation", is the preferred cleanup alternative. This remedial approach was selected because it is the most feasible option to reduce risk to potential receptors by removing soil containing COCs greater than the MDE residential screening levels beneath the future proposed buildings and implementing a capping detail atop all other land areas to prevent future exposure to COCs. Additionally, the potential for vapor intrusion into future buildings will be further mitigated with the installation of a sub-slab vapor barrier beneath all on Site buildings. Although a complete removal of soil as stated in RAA-3 would entirely remove the potential for COCs to impact risk receptors, by implementing the above-mentioned engineering controls to remove vapor pathway intrusion and contact with soils containing COCs, identical risk protection would be met without the excessive associated costs with removing the volume of soil stipulated in RAA-3. Based on this, RAA-3 "Full Site excavation and disposal", is not the preferred cleanup alternative. RAA-2, "Select soil excavation and disposal, capping, and vapor barrier installation" is the preferred cleanup alternative.

Limitations

Haley & Aldrich prepared this ABCA in accordance with our 3 June 2024 service agreement and in accordance with the Port's EPA Brownfield Community-Wide Assessment Grant Implementation (EPA Cooperative Agreement Number BF-02J49301-0). Haley & Aldrich also prepared this report in accordance with generally accepted professional consulting services. The findings, opinions, conclusions, and information contained in this report are limited to, and solely based upon, information reasonable

ascertainable by Haley & Aldrich at the time the ABCA was prepared. This report is solely for the use and information of the client and any reliance on this report by a third party is the sole risk of the third party

Sincerely yours,
HALEY & ALDRICH, INC.

Sarah Sieloff
Program Manager

Daniel L. Hoadley, CHMM
Principal

Attachments:
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RESILIENCE
AUTHORITY
Annapolis and Anne Arundel County



LA AUTORIDAD DE RESILIENCIA DE ANNAPOLIS
Y EL CONDADO DE ANNE ARUNDEL
QUIERE ESCUCHAR DE USTED!

PUEDEN ENCONTRAR MÁS INFORMACIÓN AQUÍ:
[HTTPS://SPAROADPROPERTY.COM](https://SPAROADPROPERTY.COM)

GUARDE LA FECHA

Ven y aprende más sobre la
rehabilitación de terrenos
contaminados en Spa Road.

Se puede obtener una copia de la solicitud, incluido el borrador del ABCA, previa
solicitud, y se publicará en línea el 7 de enero de 2026.



MÉRCOLES, 7 DE ENERO DE 2026
6:30-7:30 PM
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1410 WEST ST. ANNAPOLIS, MD 21401
Traducción al español disponible.

RESILIENCE
AUTHORITY
Annapolis and Anne Arundel County



THE RESILIENCE AUTHORITY OF ANNAPOLIS
AND ANNE ARUNDEL COUNTY WANTS TO HEAR
FROM YOU!

MORE INFORMATION CAN BE FOUND HERE:
[HTTPS://SPAROADPROPERTY.COM](https://SPAROADPROPERTY.COM)

SAVE THE DATE

Come learn more about
the Brownfield
remediation at Spa Road

A copy of the application, including the draft ABCA, is available upon request,
and will be posted online on January 7th, 2026.



WEDNESDAY, JANUARY 7, 2026
6:30-7:30 PM
BUSCH ANNAPOLIS LIBRARY
1410 WEST ST. ANNAPOLIS, MD 21401
Spanish translation available.

RESILIENCE AUTHORITY
Annapolis and Anne Arundel County

LA AUTORIDAD DE RESILIENCIA DE ANNAPOLIS
Y EL CONDADO DE ANNE ARUNDEL
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PUEDE ENCONTRAR MÁS INFORMACIÓN AQUÍ:
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GUARDE LA FECHA

Se puede obtener una copia de la solicitud, incluido el borrador del ABCA, previa solicitud, y se publicará en línea el 3 de enero de 2026.

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RESILIENCE AUTHORITY
Annapolis and Anne Arundel County

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[HTTPS://SPARDAADPROPERTY.COM](https://SPARDAADPROPERTY.COM)

SAVE THE DATE

Come learn more about
the Brownfield
remediation at Spa Road

A copy of the application, including the draft ABCA, is available upon request,
and will be posted online on January 7, 2026.

WEDNESDAY, JANUARY 7, 2026
6:30-7:30 PM
BUSCH ANNAPOLIS LIBRARY
1410 WEST ST., ANNAPOLIS, MD 21401
Spanish translation available.



RESILIENCE AUTHORITY
Annapolis and Anne Arundel County

**LA AUTORIDAD DE RESILIENCIA DE ANNAPOLIS
Y EL CONDADO DE ANNE ARUNDEL
QUIERE ESCUCHAR DE USTED**


**PUEDE ENCONTRAR MÁS INFORMACIÓN AQUÍ:
<https://2024annapower311.com>**

GUARDE LA FECHA

Se pueden obtener una copia de la solicitud, incluido el borrador del ASAC, previa solicitud, o se publicará en línea el 1 de enero de 2025.

**¡MÉANOS! EL TÉRMINO DE 2025
ES DE 1:00 PM**

**¡SOLICITE LA REVISIÓN DE SU SOLICITUD
PARA EL DÍA DE ANAPOLIS, LOS 31 DE ENERO!
Inclusión y equidad digital.**



RESILIENCE AUTHORITY
Annapolis and Anne Arundel County

**THE RESILIENCE AUTHORITY OF ANNAPOLIS
AND ANNE ARUNDEL COUNTY WANTS TO HEAR
FROM YOU**

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<https://2024annapower311.com>**

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**Come learn more about
the Government
Reformation of 2025!**

**A copy of the application, including the draft ASAC, is mailed to your request
and will be posted online on January 1st, 2025.**

WEDNESDAY, JANUARY 7, 2025

6:00-7:00 PM

**RUSCH ANAPOLIS LIBRARY
1400 WEST ST. ANNAPOLIS, MD 21401
Contact: @annapolislibrary**





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Annapolis and Anne Arundel County



THE RESILIENCE AUTHORITY OF ANNAPOLIS
AND ANNE ARUNDEL COUNTY WANTS TO HEAR
FROM YOU!

MORE INFORMATION CAN BE FOUND HERE:
[HTTPS://SPAROADPROPERTY.COM](https://sparoadproperty.com)

SAVE THE DATE

Come learn more about
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remediation at Spa Road

A copy of the application, including the draft ABCA, is available upon request,
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WEDNESDAY, JANUARY 7, 2026
6:30-7:30 PM
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Spanish translation available.

RESILIENCE
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Annapolis and Anne Arundel County



¡LA AUTORIDAD DE RESILIENCIA DE ANNAPOLIS
Y EL CONDADO DE ANNE ARUNDEL
QUIERE ESCUCHAR DE USTED!

PUEDO ENCONTRAR MÁS INFORMACIÓN AQUÍ:
[HTTPS://SPAROADPROPERTY.COM](https://sparoadproperty.com)

GUARDE LA FECHA

Ven y aprende más sobre la
rehabilitación de terrenos
contaminados en Spa Road.

Se puede obtener una copia de la solicitud, incluido el borrador del ABCA, previa
solicitud, y se publicará en línea el 7 de enero de 2026.



MIÉRCOLES, 7 DE ENERO DE 2026
6:30-7:30 PM
BIBLIOTECA BUSCH DE ANNAPOLIS
1410 WEST ST, ANNAPOLIS, MD 21401
Traducción al español disponible.

Updated 12/23/25

A copy of the **draft** EPA Brownfield application, including the Analysis of Brownfields Cleanup Alternatives (ABCA), is available upon request for public review and comment, and will be posted online on **January 7, 2026** at <https://sparoadproperty.com>.

Comments and requests for the drafts prior to January 7 can be submitted using the **Contact Form** at <https://sparoadproperty.com>

Comments will be collected until January 20, 2026.

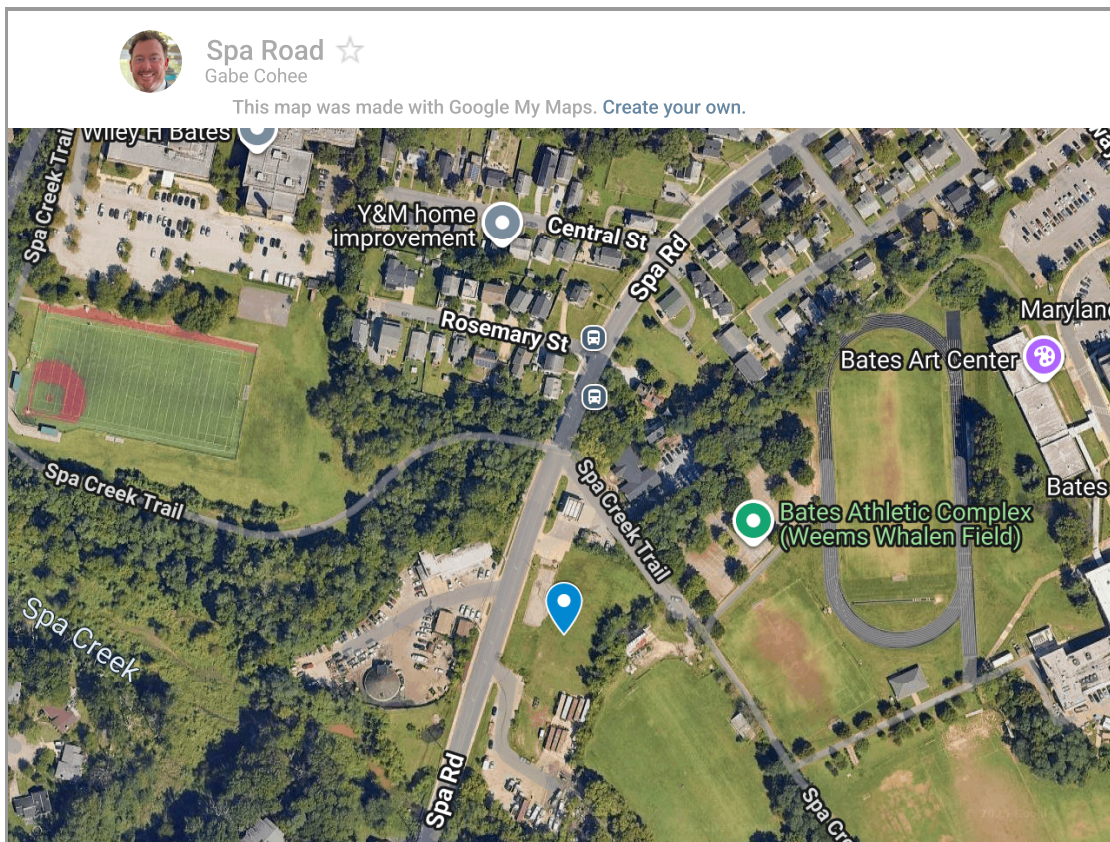
A public meeting on the draft application and ABCA will take place on January 7th, 2026 at the Busch Annapolis Library (1410 West Street) from 6:30 to 7:30pm.

Background

Like many Brownfield sites, the Spa Road property faces a mix of costly environmental assessment and cleanup needs, as hazardous materials such as landfill ash and complex regulatory requirements can slow revitalization. The remediation of this Brownfield site on Spa Road, will provide the City with additional space for the development of affordable housing and new commercial spaces while decreasing the amount of pollutants that flow into the Chesapeake Bay.

[LEARN MORE](#)

Project Site Map



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AUTHORITY

Arundel Center
44 Calvert St.
Annapolis, Maryland

resilienceauthority@aacounty.org

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EPA Brownfield Cleanup Grant Community Meeting
Spa Road Property
January 7th, 2026
6:30-7:30pm
In-Person at the Busch Library (Annapolis) and Virtual via Zoom

Summary: 16 people participated in-person and 0 people participated by Zoom in a public meeting about the Resilience Authority of Annapolis and Anne Arundel County's application for EPA Brownfields Cleanup Grant funds. Sign-in sheets were provided at the entrance to the meeting room. Gabe Cohee, the Director of Programs for the Resilience Authority of Annapolis and Anne Arundel County (RA), and Dan Doadley, an environmental consultant for the City, shared a PowerPoint slide deck that laid out the site's history, potential and proposed reuse, nature and extent of contamination, an overview of cleanup alternatives and costs, and how the RA balanced different factors among those alternatives to arrive at the selected alternative presented in the draft Analysis of Brownfields Cleanup Alternatives (ABCA). During and following the presentation, the RA and the environmental consultant responded to several verbal comments and questions from participants. A QR code to link to the website was provided on the presentation as well as on multiple fliers placed around the meeting room and at the sign-in table for public use. The meeting began promptly at 6:30pm and ended at 7:30pm. At closing, Gabe Cohee reminded the attendees that a translator was present and that if anyone needed assistance with translation to please see the person in attendance for assistance. The presentation slide deck can be found on <https://sparoadproperty.com/>.

Meeting Agenda:

- Site Background and Phase I ESA Summary
- Remedial Standards
- Phase II ESA Findings
- Planned Future Use
- Remedial Options
- EPA Brownfields Grant
- Costing Variables and Timeline

Public Questions and Answers:

- Q: Can you clarify acronyms in the presentation?
 - A: Dan Hoadley explained technical acronyms, what they meant, and continued to do so moving forward.
- Q: Can you talk about the arsenic contamination in the soil and water?
 - A: Dan Hoadley provided technical information regarding the Phase II findings with regard to the arsenic
- Q: Was the site tested for radon?
 - A: Dan Hoadley stated that site was not tested for radon and provided technical information regarding why this testing was not required and general information regarding radon testing

- Q: Why is Weems Whalen field being done by the city and why is the area so large?
 - A: Dan Hoadley stated that Weems Whalen was being addressed separately by the city in order to fast track this area and get the field back on line for public use. Two parallel efforts were described: (1) work associated with Lot 1, Lot 2, and the west side of Spa Road, and (2) the City's separate effort on Lot 2, which is further along and not yet relying on federal funding, enabling it to accelerate. The turf field would serve as the cap and would not require substantial excavation.
- Q: Will the Spa Creek buffer be maintained?
 - A: It was stated to the community that the area along Spa Creek has been placed under a conservation easement as required by the Critical Area Commission. The area in question is in the Resource Conservation Area (RCA) of the Critical Area and will remain undeveloped. Cap planning will consider where public use occurs (and potential human contact) and will also consider the easement area as part of developing the Remedial Action Plan (RAP).
- Q: Will DPW storage be removed?
 - A: It was stated that DPW storage would ultimately be removed from the site as the environmental cleanup and redevelopment of the site occurs.
- Q: At what point do you need to decide what the site needs to be before you remediate?
 - A: It was noted that the City of Annapolis in conjunction with the Resilience Authority is working to determine the full extent of the site's future redevelopment and that this is something that will happen in the near future. The remedial approach would be adapted to the development plan, and the RAP submittal would be based on approximately 30 percent design of the development (anticipated parking, potential below-grade parking cross-sections) while working with developers and architects.
- Q: Does VCP have funding? What if you don't get the funding?
 - A: It was explained that this meeting is to obtain funding through EPA Brownfields grant, not the MDE Voluntary Cleanup program. MDE VCP does not provide funding for clean up. The Resilience Authority explained that if funding is not obtained that they are continuing to work to find other avenues of funding to assist in the cleanup of this site. The approach may also be to apply again.
- Q: Will any of this property be Anne Arundel County?
 - A: It was explained that this site is within the City of Annapolis and while the City is within Anne Arundel County, the County as a public entity does not have any impact on this site for review, mitigation or redevelopment.
- Q: Can you be more specific with regard to the Weems Whalen Field Cleanup?
 - A: Dan Hoadley discussed that the future plans for Weems Whalen is to use a turf field to act as a cap as the remediation efforts for this site. Turf field cap described as an engineering control intended to prevent contact between site users and potentially impacted soil. Other areas (including perimeter caps and a southern triangle area) were also described as candidates for capping to eliminate exposure pathways. Turf field was also discussed as effectively impermeable from a stormwater perspective, requiring stormwater planning to account for reduced infiltration.

- Q: Why is residential use shown as best use?
 - A: [Eric Leshinsky](#) City of Annapolis Planning and Zoning supported this question by discussing potential uses for the redevelopment of the site. Residential use was described as consistent with long-standing planning discussions and comprehensive planning, including prior City Council resolutions supporting productive uses. The site's proximity to schools, trails, parks, a library, and downtown was cited as supportive of housing where residents could live with reduced reliance on a car. The City indicated it is still working to determine the right mix and intends a separate public input process.
 - A: Dan Hoadley supported this question by stating that the results of the Phase II ESA revealed no significant soil gas issues, making the site a good candidate for installing standard engineering controls and ensuring public health.
- Q: Why does Weems Whalen field have to be a turf field? What about turf disposal?
 - Dan Hoadley explained the use of turf fields as a remediation effort. Betsey McKeown, Chief Engineer of Public Works also commented that turf field have more play time allotted to them than grass fields and can better serve the community. This was supported by a community group in attendance, Play Annapolis.
 - Dan Hoadley also explained that yes, in the past, turf has been associated with PFAs and rubber particles, but there are more options now that are safer and that are actively being used for turf.
- Q from a representative of the Severn River Association: Has comparative analysis been done with the current Phase I and Phase II and the old studies previously done, specifically with regards to ground water? Could capping affect groundwater movement (direction) and timing (slower or faster)?
 - A: Dan Hoadley answered this question and provided technical information. Hoadley referenced groundwater flow direction and potential for minor mounding around impermeable surfaces but did not describe a scenario where groundwater quality would change due to capping.
- Q: Did the soil samples indicated different levels of contamination at different elevations?
 - A: Dan Hoadley answered this question and provided technical information with support of the presentation. The presentation showed information of findings within the soil samples and various elevations. A soil management plan was described as a guiding document for construction activities, including procedures when soil is generated and requirements for characterization before off-site disposal. Vertical delineation and excavation planning were discussed in general terms (including potential hauling and disposal for shallow material and potential beneficial reuse considerations for deeper material), tied to development-driven excavation such as building footprints and potential below-grade parking.
- Q: Do you see Spa Road widening?
 - A: It was explained that at this time there is nothing to indicate a widening of Spa Road and that the need for road improvements would be determined during the redevelopment design of the site.
- Q: When is the gas station going away?

- A: Matt Flinner, City of Annapolis Director of Central Services, communicated that at this time the Fuel Station is going to remain at its current location and there are no current plans to relocate the station. The City of Annapolis is currently working to remove the old underground fuel tanks and place new above ground tanks. Above ground storage tanks were discussed as having better monitoring capacity and reduced risk associated with undetected leaking, and the importance of fuel station reliability for emergency response was raised (including impacts when the station is offline).
- Q: There was discussion about working with the County for Fueling, what is happening now?
 - A: Matt Flinner also communicated that Anne Arundel County is unable to assist in fueling. This existing fuel station's location is centrally located within the city and allows for refueling of emergency vehicles in a more timely manner for them to respond. Having the emergency vehicles have to go outside of the city to refuel regularly can increase emergency response times. City intends to keep the existing fuel station and perhaps build some other facilities on that side of the road.

Annapolis and Anne Arundel County

Arundel Center
44 Calvert St.
Annapolis, MD 21401

Subject: Community Meeting Sign-In Sheet

[illegible]

*Please share as much information as you feel comfortable sharing

AUTHORITY

Annapolis and Anne Arundel County

Arundel Center
44 Calvert St.
Annapolis, MD 21401

Project: Spa Road Brownfield Environmental Remediation

Date/Time: Wednesday January 07, 2026 at 6:30-7:30PM

Subject: Community Meeting Sign-In Sheet

[illegible]

*Please share as much information as you feel comfortable sharing