

ATTACHMENT 2:

Agency Consultation

From: [Robin Bowie](#)
To: [Caroline Pinegar](#)
Subject: FW: Hotel Demolition at BWI Marshall--Request for Coastal Zone Management Consistency Review
Date: Thursday, February 06, 2014 4:30:24 PM

From: Robin Bowie
Sent: Thursday, February 06, 2014 4:28 PM
To: Elder Ghigiarelli -MDE-
Subject: RE: Hotel Demolition at BWI Marshall--Request for Coastal Zone Management Consistency Review

Elder:

Thank you so much! MAA agrees with your determination and thanks you for your quick response to our request.

Have a good day!

From: Elder Ghigiarelli -MDE- [elder.ghigiarelli@maryland.gov]
Sent: Thursday, February 06, 2014 3:27 PM
To: Robin Bowie
Subject: Re: Hotel Demolition at BWI Marshall--Request for Coastal Zone Management Consistency Review

Robin,

I am responding to your request for a Federal Consistency determination, pursuant to Section 307 of the Federal Coastal Zone Management Act of 1972, as amended (CZMA), for the proposed demolition of the recently vacated Four Points Hotel at Baltimore/Washington International Thurgood Marshall Airport. The demolition will consist of removing the main building, adjacent wings to the main building, and the swimming pool.

Upon demolition and removal, the site will then be graded and seeded. The information provided also notes that the project will not result in any impacts to sensitive resources, including wetlands, waterways, or forests.

Based on these considerations, the proposed demolition is consistent with the Maryland Coastal Zone Management Program, as required by Section 307 of the CZMA. Please note that this determination does not obviate the responsibility to obtain any other State approvals that may be necessary for the project.

If you have any questions, please contact me.

Elder

Elder Ghigiarelli, Jr.
Deputy Program Administrator
Federal Consistency Coordinator
Wetlands and Waterways Program
Maryland Department of the Environment
Phone: (410) 537-3763
Fax: (410) 537-3751

On Tue, Jan 28, 2014 at 10:51 AM, Robin Bowie

<rbowie@bwiairport.com<<mailto:rbowie@bwiairport.com>>> wrote:

Elder:

Happy New Year! Hope all is well with your this year!

The Maryland Aviation Administration (MAA) is currently preparing a CATEX for the Federal Aviation Administration (FAA) for the demolition of the recently vacated Four Points Hotel at BWI Marshall. The hotel was vacated on December 1, 2013, and, although MAA tried to procure another hotel operator, that process proved unsuccessful.

The airport administration has determined that the hotel complex needs to be demolished as a matter of public need and exigency for the following reasons:

- o There is concern that the building could become an attractive nuisance for various unlawful activities.
- o There are public safety hazards on the site, including an outdoor swimming pool.
- o The vacant hotel building structures present increased liability exposure for the airport.
- o The added expense to maintain and provide security for the unoccupied hotel would significantly impact the airport's operating budget.
- o There are no adverse impacts to the airport posed by the building's removal.
- o There would be positive impacts from removing the aging building complex.

The demolition will consist of removing the main building, adjacent wings to the main building, and the swimming pool. The area will be graded and seeded. The work will not result in any impacts to wetlands, waterways, or forests.

MAA is requesting a Coastal Zone Management Consistency review on this project for inclusion into the CATEX being prepared. If you have any questions, please do not hesitate to call me. Thanks in advance!

Ms. Robin M. Bowie
Manager, Division of Environmental Planning
Maryland Aviation Administration
Baltimore/Washington International Thurgood Marshall Airport
410-859-7103<tel:410-859-7103> (office)
410-859-7082<tel:410-859-7082> (fax)
rbowie@bwiairport.com<<mailto:rbowie@bwiairport.com>>

Mailing Address
P.O. Box 8766
BWI Airport, MD 21240

Overnight Shipping Address
991 Corporate Boulevard
Linthicum, MD 21090

[http://www.roads.maryland.gov/OCImages/511_logo_sm.JPG]Maryland now features 511 traveler information!

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From: [Beth Cole - MHT](#)
To: [Robin Bowie](#)
Cc: [Beth Cole](#); [Caroline Pinegar](#)
Subject: Re: Demolition of Four Points Sheraton Hotel at BWI Marshall
Date: Wednesday, March 12, 2014 11:03:27 AM

Robin,

Thank you for briefing me about this project in our phone conversation this morning and for the email explanation. For the reasons outlined in your email and discussed in our conversation, the Maryland Historical Trust, MD's State Historic Preservation Office, agrees that no further coordination or historic preservation review is warranted for the proposed demolition of the former Four Points Hotel at BWI Marshall. Please let me know if you have questions or need further assistance. Have a good day,

Beth Cole

Beth Cole

Administrator, Project Review and Compliance
Maryland Historical Trust
100 Community Place
Crownsville, MD 21032
beth.cole@maryland.gov / 410-514-7631
mht.maryland.gov

Please note my new email address as of 12/18/13: beth.cole@maryland.gov

On Wed, Mar 12, 2014 at 10:35 AM, Robin Bowie <rbowie@bwiairport.com> wrote:

Hi, Beth,

As we discussed this morning via phone, the Maryland Aviation Administration (MAA) is currently preparing a Short Form EA for the Federal Aviation Administration (FAA) for the demolition of the recently vacated Four Points Hotel at BWI Marshall. The hotel was vacated on December 1, 2013, and, although MAA tried to procure another hotel operator, that process proved unsuccessful. The project is needed as a matter of public need and exigency. The project initially begun as a CATEX, however, the Proposed Action is not specifically listed in FAA Order 1050.1E paragraphs 307 through 312, therefore the Short Form EA is needed.

The hotel was included in BWI Marshall's 1996 Historic Preservation Plan (HPP) and is in a "previously evaluated/no additional study required" area of the Airport. The former hotel buildings are not 50 years old and are not "exceptionally important to be considered eligible for listing." Additionally the former hotel demolition is not in a location that could affect other nearby historic, architectural, archaeological or cultural resources.

MAA believes based on the information provided above no additional coordination would need to take place with MHT at this time. Would you please respond to this email with your opinion so

that we may include this information in our Short Form EA.

Thanks!

Ms. Robin M. Bowie

Manager, Division of Environmental Planning

Maryland Aviation Administration

Baltimore/Washington International Thurgood Marshall Airport

410-859-7103 (office)

410-859-7082 (fax)

rbowie@bwiairport.com

Mailing Address

P.O. Box 8766

BWI Airport, MD 21240

Overnight Shipping Address

991 Corporate Boulevard

Linthicum, MD 21090



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Maryland Department of Planning

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July 22, 2014

Ms. Robin Bowie
Manager, Environmental Planning
Maryland Aviation Administration
Baltimore/Washington International Thurgood Marshall Airport
P.O. Box 8766
BWI Airport, MD 21240

STATE CLEARINGHOUSE RECOMMENDATION

State Application Identifier: MD20140602-0443

Applicant: Maryland Aviation Administration

Project Description: Notice of Availability for Draft Short Environmental Assessment (EA): Proposed Demolition of Sheraton Four Points Hotel at Baltimore/Washington International Thurgood Marshall Airport (BWI Marshall), Linthicum, Maryland

Project Location: Anne Arundel County

Approving Authority: U.S. Department of Transportation DOT/FAA

Recommendation: Consistent Including General Comment(s)

Dear Ms. Bowie:

In accordance with Presidential Executive Order 12372 and Code of Maryland Regulation 34.02.01.04-.06, the State Clearinghouse has coordinated the intergovernmental review of the referenced project. This letter constitutes the State process review and recommendation based upon comments received to date. This recommendation is valid for a period of three years from the date of this letter.

Review comments were requested from the Maryland Department(s) of Business and Economic Development, Natural Resources, Transportation, the Environment, Anne Arundel County and the Maryland Department of Planning, including the Maryland Historical Trust. As of this date, Anne Arundel County has not submitted comments. **This recommendation is contingent upon the applicant considering and addressing any problems or conditions that may be identified by their review. Any comments received will be forwarded.**

The Maryland Department(s) of Business and Economic Development, Natural Resources, Transportation and the Maryland Department of Planning, including the Maryland Historical Trust found this project to be consistent with their plans, programs and objectives.

The Department of Natural Resources stated that to the extent possible, please recycle and reuse materials derived from demolition.

The Department of Transportation stated that "as far as can be determined at this time, the subject has no unacceptable impacts on plans or programs."

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary
Amanda Stakem Conn, Esq., Deputy Secretary

The Maryland Historical Trust has determined that the project will have "no effect" on historic properties and that the federal and/or State historic preservation requirements have been met.

The Maryland Department of Environment found this project to be generally consistent with their plans, programs and objectives, but included certain qualifying comments summarized below.

1. If the proposed project involves demolition – Any above ground or underground petroleum storage tanks that may be on site must have contents and tanks along with any contamination removed. Please contact the Oil Control Program at (410) 537-3442 for additional information.
2. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Waste Diversion and Utilization Program at (410) 537-3314 for additional information regarding recycling activities.
3. The Waste Diversion and Utilization Program should be contacted directly at (410) 537-3314 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to ensure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal laws and regulations.
4. Any contract specifying "lead paint abatement" must comply with Code of Maryland Regulations (COMAR) 26.16.01 - Accreditation and Training for Lead Paint Abatement Services. If a property was built before 1950 and will be used as rental housing, then compliance with COMAR 26.16.02 - Reduction of Lead Risk in Housing; and Environment Article Title 6, Subtitle 8, is required. Additional guidance regarding projects where lead paint may be encountered can be obtained by contacting the Environmental Lead Division at (410) 537-3825.
5. The proposed project may involve rehabilitation, redevelopment, revitalization, or property acquisition of commercial, industrial property. Accordingly, MDE's Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance to you in this project. These programs involve environmental site assessment in accordance with accepted industry and financial institution standards for property transfer. For specific information about these programs and eligibility, please contact the Land Restoration Program at (410) 537-3437.

Any statement of consideration given to the comments(s) should be submitted to the approving authority, with a copy to the State Clearinghouse. The State Application Identifier Number must be placed on any correspondence pertaining to this project. The State Clearinghouse must be kept informed if the approving authority cannot accommodate the recommendation.

Ms. Robin Bowie

July 22, 2014

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State Application Identifier: MD20140602-0443

Please remember, you must comply with all applicable state and local laws and regulations. If you need assistance or have questions, contact the State Clearinghouse staff person noted above at 410-767-4490 or through e-mail at nasrin.rahman@maryland.gov. **Also please complete the attached form and return it to the State Clearinghouse as soon as the status of the project is known. Any substitutions of this form must include the State Application Identifier Number. This will ensure that our files are complete.**

Thank you for your cooperation with the MIRC process.

Sincerely,



Linda C. Janey, J.D., Assistant Secretary

LCJ:NR

cc:

Tammy Edwards - DBED
Amanda Degen - MDE

Greg Golden - DNR
Melinda Gretsinger - MDOT

Debra Falconer - ANAR
Peter Conrad - MDPL

Beth Cole - MHT

14-0443_CRR.CLS.doc



Maryland Department of Planning

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PROJECT STATUS FORM

Please complete this form and return it to the State Clearinghouse upon receipt of notification that the project has been approved or not approved by the approving authority.

TO: Maryland State Clearinghouse
Maryland Department of Planning
301 West Preston Street
Room 1104
Baltimore, MD 21201-2305

DATE: _____
(Please fill in the date form completed)

FROM: _____
(Name of person completing this form.)

PHONE: _____
(Area Code & Phone number)

RE: State Application Identifier: MD20140602-0443
Project Description: Notice of Availability for Draft Short Environmental Assessment (EA): Proposed Demolition of Sheraton Four Points Hotel at Baltimore/Washington International Thurgood Marshall Airport (BWI Marshall), Linthicum, Maryland

PROJECT APPROVAL
This project/plan was: [] Approved [] Approved with Modification [] Disapproved
Name of Approving Authority: _____ Date Approved: _____

FUNDING APPROVAL
The funding (if applicable) has been approved for the period of: _____, 201__ to _____, 201__ as follows:
Federal \$: _____ Local \$: _____ State \$: _____ Other \$: _____

OTHER
[] Further comment or explanation is attached

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary
Amanda Stakem Conn, Esq., Deputy Secretary

Document: Draft Short Environmental Assessment Form: Proposed Demolition of Sheraton Four Points Hotel at BWI Marshall

Submitted: For Public and Agency Review (30-day comment period, 6/3/14-7/3/14)

State Application Identifier: MD 20140602-0443

#	Reviewer	Date	Comment	Action	Section
1	Maryland Department of Natural Resources	7/22/14	To the extent possible, please recycle and reuse materials derived from demolition.	Added to Section (R) Solid Waste: <i>"In accordance with MDE recommendations, any solid waste including demolition and land clearing debris will be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible."</i>	Section (R) Solid Waste
2	Maryland Department of Transportation	7/22/14	As far as can be determined at this time, the subject has no unacceptable impacts on plans or programs.	Comment noted.	No edits.
3	Maryland Historical Trust	7/22/14	The project will have "no effect" on historic properties and the federal and/or State historic preservation requirements have been met.	Added to Section (M) Historic, Architectural, Archeological or Cultural Property: <i>"Furthermore, in response to the Draft EA, the MHT commented that they had "determined that the project will have 'no effect' on historic properties and that the federal and/or State historic preservation requirements have been met."</i>	Section (M) Historic, Architectural, Archeological or Cultural Property
12	Maryland Department of the Environment (MDE)	7/22/14	Found the project to be generally consistent with their plans, programs and objectives.	Comment noted.	No edits.
	MDE	7/22/14	If the proposed project involves demolition – Any above ground or underground petroleum storage tanks that may be on site must have contents and tanks along with any contamination removed. Please contact the Oil Control Program at (410) 537-3442 for additional information.	Added to Section (L) Hazardous Materials: <i>"No aboveground or visual evidence of underground storage tanks were observed on the property."</i>	Section (L) Hazardous Materials
	MDE	7/22/14	Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Waste Diversion and Utilization Program at (410) 537-3314 for additional information regarding recycling activities.	Added to Section (R) Solid Waste: <i>"In accordance with MDE recommendations, any solid waste including demolition and land clearing debris will be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible."</i>	Section (R) Solid Waste

Document: Draft Short Environmental Assessment Form: Proposed Demolition of Sheraton Four Points Hotel at BWI Marshall
Submitted: For Public and Agency Review (30-day comment period, 6/3/14-7/3/14)
State Application Identifier: MD 20140602-0443

#	Reviewer	Date	Comment	Action	Section
	MDE	7/22/14	The Waste Diversion and Utilization Program should be contacted directly at (410) 537-3314 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to ensure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal laws and regulations.	Comment noted.	No edits.
	MDE	7/22/14	Any contract specifying “lead paint abatement” must comply with Code of Maryland Regulations (COMAR) 26.16.01 – Accreditation and Training for Lead Paint Abatement Services. If a property was built before 1950 and will be used as rental housing, then compliance with COMAR 26.16.02 – Reduction of Lead Risk in Housing; and Environment Article Title 6, Subtitle 8, is required. Additional guidance regarding projects where lead paint may be encountered can be obtained by contacting the Environmental Lead Division at (410) 537-3825.	Added to Section (L) Hazardous Materials: <i>“The MDE also recommends that any contract specifying “lead paint abatement” must comply with COMAR 26.16.01 - Accreditation and Training for Lead Paint Abatement Services.”</i>	Section (L) Hazardous Materials.
	MDE	7/22/14	The proposed project may involve rehabilitation, redevelopment, revitalization, or property acquisition of commercial, industrial property. Accordingly, MDE’s Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance to you in this project. These programs involve environmental site assessment in accordance with accepted industry and financial institution standards for property transfer. For specific information about these programs and eligibility, please contact the Land Restoration Program at (410) 537-3437.	Comment noted.	No edits.

*Received by way of Maryland Department of Planning (MDP) State Clearinghouse Recommendations, dated 7/22/14.