

# SWIM CENTER FEASIBILITY STUDY

## Potential Site Evaluations

### Anne Arundel County, Maryland

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Submitted by:



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July 13, 2020

## TABLE OF CONTENTS

1.	Introduction	pages 3-5
2.	Site Evaluations – Group 1	pages 6-29
3.	Site Evaluations – Group 2	pages 30-50
4.	Conclusions	pages 51-52
5.	Swim Center Concept Design	pages 53-57

## 1. Introduction

## Introduction

The Anne Arundel County Department of Recreation and Parks has long recognized the importance of providing aquatic programs and activities. The Arundel Olympic Swim Center and North Arundel Aquatics Center are a great asset to the County, but these two facilities cannot support the current and future needs of the community. The County has been actively engaged in developing a long-term solution to meet these needs.

An assessment of where to locate a new aquatics facility was conducted, and fifteen sites were analyzed. Using evaluation criteria, a scoring system and location mapping, the analysis was used to determine an optimal site location for the new center.

Plan and massing diagrams were developed to test-fit each of the sites being investigated, in order to develop a prototypical swim center site. The Group 1 study used the North Arundel Aquatic Center and parking (with an additional 25% area for both) for the site layout test fits. The Group 2 study used a program and concept plan specifically developed for this study. The program and floor plan are attached to this report.

The site investigations were divided into two groups. The first group consisted of nine possible sites based on location, acreage, and/or shared amenities. These sites are as follows:

- Central Avenue Park
- Davidsonville Family Recreation Center
- Jessup Dorsey Park
- Koch Property
- Odenton Library
- Reece Road (acquisition)
- Riva Road Park
- Solley's Cove Park
- Towsers Branch Park
- Weinberg Park

After the completion of the Group 1 evaluation, the Koch Property was no longer available to the County, and Weinberg Park was designated for another use.

After evaluating the Group 1 sites, additional criteria was added to further investigate the acceptable sites from Group 1, as well as a number of additional sites selected for evaluation. The sites in Group 2 include:

From Group 1:

- Jessup Dorsey Park
- Reece Road (acquisition)
- Towser's Branch Park

Additional:

- Academy Yard (Telegraph Road)
- Crofton Park
- Ferguson Trenching Company (1405 Odenton Road)
- Provinces Park
- Stachitas Property

## Anticipated Pool Use Demand

- Swim Meets – four teams – 40 children plus parents and coaches – total approximately 500 people – November to March
- Countywide meet of 13 teams of 40 children plus parents and coaches, totaling 1,500 people throughout the day
- Practice for teams will occur before 8:00 AM and/or after 3:00 PM – Monday through Friday – November to March
- Swim Club practices from 4:00 PM to 9:00 PM – Monday through Friday – year round
- Board of Education drownproofing program
- Regional training classes for lifeguard instruction and swim lesson instruction
- Host day camps
- Host parties and meetings
- Recreational purposes for families
- Adult fitness classes – water and land based
- Party Rooms will not be used for non-competition-related activities during meets

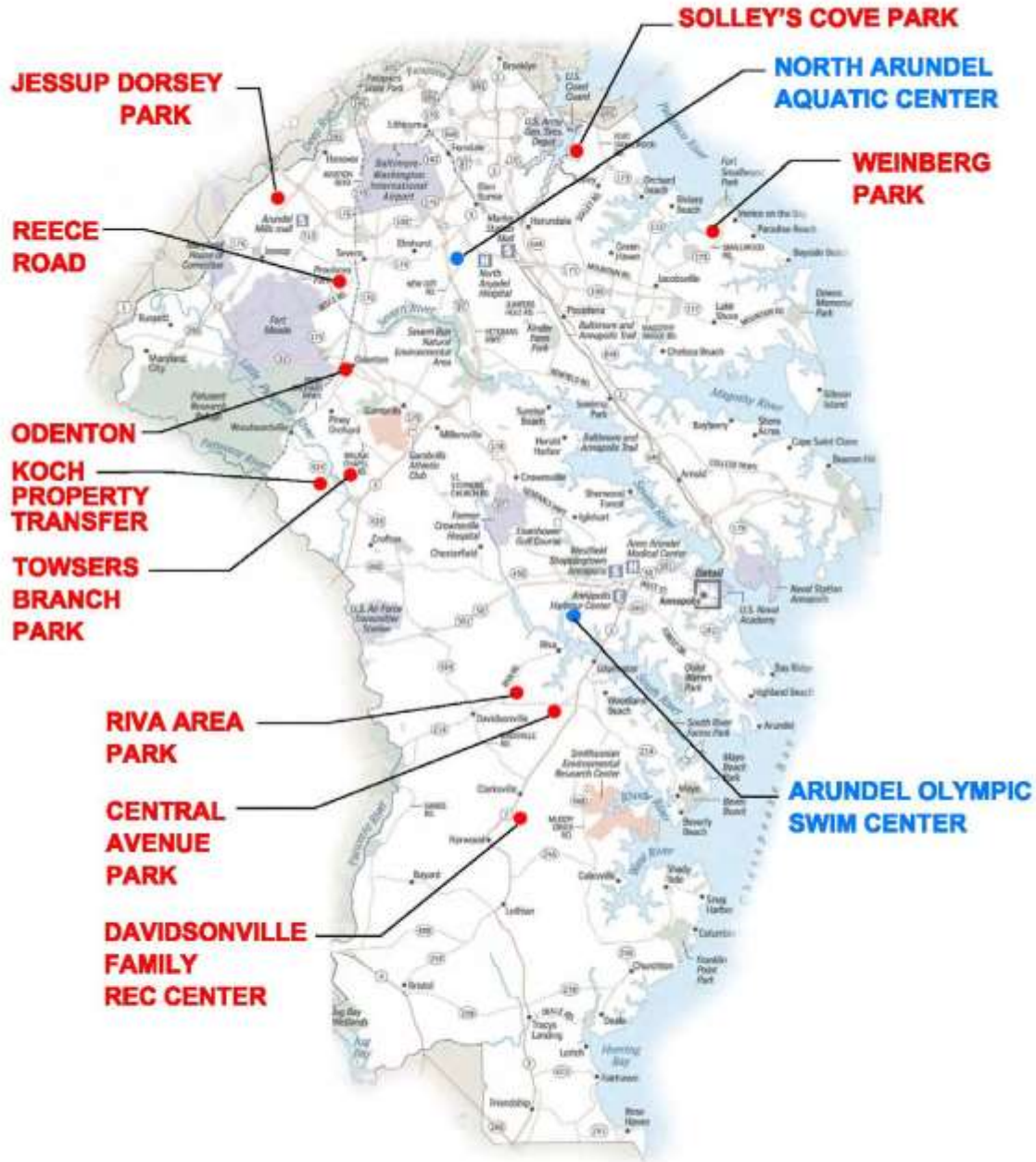
## Site Parking

Based on the Concept Plan and the International Building Code occupancy requirements, the total maximum occupancy for this facility is 2,718 persons. The Anne Arundel County Zoning Code includes the parking requirements for commercial pools at one space for each four persons, and community pools at one space for each ten persons. The parking required for these pool types are 536 spaces for a commercial pool, and 214 spaces for a community pool.

Based on the actual pool use and parking experience at the North Arundel Swim Center and the Arundel Olympic Swim Center, the parking lot needs to be designed for 800 parking spaces and 12 team bus spaces. This accounts for the higher than normal car-to-person ratio for swim meets, as well as parking required for drop-off and pickup and constant flow of pool users.

The use of paved primary parking and alternative pavement for overflow, as well as phased parking construction, will be evaluated during the project design phase.

## 2. Site Evaluations – Group 1



**SWIM CENTER LOCATIONS**  
ANNE ARUNDEL  
COUNTY, MARYLAND

## Evaluation Criteria – Group 1

This feasibility study was conducted to review and rank the locations chosen by Anne Arundel County as possible locations for an indoor pool facility. Ten possible sites were evaluated. Each site was evaluated on the following criteria:

1. **Access Evaluation** – The ease which County residents will have traveling to and accessing the site.
2. **Traffic Analysis** – The impact the additional vehicular traffic will have on the surrounding roadways and if roadwork upgrades will be required.
3. **Site Analysis** – The impact the constructed facility will have on the selected site. Areas of concern are steep slopes, critical area, woodlands, wetlands, utilities, historic significance, and any existing structures on the site.
4. **Parking** – Can the proposed site provide an area for the required parking?
5. **Stormwater** – The impact stormwater design will have on the selected site and layout.
6. **Water and Sewer Services** – Does the site have access to public water and sewer? Are water and sewer main extensions required?
7. **Location** – How the location of the site relates to the existing County swim centers, and the projected population the proposed center will serve.
8. **Expansion** – Does the site allow for future building and parking expansion?
9. **Construction Cost** – Does the site require greater funds than just to design and building the aquatic center and parking? Additional costs include off-site roadwork, septic-well system, extensive utility runs, retaining walls, and relocate of existing on-site facilities.

Each criteria is ranked and given a score between 1 (lowest score) and 10 (highest score).





**Central Avenue Park**  
**Central Avenue, Edgewater**

Central Avenue Park is currently a wooded lot located behind existing businesses along the south side of Central Avenue (MD 214) at the intersection of Pike Ridge Road.

The site is a rectangular area of 30.50 acres. The current owner is listed as Anne Arundel County, and the deed information can be found at L4767/F310.

**Access Evaluation** (10)

The site is accessed from Central Avenue (MD 214), a State Highway Administration principal arterial roadway. Access has limited impact on the community.

**Traffic Analysis** (5)

Roadway improvements would include widening MD 214 by 12 feet to a 62-foot wide paving section for approximately 700 feet. A 350-foot tapered deceleration lane to the west of the entrance, and an additional 600-foot taper back into the existing road section, would be required.

**Site Analysis** (4)

According to County records, this wooded site contains no steep slopes, is not located in the critical area or in a bog drainage area or in a FEMA flood plain. Non-tidal wetlands are present on the site, and the location will require wetlands permits for access driveways, no matter the final location. State Forest Conservation requirements will be satisfied on site. There are no historic areas located on the site and there are no existing structures.

**Parking** (10)

Required parking, including ADA accessibility, can be accommodated on site.

**Stormwater** (10)

Approximately 16,500 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

**Water and Sewer Services** (6)

The 2017 Anne Arundel County Master Plan shows this property to have “no service” for both water and sewer; however, an 8-inch water main and an 8-inch sewer main are located in Central Avenue. A 700-foot lateral will be required for both water and sewer to reach the facility. A SWAMP will be required to determine if there is sufficient capacity.

**Location** (3)

This site is located in District 7, with a population of 80,611. It is located 5.2 driving miles from the Arundel Olympic Swim Center.

**Expansion** (5)

This site allows for future expansion of the proposed facility.

**Construction Cost** (8)

This site requires construction of retaining walls and off-site roadwork.



**ANNE ARUNDEL COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**  
 DATE APPROVED: \_\_\_\_\_ DRAWN BY: SWK  
 PROJECT MANAGER: \_\_\_\_\_ CHECKED BY: RA  
 DATE APPROVED: \_\_\_\_\_ DATE PLOTTED: 10/27/2018  
**AACO: RECREATION & PARKS**  
**SWIM CENTER FEASIBILITY**  
 1000 CENTRAL AVENUE, SUITE 200  
 ANNAPOLIS, MD 21403-3200

PROJECT NO: \_\_\_\_\_  
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**Davidsonville Family Recreation Center**  
**3789 Queen Anne Bridge Road**

Davidsonville Family Recreation Center is a developed park and a police dog training facility located in Davidsonville, Maryland, on the southwest corner of Queen Anne Bridge Road.

The site is a irregular-shaped lot of 16.04 acres. The current owner is listed as Anne Arundel County, and the deed information can be found at L2868/F464.

**Access Evaluation** (9)

The site has access points from Queen Anne Bridge and Wayson Roads. These are both classified as collectors. The proposed layout indicates access from Wayson Road, with limited impact on the community.

**Traffic Analysis** (9)

Both Queen Anne Bridge Road and Wayson Road are classified as scenic and historic. No roadway improvements will be required.

**Site Analysis** (4)

The site is currently developed and houses the police dog training facility and the South County pre-kindergarten co-op. The site also contains several playgrounds and sports fields. The site contains areas of steep slopes that will affect areas of the parking lot, but not the main building or surrounding areas. Retaining walls may be required. The site is not located in the critical area or in a bog drainage area, and there are no flood plains or wetlands. There are no historic areas on the site. The proposed site layout will require relocation of a playground area. There are little shared amenities between the day care, K-9 facility, and proposed swim center.

**Parking** (10)

Required parking, including ADA accessibility, can be accommodated on site.

**Stormwater** (10)

Approximately 21,000 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

**Water and Sewer Services** (3)

The 2017 Anne Arundel County Master Plan shows this property to have “no service” for both water and sewer. The current development has a well and septic system servicing the property. Any new development on this property will require an additional well, septic system, and fire pump and tank for a sprinkler system.

**Location** (6)

This site is located in District 7, with a population of 80,611. It is located 7.4 driving miles from the Arundel Olympic Swim Center. This site is the southernmost site being reviewed.

**Expansion** (0)

This site does not allow for future expansion of the proposed facility.

**Construction Cost** (7)

This site requires retaining walls, playground relocation, and well/septic/fire pump.

# AACO SWIM CENTER FEASIBILITY STUDY





## **Jessup Dorsey Park**

**7486 Race Road, Hanover**

Jessup Dorsey Park is a developed park facility with tennis and basketball courts, a baseball field, playground, pavilion and off-street parking. The site also contains the Montevideo water pumping station.

The site is rectangular in shape and 21.44 acres. The current owner is listed as Anne Arundel County, and the deed information can be found at L2550/F261.

### **Access Evaluation** (10)

Site access is from Race Road, a minor arterial. The existing access point is planned to be utilized for the proposed development and will have limited impact on the community.

### **Traffic Analysis** (6)

Roadway improvement includes a half-section (18 feet from the centerline of the roadway) on the park side of the road, including widening the pavement and adding a sidewalk.

### **Site Analysis** (6)

According to County records, this site contains steep slopes, is not located in a critical area or in a bog drainage area, and there are no flood plains or wetlands present on the site. The head water of Deep Run is located on the site, which will require stream buffers. The site contains no historic areas. An existing baseball field will need to be relocated to accommodate the new swim center. There will be shared amenities between the existing park and the proposed swim center.

### **Parking** (10)

Required parking, including ADA accessibility, can be accommodated on site.

### **Stormwater** (10)

Approximately 17,000 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

### **Water and Sewer Services** (6)

The 2017 Anne Arundel County Master Plan shows this property as “existing service” for water and “planned service” for sewer. The proposed development would require about 800 feet of water extension through the site to the building. The closest accessible sewer to the site is located in Greens Lane. This would require approximately 2,500 feet of sewer extension from Greens Lane, along Race Road, and through the site, or installation of a septic system.

### **Location** (6)

This site is located in District 1, with a population of 74,943, and is adjacent to District 4, with a population of 86,400. This site is located 10.4 driving miles from the North Arundel Aquatic Center, and is less than one mile from the Anne Arundel/Howard County border.

### **Expansion** (5)

This site allows for future expansion of the proposed facility.

### **Construction Cost** (5)

This site requires retaining walls, stream buffer, baseball field relocation, off-site roadwork, and sewer main extension.





**Koch Land Transfer**

**Conway Road, Odenton**

Conway Road is currently a primarily wooded lot with a few existing farm buildings located on the site. It is bound by a BGE right-of-way to the north and a large drainage ditch to the east.

This site is an irregular shape of 10.96 acres. The current owner is listed as Koch Investment Associates, LLC. The deed information can be found at L28095/F225.

**Access Evaluation** (9)

Site access is from Conway Road, a county road. Site access will have moderate impact on the community.

**Traffic Analysis** (9)

Roadway improvements include revising a section of Conway Road for turn lanes, accelerator and decelerator lanes. These improvements will be required for the proposed school and sports fields beyond this site.

**Site Analysis** (7)

According to County records, this primarily wooded lot contains no steep slopes, is not located in the critical area or in a bog drainage area, and no FEMA flood plain. There are no historic areas located on site, and none of the existing structures will need to be demolished. The site is adjacent to a large drainage ditch and may have a section of wetlands. These wetlands will be within the anticipated Forest Conservation Area.

**Parking** (10)

Required parking, including ADA accessibility, can be accommodated on site.

**Stormwater** (10)

Approximately 20,000 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

**Water and Sewer Services** (9)

The 2017 Anne Arundel County Master Plan shows this property as “existing service” for water and sewer. The proposed development would require an approximate 375-foot extension of the 8-inch water main from Conway Road to the building. It will also require 375 feet of low-pressure sewer along Conway Road to the building.

**Location** (9)

This site is located in District 4, with a population of 86,400, and is adjacent to District 7, with a population of 80,611. This site is located 11.6 driving miles from the North Arundel Aquatic Center, and 13.4 driving miles from the Arundel Swim Center.

**Expansion** (5)

This site allows for future expansion of the proposed facility.

**Construction Cost** (9)

This site has limited cost constraints.







**Odenton Library**  
**Annapolis Road, MD**

Odenton Library is a large, partly developed site located in Odenton along Annapolis Road and Telegraph Road.

The site is a rectangular-shaped lot of 29 acres.

During the preliminary site study, it was discovered that the area open to development is heavily wooded, steeply sloped, and contains wetlands in such an arrangement that the proposed swim facility and parking cannot be placed on this site. An alternate design for a passive park was developed and is attached.

**Access Evaluation** (10)

Site access is from Piney Orchard Parkway and Annapolis Road – Route 175.

**Traffic Analysis** (10)

No roadway improvements will be required.

**Site Analysis** (0)

This site contains steep slopes and large areas of wetlands in the area of the proposed development.

**Parking** (10)

Required parking, including ADA accessibility, can be accommodated on site.

**Stormwater Requirements** (4)

Approximately 20,000 cubic feet of ESD stormwater management storage is required. The hydrology of the site may not allow for micro-bio devices with under-drains to be constructed on site.

**Water and Sewer Services** (10)

The property has water and sewer services.

**Location Served** (5)

This site is located in District 4, with a population of 86,400, and is adjacent to District 7, with a population of 80,611. It is located 6.8 driving miles from the North Arundel Aquatic Center.

**Expansion** (0)

This site allows for future expansion of the proposed facility.

**Construction Cost** (8)

The site will require retaining walls to be constructed.

# AACO SWIM CENTER FEASIBILITY STUDY



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**Reece Road**  
**1057 Loving Road, Severn**

Reece Road is currently a primarily wooded lot with several existing farm buildings located on the site. It is bound by the Amtrak right-of-way to the east.

This site is an irregular shape of 16.23 acres. The current owner is listed as Anne Arundel County. The deed information can be found at L28095/F225.

**Access Evaluation (8)**

Site access is from Reece Road (MD 174), a State Highway Administration minor arterial. The existing driveway to access to the buildings will not be utilized for the proposed swim center. Site access will have moderate impact on the community.

**Traffic Analysis (8)**

Roadway improvements include revising a section of MD 174 to a 48-foot wide section for approximately 1000 feet between Loving Road tying into the improvements made, and the Severn Place subdivision to the north. An

additional 12-foot wide deceleration lane will be also required.

**Site Analysis (7)**

According to County records, this primarily wooded lot contains no steep slopes, is not located in the critical area or in a bog drainage area, and no FEMA flood plain. There are no historic areas located on site, and none of the existing structures will need to be demolished. Existing trails through the woods appear to access the rail lines, and an access easement may exist.

**Parking (10)**

Required parking, including ADA accessibility, can be accommodated on site.

**Stormwater Requirements (10)**

Approximately 20,000 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

**Water and Sewer Services (4)**

The 2017 Anne Arundel County Master Plan shows this property as “planned service” for water and sewer. The proposed development would require an approximate 220-foot extension of the 12-inch water main from Reece Road to the building. It will also require 650 feet of low-pressure sewer along Reece Road to the building.

**Location Served (4)**

This site is located in District 1, with a population of 74,943, and is adjacent to District 4, with a population of 86,400. This site is located 5.3 driving miles from the North Arundel Aquatic Center.

**Expansion (5)**

This site allows for future expansion of the proposed facility.

**Construction Cost (6)**

This site requires sewer and water main extension, roadway widening, and low-pressure sewer lines.

# AACO SWIM CENTER FEASIBILITY STUDY



ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS	
PROJECT NO.	AACO RECREATION & PARKS
PROJECT NAME	SWIM CENTER FEASIBILITY
PROJECT MANAGER	PROJECT MANAGER
DATE APPROVED	DATE APPROVED
PROJECT NO.	PROJECT NO.
PROJECT NAME	PROJECT NAME
PROJECT MANAGER	PROJECT MANAGER
DATE APPROVED	DATE APPROVED



**Riva Area Park**  
**3639 Riva Road, Davidsonville**

Riva Area Park is currently a working farm with several buildings located on site. It is bounded by the developed Riva Area Park to the south.

The site is an irregular-shaped lot of 38.17 acres. The current owner is listed as Anne Arundel County, and the deed information can be found at L26780/F487.

**Access Evaluation** (10)

The site is accessed from Riva Road, a minor arterial. Access has limited access on the community

**Traffic Analysis** (10)

The portion of Riva Road where the property is located is classified as scenic and historic. No roadway improvements will be required.

**Site Analysis** (2)

According to County records, this property has some areas of steep slopes, is not located in the critical area or in a bog drainage area, and there are no FEMA flood plain or wetlands on the site. Based on the Anne Arundel County Inventory of Historic Properties, the historic Carr Farm Complex is located as AA2467.

The existing driveway will require improvements to support a swim center use. There are no buildings that will be impacted as part of the development. Although the proposed swim center and its associated improvements would not directly impact the historic buildings, the development could adversely impact the overall functionality of the farm and alter the historic character of the existing property.

**Parking** (10)

Required parking, including ADA accessibility, can be accommodated on site.

**Stormwater Requirements** (10)

Approximately 20,000 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

**Water and Sewer Services** (4)

The 2017 Anne Arundel County Master Plan shows this property to have “no service” for both water and sewer. The current development has a well and septic system servicing the property. Any new development on this property will require an additional well, septic system, and fire pump and tank.

**Location Served** (2)

This site is located in District 7, with a population of 80,611. It is located 4 driving miles from the Arundel Olympic Swim Center.

**Expansion** (5)

This site allows for future expansion of the proposed facility.

**Construction Cost** (8)

This site requires well/septic/fire pump and extended driveways.





## **Solley's Cove Park**

### **Glen Burnie**

Solley's Cove Park is currently a wooded lot in Glen Burnie on the west side of Carbide Road.

The site is an irregular-shaped lot of 76.63 acres. The current owner is listed as Anne Arundel County, and the deed information can be found at L8306/F351 and L8913/F538.

### **Access Evaluation** (7)

Site access is from Carbide Road, a local road. Access will have moderate impact on the community

### **Traffic Analysis** (8)

Roadway improvements would include a half-section on the park side of the road, including widening the pavement.

### **Site Analysis** (4)

According to County records, this property has no steep slopes and is not located in a bog drainage area. The site is located in the critical area, both Resource Conservation Area (RCA) and Limited Development Area (LDA), and there is a FEMA flood plain area. A large forest stand is located on the property which qualifies as a Forest Interior Dwelling Birds (FIDS) habitat. This requires significant reforestation for any clearing. There are no historic areas on the site and no existing structures will need to be demolished. The proposed facility is placed so that as little as possible of the proposed development will be in the LDA critical area. The proposed facility does not affect the boat ramp or paintball facility.

### **Parking** (10)

Required parking, including ADA accessibility, can be accommodated on site.

### **Stormwater Requirements** (10)

Approximately 19,000 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

### **Water and Sewer Services** (3)

The 2017 Anne Arundel County Master Plan shows this property to have "planned service" for both water and sewer. The proposed development would require an approximate 350-foot extension of the 12-inch water main in Carbide Road, and about 400 feet of 8-inch water main to the building. It will also require an approximate 750-foot extension of 8-inch sewer pipe along Carbide Road to the building. A public sewer easement through the Tanyard Cove North property will be required.

### **Location Served** (5)

This site is located in District 3, with a population of 75,115, and adjacent to District 1 with a population of 74,943, and District 2 with a population of 74,311. This site is located less than a mile from the Anne Arundel County and Baltimore County border.

### **Expansion** (5)

This site allows for future expansion of the proposed facility.

### **Construction Cost** (6)

This site requires off-site roadwork, reforestation, and water and sewer main extensions.

AACO SWIM CENTER FEASIBILITY STUDY







## **Towzers Branch Park**

**140 Jackson Road, Gambrills**

Towzers Branch Park is a developed park facility with tennis and basketball courts, a pavilion, and off-street parking.

The site is a rectangular-shaped lot of 8.54 acres. The current owner is listed as Anne Arundel County, and the deed information can be found at L3703/F142, L3706/F446, L3719/F819 and L3768/F806.

### **Access Evaluation** (6)

Site access is from Jackson Road which is a local road. This existing access point is planned to be utilized for the proposed development.

### **Traffic Analysis** (8)

Road improvements will be necessary along both Jackson Road and Evergreen Road, including widening the pavement and adding a sidewalk.

### **Site Analysis** (6)

According to County records, this property has steep slopes, is not located in the critical area or in a bog drainage area, and there are no

FEMA flood plain or wetlands on the site. The existing stormwater management facility will need to be reconfigured. There is minimal clearing required in the area of the proposed facility. There are no historic areas located on site. The existing tennis court will require relocation.

### **Parking** (10)

Required parking, including ADA accessibility, can be accommodated on site.

### **Stormwater Requirements** (10)

Approximately 23,000 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

### **Water and Sewer Services** (7)

The 2017 Anne Arundel County Master Plan shows this property as “existing service” for water and “no service” for sewer. The proposed development has will require approximately 200 feet of water service extension to the building and approximately 750 feet of sewer service extension to the building.

### **Location Served** (9)

This site is located in District 4, with a population of 86,400, and is adjacent to District 7, with a population of 80,611. It is located 10.5 driving miles from the North Arundel Aquatic Center, and 14 driving miles from the Arundel Olympic Swim Center.

### **Expansion** (0)

This site does not allow for future expansion of the proposed facility.

### **Construction Cost** (4)

This site requires off-site roadwork, relocation of tennis courts, relocation of dog park, relocation of stormwater facility, and sewer main extension.





**Weinberg Park**  
Pasadena

Weinberg Park is a large wooded park located in Pasadena along Fairview Beach Road.

This site is an irregular shape of 198.29 acres. The current owner is listed as Anne Arundel County, and the deed information can be found at L14338/F764 and L14338/F770.

**Access Evaluation (10)**

Site access is from Fairview Beach Road, a local road. The site also has frontage on Fort Smallwood Road (MD 173) and is classified as a State Highway Administration collector road.

**Traffic Analysis (10)**

No roadway improvements will be required along Fairview Beach Road.

**Site Analysis (7)**

According to County records, there are no steep slopes present in the area of the proposed development. The site is located in the critical area, both Resource Conservation Area (RCA) and Limited Development Area (LDA), and there is a FEMA flood plain. The site is not located in a bog drainage area and contains no wetlands. There are no historic areas located on site and no existing structures will need to be demolished. The property is large enough that the proposed facility is not located in the critical area.

**Parking (10)**

Required parking, including ADA accessibility, can be accommodated on site.

**Stormwater Requirements (10)**

Approximately 20,000 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

**Water and Sewer Services (4)**

The 2017 Anne Arundel County Master Plan shows this property as “no service” for water and sewer. Any new development will require a well, septic, and fire pump and tank.

**Location Served (9)**

This site is located in District 3, with a population of 72,115, and is 10.8 driving miles from the North Arundel Aquatic Center.

**Expansion (5)**

This site allows for future expansion of the proposed facility.

**Construction Cost (10)**

The site requires well/septic/fire pump.

**AACO SWIM CENTER FEASIBILITY STUDY**



See the notes to the plan of this sheet and the adjacent sheets for a complete description of the project.

## Findings – Group 1

The chart below lists the sites reviewed, plus the evaluation criteria score for each site. Each criteria factor is weighted, to indicate the importance of the criteria in deciding which sites should be selected for further consideration. Lower weights are given to items that only affect how the facility will be designed, while higher weights are given to items that affect the surrounding and overall County and users.

**Weighted Factor: 1**

- Traffic analysis
- Parking
- Stormwater
- Expansion

**Weighted Factor: 2**

- Access evaluation
- Water and sewer
- Construction Cost

**Weighted Factor: 3**

- Location
- Site analysis

Swim Center Feasibility Study	Access Evaluation		Traffic Analysis		Site Analysis		Parking		Stormwater Requirements		Water and Sewer Services		Location		Expansion		Construction Cost		SCORE
		Weighted Total		Weighted Total		Weighted Total		Weighted Total		Weighted Total		Weighted Total		Weighted Total		Weighted Total		Weighted Total	
Central Avenue Park	10	20	5	5	4	12	10	10	10	10	6	12	3	9	5	5	8	16	99
Davidsonville Family Rec Ctr	9	18	9	9	4	12	10	10	10	10	3	6	6	18	0	0	7	14	97
Jessup Dorsey Park	10	20	6	6	6	18	10	10	10	10	6	12	6	18	5	5	5	10	109
Koch Property	9	18	9	9	6	18	10	10	10	10	8	16	9	27	5	5	9	18	131
Odenton Library	10	20	10	10	0	0	10	10	4	4	10	20	5	15	0	0	8	16	95
Reece Road	8	16	8	8	7	21	10	10	10	10	4	8	4	12	5	5	6	12	102
Riva Area Park	10	20	10	10	2	6	10	10	10	10	4	8	2	6	5	5	8	16	91
Solley's Cove Park	7	14	8	8	4	12	10	10	10	10	3	6	5	15	5	5	6	12	92
Towers Branch Park	6	12	8	8	6	18	10	10	10	10	7	14	9	27	0	0	4	8	107
Weinberg Park	10	20	10	10	7	21	10	10	10	10	4	8	9	27	5	5	9	18	129
Category Weighting		2		1		3		1		1		2		3		1		2	

### 3. Site Evaluations – Group 2



**SWIM CENTER LOCATIONS**  
ANNE ARUNDEL  
COUNTY, MARYLAND

## Evaluation Criteria – Group 2

This feasibility study was conducted to review and rank the eight sites chosen by Anne Arundel County as possible locations for an indoor pool facility.

Each site is evaluated on the following criteria:

1. Access Evaluation – The ease which County residents will have traveling to and accessing the site and road improvement.
2. Traffic Analysis – The impact the additional vehicular traffic will have on the surrounding roadways and if roadwork upgrades will be required.
3. Site Analysis – The impact the constructed facility will have on the selected site. Areas of concern are steep slopes, critical area, woodlands, wetlands, utilities, historic significance, and any existing structures on the site.
4. Parking Requirements – Can the proposed site provide an area for the required 800 parking spaces?
5. Stormwater – The impact stormwater design will have on the selected site and layout.
6. Access to Public Water and Sewer – Does the site have access to public water and sewer? Are water and sewer main extensions required?
7. Location – How the location of the site relates to the existing County swim centers, and the projected population the proposed center will serve.
8. Ease of Construction – The difficulty level of the construction.
9. Future Expansion – Does the site have room for expansion of the swim center or other for recreational facilities?
10. Construction Cost – Does the site require greater funds than just to design and building the aquatic center and parking? Additional costs include off-site roadwork, septic-well system, extensive utility runs, retaining walls, and relocate of existing on-site facilities. The cost of the land is not part of this calculation.

Each criteria is ranked and given a score between 1 (lowest score) and 10 (highest score).



## Eliminated Sites

During the site test fits using the updated swim center footprint and parking requirements, a number of the sites were determined to not be large enough, or would require building in wetlands. These sites were removed from consideration and not further evaluated. These test fits follow this page. (Areas shown in RED on the Swim Center Location map.)

- Crofton Park
- Ferguson Trenching Company (1405 Odenton Road)
- Jessup Dorsey Park
- Towser's Branch Park

The following reviewed sites meet the footprint and parking requirements. (Areas shown in GREEN on the Swim Center Location map.)

- Academy Yard (Telegraph Road)
- Provinces Park
- Reece Road (Acquisition)
- Stachitas Property

During the evaluation of the remainder of the potential sites, the owners of Academy Yard reduced the available area for the swim center, and so the required parking could not be achieved.



# AACO SWIM CENTER FEASIBILITY STUDY









## **Academy Yard (Flat 170)** **Odenton**

Academy Yard is a previously developed property that is mostly covered in old concrete foundations. The property is zoned O-COR.

The site is a rectangular-shaped lot with an area of 1,573,860 square feet or 36.13 acres. This site made up of two parcels: Property 1 is located on Tax Map 21, Grid 24, Parcel 1R. The current owner is located as S/C Odenton II LLC. The deed information can be found at L20092/F47. Property 2 is located on Tax Map 21, Grid 24, Parcel 2R-AR. The current owner is located as S/C Odenton III LLC.

The site is currently being developed by the Owner which limits the area of Construction.

### **Access Evaluation** (10)

Site access is from Telegraph Road (MD 170), a state highway classified as principle arterial. The existing access point is planned to be utilized.

### **Traffic Analysis** (9)

SHA improvements include revising a section of MS 170 to accommodate a five-lane section for approximately 1300 feet along the front of the property. The eastern edge of the road will be maintained with a 23-foot wide road, widening along the western side.

### **Site Analysis** (10)

The site was previously developed, and a majority of the buildings have been removed. There are steep slopes present along the stream, but not within the proposed development area. The site is not located in the Critical Area or in a bog drainage area, however, there is a FEMA flood plain. There are no wetlands present on-site. Picture Spring Branch will require stream buffers. State forestation conservation requirements can be satisfied on site. There are no historic areas on site.

The proposed grading is approximately 26,000 cubic yards of cut, with no retaining wall proposed. The site will require a Phase 1 and Phase 2 for potential contamination of the soil.

A pad ready site may be available as part of a development agreement with the Owner.

### **Parking** (0)

The site constraints only allow a minimum number of spaces on the site. Adjacent to the Swim Center there is room for 98 car and 10 bus spaces. The parking field across Telegraph Road allows for 182 to 258 spaces for a Grand total of 356 spaces, which is 444 less than the required 800 spaces.

### **Stormwater Requirements** (10)

Approximately 5,100 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

**Water and Sewer Services** (10)

The 2017 Anne Arundel County Master Plan shows this property as “existing service” for water and sewer. The site is currently being redeveloped to include the installation of water and sewer mains adjacent to the building.

**Location** (9)

This site is located in District 1, with a population of 74,943, and is adjacent to District 4, with a population of 86,400. This site is located 9 driving miles from the North Arundel Aquatic Center. The site is located outside the Local Development Council (LDC) area.

**Ease of Construction** (9)

The construction of the site is complicated due to the amount of existing building foundations, slab on grade, and underground utilities. The site does have benefits of limited rough grading and additional site area for material storage, layout and staging.

A pad ready site may be available as part of a Development Agreement with the Owner.

**Future Expansion** (0)

The size of the site will allow for future expansion of the swim center as well as possible other recreational areas to create a County Complex that can serve multiple functions.

**Construction Cost** (9)

Building Cost	\$ 33,000,000
Site Cost	\$ 6,427,000
<b>Total Cost</b>	<b>\$ 39,427,000</b>







## **Provinces Park**

**1742 Disney Road, Severn**

Provinces Park is a public park that contains sports fields, tennis courts, and a tot lot with a bath house. The property is zoned R2.

This site is an irregular shape of 45.13 acres. The current owner is listed as Anne Arundel County. The deed information can be found at L4635/F722.

### **Access Evaluation** (8)

Site access is from Disney Road, a County road classified as a minor arterial. The existing access point will be utilized for the proposed swim center. Site access will have moderate impact on the community.

### **Traffic Analysis** (8)

Roadway improvements include widening the roadway to accommodate a deceleration lane for approximately 250' along the front of the property, with a 100' taper along the northern edge of the roadway.

### **Site Analysis** (9)

The site is currently a developed park facility with tennis and basketball courts, baseball fields, multi-purpose sports fields, tot lot, bath house, and parking. The site contains steep slopes along a stream. The site is not located in the Critical Area or in a bog drainage area, and there are no FEMA flood plains or wetlands. One specimen tree was located on site, but is not proposed to be impacted by the proposed redevelopment. State Forest Conservation requirements can be satisfied on site. There are no significant material resources or historic areas located on the site.

The development area of this project is located at the front of the site, which will require the removal of two baseball fields and one multi-purpose field. The proposed design includes relocation of the tot lot, bath house and a multi-purpose field.

### **Parking** (10)

Required 800 parking spaces, including ADA accessibility and bus parking, can be accommodated on site. Existing on-site parking will be removed.

### **Stormwater Requirements** (8)

Approximately 34,700 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for permeable pavement and micro-bio devices with under-drains to be constructed on site.

### **Water and Sewer Services** (10)

The 2017 Anne Arundel County Master Plan shows this property as "existing service" for water and sewer. There is an existing 8" water line going through the site. There is an existing sewer main located on site, approximately 130 feet from the proposed building location.

### **Location** (8)

This site is located in District 1, with a population of 74,943, and is adjacent to District 4, with a population of 86,400. This site is located 6.7 driving miles from the North Arundel Aquatic Center. The site is located within the Local Development Council (LDC) area.

**Ease of Construction** (10)

The construction of the site relatively easy because it is currently a developed park site. There is open area for staging and material storage

**Future Expansion** (5)

The layout of the facility and site will allow for future expansion; however, this will require removal of the multi-purpose field.

**Construction Cost** (8)

Building Cost	\$ 33,000,000
Site Cost	<u>\$ 7,563,000</u>
<b>Total Cost</b>	<b>\$ 40,563,000</b>





## **Reece Road** 1057 Loving Road, Severn

Reece Road is currently a primarily wooded lot with several existing farm buildings located on the site. It is bound by the Amtrak right-of-way to the east.

This site is an irregular shape of 16.23 acres. The current owner is listed as Anne Arundel County. The deed information can be found at L28095/F225.

### **Access Evaluation** (8)

Site access is from Reece Road (MD 174), a State Highway Administration minor arterial. The existing driveway to access to the buildings will not be utilized for the proposed swim center. Site access will have moderate impact on the community.

### **Traffic Analysis** (8)

Roadway improvements include revising a section of MD 174 to a 48-foot wide section for approximately 1000 feet between Loving Road tying into the improvements made, and the Severn Place subdivision to the north. An additional 12-foot wide deceleration lane will be also required.

### **Site Analysis** (5)

The site is currently a primarily wooded lot with several existing buildings and is located in the BWI 4-mile radius. The site has not steep slopes, is not located in a Critical Area, is not in a bog drainage area, and there is no FEMA flood plain. There are no significant natural resources or historic areas located on the site. State forest conservation requirements will not be able to be satisfied on-site, with approximately 8.9 acres of reforestation required. This generates a fee-in-lieu requirement of \$582,180.

The development envelope of this project is similar to the usable site area and leaves no room for other park uses. The proposed grading is significant, requiring approximately 48,300 cubic yards of fill and two substantial retaining walls. Due to the proximity to the Amtrak rail lines, and the presence of existing trails through the woods leading to the rail lines, there may be an existing access easement over the property.

### **Parking** (10)

Required 800 parking spaces, including ADA accessibility and bus parking, can be accommodated on site.

### **Stormwater Requirements** (7)

Approximately 63,000 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

### **Water and Sewer Services** (7)

The 2017 Anne Arundel County Master Plan shows this property as “planned service” for water and sewer. The proposed development would require an approximate 220-foot extension of the 12-inch water main from Reece Road to the building. It will also require 1,000 feet of low-pressure sewer along Reece Road to the building.

### **Location** (7)

This site is located in District 1, with a population of 74,943, and is adjacent to District 4, with a population of 86,400. This site is located 5.3 driving miles from the North Arundel Aquatic Center. The site is located within the Local Development Council (LDC) area.

**Ease of Construction** (6)

The construction of the site is complicated due to the amount forest land to be cut, amount of grading, and construction of retaining walls. The overall scope of the project nearly fills the site, so there is limited open area for staging, and material storage.

**Future Expansion** (0)

The layout of the facility and required parking nearly fills the site leaving no room for future expansion or providing area for other recreational or other County provided services.

**Construction Cost** (7)

Building Cost	\$ 33,000,000
Site Cost	\$ 7,172,000
Additional Soil Cut	\$ 557,000
Additional Retaining Wall	\$ 230,000
Utility Extension	\$ 129,000
Reforestation Fee	\$ 582,180
<b>Total Cost</b>	<b>\$ 41,670,180</b>

# AACO SWIM CENTER FEASIBILITY STUDY



ANNIE ARUNDEL COUNTY  
DEPARTMENT OF PUBLIC WORKS  
AACO RECREATION & PARKS  
SWIM CENTER FEASIBILITY

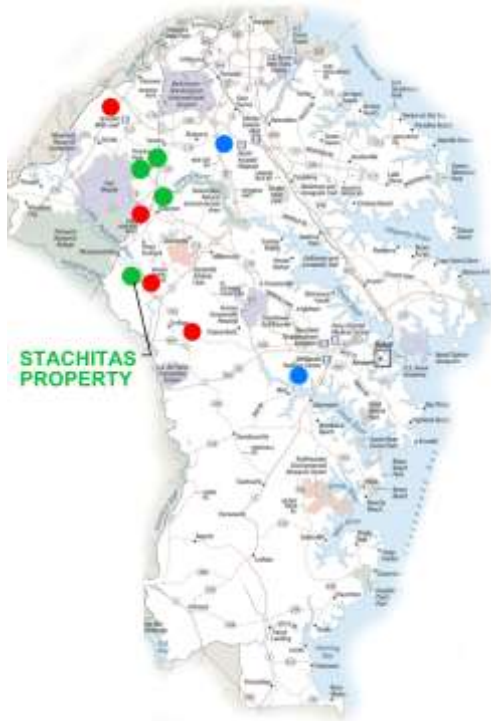
APPROVED	DATE APPROVED	DATE REVIEWED	APPROVED BY
DATE APPROVED	DATE APPROVED	DATE APPROVED	DATE APPROVED
PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER
PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER
PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER

DATE: 05/11/2016  
DRAWN BY: J. HASSER  
CHECKED BY: J. HASSER  
PROJECT: AACO SWIM CENTER FEASIBILITY STUDY  
SCALE: AS SHOWN  
SHEET NO.: 1 OF 1  
DRAWING NO.: 16-000000-001

**Professional Engineer**  
J. HASSER  
16-000000-001

NO. DATE DESCRIPTION

1. 05/11/2016 PRELIMINARY DESIGN AND CONCEPT DEVELOPMENT  
2. 05/11/2016 PRELIMINARY DESIGN AND CONCEPT DEVELOPMENT  
3. 05/11/2016 PRELIMINARY DESIGN AND CONCEPT DEVELOPMENT  
4. 05/11/2016 PRELIMINARY DESIGN AND CONCEPT DEVELOPMENT  
5. 05/11/2016 PRELIMINARY DESIGN AND CONCEPT DEVELOPMENT  
6. 05/11/2016 PRELIMINARY DESIGN AND CONCEPT DEVELOPMENT  
7. 05/11/2016 PRELIMINARY DESIGN AND CONCEPT DEVELOPMENT  
8. 05/11/2016 PRELIMINARY DESIGN AND CONCEPT DEVELOPMENT  
9. 05/11/2016 PRELIMINARY DESIGN AND CONCEPT DEVELOPMENT  
10. 05/11/2016 PRELIMINARY DESIGN AND CONCEPT DEVELOPMENT



## **Stachitas Property**

**1127 Bragers Road, Odenton**

Stachitas Property is currently a primarily wooded lot that is bisected by a 400-foot wide power line transmission property. There are 37.86 acres to the north of the power lines and 10.96 acres to the south.

This site is an irregular shape of 37.86 acres. The current owner is listed as Stachitas Investment, LLC. The deed information can be found at L32729/F414.

### **Access Evaluation** (8)

The site is split with the north portion of the site having frontage along Bragers Road. The southern portion of the site has access along Conway Road, a County road classified as a collector. Due to the volume of traffic for the center, access to the project would need to come from Conway Road, requiring a drive lane through the power line transmission property.

### **Traffic Analysis** (10)

Conway Road has been improved to its maximum section, so no improvement is required.

### **Site Analysis** (6)

The northern portion of the site is currently wooded, while the southern portion is mostly cleared, with a single-family house and driveway. There are steep slopes along Bragers Road, which also doubles as the WB&A Trail. The site is not located in the Critical Area, in a bog drainage area, does not contain FEMA flood plain areas, but there are areas of platted flood plain on the property. The site does not contain non-tidal wetlands. A Patuxent River tributary on site will require storm buffers. There are 36 specimen trees on the site. Forest conservation requirements will be satisfied on site. There are no historic areas.

The proposed site grading will require over 13,000 cubic yards of fill with one retaining wall proposed. The design will remove nine specimen trees.

### **Parking** (10)

Required 800 parking spaces, including ADA accessibility and bus parking, can be accommodated on site.

### **Stormwater Requirements** (9)

Approximately 48,300 cubic feet of ESD stormwater management storage is required. The hydrology of the site will allow for micro-bio devices with under-drains to be constructed on site.

### **Water and Sewer Services** (6)

The 2017 Anne Arundel County Master Plan shows this property as “no public service” for water and sewer. The proposed development would require an approximate 2,150-foot extension of the 12-inch water main from Conway Road to the building. It will also require 1,950 feet of low-pressure sewer from Conway Road to the building.

### **Location** (10)

This site is located in District 1, with a population of 74,943, and is adjacent to District 4, with a population of 86,400. This site is located 12.7 driving miles from the North Arundel Aquatic Center. The site is located outside the Local Development Council (LDC) area.

**Ease of Construction** (5)

The construction of the site is complicated due to the amount forest land to be cut, stream buffers, amount of grading, and construction of retaining walls. The overall scope of the project nearly fills the site, so there is limited open area for staging, and material storage.

**Future Expansion** (0)

The layout of the facility and required parking nearly fills the site leaving no room for future expansion or providing area for other recreational or other County provided services.

**Construction Cost** (5)

Building Cost	\$ 33,000,000
Site Cost	\$ 8,220,000
Utility Extension	\$ 595,750
<b>Total Cost</b>	<b>\$ 41,815,930</b>





## Findings – Group 2

The chart below lists the sites reviewed, plus the evaluation criteria score for each site. Each criteria factor is weighted, to indicate the importance of the criteria in deciding which sites should be selected for further consideration. Lower weights are given to items that only affect how the facility will be designed, while higher weights are given to items that affect the surrounding and overall County and users.

**Weighted Factor: 1**

- Traffic analysis
- Parking
- Stormwater
- Expansion

**Weighted Factor: 2**

- Access evaluation
- Water and sewer
- Construction Cost

**Weighted Factor: 3**

- Location
- Site analysis

Swim Center Feasibility Study	Access Evaluation		Traffic Analysis		Site Analysis		Parking		Stormwater Requirements		Water and Sewer Services		Location		Ease of Construction		Expansion		Construction Cost		SCORE
		Weighted Total		Weighted Total		Weighted Total		Weighted Total		Weighted Total		Weighted Total		Weighted Total		Weighted Total		Weighted Total		Weighted Total	
Academy Yard (Flat 170)	10	20	9	9	10	30	0	0	10	10	10	20	9	27	9	9	0	0	9	18	<b>143</b>
Provinces Park	8	16	8	8	9	27	10	10	8	8	10	20	8	24	10	10	5	5	8	16	<b>144</b>
Reece Road	8	16	8	8	5	15	10	10	7	7	7	14	7	21	6	6	0	0	7	14	<b>111</b>
Stachitas Property	8	16	10	10	6	18	10	10	9	9	6	12	10	30	5	5	0	0	5	10	<b>120</b>
Category Weighting		2		1		3		1		1		2		3		1		1		2	

## 4. Conclusions

## **Recommendation**

The result of the study three viable locations for the proposed Swim Center.

### **PROVINCES PARK**

Provinces Park will consist of a redevelopment of a current park site. Construction will have limited impact on the natural environment of the area, as less clearing and grading are required with a redevelopment site.

### **REECE ROAD**

Reece Road requires the clearing of a wooded lot with a requirement of 8.9 acres of reforestation. Utility extension to the site will be required. The swim center location can be centralized to reduce the distance from the farthest parking space to the building.

### **STACHITAS PROPERTY**

Stachitas Property requires the clearing of a wooded lot and the removal of nine specimen trees. The slope of the site will require over 13,000 cubic yards of imported fill dirt. Utility extension to the site will be required. Due to the existing culvert, over half of the parking is located away from the swim center.

### **Conclusion:**

Based on the findings of this report, we recommend construction of the Swim Center at Provinces Park, due to the low impact the construction will have on the site, and to the shared amenities on the site.

## 5. Swim Center Concept Design

## Swim Center Concept Design

The programming and design for the indoor pool facility were developed in conjunction with Anne Arundel County Recreation and Parks and Aquatic Center staff. The following is the program for the concept design.

### Aquatics Area

**Swimming Competition Lanes** ..... 14,000 SF

- 20 lanes that can be reduced to 8 to 10 lanes
- Depth from 4 feet to 10 feet maximum
- 50 meter course
- Portable bulkhead for start/finish as needed
- Classes and aerobics – 4 feet area
- Pool deck – approximately 15 feet wide

**Open-Air Bleachers for 500 people** ..... 1,400 SF

- Mezzanine seating instead of on pool deck

**Team Benches** ..... 900 SF

**Officials Area** ..... 150 SF

**Recreation Pool** ..... 6,000 SF

- Depth of 0 to 3.5 feet
- Water play structures and water slide
- Three warm-up lanes
- Lazy river/current pool, larger overall

**Hot Tub** ..... 600 SF

- Warm water capable of holding 18 people

**Pool Deck** ..... 22,650 SF

- Approximately 15 feet wide

**Kiddie Pool** ..... 500 SF

### Administration and Support Services

**Manager Office** ..... 150 SF

**Assistant Manager Office** ..... 150 SF

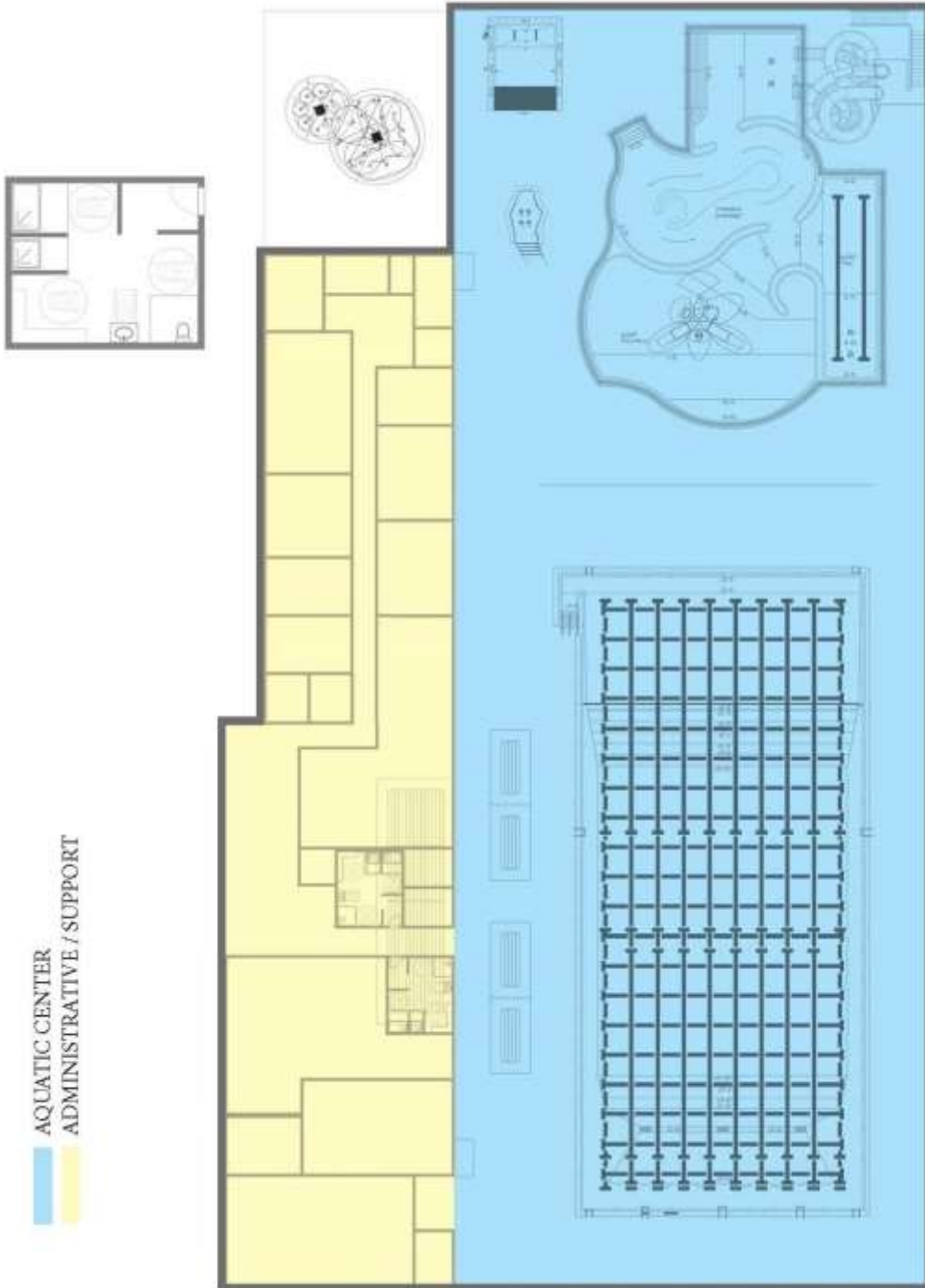
**Meeting/Break Room** ..... 300 SF

**Communal Workspace** ..... 300 SF

- Three desks, filing, storage and meeting table

**AACO SWIM CENTER FEASIBILITY STUDY**

Classroom/Conference Room.....	500 SF
Two Party Rooms .....	(500 SF each) 1,000 SF
Shower/Locker Rooms .....	(1,800 SF each) 3,600 SF
Family Changing Rooms .....	(350 SF each) 700 SF
Chemical Storage .....	300 SF
Filter Room .....	1,500 SF
Aerobics Storage Room .....	190 SF
Pool Equipment Storage Room .....	1,000 SF
Two Janitor Closets .....	(70 SF each) 140 SF
Electrical Room .....	170 SF
Mechanical Room .....	300 SF
Boiler Room .....	300 SF
Water Service.....	100 SF
Lobby/Circulation .....	2,800 SF
Lifeguard Office .....	130 SF
First Aid Station.....	130 SF
<hr/>	
<b>Total Concept Area.....</b>	<b>59,660 SF</b>
<hr/>	
Future Outdoor Splash Pad/Patio .....	approx. 3,356 SF



AQUATIC CENTER  
ADMINISTRATIVE / SUPPORT

Anne Arundel Swim Center  
Anne Arundel County, MD

17090.00  
7.10.2020

Floor Plan

Bignell  
Watkins  
Hasser  
ARCHITECTS, P.C.





**Anne Arundel Swim Center**  
Anne Arundel County, MD

Note: For conceptual illustration only.  
Design, dimensions, colors, materials,  
and the location of signs and doors are  
subject to change.

**Floor Plan**

**1,709,000**  
**12.9.2019**

**Bignell** **Watkins** **Hasser**