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# PROJECT FEASIBILITY REPORT

## ODENTON LIBRARY COMMUNITY PARK

ODENTON, MARYLAND



Submitted to:



**Anne Arundel County**

Department of Public Works

Submitted by:



**Brudis & Associates, Inc.**

Consulting Engineers

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## **1. INTRODUCTION**

The Anne Arundel (AA) County - Department of Public Works (DPW) requested Brudis & Associates, Inc. (BAI) to prepare a project feasibility study and concept plans for a community recreational park adjacent to Odenton Library in Odenton, Maryland. The project site is located at the southwest corner of the intersection of MD 175 (Annapolis Road) and Winnemeyer Avenue and is bounded by an abandoned railbed to the south, active MARC rail line to the west, Annapolis Road on the north, and Winnemeyer Avenue to the east. (See Figure 1: Project Location Map).

This report includes existing and proposed site conditions, park concept layouts, design constraints, stormwater management and drainage needs, traffic analysis, and conceptual construction cost estimates. Additionally, this report provides an evaluation of anticipated environmental impacts, traffic impacts, utility impacts, required permits, and stakeholder meeting details.



**Figure 1** – Project Location Map (Copyright Google Maps)

## **2. PURPOSE AND NEED**

The purpose of the study is to utilize a county-owned forested area for the construction of a community recreational park to provide an outdoor recreational opportunity for the Odenton Town Center and nearby residents. The goal of the study is to identify all possible site constraints and challenges and to create a preliminary concept for the community park that includes functionality, layout, physical site limitations, and practicality, as well as provide for any additional amenities needed.



### 3. EXISTING CONDITIONS

#### 3.1 Surroundings and Land Use

The site of the proposed community park is located at the southwest corner of the Annapolis Road/Winmeyer Avenue intersection and is bounded by an abandoned railbed to the south, active MARC rail line to the west, Annapolis Road to the north, and Winmeyer Avenue to the east. According to the AA County Zoning Map, the proposed land is categorized as O-COR (Odenton Core). Land use in the general vicinity is a mixture of residential, commercial, and industrial.

The proposed park area is owned by AA County and is within the County's right-of-way. The topography within the study area is mostly level and gently sloping.

#### 3.2 Roadway

On the north side of the project area is a segment of Annapolis Road which is a four-lane, undivided roadway that runs in an east-west direction. On the east side is a segment of Winmeyer Avenue which is a two-lane undivided roadway that runs in a north-south direction and terminates at the library on the southern side. The posted speed limit along Annapolis Road is 40 MPH and 25 MPH along Winmeyer Avenue. Both roadways are closed-section roadways within the vicinity of the project area.

#### 3.3 Pedestrians/Bicyclists

There is a sidewalk along eastbound Annapolis Road and southbound Winmeyer Avenue, adjacent to the project area. There is also a signalized intersection with pedestrian signals and marked pedestrian crossings at the Annapolis Road and Winmeyer Avenue intersection. There is no designated bicycle lane along Annapolis Road or Winmeyer Avenue. Evaluation of existing sidewalks and ramps were excluded from the scope of work, although visual field inspection revealed that existing sidewalks and pedestrian ramps were non-compliant with the latest American with Disabilities Act (ADA) requirements. Detail evaluation and upgrades are required if any future improvement is planned in this area.

#### 3.4 Drainage & Hydrology

The existing drainage pattern is a closed system, and all runoff leaves the project area south of Annapolis Road via stream. Runoff from Annapolis Road flows along the curb and into an existing inlet and continues to drain into a low point on Winmeyer Avenue into an inlet that outfalls into Picture Stream Branch. The adjacent field drains to the Picture Spring Branch stream that runs under Winmeyer Branch through a 19'-8" x 3'-8" elliptical Reinforced Concrete Pipe (RCP) and continues to an existing 60" RCP outfall under Odenton Trail. A high point along Annapolis Road is located 838 feet west of the intersection of Annapolis Road and Winmeyer Avenue. Existing storm drain inlets are located along Winmeyer Avenue. Visual observation and field investigation of the existing system do not show evidence of flooding issues, and no erosion issues were observed. However, steep slopes are present to the north of the project area.



The existing drainage system ultimately outfalls into Picture Spring Branch which is part of the Severn River Watershed (8-digit code 02131002) (Tributary to Severn River, USE IV Use Class) and approximately 321 ft southeast of the intersection. The outfall observed during the field visit appears to be in a stable condition. The receiving channel for the drainage basin is not categorized as a Tier II stream. Existing soil types in the project limits are PgB and PeB. All soils in the project area are classified as Hydrologic Soil Group A. The project is not in the critical area.

### **3.5 Utilities**

Based on GIS information, no existing overhead or underground utilities are expected to be present within the proposed park area. However, overhead utility lines, train rail lines, overhead lighting fixtures, signal equipment, etc. exist adjacent to the project area along Annapolis Road, Winnemeyer Avenue, the abandoned railroad, and Odenton Library parking lot. Utility designation must be performed during the detailed design phase to identify the exact location, conflicts, and type of utilities.

### **3.6 Stormwater Management**

The existing site includes a wooded area with wetlands and streams. Picture Spring Branch runs through the site and leaves the site via an existing culvert (19'-8"x3'-9") under Winnemeyer Avenue. Currently, the site runoff sheet flows through wooded areas and enters into Picture Spring Branch. There is an existing bioretention system downstream of Winnemeyer Avenue.

### **3.7 Environmental Resources**

Available information and field investigation indicate that there are historical and natural resources present within the project limits including Waters of the US, wetlands, wetland buffers, and an abandoned railroad spur that borders the site on the southern end.

Waters of the US and wetland delineation was performed for the approximately 30 acres of the study area. Based on the delineation report, the study area consists of four (4) non-tidal wetlands and one (1) perennial stream (Picture Spring Branch) which are jurisdictional Waters of the US. The total area combined for the four wetlands is 2.35 acres. Each wetland consists a 25-foot state regulated nontidal wetland buffer. Delineated Waters of the US and the wetlands are shown on the concept plans. The project lies within the West Chesapeake Bay, Use Class I watershed. The study area predominantly drains east to Picture Spring Branch, then to the Severn River, then to West Chesapeake Bay. The stream is classified as Riverine, Intermittent, Streambed, Seasonally Flooded.

More detailed survey and information will be required to validate the presence/absence of all potential existing natural, historical, and cultural resources during the design stage.

### **3.8 Traffic Conditions and Observations**

The Odenton Regional Library primarily serves the communities of Annapolis Junction, Gambrills, and Odenton. It provides the public with materials for academics, research, hobbyists, and hosts special



events. The hours of operation are Monday-Thursday 9:00 AM – 9:00 PM, Friday and Saturday 9:00 AM – 5:00 PM, and has hours of operation on Sundays during the school year. The busy hours of operations are Mondays and Tuesdays between 5:00 PM and 6:30 PM, and Saturdays after 10:00 AM. The library parking lot has adequate parking for its patrons. It was noted by AA County that the parking lot is used by commuters of the Odenton MARC Train Station. The entrance to the library is the southern leg for the intersection of MD 175 (Annapolis Road) and Winmeyer Avenue.

Annapolis Road is assumed to run in an east-west direction, and the speed limit is 40 MPH. Mainline left turns operate under an exclusive/permissive phasing while the side streets are split phase. Accessible pedestrian signals (APS) and countdown pedestrian signals (CPS) are absent from the southern leg of the intersection. Existing pavement markings along the north leg of the intersection are in poor condition. All other intersection pavement markings are in good condition. Intersection lighting is present, and the driveway to the library is illuminated by High-Intensity Discharge (HID) shoebox light fixtures.

### 3.9 Crash Data Analysis

Historical crash data for a three-year period from January 2016 to December 2018 was obtained from MDOT SHA’s Traffic Development Support Division (TDSD) for the intersection of Annapolis Road and Winmeyer Avenue. The crash data is categorized by severity, collision type, and probable cause of each accident.

The historical crash data for this period denotes five (5) total crashes at this intersection. Of these, there are no fatalities, three (3) have property damage, and two (2) include bodily injury. Of the five (5) crashes, four (4) were rear end, and one (1) involved a pedestrian. Among the total crashes, one (1) occurred during wet conditions, while none occurred at night. Alcohol-related crashes are not reported due to their inherent human factors.

## 4. Proposed Conditions

### Community Park Layout Concepts

The report analyzes and compares the feasibility of providing a community recreational park in a vacant space owned by AA County to serve Odenton. The proposed Odenton Library Community Park includes a mixture of passive and active recreational activities/amenities. While considering the amenities, the effort was made to utilize natural grades and keep existing trees as much as possible to minimize negative impacts. The following amenities were considered for the proposed community park:

• Dog park	• Splash pad area*
• Miniature golf course*	• Children playground
• Pavilion or gazebo area	• Picnic areas, benches
• ADA compatible walking trails	• Parking lots
• Small tiered amphitheater	• Restrooms



• Water fountains	• Wi-fi*
• Electric hook-up*	• Pickleball courts

A passive recreation area is generally an undeveloped space or an environmentally sensitive area that requires minimal development. Emphasis is placed on the preservation of wildlife and the environment. The passive park uses less structured recreational activities that require little or no specialized parkland development and management. Passive components typically require low maintenance and can be provided at a low cost. Dog park, pavilion/gazebo, picnic areas/benches, ADA trails, and parking lots are considered passive recreation amenities.

An active recreation area is generally any recreational activity that requires significant infrastructure for active sports or organized events that will require specialized parkland development and management. Active recreation typically involves intensive management/maintenance and therefore costs more to operate and maintain. Splash pad, miniature golf course, small tiered amphitheater, pickleball courts, and children playground are considered active recreation amenities.

After initial consideration, amenities marked by asterisks above, such as splash pad, miniature golf course were eliminated due to the high maintenance costs. Also, at this stage of the study, wi-fi and electric hook-up were deemed unnecessary and were excluded. However, these amenities will be further discussed and potentially considered in the detailed design stage.

Amenities were considered if they are popular among the local community and had low maintenance costs and were eliminated if they have high maintenance costs and if the mixture of the amenities did not align with the vision of the community park model.

## Developed Concepts

After numerous iterations, discussions with DPW and Department of Recreation and Parks (DRP), and careful consideration, BAI refined and evaluated three (3) concepts in this report. Refer to Appendix B for the Concept Layouts.

- **Concept 1:** Park with Amphitheater and Dog Park
- **Concept 2:** Park with Dog Park
- **Concept 3:** Park with Amphitheater

### 4.1 Concept 1: Park with Amphitheater and Dog Park

The major amenities proposed in Concept 1 includes an **Amphitheater and a Dog Park**. Other amenities include a children's playground, pickleball courts, view decks, park pavilion and gazebos, restrooms, winding ADA path for accessibility, and a 100-ft boardwalk across Picture Spring Branch.





In proposed Concept 1, the **dog park** is located at the northwest corner of the park close to the MARC Railroad Track. The dog park includes a small dog area (approx. 0.65 acres), a large dog area (approx. 1.20 acres), and a third fenced area (approx. 0.65 acres). The third fenced area will be used for rotation of other dog areas to allow a run-down area a rest and rehabilitation. Only two dog park areas will be opened at a time.

The size of the dog park was dependent upon the space available, land topography, and other proposed park activities. Ideally, the dog park should be 1 acre or more, or a minimum of 0.5 acres. In Concept 1, the total size of the dog park is 2.5 acres. Each dog pen has a separate, double-gated entry, 6-ft high fencing, waiting benches, and trash receptacles. The selection of appropriate surfacing for a dog park contributes to the feasibility and functionality of a dog park in a given location. The surfacing types that may be used are natural turf grass, wood mulch, loose gravel, sand, and artificial turf. The selection will be made in the detailed design stage. Also, a set of stairs is proposed for easy access from Annapolis Road to the dog park and the park.

The **amphitheater** is located at the center of the proposed park facing north towards Annapolis Road. The amphitheater consists of 2,650 SF of stage area, approximately 0.5 acre of viewing area, and has a nearly 500-person seating capacity. During scheduled events at the amphitheater, parking must be coordinated and shared with the library.

The playground area is located on the southeast corner of the proposed park. The playground area has the following: approximately 7,300 SF of **children playground area** with a mixture of equipment for children between 2-12 years old, but primarily for children between 2-5 years old. The playground contains two to three swing sets, prefabricated play equipment, and custom play equipment such as climbing structures, hanging apparatus, etc. with safety surfacing. This segment of the park also includes two (2) 20'x44' **pickleball** courts with benches, fencing, and lighting.

In addition to the amenities discussed above, Concept 1 has two parking lots. One is on the southern side of the park with 45 spaces (4 designated ADA spaces). Another smaller parking lot is on the northern side of the park with 11 spaces (3 designated ADA spaces). The minimum ADA spaces required for parking lot with 45 spaces is 2, and for parking lot with 11 spaces is 1. However, spaces more than required minimum is proposed to provide ample opportunity for disabled persons for parking.

There are two (2) 30'x20' restrooms. One is located near the playground, and one in proximity of the dog park and the amphitheater. Other amenities include: two (2) view decks to observe wetlands and Picture Spring Branch, one (1) 40'x20' picnic pavilion, and gazebo with tables and barbeque grills. Throughout the park, there is a 10-ft wide winding ADA compatible asphalt path and a 100-ft long boardwalk crossing Picture Spring Branch.

If the project moves forward, the county will research the possibility of acquiring and converting the old abandoned railroad that is on the southern side of the proposed park to a trail, so the trail and park amenities could be easily connected to Piney Orchard Parkway, Odenton Road, and the nearby areas.



## 4.2 Concept 2: Park with Dog Park

The major amenity proposed in Concept 2 is the **Dog Park**. Since no other major amenities are proposed, a larger dog park can be accommodated in the larger space. Other amenities include children's playground, pickleball courts, view decks, park pavilion and gazebos, restrooms, 10-ft wide ADA path, and 100-ft boardwalk across Picture Spring Branch and are the same as in Concept 1.

Similar to Concept 1, the dog park is located in the northwest corner of the park near the MARC railroad track. It is larger in size and has a slightly different layout. The dog park includes a small dog area (approx. 0.75 acres), a large dog area (approx. 1.50 acres), and a third fenced area for resting or rotation of dog area (approx. 0.75 acres). The total area of the proposed dog park is 3.0 acres.

## 4.3 Concept 3: Park with Amphitheater

The major amenity proposed in Concept 2 is an **Amphitheater**. Other amenities include children's playground, pickleball courts, view decks, park pavilion and gazebos, restrooms, 10-ft wide ADA path throughout the park, and 100-ft boardwalk across Picture Spring Branch which are the same as in Concepts 1 and 2.

The amphitheater is located in the northwest corner of the park near the MARC railroad track. The amphitheater consists of 2,650 SF of the stage area, approximately 1.0 acre of viewing area, and has a nearly 1,000-person seating capacity. During scheduled events at the amphitheater, parking must be coordinated and shared with the library.

Public Safety and Risk Management, Park Rules and Regulations, and other park administrative items will need to be coordinated at the later design stage.

## 5. IMPACTS DUE TO PROPOSED IMPROVEMENTS

The following are the anticipated impacts resulting from the proposed conceptual layouts.

### 5.1 Utility Impacts

Since the proposed improvements are in existing forested land, no existing utilities are anticipated to be present and hence impacts to the existing utility are not anticipated within the proposed park area. There are five (5) lighting poles for the existing parking lot that will be impacted. A detailed utility research and design designation will be required to confirm in the later design stage. Additionally, utility relocation requirements and detailed cost estimates must be evaluated during the detailed design stage.

### 5.2 Drainage Impacts

All existing drainage features within the project limits will be impacted by the proposed improvements. For Concept 1, to safely discharge runoff from the proposed improvements and meet



Anne Arundel County's current standards, fifteen (15) micro-biorententions are proposed to convey the 10-yr runoff. Proposed micro-biorentention facilities drain to the Picture Spring Branch to the bridge at Winmeyer Avenue. The existing drainage pattern has been maintained by utilizing the existing outfall after the improvements.

Similarly, for Concept 2, fifteen (15) micro-biorentention facilities are proposed to convey the 10-yr runoff. Proposed micro-biorententions drain to the Picture Spring Branch to the bridge at Winmeyer Avenue. Existing drainage patterns are maintained by utilizing the existing drainage system and the outfall after the proposed improvements.

For Concept 3, eleven (11) micro-biorentention facilities are proposed to convey the 10-yr runoff. Proposed micro-biorententions drain to the Picture Spring Branch to the bridge at Winmeyer Avenue. Existing drainage patterns are maintained by utilizing the existing drainage system and the outfall after the proposed improvements.

### 5.3 Stormwater Management (SWM) & Erosion and Sediment Control (E&SC)

A Stormwater Management Permit and Erosion and Sediment Control Permit will be required since the proposed Limit of Disturbance (LOD) is greater than 5,000 square feet and excavation quantity exceeds 100 cubic yards. The project is anticipated to have a disturbance of approximately **17.70 acres**. It is anticipated that a National Pollutant Discharge Elimination System (NPDES) Permit will be required for this project since construction activity will disturb more than one (1) acre.

#### 5.3.1 Water Quality Control Requirements

For water quality requirement needs, the existing site imperviousness is less than 40%; hence, water quality requirements are evaluated according to "New Development" guidelines. The proposed improvements for Concept 1 will generate **1.79 acres** of new impervious, **0.39 acre** of reconstructed impervious, **0.15 acre** of impervious removal, and **0.16 acres** of maintenance. Consequently, the ESDv to return the site to "woods in good condition" is approximately **21,160 cubic feet**. The feasibility of potential Environmental Site Design (ESD) locations have been investigated, and fifteen (15) micro-biorentention facilities will be required to meet the project requirement.

The proposed improvements for Concept 2 will generate **2.09 acres** of new impervious, **0.40 acre** of reconstructed impervious, **0.15 acre** of impervious removal, and **0.39 acres** of maintenance. Consequently, the ESDv to return the site to "woods in good condition" is approximately **22,290 cubic feet**. The feasibility of potential Environmental Site Design (ESD) locations have been investigated, and fifteen (15) micro-biorentention facilities will be required to meet the project requirement.

The proposed improvements for Concept 3 will generate **1.45 acres** of new impervious, **0.52 acre** of reconstructed impervious, **0.28 acre** of impervious removal, and **0.15 acres** of maintenance. Consequently, the ESDv to return the site to "woods in good condition" is approximately **17,690 cubic feet**. The feasibility of potential Environmental Site Design (ESD) locations have been investigated, and eleven (11) micro-biorentention facilities will be required to meet the project requirement.



### 5.3.2 Water Quantity Control Requirements

This project will require quantity control treatment for the 10-year 24-hr storm ( $Q_{p10}$ ). Proposed improvements will increase the existing impervious area by **1.79 acres for Concept 1, 2.09 acre for Concept 2, and 1.45 acres for Concept 3**; hence, post-development discharge will be increased. Therefore, quantity control measures will be required for the project. However, proposed ESD facilities will return the site to “Woods in Good Condition” which will allow us to evaluate the 10-Yr runoff at the Point of Investigation (POI) using a reduced curve number, which will maintain the peak flow as in the existing conditions. Therefore, additional quantity control measures are not anticipated. However, a detailed hydraulic analysis will be performed during the design to verify post-development conditions. The existing culvert will also be checked for capacity in the proposed conditions.

For Concept 1, the proposed park will drain to the existing stream potentially increasing the peak flow for the 60” RCP located under the trail ( trail just north of the library connecting the parking lot with Annapolis Rd.) due to new impervious area. However, the proposed fifteen (15) ESD facilities will control 10-yr peak runoff, therefore, the capacity of the pipe downstream of the bridge at Winneyer Road are not anticipated to be impacted. Further drainage analysis of the existing system will be required during detail design to verify that existing pipes to the downstream have adequate conveyance capacity.

For Concept 2, the proposed park will drain to the existing stream potentially increasing the peak flow for the 60” RCP located under the trail (trail just north of the library connecting the parking lot with Annapolis Rd.) due to new impervious area. However, the proposed fifteen (15) ESD facilities will control 10-yr peak runoff, therefore, the capacity of the pipes downstream of the bridge at Winneyer Road are not anticipated to be impacted. Further drainage analysis of the existing system will be required during detail design to verify that existing pipes to the downstream have adequate conveyance capacity.

For Concept 3, the proposed park will drain to the existing stream potentially increasing the peak flow for the 60” RCP located under the trail (trail just north of the library connecting the parking lot with Annapolis Rd.) due to new impervious area. However, the proposed eleven (11) ESD facilities will control the 10-yr peak runoff. Therefore, the capacity of the pipes downstream of the bridge at Winneyer Avenue is not anticipated to be impacted. Further drainage analysis of the existing system will be required during detail design to verify that existing pipes to the downstream have adequate conveyance capacity.

The existing outfall in the drainage system is in good condition and is not expected to be removed or replaced.

### 5.3.3 Erosion and Sediment Control

All erosion control devices and procedures will be based on "Sediment and Stormwater Guidelines and Procedures" by MDOT-SHA. The natural flow pattern in the drainage area will need to be maintained to avoid any abrupt flow changes at the downstream channel. Typical practices including orange construction fence, stabilized construction entrance, silt fences, diversion fences, and inlet protection.



### 5.4 Environmental Permits (NEPA)

The Environmental Constraints Assessment addresses the potential impacts associated with the existing and historic environmental issues near proposed improvements. At this stage of the project, the Environmental Planning Division has not reviewed the project area. Therefore, additional investigations should be performed for impacts to any historic standing structures or archeological resources. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows no mapped 100-year floodplains occurring within the study area. Preliminary research and investigation were conducted using various resources, including Soil Conservation Service soil map, Waters of the US (WUS) and Wetland Delineation, and county topographic maps. Based on the collected information, there is the presence of WUS, significant trees, Wetlands, and Wetland Buffer within the study area. The concepts developed avoids impacts on the Wetlands and the WUS but some impacts to Wetland Buffer and significant trees are anticipated. Reforestation Law and JPA approval will be required before construction. Table 1. below lists the types of permits required:

**Table 1. Environmental (NEPA) Permits**

<b>Environmental Feature</b>	<b>Required</b>
Reforestation Law-Approval	Yes
Roadside Tree Permit (RTP)	Yes
Forest Conservation Act Permit	Yes
SWM/E&S Control Permit	Yes
NPDES General Permit for Construction Activity	Yes
Joint Permit Application (JPA)	Yes
Individual Permit Application (IPA)	No
General Waterway Construction Permit (GWCP)	Yes
Regional Letter of Authorization (RLOA)	Yes
US Coast Guard Permit	No

### 5.5 Right-of-Way and Property Impacts

There is an existing occupied property 1386 Odenton Road on the southern end of the proposed park. This property is not expected to be impacted by this proposed park. If the project moves forward, the county will research the possibility of acquiring and converting the old abandoned railroad that is on the southern side of the proposed park to a trail, so the trail and park amenities could be easily connected to Piney Orchard Pkwy, Odenton Road, and the nearby areas.

### 5.6 Structures

There is an existing 19’-8” x 3’-8” elliptical RCP culvert under Winmeyer Avenue approx. 345 ft. south from the Annapolis Road intersection. The culvert is not anticipated to be impacted at this stage,



but it must be assessed in the detailed design stage if Winmeyer Avenue is widened to meet the future traffic demand.

Also, AA County DPW and DRP requested to include the old abandoned railroad right-of-way that is on the southern side of the proposed park into the concept development so once the right of way is purchased, the trails and park amenities could be easily connected to Piney Orchard Parkway, Odenton Road, and the nearby areas. At the stakeholder meeting held on May 19<sup>th</sup>, the Odenton Heritage Society stated that the abandoned railroad holds a historic significance and should be respected. The proposed park improvements should enhance the historic nature of the area and not affect it negatively. Also, while the spur seems abandoned, the MARC repair facility still uses it to park work cars there when working on the mainline. Therefore, further coordination between the County and the Odenton Heritage Society is required at the detailed design stage of the project.

## 5.7 Traffic

Trip Generation was used to analyze and study the impacts of each concept at the entrance of the park (Intersection of MD 175 and Winmeyer Ave). The Institute of Transportation Engineer's (ITE) 2019 Trip Generation Manual was used to develop the trips. The following assumptions were made:

### Assumptions:

#### Land Uses

ITE Land Use Code 411 - Public Park (Small Dog Area, Large Dog Area, Third Dog Area, and Playground)

ITE Land Use Code 491 - Racquet/Tennis Club 491 (Pickleball Courts)

#### Public Park

AM Peak Hour Generator

$$\text{Trips} = 0.15 \times (\text{Acres})$$

PM Peak Hour Generator

$$\text{Trips} = 0.08 \times (\text{Acres}) + 15.36$$

#### Racquet/Tennis Club

AM Peak Hour Generator

$$\text{Trips} = 1.47 \times \left( \frac{\text{Square Feet}}{1000} \right)$$

PM Peak Hour Generator

$$\text{Trips} = 1.97 \times \left( \frac{\text{Square Feet}}{1000} \right)$$

Amphitheatre was excluded from the calculation of trip generation since it is for special events only.



Table 2. Trip Generation

Public Park (411)	Total Acres	AM Peak Hour (Trips)	PM Peak Hour (Trips)
Concept 1	2.67	1	16
Concept 2	3.19	1	16
Concept 3	0.19	1	16
Racquet/Tennis Club (491)	Total SF	AM Peak Hour (Trips)	PM Peak Hour (Trips)
Pickleball Courts (2)	1760	3	4

Total peak hour trips generated at the intersection is 4 during the AM Peak Hour and 20 in the PM Peak Hour. The proposed park pathway connection to the future trail leading to the MARC station and additional parking at the library would have a greater impact on trip generation than the park facilities.

## 6. Maintenance of Traffic

It is anticipated that at least one construction phase will be required to complete the construction of the proposed improvements. Construction can be completed utilizing a combination of flagging operation, lane closures, a lane shift, and detour as appropriate. Access to Odenton Library and the existing parking lot will always need to be maintained and coordinated with the Library during construction. The sequence of construction shall always maintain safe pedestrian access through the intersection. Detailed maintenance of traffic plans will be developed once a detailed design is initiated for the project.

## 7. Pavement/ Geotechnical Issues

This project does not intend to address the pavement condition on Annapolis Road or Winmeyer Avenue.

The existing library parking lot on the west side of Winmeyer Avenue will be reconstructed to increase the parking spaces. AA DPW will need to perform pavement coring and soil borings for this project and provide recommendations for the pavement section for the parking lot and the asphalt sidewalk once the detailed design is initiated. Since existing pavement information was not available for the feasibility study, a typical conceptual flexible pavement section for the parking lot, and the asphalt sidewalk was assumed for cost-estimating purposes. The pavement section consists of:

- 2” Superpave Asphalt Mix 9.5 MM for Surface, PG 64S-22, Level 2
- 3” Superpave Asphalt Mix 19.5 MM for Base, PG 64S-22, Level 2
- 6” Graded Aggregate Base Course

The pavement section for the asphalt sidewalk consists of:

- 2” Superpave Asphalt Mix 9.5 MM for Surface, PG 64S-22, Level 2
- 4” Graded Aggregate Base Course



## **8. Cost Estimate**

The concept cost estimate is prepared using the combination of SHA’s major quantities procedure, as outlined in the 2017 Highway Construction Cost Estimating Manual and online research of amenities from various articles/vendors. The construction cost, including 40% contingency and 14% Overhead is shown in Table 3. Refer to Appendix C for the itemized concept cost estimate.

**Table 3. Concept Cost Estimates**

<b>Concepts</b>	<b>Cost Estimate</b>
Concept 1: Park with Amphitheater and Dog Park	\$ 6,302,000.00
Concept 2: Park with Dog Park	\$ 4,763,000.00
Concept 3: Park with Amphitheater	\$ 5,625,000.00

## **9. Concept Comparison Matrix**

Conceptual layouts and cost estimates were developed and evaluated for three (3) concepts for this proposed community park in Odenton. See Table 4 for a Comparative Matrix Chart comparing critical factors and cost for each concept:





**Table 4. Comparative Matrix Chart**

<b>Factors</b>	<b>Concept 1</b>	<b>Concept 2</b>	<b>Concept 3</b>
<b>Park Amenities</b>	<b>Amphitheater, dog park,</b> playground, pickleball courts, pavilion/gazebo, picnic areas, ADA path, restrooms, water fountains	<b>Dog park,</b> playground, pickleball courts, pavilion/gazebo, picnic areas, ADA path, restrooms, water fountains	<b>Amphitheater,</b> playground, pickleball courts, pavilion/gazebo, picnic areas, ADA path, restrooms, water fountains
<b>Amphitheater Size/Capacity</b>	Stage Area: 2,650 SF; Viewing Area: 0.5 Ac. Approx. 500-person seating capacity	None	Stage Area: 2,650 SF; Viewing Area: 1 Ac. Approx. 1000-person seating capacity
<b>Dog Park</b>	2.5 Acre total area	3.0 Acre total area	None
<b>Environmental Impacts</b>	Wetland Buffer and Forest Impacts		
<b>SWM</b>	15 Small micro-bioretenion facilities required.	15 Small micro-bioretenion facility required.	11 Small micro-bioretenion facility required.
<b>Right of Way/ Easement Impacts</b>	None Anticipated. All proposed work to be within AA County Right-of-Way.		
<b>Maintenance of Traffic</b>	Simple MOT phases anticipated. At least 1 main phase with the potential use of flaggers.		
<b>Utility Impacts</b>	Five light poles		
<b>Anticipated Environmental Permits</b>	SWM/ E&SC, JPA, RTP, and the Forest Conservation Permit		
<b>Construction Cost</b>	\$ 6.302 Million	\$ 4.763 Million	5.625 Million

## 10. Conclusion

A virtual stakeholder meeting was held on May 19, 2020, to present the three (3) developed concepts. The project was well received by the stakeholders and is in strong support of the proposed park as it brings the recreation activity and amenities desired by the residents of Odenton and its surrounding areas. The project team received various comments, concerns, and directions during and after the meeting. An online portal for commenting was available for several weeks. In addition, county staff members associated with the project provided contact information as an alternative. Refer to Appendix D for the stakeholder meeting presentation and Appendix E for Odenton Town Center Advisory Committee (OTCAC) letter and meeting notes. Based on the discussions and comments, the committee was supportive of Concept 1 (the park with the amphitheater and a dog park). After the meeting, DPW and DRP stated that the funding for this project may not be available until after FY 24. For that reason, the scope of the project will be concluded at this stage. DPW and DRP will initiate the project for detailed design if the funding becomes available.

APPENDIX

A

SITE PHOTOS



**Figure 1. Looking south towards the Library from Winnemeyer Ave/ Annapolis Rd Intersection**



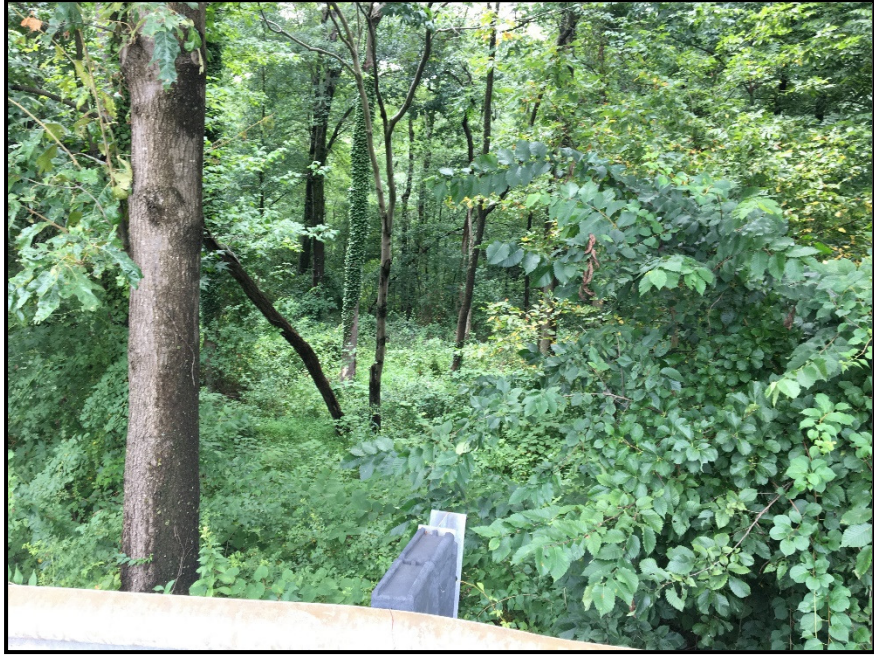
**Figure 2. Looking east towards the library from the parking lot**



**Figure 3. Looking west towards Annapolis Rd from Winnemeyer Ave/ Annapolis Rd Intersection**



**Figure 4. Looking east towards Annapolis Rd the Winnemeyer Ave/ Annapolis Rd Intersection**



**Figure 5. Looking south towards the project area from Annapolis Road**



**Figure 6. Looking east towards the project area from MARC station**



**Figure 7. Abandoned railroad on the southern end of the proposed park**



**Figure 8. Existing culvert under Winmeyer Avenue**



**Figure 9. Picture Spring Branch: Looking upstream from the culvert**



**Figure 10. Picture Spring Branch: Looking downstream from the culvert**

APPENDIX

**B**

CONCEPT LAYOUTS





**PROPOSED PARK AMENITIES (LEGEND)**

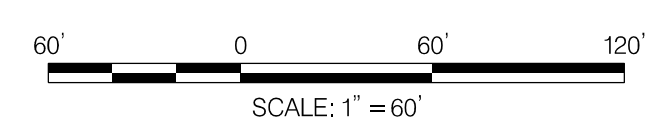
- **PARKING (A)**
  - SOUTHERN PARK: (45) ON-SITE PARKING SPACES (4 DISABLED STALL)
  - NORTHERN PARK: (11) ON-SITE PARKING SPACES (3 DISABLED STALL)
- **SMALL DOG AREA (B)**
  - 28,320 SF/0.65 ACRES
  - DOUBLE-GATED WITH ENTRY PICNIC TABLES, BENCHES, DOG PLAY AMENITIES AND TRASH RECEPTACLES
- **LARGE DOG AREA (C)**
  - 52,275 SF/1.20 ACRES
  - DOUBLE-GATED WITH ENTRY PICNIC TABLES, BENCHES, DOG PLAY AMENITIES AND TRASH RECEPTACLES
- **THIRD DOG AREA (D)**
  - 28,310 SF/0.65 ACRES
  - DOUBLE-GATED WITH ENTRY PICNIC TABLES, BENCHES, DOG PLAY AMENITIES AND TRASH RECEPTACLES
- **AMPHITHEATRE (E)**
  - 2,650 SF OF BUILDING FOOTPRINT
  - 22,835 SF OF VIEWING AREA
- **PLAYGROUND (F)**
  - 72,65 SF/0.17 ACRES
  - CONVENTIONAL PLAYGROUND EQUIPMENT WITH PLAYGROUND SURFACING
  - NATURAL PLAY AREA WITH CLIMBING ROCKS, BALANCE LOGS, LOOSE MATERIAL FOR BUILDING
- **PICKLEBALL COURT (G)**
  - (2) PICKLEBALL COURTS WITH BENCHES, LIGHTING, AND FENCE
- **VIEW DECKS (H)**
  - SPASH PAD WITH REQUIRED EQUIPMENTS
  - BENCHES, SHADES AND LIGHTING
- **PARK PAVILLION AND GAZEBOS (I, I2)**
  - (1) 40'X20' PARK PAVILLION WITH 4 PICNIC TABLES (I)
  - (1) GAZEBO WITH 2 PICNIC TABLES (I2)
  - ELECTRICAL OUTLET, WATER FAUCET AND BBQ GRILL AT EACH PAVILLION
- **BICYCLE RACK (J)**
  - CONCRETE PAD WITH BICYCLE RACK
- **RESTROOMS (K)**
  - (2) 30'X20' SINGLE FLUSH RESTROOMS
  - OUTDOOR LIGHTING AND DRINKING FOUNTAIN
- **PATHWAYS**
  - 10' WIDE WINDING ASPHALT /GRAVEL ADA PATH
  - 100' LONG BOARDWALK ACROSS PICTURE SPRING BRANCH
- **SEATING**
  - 6' BENCHES THROUGHOUT THE PARK
  - PICNIC TABLES THROUGHOUT THE PARK
- **FENCING**
  - BOUNDARY FENCE ALONG THE SOUTH PROPERTY LINE
  - 6' HIGH CHAIN LINK FENCE AROUND DOG PARK
- **NATURAL AREA**
  - ENHANCE EXISTING OPEN DRAINAGE ON-SITE WITH APPROPRIATE NATIVE PLANTINGS AND BOULDERS
- **SUSTAINABILITY**
  - MAINTAIN EXISTING HEALTHY TREES WHERE FEASIBLE
  - UTILIZE EXISTING GRADES WHERE FEASIBLE

**PROPERTY INFORMATION:**

PROPERTY	PROPERTY OWNER	DEED REFERENCE	TAX MAP/ GRID/PARCEL
PROPERTY NO. 1	ANNE ARUNDEL COUNTY	08793 /00623	0021 /0023 /0378
PROPERTY NO. 2	BURRIS A NELLIE	06427 /00072	0021 /0023 /0378
PROPERTY NO. 3	RESNICH B GILDA	03396 /00573	0021 /0023 /0378
PROPERTY NO. 4	ANNE ARUNDEL COUNTY	03765 /00633	0021 /0023 /0117
PROPERTY NO. 5	NATIONAL RAILROAD PASSENGER CORP	03236 /00523	0021 /0023 /0378

**LEGEND**

	10' ASPHALT TRAIL		NON-TIDAL WETLAND
	5'/10' CONCRETE SIDEWALK		WETLAND BUFFER
	FUTURE TRAIL		PROPERTY LINE
	METAL FENCE		RIGHT-OF-WAY LINE
	100' STREAM BUFFER		



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ANNE ARUNDEL COUNTY			
DEPARTMENT OF PUBLIC WORKS			
APPROVED	DATE	APPROVED	DATE
DESIGNED BY:	RK	CHECKED BY:	SD
CHIEF ENGINEER	PROJECT MANAGER	DATE:	05/01/2020
APPROVED	DATE	APPROVED	DATE
SCALE:	1"=60'	PROJECT NO.:	XXXXXXX
ASSISTANT CHIEF ENGINEER	CHIEF RIGHT-OF-WAY	SHEET 1 OF 1	CONTRACT NO.: XXXXXXX

**ODENTON LIBRARY COMMUNITY PARK  
 CONCEPT LAYOUT# 1**

BY: rkharr

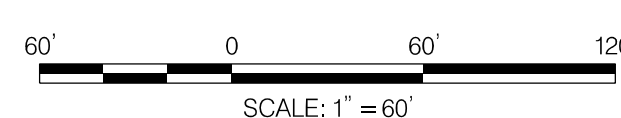


- ### PROPOSED PARK AMENITIES (LEGEND)
- PARKING (A)**
    - SOUTHERN PARK: (42) ON-SITE PARKING SPACES (4 DISABLED STALL)
    - NORTHERN PARK: (11) ON-SITE PARKING SPACES (3 DISABLED STALL)
  - SMALL DOG AREA (B)**
    - 32,490 SF/0.75 ACRES
    - DOUBLE-GATED ENTRY WITH PICNIC TABLES, BENCHES, DOG PLAY AMENITIES AND TRASH RECEPTACLES
  - LARGE DOG AREA (C)**
    - 64,900 SF/1.50 ACRES
    - DOUBLE-GATED ENTRY WITH PICNIC TABLES, BENCHES, DOG PLAY AMENITIES AND TRASH RECEPTACLES
  - THIRD DOG AREA (D)**
    - 32,700 SF/0.75 ACRES
    - DOUBLE-GATED ENTRY WITH PICNIC TABLES, BENCHES, DOG PLAY AMENITIES AND TRASH RECEPTACLES
  - PLAYGROUND (E)**
    - 8,380 SF/0.19 ACRES
    - CONVENTIONAL PLAYGROUND EQUIPMENT WITH PLAYGROUND SURFACING
    - NATURAL PLAY AREA WITH CLIMBING ROCKS, BALANCE LOGS, LOOSE MATERIAL FOR BUILDING
  - PICKLEBALL COURT (F)**
    - (2) PICKLEBALL COURTS WITH BENCHES AND LIGHTING
  - VIEW DECKS (G)**
    - (2) VIEW DECKS WITH BENCHES
  - BICYCLE RACK (H)**
    - CONCRETE PAD WITH BICYCLE RACK
  - PARK PAVILLION AND GAZEBOS (I, I2)**
    - (1) 40' X20' PARK PAVILLION WITH 4 PICNIC TABLES (I)
    - (1) GAZEBO WITH 2 PICNIC TABLES (I2)
    - ELECTRICAL OUTLET, WATER FAUCET AND BBQ GRILL AT EACH PAVILLION
  - RESTROOMS (J)**
    - (2) 30' X20' SINGLE FLUSH RESTROOMS
    - OUTDOOR LIGHTING AND DRINKING FOUNTAIN
  - PATHWAYS**
    - 10' WIDE WINDING ASPHALT /GRAVEL ADA PATH
    - 100' LONG BOARDWALK ACROSS PICTURE SPRING BRANCH
  - SEATING**
    - 6' BENCHES THROUGHOUT THE PARK
    - PICNIC TABLES THROUGHOUT THE PARK
  - FENCING**
    - BOUNDARY FENCE ALONG THE SOUTH PROPERTY LINE
    - 6' HIGH CHAIN LINK FENCE AROUND DOG PARK
  - NATURAL AREA**
    - ENHANCE EXISTING OPEN DRAINAGE ON-SITE WITH APPROPRIATE NATIVE PLANTINGS AND BOULDERS
  - SUSTAINABILITY**
    - MAINTAIN EXISTING HEALTHY TREES WHERE FEASIBLE
    - UTILIZE EXISTING GRADES WHERE FEASIBLE

**PROPERTY INFORMATION:**

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PROPERTY NO. 4	ANNE ARUNDEL COUNTY	03765 /00633	0021 /0023 /0117
PROPERTY NO. 5	NATIONAL RAILROAD PASSENGER CORP	03236 /00523	0021 /0023 /0378

- 10' ASPHALT TRAIL
- 5' /10' CONCRETE SIDEWALK
- FUTURE TRAIL
- METAL FENCE
- 100' STREAM BUFFER
- NON-TIDAL WETLAND
- WETLAND BUFFER
- PROPERTY LINE
- RIGHT-OF-WAY LINE



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ANNE ARUNDEL COUNTY			
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SCALE:	1"=60'	PROJECT NO.:	XXXXXXX
ASSISTANT CHIEF ENGINEER	CHIEF RIGHT-OF-WAY	SHEET 1 OF 1	CONTRACT NO.: XXXXXXXX

**ODENTON LIBRARY COMMUNITY PARK  
 CONCEPT LAYOUT# 2**

BY: rkharr



**PROPOSED PARK AMENITIES (LEGEND)**

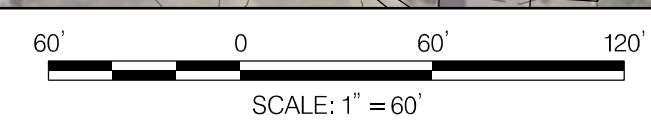
- **PARKING (A)**
  - SOUTHERN PARK: (42) ON-SITE PARKING SPACES (4 DISABLED STALL)
  - NORTHERN PARK: (11) ON-SITE PARKING SPACES (3 DISABLED STALL)
- **AMPHITHEATRE (B)**
  - 2,650 SF OF BUILDING FOOTPRINT
  - 46,050 SF OF VIEWING AREA
- **PLAYGROUND (C)**
  - 8,380 SF/0.19 ACRES
  - CONVENTIONAL PLAYGROUND EQUIPMENT WITH PLAYGROUND SURFACING
  - NATURAL PLAY AREA WITH CLIMBING ROCKS, BALANCE LOGS, LOOSE MATERIAL FOR BUILDING
- **PICKLEBALL COURT (D)**
  - (2) PICKLEBALL COURTS WITH BENCHES AND LIGHTING
- **PARK PAVILLION AND GAZEBOS (E1, E2)**
  - (1) 40 X20' PARK PAVILLION WITH 4 PICNIC TABLES (E1)
  - (1) GAZEBO WITH 2 PICNIC TABLES (E2)
  - ELECTRICAL OUTLET, WATER FAUCET AND BBQ GRILL AT EACH PAVILLION
- **VIEW DECKS (F)**
  - (2) VIEW DECKS WITH BENCHES
- **BICYCLE RACK (G)**
  - CONCRETE PAD WITH BICYCLE RACK
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- **SEATING**
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**LEGEND**

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	5'/10' CONCRETE SIDEWALK		WETLAND BUFFER
	FUTURE TRAIL		PROPERTY LINE
	METAL FENCE		RIGHT-OF-WAY LINE
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ANNE ARUNDEL COUNTY			
DEPARTMENT OF PUBLIC WORKS			
APPROVED	DATE	APPROVED	DATE
DESIGNED BY:	RK	DRAWN BY:	RK
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY:	SD
APPROVED	DATE	APPROVED	DATE
DATE:	05/01/2020	SCALE:	1"=60'
ASSISTANT CHIEF ENGINEER	CHIEF RIGHT-OF-WAY	PROJECT NO.:	XXXXXXX

**ODENTON LIBRARY COMMUNITY PARK  
 CONCEPT LAYOUT# 3**

APPENDIX

C

CONCEPT COST ESTIMATES

**ENGINEER COST ESTIMATE**

**ODENTON LIBRARY COMMUNITY PARK  
CONCEPT NO. 1: PARK WITH AMPHITHEATER AND DOG PARK  
CONCEPT COST ESTIMATE**

Aug-20

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
<b>CATEGORY 1: PRELIMINARY</b>					
1001	30% OF Categories 2,4,5 & 6 ( Includes Cost for Clearing & Grubbing, Tree Removal, MOT Items, Construction Stakeout, and Mobilization)	LS	1	\$751,300.00	\$751,300.00
<b>TOTAL CATEGORY 1:</b>					<b>\$751,300.00</b>
<b>CATEGORY 2: GRADING</b>					
2001	EARTHWORK	CY	3,600	\$15.00	\$54,000.00
<b>TOTAL CATEGORY 2:</b>					<b>\$54,000.00</b>
<b>CATEGORY 3: DRAINAGE</b>					
3001	15% OF Categories 2,4,5 & 6 (Includes stormdrain and stormwater management)	LS	1	\$375,600.00	375,600.00
<b>TOTAL CATEGORY 3:</b>					<b>\$375,600.00</b>
<b>CATEGORY 4: STRUCTURES</b>					
<b>TOTAL CATEGORY 4:</b>					<b>\$0.00</b>
<b>CATEGORY 5: PAVING</b>					
5001	PARKING LOT ( NEW)	SY	1,500	\$110.00	\$165,000.00
5002	PARKING LOT (RECONSTRUCTION)	SY	1,300	\$26.00	\$33,800.00
5003	CONCRETE SIDEWALK	SF	8,500	\$20.00	\$170,000.00
5004	ASPHALT TRAIL	SF	35,000	\$22.00	\$770,000.00
<b>TOTAL CATEGORY 5:</b>					<b>\$1,138,800.00</b>
<b>CATEGORY 6: PARK AMENITIES</b>					
6001	DOG PARK WITH FENCING	SF	108,900.00	\$1.00	\$108,900.00
6002	AMPHITHEATRE	LS	1.00	\$500,000.00	\$500,000.00
6003	PLAYGROUND	SF	7,300.00	\$30.00	\$219,000.00
6004	PICKLEBALL COURT	EA	2.00	\$30,000.00	\$60,000.00
6005	PICNIC PAVILION AND GAZEBO	SF	1,200.00	\$50.00	\$60,000.00
6006	VIEW DECKS	SF	1,000.00	\$30.00	\$30,000.00
6007	BIKE RACK	EA	1.00	\$2,500.00	\$2,500.00
6008	RESTROOMS	SF	1,200.00	\$200.00	\$240,000.00
6009	PICNIC TABLES	EA	4.00	\$1,000.00	\$4,000.00
6010	BENCHES	EA	6.00	\$750.00	\$4,500.00
6011	BOARDWALK	SF	1,100.00	\$75.00	\$82,500.00
<b>TOTAL CATEGORY 6:</b>					<b>\$1,311,400.00</b>
<b>CATEGORY 7: LANDSCAPING</b>					
7001	12% OF Categories 2,4,5 & 6	LS	1	\$300,500.00	\$300,500.00
<b>TOTAL CATEGORY 7:</b>					<b>\$300,500.00</b>
<b>CATEGORY 8: TRAFFIC/ UTILITY</b>					
8001	UTILITY CONNECTIONS (Sanitary, Water, Communication)	LS	1	\$100,000.00	\$100,000.00
8002	SIGNING, MARKING, AND LIGHTING	LS	1	\$50,000.00	\$50,000.00
<b>TOTAL CATEGORY 8:</b>					<b>\$150,000.00</b>
<b>SUBTOTAL: CATEGORIES 1-8</b>					<b>\$4,081,600.00</b>
<b>CONTINGENCY: 40%</b>					<b>\$1,632,640.00</b>
<b>OVERHEAD: 14%</b>					<b>\$587,750.40</b>
<b>TOTAL CONSTRUCTION COST(ROUNDED):</b>					<b>\$6,302,000.00</b>

**ENGINEER COST ESTIMATE**

**ODENTON LIBRARY COMMUNITY PARK  
CONCEPT NO. 2: PARK WITH DOG PARK  
CONCEPT COST ESTIMATE**

Aug-20

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
<b>CATEGORY 1: PRELIMINARY</b>					
1001	30% OF Categories 2,4,5 & 6 ( Includes Cost for Clearing & Grubbing, Tree Removal, MOT Items, Construction Stakeout, and Mobilization)	LS	1	\$560,700.00	\$560,700.00
<b>TOTAL CATEGORY 1:</b>					<b>\$560,700.00</b>
<b>CATEGORY 2: GRADING</b>					
2001	EARTHWORK	CY	600	\$15.00	\$9,000.00
<b>TOTAL CATEGORY 2:</b>					<b>\$9,000.00</b>
<b>CATEGORY 3: DRAINAGE</b>					
3001	15% OF Categories 2,4,5 & 6 (Includes stormdrain and stormwater management)	LS	1	\$280,400.00	280,400.00
<b>TOTAL CATEGORY 3:</b>					<b>\$280,400.00</b>
<b>CATEGORY 4: STRUCTURES</b>					
<b>TOTAL CATEGORY 4:</b>					<b>\$0.00</b>
<b>CATEGORY 5: PAVING</b>					
5001	PARKING LOT ( NEW)	SY	1,450	\$110.00	\$159,500.00
5002	PARKING LOT (RECONSTRUCTION)	SY	1,250	\$26.00	\$32,500.00
5003	CONCRETE SIDEWALK	SF	8,200	\$20.00	\$164,000.00
5004	ASPHALT TRAIL	SF	28,000	\$22.00	\$616,000.00
<b>TOTAL CATEGORY 5:</b>					<b>\$972,000.00</b>
<b>CATEGORY 6: PARK AMENITIES</b>					
6001	DOG PARK WITH FENCING	SF	152,500.00	\$1.00	\$152,500.00
6002	PLAYGROUND	SF	8,400.00	\$30.00	\$252,000.00
6003	PICKLEBALL COURT	EA	2.00	\$30,000.00	\$60,000.00
6004	PICNIC PAVILION AND GAZEBO	SF	1,200.00	\$50.00	\$60,000.00
6005	VIEW DECKS	SF	1,000.00	\$30.00	\$30,000.00
6006	BIKE RACK	EA	1.00	\$2,500.00	\$2,500.00
6007	RESTROOMS	SF	1,200.00	\$200.00	\$240,000.00
6008	PICNIC TABLES	EA	4.00	\$1,000.00	\$4,000.00
6009	BENCHES	EA	6.00	\$750.00	\$4,500.00
6010	BOARDWALK	SF	1,100.00	\$75.00	\$82,500.00
<b>TOTAL CATEGORY 6:</b>					<b>\$888,000.00</b>
<b>CATEGORY 7: LANDSCAPING</b>					
7001	12% OF Categories 2,4,5 & 6	LS	1	\$224,300.00	\$224,300.00
<b>TOTAL CATEGORY 7:</b>					<b>\$224,300.00</b>
<b>CATEGORY 8: TRAFFIC/ UTILITY</b>					
8001	UTILITY CONNECTIONS (Sanitary, Water, Communication)	LS	1	\$100,000.00	\$100,000.00
8002	SIGNING, MARKING, AND LIGHTING	LS	1	\$50,000.00	\$50,000.00
<b>TOTAL CATEGORY 8:</b>					<b>\$150,000.00</b>
<b>SUBTOTAL: CATEGORIES 1-8</b>					<b>\$3,084,400.00</b>
<b>CONTINGENCY: 40%</b>					<b>\$1,233,760.00</b>
<b>OVERHEAD: 14%</b>					<b>\$444,153.60</b>
<b>TOTAL CONSTRUCTION COST(ROUNDED):</b>					<b>\$4,763,000.00</b>

## ENGINEER COST ESTIMATE

### ODENTON LIBRARY COMMUNITY PARK CONCEPT NO. 3: PARK WITH AMPHITHEATER CONCEPT COST ESTIMATE

Aug-20

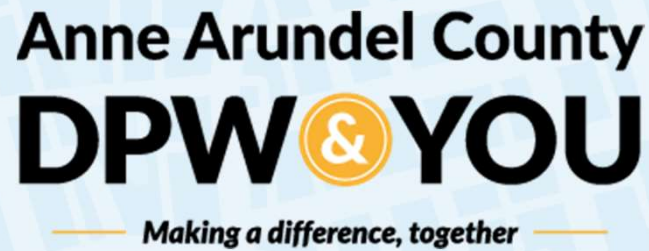
ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
<b>CATEGORY 1: PRELIMINARY</b>					
1001	30% OF Categories 2,4,5 & 6 ( Includes Cost for Clearing & Grubbing, Tree Removal, MOT Items, Construction Stakeout, and Mobilization)	LS	1	\$672,200.00	\$672,200.00
<b>TOTAL CATEGORY 1:</b>					<b>\$672,200.00</b>
<b>CATEGORY 2: GRADING</b>					
2001	EARTHWORK	CY	4,900	\$15.00	\$73,500.00
<b>TOTAL CATEGORY 2:</b>					<b>\$73,500.00</b>
<b>CATEGORY 3: DRAINAGE</b>					
3001	15% OF Categories 2,4,5 & 6 (Includes stormdrain and stormwater management)	LS	1	\$336,100.00	336,100.00
<b>TOTAL CATEGORY 3:</b>					<b>\$336,100.00</b>
<b>CATEGORY 4: STRUCTURES</b>					
<b>TOTAL CATEGORY 4:</b>					<b>\$0.00</b>
<b>CATEGORY 5: PAVING</b>					
5001	PARKING LOT ( NEW)	SY	1,100	\$110.00	\$121,000.00
5002	PARKING LOT (RECONSTRUCTION)	SY	1,250	\$26.00	\$32,500.00
5003	CONCRETE SIDEWALK	SF	8,100	\$20.00	\$162,000.00
5004	ASPHALT TRAIL	SF	28,000	\$22.00	\$616,000.00
<b>TOTAL CATEGORY 5:</b>					<b>\$931,500.00</b>
<b>CATEGORY 6: PARK AMENITIES</b>					
6001	AMPHITHEATRE	LS	1.00	\$500,000.00	\$500,000.00
6002	PLAYGROUND	SF	8,400.00	\$30.00	\$252,000.00
6003	PICKLEBALL COURT	EA	2.00	\$30,000.00	\$60,000.00
6004	PICNIC PAVILION AND GAZEBO	SF	1,200.00	\$50.00	\$60,000.00
6005	VIEW DECKS	SF	1,000.00	\$30.00	\$30,000.00
6006	BIKE RACK	EA	1.00	\$2,500.00	\$2,500.00
6007	RESTROOMS	SF	1,200.00	\$200.00	\$240,000.00
6008	PICNIC TABLES	EA	4.00	\$1,000.00	\$4,000.00
6009	BENCHES	EA	6.00	\$750.00	\$4,500.00
6010	BOARDWALK	SF	1,100.00	\$75.00	\$82,500.00
<b>TOTAL CATEGORY 6:</b>					<b>\$1,235,500.00</b>
<b>CATEGORY 7: LANDSCAPING</b>					
7001	12% OF Categories 2,4,5 & 6	LS	1	\$268,900.00	\$268,900.00
<b>TOTAL CATEGORY 7:</b>					<b>\$268,900.00</b>
<b>CATEGORY 8: TRAFFIC/ UTILITY</b>					
8001	UTILITY CONNECTIONS (Sanitary, Water, Communication)	LS	1	\$75,000.00	\$75,000.00
8002	SIGNING, MARKING, AND LIGHTING	LS	1	\$50,000.00	\$50,000.00
<b>TOTAL CATEGORY 8:</b>					<b>\$125,000.00</b>
<b>SUBTOTAL: CATEGORIES 1-8</b>					<b>\$3,642,700.00</b>
				<b>CONTINGENCY: 40%</b>	<b>\$1,457,080.00</b>
				<b>OVERHEAD: 14%</b>	<b>\$524,548.80</b>
<b>TOTAL CONSTRUCTION COST(ROUNDED):</b>					<b>\$5,625,000.00</b>

APPENDIX

D

STAKEHOLDER MEETING PRESENTATION





# Odenton Library Community Park Feasibility Study Stakeholder Meeting

Prepared for the Department of Public Works  
and the Department of Recreation and Parks  
by Brudis and Associates, Inc.

May 19, 2019 at 6:30 PM  
Video Conference



[DPWandYOU.com](http://DPWandYOU.com) | *Making a difference, together*

# Meeting Agenda

- Introductions
- Project Scope
- Location and Existing Conditions
- Concept Development
  - Proposed Amenities
  - Discarded and Retained Amenities
  - Developed Concepts
  - Impacts & Challenges
- Next Steps
- Q & A



# Project Scope

Prepare a feasibility study and concept layouts for a community recreation park adjacent to Odenton Library.

The proposed community park includes mixture of passive and active recreational activities/amenities.

- *A passive recreation area is generally an undeveloped space or environmentally sensitive area that requires minimal development. Emphasis is placed on preservation of wildlife and the environment. Passive park uses less structured recreational activities which require little or no specialized parkland development and management. For example; hiking and nature walks, observing and photographing nature, running/ jogging, picnicking etc. Passive components typically requires low maintenance and can be provided at low cost.*



# Project Scope Continued...

- *Active recreation is generally any recreational activity that requires significant infrastructure for the purposes of active sports or organized events that will require specialized parkland development and management. Active recreation typically involves intensive management/maintenance and therefore costs more to operate and maintain. For example; children playground, Pickleball court, golf course, amphitheater, bicycling etc.*
- *Amenities considered for this community park are discussed in the later slides.*



# Location and Existing Conditions

The project site is located at the SW corner of MD 175 (Annapolis Rd.) and Winmeyer Ave. intersection, adjacent to Odenton Library.

The project area is bounded by abandoned railbed to the south, active metro rail line to the west, MD 175 on the north and Winmeyer Ave to the east.



# Concept Development

- Proposed Amenities
- Discarded and Retained Amenities
- Developed Concepts
- Impacts & Challenges



# Proposed Amenities

- Dog park
- Splash pad area\*
- Miniature golf course\*
- Playground
- Pavilion or gazebo area
- Picnic areas, benches
- ADA compatible walking trails
- Parking Lots
- Small tiered amphitheater
- Restrooms
- Water fountains
- Wi-fi\*
- Electric hook-up\*
- Pickleball Courts

\*Amenities eliminated because of high maintenance costs.

Shown in green are passive and in red are active recreational amenities.



# Proposed Amenities Continued...

How Were the Amenities Prioritized and Selected?

- Amenities Considered if:
  - ❖ Popular among local community
  - ❖ Low maintenance costs
- Amenities Removed if:
  - ❖ High maintenance cost (primary reason)
  - ❖ Undesirable layouts (secondary reason)



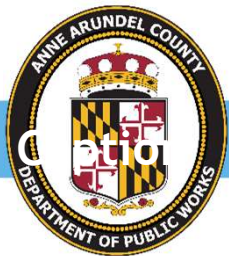
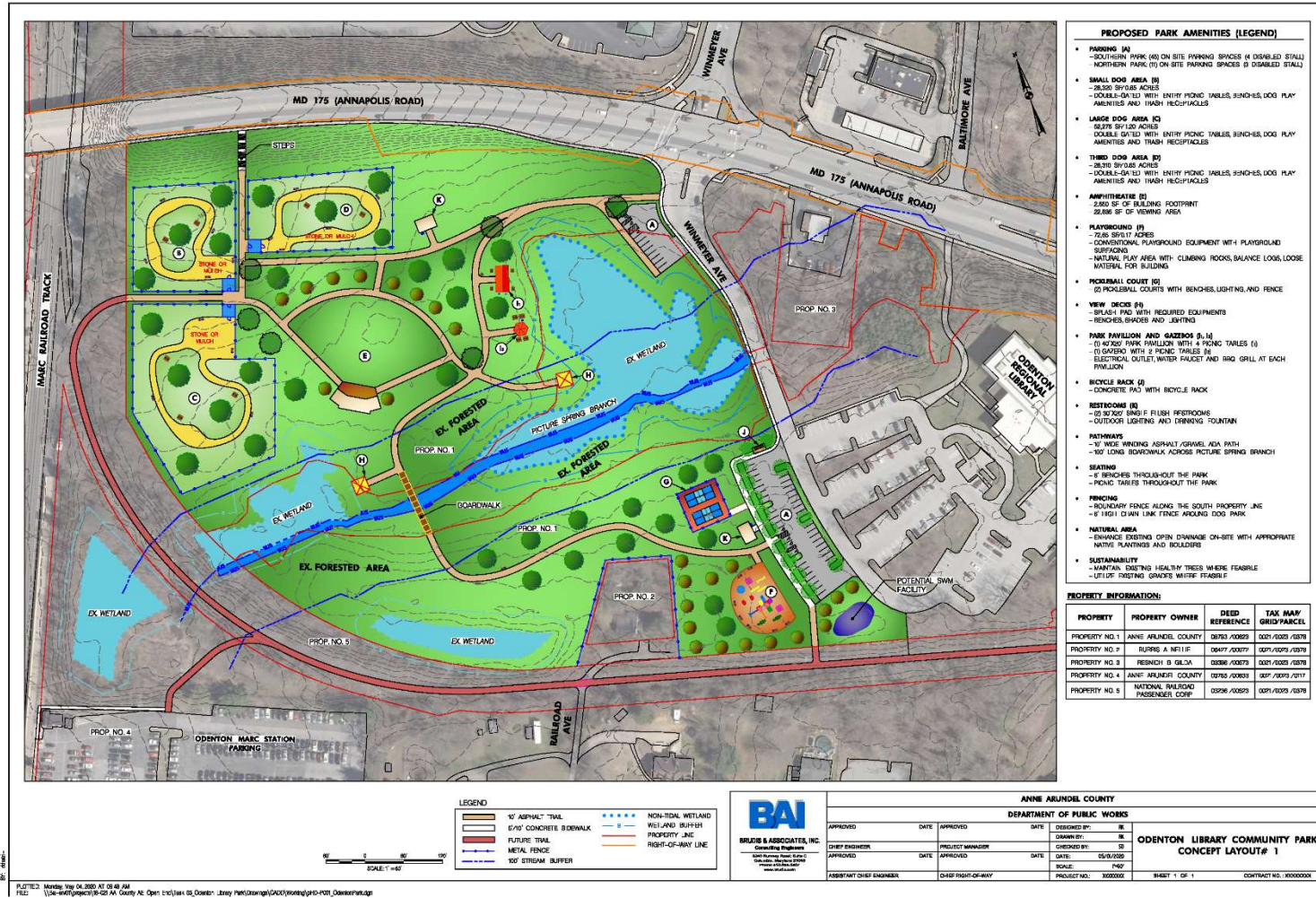


# Developed Concepts

- Concept 1: Park with Amphitheater and Dog Park
- Concept 2: Park with Dog Park
- Concept 3: Park with Amphitheater



# Concept 1: Park with Amphitheater and Dog Park



# Concept 1: Dog Park



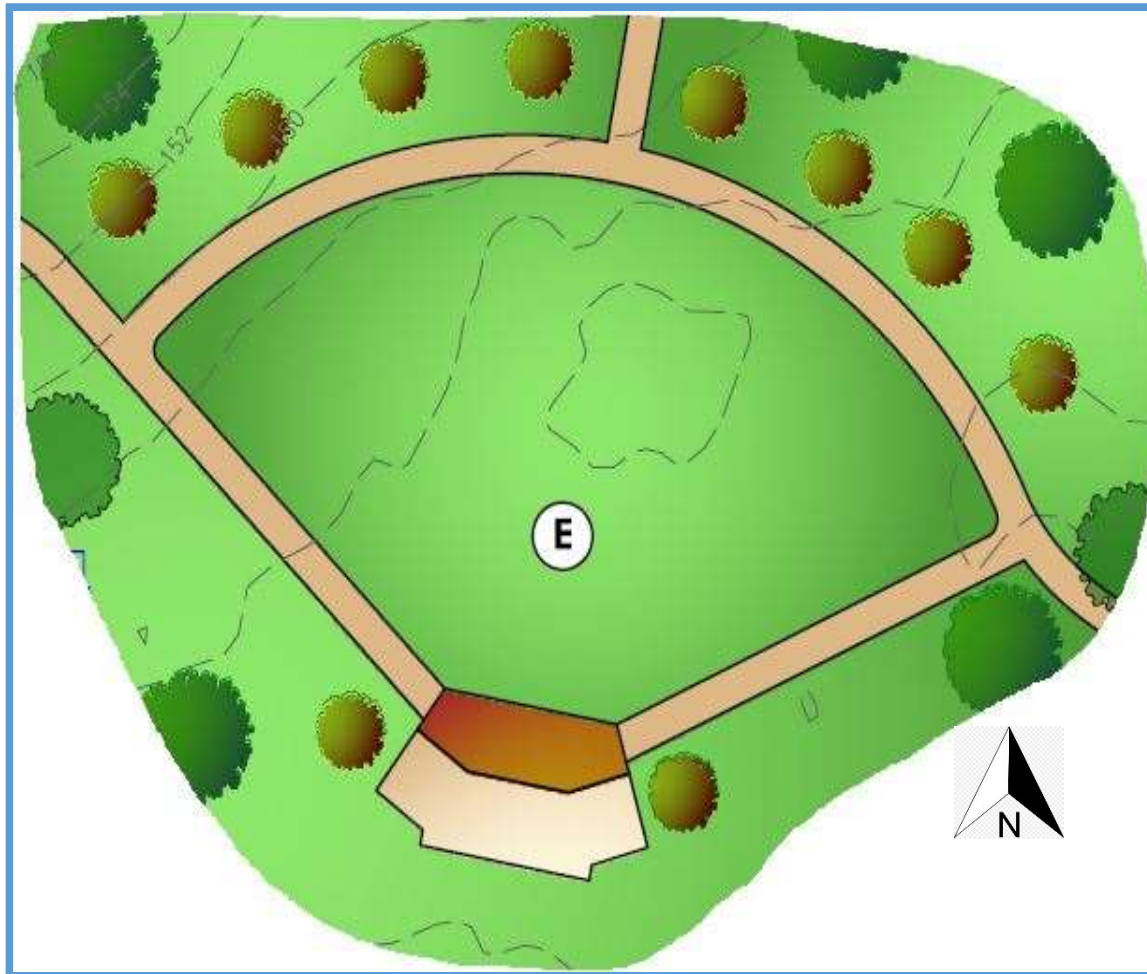
## Dog Park

- b) Small Dog Area (0.65 Ac)
- c) Large Dog Area (1.20 Ac)
- d) Third Fenced Area ( 0.65 Ac)

Includes separate entry gates for each dog area, 6ft ht. fencing, waiting benches, and trash receptacles.



## Concept 1: Amphitheatre

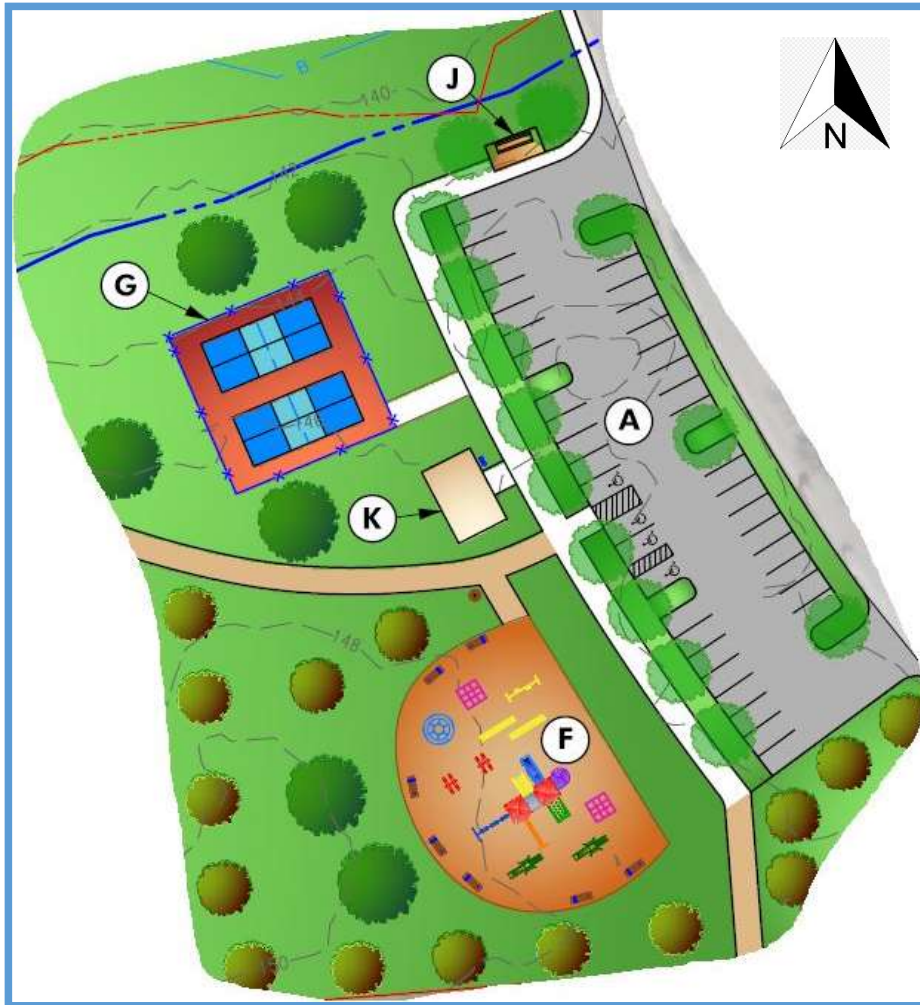


### Amphitheatre

- Facing towards Annapolis road.
- Approx. 2650 SF of Stage Area
- Approx. 22835 SF of Viewing Area
- Approx. 500-person seating capacity.



## Concept 1: Playground Area



### Playground Area

#### A) Parking Space

- 45 Parking Spaces with 4 handicapped parking
- Additional parking on the northern end ( 11 with 3 handicap parking)

#### F) Children Playground

#### G) Pickleball Courts

- 2-20'x40' Courts with benches, fencing and lighting

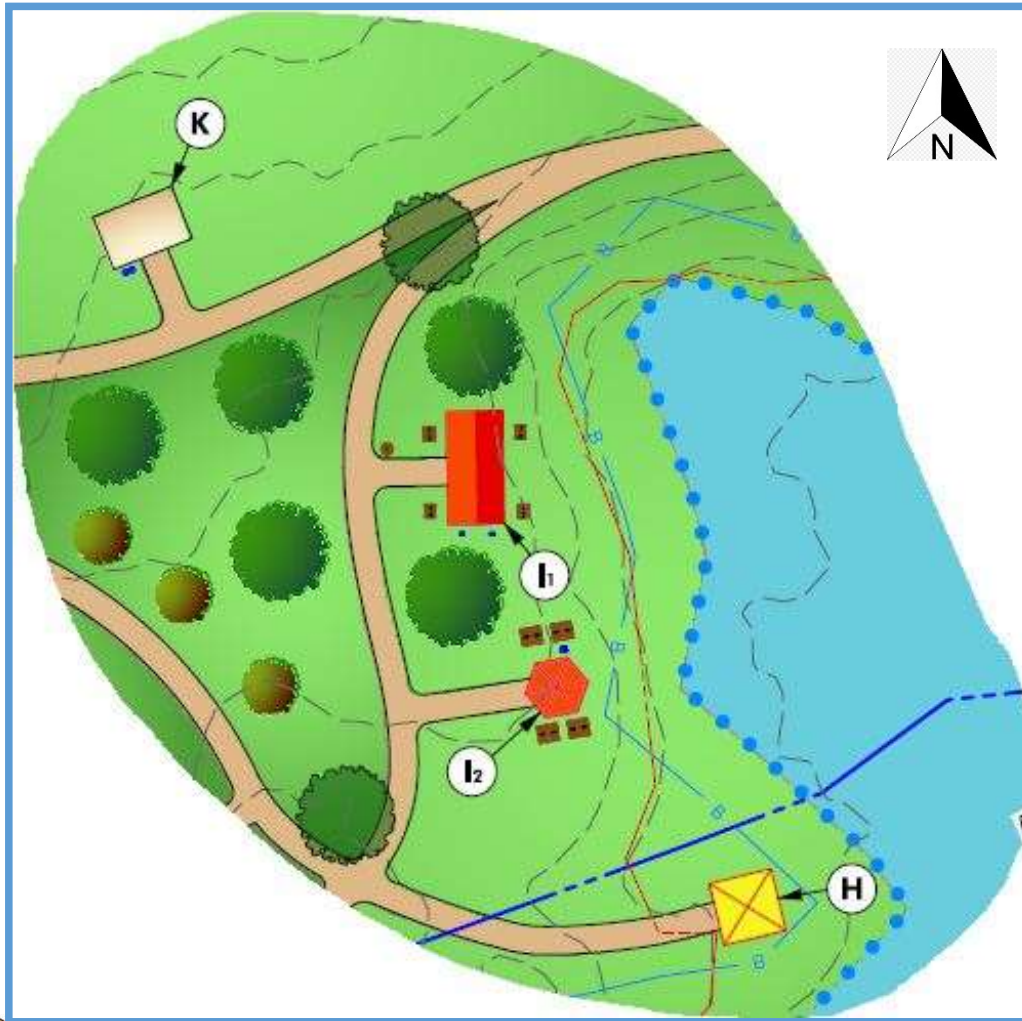
#### J) Bike Rack

#### K) Restroom

- 2-30'x20' Restrooms
- Outdoor lighting & drinking fountain



## Concept 1: Other Amenities



### Other Amenities

#### H) View Deck

- 2-View Decks to observe wetlands, bogs, and picture spring branch

#### I) Picnic Pavilion and Gazebo

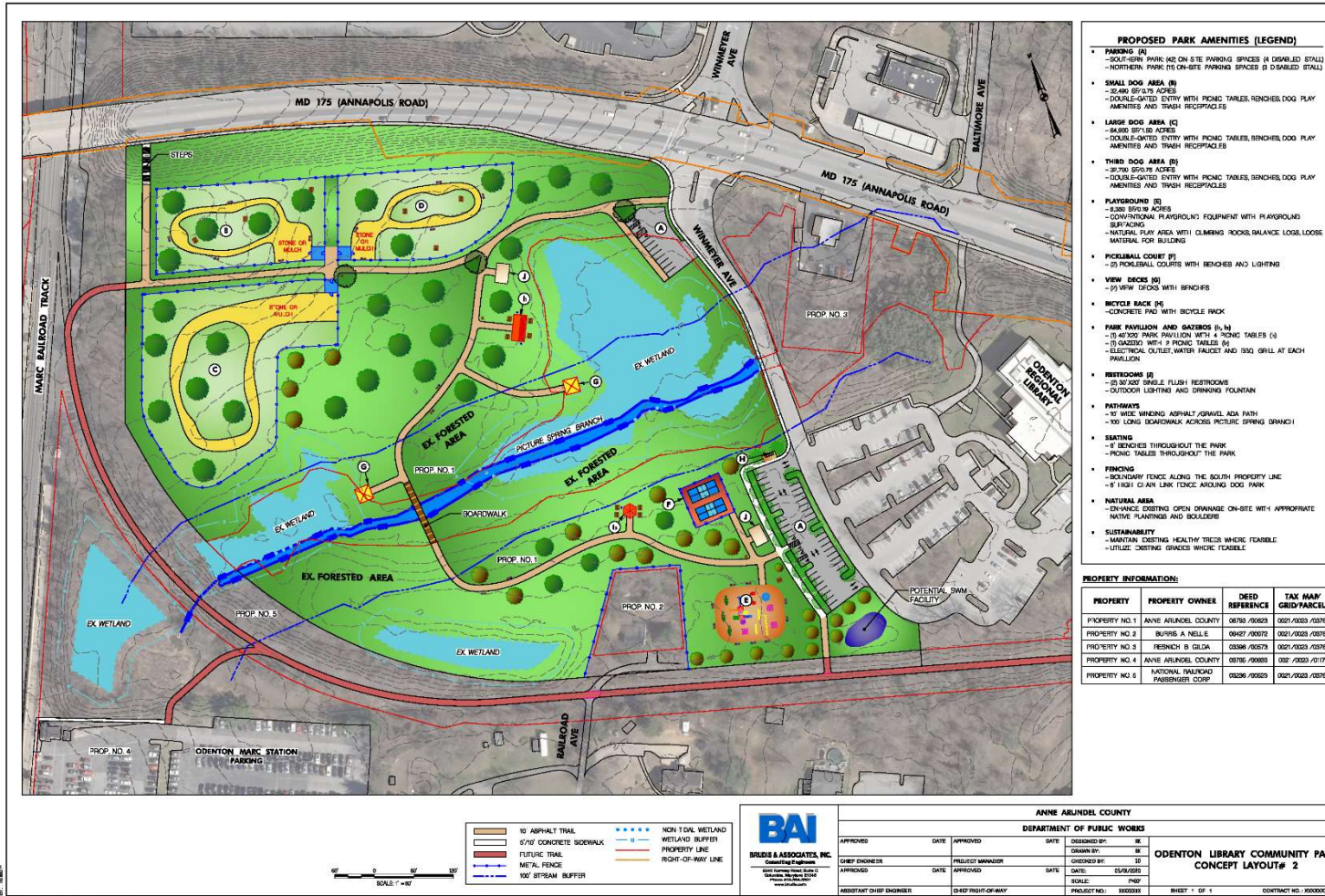
- 40'x20' Pavilion with picnic tables & BBQ Grill
- 1) Gazebo with picnic tables

#### K) Restroom

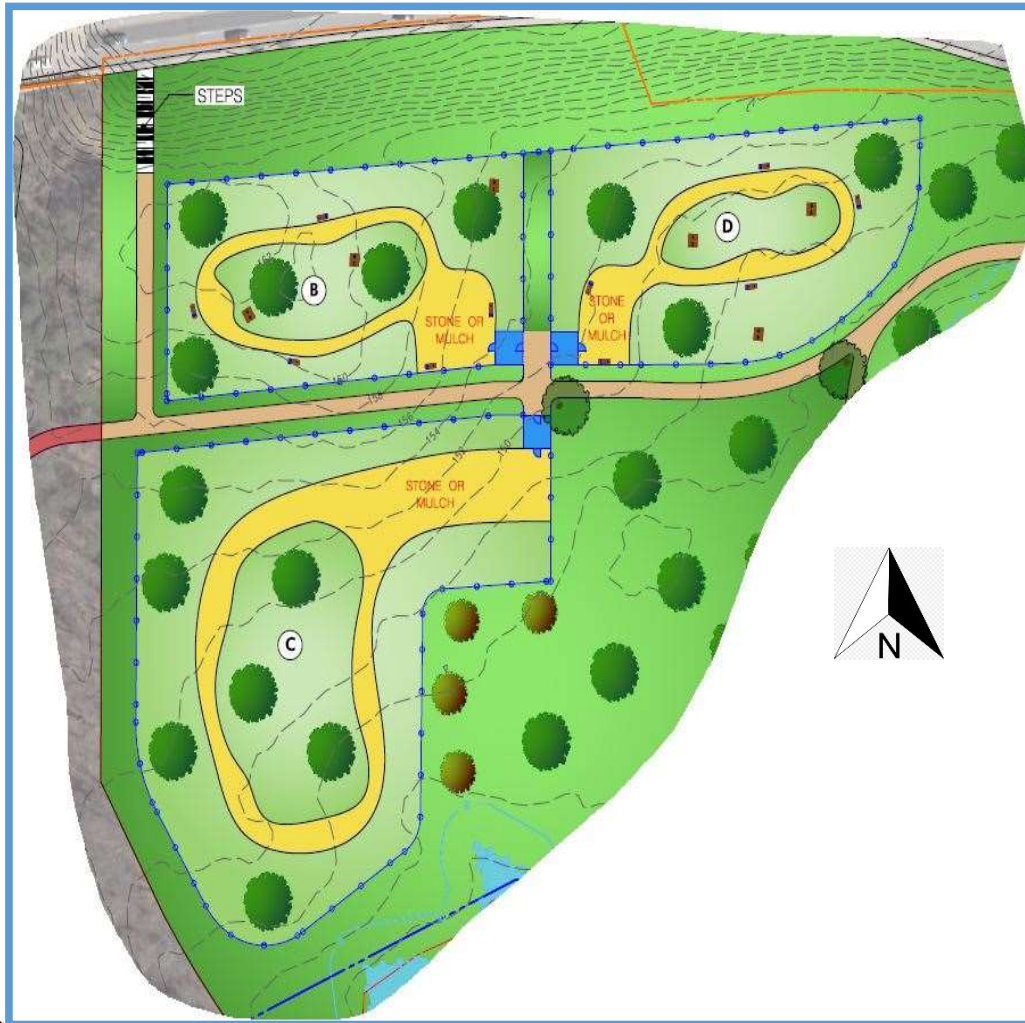
- 30'x20' Size
- Outdoor lighting & drinking fountain



# Concept 2: Park with Dog Park



## Concept 2: Dog Park



### Dog Park

B) Small Dog Area (0.75 Ac)

C) Large Dog Area (1.5 Ac)

D) Third Fenced Area (0.75 Ac)

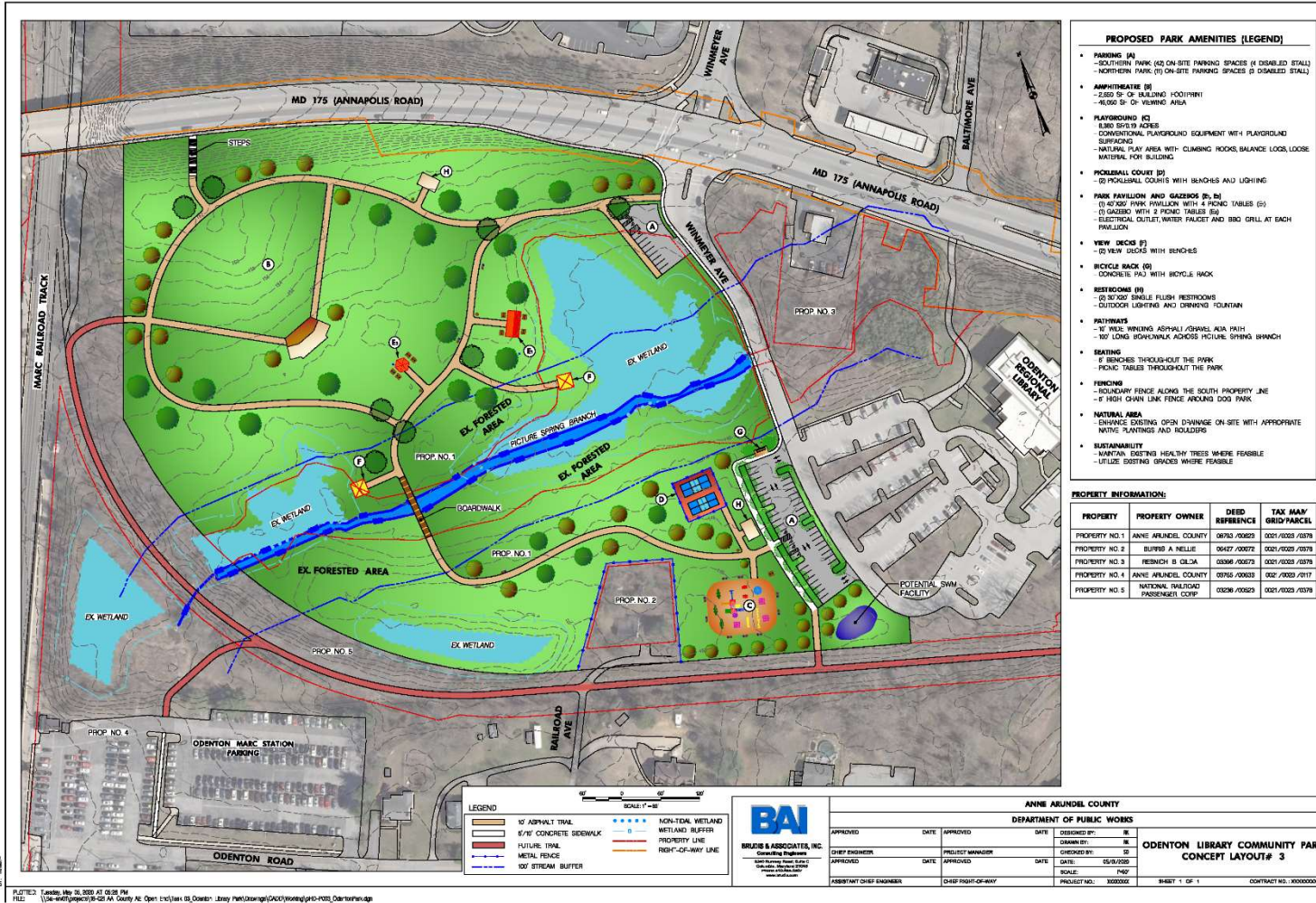
- Includes separate entry gates for each dog area, 6ft ht. fencing, waiting benches, and trash receptacles.

Rest of the amenities are similar to Concept 1.

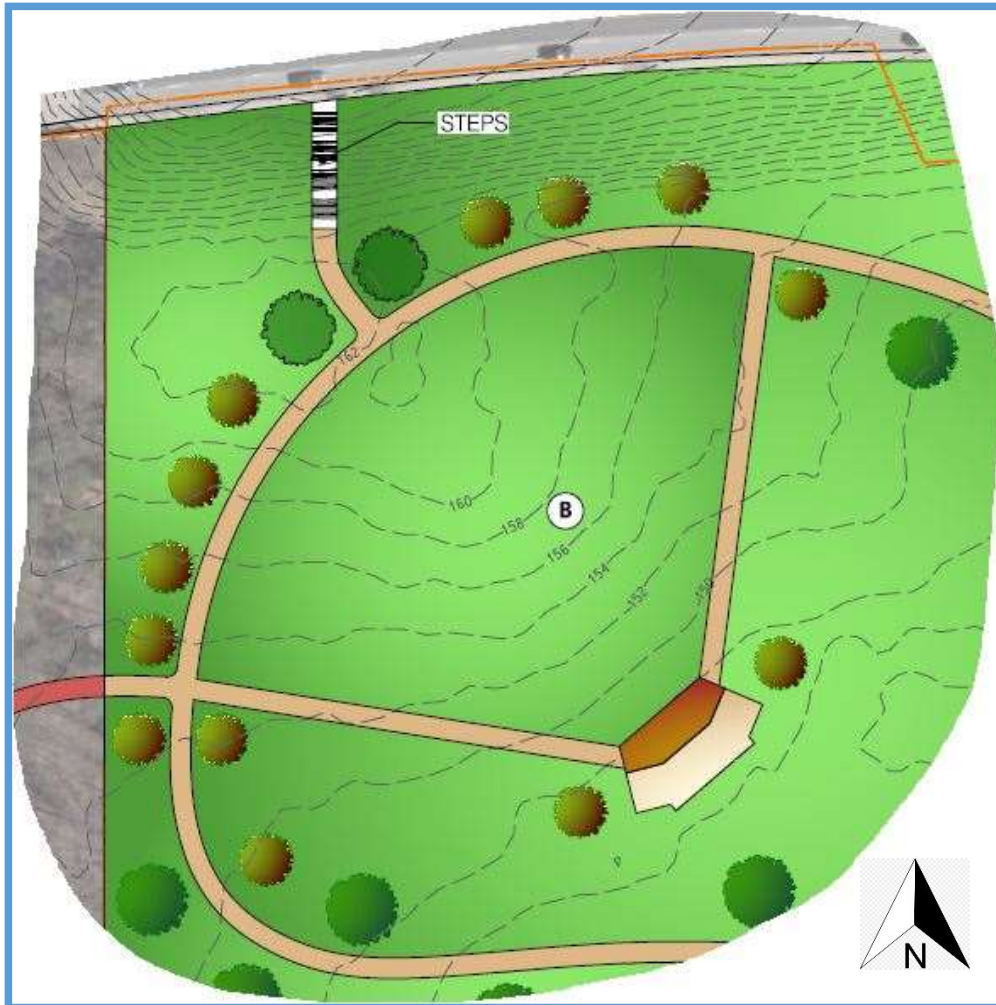




# Concept 3: Park with Amphitheater



## Concept 3: Amphitheatre



### Amphitheatre

- Facing towards the corner of Annapolis road and Marc Rail Track.
- Approx. 2650 SF of Stage Area
- Approx. 46,050 SF of Viewing Area
- Up-to 1000-person seating capacity.

Rest of the amenities are similar to Concept 1.



# Impacts and Challenges

## Impacts

- Non-tidal wetland/ wetland buffer
- Forest and “Significant” Trees
- Added impervious areas

## Challenges

- Steep slopes adjacent to MD 175
- Minimizing disturbance during construction
- Maintenance of the amenities after construction



# Next Steps

Comment Period: Please provide input by June 19, 2020.

## Project Contact Information:

Mark Wildonger, Senior Planner  
Office of Planning and Zoning (OPZ)  
Long Range Planning Division,  
Anne Arundel County  
2664 Riva Road, Annapolis, MD 21401  
410-222-7432 (Office)  
pzwild00@aacounty.org

Dawn Thomas, Program Specialist  
Department of Recreation and Parks  
(DRP)  
1 Harry S. Truman Parkway,  
Annapolis, MD 21401  
410-222-2867  
rpthom00@aacounty.org

Melissa Harlinski, Project manager  
Department of Public Works (DPW)  
2662 Riva Road, M-7301, Annapolis,  
MD 21401  
410-222-4126 (Office)  
pwharl45@aacounty.org



# Q & A

ANY QUESTIONS?





## 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



[www.facebook.com/annearundeldpw](http://www.facebook.com/annearundeldpw)



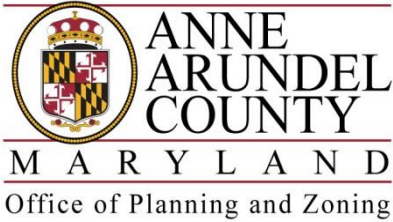
[@AACoDPW](https://twitter.com/AACoDPW)



APPENDIX

E

ODENTON TOWN CENTER ADVISORY COMMITTEE (OTCAC)  
LETTER AND MEETING NOTES



2664 Riva Road, P.O. Box 6675  
Annapolis, MD 21401  
410-222-7450

**Andrea E. Mansfield**  
**Chair, Odenton Town Center Advisory Committee**

July 17, 2020

Rick Anthony  
Director, Department of Recreation and Parks  
1 Harry S. Truman Parkway  
Annapolis, MD 21401

Mr. Steve Kaii-Ziegler  
Anne Arundel County Office of Planning and Zoning  
2664 Riva Road, 4th Floor  
Annapolis, MD 21401

RE: Odenton Library Community Park Feasibility Study Update

Dear Mr. Anthony and Kaii-Ziegler:

On behalf of the Odenton Town Center Advisory Committee (OTCAC), I am writing this letter in strong support of the Odenton Library Park. The OTCAC is excited about this project as it brings the recreation space and public amenities desired by the residents of the OTC and surrounding area, including Fort Meade.

The OTCAC would like to thank you both for being included in the process and for being used as the body for community input. The OTCAC wrote a letter back in December 2018 in support of the park and provided a list of suggested amenities. We were pleased to find our list of amenities were considered by the consultant performing the feasibility study when we were updated during our May 19, 2020 meeting.

Three options were laid out in the feasibility study: Concept 1. Park with Amphitheater and Dog Park, Concept 2. Park with a Dog Park, and Concept 3. Park with Amphitheater. The committee was supportive of the concepts presented and the plans to move forward with the park. Concept 1, the park with the amphitheater and dog park is preferred.

As the OTCAC is very supportive of the park project, it was very disappointed to learn that funding may not be a priority for this project and not guaranteed to be approved over the next several fiscal years - FY 22, FY 23, or FY 24. The OTCAC also expressed concerns that the concepts lacked a few much-needed amenities.

July 17, 2020



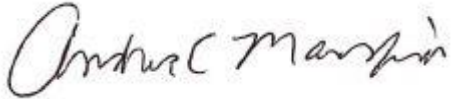
1. **Funding and Project Priority** – As the park is located in one of two designated growth areas in the county, the OTCAC feels strongly this project should be a funding priority. The OTC already has difficulty attracting the type of mixed-used development sought and the OTCAC hears often from community members that the area is lacking in recreation spaces and other public amenities. If the OTC is to become the livable, walkable, workable community envisioned it needs to have amenities to attract both businesses and families. Further, the County has recognized this priority in the 2018 LPPRP. A community park in the Odenton/Fort Meade vicinity has been identified as an investment priority under acquisition and development projects. The OTCAC strongly encourages funding can be identified for the project in the FY 22 budget and the project expedited.
2. **Electricity for the Amphitheater** – Electricity is necessary for outdoor lighting proposed in the bathroom areas included in Concept 1, but electricity would not be available for the amphitheater. The OTCAC strongly urges electricity be run to the amphitheater. This will provide for a broader range of activities to be held.
3. **Sound mitigation between railroad track and the park** – Sound mitigation should be incorporated into the project at the appropriate stage of the process. This will make the environment much more enjoyable for activities at the amphitheater, dog park, or just enjoying the trails and green space.
4. **Wi-Fi** – Wi-Fi was removed from the concepts due to high maintenance cost and undesirable design layout. However, representatives from the Odenton Library commented they are expanding Wi-Fi into the parking lot and offering it in other ways to their customers. The OTCAC suggests partnerships be explored with the Library to provide Wi-Fi access to the park.
5. **Security** – The OTCAC wants to ensure appropriate security measures are put in place for the park. These would include gates at the entrances and signage posted with hours for the park and regulations.

Thank you for the opportunity to provide continue input on the park concepts and amenities. As stated previously, the OTCAC is very excited about this project and looks forward to it coming to fruition. The OTCAC would strongly encourage you to work with both the Odenton Library and the Odenton Heritage Society as the concepts are further refined and implemented. Both organizations have an interest in the project as it could expand library programs and offerings and serve to reflect and preserve Odenton's history.

July 17, 2020  
Page Three

The OTCAC looks forward to its continued involvement with this project and to receiving future briefings as the project moves forward.

Sincerely,

A handwritten signature in black ink that reads "Andrea E. Mansfield". The signature is written in a cursive style with a large initial 'A'.

Andrea E. Mansfield  
Chair  
Odenton Town Center Advisory Committee

**Andrea Mansfield**  
**Chair, Odenton Town Center Advisory Committee**

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**Odenton Town Center Advisory Committee (OTCAC)**

Meeting will be held through Zoom (via computer or phone)

May 19, 2020

6:30 PM

**OTCAC members present:** Andrea Mansfield (Chair), Jason Schwier (Vice-Chair), Andrew Beyea, Sandra Deeds, Bridget McConnell, Teresa Milio Birge, Don Opedal, Esther Parker, Martin Schroeder

**Ex-officio members present:** Sherry Kuiper, Kristi Simon

**County Staff present:** Mark Wildonger, Long Range Planner; Don Zeigler, Long Range Planner; Michael Stringer, Long Range Planner; Christina Pompa, Deputy Planning and Zoning Officer; Cindy Carrier, Planning Administrator; Lynn Miller, Assistant Planning and Zoning Officer; Melissa Harlinski, Project Manager, Department of Public Works; Dawn Thomas, Program Specialist, Department of Recreation and Parks; Erica Matthews, Department of Recreation and Parks, Acting Chief, Capital Division; Alison Ames, Secretary

**Stakeholders:**

Sagun Dahal, Project Manager, Brudis & Associates, Inc; Carol Cason, Anne Arundel County Public Library; Wylie Donaldson, Odenton Heritage Society; Tammy Martz, Anne Arundel County Public Library; Kate Boeree-Kline, Anne Arundel County Public Library

**Visitors** (*last names may not have been provided*): Kimmie Dobbs Chan, Jody, Isabella

**Administrative items:**

*Ms. Mansfield, Chair*

The meeting was called to order at 6:35 pm. The agenda and the meeting minutes from February 25, 2020 were approved.

**Odenton Library Community Park Feasibility Study update:**

*Mr. Dahal, Brudis and Associates, Inc.*

*Ms. Harlinski, Department of Public Works*

*Ms. Thomas, Department of Recreation and Parks*

Mr. Dahal explained the scope of the project is to prepare a feasibility study and concept layouts for a community recreation park at the southwest corner of the MD 175 (Annapolis Road) and Winmeyer Avenue intersection, adjacent to the Odenton Library. The proposed community park will include a mixture of passive and active recreational activities/amenities. Examples of passive recreation are hiking and nature walks, photographing nature, running, jogging and picnicking.

Passive components typically require low maintenance and can be provided at a low cost. Examples of active recreation would be children's playground, pickle ball court, golf course, amphitheater, and bicycling. Recreation components require significant infrastructure, management, and maintenance which cost more to operate and maintain.

The amenities that were considered were based on their popularity in the local community and had low maintenance cost. Amenities included in the three concepts include a dog park, pavilion or gazebo areas, small-tiered amphitheater, and picnic area with benches, pickleball courts, and parking. Amenities, such as splash pad areas, a miniature golf course, playground, Wi-Fi, and electric hook-up were removed due to high maintenance cost and undesirable design layout.

Three concepts were presented (see Attachment A and the full presentation can be found at [aacounty.org/otc](http://aacounty.org/otc)). A.) Park with Amphitheater and Dog Park B.) Park with a Dog Park C.) Park with Amphitheater. Mr. Dahal reviewed each concept and the specific amenities of each. To develop the park, there would be impacts to the non-tidal wetland and wetland buffer, forest and significant trees, and added impervious surface. Challenges include steep slopes adjacent to MD 175, minimizing disturbance during construction, and maintenance of the amenities after construction. Residents with comments or questions may provide feedback by June 19<sup>th</sup> by visiting the website listed above.

#### **Committee questions/comments:**

- Will there be restrictions on activities, such as the amphitheater?
  - If the amphitheater is included in the final design, guidelines for use would be developed.
- Outdoor lighting is included on concept number one, is it included on concept number two and concept number three? Will there be electricity if there is an amphitheater?
  - All of the concepts have similar lighting. The lighting can be added to or updated as needed.
- How many parking spaces are in the Odenton Public Library?
  - There are 193 parking spaces.
- Is there a plan to mitigate sound between the railroad tracks and the park?
  - No, that would be determined at a later stage of the process.
- Was a smaller amphitheater closer to the library and the kids play area considered?
  - Yes; however, there is not enough space for the amphitheater close to the library without affecting the wetland areas.
- How would the park be secured at night?
  - Most parks have gates at the entrance of the park. Signage is posted with regulations and hours of the park. County parks are open from dawn until dusk. The police would help enforce those hours.
- The playground was listed as an amenity that was eliminated, but it is listed on each concept.
  - The playground was identified in red as an active recreational amenity, not one that was excluded.
- For the dog parks, was stone considered rather than grass?
  - Although the current dog parks in the County are not to this size or design, having three fenced in areas in the dog park allows one space to close for "rest" to ensure that the grass is not destroyed. The ground covering may be changed based on community input.
- Dog parks in concepts "B" and "C" place the entrance/exits directly across from each other. There was a recommendation to relocate one of the entrance/exits to keep the dogs apart.

- The design will be reviewed.
- Drinking fountains are 300 feet away from the dog park. The recommendation was to move or add a fountain closer to the dog areas for the dogs.
  - There will be a drinking fountain that is close to the dog parks.
- What is the slope of the amphitheater viewing area?
  - The grade is 7%. The grade can be increased if additional seating is required.
- Electricity, to light areas, is needed for the amphitheater.
- Parking lot A, closest to MD 175, may cause traffic and safety concerns.
- Wi-Fi is important. There was a suggestion to collaborate with the library.
- What are additional steps in the process?
  - Once a concept is selected, the project team would request the funds for the design cost and construction cost design phase. During the budget process, the project is proposed with all park projects. The project is not funded for FY21 and there is no guarantee the project funding will be approved FY22, FY23, or FY24.
- There was a request to explain what the area in red is; the old railroad bed is on the design map.
  - The area in red is a future consideration to convert the defunct rail spur as a rail trail. Many of the trails built in the County have taken advantage of old railroad right of ways. The WB & A trail and South Shore Trail are in close proximity to the park location. The County would like to take advantage of the potential area and the connection to the parking lot at MARC Station.
- The amenities that have been included in the park concepts are amenities that would benefit the families at Fort Meade.
- If funding is an issue for this project moving forward, are there other options the County can suggest?
  - The County takes advantage of Program Open Space funding; not only to acquire land, but also to develop the park land. That funding is often allocated early in the process, but the request would need to be put in the queue. There are grant programs that are available for County trail projects. There are also federal, and state transportation programs. Ms. Mansfield also mentioned the recent article on the County Executive's Permanent Public Improvement Fund.

### **Stakeholder comments/questions:**

- *Ms. Cason, Ms. Martz, and Ms. Boeree-Kline, Odenton Library:*  
The Odenton Public Library is excited to be involved in this project and the opportunities it would present. The park allows for smaller programs like story time to be held in small areas. The library's parking lot is difficult to enter and exit during early voting and when large programs take place, but in general there is the potential for some shared parking. The library is open most of year seven days a week, with reduced weekend hours, though that could help if there is an event at the park. The library is working on expanding Wi-Fi to the parking lot and offering Wi-Fi in various ways to their customers during the pandemic.
- *Mr. Donaldson, President of the Odenton Heritage Society:*  
One of the missions of the Heritage Society is to protect the history of Odenton area. There is concern on what will happen to the abandoned rail spur, noted in red on the concept maps. The railroad, established in 1840 is one of the most historic pieces of property in the Odenton area. Mr. Donaldson has suggestions on this and will outline this in a letter and submit it to one of the project contacts. Mr. Donaldson has concerns that the noise from the

MARC trains will impact users of the amphitheater. In addition, the fire trucks and ambulances routinely travel MD 175. Recently, a Naval Academy Dairy Farm Advisory Committee has been established to study the opportunities for public use at the Naval Academy Dairy Farm. Mr. Donaldson's suggestion was to have the amphitheater in that location, where it is quieter. The Odenton Heritage Society will help in any way possible.

- *The Greater Odenton Improvement Association was invited, but no representative was present.*

### **Committee Decision:**

*Ms. Mansfield, Chair*

The Committee was supportive of the concepts presented and the plans to move forward with the park. Concept A is preferred. The Committee values the partnership with the Odenton Library and the Heritage Society and discussing future opportunities. Ms. Mansfield spoke on the concerns of sound mitigation, security, and need for electricity for the amphitheater. As the project moves forward there will be time for additional comments as concepts are refined and narrowed down. Ms. Mansfield suggested the Committee write a letter in support of the Odenton Library Community Park.

Mr. Schwier made a motion to write a letter to support the project and identify concerns Ms. Mansfield detailed. Mr. Opedal seconded the motion and the motion passed 8-0.

As a reminder, a link to the presentation and comment form can be found by going to [aaccounty.org/otc](http://aaccounty.org/otc).

### **Updates:**

*Mr. Mark Wildonger, Office of Planning and Zoning*

*General Development Plan (GDP) Status:*

The Office of Planning and Zoning is moving forward with the Citizen Advisory Committee (CAC) and the next meeting is scheduled for May 21<sup>st</sup> at 5:00 through Zoom. Information on how to log into the meeting can be found at [aaccounty.org/plan2040](http://aaccounty.org/plan2040).

### **Advocacy/New Business:**

There were no comments or questions.

### **General Public questions/comments:**

There were no comments or questions from the public

The meeting adjourned at 8:07 pm. The next meeting will be on June 30, 2020 at 6:30 pm. Mr. Wildonger will send further details via email.

Note: These meeting notes should not be considered as verbatim, but do encapsulate comments made by the Odenton Town Center Advisory Committee, Office of Planning and Zoning staff, and persons who offered comments.







