

DPW & YOU

Making a difference, together

Capital Improvement Project P579002 – Brooklyn Community Center

113 E. 11th Ave., Brooklyn Park, MD, 21225

Community Information Meeting

November 7TH, 2024 @ 6:00 pm



DPWandYOU.com

IMPORTANT INFORMATION

This will be an in-person meeting and will be audio recorded and posted to the Office of Planning and Zoning website within 24-hours of this 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 to:
 - The Dept. of Recreation and Parks website
 - The Office of Planning and Zoning Community Meetings website, and
 - Mailed to the residents that received the mailed notice of the meeting

PURPOSE

- Community meetings are required under Section 17-2-107 of the Anne Arundel County Code for certain types of projects to encourage community engagement through questions and comments directed toward the developer.
- This project includes proposed land development for the purpose of a proposed institutional or active recreational use which adjoins a residentially zoned lot (Subsection a-iii).
- This meeting shall serve the “first meeting” requirement (Subsection c), which shall occur during the six-month period before the initial submission of a subdivision or preliminary plan.

MEETING AGENDA

1. INTRODUCTION
2. LOCATION
3. PROJECT INFORMATION
4. SITE DESIGN
5. PROGRAM & AMENETIES
6. RENDERINGS
7. LEED CERTIFICATION
8. PROJECT TIMELINE
9. COMMUNITY COMMENTS

Anne Arundel County – Dept. of Public Works

Emma Pfefferkorn, Sr. Project Manager
Joe Schwartz, Project Manager



Anne Arundel County – Dept. of Recreation & Parks

Bruce Bruchey, Chief, Planning & Construction
Jacque Hurman, Chief, Recreation Services

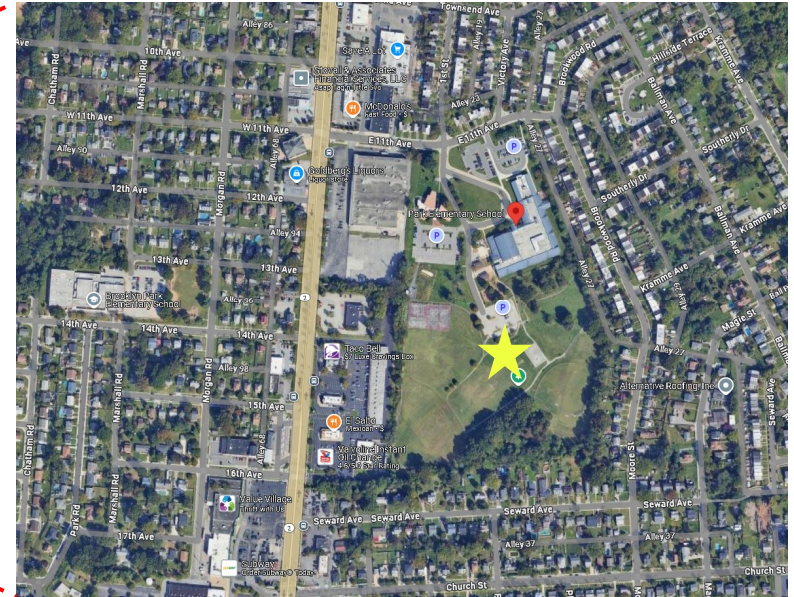


MW Studios – Project Architects

DJ Carter, Architectural Designer
Mike Gerding, Project Manager
Nate McNeill, AIA, Project Architect



LOCATION – VICINITY MAPS



PROJECT INFORMATION

- Currently zoned OS (Open Space) (no overlay zones)
- Located adjacent to Park Elementary School and Brooklyn Park Library
- Property currently and will remain owned by A.A. Co.
- Project goal of LEED-Silver
- Prop. Building Square Footage: **(+/-) 20,100 Square Feet**
- Prop. Building Height: **(+/-) 35'- 6" (1-Story)**
- Proposed Limits of Disturbance (LOD): **1.65 acres**
- Will be connected to public water and sewer
- No subdivision of property is being proposed under this project
- The project site is **NOT** within the Chesapeake Bay Critical Area (CBCA)
- No Forestry or Specimen tree impacts to this project
- There are no proposed new or reconfigurations to existing roadways
- No demolition of existing structures is required
- No residential units are proposed as part of this project
- New Fire Lane for Emergency Vehicle access



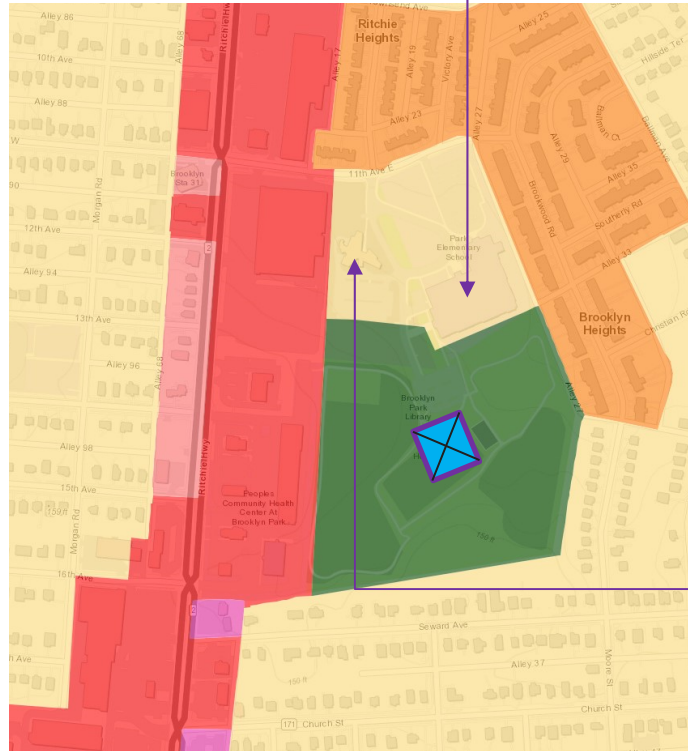
Aerial photo of Existing Park

ZONING MAP

ZONED- OS (OPEN SPACE)

- No overlay
- Within existing park
- Park is currently under construction
- Adjacent to Park Elementary School and Brooklyn Park Library
- Adjoins R1 and R15 Residential Zones to the South and East
- No zoning change for project

PARK ELEM. SCHOOL



C1 COMMERCIAL - LOCAL

R15 RESIDENTIAL

R1 RESIDENTIAL

C4 COMMERCIAL - HIGHWAY

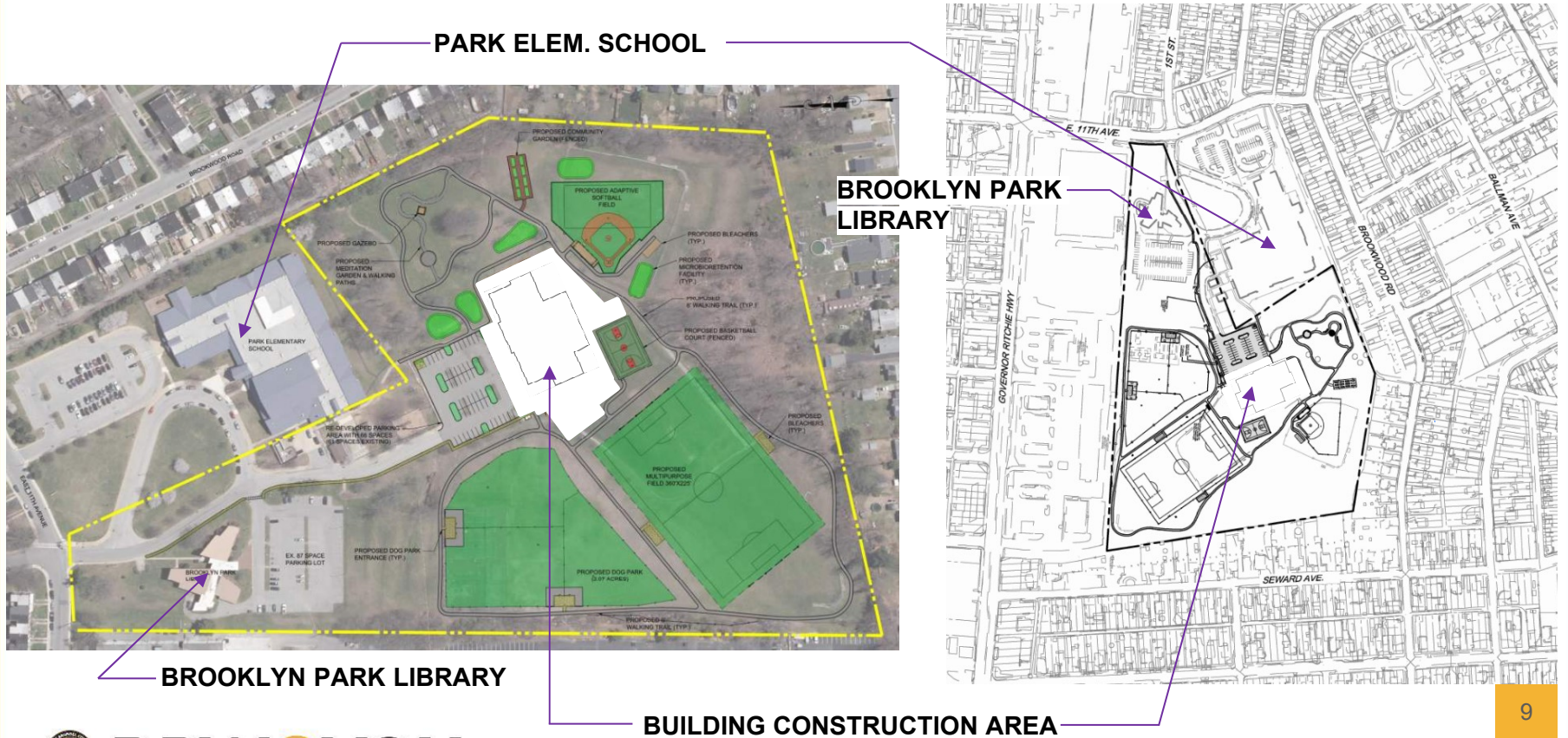
C3 COMMERCIAL - GENERAL

OS - OPEN SPACE

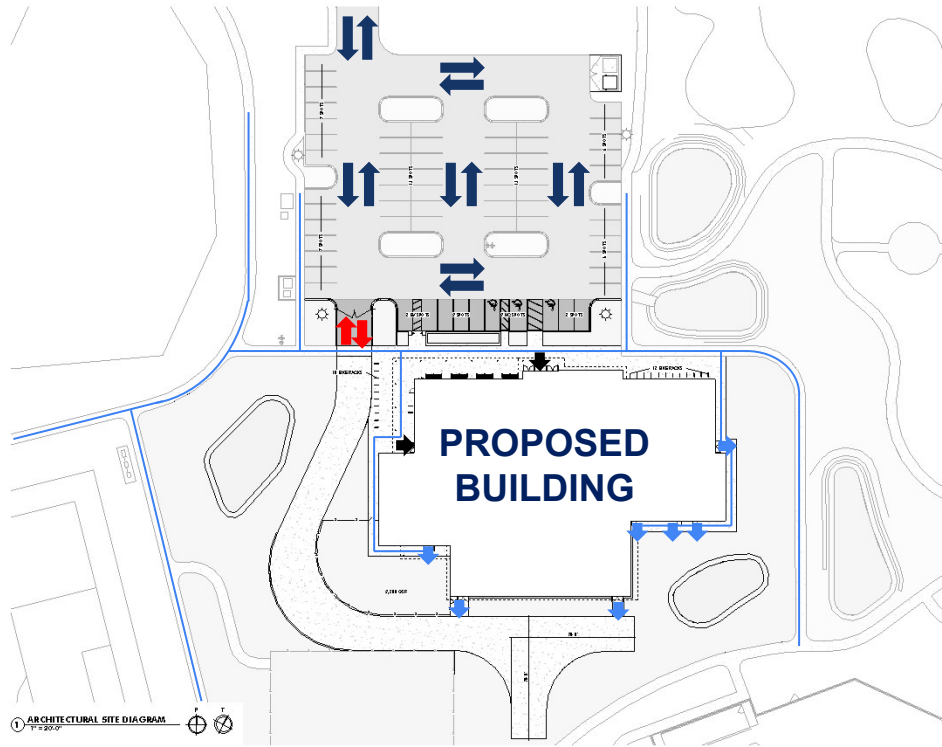
BUILDING SITE LOCATION

BROOKLYN PARK LIBRARY

BUILDING LOCATION

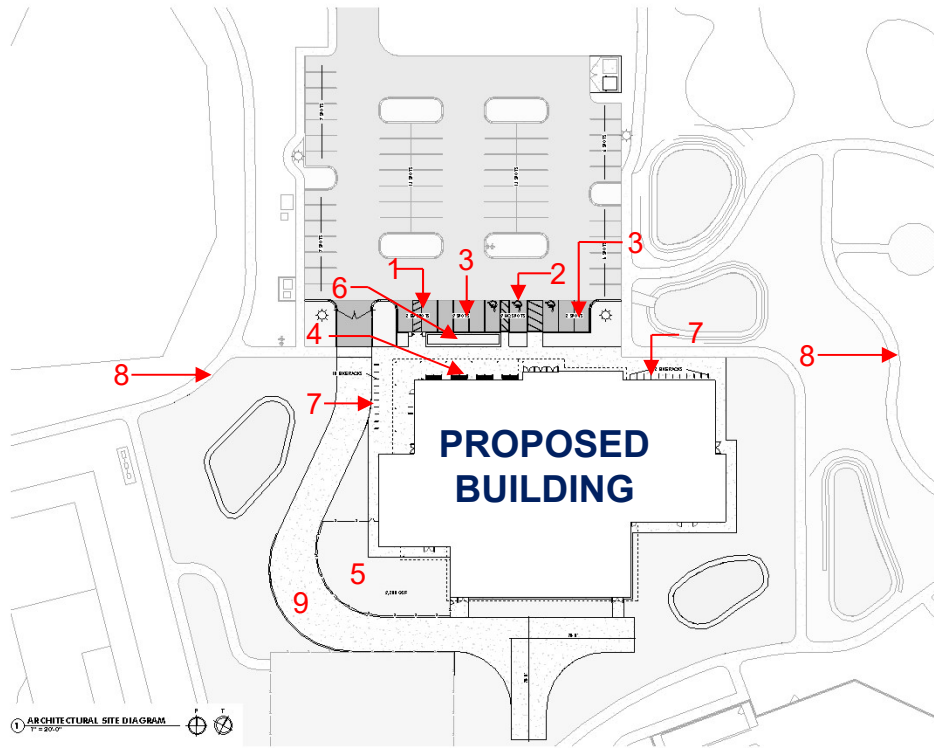


SITE DESIGN – CIRCULATION



- ➔ VEHICLE MOVEMENT
- PEDESTRIAN MOVEMENT
- ➔ EGRESS
- ➔ MAIN ENTRY
- ➔ EMERGENCY VEHICLES ONLY

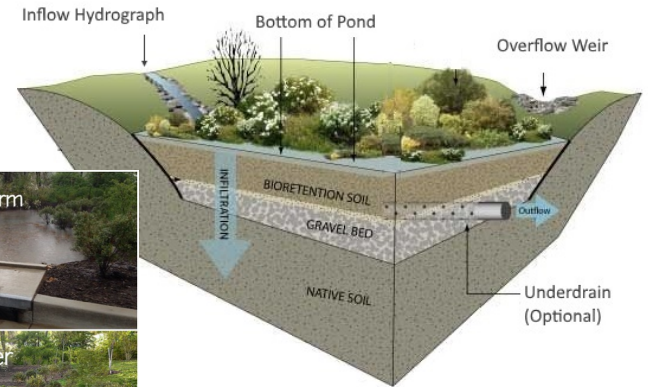
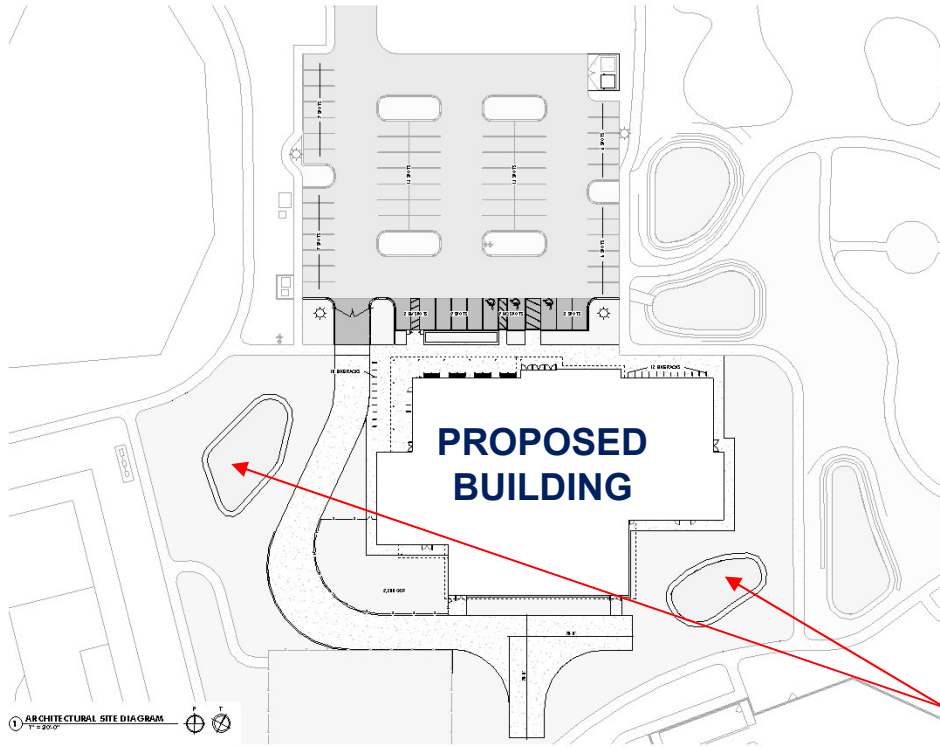
SITE DESIGN – AMENITIES



1. (6) EV READY PARKING SPACES
2. (3) ADA PARKING SPACES
3. (59) STANDARD PARKING SPACES
4. COVERED FRONT “PORCH” SEATING AREA
5. FENCED OUTDOOR CHILDCARE PLAY AREA
6. RAISED PLANTER BEDS W/ SEATING
7. 48 BIKE PARKING SPACES; (4) COVERED FOR OCCUPANTS
8. ADJACENCY TO WALKING & BIKING PATHS
9. NEW FIRE LANE



SITE DESIGN – STORM WATER MANAGEMENT



PROPOSED STORM WATER
BIO-RETENTION FACILITIES

LINE OF ROOF OVERHANG ABOVE



- COMMUNITY
- ADMINISTRATION
- FLEX SPACE
- GYMNASIUM
- CHILDCARE
- RESTROOMS
- BUILDING FACILITIES
- CIRCULATION

CHILDCARE
OUTDOOR
PLAY AREA

LINE OF ROOF OVERHANG ABOVE

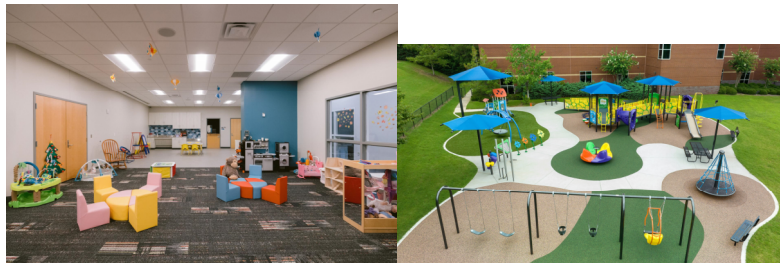


AMENITIES

FRONT PORCH



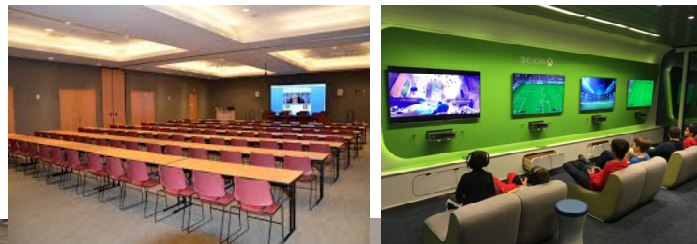
CHILDCARE



FLEX SPACE



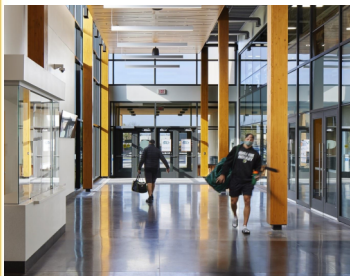
COMMUNITY



GYMNASIUM



CIRCULATION





BUILDING HEIGHT: (+/-) 35' - 6"

BUILDING AREA: 20,100 (+/-) SF



PROJECT LEED GOAL – LEED-SILVER



"LEED (Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world. Available for virtually all building types, LEED provides a framework for healthy, efficient, and cost-saving green buildings." – U.S. Green Building Council (USGBC)

PROJECT LEED GOAL – LEED-SILVER

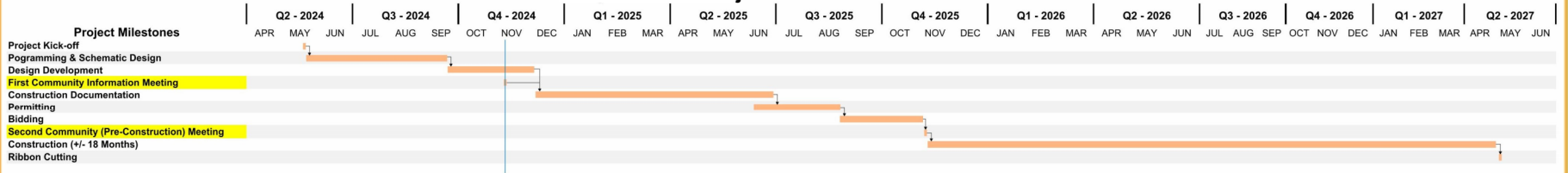
LEED-SILVER (50-59 POINTS) IS AN ANNE ARUNDEL COUNTY CODE MINIMUM REQUIREMENT FOR “ANY NEW CONSTRUCTION OF OR MAJOR MODIFICATION TO A PUBLIC BUILDING, REGARDLESS OF SIZE...”



PROJECT'S LEED STRATEGY INCLUDES:

- Development of a high-priority site with surrounding density & diverse uses
- EV charging infrastructure
- Daylighting
- Reduced building energy & water usage – min. 10% reduction
- Advanced energy monitoring, metering, & reporting
- High-performance building envelope, insulation, & glazing
- Enhanced commissioning of building's HVAC & lighting systems
- Enhanced indoor air quality (IAQ) strategies
- Construction material recycling
- Environmentally-friendly & low-emitting building materials
- Heat-island reduction

Project Timeline



Questions?

For up to (2) weeks after tonight's meeting, questions and comments may be submitted through the Office of Planning and Zoning website:

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

- All responses will be provided by the project team and posted on the County's Community Meeting Calendar Webpage and the Dept. of Recreation and Parks Capital Project website
- Responses will also be mailed to all parties that were sent the meeting invite

COMMUNITY COMMENTS

The 14-day open comment period will be opened once the recording of this presentation is reviewed by the Office of Planning and Zoning.

Please submit all written comments to:
communitymeetingcomments@aaco.org



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