

# MARYLAND'S 2<sup>ND</sup> STATEWIDE BROWNFIELD CONFERENCE

Brownfields: A Walk in the Park for All

November 16, 2022



**ARM Group**  
Engineers and Scientists

**Precise. Responsive. Solutions.**



# Sparrows Point History



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# Sparrows Point History

1898	Steelmaking operations begin (Bethlehem Steel)
1916-1929	Expansion
1953	World's largest iron producer
1958	US's largest steelmaking facility
1970s & 1980s	Decline in use
2012	Operations ceased at Sparrows Point
2014	Property acquired by Tradepoint Atlantic (TPA) for redevelopment

# Brownfield Redevelopment

## US EPA DEFINITION OF A BROWNFIELD

A property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

# Brownfield Redevelopment

## US EPA DEFINITION OF A BROWNFIELD

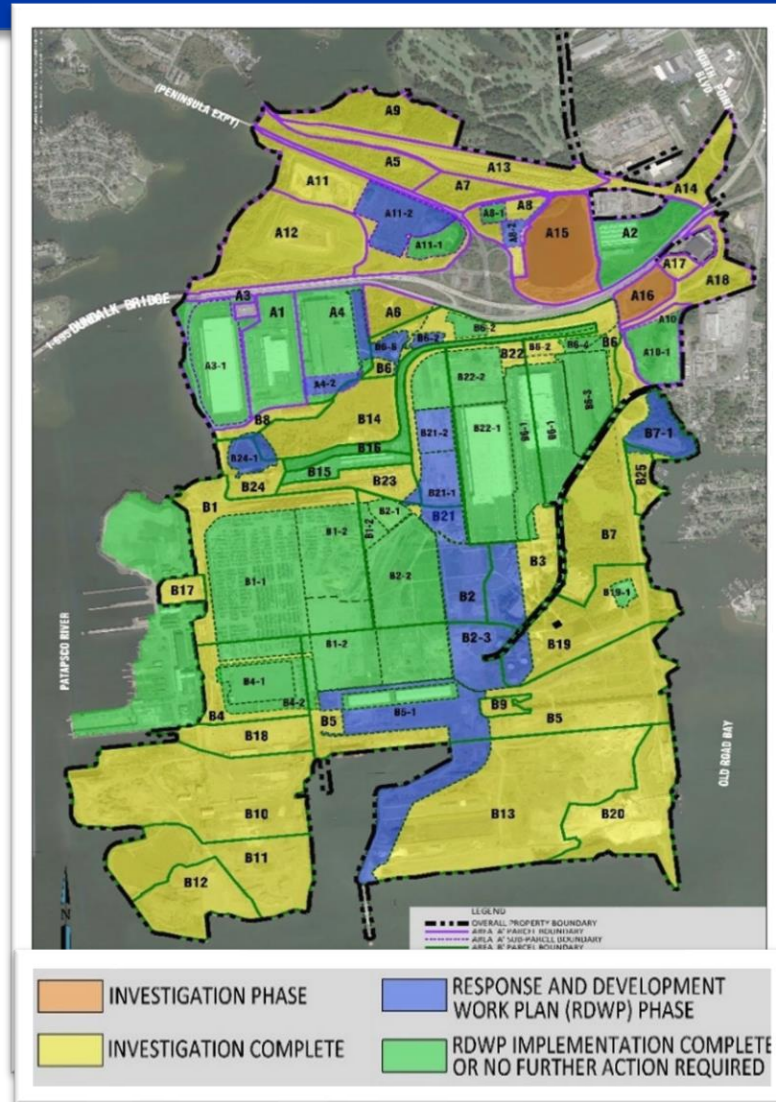
TPA continues to transform the 3,300-acre industrial site into one of the largest and most strategically significant Intermodal Global Logistics Hubs in the country.

# Brownfield Redevelopment

1	2	3	4	5
<p>TPA Property was entered into Maryland's Voluntary Cleanup Program (VCP).</p>	<p>Work with TPA, EPA, and MDE to prepare a Phase II Environmental Investigation Work Plan (WP) for each of the 43 Parcels.</p> <p>Review of historical site plans and reports.</p> <p>Review of the Phase I ESA.</p>	<p>Complete field work (including soil and groundwater sampling) and reporting for Phase II Investigation.</p> <p>Goal is a complete Site Characterization for each investigation parcel.</p>	<p>Response and Development Work Plan</p> <p>Identifies future site use.</p> <p>Evaluates potential risks to human health.</p> <p>Prescribes remedies (if needed) prior to, or as part of development.</p>	<p>Request No Further Action (NFA)</p> <p>NFA will be requested from the MDE/EPA following completion of all response and development work.</p>



# Current Sparrows Point Development Status and Plan





# Planned Development at Parcel B7-1





# Parcel B7-1 Historically

1938

1952

1994

2022



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# Phase II ESA on Parcel B7

OCTOBER –  
DECEMBER  
2018

Phase II investigation was completed under sitewide Quality Assurance Project Plan (QAPP).

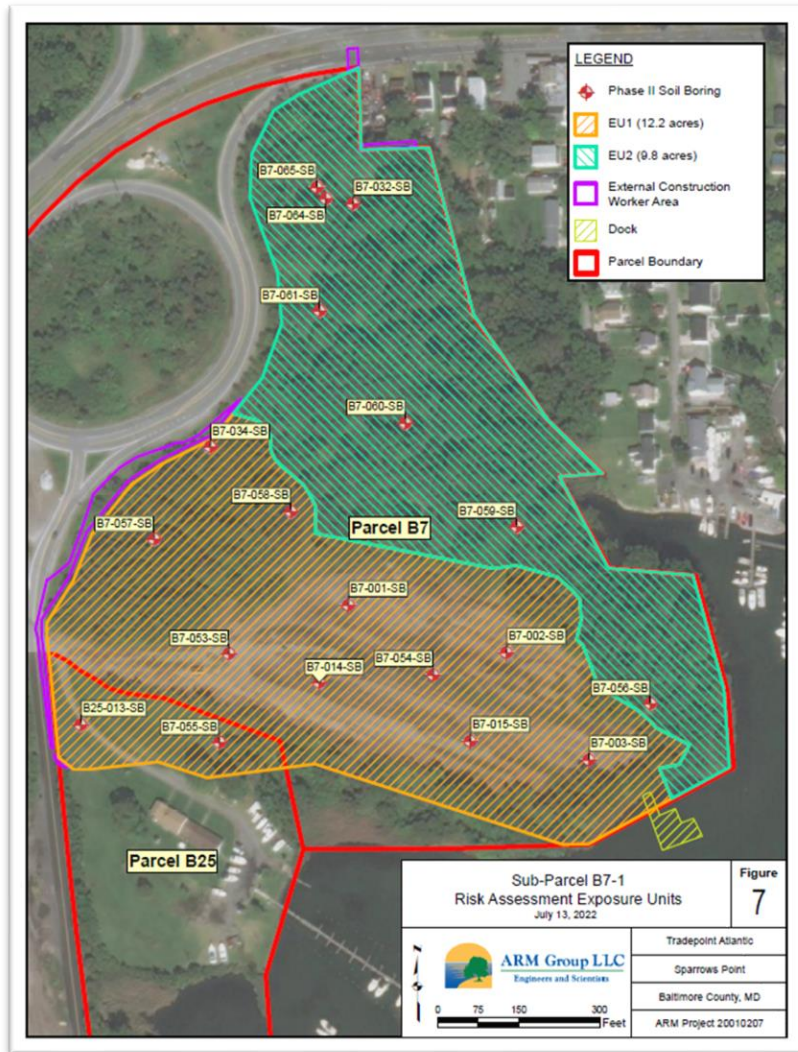
19 soil borings with 66 soil samples.

Groundwater samples from 6 locations.

Analysis for contaminants of potential concern.



# Human Health Screening Level Risk Assessment



SLRA conducted for development Sub-Parcel B7-1.

Risks evaluated based on the proposed future use as a park for the community. Divided into two portions.

**Northern Portion (9.8 acres)**

Maintains existing natural resources (wetlands, buffers, etc.) that will be retained as **Green Space** with no planned improvements or amenities.

**Southern Portion (12.2 acres)**

Developed for **Public Recreational Use**.



# Parcel B7-1 SLRA Results

## Northern Portion

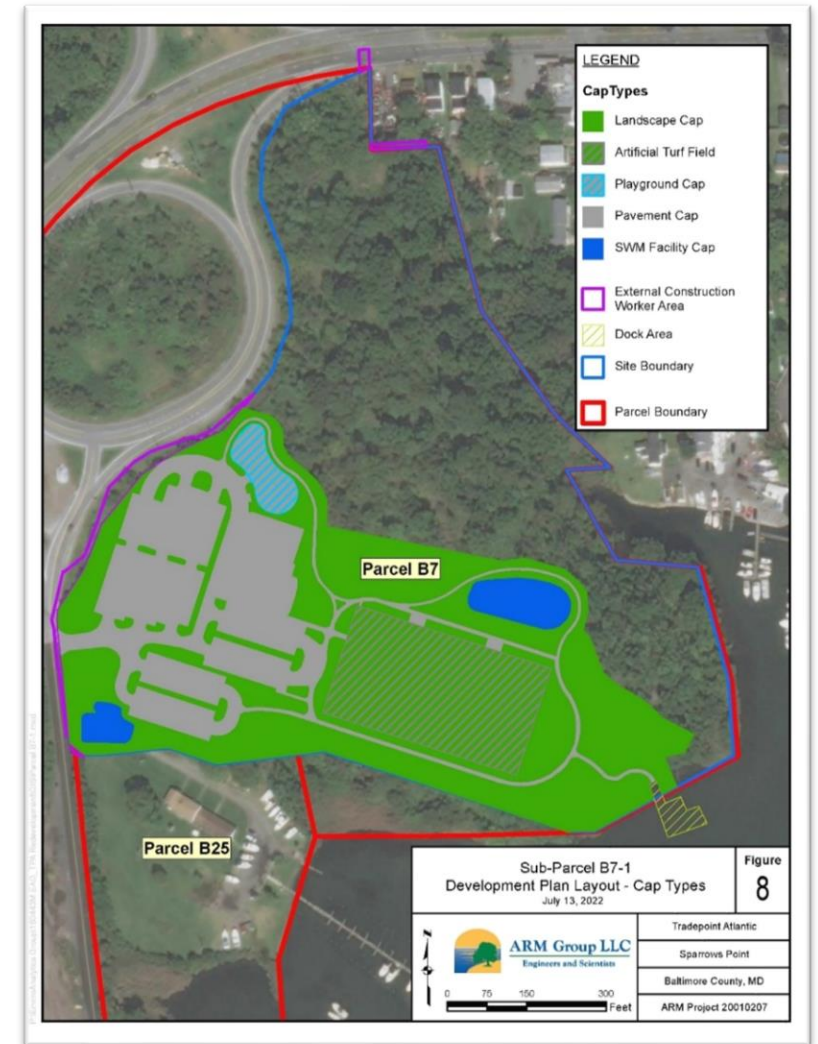
No development planned for this portion and existing Green Spaces will be maintained. There are no unacceptable risks to the public.

## Southern Portion

Development of the park will include surface engineering and institutional controls.

## Surface Engineering Controls

Include Site improvements (Community Center, Playground and Turf field), parking areas, paved trails, shoreline rip rap, and landscaping areas.



# Aerial View of B7-1 Park Area



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# Sparrows Point Park Facilities

22

Acres to be built by Baltimore County  
Department of Recreation and Parks



16,000 SF LEED Community Center with  
two state-of-the-art activity rooms



Full court gym



Fully accessible playground



LED-lit turf field



Extensive walking path



Fishing pier with a kayak launch





# Timeline



# Thank You!



**ARM Group LLC**  
**Engineers and Scientists**

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