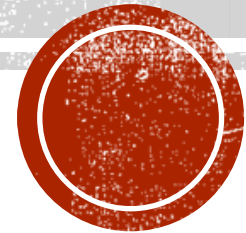


**TOWN OF MOUNT AIRY  
RAILS TO TRAILS**



# A LITTLE HISTORY

- 2006 – The only user, a cold storage facility, of the old Baltimore & Ohio line (now a spur) to Town of Mount Airy’s downtown zone is closed and demolished.
- 2012 – Talks commence between the Town and CSX regarding use of this line to connect multiple communities to the downtown zone and promote economic development
- February 2013 – CSX grants permission to perform an environment investigation & testing for the unused rail line in a letter to Town Staff.
- February 2014 – Soil testing report completed with findings of elevated contaminant levels
- February 2016 – Appraisals obtained.
- February 2018 – Reprogramed \$575,000 POS Acquisition from 2008 & 2009 for future purchase.
- March 2019 - Environmental Capping Plan drafted.
- July 2020 - Town receives authorization for \$300,000 Bond Grant by the Governor as submitted by Delegate Cox.
- November 2020 - Purchase Agreement signed.
- September 2021 - Settlement on Property.



# A BROWNFIELD SITE

- The Town now has half a mile of abandoned CSX rail line.
- While in operation, this rail line was kept passable by the abutting and encroaching vegetation via chemicals.
- With restricted access and little to no human activity in the area, the chemicals did not pose a health threat.
- However, the Town's intent is to utilize the property and convert it to a rails-to-trails recreational use.
- Now human activity in the area will not only be allowed, but encouraged.



# WHERE TO START?

- The Town has performed an environmental analysis of the site.
- Soil testing was performed by ECS Mid-Atlantic, LLC.
- The testing did indicate chemical elements that are in need of being addressed.
- The levels indicated in the testing did not rise to a point requiring hazardous remediation. The remediation is classified as voluntary.
- The testing also indicated that there were variations in the levels as the sampling was performed.
- The initial composite sampling extended 20 feet on both sides of the track.
- Samples were taken at the surface level (6 inches) and subsurface (6-24 inches)



# CONSULTANT OVERVIEW







Proposed Trail

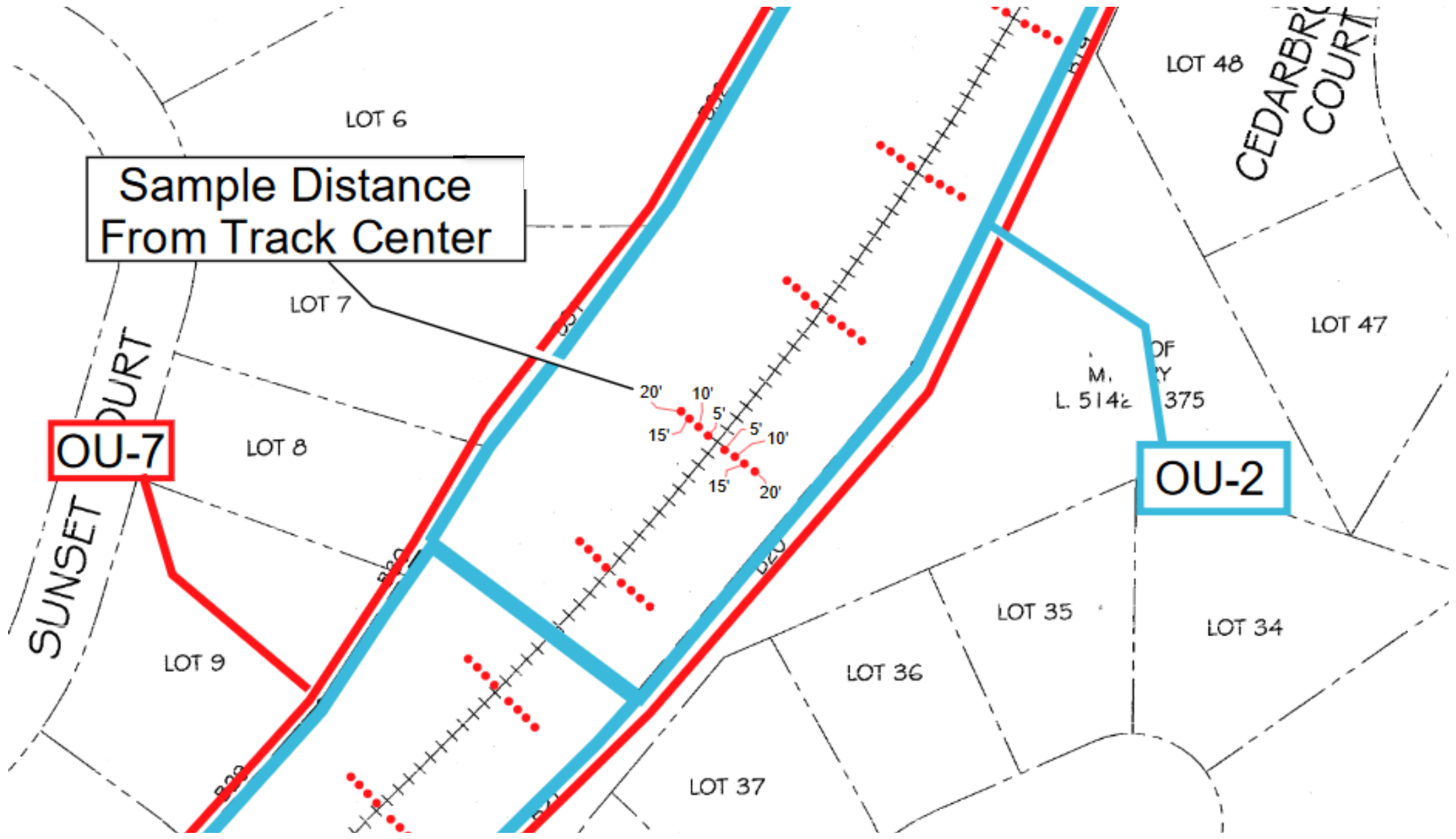
Downtown



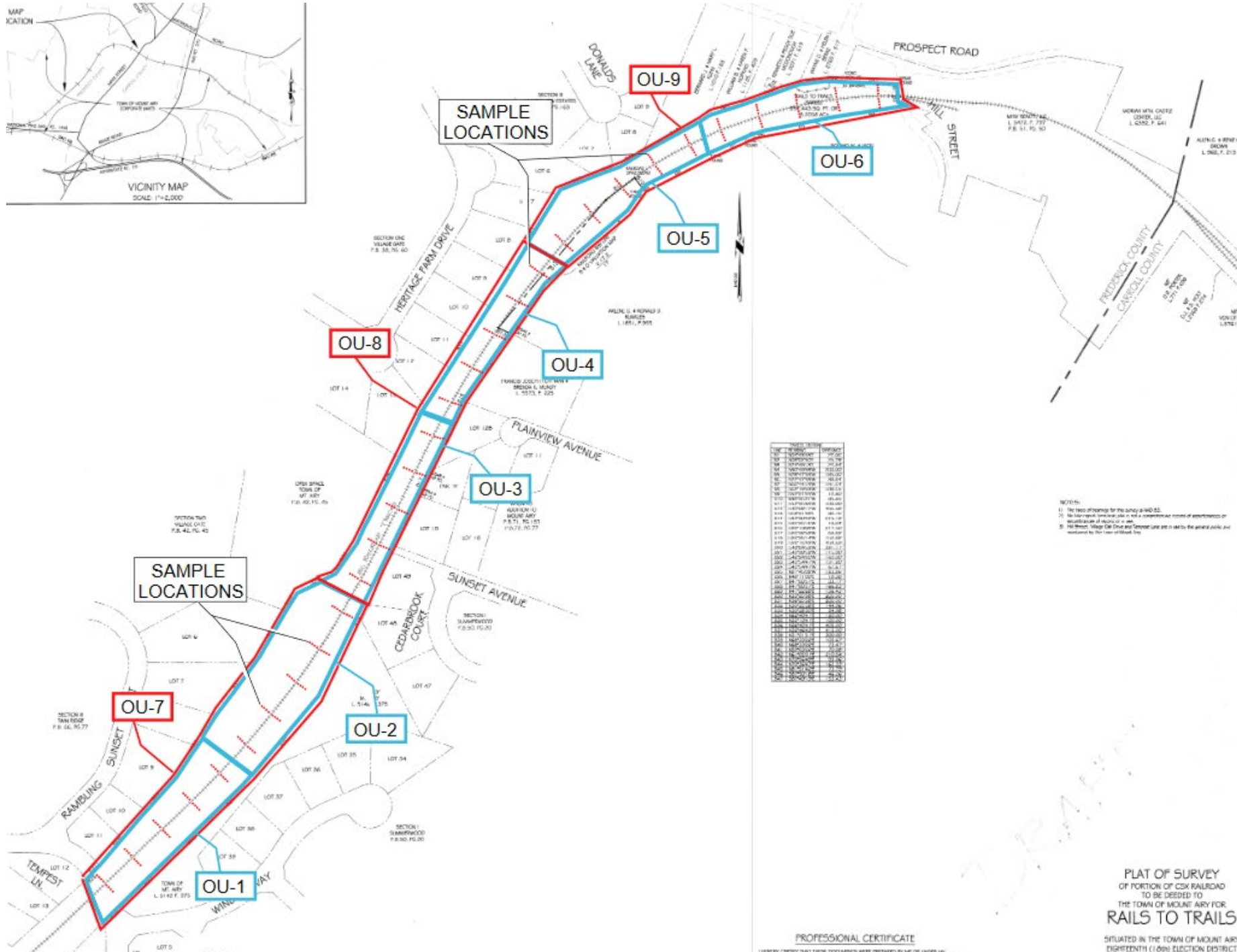
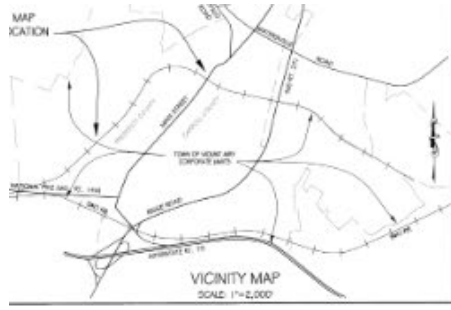
Sample Distance  
From Track Center

OU-7

OU-2







LOT	OWNER	ADDRESS
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
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45	...	...
46	...	...
47	...	...
48	...	...
49	...	...
50	...	...

NOTES:  
 1) The two acreage for the parcel is 1.40 AC.  
 2) No information was obtained as to the existence of any other interests or encumbrances of record or in fact.  
 3) All shown, except the One and One-half Acre parcel, are in and to the general public and not to be used for any other purpose.

PROFESSIONAL CERTIFICATE  
 I HEREBY CERTIFY THAT THESE DECLARATIONS WERE PREPARED BY ME OR UNDER MY

PLAT OF SURVEY  
 OF PORTION OF CSX RAILROAD  
 TO BE DEEDED TO  
 THE TOWN OF MOUNT AIRY FOR  
 RAILS TO TRAILS  
 SITUATED IN THE TOWN OF MOUNT AIRY  
 DISSEVENTH (18th) ELECTION DISTRICT





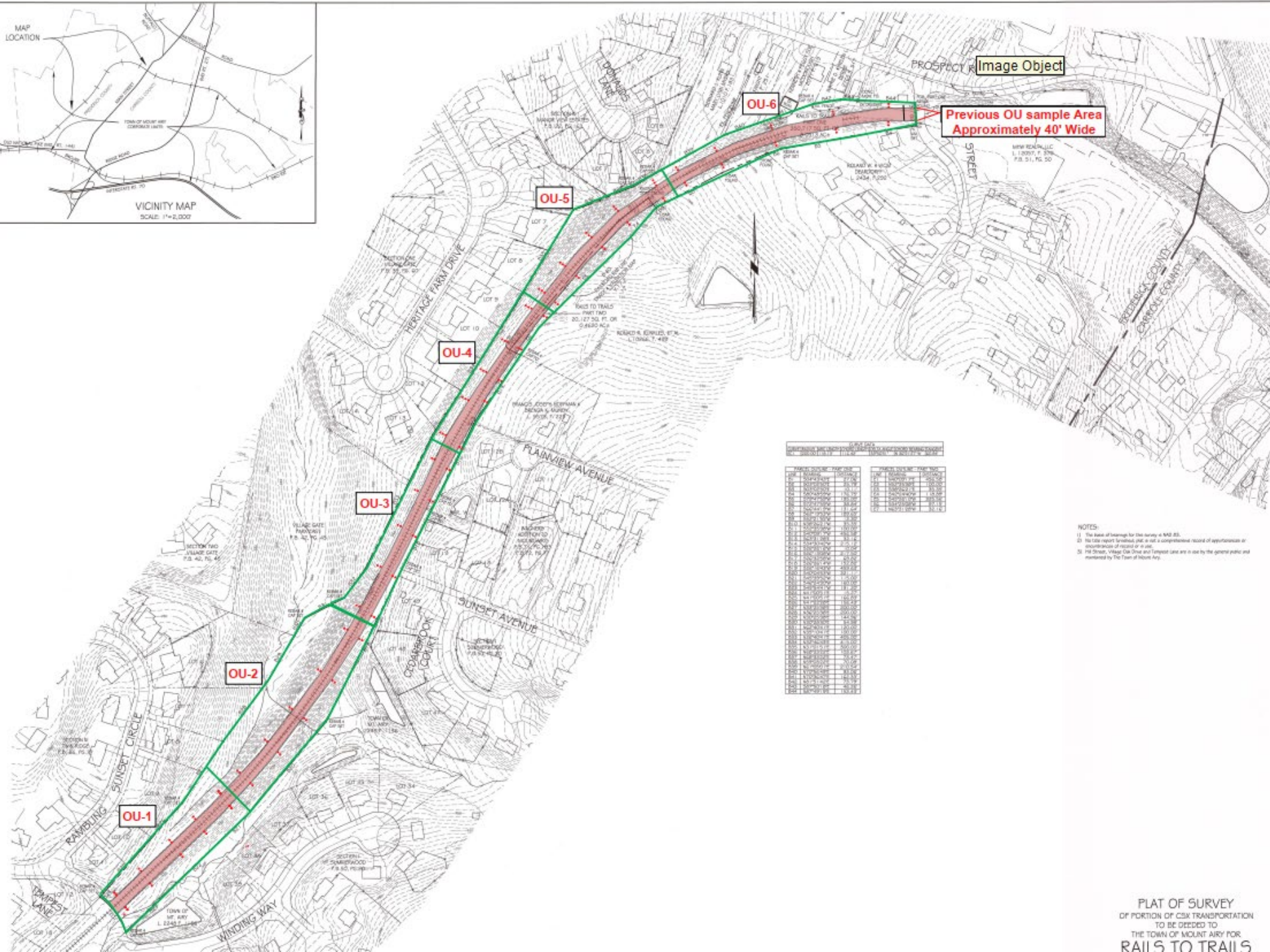
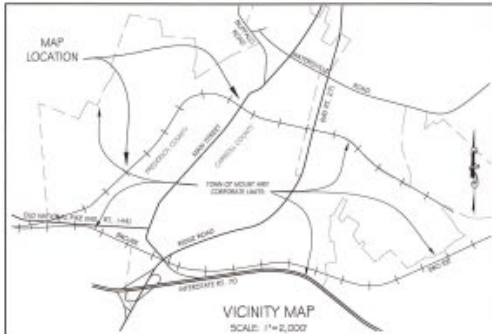


TABLE 1  
FIELD DATA

STATION	CHANGING POINT	CHANGING POINT	CHANGING POINT
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1+01.00	1+01.00	1+01.00	1+01.00
1+02.00	1+02.00	1+02.00	1+02.00
1+03.00	1+03.00	1+03.00	1+03.00
1+04.00	1+04.00	1+04.00	1+04.00
1+05.00	1+05.00	1+05.00	1+05.00
1+06.00	1+06.00	1+06.00	1+06.00
1+07.00	1+07.00	1+07.00	1+07.00
1+08.00	1+08.00	1+08.00	1+08.00
1+09.00	1+09.00	1+09.00	1+09.00
1+10.00	1+10.00	1+10.00	1+10.00
1+11.00	1+11.00	1+11.00	1+11.00
1+12.00	1+12.00	1+12.00	1+12.00
1+13.00	1+13.00	1+13.00	1+13.00
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1+16.00	1+16.00	1+16.00	1+16.00
1+17.00	1+17.00	1+17.00	1+17.00
1+18.00	1+18.00	1+18.00	1+18.00
1+19.00	1+19.00	1+19.00	1+19.00
1+20.00	1+20.00	1+20.00	1+20.00
1+21.00	1+21.00	1+21.00	1+21.00
1+22.00	1+22.00	1+22.00	1+22.00
1+23.00	1+23.00	1+23.00	1+23.00
1+24.00	1+24.00	1+24.00	1+24.00
1+25.00	1+25.00	1+25.00	1+25.00
1+26.00	1+26.00	1+26.00	1+26.00
1+27.00	1+27.00	1+27.00	1+27.00
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1+38.00	1+38.00	1+38.00	1+38.00
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1+42.00	1+42.00	1+42.00	1+42.00
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1+44.00	1+44.00	1+44.00	1+44.00
1+45.00	1+45.00	1+45.00	1+45.00
1+46.00	1+46.00	1+46.00	1+46.00
1+47.00	1+47.00	1+47.00	1+47.00
1+48.00	1+48.00	1+48.00	1+48.00
1+49.00	1+49.00	1+49.00	1+49.00
1+50.00	1+50.00	1+50.00	1+50.00

STATION	CHANGING POINT	CHANGING POINT	CHANGING POINT
1+00.00	1+00.00	1+00.00	1+00.00
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1+47.00	1+47.00	1+47.00	1+47.00
1+48.00	1+48.00	1+48.00	1+48.00
1+49.00	1+49.00	1+49.00	1+49.00
1+50.00	1+50.00	1+50.00	1+50.00

- NOTES:
- 1) The base of bearings for this survey is NAD 83.
  - 2) No one report of errors, and it is not a comprehensive record of opportunities or observations of errors or omissions.
  - 3) All Street, Village Circle and Sunset Circle are in use by the general public and maintained by the Town of Mount Airy.





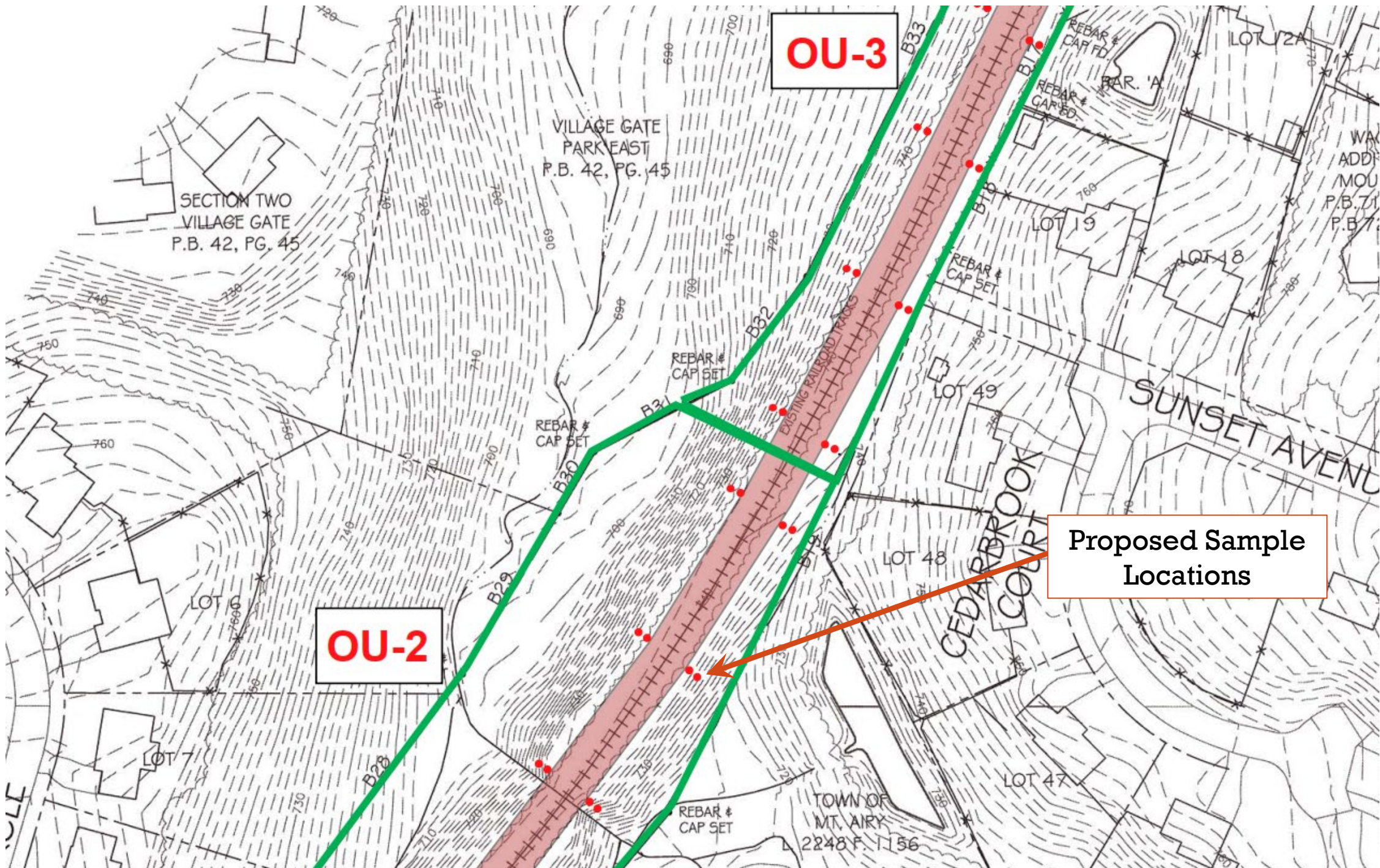
**OU-3**

VILLAGE GATE  
PARK EAST  
P.B. 42, PG. 45

SECTION TWO  
VILLAGE GATE  
P.B. 42, PG. 45

**OU-2**

**Proposed Sample  
Locations**









# MITIGATION OPTIONS

- 1) No action.
- 2) Remove contaminated soils
- 3) Soil capping of contaminated soils
- 4) Paving over contaminated soils



# MITIGATION COSTS

- 1) Doing nothing, but can't allow use of the site by the public. \$0
- 2) Removing contaminated soils \$746,000
- 3) Capping contaminated soils \$720,500
- 4) Paving over contaminated soils \$497,000

## DECISION

The Town is pursuing a combination of options #3 and #4





# BROWNFIELD FUNDING

- The Town of Mount Airy is included in Region 3, mid-Atlantic designation, of the Federal Environmental Protection Agency.
- The EPA has oversight regarding brownfields. Brownfields are “former industrial or commercial sites where future use is affected by real or perceived environmental contamination.” Any previously developed property or land use often is suspected of pollution or soil contamination due to hazardous materials, use or waste.
- The brownfields program “provides grants and technical assistance to communities, states and others to assess, safely clean up and sustainably reuse contaminated properties.”



# PROCESS FROM HERE

- In March 2020, the Maryland Department of Planning notified the Town that there was a \$500k limit on the Brownfield Grant, a 20% cost share and the possibility to apply for a hardship waiver since the Town's population is under 50,000.
- In March 2021, the Response Action Plan due date was extended by MDE
- In May 2021, the Town's consultant completed the 3<sup>rd</sup> round of soil sampling
- In October 2021 ECS Mid-Atlantic, LLC, completed the Response Action Plan for Mount Airy and submitted to MDE
- In October 2021 Mount Airy submitted an application for an EPA Brownfields Grant.
- Now we wait.....Hope....and if funded reclaim this industrial site for recreational enjoyment

