



Heritage Complex  
2662 Riva Road  
Annapolis MD 21401

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*Director*

October 14, 2021

## VIRTUAL PUBLIC MEETING MINUTES

### PENINSULA PARK EXPANSION – Project# P509000

There were a total of 20 participants on the September 7, 2021 at 6:30pm Zoom platform meeting for the above mentioned project, of which were residents (Lucy, Peter Holden, AAP, WEISKX, Lani Hummel, Heather, Dave Moriconi, Eric, Jerry Mahone, Rob, Bob Bruchey, John Vandekamp, Rob Greve, Boivin Family), Department of Recreation and Parks (Mark Garrity, Bruce Bruchey, Dave Smalley), DPW staff (Kyle Autry and Qiana Ray), and members of the AECOM design team (Romaine Kesecker / Landscape Architect). The Department of Public Works (DPW) received questions and comments from citizens during the public meeting.

**Project Description:** The proposed project at Peninsula Park is for the reconfiguration of two (2) existing ball fields, using unutilized land as one (1) multipurpose field and to create onsite parking to address needs of current park users. The project goals are to eliminate the public safety concern of parking on Bay Ridge Road while the park is in use; the reconfiguration of the park will also allow for a safer and more modernized use of the space and allow the user to expand its use to a variety of age groups. Stormwater management and forest conservation will be included within the project to provide environmental upgrades to the existing conditions. Landscaping will be added to make the space inviting to community users.

Comments are summarized below:

1. Concerned about run-off into already compromised Lake Ogleton.
  - A. *The Department of Recreation and Parks (DRP), is aware of the concerns of the community as it relates to Lake Ogleton. The design team has reviewed the site and provided stormwater management in accordance with County and State regulations. This project has been designed to provide water quantity as well water quality management to protect the receiving tributaries.*

2. How much rainfall in how much time is the bio-retention pond designed to handle?
  - A. *The bio-retention will meet the County and MDE regulations. The bioretention area has been designed to meet water quality management as well as provide water quantity management (10-yr peak flow). The 10-yr storm in AACO is 5.2" of rain over 24 hours, which the facility has been designed to discharge at a rate less than the discharge conditions today. The facility is designed so that the annual event (1-yr storm) will infiltrate and drain through the facility within 48 hours. The 100-yr storm event will be designed to be contained within the facility with 1-foot of freeboard and an emergency spillway provides an outfall for extreme weather events.*
  
3. Once construction is started, how long until the project is completed?
  - A. *Construction for this project is anticipated to last between 8-10 months., assuming no weather delays or unanticipated circumstances (e.g., varying site conditions, supply chain delays,etc).*
  
4. The current main tributary into Lake Ogleton doesn't work.
  - A. *Refer to response #1*
  
5. Why are 200 spaces necessary for the parking lot? That's very large.
  - A. *The park does not have adequate parking for the current use. Currently people are parking on the grass, in neighboring businesses and residential areas and along Bay Ridge Road. The added onsite parking will provide safer travel for drivers and park users.*
  - B. *Requirements for Park activities:*
    - i. *Baseball/Softball field - 40 spaces*
      - a. *5 baseball/softball fields @ 40 each = 200 spaces*
    - ii. *Football/Multipurpose field - 80 spaces*
      - a. *3 football/MP fields @ 80 each = 240 spaces*
    - iii. *Outdoor basketball courts - 4 spaces*
      - a. *2 basketball courts @ 4 each = 8 spaces*
    - iv. *Tennis courts - 4 spaces*
      - a. *2 tennis courts @ 4 each = 8 spaces*
    - v. *Pickleball courts - 4 spaces*
      - a. *1 pickleball court = 4 spaces*
    - vi. *Playground – community - 10 spaces*
      - a. *1 playground = 10 spaces*
  - C. *These calculations show that parking is needed for potentially 470 cars. Peninsula Park presently has a total of 69 parking spaces in two (2) parking lots. The north lot, on Bay Ridge Road, has 54 spaces, with six (6) planned for electric vehicle charging stations, leaving a total of 48 available for Park use. The south lot, on Arundel on the Bay Road has just 21 spaces. Park patrons have been reported as parking on the grass in the park, at Bay Ridge Christian Church, along Bay Ridge Road, at Hillsmere Elementary School, and on other neighborhood streets in the area. Even after adding the new lot, the Park will still be under-parked.*
  
6. The existing light pole in the multipurpose field 6 has an Osprey nest. How will that be impacted?
  - A. *The pole is owned by BGE and both BGE and the County are aware of the nest and the restrictions associated with it. The County will work with BGE to ensure that there is no disturbance to the nest during nesting seasons or when the osprey is present.*

7. I live in Annapolis Roads, we are already impacted by noise. What analysis has been done on noise impact.
  - A. *No new noise is expected as this is an existing park site. This work is focused on reconfiguring the fields to better accommodate the current use.*
8. How are you dealing with the current grade of the area?
  - A. *Ideally, a balanced site (no removal or import of material) is desired. The team is working to integrate these improvements into the existing topography, however grade changes may be needed. The site, including the trails and parking area, are being designed to be ADA accessible.*
9. You mentioned fields wouldn't be lit. Does that mean no games after dusk?
  - A. *That is correct in this part of the park. No new lights at this time are proposed for these fields. The other portions of the park that currently have field lighting currently allow for games to occur after dusk.*
10. Landscape screening is proposed as a buffer between field #2 and the New Church/Riverwalk community. Will there also be a fence separating the community from the park?
  - A. *There is no proposed fencing included with the buffer. Fencing may be added in the future.*
11. How will this expansion and a 200+ space parking lot have "no impact" on residences or potential residential zoning when it is directly across the street from multiple residences?
  - A. *Refer to response #5.*
12. Can you give a better picture of what modifications are needed to your plan?
  - A. *There is a stream buffer which will be impacted during construction for construction of the bioretention facility. The only modification we are applying for is impacting that buffer. We must go through the permitting modifications to get the grading permit for this work. We have already coordinated with MDE and since there is no wetland on this site we do not have to submit a Joint Permit Application to MDE/USACOE.*
13. When did the requirement for the park come up and who proposed it?
  - A. *Rec & Parks have had an increasing number of programs run by PAL. The use has been increasing which has provided the need for these fields. This need was first identified in our long range plan in 2017. In 2018 we began to look at the master plan to see what could be done to make the improvements at Peninsula Park.*
14. Why can parking not be shared with the church? 200 spaces is huge.
  - A. *The County did a land swap with the Church to create parking and access for both uses. That prior land swap allowed for the creation of the parking lot onsite for the park's use. Refer to the response for questions #5.*
15. Will the parking lot be lighted overnight?
  - A. *Yes, the parking lot lights are the only lights that remain on overnight. The lights function on a light sensor that adjusts to the environment. The lights will turn on when light levels drop and turn off when the light levels increase the lights will turn off.*
16. What traffic impact do you predict on Bay Ridge Road as the fields are being constructed? When during the day will construction begin and end?
  - A. *Because the shared entrance to Bay Ridge Christian Church and the Park site was previously constructed, there is no traffic impact to Bay Ridge Road anticipated during construction. Contractors will be working onsite weekdays between 7:00 am and 5:00 pm.*

17. Do we need 203 parking spaces...what is the number of spaces now?  
A. *Refer to the response for question #5.*
18. There has been very poor enforcement of sediment regulations at the Quiet Waters project. Why will this be different?  
A. *The Quiet Waters Preserve project, which has been in the news lately, is a private development and has been subjected only to periodic regulatory inspections. On this County-owned project there will be a full-time inspector on-site to ensure all aspects of the project, including sediment control, is being completed in accordance with the approved plans and grading permit requirements. Additionally, regular compliance inspections will be made by County Inspections & Permits staff, as well as MDE inspectors.*
19. There are consequences and costs associated with such a large impervious surface (giant parking lot). Will that be accounted for in the park and rec budget? Hurricane Ida proved that intense flooding is a dangerous and increasing problem.  
A. *The entire project including the stormwater management is included in the project's budget. While the stormwater (SWM) design is based on the probability of storms occurring, unfortunately storms like Hurricane Ida do occur. The SWM is designed for and manages all the impervious areas proposed as part of this work.*
20. 3% less runoff is not significant.  
A. *Comment noted.*
21. Why is the house being demolished? Why doesn't the county move it to another location for use by the public or sold to a homeowner?  
A. *The existing home interferes with the design for the park. It cannot be used or occupied due to mold and other damages. It is not cost-effective for the County to relocate the structure.*
22. Can you explain how the project will affect neighboring New Church Lane/Black walnut cove? Will there be a buffer?  
A. *Black Walnut Cove is several 100 yards from the site and we do not anticipate impacting those locations.*
23. Have you considered the city development going on adjacent to this that are impacting the intermediate stream? This all has to be analyzed holistically, not piecemeal by development.  
A. *Each developer is responsible for the lawful development of their site. The DRP has no jurisdiction over development that is occurring in the City or outside of the park's boundaries. The proposed stormwater management plans results in a decrease of runoff leaving site, a large percentage of the of the disturbances remains in grass and pervious conditions post construction. The SWM being designed results in a reduction of runoff leaving the site and provides water quality to manage these improvements. management. We are improving the runoff with this bio retention facility.*

24. 2, 5, and 10 year storm planning seems terribly inadequate given the intensity of storms we are now having.
- A. *These design storms are what is required by state and county regulations. While the stormwater (SWM) design is based on the probability of storms occurring, unfortunately on rare occasions there are events that could not be predicted. The SWM being designed results in a reduction in the quantity of runoff leaving the site and provides water quality improvements. The new bioretention facility constructed as part of this project improves the quality of stormwater leaving the site.*
25. What CALCULATIONS can you cite regarding the number of parking spaces required to serve the expansion?
- A. *Refer to the response for #5.*
26. Spring is nesting osprey season; how does this jibe with a spring 2022 construction start date?
- A. *The pole is owned by BGE and The County is aware of the nest and is familiar with the restrictions associated with it, including the period when work can not occur. The County will work with BGE to ensure that there is no disturbance to the nest during nesting seasons or when the Osprey is present. We asked BGE to remove that pole at their earliest convenience. The timing of the removal of the pole and the osprey is up to BGE. The County is hoping to start construction in late 2022.*
27. There is already runoff from the rear of the church to the rear of the properties on Riverwalk Drive. Does the project know about this and will it be addressed so that it's not worse?
- A. *Since the runoff is coming from the church, the County cannot make changes as it is privately owned. Any runoff from the park will be addressed.*
28. Do the spaces on the Thomas point side count, will they remain or what is your plan?
- A. *Assuming that your question is about the parking spaces off of Arundel on the Bay Road, that parking is unimpacted by this project.*
29. There is a lot of sediment runoff from the existing fields every time we have a heavy rain. It is visible in the stream that runs to Lake Ogleton. Are the existing baseball fields going to get any improvements to prevent sediment runoff?
- A. *This design and work will only treat what is within the Limit of Disturbance (LOD) of the new project. The fields on the western part of the park are not within the scope of this work, nor do they drain to LOD.. However the Department can evaluate area outside of the LOD to determine what the source of the sediment is and address it.*
30. Can you show a map with the larger PAL Park and surrounding neighborhoods?
- A. *DRP will post a full set of drawings on its website. Please use link: <https://www.aacounty.org/departments/recreation-parks/capital-projects/Projects/peninsula-park> for all current and future project updates.*
31. The issue is that you're "modifying" the park so that it's a giant parking lot that happens to have a baseball field or two. And the parking lot will be lit overnight, which will increase light pollution.
- A. *Refer to the responses listed under questions 5, 9 and 15 above.*

32. There are no residences where people are currently parking along Bay Ridge Road. It “organizes” the parking directly across from multiple residences and routes traffic directly in front of these homes. That does not qualify as “zero impact.”
- A. *The goal is to create parking to address the lack of onsite parking that presently exists. If conditions remain as is, cars will continue to park along Bay Ridge Road. Adding the new parking lot removes the safety hazard caused by people parking on the shoulder and will lessen the amount of pedestrian traffic crossing Bay Ridge Road.*
33. The slope from Bay Ridge Road to the vacant house is fairly level with a slope from the house down to New Church Lane. Will this remain the same?
- A. *The house is sitting approximately six feet higher. There is some grading that will need to be done, it is not going to remain exactly the same but will integrate nicely into the existing contours.*
34. You are being disingenuous when you state that the park will not be any different than before. The fields are for peewee baseball and the multi-purpurpose field is not used for anything other than peewee soccer for a few weeks. These fields will be much larger for older players, tournaments, etc. Your statement is dishonest.
- A. *Comment noted, this change does allow for more flexibility in the ages that are able to use the park.*
35. Can you discuss the landscape screening that backs to the Riverwalk neighborhood (Black Walnut Cove Riverwalk section)?
- A. *The trees will consist of evergreen species along with a mix of trees such as twin oaks, other oaks; there is a good start to a screen in that area. Red cedar, holly, etc; it will be a nice appearance screening planting. Nnative species and plants that are low maintenance and do not need additional watering will be the preferred options.*
36. Why can't the park make use of the church parking lot? There are already 200 spaces there.
- A. *Refer to question 14.*
37. Will you insist on the impervious surface or can you use a pervious alternative if requested?
- A. *Previous pavement was a micro-scale practice considered early in the design but was determined not to be suitable in the parking lot due to loading from vehicular traffic, especially larger maintenance vehicles and dumpster trucks, for example, limiting the pervious pavement to parking bays only. The slope of the parking lot also does not easily allow for storage of rainwater below the surface to allow time for infiltration. The use of a single bioretention facility was selected as it can accommodate the new parking and majority of the site. AACO has a pilot installation of pervious asphalt pavement recently installed that will be monitored for performance and once sufficient data is available a decision will be made about possible use of pervious asphalt in future projects.*
38. The concern is that the proposed baseball field, which looks to butt up against the trees between the current empty field and New Church Lane (and is relatively hidden from non-locals), will be very close to New Church Lane and the homes and cause a lot of public “traffic” (foot and cars on New Church Lane).
- A. *An increase in traffic is not anticipated as this an existing park and this work focuses on a reconfiguration of two existing ball fields. The construction of the parking area is to accommodate the current park users.*

39. Who should Lake Ogleton neighbors work with to solve the main tributary problems which currently exist?
- A. *The Department of Public Works, Bureau of Watershed Protection and Restoration (BWPR) owns and maintains that tributary. You can contact BWPR for work that needs to be done to the tributary.*
40. Is the multipurpose field a synthetic turf field?
- A. *No, this will be a regular grass field.*
41. Will there be money dedicated to maintaining the landscaping? Sticking saplings in the ground and not caring for them at all will just result in a bunch of dead plants.
- A. *As part of the construction contract, the contractor will be responsible for the survivability of the plants and must replace dead plant materials during the one-year warranty period. Once it is turned over to the County, DRP will maintain all landscaping within the park.*
42. Do you anticipate any run off from this project or after it is complete heading into the storm water retention pond in the Riverwalk neighborhood?
- A. *The bioretention picks up the majority of the site, including treatment of all new impervious area. The regrading of the site results in almost 50% reduction of the runoff volume draining to the southeast corner and Riverwalk Neighborhood compared to the flows leaving the site today.*
43. It looks like the right field of field 2 is in line with the back of the church. Can you confirm that?
- A. *It is. There will be screening in the outfield.*
44. You stated that there are no existing wetlands on the site. How is wetland defined? There is a wet area in the spring that is filled with spring peeper frogs. They need a shallow area to breed. Will this remain?
- A. *The Maryland Department of the Environment (MDE), along with the Federal government define wetlands. MDE has reviewed and confirmed that there is no wetland within the area of this project. The existing stormwater pond below existing Field 1 is not a wetland, according to MDE. That area will remain and is not being impacted by this work.*
45. What kind of maintenance does pervious pavement require? How frequent relative to mowing turf?
- A. *Typical routine maintenance is for the porous pavement to be vacuumed on a weekly or bi-weekly basis year-round and for leaves to be blown off the surface. Long term maintenance might include checking that the paving media is still functioning and if not replacing it. Turf mowing is only needed during the summer months.*

The meeting adjourned at approximately 7:46 p.m.