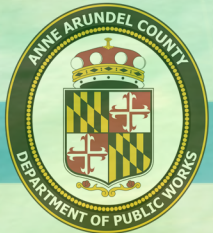


Anne Arundel County
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Fort Smallwood Park Phase II Improvements Capital Project No. P535900



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Agenda

- Welcome— Erica Matthews, Department of Recreation & Parks Capital Projects (DRP)
- Background and History- GBA
- Proposed Park Amenities and Improvements- GBA
- Next Steps and Schedule- GBA
- Questions and Answers- DRP, DPW and GBA



Purpose

Anne Arundel County government is in the process of developing the design of improvements to Fort Smallwood Park. The Department of Recreation and Parks is committed to raising public awareness of the project and engaging the community during the design phase to gain input on citizen thoughts and concerns.

This public meeting is a follow up to the public meeting held on May 20, 2019.



Project Organization

County Government

Department of Recreation & Parks (DRP) – User Agency
Department of Public Works (DPW) – Project Managers

Design Team

Gant Brunnett, Architects (GBA)– lead design firm
Boyd & Dowgiallo - project civil engineers
Carroll Engineering– project structural engineers
RMF, Inc. – project mechanical-electrical engineers



1. Requirements for a Public Meeting

Scope.

Section 17-2-107 of the County Code applies to any application that includes a modification to permit direct impact to environmentally sensitive areas; a subdivision of property that adjoins a residentially zoned and developed lot; and development of a commercial, industrial, or institutional use, or an active recreational use as defined in § 18-1-101, that adjoins a residentially zoned and developed lot.



Meetings required.

In the six month period before the initial submission of a subdivision or preliminary plan that falls within the scope of this section, the developer shall hold a community meeting for the purpose of presenting information regarding the development, including proposed stormwater management design and any requested modifications, and allowing the community to ask questions and provide comments. Additionally, within 45 days after the submission of a final plan or site development plan that falls within the scope of this section, the developer shall hold a community meeting for the purpose of presenting information regarding changes made to the information presented at the initial submission meeting and allowing the community to ask questions and provide comments. The meeting shall be held in the County, Monday through Thursday, between the hours of 6:00 p.m. and 8:00 p.m., at an ADA accessible facility located within five miles of the development site. However, if, in the opinion of the Planning and Zoning Officer, the five mile restriction is impracticable, then the meeting shall be held at a location as may be authorized by the Planning and Zoning Officer in writing.





Notice.

At least 21 days before the date of the community meeting, the developer shall mail by first class mail a notice of the date, time, and location of the meeting to all lot owners within 175 feet of the property to be subdivided; to the president of any community or homeowners' association of any subdivision that is located within 175 feet of the property to be subdivided that is on the list of community associations, persons, and organizations maintained in the Office of the County Executive; to the Office of Planning and Zoning; and to the Councilmember of the Councilmanic District in which the subdivision is located and, if the property abuts another Councilmanic district, to that County Councilmember.



2. Name and Location of the Project

- Name: Fort Smallwood Park Phase II Improvements
- Location: Fort Smallwood Park
9500 Fort Smallwood Road
Pasadena, Maryland 21122

3. Public or Private Project

The project is a public project within the Anne Arundel County Government, Department of Recreation & Parks Capital Improvement Budget.

Capital Project No. P535900



4. Ownership

- Publicly owned by Anne Arundel County

5. Zoning

- The entire property is zoned OS- Open Space

6. Critical Area Designation

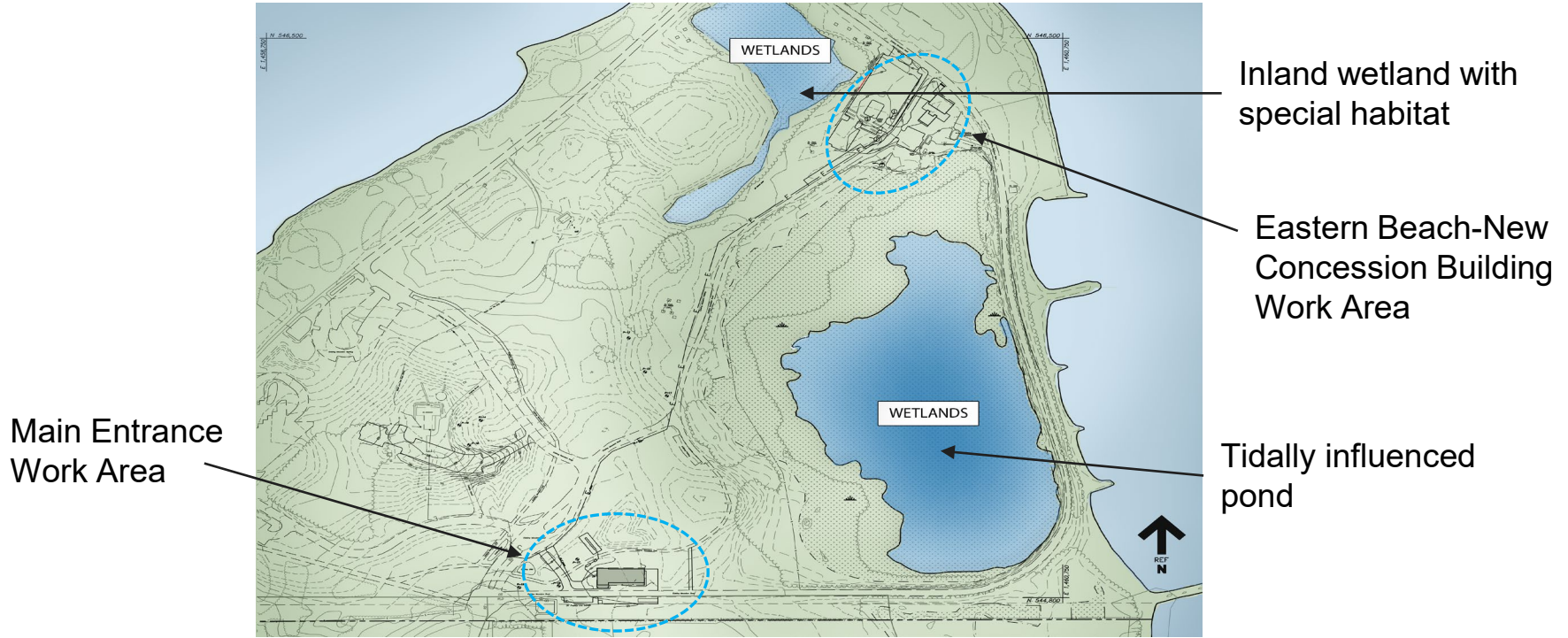
- The entire property is within the Critical Area- RCA (Resource Conservation Area) designation



7. Location of all Environmental Features

- The Fort Smallwood park property contains two large wetlands within the limits of the work area.
- The inland wetland is classified as one of special State concern because it contains habitat suitable for the eastern spadefoot toad.
- The wetland to the east is an open-water tidally influenced pond.
- These two wetlands were field delineated on the sides adjacent to the proposed work area. The shoreline and the portions of the wetlands that are not in close proximity to the proposed work are based on mapping.
- There are no steep slopes, bogs, or streams in the area of the work.

7. Location of all Environmental Features

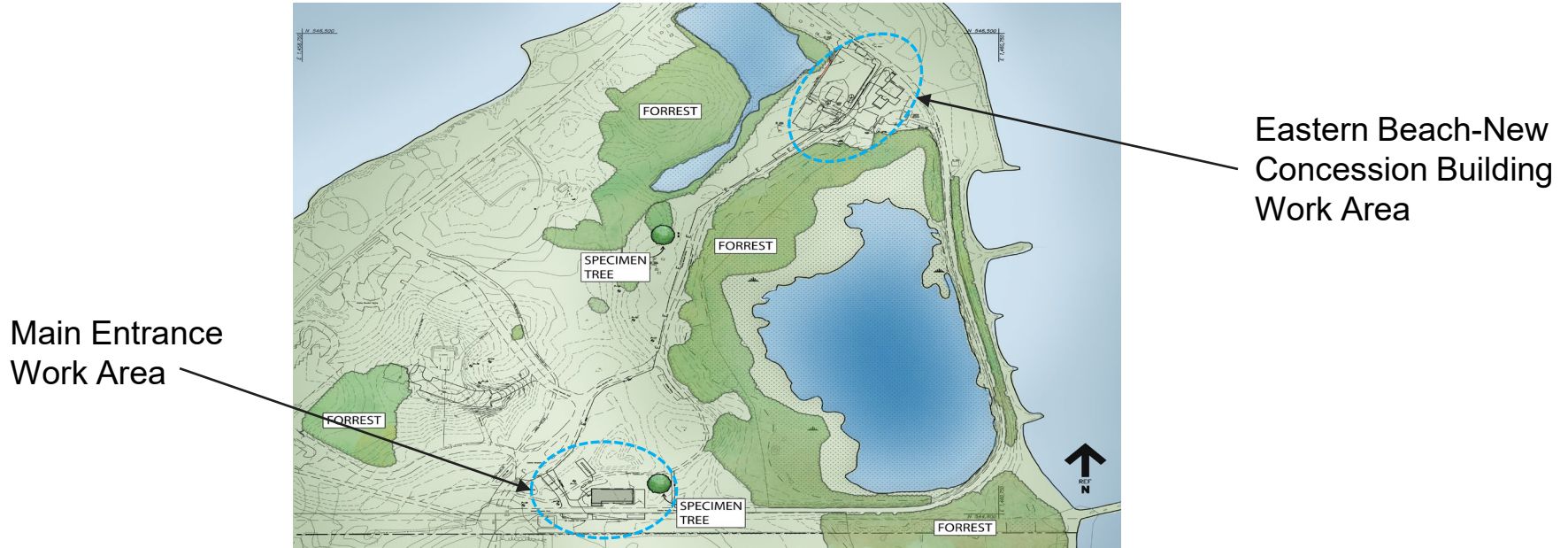


8. Location of Forest, Specimen Trees, and Priority Forest Areas

- About 20% of the park is forested, mostly in the wetland margin of the pond and to the south of the interior wetland.
- The entire study area is in greenway, and all of the forest is therefore considered priority retention area.
- Two specimen (oak) trees were identified near the work area, and neither of these trees will be impacted.



8. Location of Forest, Specimen Trees, and Priority Forest Areas



9. Overall Description of Proposed Project

- Demolish existing disfunctional buildings in the Eastern Beach area that include the men's & women's restrooms, the maintenance building, and the wastewater treatment plant.
- Construct a new concession building at the Eastern Beach area that offers food service and public restrooms. The building will be developed with outdoor seating, outdoor showers, and a parking lot that provides 120 new, paved parking spaces.
- Restoration of the existing historic concession (ca 1930) located at the Eastern Beach area. It will be utilized for storage of equipment related to the operation of the public beach.
- Construct a new maintenance building located near the main entrance to the park.



Overview of Fort Smallwood Park Site Plan



Eastern Beach Existing Site Plan



Eastern Beach Area-Existing Buildings



Women's Restroom



Men's Restroom



Maintenance Building



Eastern Beach Area-Existing Buildings



Maintenance



Wastewater Treatment



Wastewater Treatment



Historic Concession Building



Existing Historic Concession



Existing Historic Concession



Eastern Beach Proposed Improvements

1. Demolish existing 1-story, concrete block structures including the public restroom/shower buildings, and the maintenance building.
2. Demolish existing 1-story wastewater treatment building, and wastewater treatment plant.
3. Construct a new Concession building with food service and public restrooms. It will be a 1-story building containing 3,987 square feet of interior space.
4. Construct a new asphalt paved parking lot containing a total of 120 spaces; 8 of these are accessible spaces.



Eastern Beach Proposed Improvements

120 space parking lot

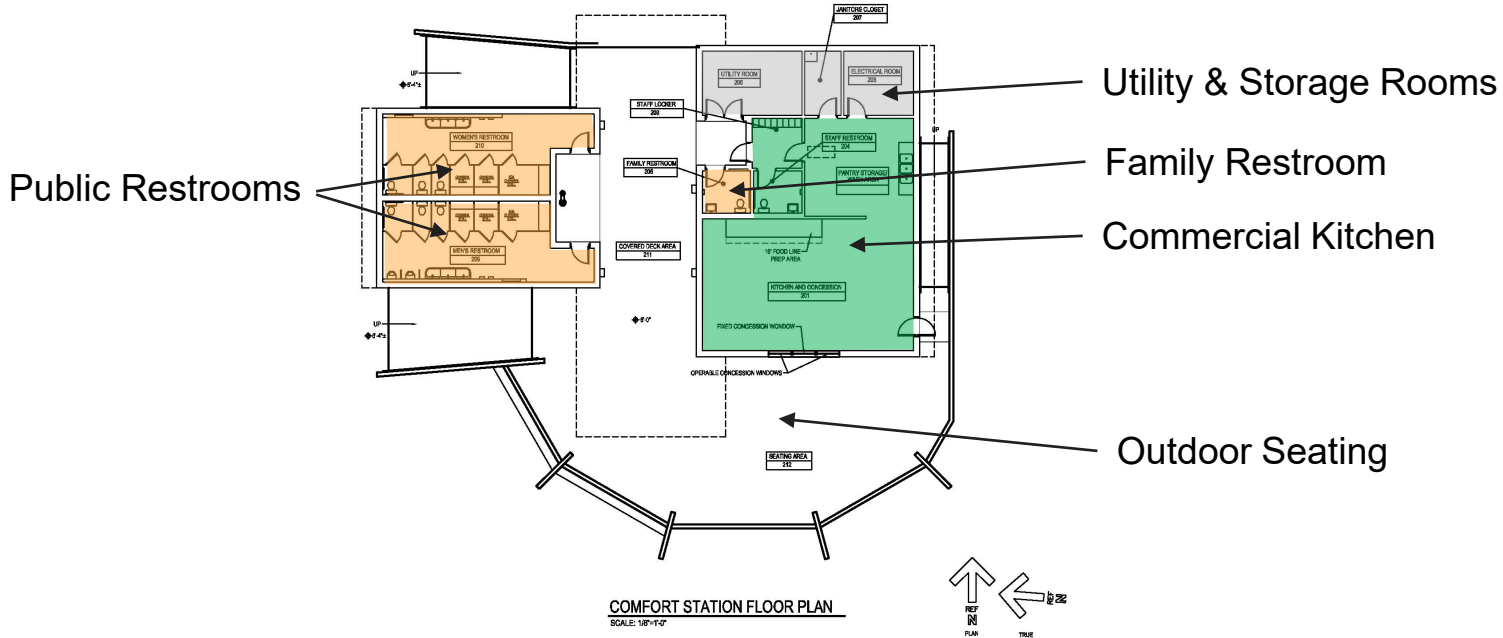


New Concession building with public restrooms and outdoor seating

Restore existing Historic Concession Structure



New Concession Building Floor Plan



New Concession Building



New Concession Building



New Concession Building



New Maintenance Building

1. Construction of a new 1-story 5,200 square foot building with a Maintenance - Repair Shop, Office, Break Room, Wood Shop, Restrooms, IT Room, Tool Storage, and Mechanical - Air Compressor – Water Treatment Room.
2. Exterior fenced in, paved yard/storage area with two slide gates and 8 parking spaces.
3. New well water.
4. New septic mound.



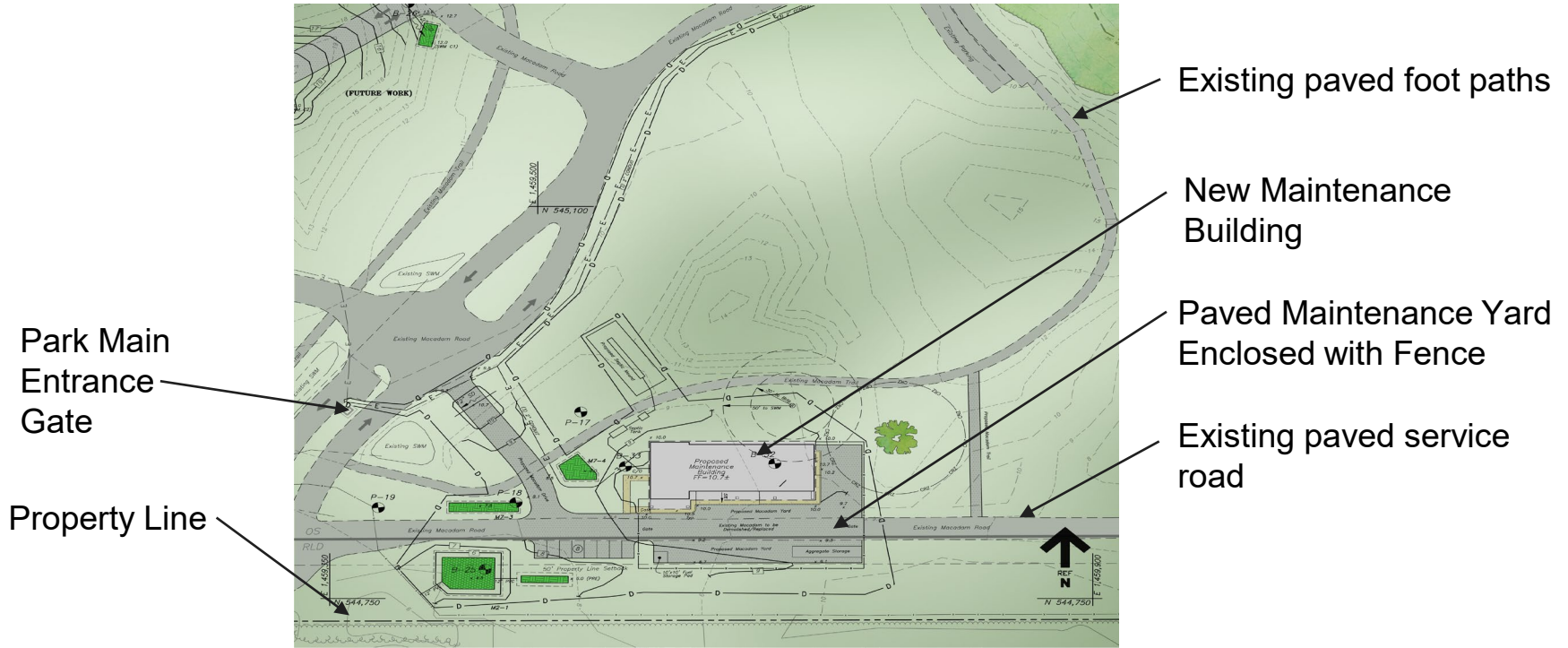
Overview of Fort Smallwood Park Site Plan



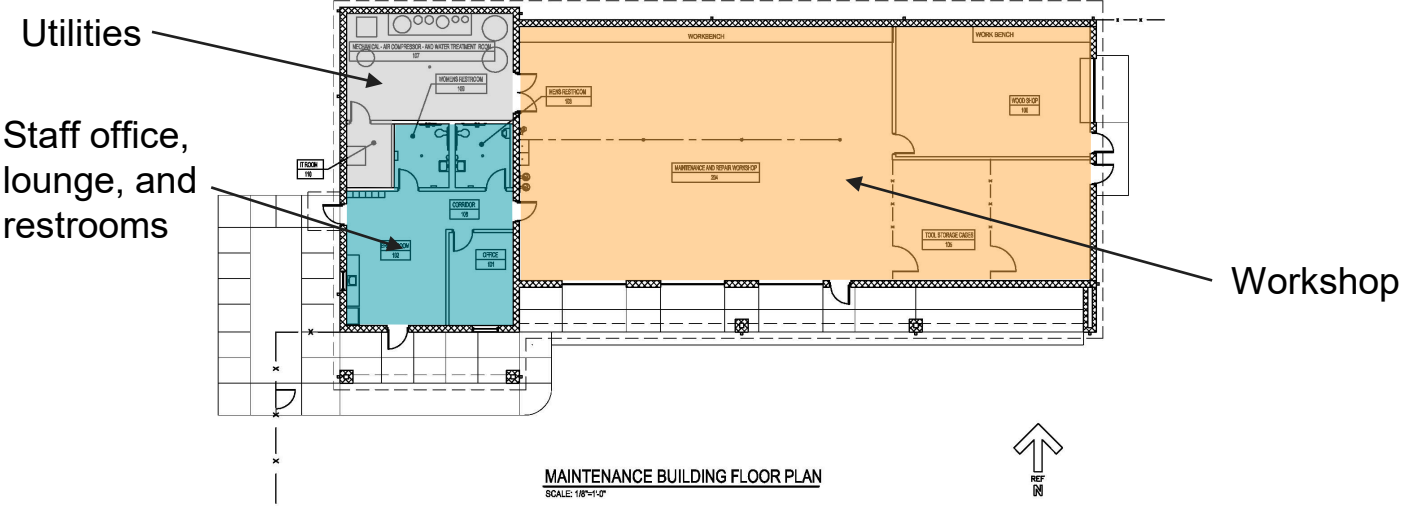
Existing Main Entrance Site Plan



New Maintenance Building Site Plan



New Maintenance Building Floor Plan



New Maintenance Building



New Maintenance Building



12. Amount of Required Green Space

- There are no specific green space designations for public property.
- In total the proposed work will add 1.55 acres of development to the park, bringing the total coverage to 12.9%.

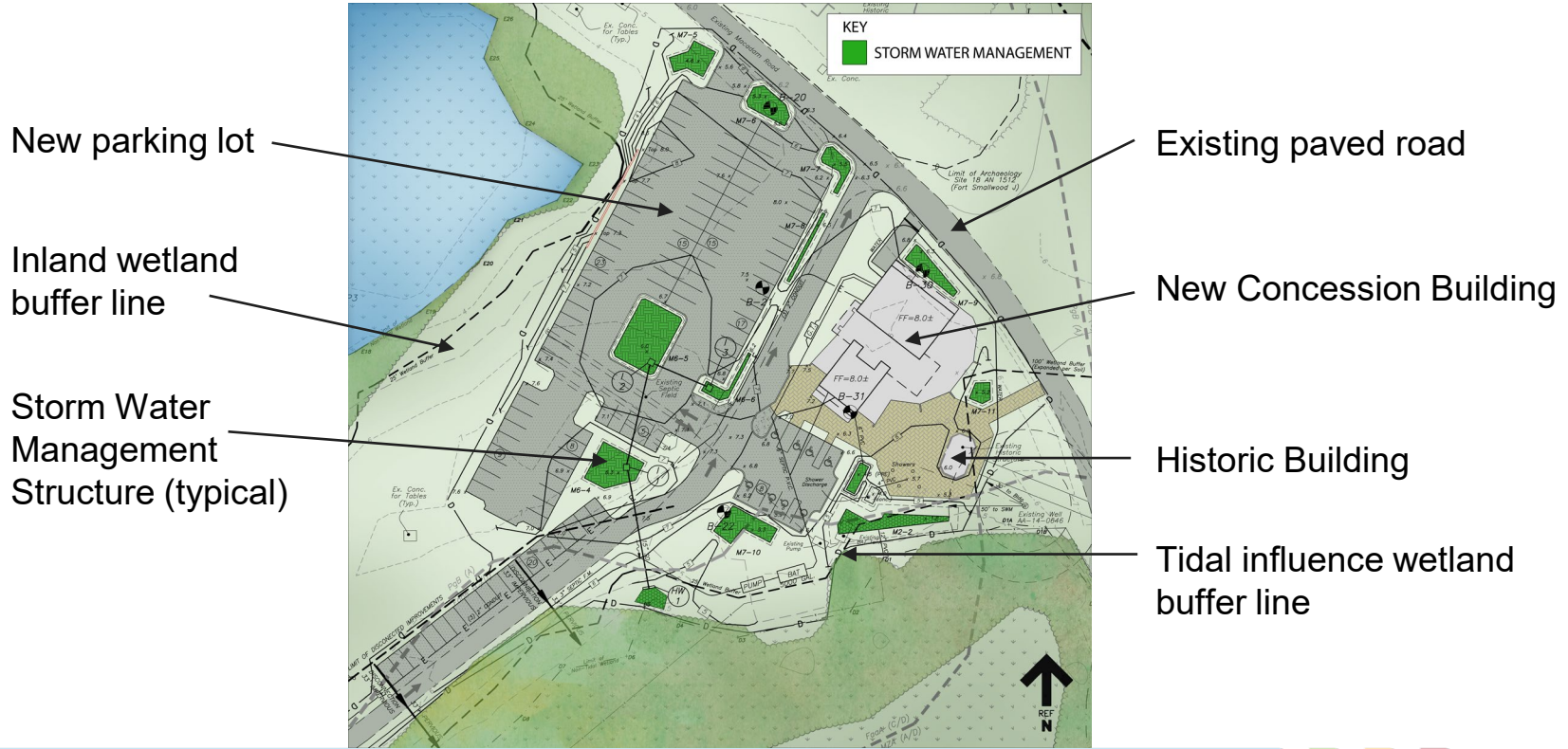


13. Storm Water Management Plan

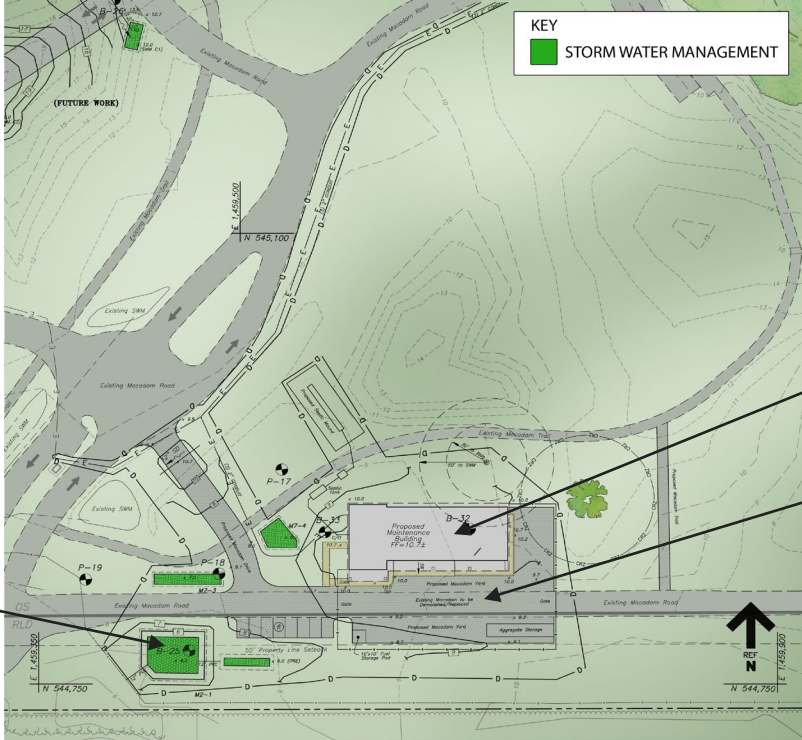
The proposed stormwater management consists of Environmental Site Design practices as required by MDE. The maintenance and concession buildings and the immediately surrounding improvements will be served by submerged gravel wetlands, which geotechnical investigation indicates are the most suitable practices for those areas. These practices are designed to connect with shallow groundwater. The proposed parking area will be served by a mix of micro-bioretenion structures and raingardens, depending on whether groundwater is deep enough to construct practices with drains.



13. SWM Plan Eastern Beach



13. SWM Plan Maintenance Building



New Storm Water Management Structure (typical)

New Maintenance Building

Maintenance Yard

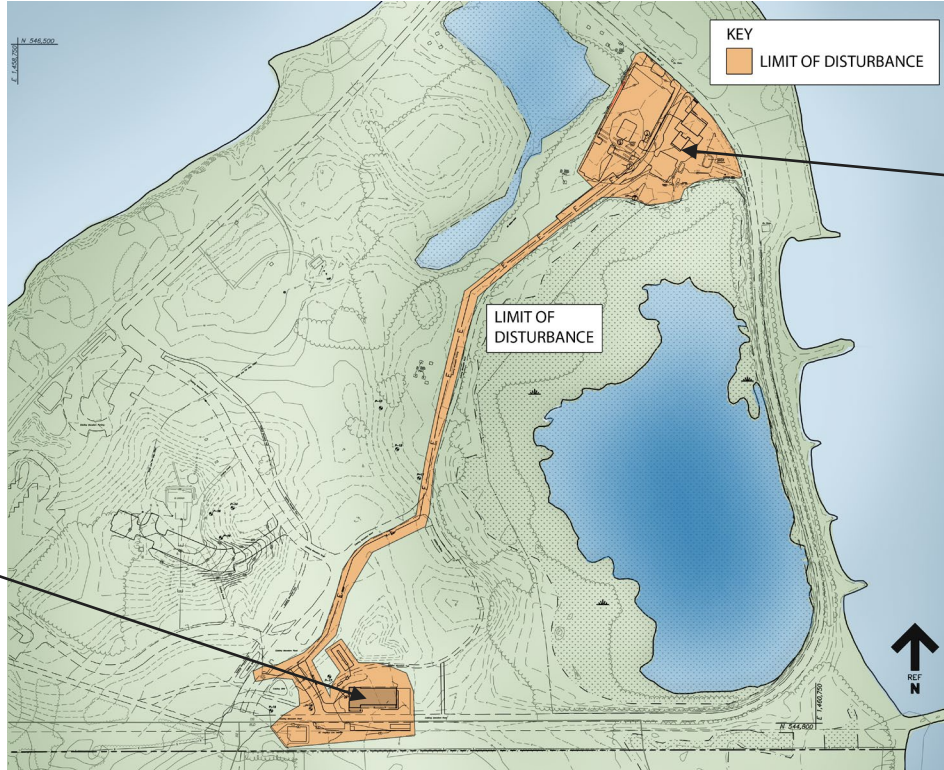


14. Limits of Disturbance

The total proposed limit of disturbance is approximately 4.57 acres.



14. Limits of Disturbance



New Maintenance Building

East Beach Area and New Concession Building



15. Impact on Schools

None

16. Water and Sewer

- Private septic system
- Private well water system

17. Proposed Impact to Environment

The proposed work does not meet the threshold for disturbance of any existing environmental features except for the buffer to the wetland around the pond where two outfall pipes are proposed, otherwise the work area is entirely within previously disturbed limits.



18. Proposed Mitigation to Offset Impact to Environmental Feature

- No mitigation is proposed.
- The proposed work will include stormwater management for the currently-unmanaged impervious area draining to the disturbed wetland buffer.
- Disturbance to the buffer for the interior wetland (west of the proposed work) is being avoided through the use of a short retaining wall along part of the parking lot.

19. Roads and Pathways

- The Eastern beach area is currently accessed via a 12' to 13' wide driveway. Just past the Eastern Beach, a wider perimeter road (18') returns traffic to the park exit. The general traffic pattern is not proposed to be altered.
- Two-way drive aisles will be constructed in the beach parking area, and the remaining one-way section in the area of surface improvements will be widened to the current standard of 16'. Pedestrian access to the proposed concession area will be at its southern side. A dropoff area next to the Concession building is included in the design. A service entrance/loading area is provided on the north side of the Concession building. A pedestrian plaza will continue past the concession area to provide a paved walkway toward the beach.



19. Roads and Pathways

- The maintenance building is not intended for public access. It will be served by a 20' driveway. A new section of walking trail will be constructed to route users of the perimeter loop around the maintenance area.



Next Steps

Current Capital Project Phase: Concession and Maintenance Buildings

- Complete the Design Documents
- File for Grading permit and Building permit
- Bidding & Award; Spring/Summer of 2021
- Construction; Summer/Fall of 2021

Next Capital Project Phase: Barracks Renovation

- Design completion anticipated FY2022
- Construction anticipated in FY2023



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Thank you for your interest in the Fort Smallwood Park Project.

Questions?

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24-Hour Emergency

Water Service: (410) 222-8400

Billing Inquiries: (410) 222-1144



Bureau of Waste Management Services

Bulk Trash Service / Curbside

Collections: (410) 222-6100



Bureau of Highways

General Inquiries: (410) 222-7321

Snow Line: (410) 222-4040

Email: hwyscustomer@aaacounty.org



Bureau of Engineering

General Inquiries: (410) 222-7500



Bureau of Watershed Protection and Restoration

General Inquiries: (410) 222-1072

Customer Relations:

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