

Brandon Shores

Modifications Community Meeting – Online Comments

Chris Santiago

cjsantiago48@gmail.com

Edenberry, Glen Burnie, Maryland 21060

Hello, while I understand the area will be develop. I challenge the county and developer to build more diverse housing. It looks as if only townhouses are being built. I feel as if new housing should be single family homes, townhouses, villas, and 55 and older.

Jane Miller

1347 Waterway Ct., Stoney Beach, Maryland 21226

I STRONGLY OPPOSE this project. It would be a disaster for an extremely sensitive and unique environmental area, the last remaining parcel of undisturbed wildland in this area. It contains freshwater marshes and is home to a wide variety of wildlife, as it abuts the Swan Creek Conservation Area which would be destroyed if this project were to go forward.

PLEASE STOP THIS INSANITY!

James Adams

7798 Highpoint Road, Clearwater Beach, MD 21226

I am strongly against this new proposed community. Ft Smallwood Road is over-crowded with traffic. The schools cannot support the children who would live in this community. I've lived in the Orchard Beach-Clearwater Beach area my entire life. Every plot of ground in this area is sold and a new house is built.

The birds and animals that lived on Marley Neck Road now live in the area they want to build this community in. I've seen eagles and some rare birds up in that area and the area is full of deer and other animals. When is this foolishness going to stop? We have animals like deer and foxes walking around our community because they have been pushed out of Marley Neck Road. The sewage plant cannot support that many new homes and the power plant will be closing. I grew up when they chopped down all the trees down to the shore line when they allowed the Stoney Beach townhomes to be built.

Delaware is looking pretty good to me right now. Please do not allow these homes to be built. Thank you.

Dawn Hegarty

8434 Park Rd, Pasadena, Md. 21122

Thank you for allowing comments.

I would like to start out with saying this is not BRENDON SHORES PROPERTY. It's a bit convoluted. The developer had pointed that out in the meeting. The parcels of property are CSX Realty Development LLC.

My questions are as follows, for our Northern Anne Arundel County, District 3.

1. Why would this new 1900+ Development even be considered in a heavy dense area of industrial presence. Past & Present. Less than a mile and even feet from 1. Brandon Shores exposed coal piles & conveyor belts for transfer & barge.
2. COX Creek Water/Sewer Treatment Facility 3. Maryland Port Authority Containment facility 4. Curtis Bay Medical Waste Incinerator 5. Past contaminants from CSX Railroad.

2. The 200+ acres of tree canopy. Home to Eagles, beavers & other wildlife.

3. The killing of approx 3000 trees and the safeguards to the surrounding areas carbon footprint. Airshed

4. Infrastructure to our AACO DPW Cox Creek water/sewer plant. Can it handle any more 🦋. The stench from the facility and the past mishaps are concerning. And runneth over to our Patapsco River, the waterways and close communities. The aftermath to the health of all.

5. Our roads & increase traffic with added unknown.

6. Our AACPS capacity & education. Solley Elementary, Riviera Beach Elementary, Sunset Elementary, North East Middle & High. Where are all the children going to go to school? Our schools are already close to capacity. No amount of Redistricting will change the fact we are jeopardizing the future of all the children.

7. The possible contaminants in soil associated with Past and current mishaps

CSX railroad used to run through there.

8. The stormwater runoff during construction & after.

9. Our electric grid is at its capacity and I'm not even talking to the added Data Centers, nurture data centers or more BIG Industry in the high area of dense industry area. Making it a mixed property doesn't cover the unknown.

10. Shortage of AACO Police, Fire Department & ENT personal & funding!

11 Would you live here or let your family & friends live here? Or those who rely on " Environmental" housing?

I am against this development until our current Infrastructure is updated to take on ALL the added developments.

Along with if the whole area of different parcels to CSX Realty Development LLC are clear of all contaminants.

Protection is added to the existing corporations in close proximity, Industrial facility and shared pollutants to our airshed & watershed. Stronger safeguards.

Please & thank you.

Spencer Setters

8434 Bay Dr, Riviera Beach, MD 21122

I appreciate the opportunity to review the Brandon Shores mixed-use redevelopment proposal and the modification requests discussed at the March 5, 2026 community meeting. Redevelopment of this former industrial property represents an important opportunity for Anne Arundel County, and I hope the project ultimately results in a well-designed neighborhood that reflects the environmental conditions of the site and integrates well with the surrounding community. Because the property contains significant environmental features, including streams, stream buffers, wetlands, and floodplain areas, it is especially important that the final development plan be shaped by these natural constraints rather than relying on extensive disturbance to unlock all potentially developable areas. As the review process continues, I encourage the County to ensure that impacts to floodplains, streams, wetlands, and associated buffers are minimized and that the project layout reflects the natural drainage systems and environmental corridors present on the site.

During the meeting, the applicant referenced both a conceptual development program of approximately 1,900 residential units and a theoretical zoning capacity significantly higher under the MXD-N designation. For the sake of transparency and informed public discussion, it would be helpful for the applicant to provide a clear development yield table showing the maximum number of residential units permitted under MXD-N zoning, the current conceptual unit count by housing type, and how those numbers relate to the requested environmental modification areas.

The modification requests indicate that portions of the site's developable area depend on proposed infrastructure crossings through environmentally sensitive areas. It would be helpful to understand how many residential units or development areas rely specifically on each requested floodplain, stream, or buffer disturbance, and whether alternative layouts with reduced environmental impacts have been evaluated.

Recent sewage spill incidents in Anne Arundel County highlight the importance of careful review of sewer infrastructure for projects of this scale. Given the proposed use of pump station and force main connections, I would appreciate additional information regarding sewer capacity, wet-weather system performance, and redundancy or safeguards that will be in place to prevent potential overflows affecting nearby waterways.

Because this property is adjacent to a coal-fired power plant and sits within a landscape containing wetlands, drainage systems, and floodplain features, I would also appreciate clarification regarding environmental site assessment and remediation. In particular, it would be helpful to understand whether soils, fill material, and groundwater have been evaluated for potential industrial contaminants, including coal combustion residual-related constituents if applicable, and whether grading, drainage changes, or utility work could increase the risk of mobilizing contaminants into nearby waterways or environmentally sensitive areas.

This is a large and important site that will influence the surrounding area for decades, and I encourage the County to ensure that the final design balances redevelopment with preservation of environmental features, open space, and infrastructure capacity.

I would also appreciate information about future opportunities for public input as this project progresses through the planning process.

Thank you for the opportunity to provide comments.

Jennifer Mechem

7438 Ashmore Ave, Glen Burnie, MD 21060

I have been a homeowner in either Tanyard Springs or Tanyard Cove since 2008. We have seen many changes along Marley Neck. The current infrastructure can barely support the number of people residing in the vicinity. The nature that most of us moved here for has been negatively impacted, affecting the environment that separates this area from other similar developments. We don't see the wildlife like we used to, even a couple of years ago.

While we do need more housing in AAC, it needs to be more diverse, better planned, and have requirements to improve infrastructure (roads, utilities, internet, cellular, power, etc.). Why not a mix of apartments, townhomes, and single-family homes? And maybe some single-family homes not over 3,000 sq ft. All of Marley Neck from Walgreens & Ritchie Hwy to Fort Smallwood Rd will need to be widened to accommodate as many houses as are proposed between this project and adding to Tanyard Springs. School zoning, which was just adjusted, will need to be adjusted again. Why is there so little green space for families and children to play? Building so many townhomes will bring families and children. Where are they going to play? Where is the grassy area for dog walkers? Where will people park vehicles if they have more than 2 drivers per household? Where are the walking trails? Where are the commercial options to support this many residents? Gas stations, grocery stores, coffee shops, dry cleaners, etc. Just building more to build more isn't the answer.

Kelly Hunt

228 LAKE RD, Pasadena, MD 21122

I am writing to express my strong opposition to the proposed housing development in this area. One of the most concerning aspects of the plan is the significant number of trees that would be removed. Trees play a critical role in protecting our environment by filtering harmful pollutants from the air. Research shows that a single mature tree can absorb about 48 pounds of carbon dioxide each year and remove roughly 10–100 pounds of other air pollutants annually, including nitrogen dioxide, sulfur dioxide, ozone, and particulate matter. When large numbers of trees are removed, the community loses an important natural system that continuously cleans the air we breathe.

Our area already faces environmental pressures, and removing a large portion of the tree canopy would only worsen existing pollution levels. Trees not only filter pollutants but also help manage stormwater, reduce flooding, cool surrounding temperatures, and provide essential wildlife habitat. Once mature trees are removed, it can take decades to replace the environmental benefits they provide.

Another serious concern is the presence of nesting sites for the Bald Eagle in the surrounding area. These birds are highly sensitive to disturbances near their nests. Increased construction activity, tree removal, and a higher level of human activity could negatively impact their nesting and feeding habitats. Protecting these nests and the natural environment around them should be a priority for the community.

In addition to the environmental concerns, the local infrastructure is simply not equipped to support a development of this size. The roads in the area are already heavily used and would likely experience significant congestion with the addition of many new residents. Local schools are operating near capacity, and adding more families could strain educational resources and affect the quality of education for current students. Furthermore, the sewage treatment system was not designed to handle a substantial increase in population, and overloading it could lead to serious environmental and public health concerns.

For these reasons—the loss of vital tree canopy that filters pollution, the potential impact on nearby eagle nesting areas, and the inability of current infrastructure such as roads, schools, and sewage treatment facilities to accommodate the additional demand—I strongly urge decision-makers to reconsider this proposal and explore alternatives that better protect the environment and the well-being of the existing community.

Michele Windmiller

1411 Saybrooke Ct, Pasadena, MD 21122

Do not develop the 324 acre site, sell it to the county. I'd like my taxes to protect our wildlife, our waters stopping additional runoff from this pervious surface, and our air quality.

Judi Llamas

8532 Skipjack Pl, Pasadena, MD 21122

I am a long time resident of this area in Pasadena. There are several issues with this, and it should not be passed nor granted. You all don't care about the area you don't care about the people you don't care about the wildlife you don't care about the negative effects. It'll have on the people that are moving into it as this is a plant that has contained chemicals that will go into the ground. If you want to do something with this property, it should go back to what it was and provide for the people that you are now, forcing to stay in Maryland, you should be ashamed of yourselves. It was supposed to be a moratorium on building and I am not sure why it was overlooked. You've taken enough property in the Pasadena area to destroy Pasadena and AACounty are the worst areas for water shed, runoff, and flooding that is due to your negligence and allowing all the building to occur. You continue to stay how you want to change the environment and you want things powered by solar you want electric cars you demand this you demand that but you don't take a credibility for your actions that are damaging the environment by tearing down trees, which are needed for several things such as absorption of water cleaner, air shelter for Animals etc.

Because you have all chosen to look out for yourselves and your incomes and not look out for the well-being people of Anne Arundel County you have run this county straight into the damn ground.

You have spent all of the money and now have to find ways to keep the County running by taxing every possible thing you can tax. We are not California. We are not other states you need to address the issues here. For their review that claimed to be Christians you should be ashamed of yourself. Stop looking out for yourselves and start looking out for the people before you find out that the people will come back and take charge.

Kyle Farmee

141 Carvel Beach Rd, Baltimore, MD 21226

Are you going to make new schools for these kids? Or are you going to redistrict again? You saw how that worked out last time. This is going to be a complete waste.

Julia Millard

1352 waterway cr, Stoney beach, Md 21226

The parcel acts as an island of conservation in a heavily industrialized area. Is a carbon sink with thousands of mature trees and functions as an air and water purifier. Development would have consequences for the Bay since it adjoins and is upstream from the critical area which is one of the few natural shorelines on the Patapsco. It is geologically and ecologically a part of the Swan Creek Conservation Area and is upstream from it. It also likely helps to filter water in the deep aquifers that feed our water supply.

Massive planned development of 1900 homes and thousands of residents plus businesses would likely collapse the entire ecosystem there and in the conservation area below. There is very little non-impervious surfaces planned for the development and Swan Creek is literally embedded in the parcel and adjoining conservation area. The developer intends to direct stormwater into the marsh ponds on the parcel.

Runoff will contaminate them and go straight into the conservation area and the Patapsco - likely collapsing the entire wetland.

Mia Davis

1327 WATERWAY CT, Stoney Beach, MD 21226

This area cannot accommodate this type of over population and distraction of our wet lands. The run off will certainly be devastating to nature and protected lands. We have had so much construction already taxing our natural resources. Please decline this project.

Charmaine Metallo

8403 Echo Drive, Pasadena, MD 21122

This development is wholly unacceptable. We do not need more traffic congestion, assaults on the wetlands and natural areas, an already over- burdened sewage system and over- capacity schools. This development must not go forward. This area has endured much development in recent years and there has been little thought, it seems to the impact on residents and infrastructure. This is NOT Smart Growth! Far from it!

Laura Brzezcko

8600 Main Avenue, Pasadena, MD 21122

I would not like another development going in near Brandon Shores at Swan Creek because of the natural habitat it creates for the wildlife so close to the water. I feel another development is not the best solution for this area and prefer this area to be left a green space. It may need updates but not to add to traffic, schools, pollution, etc. that's already aggravated by previous developments in that vicinity.

Marcia Bellinger-Brannock

1157 Booth Bay Harbour, Pasadena, MD 21122

I own a property on FT Smallwood RD, Traffic in this area and along the Peninsula is already contested. This piece of land is an important natural resource, many species of wildlife live here! Please don't allow this development!

Barbara Boutelle

8471 Church Rd, Pasadena, MD 21122

I believe this project should not happen. I do not believe the roadways can handle the increased traffic. Also, the wildlife would be disturbed as well as the waterways and should not happen.

Kevin Ford

1139 Mount Dr, Pasadena, MD 21122

I previously lived in and currently rent out a townhome in Chestnut Hill Cove. The frequency of a raw sewage smell over the community is already appalling, and the additional strain this would put on the aging and already overburdened infrastructure is unacceptable. Even if SIGNIFICANT upgrades were made, the removal of the marshland would very likely cause increased danger of flooding, damaging the infrastructure further. I urge the Council to reject the development as proposed.

Darrell Abed

1365 Triwater Court, Curtis Bay, Maryland 21226

I'm opposed to the project for at least 2 reasons - 1) We don't need to clear and build on one of the few remaining wetlands in the area and, 2) we don't need to add to the traffic and put additional load on our already strained utilities; power, water, etc.

Maybe a better idea would be to clear, sanitize, and build on some of the industrial wastelands in the area. That wouldn't help with the additional burdens on our infrastructure. But at least we wouldn't be destroying wetlands and will get some benefit from cleaning up toxic industrial areas.

Kimberly Brown

1356 Hollow Glen Ct, Chestnut Hill Cove, MD 21226

Building homes on this land would be unacceptable!

The parcel acts as an island of conservation in a heavily industrialized area. It is a carbon sink with thousands of mature trees and functions as an air and water purifier. Development would have consequences for the Bay since it adjoins and is upstream from the critical area which is one of the few natural shorelines on Patapsco. It is geologically and ecologically a part of the Swan Creek Conservation Area and is upstream from it. It also likely helps to filter water in the deep aquifers that feed our water supply.

A massive, planned development of 1900 homes and thousands of residents plus businesses would likely collapse the entire ecosystem there and in the conservation area below. There is very little non-impervious surfaces planned for the development and Swan Creek is literally embedded in the parcel and adjoining conservation area. The developer intends to direct stormwater into the marsh ponds on the parcel. Runoff will contaminate them and go straight into the

conservation area and the Patapsco - likely collapsing the entire wetland.

Matthew Schlessel

803 Chestnut Brook Court, Curtis Bay, MD 21226

I am writing to express my strong opposition to the proposed development in the Brandon Shores area.

This project raises serious environmental, infrastructure, and quality-of-life concerns that have not been adequately addressed, and in many cases appear to have been minimized or omitted entirely.

First and foremost, the destruction and disruption of marsh wetlands in this area should not be taken lightly. Wetlands are not “empty land”—they are critical environmental systems that naturally filter pollutants, absorb stormwater, reduce flooding, and protect surrounding waterways from degradation. Removing or disturbing these systems increases runoff, introduces additional pollutants into nearby waterways and the Chesapeake Bay, and weakens natural flood protections that existing communities rely on.

Second, this area already struggles with environmental stressors that have gone unaddressed for years. Residents in Tanyard, Chestnut Hill Cove, and surrounding communities are well aware of persistent odor issues and ongoing concerns tied to nearby industrial activity. These are not hypothetical problems—they are ongoing, lived experiences. Adding a development of 1,900+ homes will only compound existing air and water quality challenges. Increased traffic, construction runoff, and long-term residential waste will place additional strain on an already burdened environment. It is deeply concerning that there has been little to no meaningful investment from the county to mitigate existing pollution issues, yet a project of this scale is being considered.

Third, the infrastructure in this area is not equipped to handle this level of growth. Roads, traffic patterns, school capacity, water systems, and sewer infrastructure are already stretched. There has been no clear, transparent plan demonstrating how these systems will be expanded in a way that does not negatively impact current residents.

This concern extends directly to emergency services. The Anne Arundel County Fire Department is already experiencing staffing shortages, increased call volumes, and a lack of sufficient investment to meet current demand. Response times and resource availability are critical to public safety, and adding thousands of new residents will significantly increase emergency service needs. Without a concrete, funded plan to expand fire and EMS staffing, stations, and equipment, this development will put both new and existing residents at greater risk. It is irresponsible to approve a project of this magnitude without first ensuring that life-saving services can keep pace.

Finally, there is a concerning lack of transparency from the developer. Key details appear to be vague, downplayed, or omitted—particularly regarding environmental impact, infrastructure strain, and long-term community effects. This creates the impression that the project is being presented in a way that intentionally avoids scrutiny rather than invites informed evaluation.

In summary, this proposal asks existing residents to absorb increased pollution, worsening infrastructure strain, environmental degradation, and declining quality of life—without clear safeguards or accountability. That is not responsible development.

I urge the county to reject this proposal in its current form and instead prioritize sustainable planning, environmental protection, and the well-being of the communities that already live here.

Michael Matula

1149 Double Chestnut Court, Chestnut Hill Cove, MD 21226

I've lived in this neighborhood for over 20 years and watched this area get decimated by developers. This proposed development will be absolutely devastating. This corridor (Ft Smallwood Rd) is the only way in and out of the city or to the beltway for all the residents reaching back to Riveria Beach. Adding thousands of daily commuters to the roads will make this area even more of a nightmare. Current morning commutes ALREADY see backups from the beltway past Kenbo Rd resulting in sitting through multiple traffic light cycles at multiple locations.

It is also not irregular to see commuters in the evening backed up a quarter mile on the beltway because there is so much traffic exiting at rush hour.

Not to mention the new burden to the schools and local infrastructure. Witnessing the destruction of this area has been pure heartbreak since I moved to this area 20 years ago. Please put a stop to this.

Ann-Marie Yesko

1303 Sea Shell Ct, Stoney Beach, MD 21226

Dear Anne Arundel County Planning and Zoning Department,

I strongly oppose the rezoning and proposed high-density residential/commercial development of the 324-acre CSX-owned freshwater marsh wetland parcel near Ft. Smallwood Road, Kembo Road, and Brandon Shores.

This unique natural area must be preserved. My primary concerns include:

- Irreversible destruction of a rare, biodiverse freshwater marsh wetland and mature forest that serves as a critical carbon sink, water/air purifier, and wildlife habitat (eagles, beavers, bass, birds, dragonflies).
- Devastating ecological impact on the contiguous Swan Creek Conservation Area downstream, including contaminated stormwater runoff into marsh ponds, the creek, and the Patapsco River/Chesapeake Bay Critical Area.
- Unsuitability for residential use in an area surrounded by heavy industrial polluters, raising serious public health and safety risks.

- Severe strain on already overburdened infrastructure (roads/traffic, schools, Cox Creek wastewater treatment plant with ongoing issues and overflows) without clear expansion plans.

- Unnecessary loss of one of the last natural shorelines on the hardened Patapsco when brownfield sites (e.g., future-closed Brandon Shores and Wagner plants post-2029) offer better redevelopment options.

The community spoke unanimously against this at the March 5 meeting. I urge the County to deny the rezoning, protect this irreplaceable ecological asset, and consider adding the parcel to the Swan Creek Conservation Area.

Thank you for considering my opposition.

Sincerely,

Ann-Marie Yesko

Anne Arundel County Resident

Stephen Cunningham

1006 Chestnut Haven Ct, Chestnut Hill Cove, MD 21226

Do not develop on this land. This land is currently a marsh wetland home to a variety of wildlife. This land helps to purify air and water. The wetland is important to our ecosystem and must not be disrupted. This land is already surrounded by many polluters and developing would add to the problem. Developing would displace wildlife, disrupt an ecosystem that helps purify our air and water, increase pollution, increase traffic / congestion on Fort Smallwood Road, etc. We do not want any new development on this land.

John Leopold

1347 Waterway Ct., Stoney Beach, Maryland 21226

This area is a very sensitive and important environmental area and should not be developed for that reason, as well as for the increased amount of traffic it would cause on Fort Smallwood Rd. The Brandon Shores project is a very bad idea and should be stopped.

Ann Marie Devoles

7705 Mount Blanc Road, Hanover, MD 21076

I was a long time resident of Stoney Beach for 17yrs and have been to Swann Creek wetlands more times than I can count to enjoy burfing and enjoy nature because there is less and less of it and as humans we need Nature for well being and the wildlife need their homes. The amount of wildlife that call this area home is immense from great blue herons to ibis to osprey to kildeer and beyond. To build on this area for homes to humans would be a crime and utter destruction to a CRITICAL AREA with rippling effects detrimental to the environment.

You DONT NEED MORE HOMES FOR HUMANS YOU NEED TO PRESERVE THESE AREAS FOR THE WILDLIFE OTHERWISE YOU CONTRIBUTE TO THE DEGRADATION OF OUR PLANET AND THE ABILITY FOR ALL CREATURES TO SURVIVE AND THRIVE. THE AMOUNT OF CORPORATE GREED IN THE NAME IF MONEY IS DISGUSTING. LEAVE THESE ANIMALS AND BIRDS THAT CALL THIS HOME ALONE. USE YOUR MONEY TO PROTECT THEM BEFORE NO HUMAN CAN ENJOY THE BEAUTIFUL WILDLIFE. THINK OF THE GENERATIONS TO COME AND THE BENEFITS TO THE NATURAL ENVIRONMENT TO LEAVE THIS PLACE AS IS FOR THE WILDLIFE. THANK YOU

Brittany Shaw

928 chestnut wood court, Chestnut hill cove, Md 21226

The proposed additional housing is not beneficial for that area. The wetlands are surrounding it. Along with that the traffic on fort smallwood road would not be conducive with all the additional homes and or stores that are being planned to place there. Marley neck road is already being built up over the last few years and the traffic has already seen an increase as well as crime with houses being so close and near one another and highways surrounding. It is important at this time that we take care of our natural spaces that we have left. even up mountain road in the lake shore area where they are continuing to build more houses and recently opened a chic fil a has made traffic horrible. The damage that has already been done to the woods and homes of native flora and fauna is not something that should continue on. With the proposed community being so close to the patapsco river it is also concerning the environmental impacts that will have. I have seen already in the stoney beach area where there are tires in the water because houses are built right up to the ledge. There are other places and opportunities where these sort of construction can take place and I do not believe that building all those houses on top of a wetlands area that needs to be protected is where that should be. This space would be best left as a wetlands protection and environmental area where possibly a small park could be placed. Please reconsider this area and find another space that would be a better option for what is planned.

Erin Murphy

8434 Bay Drive, Pasadena, MD 21122

Hi, and thank you for the opportunity to review the Brandon Shores redevelopment proposal and the materials from the March 5, 2026 community meeting. This is a really large site, and it's clear that whatever is built here will shape the surrounding area for a long time.

From what I've seen, the property includes streams, wetlands, marsh areas, and floodplain features that seem to be part of a larger connected drainage system, especially with the nearby Swan Creek area. Because of that, I'd really appreciate a better understanding of how the site has been evaluated from an upstream/downstream perspective, and how changes to grading, drainage, and stormwater could impact nearby wetlands, waterways, and shoreline areas.

It also seems like some parts of the site are much more environmentally sensitive than others. I would encourage the County to look closely at whether development could be focused more in the less sensitive areas, like those closer to Fort Smallwood Road, while preserving the interior marshes, wetlands, and drainage corridors as much as possible. I'd also be interested to know whether alternative layouts with fewer impacts to these areas have been considered.

Given the environmental characteristics of the site, it seems reasonable that the overall scale and intensity of development should be guided by those natural constraints, rather than fully maximizing what zoning might technically allow.

I also had a question about the mixed-use aspect of the project. It would be helpful to understand which parts of that plan are actually guaranteed moving forward, and whether things like commercial space, infrastructure, and open space will be built early on. I think that makes a big difference in whether a project like this functions as a true mixed-use community or ends up being mostly residential for a long period of time.

Since this site is surrounded by industrial uses, I also think the remaining natural areas could play an important role in buffering, drainage, and overall environmental health. Preserving meaningful portions of those areas could benefit both future residents and the existing community.

I'd also love to stay involved, so any information about future opportunities for public input would be appreciated.

Thank you again for the opportunity to comment.

Ray Paddy

111 Summit Ave, Glen Burnie, Md 21060

Over crowded roads and schools, overloaded utilities. Zoom in on google maps, neighbors with a chemical plant, harbor dredge dump w/retention pond, wetlands, marsh and a BGE Powerplant. It's an industrial area, No One Should Be Living There! Who would want to live there?

Ray Paddy

111 Summit Ave, Glen Burnie, Md 21060

Overcrowded roads and schools, over worked utilities. Zoom in on google map, neighbors with a chemical plant, a harbor dredge dump w/retention pond, marsh, wetlands and BGE Powerplant.

It is an industrial area, No One Should Be Living There!! Who would want to live there?

Ruth Thuman

8559 bay rd, Pasadena, md 21122

Fort Smallwood road is very overcrowded already. The sewage already over flows some times. The power grid will be cut back. We do not need more houses on the critical water front. Save some green space for the animals to live.

Julia Blontz

177 Kenwood Road, Pasadena MD 21122

Sad thing is it doesn't matter what we say or choose, even though we are tax paying citizens. Our councilmen, goverment will feed you a line on bs to get you to vote for them and actually when you come to them for help or need something for your community, school, etc. they are nowhere to be found or help.

Ashley Fletcher

821 Croggan Crescent, Glen Burnie, MD 21060

We do not need any more homes, especially townhouse in this area. The area and schools are overpopulated, the traffic is getting worse, and the wildlife has nowhere to go. We need to keep some woods and trees in the area!

Brianna Lewnes

1010 Pultney In, Glen burnie , Md 21060

I'm against this development. We do not have the infrastructure in place to continuously develop this area. Our schools are already overcrowded and only getting worse with no tangible solutions in place for immediate or permanent resolve. We are beginning to see real time environmental impact including area flooding due to over development and poor drainage. Our wildlife has no where to go increasing the amount of roadkill in the area which poses a health risk to those in the area. We need to have infrastructure in place BEFORE we have more development in the area. If the developers of Brandon shores wants to build a school first then we can talk.

Melanie Grassi

7204 Mockingbird Circle, Glen burnie, MD 21060

I am against the Brandon Shore townhome community. This area of the county is already over-developed, now that two additional townhome communities are in the works. We don't have the adequate infrastructure to handle this community.

The roads in and out of Fort Smallwood Road and into Baltimore City can't handle the number of additional cars, with it only being two lanes each way. I am also concerned about the increased car and foot traffic down Solley and Marley Neck. We do not need another 1000+ townhome community in Brandon Shores. I am also concerned about the schools in the area becoming overpopulated and I am also concerned about my homes value going down. Why can't we just leave the property alone? The county is already cutting down so many trees and habitats for animals in our area and it needs to stop. Also, bringing more people to this part of the county is going to bring more problems-traffic, roads, noise and crime- none of which the county is prepared to deal with, prevent or fix. They can't/wont fix the existing problems, why are we going to add more? Please stop the development of this neighborhood.

Donna Meyers

7 Carvel Ct, Riviera Beach, MD 21122

I recently attended a Police Community Relations Council meeting for the Eastern District, where ongoing and planned development in the area was discussed. Given the number of projects currently underway or proposed in this part of the County, particularly along the Fort Smallwood Road corridor, I would appreciate some additional clarity on how public safety services, especially police staffing and patrol capacity, are being evaluated in relation to this cumulative growth. For a project of this scale, it would be helpful to understand whether existing police resources are expected to absorb the additional demand, or whether any adjustments to staffing, patrol coverage, or service levels are anticipated as development moves forward. It would also be helpful to understand whether coordination has occurred between planning staff and public safety agencies in evaluating these impacts.

Given the number of developments already underway in this district, it would be helpful to understand how public safety capacity is being planned proactively rather than reactively.

Ensuring that public safety infrastructure keeps pace with population growth is an important part of maintaining a safe and well-functioning community.

Thank you for the opportunity to provide comments.

Gary Gakenheimer

979 Chestnut Manor Court, Chestnut Hill Cove, MD 21226

I am against the development of the property located at Kembo Road and possible the development of the BGE property located at Brandon Shores.

This area has been overwhelmed in the prior years without looking at the infrastructure and the damage done to the environment.

This area has been a fortress for wildlife and if the development were to go forward would cause damage to our ecosystem and the habitat located here to migrate to other areas.

It appears that you have no concerns to the traffic, the school system, along with the environmental damages that would be done. There is no testing done to find out if the property has been damage by flo ash or PCB's which has been found in the immediate area.

The owner of this property should follow along with the MPA to help save this area and discover what could be done with this property to help the residents in this area rather than creating areas which cause them to relocate. This property would be better served as a recreational park or a conservation easement.

Fort Smallwood Road is the only way in and out of the area. We have seen in the past what happens if other roads become block and forced to use Fort Smallwood or for us to use Mountain Road. We also have a failing draw bridge which would bring Fort Smallwood Road to a halt if the bridge were to fail.

There is also additional buildings that may be built on the Corner of Marley Station and Fort Smallwood along with an area on Solley Road at Tanyard Springs.

Please see the attached pic of what happens to our tributary's when developments do not care about our environment.

Patapsco River Master Watershed Steward and Steward of the year

Cox Creek Citizens Oversight Committee Chairperson

Anne Arundel County Resident



Nathan Thompson

401 E. Pratt Street, Baltimore, Maryland 21202

MPA has several concerns about the impact of a development adjacent to a dredged material containment facility, associated mitigation wetlands, the development of the Swan Creek Nature Trail, and our forest easement. Impact from construction and long term habitation may negatively impact our operations and the success of our mitigation efforts. Please see attached for additional details.

See attached Maryland Port Administration memo

Jeremy Smith

7821 Hidden Creek Way, Stoney Beach, Maryland 21226

AA County

My name is Jeremy Smith - a local resident of the Stoney Beach Community, which is located just down the street of this proposed "Brandon Shores" development project. I am an AA Co Certified Master Watershed Steward, practicing Earth Steward, an Organic Gardener & Urban-farmer, friend of nature, the local wildlife and ecosystems.

The proposed rezoning of the parcel adjoining Brandon Shores to a mixed use residential and commercial high-density developed property would devastate the highly unique fresh water marsh biome that occupies virtually the entire parcel. In particular, it would kill the extensive dragonfly and damsel fly population on the property because it would drain most of the property and make what's left susceptible to flooding and chemical exposure in the water from runoff. Dragonflies and damsel flies cannot tolerate moving water or water full of chemicals. These beneficial insects significantly reduce nuisance and disease carrying insects like mosquitoes. And they have a huge range - likely extending across all of northern Anne Arundel County. The parcel proposed for development and its adjoining Swan Creek Conservation Area acts as a cradle for the entire dragonfly and damsel fly population across the entire area. It is already a struggle to maintain the populations of these incredible insects because of mosquito spraying programs that kill them along with mosquitos. It's important that we have a protected habitat for them like the parcel and adjoining conservation area. This is now urgent because many species of dragonflies and damsel flies are being driven into extinction by development and insecticides. Moreover, these insect species are part of larger ecosystems that occupy fresh water marshes including fresh water muscles, mollusks, amphipods, crustaceans, shellfish, amphibians, snakes, lizards, eels, lampreys, turtles, fish, other beneficial insects, birds, plants, Lichen and even rare fungi as well just to name a few, and that's not even touching on the

microscopic level ecosystems! There are multiple ecosystems and biomes present in this parcel, working in synergy with one another and the collapse of any one part could collapse the entire thing! Furthermore, a collapse of the biomes in the parcel would also likely collapse the biomes in the Swan Creek Conservation Area downstream as development would allow rushes of water and chemicals and herbicides to invade the conservation area. Right now, the parcel and conservation area are in a unique virtually walled off wetlands that are geographically walled off from the heavy industrial development around them. They both act as an island of nature.

This VAST Fresh-Water marsh ecosystem of the parcel and adjoining Swan Creek Conservation Area make up a kind Biome that is EXTREMELY UNIQUE among the other few and far between natural (non-freshwater) marsh areas to the local areas in northern Anne Arundel County. Both areas support dragonfly and damselfly breeding populations of likely near 1000 individuals per acre - that's 384,000 breeding individuals in the parcel alone - likely over 500,000 including the Swan Creek Conservation Area. And a large number of these feed underwater for several years before they emerge and breed and create swells to many times that to feed across miles of northern Anne Arundel county during the summer months.

Dragonflies and damselflies require a large freshwater marsh breeding ground because they have a long aquatic lifespan and very short aerial lifespan. The unique properties of this parcel with it's many large still freshwater ponds and streams and abundant plant life and ecosystems is essential to sustaining these species populations for the entire area. Both types stay within the waters for multiple years before they ever can emerge and open their wings to become the flying wonders that we all know and love.

Finally, these species are essential for controlling nuisance and disease bearing insects such as mosquitos. Mosquito spraying has proven not to be as universally effective as natural controls such as dragonflies and damselflies are. In fact the "mosquito spraying" actually kills many more dragonfly and damselfly than it does actual mosquitos. It also wipes out other beneficial pollinator insects and pollutes our communities with insecticidal chemicals. It is essential that we maintain and sustain the few natural breeding grounds of dragonflies and damselflies like this parcel and the adjoining conservation so that we maintain an important natural and inexpensive means of supporting the balance of nature. Development of this parcel would obliterate the dragonfly and damselfly population in the parcel AND the adjoining downstream conservation area and that would impact and potentially collapse surrounding populations for miles around. Because dragonflies have a large range, a lot of the area watershed's breeding grounds for dragonfly and damselfly would be also be devastated. And because dragonflies have a large range, a lot of the Northern Patapsco watershed's breeding grounds for dragonfly and damselfly would be also be significantly impacted.

Because of the unique nature of the parcel, developing it will likely wipe-out at least 90%+ of ALL our local dragonfly population and more. Once such natural freshwater marshlands are gone, it's impossible to replace them. In an area that is heavily developed like Curtis Bay, it's important to hold on to and support the natural wetlands that we still have for both our good and the good of supporting the nature here. This is why it is critically important to preserve, not develop, this unique freshwater marsh area. As such, it should be permanently designated as a protected conservation area - along with the Swan Creek Conservation Area.

Conserving dragonflies and their habitat must be a priority because they are valuable environmental indicators and Biomarkers, as well as a major natural control mechanism of disease vectors. Threats to their well being include habitat loss and water pollution and such loss of wetland habitat threatens dragonfly populations around the world. "The restoration of wetlands in the Chesapeake Bay region also provides enormous benefits for dragonflies. When our partner Chesapeake Wildlife Heritage (CWH) restores a farm field back to a wetland, dragonfly habitat increases. In fact, dragonfly research at one wetland CWH restored found 19 different species of dragonflies in just two hours!"

<https://www.biophiliafoundation.org/dragonflies-environmental-indicators/>

* further sources cited at the bottom of this link's page, as well see attached for further reading and resources cited list.

See attached Dragonfly memo

David Copley

1306 Water Oak Drive, Pasadena, Maryland 21122

please see attached letter regarding lack of environmental protection.

See attached memo from David H Copley AIA

John Garofolo

7838 Creek Shore Way, Stoney Beach, MD 21226

See attached PDF for my comments. This box would not support the formatting I used.

See attached memo from John Garofolo

Amy K. Beall

1 Birwood Court, Pasadena, MD 21122

Hello and Good Morning,

I just found out about this project this evening and as comments closed friday March 20th and today is Sunday March 22, I respectfully request that my comments are submitted as part of the official record.

I am opposed to the proposed development for the impacts to the environment as well as the infrastructure and community. Please note the following:

The parcel is a very unique fresh water marsh wetland with lots of biodiversity. It has a mature forest and is properly part of the Swan Creek Conservation area curated by MPA. It flows downhill to the conservation area. Both areas contain mature forests, a creek and unique fresh water marshes, and an abundance of plant and animal wildlife. People in the meeting noted that it was a sanctuary for birds including eagles, beavers, fresh water bass, and other wildlife. It also likely contains a huge dragonfly population because of its still fresh water which helps to control mosquitos around the entire area.

The parcel acts as an island of conservation in a heavily industrialized area. Is a carbon sink with thousands of mature trees and functions as an air and water purifier. Development would have consequences for the Bay since it adjoins and is upstream from the critical area which is one of the few natural shorelines on the Patapsco. It is geologically and ecologically a part of the Swan Creek Conservation Area and is upstream from it. It also likely helps to filter water in the deep aquifers that feed our water supply.

Massive planned development of 1900 homes and thousands of residents plus businesses would likely collapse the entire ecosystem there and in the conservation area below. There is very little non-impervious surfaces planned for the development and Swan Creek is literally embedded in the parcel and adjoining conservation area. The developer intends to direct stormwater into the marsh ponds on the parcel. Runoff will contaminate them and go straight into the conservation area and the Patapsco - likely collapsing the entire wetland.

The parcel and adjoining Swan Creek Conservation Area make up a unique natural shoreline on the highly hardened Patapsco river. It is one of the few natural wetlands that hasn't been developed on the river. It provides significant nature-filtered fresh water into the river as well as acting as a nature preserve.

The parcel and Swan Creek Conservation are separated by the remnants of a defunct railroad track which can be removed. There are currently drainage pipes under the tracks for the marshes and creek on the parcel to flow into the conservation area. Both areas are a single ecological zone and should be treated as such. The parcel should be added to the Swan Creek Conservation area.

The parcel is surrounded by polluters of many kinds. With only one exception, the people in the meeting unanimously thought that it would not be safe for residential use. There was also a question about if the intention was to expand it into Brandon Shores once it closed down in 2029.

Development on the parcel would put a significant strain on infrastructure, roads, traffic congestion, schools, and the Cox Creek wastewater treatment plant which already frequently smells and has periodic sewage overflows. There appears to be no plans for expansion of infrastructure to support the new development. Concern was expressed that the promised residential shopping infrastructure that was promised on Solley Road was never created and questions about what would happen to this new community if the same thing happened.

It is also unclear what businesses would be created in the community. If it must be partially developed, only the area by Ft. Smallwood should be developed with appropriate ecological buffer behind it to keep the creek and natural marshes clear of runoff. But, the citizens in the room thought that it should be left untouched.

There is already too much development along Ft. Smallwood Road. But, it would be more ecologically beneficial to clean up and develop the Brandon Shores and Wagner grounds once the power plants are shut down in 2029 and which are already extremely ecologically damaged. That would not place an additional burden on existing natural green spaces and hopefully some greenspace and softened shoreline can be incorporated into that area when it is developed.

The practice of destroying additional natural greenspace appears to be unacceptable to the citizens who spoke at the meeting since much natural greenspace has already already destroyed around Solley Rd. and Marley Neck Rd.

It's likely that the developer chose this site because it probably doesn't require pollution mitigation and would be less expensive to develop than other nearby property. Unfortunately, it's currently zoned as an industrial site, but it has never been used for industrial purposes and is a relatively pristine natural area surrounded by a sea of industrial development. Thank you for your time and for including my comments in the official record.

Re: **Brandon Shores**
Curtis Bay, Maryland 21226
TM6, BL19, Parcels 1, 3, 4, 5, 6, 7, & 8
Community Meeting Comments

To whom it may concern,

The Maryland Port Administration Office of Navigation, Innovation, and Stewardship has identified concerns regarding the development at Brandon Shores. The following outline our concerns with the development and subsequent habitation of the development at Brandon Shores.

MPA Operations

- **Trespassing** – Additional population adjacent to the property will exacerbate the existing trespassing issue on site. The adjacent Forested Conservation Easement may be viewed by future residents as an informal recreational amenity, increasing the likelihood of trespassing, unauthorized trail creation, vegetation clearing, or disturbance to protected habitats. This would likely introduce long term enforcement, security, and resource protection challenges for MPA as the landowner.
- **Existing Infrastructure** – Existing water infrastructure may not be enough to satisfy the needs of the DMCF and the community.
- **Noise Pollution** – Industrial areas are zoned in a way so that operations can continue without impacting local populations. Extensive construction projects at the STAR facility and the Cox Creek DMCF will produce dust and noise. Nearby population centers may require monitoring that will increase the cost of the project.
- **MPA Outreach** – MPA NIS has an extensive outreach program that intends to engage with local populations and limit our impact on the community. With an extensive incoming population that outreach will have to be redoubled. With such more extensive demands may make continued operations less financially or physically feasible.
- **Operational Limitations** - Port operations at Cox Creek routinely operate 24/7 during dredging operations. New developments have taken issue with this in the past and limited operational times or introduced “quiet hours”. The DMCF must be allowed to operate throughout the day and night to accomplish the Port’s directive.

Swan Creek Nature Trail

- **Habitat Fragmentation and Edge Effects** - When development abuts a preserve, a formerly continuous habitat becomes subdivided and “edge-dominated.” Interior habitat shrinks, species movements are impeded, and the altered edge microclimate (more light, wind, heat) penetrates the preserve. This raises predation risk, road mortality, human–wildlife conflicts, and inbreeding risk for species needing large, connected territories.
- **Introduction of Invasive Species** - Developed areas act as reservoirs and launchpads for non-native plants and animals; once established around the boundary, many invade rapidly into protected interiors (often within a few years). The similarity between species outside and inside protected areas shows strong directional “leakage” from the edge inward.
- **Hydrology Changes** - Impervious cover increases runoff volume and peak flows, delivering sediments, nutrients, oils, and pathogens to streams, wetlands, and ponds inside preserves. Altered hydroperiods degrade wetland plant communities and amphibian habitat. Diverting stormwater to natural wetlands is specifically discouraged because it disrupts hydrology and degrades function. They will be using stormwater management facilities because that’s the law. They will work well for a few years, but if they are not properly maintained sediment and oil will eventually make its way to SCNT.
- **Light Pollution** - Night lighting disrupts circadian rhythms, navigation, foraging and reproduction in many taxa (insects, fish, birds, bats). Short-wavelength (blue-rich) light and unshielded fixtures near water are especially harmful; skyglow travels well beyond the site.
- **Garbage** – We are not providing trash receptacles. The increased use will mean more garbage for MPA staff to clean up. Residents will have access to the trail through the BGE property. Even if we put up signs, they will still use it.
- **Pets** – Even if we have signs up that have no pets – residents will bring pets and maybe only 50% will clean up the pet waste. Probably lower since it’s wooded. How is MPA going to enforce no pets – it’s virtually impossible.
- **Liability** – We will have hours of use for the trail. What if a resident goes through the BGE property after hours and gets hurt? We are not putting gates on those access points from BGE.
- **Motorized Vehicles** – Kids are going to use those motorized Scooters and Bikes on the trail. A sign is not going to stop them.
- **Attraction** – SCNT may be used as an attraction to elevate the perceived value of the neighborhood. Seen as an amenity of the community whereas its sensitive environment will require limited openings times.

- **Rare species at SCNT** – SCNT has consistently shown to be a vital layover for sensitive migratory bird species and has historically hosted several rare and endangered species. Nearby developments will compromise SCNT’s ability to host these species.

Mitigation Requirements

- **Sedimentation** – Increased impervious surfaces and non-native lawns will increase run-off and sedimentation that may not be able to be properly intercepted in the BMPs as designed. BMPs designed under the current regulations do not account for increased precipitation measured since 2011, nor do they account for further increased precipitation due to climate change. This will lead to BMPs that routinely go above capacity and discharge straight to Swan Creek.
- **Flashiness** – Impervious surfaces and underequipped BMPs will increase the flashiness of storm events, scouring our wetland habitat and disrupting the natural flow of the wetland. In some cases, overloading the engineered capacity of riffle. This will be exacerbated as climate change continues to increase the frequency and ferocity of storms. These BMPs are designed under legacy regulations and will not sufficiently account for future storm systems. Our wetlands are a regulatory requirement that shall be maintained as long as the DMCF exists. If this development disrupts our ability to maintain the wetlands we will have to spend exorbitantly to remitigate our protected wetlands.
- **Groundwater Elevation Changes** – Impervious surfaces, regrading, and work in non-tidal waters will change groundwater characteristics that may affect the recharge capability of Swan Creek. This could lead to the “drying out” of the marsh area.
- **CAC Concerns** – Proposed water access road will cut through sensitive and vital habitat. This trail would increase impervious surfaces therefore increasing sedimentation to a body of water already impacted by turbidity. The area proposed also has limited ability to be mitigated as the total area is limited.
- **Similar Developments have shown Detriments** – Developments along Marley Neck Blvd by the same developer have shown sedimentation runoff in historic aerials of the area.
- **Reduced Riparian Areas** – Construction up to the 100ft boundary and with in the non-tidal areas will eliminate sensitive riparian zones that serve important environmental services. Including but not limited to reducing run-off pollution, providing corridors, stabilizing streambanks, reducing erosion, regulating thermal fluctuations, and harboring biodiversity.
- **Invasive Controls** – Part of our mitigation strategies include invasive species control. With new developments and new folks, invasives species are almost guaranteed to spread to our wetlands where we are required to remove them. We have limited capacity to conduct invasive species control which would only be exacerbated by the

introduction of more invasives. For example, Lespedeza is a commonly used ground stabilization species that we have had to extensively control at different sites. Burbury bushes are routinely used for decorative plantings that have spread to our sites. Invasive control is an expensive, labor intensive process that we do not have the capacity for.

Traffic Impacts

- **Traffic Flow** - Development may impede the flow of industrial traffic along Kembo Road especially as IR/BU operations at STAR and Cox Creek Ramp up. School buses, pets, morning traffic, and wandering kids will all be at risk.
- **Traffic Infrastructure** – Additional traffic and associated infrastructure will impede the flow of industrial traffic and decrease the ability of Cox Creek DMCF and STAR facility to accomplish it's directive.

Other

- **Primary forestation** – Due to the natural history of this area, this forest may be one of the last remaining portions of “Primary Forest” in northern Anne Arundel County. Atlas, historic aerial and topographic records show limited human habitation across this site which has allowed for a unique mature ecosystem to develop in an area with limited capacity for it.
- **Waste Water Capacity** – Northern Anne Arundel County is under a sewage crunch. The neighboring wastewater service area is under a development moratorium while the sewage treatment capacity crisis can be addressed. This is a large area serviced by the Cox Creek Water Reclamation Facility. This new development will put more strain on the existing infrastructure of the area.

Further reading and resources cited list attachment

Dragonflies and damselflies are some of the oldest insect types in the world, having been around for at least 150 - 300 million years. Size is the only characteristic of these winged predators which has drastically changed over the years. Dragonflies and damselflies are voracious predators, devouring other insects, which often helps controlling pests like mosquitoes. Dragonflies are often misjudged by people who don't know how important they are to their ecosystem. In fact, in addition to their jewel-like beauty, they are very beneficial to humankind. Their prodigious mouth parts, in both their adult and larval forms, are designed to trap and devour insects. Aquatic larval dragonflies, called nymphs or naiads have lower jaws that can shoot out in 1/100 of a second to catch mosquito larvae (or even a tadpole). In many aquatic ecosystems without fish, dragonfly larvae are the top predators in the food chain. A Single dragonfly/damselfly can eat Dozens to Hundreds of Mosquitos Every Single Day! So that's in the range of 32,850 to 547,500 per every single damselfly Alive and in the range of 127,750 to 1,788,500 per every single dragonfly alive in their own singular lifetime of mosquitos eaten! Now multiple that by their population numbers and we can see just how drastic an impact even just a few more dragonfly and damselfly can make to controlling mosquito alone! Now let's think about the Inverse side, and just how many more mosquito there will be out there, IF We Let them wipe-out 90+% of All their populations and we think mosquitos are bad Now!?!

Many of these species are Listed by Maryland's "Rare, Threatened and Endangered Species List", so I can't see how (anyone) is even thinking about wiping their breeding and home hunting grounds out, this should certainly be Protected and well as Illegal to develop!!! In fact I've found 16 different species of dragonfly/damselfly combined alone listed on Maryland's "Rare, Threatened and Endangered Species List"!

One such species that is One of Maryland's most distinctive dragonflies is the Gray Petaltail are part of the Petaluridae Family. Petaltails are the most ancient of the dragonflies around today. Only 11 species exist worldwide, two of which can be found in the United States. The gray petaltail is the only petaltail found in Maryland. It is very uncommon in MD now, and its larvae are semi-aquatic, making the gray petaltail unique among other dragonflies (whose larvae are fully aquatic). This species, considered watchlisted in Maryland, is very large at 3 inches in length. Gray Petaltail adults can be found from mid-June to mid-August in forested

habitats with permanent seepage wetlands; that is, wetlands in which the "wet" part is caused by water percolating through the soil, not from a single point source, like a spring. This family is considered one of the most ancient of dragonfly families, and is at least 150 million years old. If we can conserve their habitat and protect water quality, there's no reason they won't stick around for another 150 - 300 million!

Rare species Reporting:

https://dnr.maryland.gov/wildlife/Pages/plants_wildlife/rte_reportinginst.aspx

Resources Sited:

<https://www.dragonflysocietyamericas.org/>

https://dnr.maryland.gov/wildlife/Documents/AnneArundel_County_RTEs.pdf

<https://api.drum.lib.umd.edu/server/api/core/bitstreams/40e26946-1851-49af-8885-162eeb191964/content#:~:text=are%20dependent%20on%20lentic%20water,was%20territorial%20displays%20and%20mating>

https://dnr.maryland.gov/wildlife/Documents/rte_Animal_List.pdf

<https://www.odonatacentral.org/#/>

<https://dnr.maryland.gov/wildlife/Pages/habitat/wadragonflies.aspx>

<https://iucn.org/news/species/202112/dragonflies-threatened-wetlands-around-world-disappear-iucn-red-list>

https://dnr.maryland.gov/wildlife/pages/plants_wildlife/rte/rteanimalfacts.aspx?AID=Gray%20Petaltail

<https://en.wikipedia.org/wiki/Dragonfly>

<https://en.wikipedia.org/wiki/Damselfly>

<https://en.wikipedia.org/wiki/Odonata>

David H. Copley AIA

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Date: 3/19/2026

To: AA County Planning & Zoning & Critical Area Commission

RE: Brandon Shores Mixed-use Housing Development Plan

I attended the introduction meeting explaining the proposed development plan presented by the Developer and a landscape architect with Morris & Ritchie Associates, Inc. the design firm. They outlined the results of their site analysis and layout of the multi-use components proposed for the site.

In a few words I was shocked with the disregard for the environmental impact the plan exposed as presented “in compliance with P&Z requirements and environmental restrictions”. I am not against development, but would prefer “Smart Growth” versus the rape of the land I see presented. The remainder of my letter goes into the specifics of my belief the approach presented is not meeting the intent of the laws. Many numbers regarding disturbed area, reclaimed areas, areas recognized as non-tidal wetlands, etc. were mentioned, but were not explained in any detail due to time restrictions. I believe the design team approach was meeting the legal requirements of the laws as apparently defined by the critical area representations. Unfortunately, the assigned environmental status of the site is seriously misrepresentative of the actual conditions. Acres of the site are in reality Swan Creek which is large enough to take out a small sailboat. The creek can hardly be described as a non-tidal WETLAND.

1. They are proposing clearcutting mature and in some cases virgin forest (close to Swan Creek) and say they will be providing on-site and funding for off-site mitigation. The reality, as I see it, is a huge portion of required mitigation will have to be performed off-site and likely not nearby.
2. The plan indicated no attempt (at least obvious or mentioned) to reduce impervious area and will be using the more freshwater portion of Swan Creek to receive storm water runoff. This will likely result in the total degradation of Swan Creek on their site. It will not just be limited to their site as Swan Creek flows unobstructed off their property into the adjacent Conservation Area Nature portion of Swan Creek.
3. “Open areas” required and referenced in their presentation appear to include the creek surface and no specific playground or community area was identified in the meeting.

Following are reasons the entire approach to development of this site under current site existing condition designation as non-tidal wetlands needs to be explored in detail, analyzed and hopefully adjusted to recognize the real importance of this area for health of the creek and its' contribution to the health of the Patapsco and Bay.

1. The critical area maps appear to be measured from the easily visible shoreline (from aerial photos) of the Patapsco. The reality is, this has historically been a tidal creek as indicated by the Swan Creek name which appeared on first map I found of this area dated 1795. One clearly shows the waters open to the river. Only in more recent years do the marsh or eventual pathway appear that on first glance seem to isolate the creek from the tidal flow. I believe the outer portions are indeed tidal and tidal impact is reduced as the creek progresses inland. I also note AA County list of waterways include Swan Creek. It is incongruous that a creek listed as a waterway is considered "Non-tidal WETLANDS" regarding environmental restrictions. It is a year-round body of water.
2. This incorrect designation is further documented by changes in water color (as shown in "My Anne Arundel Property aerial photos/maps of the creek) between the portion outside of the path, inside the path and the parts on the subject property. It can be observed there is a pipe connection between the creek on the subject property under the rail/electric manmade obstruction to the natural flow of the creek. From the aerial photos it is also evident the path along the river's edge has some type of bridge allowing water flow. There is also, upon close inspection, a channel leading directly to the Patapsco with indications of two way tidal flow of water. Additionally on the adjacent Brandon Shores property there is a water feature titled "Patapsco Tidal" extending well inland from the river shoreline which apparently was utilized to delineate the critical area.

Therefore, I believe the critical area map requires review in this instance to extend protection starting from the historic creek boundaries. From all appearances the creek appears to have a typical shoreline of tidal creeks. Even if one feels the creek is not tidal at the present time, as sea level increases it will likely return to its' historic condition.

In my opinion this adjustment to area covered by critical area designation of tidal waters would then impact the area to be developed to restrict water's edge setbacks from 25' to 100' as well as impervious area, site coverage, etc. to bring the allowed development more in line with the environmentally sensitive nature of the site.

3. The site may be in the recharge area of the aquifer serving both private & public water systems. It is well accepted bogs/wetlands are natural filters for contaminants. The present plans appear to accept the environmental losses from clear cutting and take the "pay money" solution to the issue. They again will use the creek as an outflow of the storm water mitigation solutions to be utilized.

No one can argue the development will greatly negatively impact the site's wild environment and adjacent Swan Creek Conservation Area. The question is can we recognize the unique conditions of the site and adjust the scope and direction of the development so as to not negate the efforts made by so many homeowners who fall within critical area requirements. My own residence falls within a RCA zone and I have restrictions on impervious area coverage and tree replacement requirements. From on screen review of the document attached to the community meeting invitation it is difficult to see how buffers from water edge and overall guidelines to protect the environment are being met.

Following are pages snipped from maps and photos supporting my analysis.

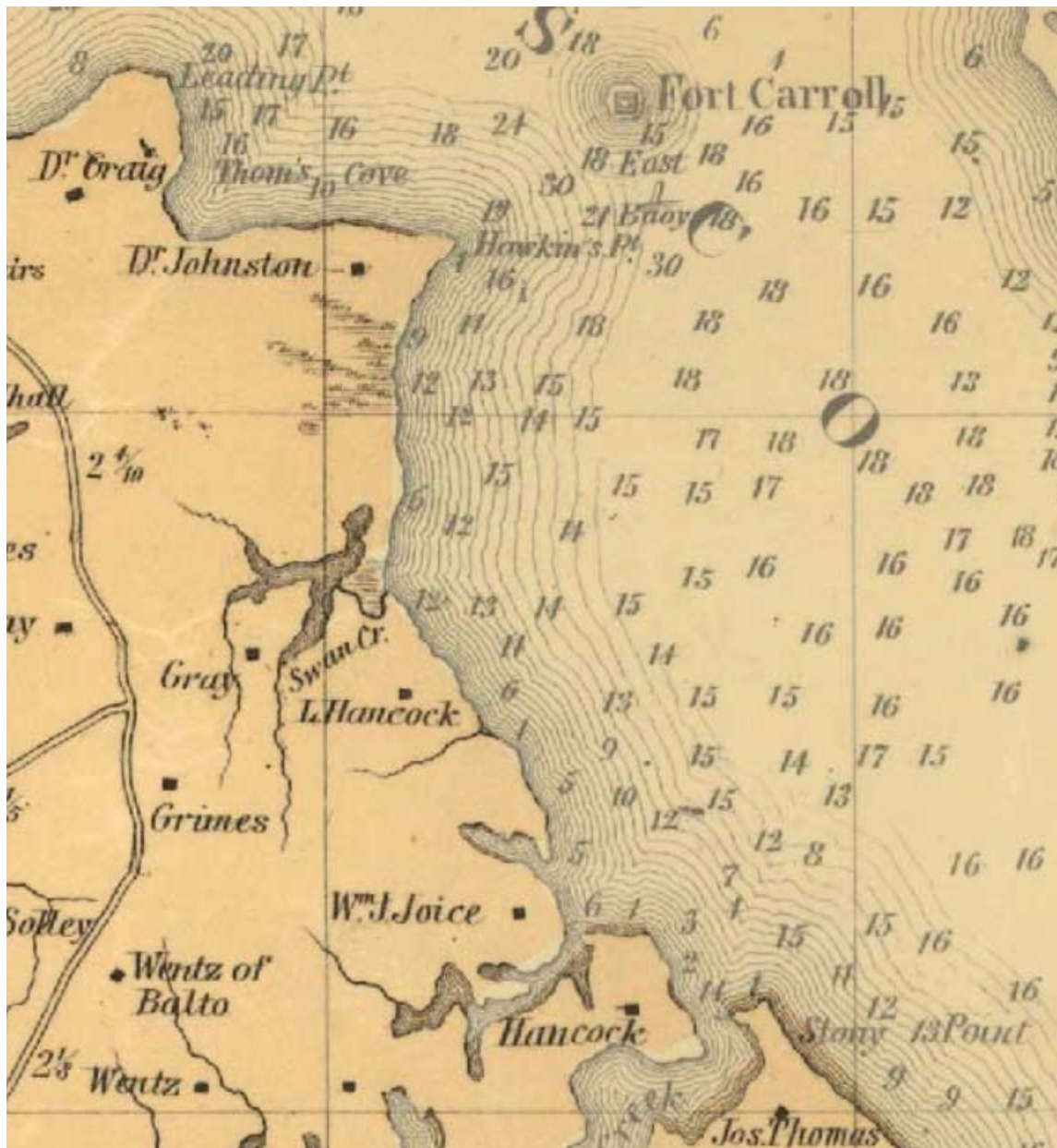
A handwritten signature in cursive script that reads "David Copley". The signature is fluid and written in dark ink.

Sincerely,

David Copley AIA (retired)



Source: National Archives 1878 Map indicating Swan Creek open to Patapsco



Source: Maryland Archives 1860 showing marsh at Patapsco River edge



Source: MD Archives 1917 Map showing path and line indicating channel to Patapsco River



Source: My Arundel - Swan Creek indicating various apparent water clarity changes and evidence of potential tidal impact



Source: My Arundel – Indicating bridge at path and open flow to Patapsco



Source: My Arundel - Indicating Tidal flow extending landward from apparent shore's edge.



Photo toward subject property from abandon rail line with channel opening apparently made when railroad construction occurred.



Photo of possible beaver dam on subject property portion of Swan Creek

Anne Arundel County,

My name is John Garofolo. I live in the community of Stoney Beach, Curtis Bay in Anne Arundel County near the proposed parcel for rezoning from industrial use to mixed residential and commercial use adjacent to Brandon Shores, Ft. Smallwood Road, Kembo Road, and the MPA Swan Creek Conservation area. I am a certified WSA Watershed Steward, a volunteer environmental advocate for my community, a retired senior federal computer scientist with a specialty in Artificial Intelligence R&D and performance measurement, a former board member of my community, and active member of its environmental committee and a volunteer community coalition regarding environmental issues in Anne Arundel Patapsco shoreline and watershed communities (AAPEC). I have supported legislation that placed a sulfur dioxide monitor in my community in 2018, several bills related to the 4-year moratorium on Confined Aquatic Disposal (CAD) of dredge material in the Patapsco in 2025, and the 2025 and 2026 CHERISH Act bills which would regulate cumulative pollution in overburdened and underserved communities. I have also helped to design and implement a living shoreline, tree planting projects, and a pollinator garden in my community.

It is misleading to label this parcel rezoning proposal as “Brandon Shores.” It is not property that is part of Brandon Shores. It should be renamed. I strongly object to rezoning the parcel from industrial to mixed residential and commercial use and developing it for several reasons detailed below. Rather than development, the parcel should be rezoned and preserved as a permanent conservation area and made part of the existing MPA Swan Creek conservation area it adjoins. This is because of its importance as a unique ecological freshwater marsh wetlands, its biodiversity, its connection to an existing natural shoreline on the Patapsco, its function as a significant environmental filter and buffer, its location in a highly polluted state-designated Environmental Justice zone, its unsuitability for residential use due to the public health impacts of the cumulative pollution in the area, and its dependency on overburdened school, wastewater treatment, transportation/road infrastructure, and our overburdened electric grid.

I have broken down my comments into four major areas: 1. Ecological and Environmental Impacts, 2. Public Health Impacts, 3. Infrastructure Impacts, and 4. Better Solutions.

The Chesapeake Physicians for Social Responsibility (CPSR) has reviewed my comments and supports them.

1. **Ecological and Environmental impacts** – The parcel is part of an ecologically-unique and important freshwater wetlands that is essential environmentally.

- The 324-acre parcel that is being proposed for a zoning change for mixed use development is rare and unique in this part of the state. It is a largely pristine area and contains most of Swan Creek and is bounded by Brandon Shores, Ft. Smallwood Road, Kembo Road, and the Swan Creek Conservation Area below. It is made up entirely of freshwater marsh wetlands with extensive creeks and natural ponds and ponds enhanced by beavers that gently empty into the Patapsco River. Although it is currently zoned as industrial, it has never been developed, and the entire property is part of a historic unique wetland – a large part of which has already been declared a protected conservation area downstream. It is geographically and ecologically part of a larger area that has a natural shoreline which is rare and badly needed on the Patapsco.
- If you view the parcel from current Google Maps satellite images (Figures 1 and 2) which the developer didn't provide, you'll see that it's clearly part of a larger freshwater marsh wetlands ecosystem that includes the 126-acre Swan Creek Conservation Area (SWCA) – an area adjoining it that has been purchased and curated by the MD Port Administration (MPA). Both areas are a rich haven for wildlife – freshwater fish, birds including eagles, dragonflies, butterflies, and an abundance of mature trees and native plants that uniquely thrive in freshwater marsh environments as documented in MPA briefings. It is one of the last remaining natural ecologically rich areas in Curtis Bay. Moreover, the parcel and adjoining SWCA are essential extensive breeding grounds for dragonflies which help to reduce the mosquito population in the entire area without the use of chemical pesticides. The developer's claims that it contains no important ecological features or wildlife are incorrect.
- The Swan Creek Conservation Area adjoining the entire downstream side of the parcel is a flagship conservation space carefully curated by MPA. MPA has significant data on the wildlife in the lower area which is in essence identical to the upper area. It is separated from the SWCA by only a thin strip of easement with railroad rails that are no longer used and high-tension electric lines. There are drains under the railroad for the upper part of the marsh to fully connect it to the lower part of the marsh in the conservation area. Everything from the parcel flows into the conservation area below.

- The proposed high-density development on the parcel would severely impact the ecology of the parcel. From the plans shown by the developer, it would have little undeveloped surface left to support the gentle natural movement of water. And the developer plans to drain all of the buildings and parking lots directly into the marsh ponds on the parcel. And these drain directly into the creeks and marshes of the Swan Creek Conservation Area. Development on the parcel would create large rushes of water during storms – even with engineered retention ponds - and unavoidable runoff of fertilizer, oils and chemicals from vehicles, and other chemicals used in development and residential living directly into the marsh ponds and creeks – endangering the SCCA. The developer also plans to site sewage wells and pumps at the foot of the property that create further risks for the SCCA. The impact of such development on the parcel would not only destroy the ecology of the parcel, it would likely also destroy the ecology of the Swan Creek Conservation Area below. That is unacceptable.
- The parcel along with the Swan Creek Conservation Area creates an important green buffer between industrial Curtis Bay and residential Curtis Bay and Pasadena. The trees and marsh filter a large amount of air pollution and capture a large amount of carbon. No number of trees and native plants added to the development and in other areas could replace the amount of ecological work that the parcel does. From rough calculations based on typical mature tree density in mid-Atlantic forests, the parcel is likely to contain over 30,000 mature trees. A single mature tree can filter 36,000 gallons of water, remove 48 pounds of pollutants including carbon dioxide, particulate matter, ozone, nitrogen dioxide, and sulfur dioxide. (See <https://www.epa.gov/heatislands/benefits-trees-and-vegetation> and <https://www.nps.gov/articles/000/uerla-trees-air-pollution.htm>) and ALL of these pollutants are being generated by nearby industrial sites. Mature trees like those covering the parcel filter orders of magnitude more pollutants than young trees.
- **This parcel along with the Swan Creek Conservation Area adjoining it are not only unique ecologically, but they are also one of the best environmental mitigation devices that Curtis Bay has and at very little cost compared to industrial mitigation methods. With the significant pollution we have in Curtis Bay, we literally can't afford to lose it to development. The parcel must be conserved for both its unique ecological benefits and its environmental benefits in a highly polluted area.**

2. **Public Health impacts** – The parcel proposed for rezoning is environmentally unhealthy for residential development.

- While ecologically important and an important natural environmental mitigator, the proposed development would be at ground zero for the existing pollution in Curtis Bay, Anne Arundel County as well as Baltimore City which is just near hundreds of feet away. It is planned for a highly industrialized area of Curtis Bay. It would be within just hundreds of feet of the Brandon Shores and Wagner fossil fuel power plants, the Cox Creek Water Reclamation facility, the Curtis Bay Energy medical waste incinerator, the enormous MPA Cox Creek Dredge Containment facility containing contaminated dredge material from the Baltimore Harbor and its planned Sediment and Technology Reuse (STAR) dredge recycling facility which may incorporate incineration and chemical processing facilities, and the Kemira chemical plant. And it is close to dozens more polluters nearby. This area is one of the most polluted areas of the state, the most polluted area of the county, and has extremely high levels of air pollution.
- The parcel is subject to exhaust from significant trucking and vehicle traffic on Ft. Smallwood Road, trucks servicing nearby warehouse shipping facilities, and from the consistently congested Hawkins Point ramp onto I-695 just hundreds of feet away.
- The parcel is within a state-recognized at-risk Environmental Justice (EJ) zone (https://mde.maryland.gov/Environmental_Justice/Pages/MDEnviroScreen.aspx) due to its pollution types and number of sources. Such cumulative pollution contributes to increased rates of cancer, heart disease, respiratory disease, neurological disease, low birth weights, and early mortality. (See: <https://www.who.int/teams/environment-climate-change-and-health/air-quality-energy-and-health/health-impacts> and <https://pmc.ncbi.nlm.nih.gov/articles/PMC7889311/> and https://www.epa.gov/system/files/documents/2022-09/Cumulative%20Impacts%20Research%20Final%20Report_FINAL-EPA%20600-R-22-014a.pdf.) New residential development should be judiciously limited in EJ zones to protect public health – especially areas such as Curtis Bay (Anne Arundel and Baltimore) with extremely high air pollution.

- EPA pollution regulations that protect public health have been significantly weakened over the last year, so pollution-overburdened communities in MD face potentially even greater levels of pollution in the future. Unfortunately, while there have been efforts to create regulations to protect overburdened communities in MD, there remains no comprehensive state regulatory framework in place to protect MD citizens from the health impacts of cumulative pollution or to effectively guide the county in development decisions in overburdened areas.
- **Cumulative pollution and its many impacts on public health must be carefully considered in the construction of new residential communities. Given the large amount of pollution being emitted by several sources very close to the parcel as documented by the state, it should not be developed for residential or mixed use. Furthermore, no new homes should be considered in this area and no more people should be subjected to the high pollution levels in this area until the existing cumulative pollution impacts are addressed and brought down into safe levels.**

3. **Infrastructure impacts** - The county does not currently have the infrastructure in the Curtis Bay area to support the development of the nearly 2000 homes and businesses suggested by the developer in its rezoning proposal.

- The Cox Creek Water Reclamation facility which would be required to serve the new development is already at its limits, smells constantly, and has had several recent sewage overflow incidents. Increasing reliance on it would jeopardize Cox Creek and the Patapsco River with more frequent overflows and worsen nuisance odors for nearby communities. Moreover, the Brandon Shores power plant is cooled by steam created from processed wastewater from the Cox Creek facility. When it is decommissioned, that wastewater will place an additional burden on Cox Creek and the Patapsco River.
- The county school system is not prepared for additional development in the area and existing schools are already overburdened with the massive residential development along Marley Neck and Solley Roads. Absolutely no improvements have been made to school capacity in the area.
- The road system in the area is already overburdened as residential, commercial, and warehouse shipping sites have proliferated in the area over the last 10 years

without substantive expansion of roads to accommodate additional traffic. And there is almost no public transportation. Commercial truck traffic has increased significantly and rush hours on Solley Road, Marley Neck Road, and Fort Smallwood Road are extremely bad and contribute to terrible backups on the exit to I-695 at Hawkins Point Road as well as on Ft. Smallwood Road in Pasadena. The additional traffic created by the proposed development would worsen this traffic congestion. And that congestion contributes to pollution in an already highly pollution-burdened area.

- The insufficiency and reliability of the electrical grid in Maryland is currently under great discussion in the state legislature and regulatory agencies. The grid is already strained by existing development and under-planned data center development. The long-awaited and already-delayed closure of the Brandon Shores and Wagner power plants is necessary to provide clean air in the Curtis Bay, Pasadena, and Glen Burnie areas. Greater development puts more strain on the electric grid at a time when there is no solid plan, much less completed implementation to expand it and ratepayers are paying the costs of the current emergency transmission line installments and Reliability Must Run orders for Brandon Shores and Wagner.
- **The county must carefully consider and address the significant infrastructure deficiencies in the Curtis Bay area spanning wastewater treatment, schools, transportation, and strain on the electric grid and ratepayers before proceeding with further development.**

4. **Better solutions**

- I strongly suggest that instead of developing the parcel, that the county identifies a mechanism to procure it and contribute it to the MPA Swan Creek Conservation Area to make this unique freshwater marsh wetlands complete and protected in perpetuity.
- The county must engage in more comprehensive planning AND implementation AND pollution mitigation before new development is created in the Curtis Bay area and that planning must fully take ecological, environmental, public health, and infrastructure needs and impacts into account. The current county planning and implementation is deficient in all of these areas in the overburdened and

underserved Curtis Bay area. The county must not destroy ecologically and environmentally important land in the area as it significantly offsets pollution. And the county must consider environmental justice and health impacts in planning developments in highly polluted areas.

- If the county moves ahead with permitting further development in the area, it should focus on developing already ecologically compromised property in order to satisfy the need for new homes while minimizing ecological impacts. The Brandon Shores/Wagner property itself should be mitigated after the power plants shut down so that it can be made usable for development. That property is already useless ecologically. It could provide substantial space for both commercial and residential development IF the other issues are addressed. I would strongly urge the county to use the best practices it uses elsewhere in the county in wetlands conservation and controlling runoff and pollution as there appears to be a double standard for Curtis Bay. Infrastructure impacts would still be a concern unless the county takes the required steps to improve road/transportation, school, sewage treatment, and electricity infrastructure to support additional homes and businesses.

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Concerns expressed in this document are supported by:

Chesapeake Physicians for Social Responsibility

Gwen L. DuBois MD, MPH, President

<https://www.chesapeakepsr.org/>)

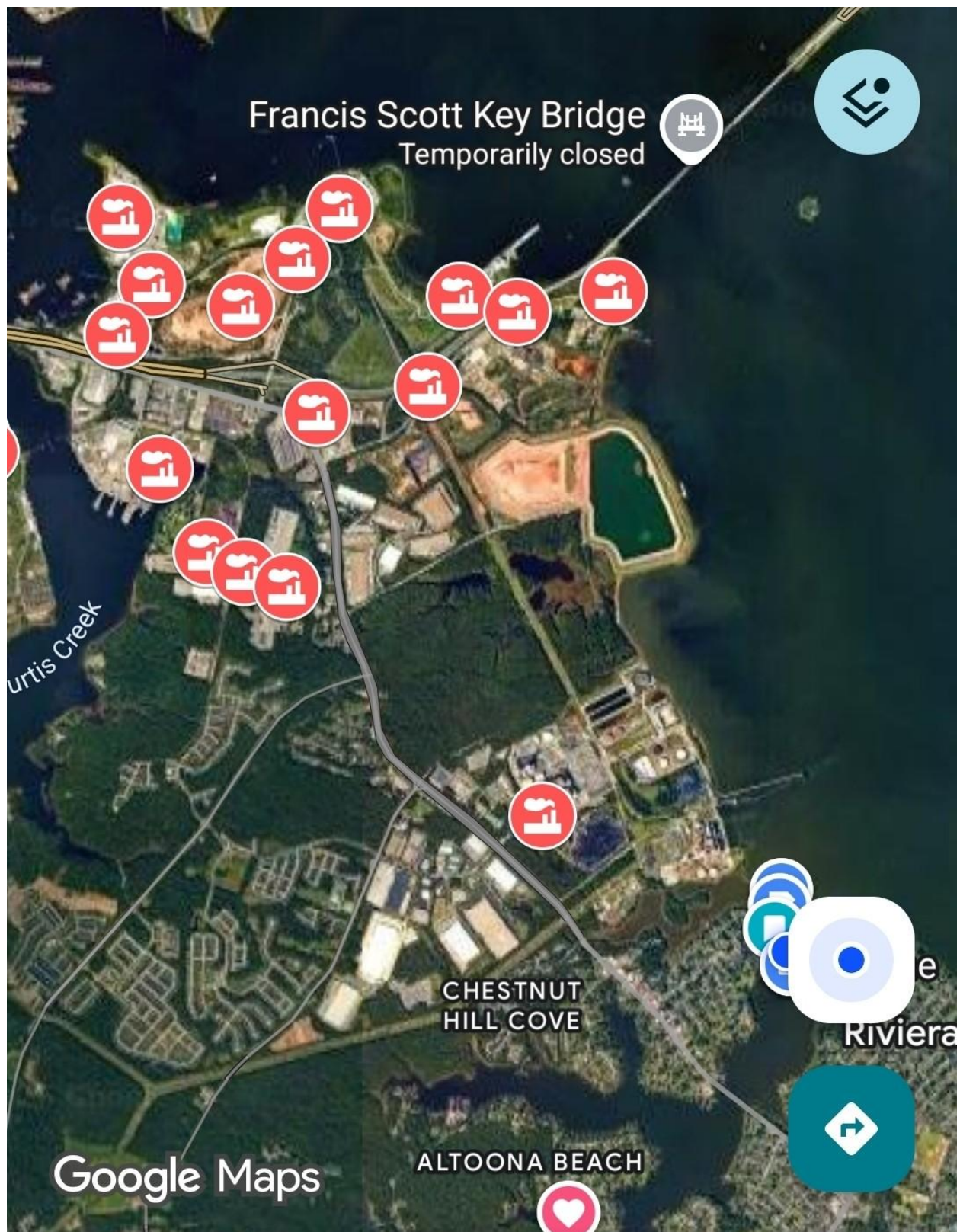


Figure 1 Google maps satellite view of area around parcel depicting its proximity to some, but not all, pollution sources. All sources are documented by MDE.

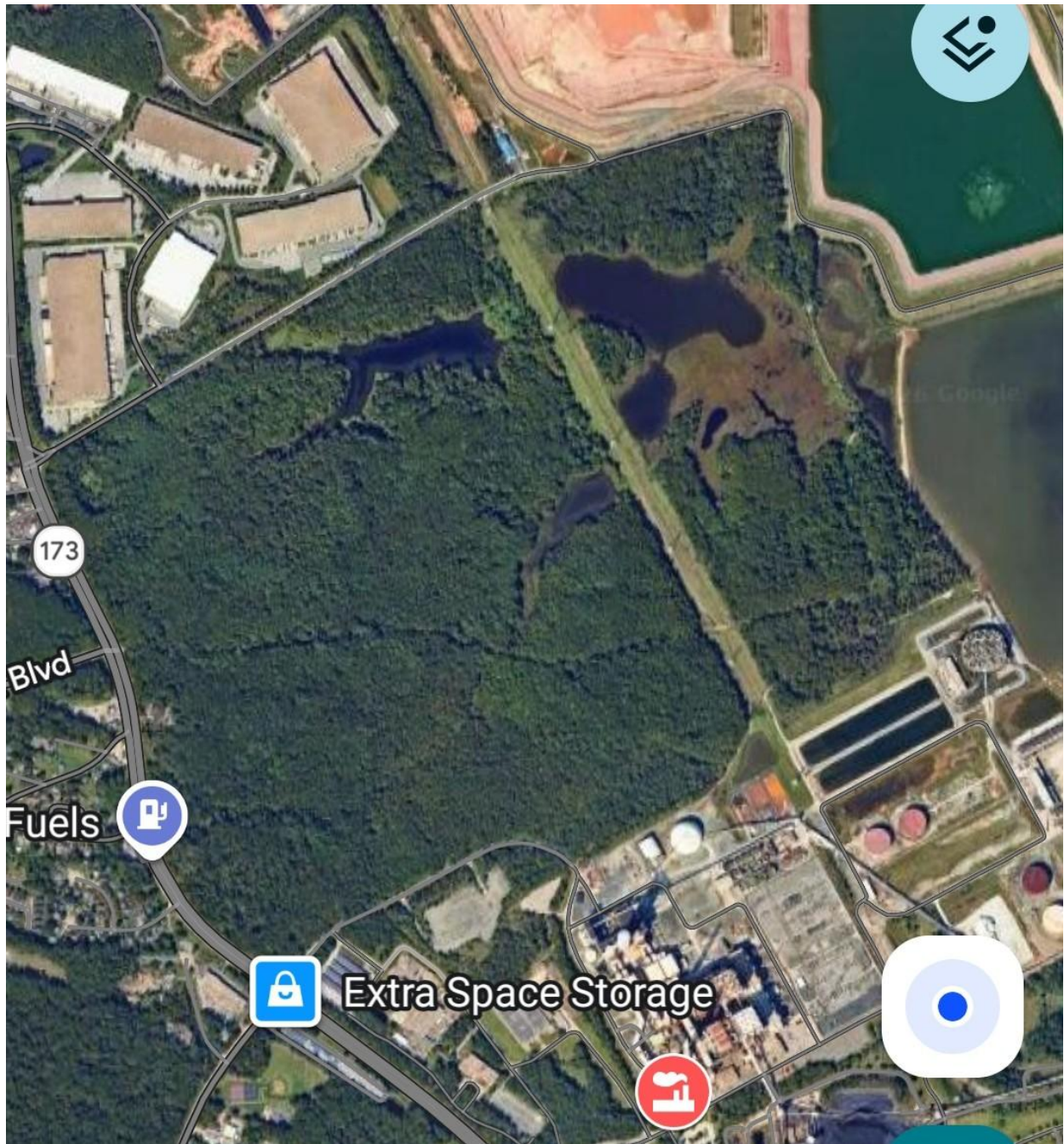


Figure 2 Google maps satellite view of parcel and adjoining MPA Swan Creek Conservation Area depicting extensive freshwater marsh wetlands and its proximity to the Patapsco River.

Brandon Shores Community Meeting Comment Responses

We appreciate the time and effort of community members who provided comments. All feedback has been reviewed and is summarized below. The project will be evaluated through the County's comprehensive review process which includes multiple layers of agency oversight to ensure compliance with all applicable regulations and standards, including requiring consistency with State and Federal environmental requirements.

Zoning & Proposed Development:

- Several comments were made related to the property's zoning and its suitability for residential development. The zoning of the property was recently changed from heavy industrial (W-3) to Mixed Use Neighborhood (MXD-N) as part of county-wide comprehensive zoning process. This process was completed in 2025 and represents a determination by the County that the property is a suitable location for future mixed-use development along the lines of what is being proposed. The property's zoning is not part of the development process. The MXD-N zoning district is intended for mixed use development with a variety of residential dwelling types in a compact community with a range of retail and employment uses primarily serving the surrounding community including a high level of pedestrian connectivity.
- The project is also located in a Priority Funding Area (PFA) and Critical Economic / Targeted Growth Area, further indication by the County and State that the site is appropriate for mixed use development, consistent with the regional needs for new housing.
- The proposed project complies with MXD-N zoning and promotes a mix of uses including residential and commercial services, which are less intensive than the former, W-3 heavy industrial zoning classification.
- The project is currently planned for up to 1,927 residential units and approximately 68,000 SF of retail
 - The residential component of the site is planned to include a diverse mix of housing products including multi-family rental, townhomes, and single family detached homes in various sizes to meet a wide range of housing needs. The exact mix of housing units can change as the development proceeds but is consistent with several comments requesting a mix of housing types.
 - The commercial component of the project is planned to include retail uses such as grocery, dining, and convenience services. The commercial component will serve the needs of not only this housing development but also the surrounding area.
 - The development proposal utilizes less than 40% of its maximum, allowable density of 4,864 units as permitted in the MXD-N district at a density of 15 units per acre. The development proposal currently contemplates approximately 200 AC of open area, which vastly exceeds minimum requirements.

Environmental Impacts / Natural Resource Concerns

- **Existing Features (Streams, Wetlands, Floodplain, Trees)**
 - Comments were received regarding environmental impacts to the existing natural features, including wetlands, streams, and forest.
 - The proposed development has been carefully designed to avoid and minimize impacts to environmentally sensitive areas to the maximum extent practicable, consistent with Anne Arundel County Code requirements. Any necessary impacts are limited to targeted locations within the site necessary to provide essential infrastructure (roads, utilities, stormwater management) required to support development consistent with the property's recently-

designated mixed-use zoning. The majority of impacts will be temporary and restored to natural conditions following construction.

- **Swan Creek / Critical Area:**

- Comments were received about impacts to waterways, including Swan Creek, and land in the Critical Area.
- There will be no direct impact any open waterways, including the concern about filling in Swan Creek. A small portion of the site is located within Critical Area (7.7 AC) and is planned for active recreation / open area only. The proposed development was designed to minimize impacts to these sensitive areas.
- Swan Creek is ecologically important and is also part of the artificially created Cox Creek industrial dredge-spoil containment facility actively managed by the Maryland Port Administration. The proposed mixed-use development will be significantly buffered from this industrial facility, and will be separated not only by Swan Creek, but also by significant forest (under permanent easement protection), as well as electrical transmission lines and former rail lines.

- **Impacts to Wetlands**

- There were comments expressing concerns over impacts to tidal and nontidal wetlands. The site is not entirely comprised of tidal or nontidal wetlands.
- Any impacts to wetlands and their buffers on the site are comprehensively regulated by County, State and Federal law. The development is planned to meet or exceed applicable regulatory requirements. Any unavoidable impacts must be comprehensively mitigated. The development has made extensive efforts to avoid and minimize wetlands impacts.

- **Impacts to Wildlife**

- Comments were received concerning the proposed development's impact to existing wildlife, including specifically an eagle's nest, dragonflies, and damselflies.
- The development has been designed to avoid and minimize impacts to these environmental features to the maximum extent practicable, consistent with Anne Arundel County and State regulatory requirements. Approximately 200 (acres of the 324-acre site (or over 60%) is currently planned as open area, which provides continued habitat and movement corridors for wildlife.
- The development will comply with Maryland DNR's regulations as they relate to Rare, Threatened and Endangered ("RTE") species, as well as Federal analogs.
- If applicable, specific species mentioned including Bald Eagles, Dragonflies, White-tailed Deer (*Odocoileus virginianus*) and Red Foxes (*Vulpes vulpes*) will be accommodated through compliance with any required County, State or Federal protections.

- **Runoff and Erosion Control**

- Comments were received related to stormwater management practices and the potential for flooding.
- Stormwater management for the project has been designed in accordance with MDE regulations and County stormwater management standards, which incorporate comprehensive Environmental Site Design to the Maximum Extent Practicable (ESD to the MEP) practices required by the Stormwater Management Act of 2007. All stormwater management systems must be reviewed and approved by the County prior to construction, ensuring that runoff

quantity and quality is properly managed in a manner that closely approximates the pre-development condition. The proposed stormwater design is tailored to the specific characteristics of the site, including detailed soils analysis and other site conditions. Although not required, the planned bio-swale and bio-retention facilities will include underdrain systems to promote long term functionality. Each facility will be field inspected by a certified geotechnical engineer during construction to verify installation complies with applicable State and County standards. IP-21-12, which became effective January 2021, requires a 2-year warranty and inspection period for stormwater management facilities, providing an additional safeguard to ensure that the systems function properly after construction.

- The project is being developed with care to ensure that the stormwater management systems are appropriate for current and projected future environmental conditions, including expected sea level rise.
- **Existing pollutants / Safety from nearby uses (Power plant, reclamation facility, industrial)**
 - Comments were received concerning pollution from nearby and previously operating industrial plants.
 - The property's location within a historically industrial area was considered as part of the long range planning for the area. The transition from heavy industrial (W-3) zoning to mixed-use (MXD-N) reflects the County's long-term vision for redevelopment of the area. Environmental safety is addressed through required environmental studies and regulatory oversight as well as compliance with State and County environmental regulations.
 - The Brandon Shores coal-fired electrical generation facility is slated for closure. The original retirement date was 2025, but that timeline has been extended to 2029.
 - While the area has significant industrial development, the County and State have encouraged mixed-use development in this part of the County, while co-existing with established industrial uses.

Infrastructure:

- Comments were received concerning infrastructure capacity. As discussed in the meeting, the project will be required to test for adequacy of facilities including Fire Suppression, Traffic/Roads, Schools, Utilities (Water & Sewer), and Storm Drain / Stormwater Management, as explained in more detail below.
- **Fire Suppression**
 - The Brandon Shores development must be evaluated through the Fire Marshal's office to determine if adequate fire suppression exists.
- **Traffic / Roads**
 - Traffic adequacy of facilities associated with the Brandon Shores development must be evaluated through the County's required Traffic Impact Study process in accordance with Chapter 3, Appendix N of the Design Manual and County Code Chapter 17, Title 5. The County will determine if the project satisfies traffic requirements. If it does not, the project may not proceed or will be required to provide traffic mitigation measures.
- **Schools**
 - School capacity is tested and approved through Anne Arundel County's development approval process. A residential development application that includes market rate housing is not approved unless there is adequate capacity at the feeder Elementary, Middle and High Schools. This test is based on current enrollment data provided by AACPS and Office of Planning and

Zoning.

- **Water/Sewer Capacity**
 - Water and Sewer capacity is tested and approved through Anne Arundel County's development approval process by the Department of Public Works. A development application is only approved if Anne Arundel County determines there is adequate water and sewer capacity for the proposed project.
- **Public Safety**
 - Anne Arundel County requires new development projects to pay impact fees to fund infrastructure needed to serve potential growth including police and fire.
- **Grid / Power Capacity**
 - New service applications with the proposed new loads are submitted to BGE for their approval and design. Any infrastructure needed to support the development is the responsibility of the applicant to provide.