

# WEST COUNTY SWIM CENTER ALTERNATIVE SITES TEST FIT STUDY

CAPITAL PROJECT NUMBER P579900

JANUARY 29, 2024 – 6 PM



# Important Meeting Information

- Tonight's meeting will be recorded and posted on DRP's website.
- There will be a public comment session following the presentation.
- Please hold your questions until the end of the presentation.
  - If you have questions or comments, please use the [raise hand function](#) at the bottom/top of your device screen.
  - At the end of the presentation, we will call your name.
- Comments may also be sent via email to:  
[west-co-swim-center@aacounty.org](mailto:west-co-swim-center@aacounty.org)
- The meeting must conclude at 8:00 PM.

# Agenda

- Introductions
- Project Background – Need / Proposed Sites
- Swim Center Building – Proposed Amenities and Building Design
- Test Fit Study Methodology and Criteria
- Proposed Sites:
  - Site #1 Provinces Park
  - Site #2 Rockenbach Road
  - Site #3 Ft. Meade, 26<sup>th</sup> Street
  - Site #4 Bacontown / Board of Ed. Site
- Site Evaluation and Comparison Matrices
- Next Steps
- Public Comment, Questions and Feedback

# Introductions

## Project Team:

- Anne Arundel County Department of Recreation and Parks (DRP):
  - Erica Matthews – Deputy Director
  - Bruce Bruchey – Chief of Planning & Construction
- MW Studios – Project Architectural Firm:
  - Robert Manns, AIA – Principal Architect
  - Michael Gerding, LEED GA – Project Manager
  - Nate McNeill – Project Architect / Designer

# Project Background

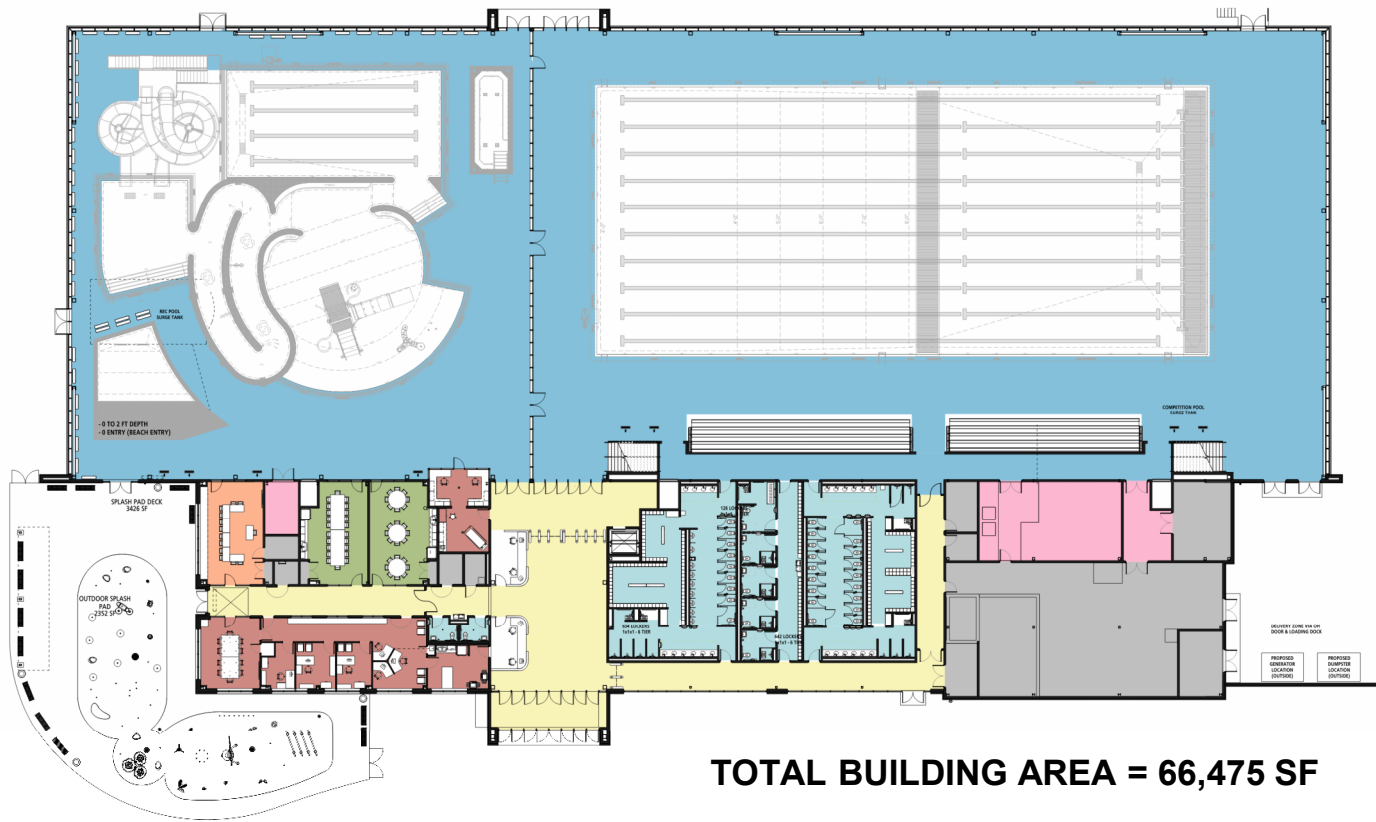
- Need for swim center in west County identified in the 2017 Land Preservation, Park, and Recreation Plan
- Location studies began in 2019
- Additional sites evaluated in 2020
- 2022 County retained MW Studios to design swim center project
- 2023 DRP requested to study alternative sites

# Swim Center Amenities

- (20 Lane – 50 Meter Course) competition pool
- Permanent spectator seating area
- 4-lane warm-up lap pool
- 2,450 sf recreation pool with built-in play equipment
- Water slides
- Lazy river
- Kiddie pool w/ “zero” beach entry
- 20-person hot tub (indoor)
- Locker rooms
- Party rooms
- CPR & lifeguard training classroom
- Outdoor splash pad

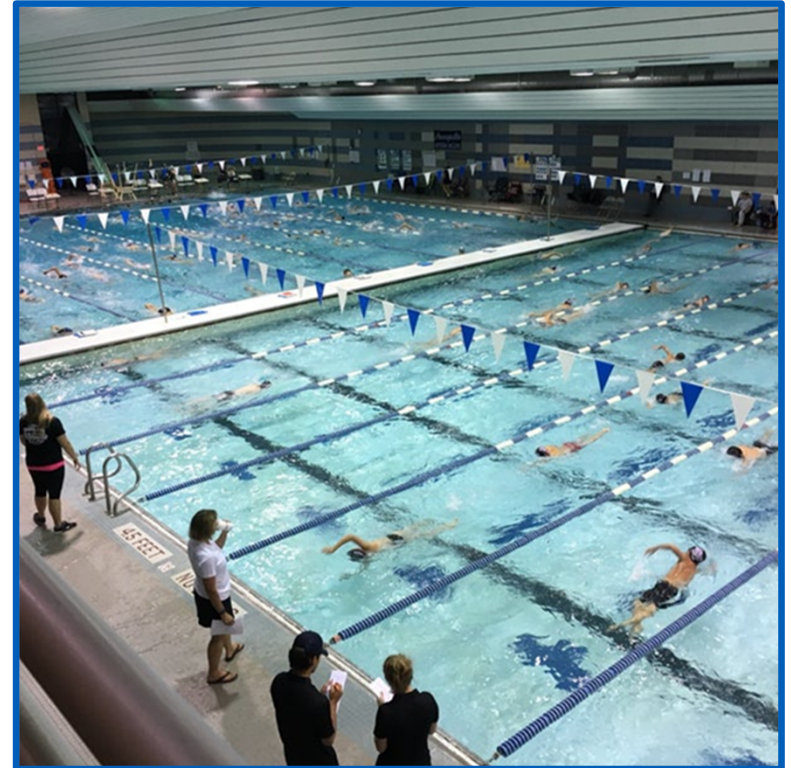


# Proposed Swim Center Floor Plan



# Test Fit Methodology

- The Swim Center building footprint has been finalized and used for the test fit.
- The minimum site and building program requirements (i.e., amenities, parking, etc.) remain unchanged.
- The footprint was “fitted” onto the sites without significant modifications to the design.
- Each site was evaluated to ascertain how well it can accommodate the project.

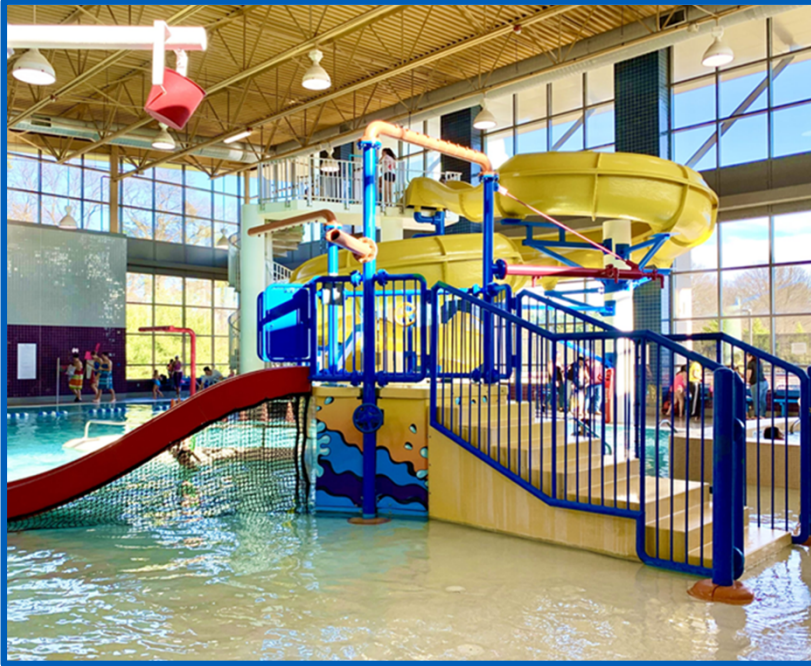




# Alternative Site Study Criteria

- 1. Location and Access:** *The ease which County residents can travel to and access the site.*
- 2. Traffic Analysis:** *How vehicles and pedestrian specifically access the site and if modifications to existing roads will be required.*
- 3. Site Analysis:** *The impact the constructed facility will have on the selected site. Specific areas of concern are: steep slopes, critical area, woodlands, wetlands, stormwater management, historic areas, and any existing structures on site.*
- 4. Parking:** *Can the site provide ample parking for the swim center and other amenities?*
- 5. Utilities:** *Does the site have access to public water and sewer, electrical, and gas service?*
- 6. Relationship to Existing Amenities:** *Does the site promote synergies with existing recreation amenities?*
- 7. Expansion:** *Does the site allow for future building and parking expansion?*
- 8. Building Redesign:** *Will the site require revisions to the current design of the swim center building?*
- 9. Timeframe:** *Will the site require additional engineering and construction time that causes a delay in the opening of the facility?*
- 10. Project Cost:** *Does the site require greater funds that just to design and build the aquatic center and parking? Additional costs include off-site roadwork, septic/well systems, extensive utility runs, and relocation of existing on-site facilities.*

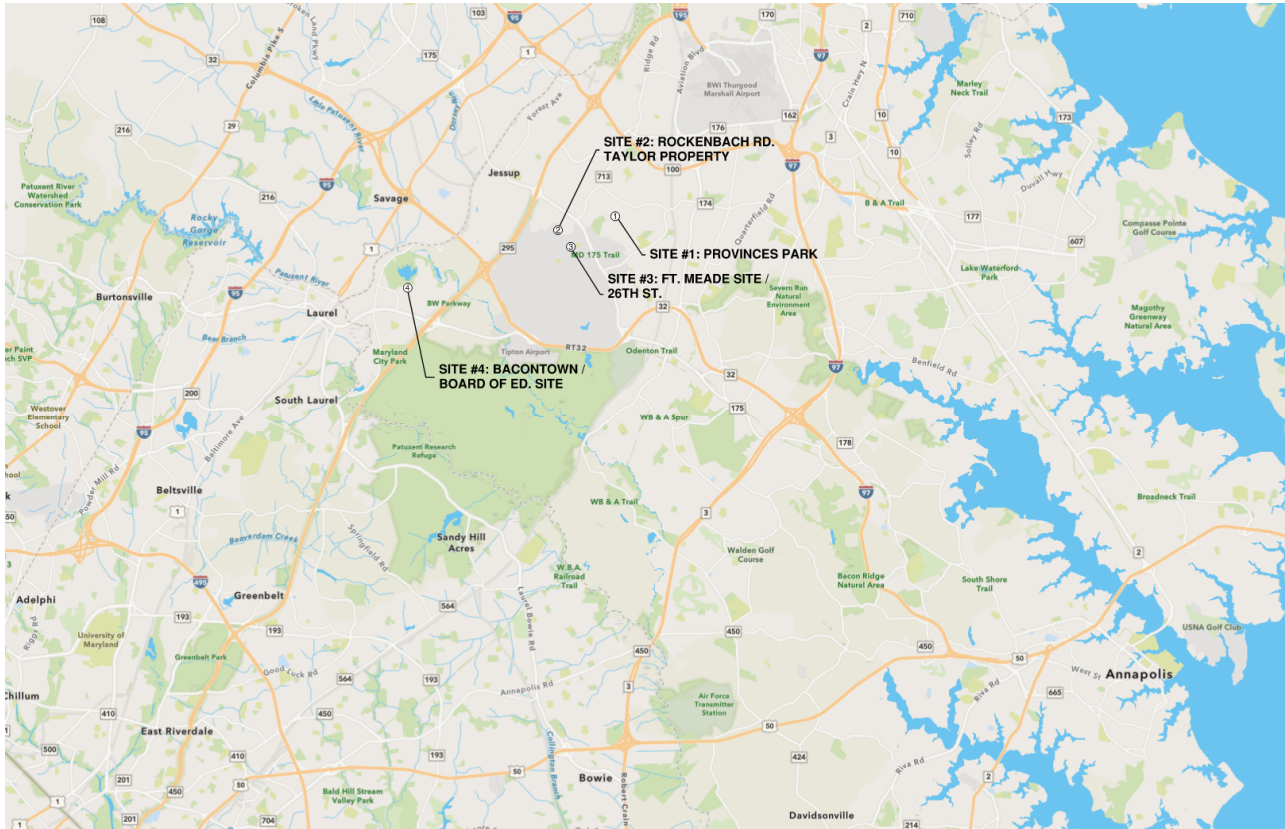
# Scoring



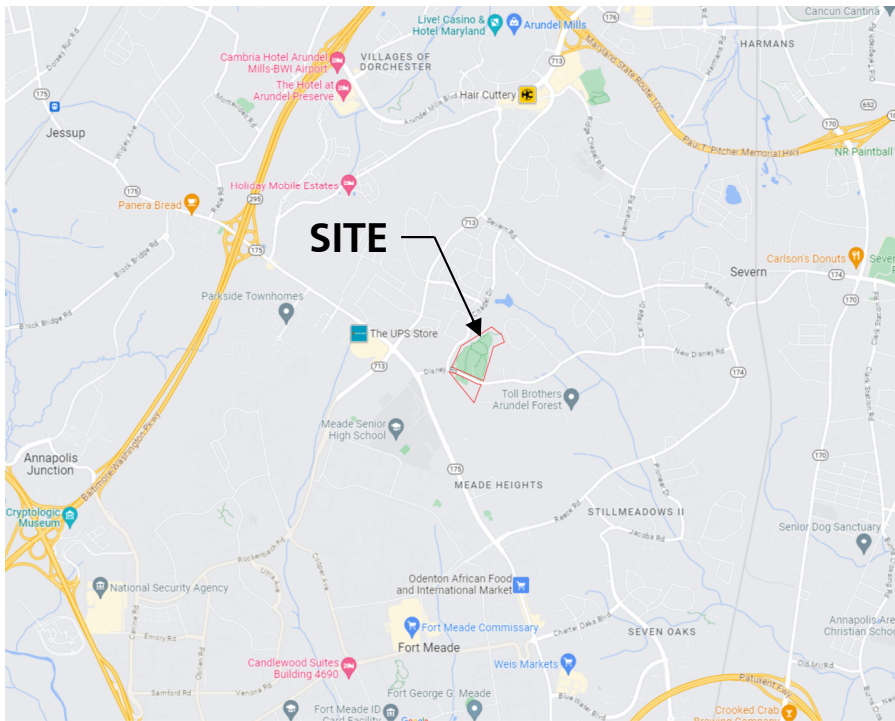
1. Location and Access
2. Traffic Analysis
3. Site Analysis
4. Parking
5. Utilities
6. Relationship to Existing Amenities
7. Expansion
8. Building Redesign
9. Timeframe
10. Project Cost

Each criterion is ranked and given a score between 0 (lowest) and 10 (highest).

# Proposed Sites



# Site #1 (Provinces Park) - Existing Conditions



(Total Site = 35 ac +/-)

# Site #1 Provinces Park – Stats & Facts

- Area Available for Development: **8.1 acres**
- Area Reserved for Other Uses or Encumbered: **26.8 acres**
- Land Acquisition Required: **NO**
- Connectivity to Existing Hiker/Biker Trails: **YES**
- Connectivity to Existing Transit Routes: **POSSIBLE**
- Site Access: **GOOD**
- Significant Deforestation: **NO**
- Parking Spaces: **298**
- Availability of Utilities: **YES**
- Adjacent to Park Existing Amenities: **YES**
- Additional Area Available for Expansion: **POSSIBLE**
- Building Redesign Required: **NONE**
- Schedule Extension Required: **NO**
- Project Cost: **\$ 65,293,937**



298 Parking Spaces  
(includes 50 'grass' overflow)

# Site #1 Provinces Park – Analysis

- Ideal building orientation and site placement achieved
- Trees and natural buffer zones retained
- No unnecessary reductions in athletic fields
- Existing amenities (e.g., playground, concession/bathroom building and pavilion) are preserved
- Existing hiker/biker pathway system to be enhanced
- Reduction in expensive site grading
- Proper stormwater management facilities
- Reduced vehicle / pedestrian / bicycle conflicts (enhanced safety)
- Applicable afforestation requirements addressed



# Site #1 Provinces Park – Site Plan



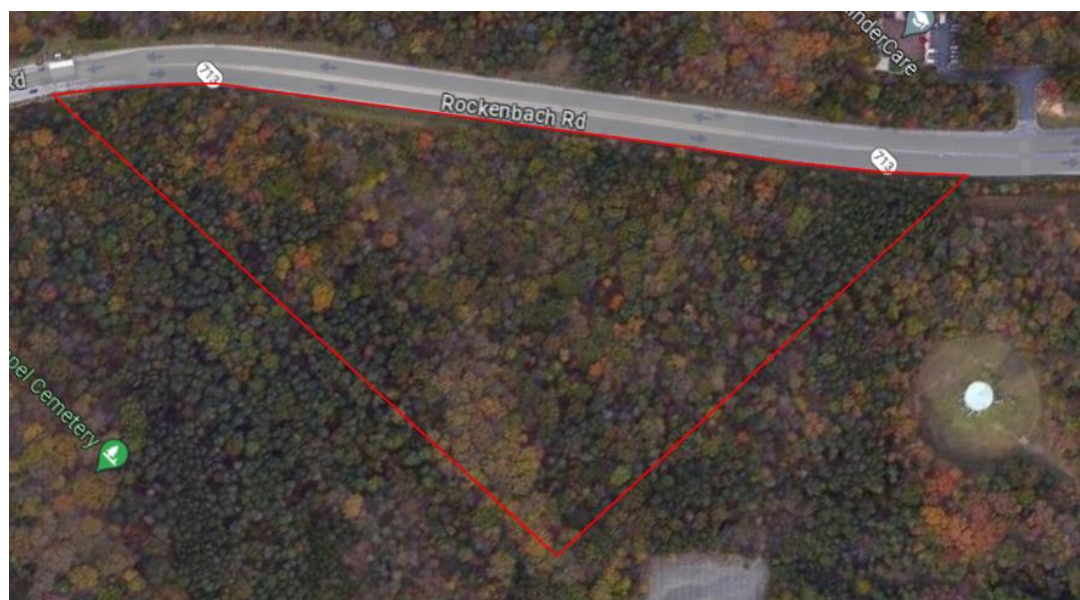
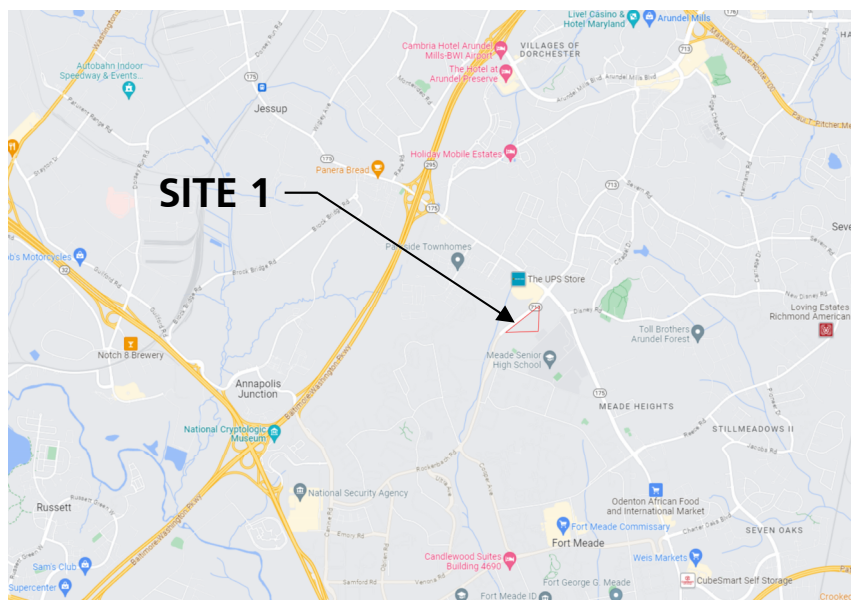
# Site #1 Provinces Park – Evaluation

1. Location and Access	7
2. Traffic Analysis	8
3. Site Analysis	9
4. Parking	9
5. Utilities	8
6. Relationship to Existing Amenities	10
7. Expansion	4
8. Building Redesign	10
9. Timeframe	10
10. Project Cost	10
<b>TOTAL SITE SCORE =</b>	<b>85</b>





# Site #2 Rockenbach Rd – Existing Conditions



(Total Site = 13.6 ac +/-)

# Site #2 Rockenbach Rd – Stats & Facts

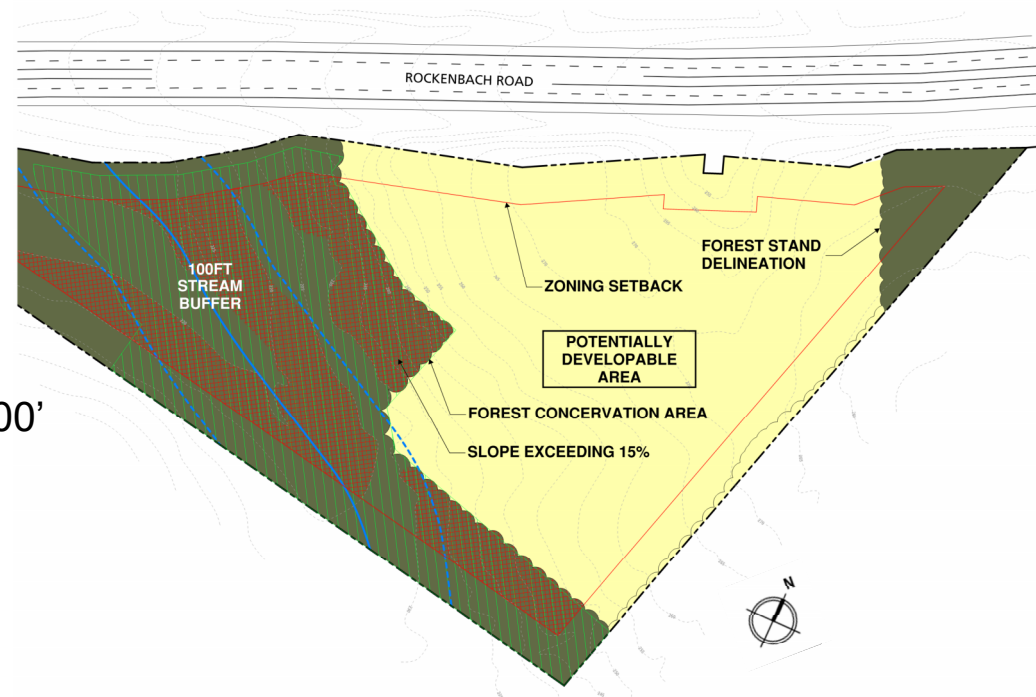
- Area Available for Development: **6.3 acres**
- Area Reserved for Other Uses or Encumbered: **7.3 acres**
- Land Acquisition Required: **YES**
- Connectivity to Existing Hiker/Biker Trails: **POSSIBLE**
- Connectivity to Existing Transit Routes: **POSSIBLE**
- Site Access: **ADEQUATE**
- Significant Deforestation: **YES**
- Parking Spaces: **200**
- Availability of Utilities: **AVAILABLE**
- Adjacent to Park Existing Amenities: **NO**
- Additional Area Available for Expansion: **NO**
- Building Redesign Required: **SOME**
- Schedule Extension Required: **YES**
- Project Cost: **\$ 75,420,036**

(includes cost estimate for land acquisition)

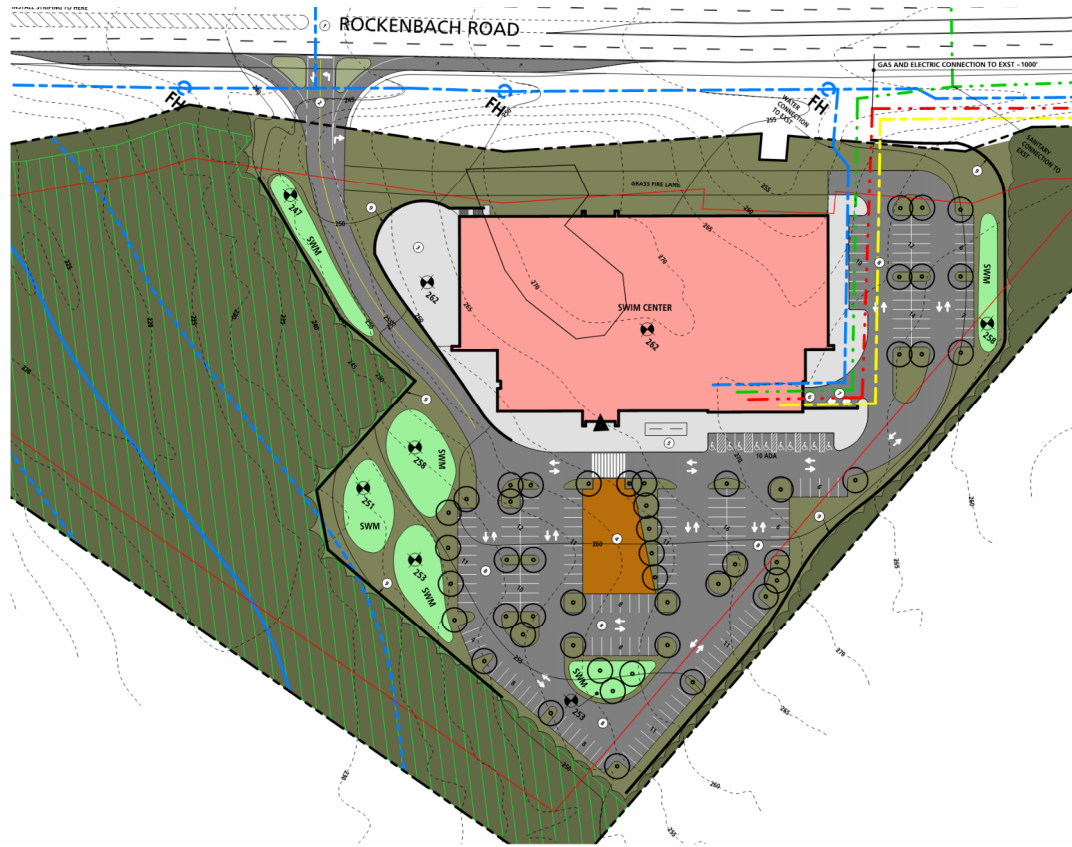


# Site #2 Rockenbach Rd - Analysis

- Lack of “Walkability” and Connectiveness to Existing Transportation Networks
- Development will require extensive grading, forest clearing, and retaining walls
- Building’s orientation may require additional solar “controls”
- Site isolated from surrounding development
- More than 50% of the site is deemed undevelopable (7.3 ac)
- Connections of utilities to building exceed 1000’
- Single point of vehicular access from Rockenbach Road (Maryland Route 713)
- Possible second access point to the north for emergency or maintenance use.

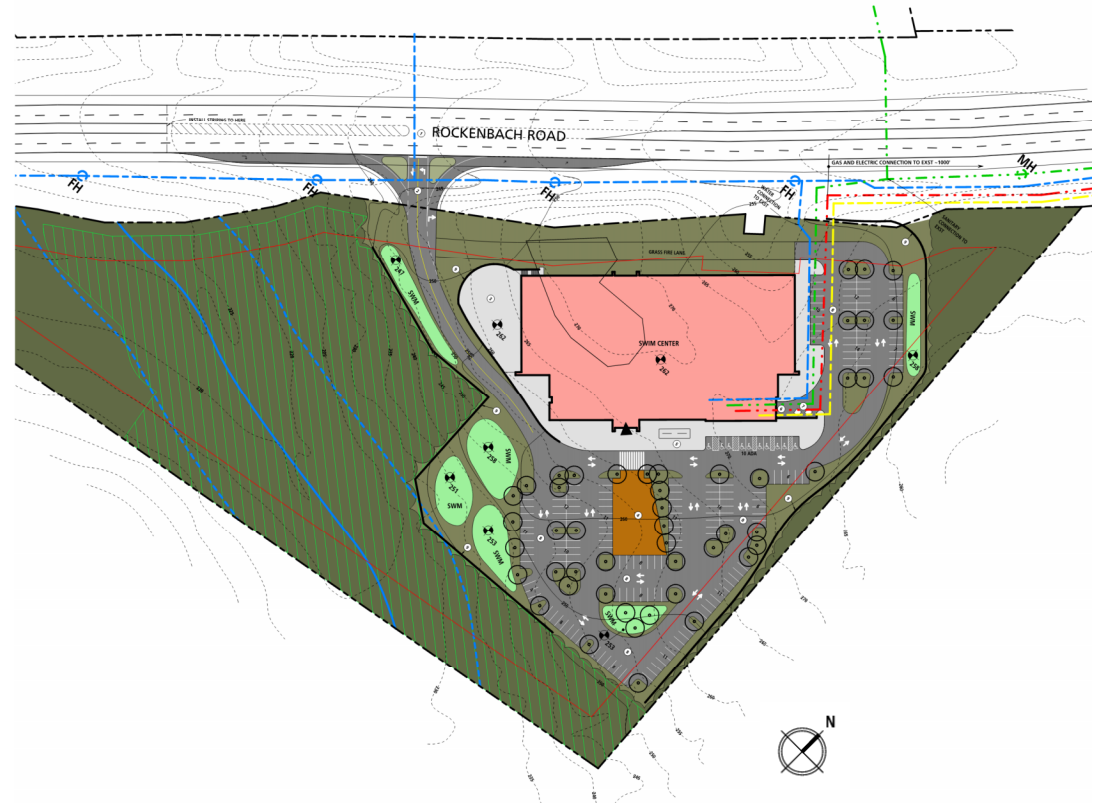


# Site #2 Rockenbach Rd – Site Plan

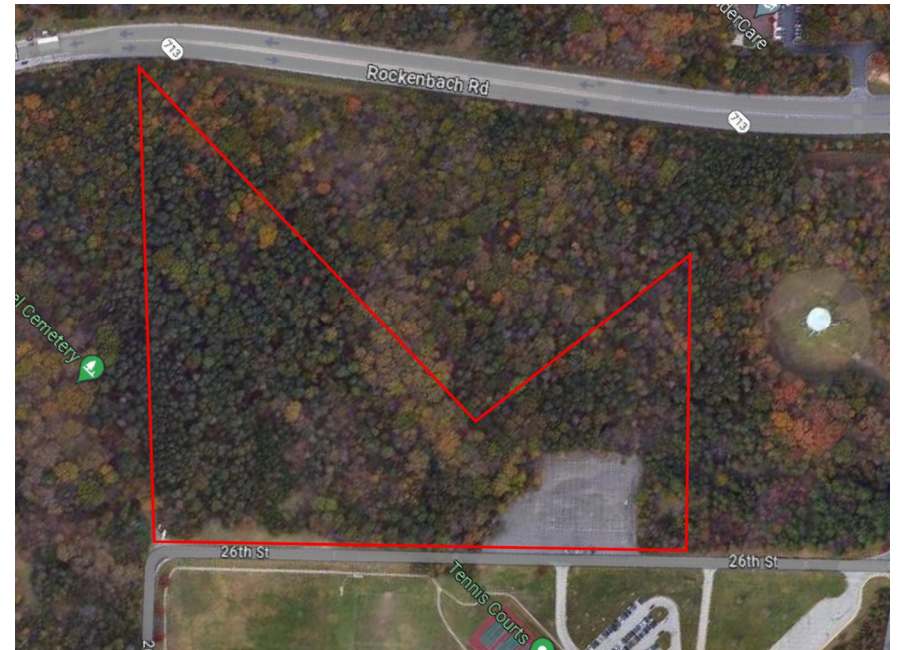
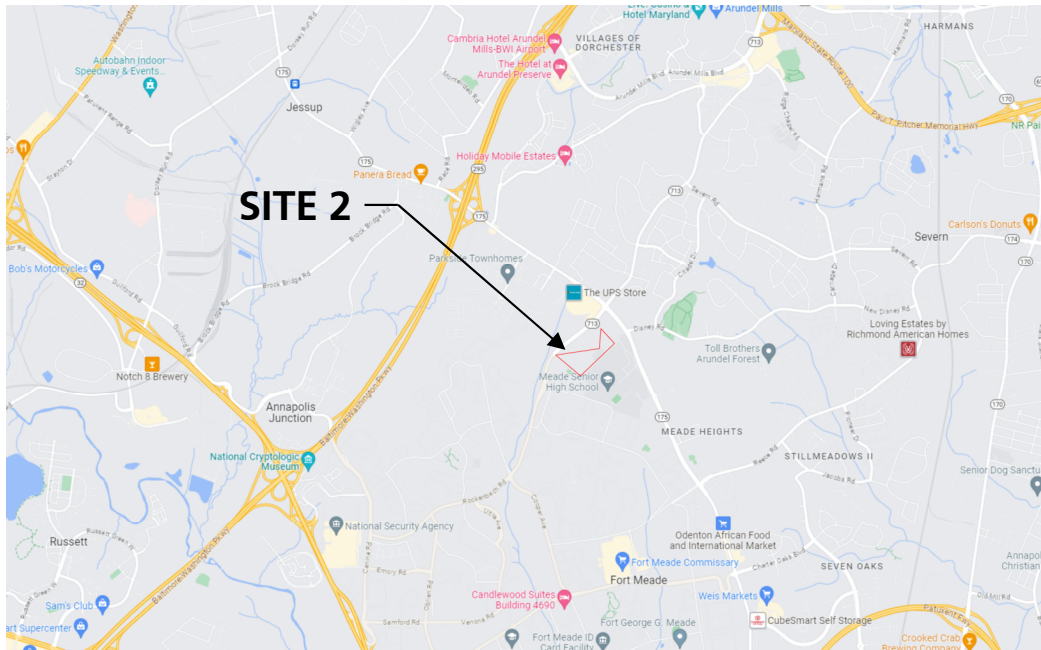


# Site #2 Rockenbach Rd – Evaluation

1. Location and Access	7
2. Traffic Analysis	6
3. Site Analysis	3
4. Parking	4
5. Utilities	5
6. Relationship to Existing Amenities	1
7. Expansion	1
8. Building Redesign	6
9. Timeframe	4
10. Project Cost	3
<b>TOTAL SITE SCORE =</b>	<b>40</b>



# Site #3 Ft. Meade, 26<sup>th</sup> St. - Existing Conditions

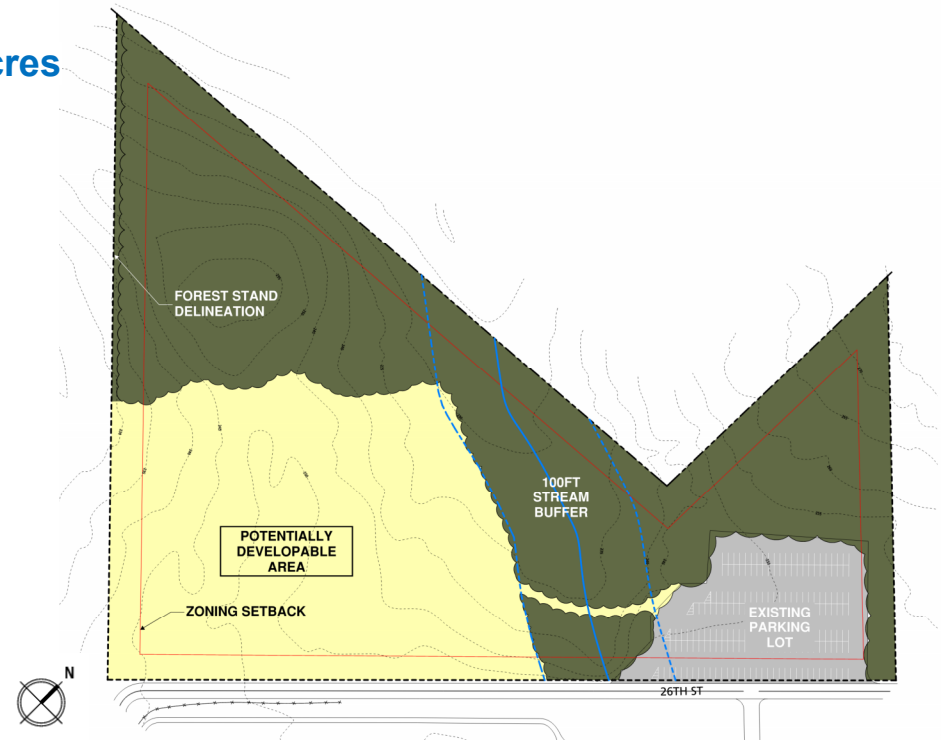


(Total Site = 17.5 ac +/-)



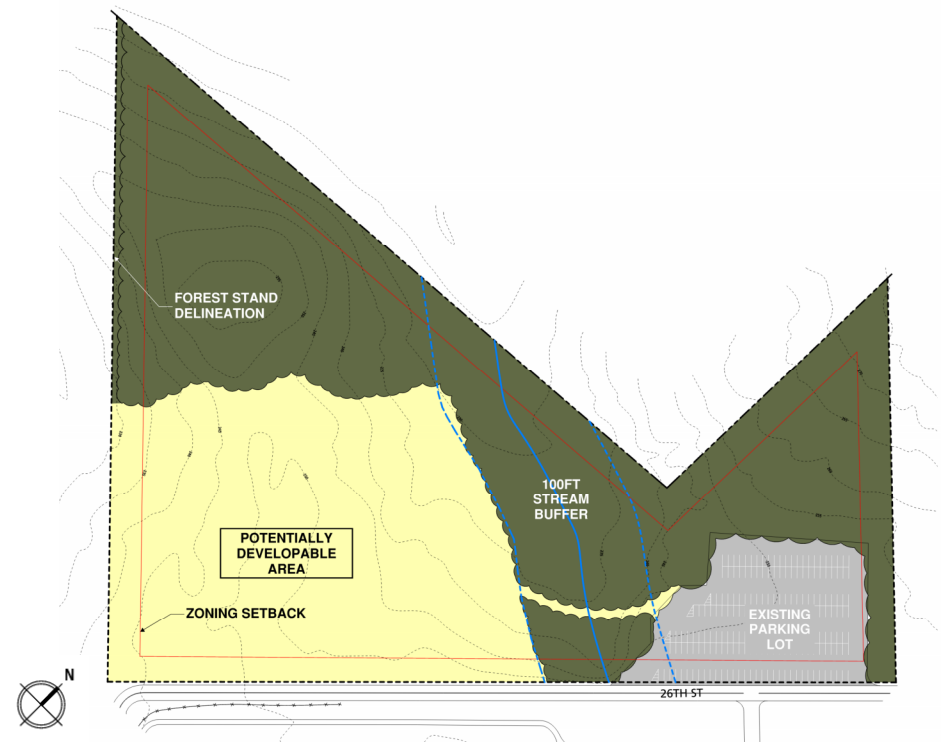
# Site #3 Ft. Meade, 26<sup>th</sup> St – Stats & Facts

- Area Available for Development: **5.5 acres**
- Area Reserved for Other Uses or Encumbered: **12.0 acres**
- Land Acquisition Required: **LEASE**
- Connectivity to Existing Hiker/Biker Trails: **POSSIBLE**
- Connectivity to Existing Transit Routes: **POSSIBLE**
- Site Access: **ADEQUATE**
- Significant Deforestation: **YES**
- Parking Spaces: **175 (+190 SHARED)**
- Availability of Utilities: **POSSIBLE**
- Adjacent to Park Existing Amenities: **YES**
- Additional Area Available for Expansion: **POSSIBLE**
- Building Redesign Required: **MINIMAL**
- Schedule Extension Required: **YES**
- Project Cost: **\$ 75,017,633**



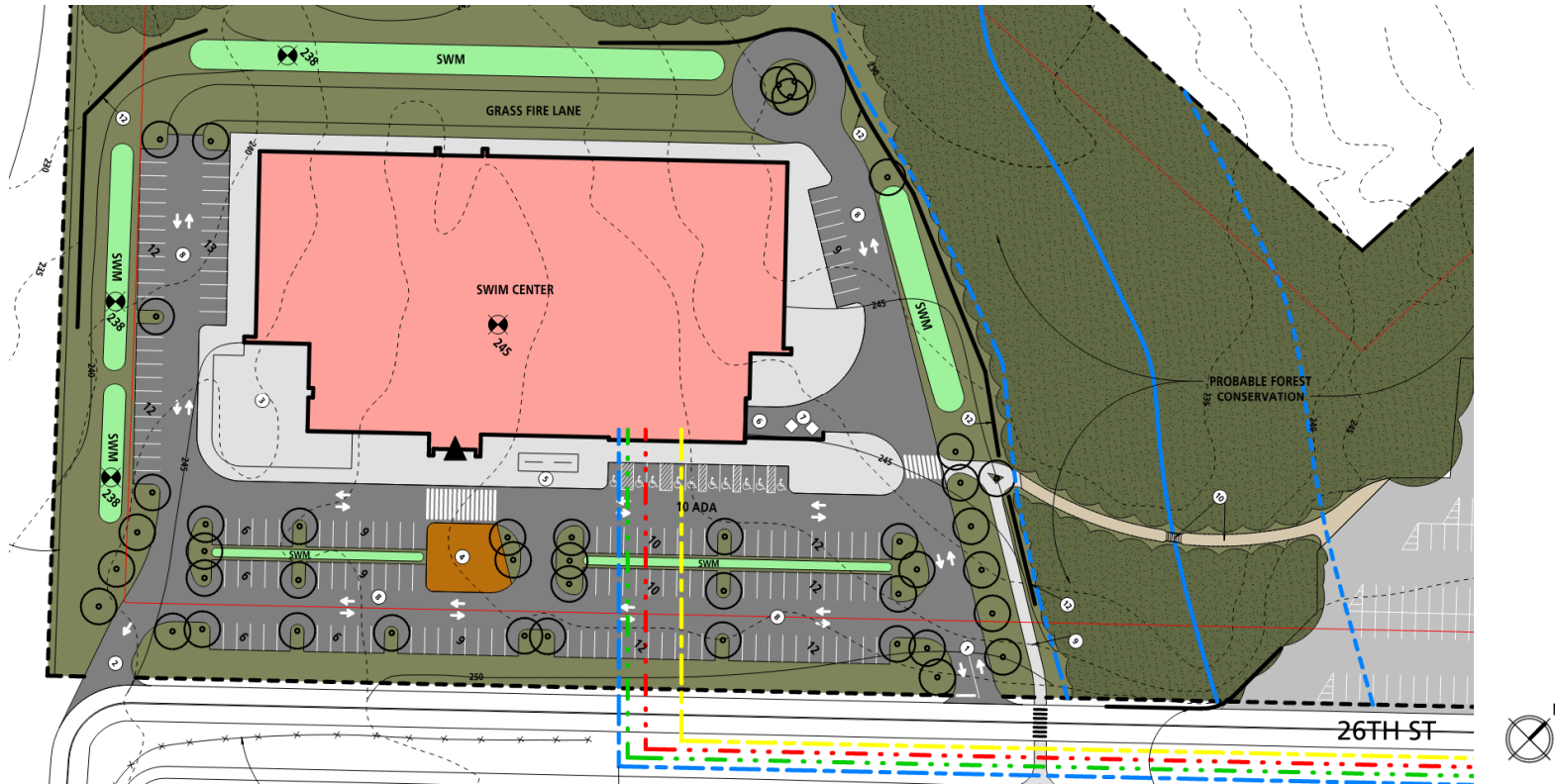
# Site #3 Ft. Meade, 26<sup>th</sup> St – Analysis

- Development will require extensive grading, forest clearing, and retaining walls
- Buildings orientation may require additional solar “controls”
- Site isolated from surrounding development
- More than 50% of the site is deemed undevelopable (7.3 ac)
- Connections of utilities to building exceed 1800’
- Multiple points of vehicular access possible from 26<sup>th</sup> Street





# Site #3 Ft. Meade, 26<sup>th</sup> St – Site Plan

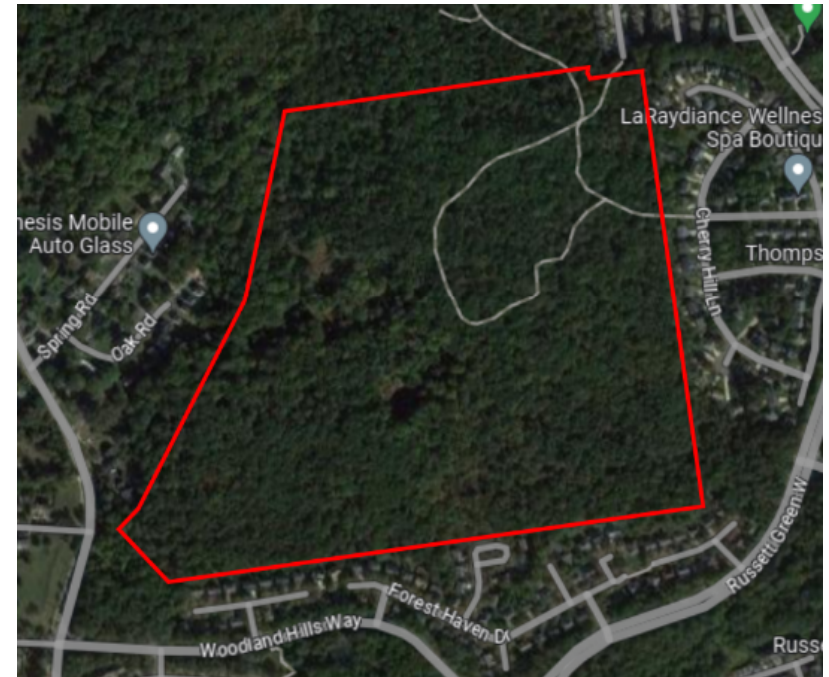
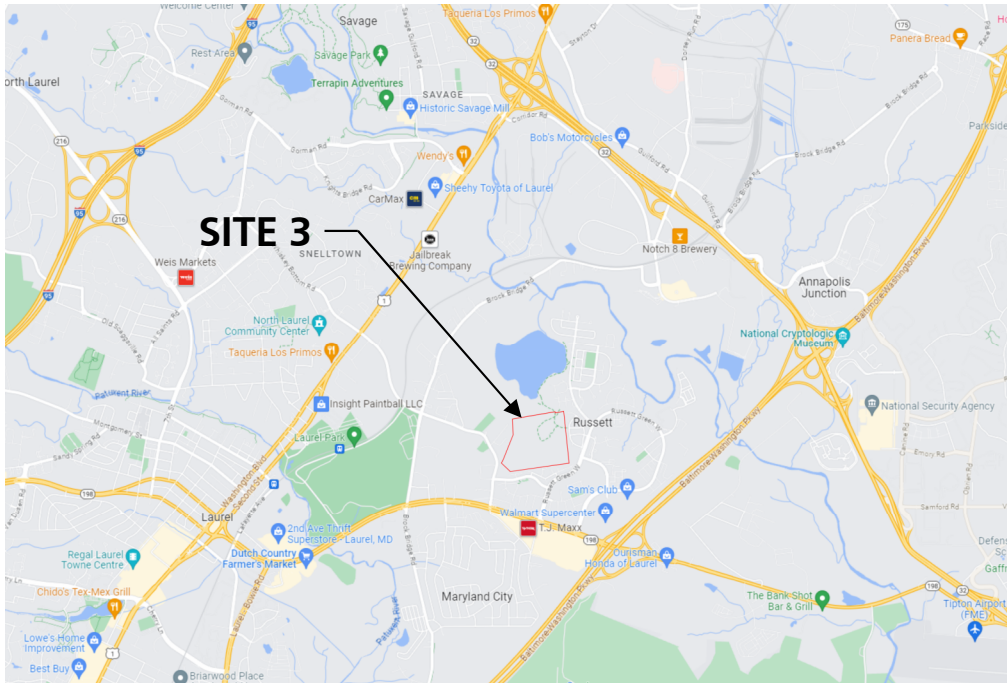


# Site #3 Ft. Meade, 26<sup>th</sup> St – Evaluation

1. Location and Access	6
2. Traffic Analysis	7
3. Site Analysis	4
4. Parking	6
5. Utilities	4
6. Relationship to Existing Amenities	6
7. Expansion	4
8. Building Redesign	7
9. Timeframe	5
10. Project Cost	4
<b>TOTAL SITE SCORE =</b>	<b>53</b>



# Site #4 Bacontown / Board of Ed. - Existing Conditions

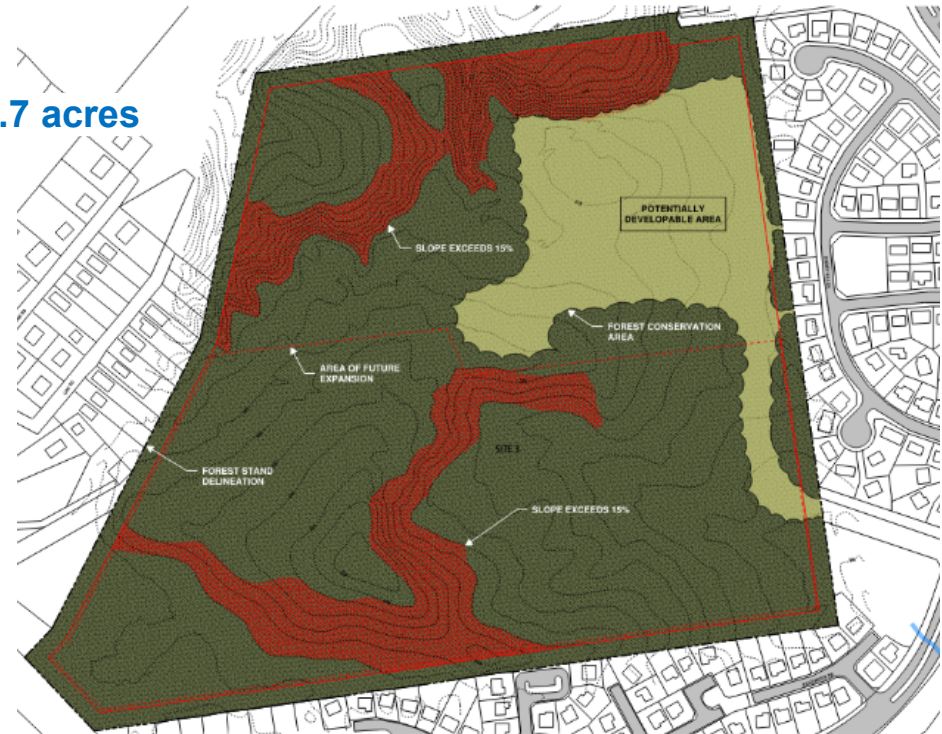


(Total Site = 79.5 ac +/-)



## Site #4 Bacontown / Board of Ed. – Stats & Facts

- Area Available for Development: **8.8 acres**
- Area Reserved for Other Uses or Encumbered: **70.7 acres**
- Land Acquisition Required: **NO**
- Connectivity to Existing Hiker/Biker Trails: **YES**
- Connectivity to Existing Transit Routes: **NO**
- Site Access: **POSSIBLE**
- Significant Deforestation: **YES**
- Parking Spaces: **300**
- Availability of Utilities: **POSSIBLE**
- Adjacent to Park Existing Amenities: **YES**
- Additional Area Available for Expansion: **YES**
- Building Redesign Required: **NONE**
- Schedule Extension Required: **YES**
- Project Cost: **\$ 77,714,227**

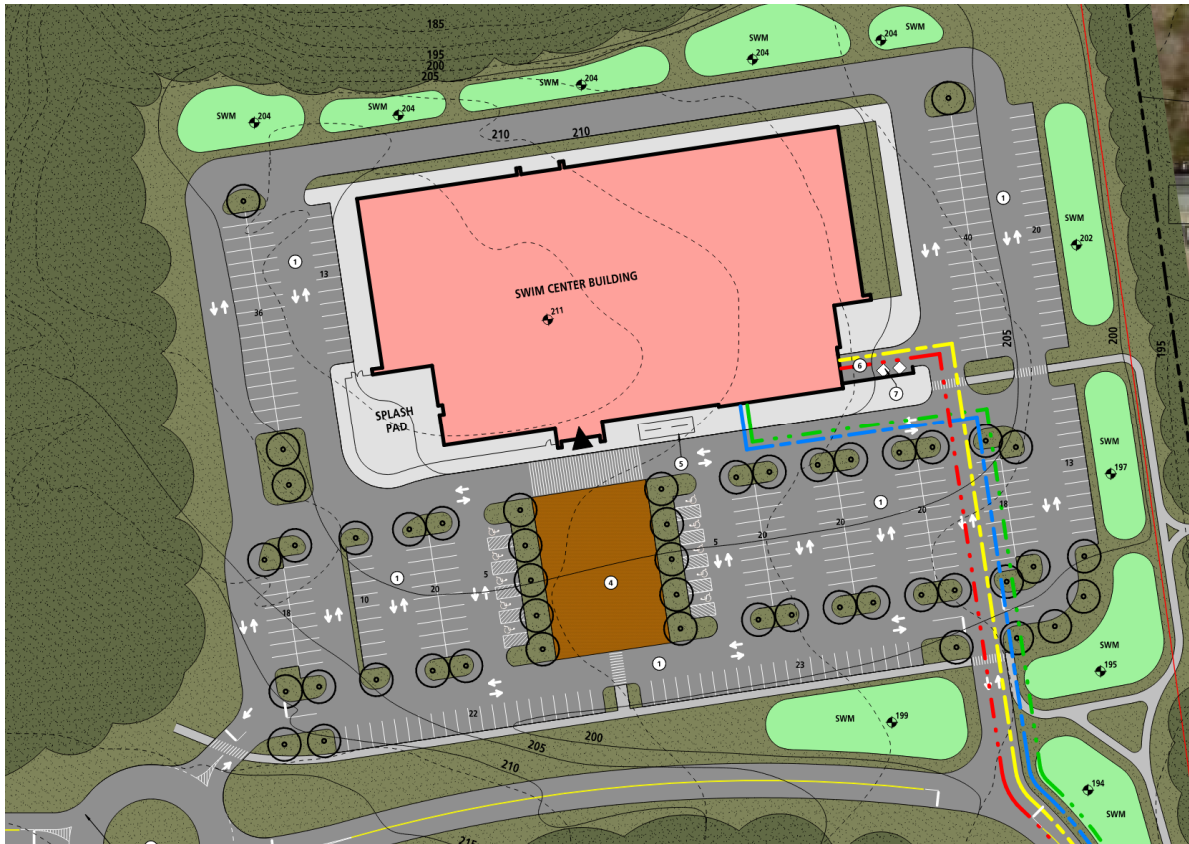


## Site #4 Bacontown / Board of Ed. – Analysis

- Adjacent to existing Oxbow Lake recreational area (to north)
- Proximity to Future park, recreation and civil amenities (i.e., school site)
- A single point of vehicular access to the east
- Connections of utilities to building exceed 1200'
- Site lacks connectivity to public transportation
- Northern end of the site could include additional recreational amenities, such as hiking trails
- Site facilitates an ideal building orientation as it relates to “solar”
- No retaining walls anticipated
- New, internal traffic circulation road required



# Site #4 Bacontown / Board of Ed. – Site Plan



# Site #4 Bacontown / Board of Ed. - Evaluation

1. Location and Access	4
2. Traffic Analysis	5
3. Site Analysis	5
4. Parking	10
5. Utilities	2
6. Relationship to Existing Amenities	5
7. Expansion	10
8. Building Redesign	9
9. Timeframe	6
10. Project Cost	1
<b>TOTAL SITE SCORE =</b>	<b>57</b>



# Project Sites – Comparison Matrix

	Site #1	Site #2	Site #3	Site #4
	<i>Provinces Park</i>	<i>Rockenbach Rd</i>	<i>Ft. Meade/ 26<sup>th</sup> Street</i>	<i>Bacontown/ Board of Ed.</i>
Total Site Acreage	34.9 acres	13.6 acres	17.5 acres	79.5 acres
Acreage Available for Development	8.1 acres	6.3 acres	5.5 acres	8.8 acres
Acreage that is Encumbered, Reserved for Other Uses, or Deemed "Undevelopable"	26.8 acres	7.3 acres	12 acres	70.7 acres
No. of Parking Spaces	298, includes 50 "grass" overflow parking area	200	175, plus 190 existing parking spaces to be shared with the schools	300
Project Cost	\$65,293,937	\$75,420,063*	\$75,017,633	\$77,714,227

*\*Project Cost for Site #2 includes cost estimate for land acquisition.*



# Alternative Site Study Criteria

- 1. Location and Access:** *The ease which County residents can travel to and access the site.*
- 2. Traffic Analysis:** *How vehicles and pedestrian specifically access the site and if modifications to existing roads will be required.*
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- 4. Parking:** *Can the site provide ample parking for the swim center and other amenities?*
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- 7. Expansion:** *Does the site allow for future building and parking expansion?*
- 8. Building Redesign:** *Will the site require revisions to the current design of the swim center building?*
- 9. Timeframe:** *Will the site require additional engineering and construction time that causes a delay in the opening of the facility?*
- 10. Project Cost:** *Does the site require greater funds that just to design and build the aquatic center and parking? Additional costs include off-site roadwork, septic/well systems, extensive utility runs, and relocation of existing on-site facilities.*

# Project Sites – Evaluation Matrix

	Site #1	Site #2	Site #3	Site #4
	<i>Provinces Park</i>	<i>Rockenbach Rd</i>	<i>Ft. Meade/ 26<sup>th</sup> Street</i>	<i>Bacontown/ Board of Ed.</i>
1. Location and Access	7	7	6	4
2. Traffic Analysis	8	6	7	5
3. Site Analysis	9	3	4	5
4. Parking	9	4	6	10
5. Utilities	8	5	4	2
6. Relationship to Existing Amenities	10	1	6	5
7. Expansion	4	1	4	10
8. Building Redesign	10	6	7	9
9. Timeframe	10	4	5	6
10. Project Cost	10	3	4	1
<b>TOTAL SITE SCORE =</b>	<b>85</b>	<b>40</b>	<b>53</b>	<b>57</b>

# Next Steps

- Survey open until February 11<sup>th</sup>:  
<https://lp.constantcontactpages.com/sv/50IAEJP/swimcenter>
- Comments from this meeting and input survey will be reviewed by DRP
- DRP makes recommendation on site
- Site selected
- Public engagement with impacted neighborhoods
- Site design commences with traffic and environmental studies

# Questions

- Please limit your questions or comments to 2 minutes per person.
- Please use the [raise hand](#) function.
- Once called upon, please say your name and address.
- Comments may also be sent via email to:  
[west-co-swim-center@aacounty.org](mailto:west-co-swim-center@aacounty.org)
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