



SPA ROAD PROPERTY (BMI# MD1090)

What You Need to Know

Site Location

The approximately 12-acre Spa Road Property (the Property) is located along the east (935 Spa Road) and west (932 Spa Road) sides of Spa Road in Annapolis, Anne Arundel County, Maryland. It is located in a commercial and residential mixed-use area, to the west of Bates Middle School and Maryland Hall, north of the Westwinds Neighborhood, and south of the Wiley H. Bates Legacy Center.

Surface water from the Property discharges either directly to Spa Creek, located to the south, west and east sides of the Site, or to the local stormwater management system, which also discharges to Spa Creek. Public water and sewer services are supplied to the Property and its surroundings by the City of Annapolis or Anne Arundel County.

Site History

The Property underwent a variety of uses over the past century, notably the eastern portion of the property, where the City of Annapolis Department of Public Works (“ADPW”) operated an incinerator from approximately 1934 until 1949. When the incinerator ended operations in 1949, the eastern portion of the Property, where the incinerator ash was disposed of became the Weems-Whelan Athletic Field and other portions of the Property were also used by the ADPW. The field was completed in 1954 and was in use until it was closed for public use in 2021. Around 1970, the western portion of the site was developed by the ADPW with an auto shop building and was later expanded to include a salt dome. The ADPW moved their operations to a new facility in 2023, and the eastern buildings were demolished in 2017.

Environmental Investigation

In September 2002, a Phase I and Phase II Environmental Site Assessment (ESA) was conducted for the 932 and 935 Spa Road properties and identified environmental concerns associated with current and/or historical site practices (e.g. drum storage, vehicle repair, waste incineration and landfilling) and former underground tank storage. Ten soil samples were collected on the property, with various samples showing chromium, copper, and nickel exceeding their respective Residential Cleanup Standards and arsenic, lead, and mercury exceeding their respective Non-Residential Cleanup Standards.

In August 2016, a Water of the U.S. Delineation Report was conducted for the 935 Spa Road portion of the Site by ECS Mid-Atlantic, LLC (ECS). The report looked at the various water features present on the 935 Spa Road Property, including various perennial streams, a wetland

environment, and Spa Creek. The report claims that the “Chesapeake Bay Critical Area is believed to be present on the majority” of the Spa Road Property. Following MDE and City of Annapolis regulations, a “100-foot non-tidal stream buffer adjacent to the... non-tidal perennial portions of Spa Creek” is required. In February 2017, the U.S. Army Corps of Engineers issued a letter agreeing with the findings of the 2016 Water of the U.S. Delineation Report.

In February 2017, a Report of Subsurface Exploration, Laboratory Testing, and Geotechnical Engineering Analyses was completed by ECS. This report focused on “the former fuel pump, auto garage, and office building portions” of the property. Subsurface conditions varied depending on the use of the land with undeveloped areas having approximately three inches of topsoil, the parking areas having “two to six inches of asphalt overlying four to seven inches of gravel,” and the buildings having “four to eight inches of concrete over two to six inches of gravel.” The ADPW proposed the development of “two new Department of Public Works buildings,” which was the reason this 2017 investigation was completed.

In April 2018, an Appraisal Report was completed by Westholm & Associates. The report indicated an estimated acreage of the east side, 935 Spa Road parcels at 8.24-acres and they made an “Extraordinary Assumption” that the subject property was free from any environmental hazards.

In April 2019, the “Weems Whalen Field Borings Test” was completed by Hillis-Carnes Engineering Associates (HCEA). Four soil borings were tested on the 935 Spa Road site, finding incinerated fill material “recovered at depths ranging from 4 to 9 ft bgs (below ground surface).” This fill material included “burnt or vitrified wood, trace glass, brick fragments, and concrete fragments.” An additional environmental investigation of the athletic field was completed by HCEA in July 2019, where they indicated that “it appears that evidence of environmental impact as a result of possible fly ash and other Site activities, in the form of total petroleum hydrocarbons – diesel range organics, metals, dioxins, furans, and semi-volatile organic compounds are present in the subsurface soil in certain areas of the Site.”

In January 2024, Haley & Aldrich, Inc. (H&A) prepared a Phase I ESA for 932 and 935 Spa Road properties and found two Recognized Environmental Conditions (RECs): the first, the former on-site landfill and incinerator facility; and the second, the historical and current site operations, which include automotive maintenance, various underground storage tanks, and vehicle/equipment storage yards. H&A is planning on completing a Phase II ESA in the upcoming months.

Current Status

On June 26, 2024, the City of Annapolis Department of Public Works submitted an application to the Voluntary Cleanup Program (VCP) as a responsible person seeking a Certificate of Completion (COC) for Tier 1B (Residential Restricted) future uses of the property. The VCP staff is currently reviewing the application and supplemental work plan.