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Peninsula Park - DRP CIP # P509006

Public Meeting: September 7, 2021

Questions and Answers

Addendum #1: Questions from ANPF submitted 9/27/21

Issued: Nov 3, 2021

GENERAL ADMINISTRATIVE CONCERNS

1. At least one resident within 300 feet of the proposed development site stated they did not receive notification. The site plan was not publicly available before the meeting. Also, because no sign was posted on the property to publicly announce the scheduled Sept 7, 2021 community meeting few knew about the meeting. Will this first Community Meeting be rescheduled? Will ANPF be notified of any such meeting and any and all subsequent meetings?

OPZ requires for these types of meetings to post specific documents for public view before the meeting. DPW submitted a proposed site plan that showed all future assets that will be included in the park. Furthermore, a map is generated from the county's GIS website that generates a mailing list of residents within a 300' buffer around the entire park's three known parcels. If a resident was not included and they believe they are within the 300' buffer, without knowing the specific address, the County cannot confirm that this is truly within the 300' and confirm that letter was mailed.

Anne Arundel County does not require that a sign be posted on the property to advertise a community meeting or a modification. The types of cases that require signs are Variances, Non-Conforming Uses / Twenty Year Registered Uses, and Special Exceptions (which all have to be posted 14 days before the hearing). Rezoning and Critical Area Reclassification/Declassifications have to be posted for 30 days before the hearing. The code section that refers to sign posting timing for most cases going to the Administrative Hearing Officer is §18-16-203 (d)(1) and sign posting timing requirements for Nonconforming Uses is §18-15-101(b).

Signs need to be posted for Subdivision Sketch Plan projects in accordance with Code Section §17-3-202 Public notice.

A Community Meeting will not be rescheduled as all necessary protocols were followed. Updates and notification for future meetings can be found online at Capital Projects | Anne Arundel County, MD (aacounty.org) It should be noted that the next public meeting will occur just before construction commences, which is anticipated Summer/ Fall 2022. Those within the 300' boundary will be notified by mail.

2. Virtual on-line meetings broaden meeting participation. However, the way the Sept. 7th meeting was run did not allow citizens to engage the designers in meaningful dialogue. Citizen questions were given superficial responses which did not satisfy our need to understand the impacts of this proposal on our community and our properties. There was no opportunity for follow up or for discussion. Will this first Community Meeting be rescheduled? May that meeting allow for in-person attendance as well as online?

The participants are allowed to submit questions and comments during the meeting and in writing for two weeks following the meeting. This meeting is consistent with other public meetings the Department has conducted for the past 18 months.

There will not be another community meeting for input on this project for the following reasons:

- OPZ approved the meeting submission documents and this meeting format.
- We posted the video of the meeting and allowed your group extra time to meet and provide combined comments.
- The primary scope of the project is a reconfiguration of two (2) existing ball fields and the conversion of grass parking into paved parking. While we may disagree, this is not a significant change to the park's use.
- Aside from your group, DRP only received two other comments in regards to this project and only got 2-3 other persons to comment on the project.
- The comments that were received have been reviewed, this response along with the written meeting minutes and the full set of documents that have been shared provide far more detail than what was presented during the public meeting.

3. What type of development is the proposed PAL Park Expansion: a major development, minor development, minor improvement, etc.?

It is being assumed that this question relates to minor and major subdivision. Those categories are normally used for subdivision where sketch plans, final plans and site development plans are approved by various County agencies. Capital projects, which this follows, are a different process as it does not create an impact on the level of service of county services such as schools, emergency services or utilities as there is no direct population growth resulting from this work.

4. Does this Park and Recreations Dept.'s development project come under the same regulations as any land use project?

In terms of permit requirements, yes the Department's projects follow the same regulations as other land use projects. The project is developed in accordance with the same regulations that other land use projects are held to. The projects, as applicable, have to comply with stormwater regulations, forest conservation requirements, traffic regulations, sediment control, grading permit approval, and building permit approval, as well as any other state or federal regulations.

5. Please briefly describe the site development application process.

Once a project is approved through budget appropriation, the Department of Recreation and Parks works with the Department of Public Works to complete the design, permitting and construction of the project. The design and permitting process includes several phases with multiple reviews at each stage. The plans are shared with OPZ, Fire, Police, Schools, Utilities, Traffic engineering, Bureau of Watershed,

and other county agencies for review. Typically the plans are shared with the public at 30% completion as there is enough information to have meaningful dialogue but the design is not set in stone. This allows for comments that are directly related to the project to be considered and incorporated where it makes sense. The design of the project continues until it reaches 60% complete then the permit process starts. This includes county, state and federal permits. Once the permits are approved and the project is bid. Prior to construction there is one more public meeting to inform the residents of what to expect during construction. The project moves into construction then operations.

DEMOGRAPHIC AND SERVICE AREA ANALYSIS

6. How has the need for PAL Park expansion been assessed?

This is a reconfiguration of the existing fields. The project will define a multipurpose field and create an additional paved parking area. This will allow this area to function more effectively and provide safer onsite parking. This removes the on-street parking along Bay Ridge Road. All activities related to the park will be within the boundaries. This also allows more use for multiple ages on the same fields.

7. Delineate on a map the area of service of PAL Park and provide demographics for that area. Use of the park is available to all residents of the county. Peninsula Athletic League serves youth primarily in the Annapolis High School and it's feeder elementary and middle school.

8. Have the interests of local communities or identifiable groups been explored for a broader range and greater variety of recreational activities in PAL Park, both active and passive, e.g., organized sports for young girls, for the elderly, walkers, dog walkers, joggers, etc.?

The use of the park is not changing; this is a reconfiguration of existing ball fields. The park allows for passive and active recreation. The tennis/pickleball and 2 basketball courts, playgrounds, and picnic shelter are open for public use. The fields are also open to the public unless they are reserved for use by permit. Peninsula Athletic League (PAL) is the current permit holder for the park and has reserved space for their needs. The Park is also used by the Naptown Panthers and Annapolis Soccer Club organizations. While PAL may be the primary user, teams come from all areas of Anne Arundel County to play at PAL Park. Yes, there are girls' teams that use the park.

9. What is the geographic origin of all PAL sports team players and participants, including staff, coaches, and volunteers? Provide the same data for any other group that uses PAL Park for organized sports.

Peninsula Athletic League would need to provide that information. Generally, the park is open to all to use. The Department does not track the geographic origin of the participants, staff, coaches and volunteers. The PAL sports programs generally serve youth that attend school in the elementary and middle schools that form the feeder system to Annapolis High School.

10. Please provide the current games schedule and schedule of any tournaments in PAL Park and any other park used by the PAL league for all twelve months of a typical year.

In the fall there is baseball, football and soccer, in the spring baseball, soccer, and softball are the organized activities at the park. The PAL teams could travel and play throughout the county. There are practices, intramurals, and games.

11. What other organized sports in addition to the Peninsula Athletic League, use PAL Park?

This park is open to all residents for casual use. PAL is the primary group who obtains the permits for organized use. The Park is also used by the Naptown Panthers and Annapolis Soccer Club sports organizations. There is a group that uses the pickleball courts fairly regularly.

12. What alternative locations have been considered to accommodate the needs of the PAL organization?

This group has been in the park since its creation, roughly the early 80's. They have not had an update to their facility since the site was constructed. They play at Annapolis HS and Middle School. They also use Hillsmere Elementary school and the Boys and Girls Club fields. While we are currently accommodating their needs this renovation allows for greater flexibility of use of existing infrastructure and provides a parking solution.

13. Where are locations of all existing facilities offering similar athletic programs, including practice fields?

The Department has numerous locations that house athletic programs throughout the county. A full list can be found online at <https://www.aacounty.org/departments/recreation-parks/parks-explorer/>

Select baseball field and multipurpose field and a list of over 300 results should appear.

14. What are plans for any new ball or multiuse fields within ten miles of PAL Park?

There are numerous County and City parks in Crownsville, Odenton, Riva, Pasadena, Edgewater and Davidsonville which are all within ten miles. Hot Sox Field at Wilson Park is undergoing a similar renovation, re-establishment of the field, parking expansion, new bleachers, new walking trail and a new pavilion. The Department is also working on a study to use underutilized parks, that includes Central Ave Park and Riva area Park also within the 10 mile area. The Department is also studying the feasibility of two multi-purpose fields at Crownsville Area Park.

15. As the former Crownsville State Hospital site is developed, will athletic fields be available for local leagues like PAL and for tournaments?

The Department has not made any future programmatic determinations of the former Crownsville State Hospital site.

TRAFFIC

16. Traffic congestion on Forest Drive is a major concern. When will a traffic study be prepared and when will it be available publicly?

DPW is presently evaluating the need for a traffic study. Because the park use is not changing, the traffic demand is not changing and further study may not be required. If needed, any traffic analysis would occur as part of the permitting process.

17. What parking lot design is possible such that the lot's exit will not be across the street from any Bay Ridge Rd. residence?

The new parking lot is designed to use the existing entrance/exit. The entry is shared with the church and its location will not be changed by this project.

18. What parking lot design would allow for the parking lot area in front of any Bay Ridge Rd. residence to be a small and attractive green space?

The existing entrance off Bay Ridge Road will be maintained as an open and inviting green area for both the park and church. A small park sign is the only addition at the entrance to identify the park.

19. Cars exiting the two parking lots on Bay Ridge Rd. will be making left turns on a major roadway. How will cars safely turn left on Bay Ridge Rd.?

There is no change from what is existing.

20. Both parking lots will empty at the same time at the end of games. How will traffic jams arising from this mass exodus be managed?

Rec & Parks does not foresee any kind of "mass exodus". Unlike professional sports venues or even high schools, traffic to and from games at Peninsula Park will be staggered as various youth sports games begin and end.

FUNDING

21. What Capital Improvements are planned in the County's recreational facilities?

The Department's Capital improvement budget can be found online at <https://www.aacounty.org/departments/budget-office/current-budget/index.html>

22. Are additional recreational fields planned elsewhere in the County in the next ten years?

The Department's Capital budget identifies the current year plus 5 out years. The LPPRP identifies potential projects as far as 15 years into the future. Both the Capital Budget and LPPRP are subject to change based on budget appropriations and needs.

23. What is the estimated capital cost of the proposed PAL Park expansion?

Currently the estimated capital cost of construction is \$4.9 million. Overall expenditures for Design, Construction, and Inspection is \$5.5 million

24. What are the sources and amounts of income from PAL Park, e.g., grants, user fees, etc.?

We do not collect the data of 501(c) 3 organizations.

25. What organization will be responsible for maintenance of the parking lot and the storm water facilities?

Under the present maintenance agreement, Peninsula Athletic League is responsible for the maintenance of the park that includes trash pickup, cleaning the restrooms, and cutting the grass. The County maintains the SWM systems, parking lot, lights, and buildings.

26. Are any County employees assigned to staff PAL Park or the Peninsula Athletic League currently or planned? Please provide names and titles.

No, there is no County staff assigned to this park.

PARKING CAPACITY

27. How was the need for 203 additional parking spaces determined?

During the Master Planning effort for Peninsula Park, Rec & Parks elected to include new parking for only 200-cars, to be added to the Bay Ridge Road portion of the property, to primarily serve the existing

two Baseball/Softball fields and new Football/Multipurpose field in that area. Even after the addition of the new parking lot, the Park will remain under parked by nearly 100 cars. Identified 470 total parking spaces needed for the park.

28. How many parking spots are currently within PAL Park?

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 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.

29. For planning purposes, what usage metrics are used, e.g., the ratio of parking spaces to athletic fields?

Typical parking requirements for Park activities:

- a. Baseball/Softball field - 40 spaces
 - i. 5 baseball/softball fields @ 40 each = 200 spaces
- b. Football/Multipurpose field - 80 spaces
 - i. 3 football/MP fields @ 80 each = 240 spaces
- c. Outdoor basketball courts - 4 spaces
 - i. 2 basketball courts @ 4 each = 8 spaces
- d. Tennis courts - 4 spaces
 - i. 2 tennis courts @ 4 each = 8 spaces
- e. Pickleball courts - 4 spaces
 - i. 1 pickleball court = 4 spaces
- f. Playground – community - 10 spaces
 - i. 1 playground = 10 spaces

30. What have been the quantity of overflow parking? Please provide data for multiple dates and the actual uses/users/events on those dates.

DRP recently made additional site visits during youth football games on October 2 and October 9. Lines of cars were parked along Bay Ridge Road on both sides of the road. This presents a major public safety concern as people are getting out of their cars into oncoming traffic. Youth football brings the biggest crowds. Some Youth baseball and tennis courts were also in use during these visits.

31. Will the parking lot be able to accommodate buses?

No, Youth organizations do not travel by bus.

32. Can the county work with the city to provide busing for PAL participant players who live nearby but may lack other forms of transportation, notably in the southern neighborhoods of the city of Annapolis?

The County does not provide transportation for youth organizations.

33. Would it be possible for PAL Park users to park their vehicles in the county's Hillsmere Elementary School parking lot? The school parking lot is fortuitously empty when PAL Park is in use. It is unfortunate to put a large parking lot next to a large parking lot when both are county properties. What traffic and crosswalk management techniques could the county deploy to provide for the safety of pedestrians crossing from the school to the park?

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. The Bureau of Highways will be consulted in regards to traffic and crosswalk management.

34. Can the existing 70-space parking lot on Bay Ridge Rd. be eliminated when the proposed 203-space parking lot is built? Why have two parking lots practically adjacent?

No, the other parking lot will not be eliminated. There is a parking deficiency for this park once the new spaces are constructed.

ADDITIONAL FACILITIES

35. What is the purpose or use of the dumpster proposed at the 8-acre PAL Park expansion site?

To collect the trash that is generated in the park.

SITE PLAN

36. Please understand that until forest conservation and grading plans are available we are unable to evaluate impacts on the environment, on management of storm water and soils, and on the visual appeal of proposed changes.

Comment noted the plans can be found at <https://www.aacounty.org/AACoOIT/R&P/peninsula-park-expansion-2021.pdf>

37. Is the current plan a preliminary site plan or a more basic conceptual plan?

The current plans being presented are at 65% completion.

38. What is the total acreage of PAL Park, including this 8 acre site?

The park has 30 total acres.

39. Please provide a topographic map of PAL Park and the surrounding area to at least a one-half mile radius.

<https://dnr.maryland.gov/pages/Merlin.aspx>

In legends, check USGS Topographic Quads and zoom in

40. What is the current size and proposed increase in size of each of the two existing baseball fields in the 8-acre site? Which teams use these two existing baseball fields? Specifically, are these two fields intended for use by the youngest players? If so, do younger players require a regulation size field or can a small field accommodate their needs? Would smaller ballfields mean less intrusion into the 100-foot buffer of the tributary stream?

There is no increase in size of the playing areas as both the current fields and the new fields follow Little League baseball standard sizes. The current fields are not well laid out and are not oriented properly. Peninsula Athletic League coordinates and schedules the use of the fields. The new field locations provide for the least amount of disturbance.

GRADING

41. The 8-acre site has a hill on its southern side. The existing house is on top of that hill which appears to be at least twenty feet higher in elevation from Bay Ridge Rd. Many feel the top of the hill is a prominent and attractive site and would not want it “removed” under a grading plan. Please provide more information on the proposed “leveling” of the 8-acre site. How may Parks and Recs Dept. explore with citizens designs of the park that do not disturb the hilltop?

The program goals for the project include three athletic fields with parking while meeting ADA slopes and facilitating drainage. A balanced earthwork grading of the site, meaning no import or common borrow for fill or export of waste soil, is essential to meeting the project’s budget and design. The earth cut from the hilltop will be used to fill and level other lower areas of the site. A concept for maintaining the hill would result in a significant need for fill resulting in steep slopes, drainage issues and costs that would impact the project.

42. What portion of the hill will be graded?

The majority of the hill will be cut and excavated by approximately 8 to 9 feet particularly between the existing house and the property line to the east for Baseball Field #2. The main entrance to the parking will be a new high point to ensure drainage from the site gets to the proposed bioretention facility.

43. What will be the grade from the Bay Ridge Road to the southern edge of the site? Will there be a cliff-like grade, stepped gradations, gradual slope?

The slope from Bay Ridge road to the south end of the site will be gradual. From the high point of the center of the parking lot, grades will average 50:1 (2%) slopes with some 3:1 (33%) slopes to create shallow swales and ditches for drainage and these slopes are easily mowable. The southeast corner of the site will maintain existing grades south of Baseball Field #2. Overall, the proposed site will be relatively level with no cliffs or significant terracing.

44. Please provide more information on the amount of soil disturbance that is required for grading the 8 acres. There is wide concern that this will be a massive grading project with diverse environmental consequences during construction and during future operation.

The Limits of Disturbance (LOD) will be approximately 8 acres in size. Construction Documents will be prepared for review and approval of the permit agency (AACO Soil Conservation District / MDE) and only approved erosion and sediment control measures will be implemented and maintained by the contractor throughout construction. Further, County and State Inspectors along with a third party inspector will monitor and inspect the erosion control measures and will direct the contractor as necessary for corrective actions or additional measures if needed. Erosion control measures will be placed around the site to prevent sediment from leaving the site. These practices will be strictly enforced during construction to ensure protection of the sensitive surrounding environment. Temporary stabilization of areas will be implemented until final stabilization with permanent seeding is achieved.

45. When a site is so extensively graded how are clay soils “rebuilt” or restored to eventually provide for the growing and maintenance of ballfield grasses and for soil stability?

The earthwork will grade and place material to meet the project’s specifications for compaction and soil type requirements. Unsuitable material, if found, will be placed if suitable in areas of the site where appropriate or removed from the site. Excavated material is expected to be used on-site to achieve stability of the site. Existing topsoil will be salvaged for reuse. The topsoil, seed, and mulch and

vegetation is selected specifically for the suitability for growth for the proposed athletic fields. Typically, the ballfields will receive 6" depth of topsoil and the balance of the site will receive 4" depth of topsoil.

46. How will the fields be irrigated?

The fields will not be irrigated.

STORMWATER MANAGEMENT

47. What other storm water management techniques are feasible rather than a pond? We refer you to the site development plans for Providence Point Annapolis which makes abundant use of unobtrusive, vegetative stormwater absorption.

During the Schematic and Design Development phases various alternatives were considered including micro-bioretenion, bio-swales, submerged gravel wetlands and other infiltration devices. These techniques were considered but did not fit in the locations where they would be most effective. There is not enough space within the parking lot area to provide treatment of the impervious surfaces within the landscape islands. Therefore, it was determined that a larger bioretention facility was best suited to meet the SWM requirements and also control the runoff of the entire site. The bioretention facility will have a forebay to allow sediment to settle before flow enters the facility and the facility is designed for ease of maintenance.

48. What is the possibility of using permeable pavers or material other than asphalt, e.g. gravel, for the parking lot?

Permeable 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. 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 the best solution for the site.

49. Please be advised that there is considerable concern about the effects of stormwater on the Lake Ogleton tributary stream and sediment into the headwaters of Lake Ogleton. PAL Park development has been detrimental and more information and explanations are needed. Who will pay for the improvements to the tributary stream and removal of sediment from Lake Ogleton?

This development includes the treatment and management of the storm water generated on this site. The 2008 SWM techniques focus on nutrient and sediment load reduction. This design also includes management of the quantities leaving the site.

50. Citizens are not confident that planning for 2, 5 or 10 year storm events is any longer adequate.

How will you plan for storm water arising from many inches of rainfall in short time periods? The stormwater management facility will be designed to provide management of the 10-yr peak flow meeting AACO and MDE regulations for design. 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.

TREES

51. How will the current small forested area around the tributary stream be preserved, enlarged, or enhanced?

The Forest Conservation Plan indicates that the small intermittent stream is outside the proposed limits of disturbance. Some trees along the existing stormwater management pond will be cleared and mitigated by new landscape planting. When an application for a grading permit is submitted all aspects of forest restoration and conservation will be reviewed.

52. Which specific trees are planned for removal?

Tree removal will be minimized to the extent possible. No specimen trees will be removed. Landscape planting will be provided throughout the site and within the parking lot and around the bioretention facility.

53. How will the residents across the street from the proposed parking lot be shielded from the glare of exiting vehicles? Has a bush/tree buffer, berm or some sort of natural "screen" been considered?

Refer to Sheet 28 of the 60% plan set. Planting is maximized within and along the edge of the parking lot. However, overhead and underground utilities along Bay Ridge Road prevent adding street trees along the sidewalk. The actual exit on to Bay Ridge Road is unchanged.