

Deale Community Park Community Meeting

30% Schematic Design Meeting

Virtual Meeting

June 14, 2022

6:30 – 7:30 pm

DPW Project No. P582000



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Important Meeting Information / Comments

- Tonight's meeting will be audio and video recorded
 - You will only hear the voices of the presenters
- For questions and comments, please utilize the Q&A function at the top or bottom of your device screen
 - All questions will be answered at the end of the presentation
 - Any questions that cannot be answered tonight will be added to the Q&A document provided to the Office of Planning and Zoning
- For up to 2 weeks after tonight's meeting, send questions and comments to:

Khadija Abdur-Rahman, P.E.
Department of Public Works
Engineer Manager
410-222-4261 (office)

pwabdu22@aacounty.org



Meeting Agenda

- Welcome and Introductions - Bruce Bruchey, DRP
- Key Project Information - Randy Hughes, WBCM
- Schematic Design Presentation - Randy Hughes, WBCM
- Next Steps - Randy Hughes, WBCM
- Questions



Project Overview & Timeline

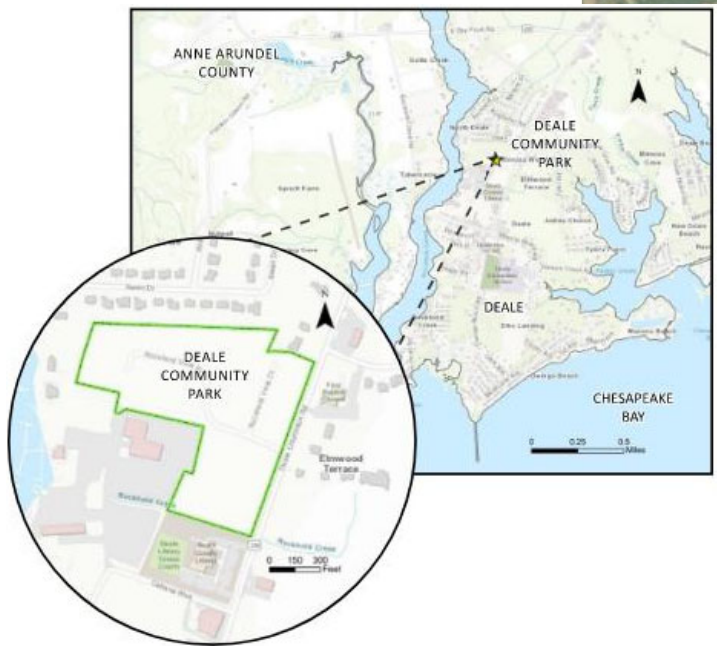
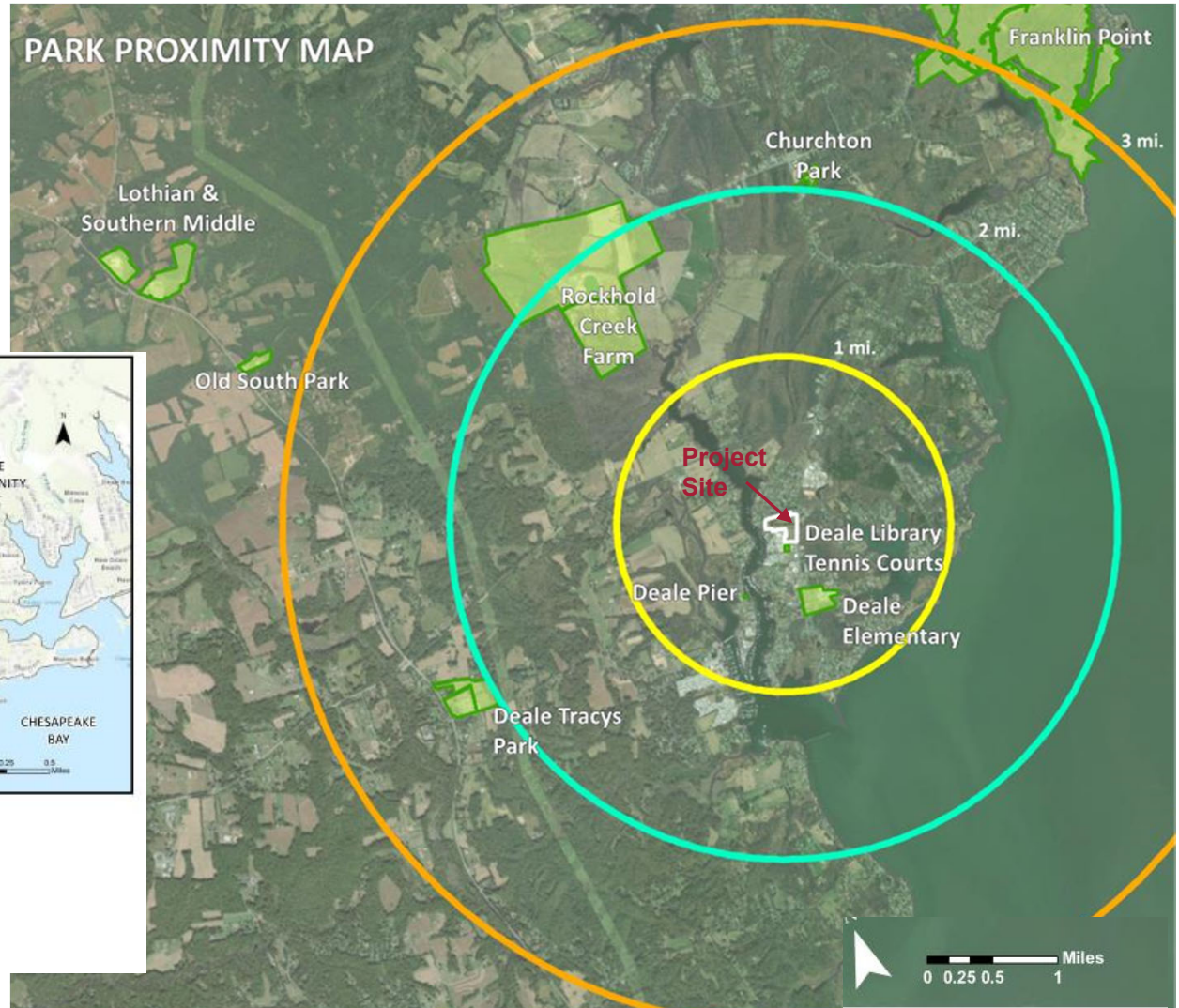
- Master Plan Development & Selection of Preferred Alternative
 - 1st Stakeholder Meeting - October 2020
 - 2nd Stakeholder Meeting - March 2021
 - 3rd Stakeholder Meeting - June 2021
 - Preferred Alternative Selected July 2021
 - 4th Stakeholder Meeting - September 2021
- Design Development
 - 30% Schematic Design completed - May 2022
 - Public Meeting - June 2022



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Project Location



Key Project Information - General Info

- **Project Name:** Deale Community Park
- **Address:** 5920 Deale Churchton Road (MD Route 256) Deale, MD 20751
- **Grading Permit Number:** Has not been applied for
- **Zoning:** R5 Residential District, Bulk regulations §18-4-701
- **Water and Sewer Type:**
 - Existing: None (site served by public sewer)
 - Proposed: Well water and public sewer - If needed
- **Impacted Schools:** None
- **Number of Existing Lots:** 17
- **Number of Proposed Lots:** 1



Key Project Information - Land Use

Existing Use: Residential /
Undeveloped

Proposed Use: Active Open Space

Demolition:

- Existing barn to be removed.
- Existing main road to be realigned

This is a Public Capital Improvement
Project on a publicly owned site.



Key Project Information - Environmental

Environmental Features On-Site:

- Existing Non-tidal wetlands
- Unnamed tributary to the Rockhold Creek along the south property boundary
- Existing Forest
- Existing 100-year floodplain
- Site located within Critical Area

Impacts of Proposed Development on Environmental Features: Limited

Conceptual Stormwater Management: On-site proposed facilities. Will be highlighted later in this presentation.



Forest Conservation: Will comply with new regulations per Anne Arundel County Bill 68-19.

Approximate Road Configuration:

- Improvements to Deale Churchton Road (MD-256) frontage, including traffic reconfiguration with Acceleration lane, Deacceleration lane and Left turning lane. Road width is unchanged.
- Vehicular Access:
 - Existing vehicular access road to be realigned - will continue to serve DPW pumping station
 - Access maintained to existing properties and Lots 15-17



Project Site - Existing Circulation

- Existing Circulation
-  Pedestrian
 -  Vehicular



Project Site - Existing Conditions

Chesapeake Bay Critical Area:

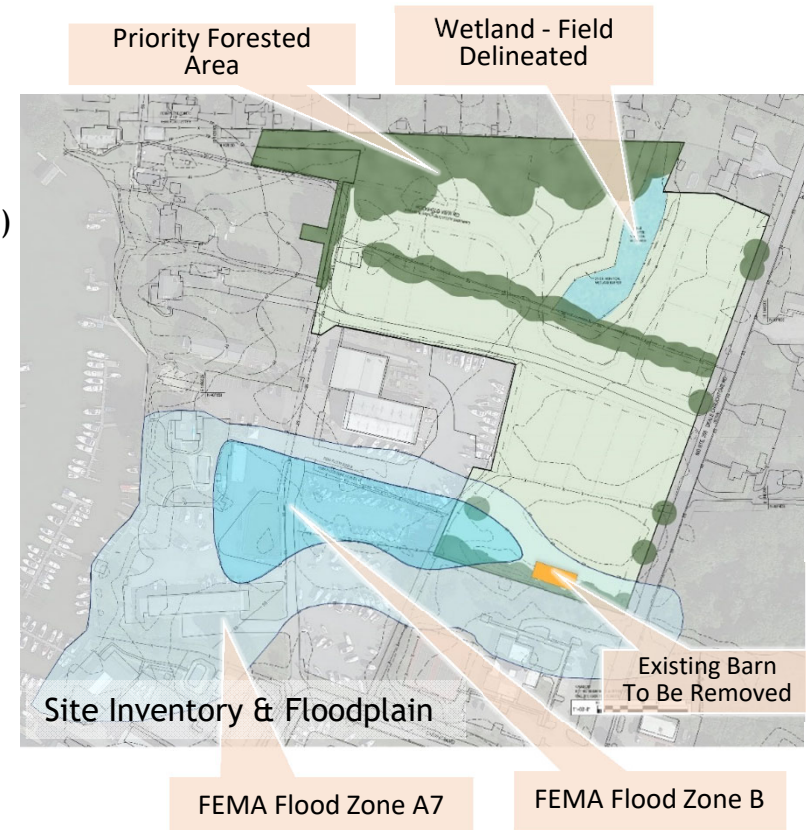
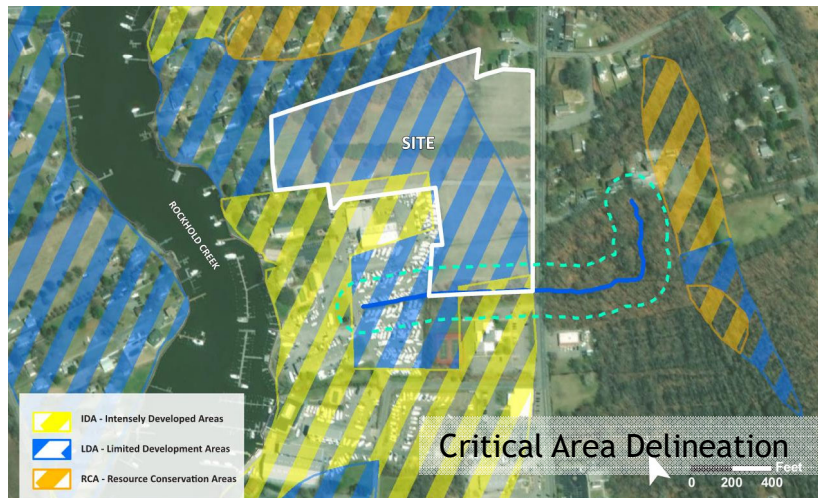
- Majority of site located in Limited Development Area.
- Portions of site located in Intensely Developed Area.

Floodplain:

- Majority of site located in Minimal Flood Hazard Zone.
- Portions of site located in Zone B (100-200 yr) & Zone A (100 yr)

Flora/Fauna:

- No specimen trees found on site.
- No records of listed species on site (DNR).



Potential Modifications Required

Forest Conservation / Specimen Trees (>30" DBH) (Anne Arundel County Code: 17-6-303(b)(5))

The following vegetation and areas are considered priority retention areas and shall be left undisturbed unless the developer demonstrates that reasonable efforts have been made to protect the vegetation and areas but the plan cannot reasonably be altered a tree that has a diameter measured at 4.5 feet above the ground of 30 inches or more or that is 75% or more of the diameter of the current State champion tree of that species.

Floodplain Management: (Anne Arundel County Code: § 16-2-202(b))

Development may not occur in the floodplain if an alternative location for the development exists. All development shall be consistent with applicable flood hazard and watershed management plans and shall be undertaken in a manner that minimizes adverse impact on aquatic or terrestrial habitats and related flora and fauna. Grading, necessary provisions for drainage, erosion, and sediment control, and vegetative establishments may not increase flooding.

Non-tidal Wetlands and Wetland Buffers

(Anne Arundel County Code: 17-6-401)
Development may not occur within a nontidal wetland or within a 25-foot buffer of a nontidal wetland.

Critical Area Impacts (Ann Arundel County Code § 17-8-201 & 202)

Development in the limited development area (LDA) or in the resource conservation area (RCA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. All disturbance shall be limited to the minimum necessary. Development in the intensely developed area (IDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope or the disturbance is necessary to allow connection to a public utility. Development shall be located to maximize ESD design criteria.



Master Plan Process

Alternative Park Concepts

Through the master plan's collaborative design process, three sketch concepts were presented for feedback and evaluation by the Department of Recreation & Parks. Each amenity was carefully assessed for feasibility and proximity to park users. Three large organized activity elements (Flex Athletic field, pickleball, and a playground) were incorporated into each alternative with other program elements integrated with these concepts and their design themes. All three concepts called for the removal of the barn structure; estimated costs to preserve the structure and or incorporate it into the park were prohibitive. The three concept alternatives are discussed on the following pages.



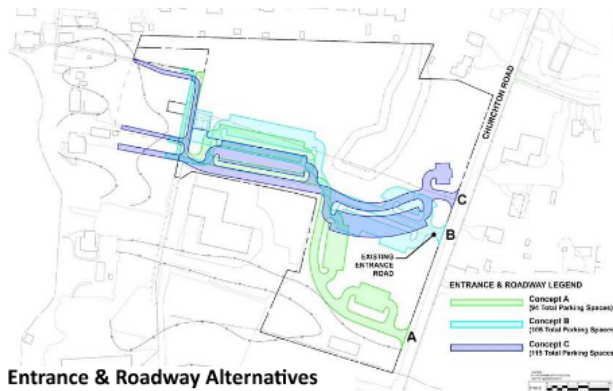
Concept A



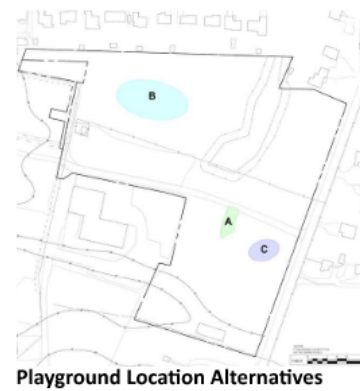
Concept B



Concept C



Entrance & Roadway Alternatives



Playground Location Alternatives



Concept A = 3,000 SQFT: Local neighborhood park



Concept B > 22,000 SQFT: Regional Playground w/ Zones



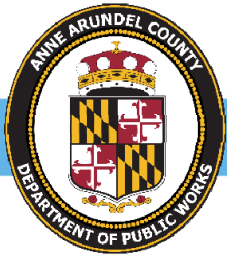
Concept C > 5,000 SQFT: Town Playground w/ Multi-Equipment



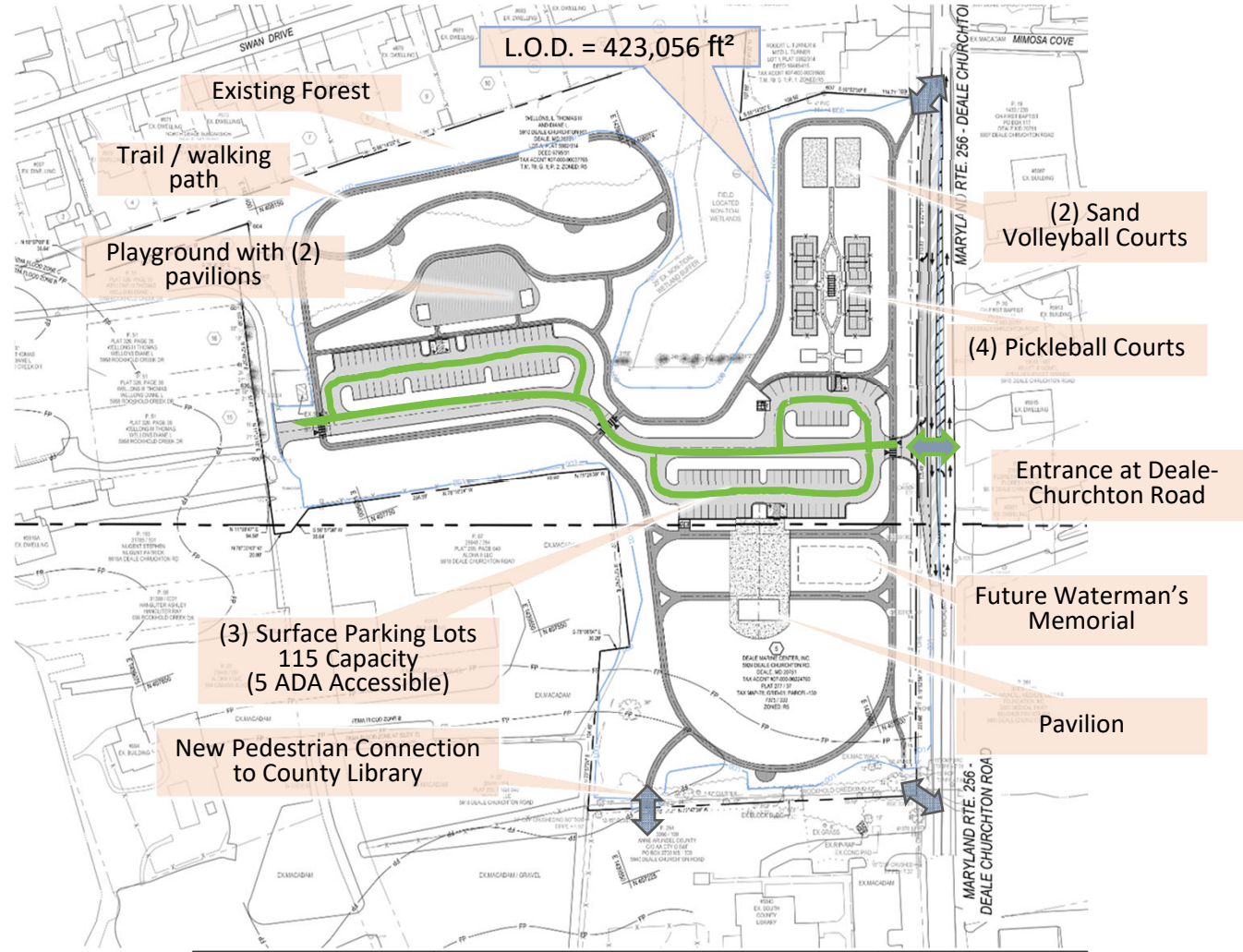
Project Overview







- New 12-acre Public Park
- Forest buffer to be preserved and enhanced
- Existing wetland to be preserved
- Paved loop trail (1 mile)
- 3 Parking Lots (115 Parking Spaces)
- Pedestrian connection to Deale Public Library
- SHA road frontage improvements - Deale-Churchton Road
- Flexible Field / Meadow
- Playground -10,000 SF
- 3 Pavilions
- 4 Pickleball Courts
- Farmers Market / Flex Event Space / Picnic Grove
- Future Waterman's Memorial



Overall Site Plan - Schematic



-  Pedestrian Circulation
-  Vehicular Circulation
-  Pedestrian Access
-  Vehicular & Ped. Access

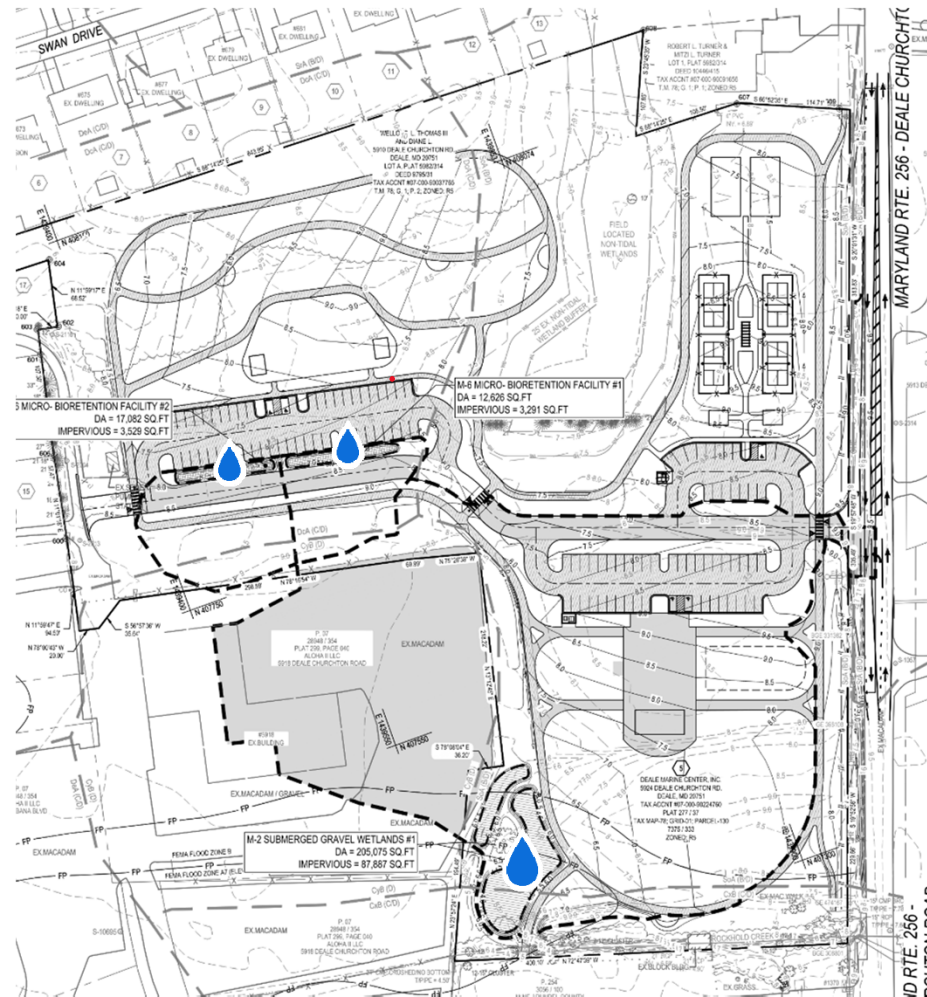


Proposed Stormwater Management

- Environmental Site Design (ESD)
- Design will comply with County regulations for water quality (ESDv) and water quantity (10-yr)
- On-site conveyance storm drain system
- Utilization of pervious paving surfaces



 ESD micro-facility



Next Steps

- Master Plan Development - completed
- Schematic Design Phase - current
- Design Development Phase - Sept. 2022
- Construction Documents & Permits - Winter 2022 / 2023
- Bidding - Spring 2023
- Construction



Capital Project Life Cycle



**CURRENT
PHASE OF
PROJECT**

Right-of-Way Process

It is critical that the appropriate rights-of-way, easements and real estate acquisitions necessary to implement a project be secured before the Construction Phase can begin.

1 Project Inception

A Capital Project request is created in response to a need identified by a User Agency. The Bureau of Engineering develops a project description, budget and schedule. The Capital Project request is reviewed by the Capital Improvement Plan Oversight Committee, who weighs costs and public advantages along with those of other ongoing or new project requests. Ultimately, the County Executive determines which projects are included in the Capital Budget request presented to the County Council annually. The request to fund the new Capital Project must be approved by the County Council.

2 Contract Initiation

Once the Capital Project is approved, a new Contract is created. A scope of work is identified and used to competitively select an engineering firm to execute the Design Phases. The DPW Project Manager oversees the engineering firm's selection process and the various Design Phases, including communicating and coordinating with the User Agency and the Public.

3 Design

Schematic Design
During the Pre-Design Phase, the information that has been gathered is transformed into multiple options, alternative evaluations and comparisons, and ultimately a recommended preferred alternative. This evaluation process includes developing conceptual drawings, writing reports and estimating probable construction costs that illustrate the scale and relationship of project components.

Design Development

In Design Development, the Schematic Design is defined and refined through plans, profiles, elevations, and sections depicting the layout of buildings, linear infrastructure, rights-of-ways, limits of disturbance and pertinent site features.

Construction Documents

The plans and outline specifications prepared during Design Development are developed into a complete set of Construction Drawings and Specifications used to secure construction contractor bids, obtain the required permits and rights-of-ways and serve as the basis for preparing the Engineer's final estimate of probable construction cost.

Bid Documents

After completing the Construction Documents, the necessary rights-of-way and construction permits must be received before DPW can warrant the construction documents, sign the drawings and advance the Project to the Bid & Award Phase.

4 Bid & Award

The Bid Documents are provided to prospective bidders as part of a competitive bidding process that determines which Construction Contractor will be awarded the contract to build the proposed capital improvements.

5 Construction

The DPW Project Manager is responsible for overseeing and coordinating the collective efforts of the Construction Contractor, the Consultant providing construction management and inspection services and the Design Consultant providing technical guidance during construction.

6 Project Performance

This is the close-out of the Construction Contract, signifying conditional acceptance of the work. During the one-year Contractor warranty period, the constructed project is monitored - any observed defective construction work is corrected - and the County issues "final acceptance" of the Project. At the end of the Project Performance Period, the User Agency becomes responsible for all required routine maintenance and operation.



Questions?

Follow Up:

For up to 2 weeks after tonight's meeting, Send comments / questions to:

Khadija Abdur-Rahman, P.E.
Department of Public Works
Engineer Manager
410-222-4261 (office)
pwabdu22@aacounty.org

Please submit comments and questions in writing, and responses will be provided by the project team in the grading permit package.

Responses will also be mailed to all parties that were sent the meeting invite.

Thank you!





Bureau of Utility Operations

24-Hour Emergency Water Services: (410) 222-8400
Billing Inquiries: (410) 222-1144



Bureau of Highways

Northern District: (410) 222-6120
Central District: (410) 222-7940
Southern District: (410) 222-1933
Traffic Lights/Signs: (410) 222-1940



Bureau of Waste Management Services

Bulk Trash Service/Curbside Collections: (410) 222-6100



Bureau of Engineering

General Inquiries: (410) 222-7500



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