



Public Meeting for Tanyard Springs Park Development (30% Schematic Design) Project No. P587900

Presented by:

Anne Arundel County Department of Public Works
with the Department of Recreation and Parks
July 6, 2023 • 7:00PM • Solley Elementary School



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Meeting Information

This will be an in-person meeting and will be audio recorded. The link for the meeting recording will be posted on the OPZ website within 24 hours of the meeting.

For questions and comments:

- Please hold all questions until the end of the presentation
- Meeting Minutes will be shared with the Public. The Meeting Minutes will be: Posted on the DRP website; Posted on the OPZ Community Meetings website; and Mailed to the residents that received the mailed notice of this meeting

Additional questions, up to 14 days beyond tonight's meeting, may be submitted through the Office of Planning and Zoning website:

<https://www.aacounty.org/departments/planning-and-zoning/development/community-meetings/past-meetings-comments/>



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Project Team

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Bruce A. Bruchey
Chief of Planning and Construction
Department of Recreation and Parks

Jonathan S. Norman, RLA
Project Manager
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Purpose of Meeting

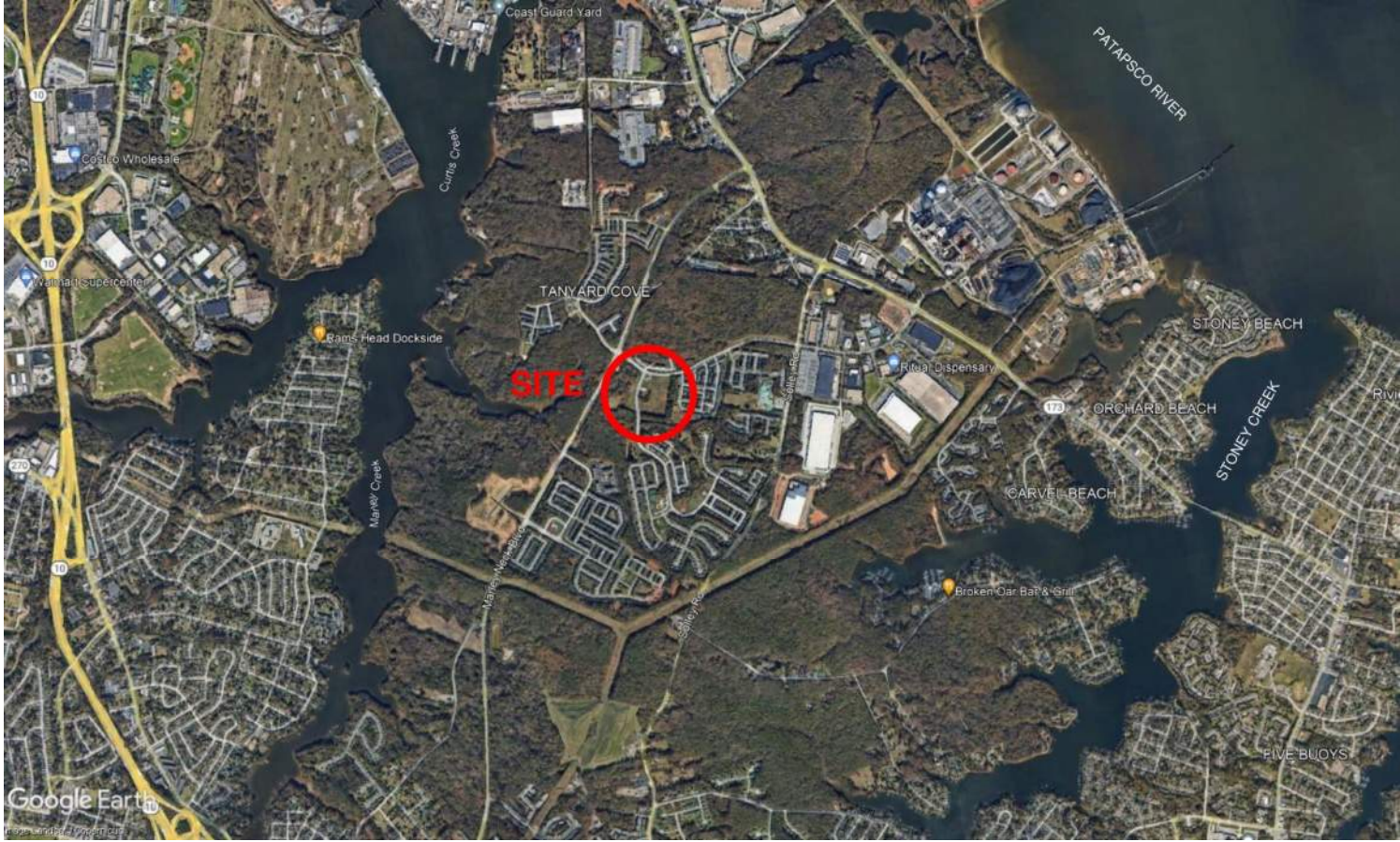
Design Presentation

Schematic Design (30%) – Active Recreation Areas adjoining residentially zoned and developed lots (17-2-107(a)(1)(iii))

Modification Notification for the removal of two specimen trees.



Tanyard Springs Park Area Map



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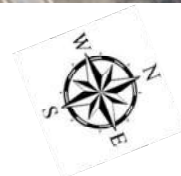


Project Information

- **Project Name:**
Tanyard Springs Park Development
- **Address:**
7180 Heritage Crossing,
Glen Burnie, MD 21060
- **Owner:** Anne Arundel County
- **Existing Use:** Vacant Land
- **Proposed Use:** Park
- **Zoning:**
C3 – Commercial: General
- **Water & Sewer:**
Prop. Fire Hydrant and Irrigation
for MP Field, No Sewer Service

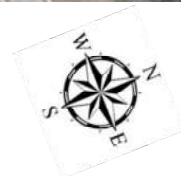


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Project Information

- Impacted Schools: N/A
- Proposed Lots: N/A
- Chesapeake Bay Critical Area: N/A
- Type of Project: Public Capital Improvement
- Total Limit of Disturbance: 8.6 Acres
- Demolition: Existing Food Truck Court to be removed
- Stormwater Management: Micro-bioretenion Facilities
Grass Swales



Project Schedule

Concept Plan – March 2023

Schematic Design Plan – May 2023

Design Public Meeting – July 6, 2023

Submit Permit Package – Fourth Quarter 2023

Bid and Award Contract – Second Quarter 2024

Preconstruction Public Meeting – Summer 2024

Construction Start – Summer 2024

Construction Completion Date – Summer 2025



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Capital Project Life Cycle



**CURRENT
PHASE OF
PROJECT**

Right-of-Way Process

It is critical that the appropriate rights-of-way, easements and real estate acquisitions necessary to implement a project be secured before the Construction Phase can begin.

1 Project Inception

A Capital Project request is created in response to a need identified by a User Agency. The Bureau of Engineering develops a project description, budget and schedule. The Capital Project request is reviewed by the Capital Improvement Plan Oversight Committee, who weighs costs and public advantages along with those of other ongoing or new project requests. Ultimately, the County Executive determines which projects are included in the Capital Budget request presented to the County Council annually. The request to fund the new Capital Project must be approved by the County Council.

2 Contract Initiation

Once the Capital Project is approved, a new Contract is created. A scope of work is identified and used to competitively select an engineering firm to execute the Design Phases. The DPW Project Manager oversees the engineering firm's selection process and the various Design Phases, including communicating and coordinating with the User Agency and the Public.

3 Design

Schematic Design
During the Pre-Design Phase, the information that has been gathered is transformed into multiple options, alternative evaluations and comparisons, and ultimately a recommended preferred alternative. This evaluation process includes developing conceptual drawings, writing reports and estimating probable construction costs that illustrate the scale and relationship of project components.

Design Development

In Design Development, the Schematic Design is defined and refined through plans, profiles, elevations, and sections depicting the layout of buildings, linear infrastructure, rights-of-ways, limits of disturbance and pertinent site features.

Construction Documents

The plans and outline specifications prepared during Design Development are developed into a complete set of Construction Drawings and Specifications used to secure construction contractor bids, obtain the required permits and rights-of-ways and serve as the basis for preparing the Engineer's final estimate of probable construction cost.

Bid Documents

After completing the Construction Documents, the necessary rights-of-way and construction permits must be received before DPW can warrant the construction documents, sign the drawings and advance the Project to the Bid & Award Phase.

4 Bid & Award

The Bid Documents are provided to prospective bidders as part of a competitive bidding process that determines which Construction Contractor will be awarded the contract to build the proposed capital improvements.

5 Construction

The DPW Project Manager is responsible for overseeing and coordinating the collective efforts of the Construction Contractor, the Consultant providing construction management and inspection services and the Design Consultant providing technical guidance during construction.

6 Project Performance

This is the close-out of the Construction Contract, signifying conditional acceptance of the work. During the one-year Contractor warranty period, the constructed project is monitored - any observed defective construction work is corrected - and the County issues "final acceptance" of the Project. At the end of the Project Performance Period, the User Agency becomes responsible for all required routine maintenance and operation.



PROJECT OVERVIEW



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Park Overview

Existing Conditions



View of open field area looking south.



Existing Food Truck Court.



Park Overview

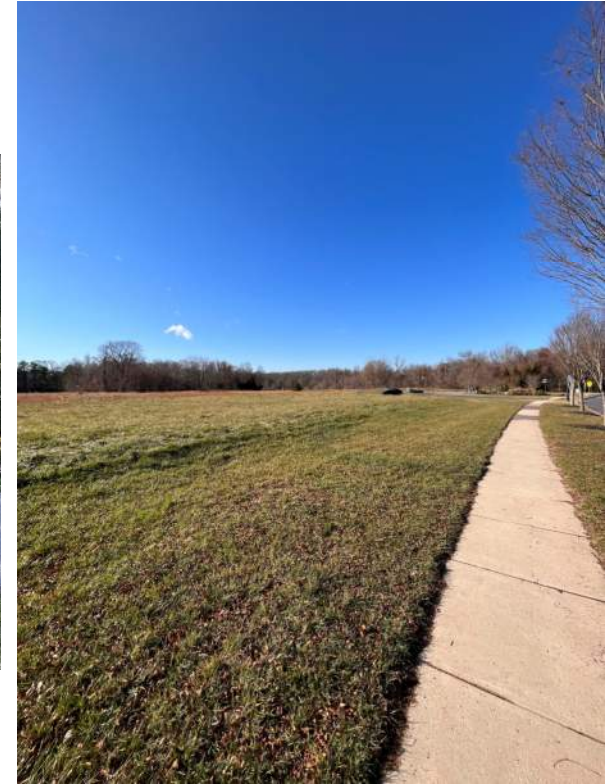
Existing Conditions



View of Solley's Cemetery looking south.



Tanyard Trail.

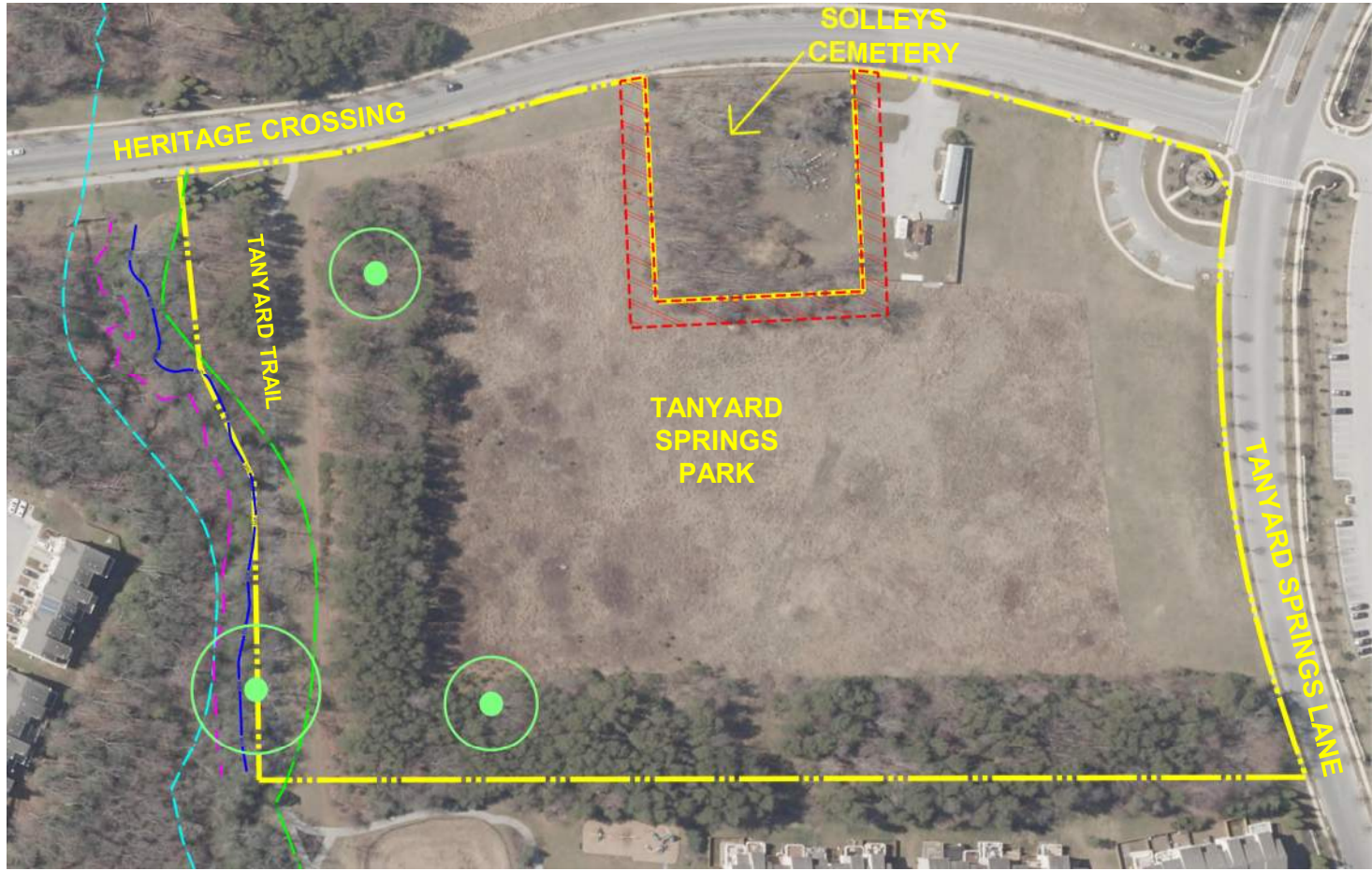


View looking west along Tanyard Springs Lane.



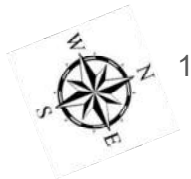
LEGEND

- PROPERTY LINE
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING NON-TIDAL WETLAND LIMITS
- EXISTING 25' WETLAND BUFFER
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- PROPOSED PRESERVATION EASEMENT



Environmental Features Map

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Impacts to Environmental Features

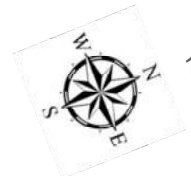
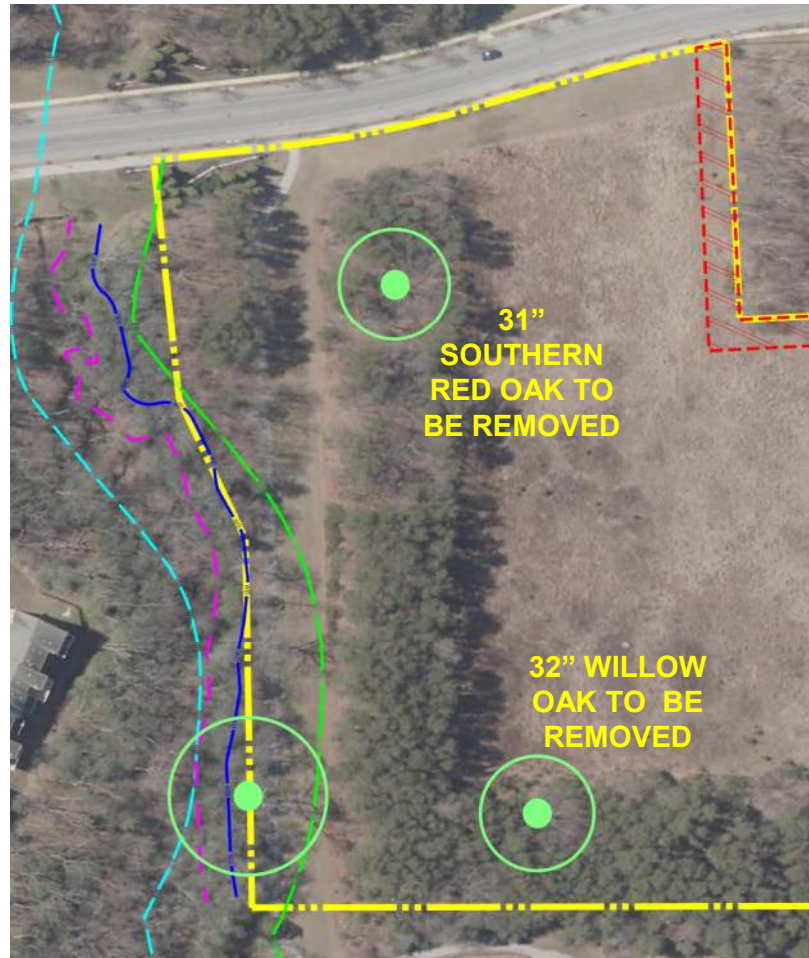
- **Specimen Trees:** Two specimen trees will need to be removed to develop the park. Modification Notifications will be submitted for the removal of these trees.
- **Forest Areas:** Some impact to wooded areas; Approximately 2.06 acres of forest to be removed and 2.00 acres of forest will be retained on-site; Mitigation to occur off-site
- **Wetlands and Wetland Buffers:** No proposed disturbance
- **Stream and Stream Buffers:** No proposed disturbance
- **Cemetery:** 25' Preservation Easement around existing adjacent cemetery; No proposed disturbance

The above features were located by field survey and available Anne Arundel County records.



Specimen Trees

- **Specimen Trees:** Two specimen trees will need to be removed to develop the park. Modification Application will be submitted for the removal of these trees.



Park Improvements Overview

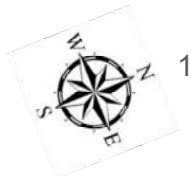
- Walking Paths with a connection to Tanyard Trail
- Lighted Multi Purpose Field
- Baseball/Softball Field
- Basketball Court
- Park Pavilion
- Playground
- Paved Parking Lot
- Overflow Parking Lot
- Future Elementary School – Not Included With This Plan; Reserved Area Only



Site Plan

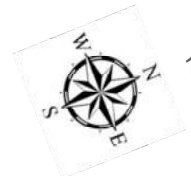
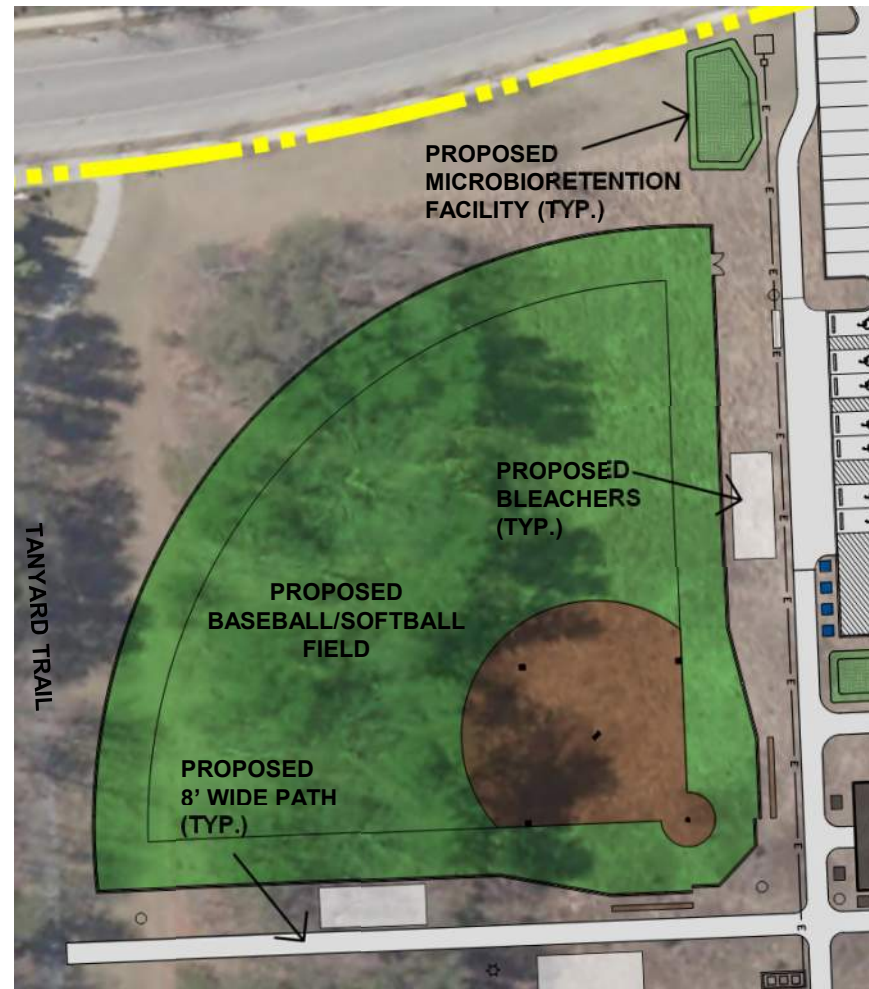


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Baseball Field/ Softball Field

- Close to Parking
- Bleachers
- Fencing/Backstop
- Dugout Benches
- Ball Netting



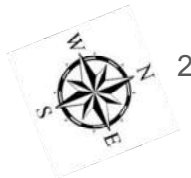
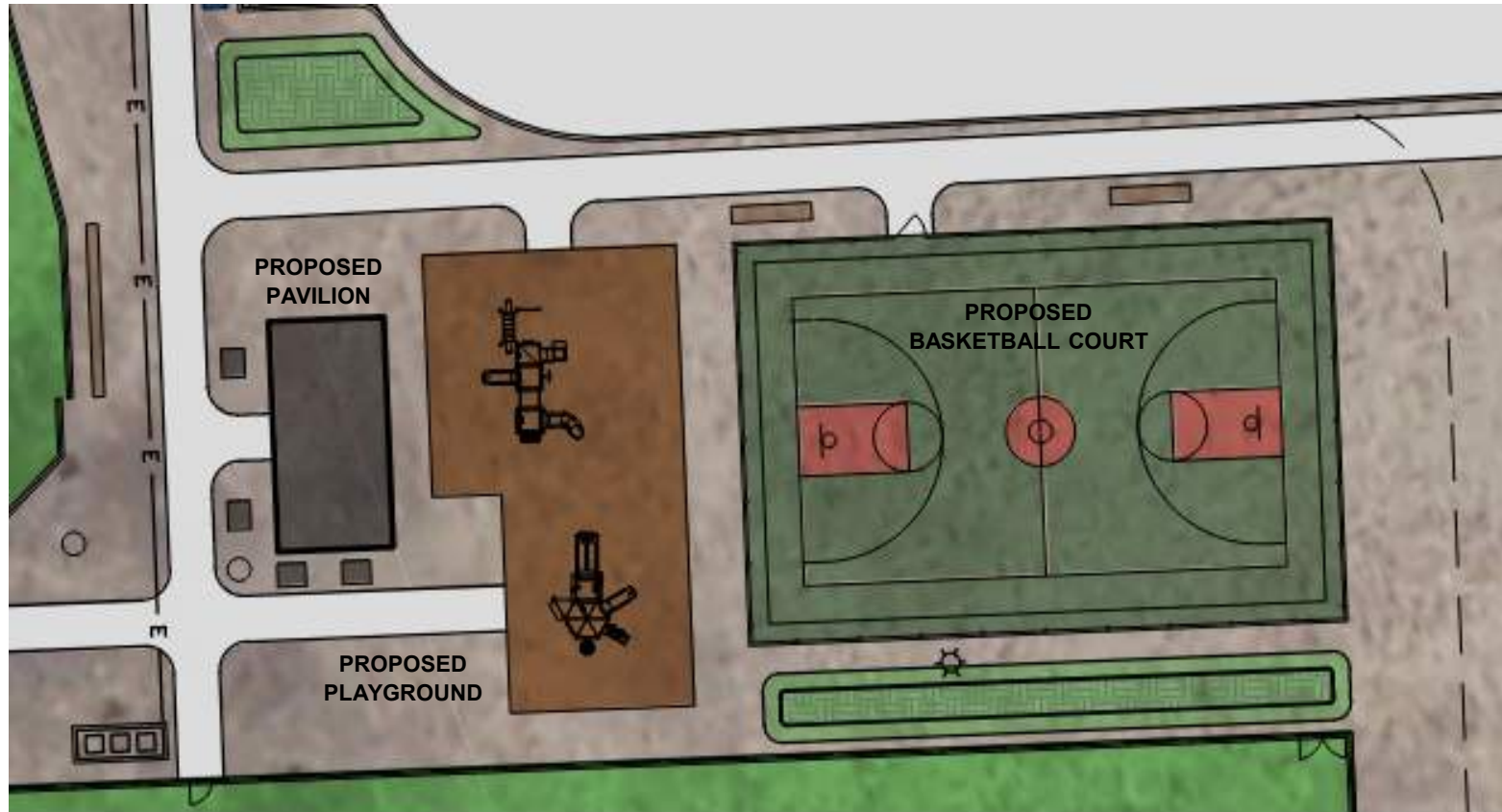
Multi Purpose Field

- Lighted Multipurpose Field
- Focused lighting, LED cut-off fixtures
- Lights out prior to 10 pm
- Bleachers
- Ball Netting



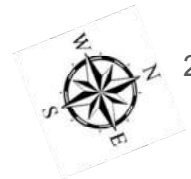
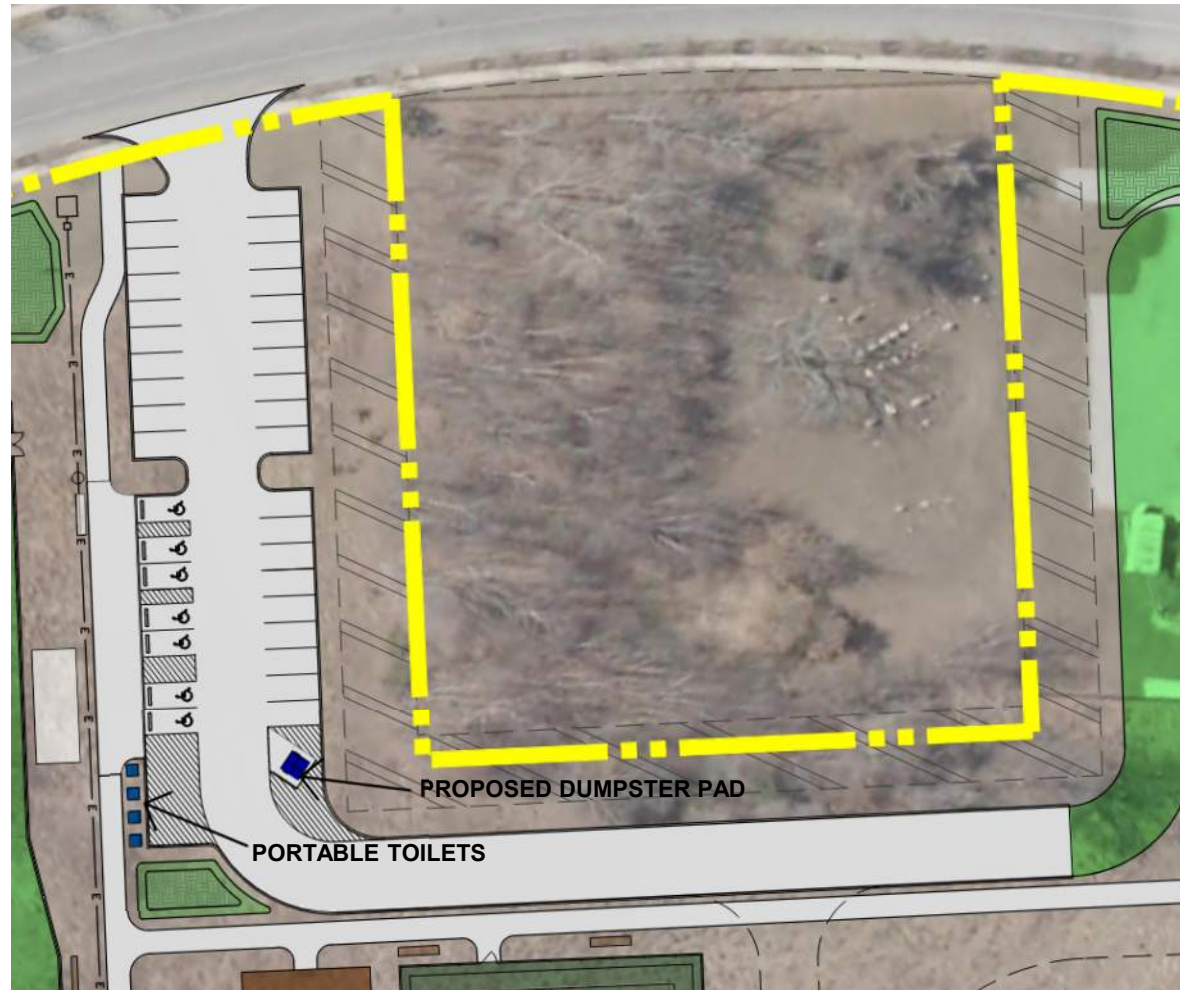
Pavilion, Playground, & Basketball Court

- ADA Accessible Amenities
- Rubberized Surface for Playground
- Bike Racks
- Picnic Tables around Pavilion



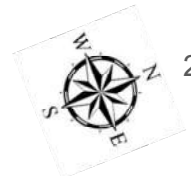
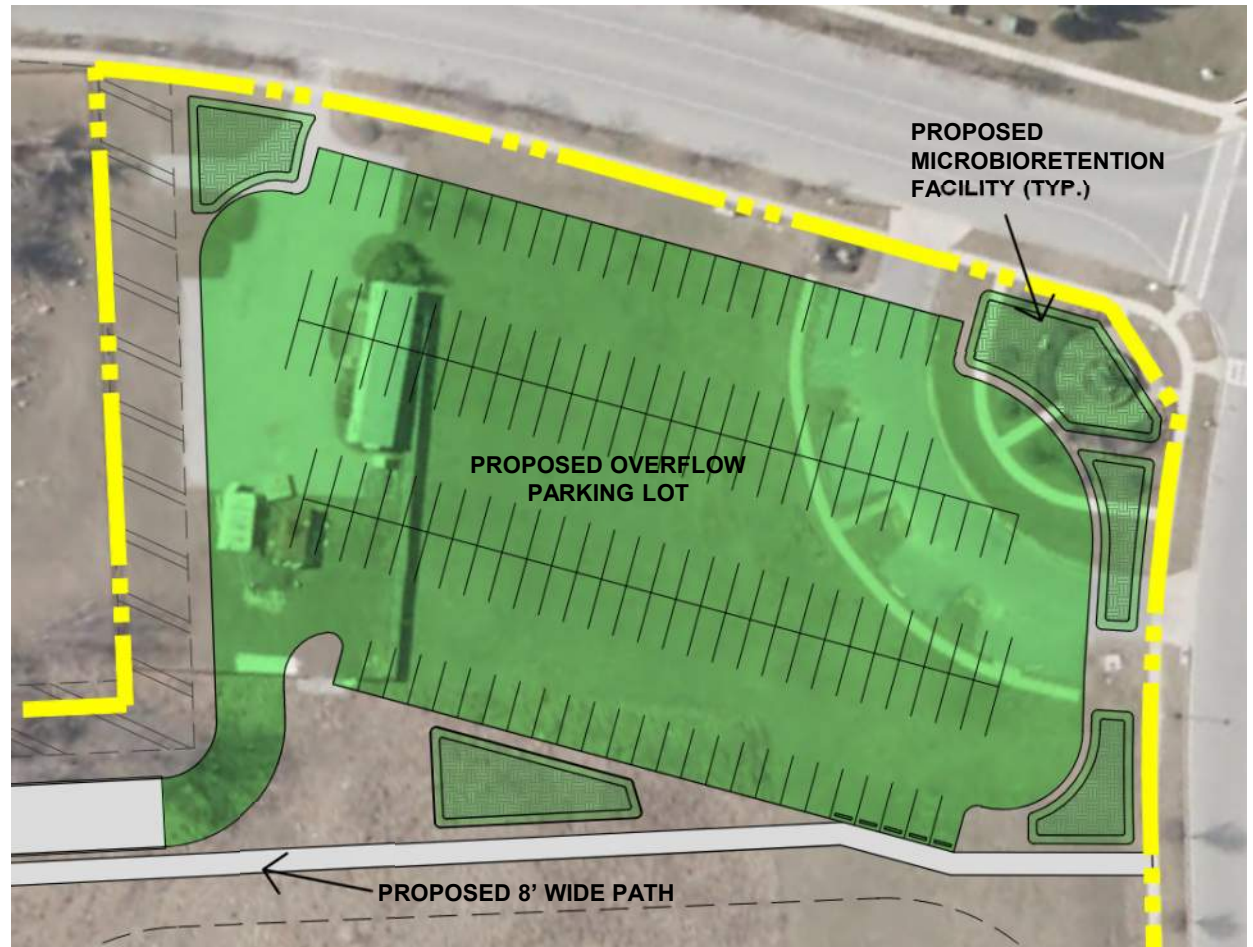
Parking Lot

- 36 total parking spaces
- 7 ADA spaces
- 24' Road Section with Curb and Gutter
- Paths that link to all park amenities
- Portable toilets



Overflow Parking Lot

- Approximately 150 parking spaces
- Provides additional parking for larger park events
- Easily turned into a parking lot to serve the Future Elementary School
- Paths that link to all park amenities
- SWM Facilities



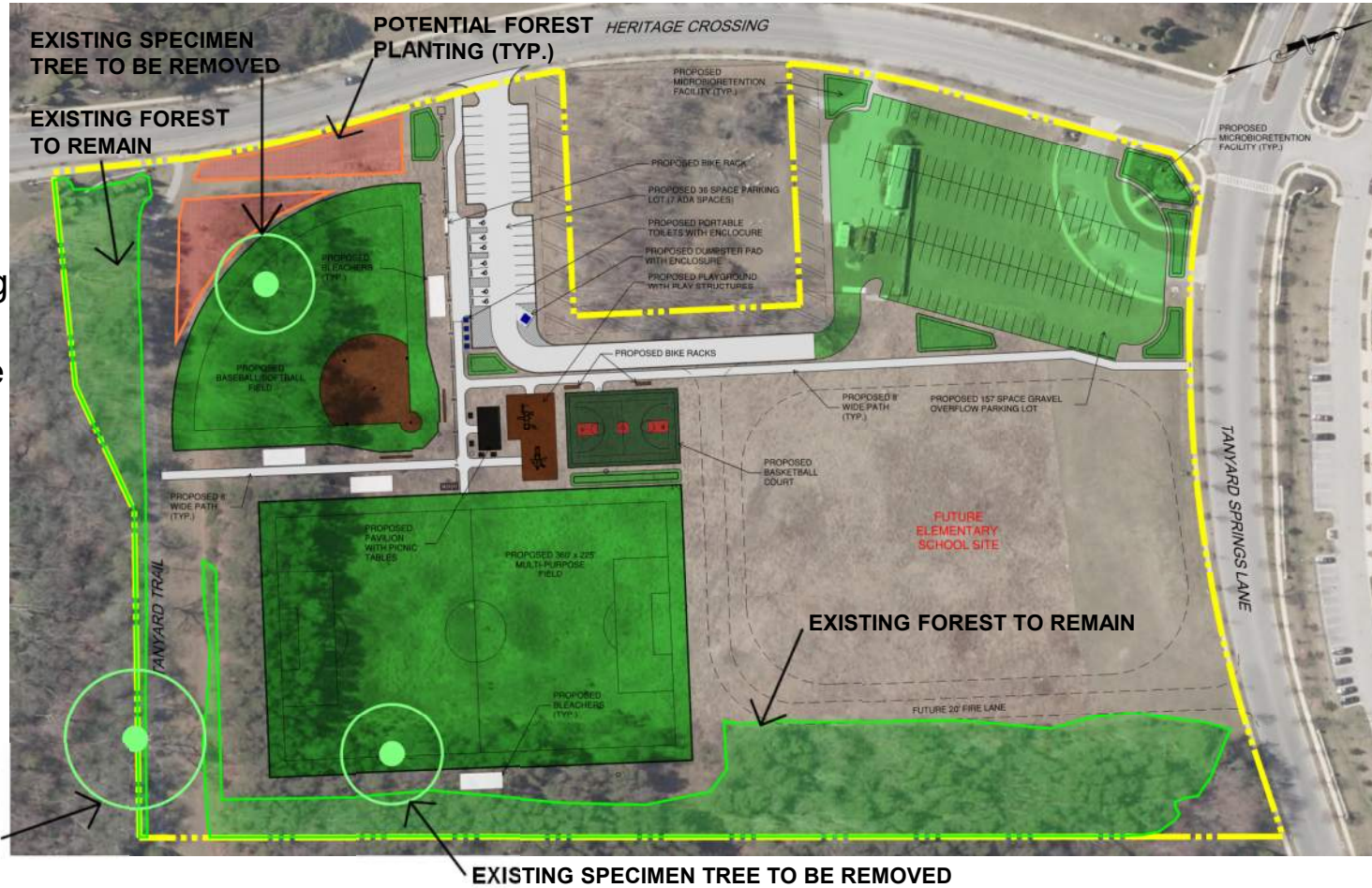
Stormwater Management

- Stormwater management to be accomplished by microbioretention areas and grass swales
- 8 Microbioretention facilities proposed and 3 grass swales proposed



Forest Conservation

- Some forest clearing will need to happen on the site to accommodate the proposed ball fields
- The majority of the forest along the eastern edge of the property will remain and will be a buffer to the park from the adjacent residential community.
- Forest conservation obligations will be handled off-site. Plantings may be added next to the fields for additional mitigation.



Comments

Comments on this project can be submitted to: <https://www.aacounty.org/departments/planning-and-zoning/development/community-meetings/past-meetings-comments/>

Comment period will be 14 days from this meeting or until July 20.

After reaching the page simply type the name of the meeting (Tanyard Springs Park Development P587900) in the Search bar.

Project team will provide written responses to all comments received on the OPZ website. Written responses will be provided but not as part of the grading permit package.



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Bureau of Utility Operations

24-Hour Emergency

Water Service: (410) 222-8400

Billing Inquiries: (410) 222-1144



Bureau of Waste Management Services

Bulk Trash Service / Curbside Collections: (410) 222-6100



Bureau of Highways

General Inquiries: (410) 222-7321

Snow Line: (410) 222-4040

Email: hwyscustomercare@aacounty.org



Bureau of Engineering

General Inquiries: (410) 222-7500



Bureau of Watershed Protection and Restoration

General Inquiries: (410) 222-1072

Customer Relations:

(410) 222-7582



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Questions?

Please submit comments and questions in writing, and responses will be provided by the project team but not as part of the grading permit package. Responses will also be mailed to all parties that were sent the meeting invite.

