

# DPW & YOU

*Making a difference, together*

## Lake Waterford Park Improvements

Schematic Design Community Meeting

Anne Arundel County Capital Project No. P591000

Tuesday, February 18, 2025 · 6pm – 7pm

Riviera Beach Library – Anne Arundel County Public Library

1130 Duvall Hwy, Pasadena, MD 21122



[DPWandYOU.com](http://DPWandYOU.com)



# Important Meeting Information

- Tonight's meeting will be audio recorded.
- Questions and comments will be addressed at the end of the 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/>



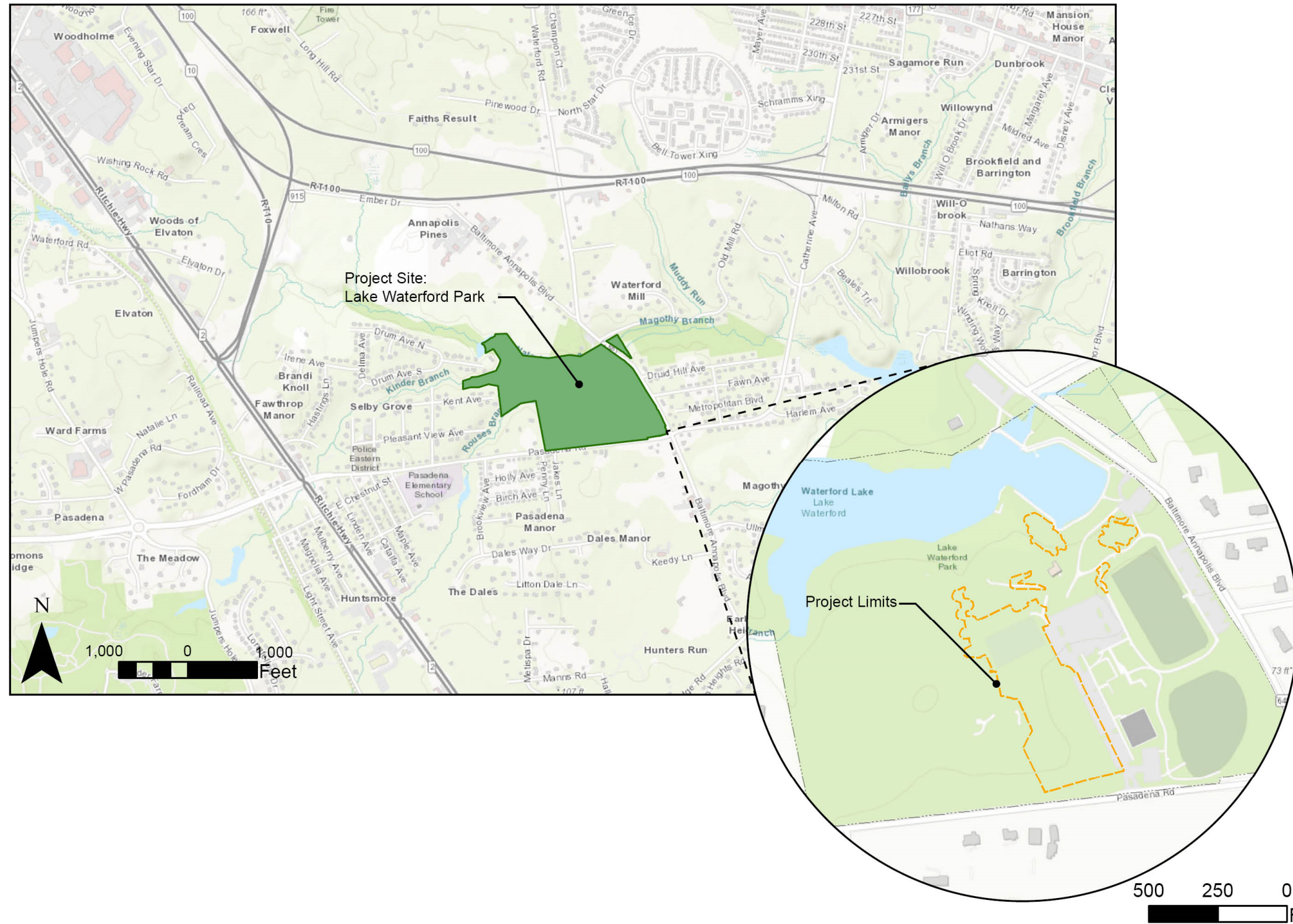
# Project Team

- Department of Public Works
- Department of Recreation and Parks
- Design Team
  - TranSystems

# Meeting Agenda

- Welcome and Introductions
- Key Project Information
- Schematic Design
- Next Steps
- Questions

# Project Location



# Key Project Information – General Information

- **Project Name:** Lake Waterford Park Improvements
- **Address:** 830 Pasadena Road, Severna Park, MD 21122
- **Grading Permit Number:** Has not been applied for as of yet
- **Zoning:** Open Space
- **Water and Sewer Type:**
  - Existing: On-site septic system; public water
  - Proposed: No changes to existing proposed
- **Impacted Schools:** None
- **No change to number of lots.**

# Key Project Information – Land Use

**Existing Use:** Regional park

**Proposed Use:** Expansion of park amenities that include new tennis in dome, pickleball courts, adaptive sports rink, bocce courts, pavilions, additional parking, accessible pathways, benches and seating areas.



# Key Project Information – Environmental

## **Existing Environmental Features On-Site:**

Existing Forest, Specimen Trees, and Steep Slopes.

## **Impacts of Proposed Development on Environmental Features:**

Potential forest / specimen tree removal.

## **Conceptual Stormwater Management:**

On-site proposed facilities will be highlighted later in presentation.

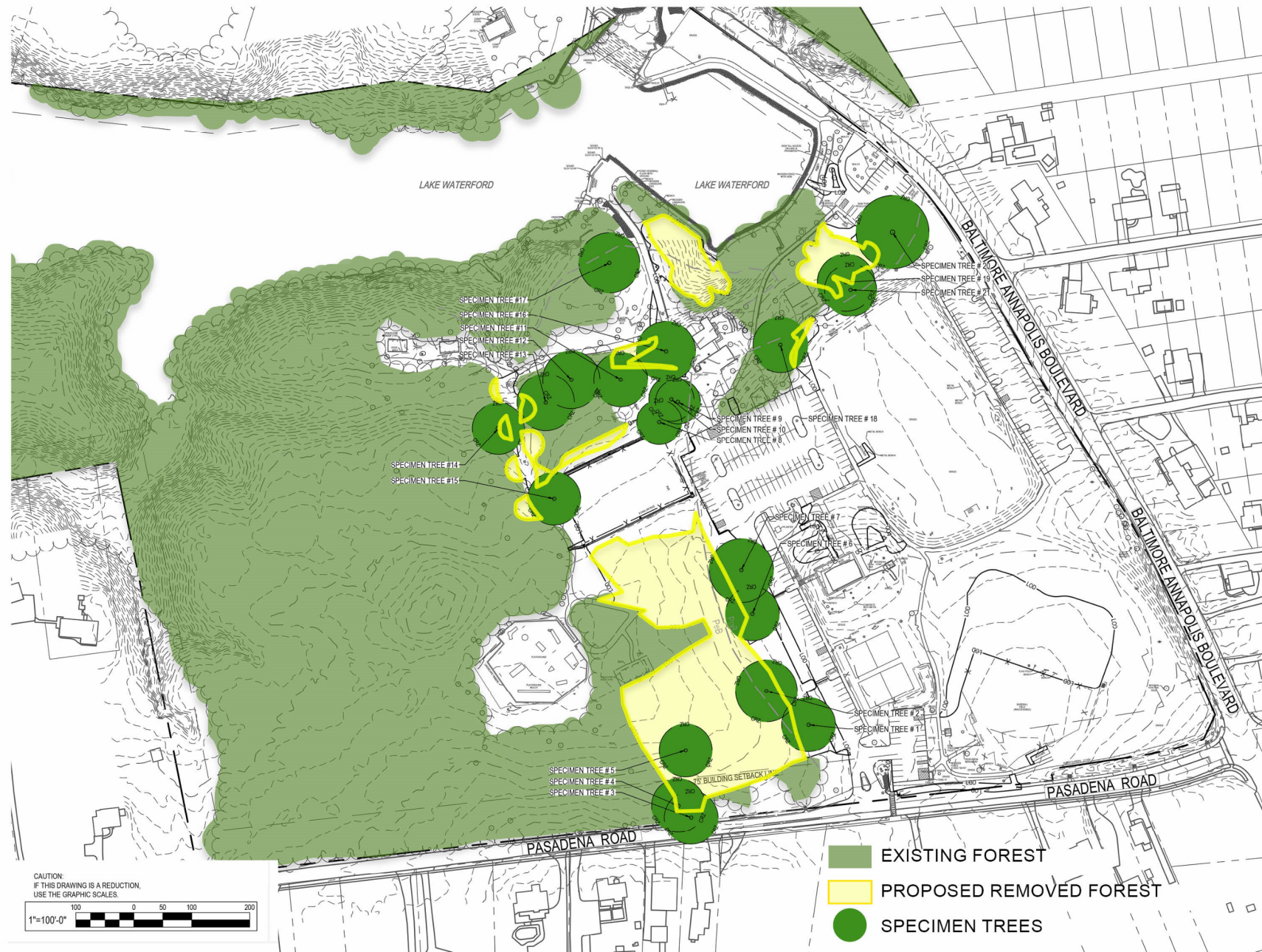
## **Forest Conservation:**

Will comply with current regulations per Anne Arundel County Bill 68-19.

## **Approximate Road Configuration:**

Existing Vehicular Access through main entrance off Pasadena Road, as well as two alternative entrances off Baltimore Annapolis Blvd. No new entrances proposed.

# Key Project Information – Environmental



- Proposed areas of forest to be removed consist of largely diseased and standing dead trees.
- 10-12 specimen trees are proposed to be removed.
- Proposed tree planting and reforestation is planned as part of the project.

# Potential Code Modifications Required

## **Forest Conservation / Specimen Trees (>30" DBH)**

(Anne Arundel County Code: 17-6-303(b)(5))

The following vegetation areas are considered priority retention areas and shall be left undisturbed unless the Planning and Zoning Officer approves a modification described in § 17-2-108. A specimen tree is a tree that has a diameter measured at 4.5 feet above the ground of 30 inches or more, or that is 75% or more of the diameter of the current state champion tree of that species.

## **Forest Conservation / Forested Areas**

(Anne Arundel County Code: 17-6-303(b)(6))

The following vegetation areas are considered priority retention areas and shall be left undisturbed unless the Planning and Zoning Officer approves a modification described in § 17-2-108. Forested areas are at least 35 feet wide with a total area of 10,000 square feet.

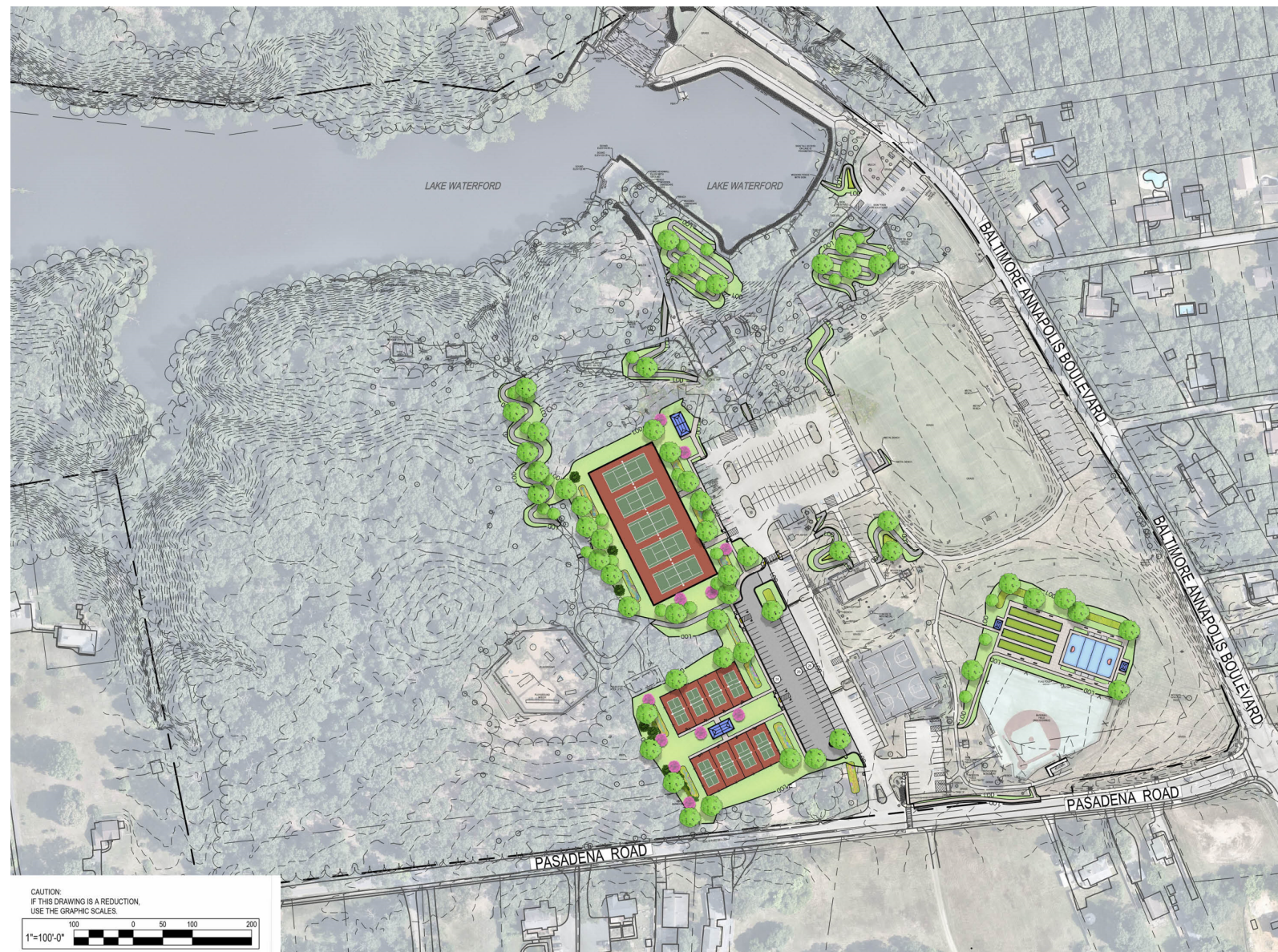
## **Steep Slopes**

(Anne Arundel County Code: 17-6-404)

Development may not occur within steep slopes or within 25 feet of the top of the steep slopes where the onsite and offsite contiguous area of the steep slopes is greater than 20,000 square feet unless development will facilitate stabilization of the slope or the disturbance is necessary to allow connection to a public utility.



# Project Overview

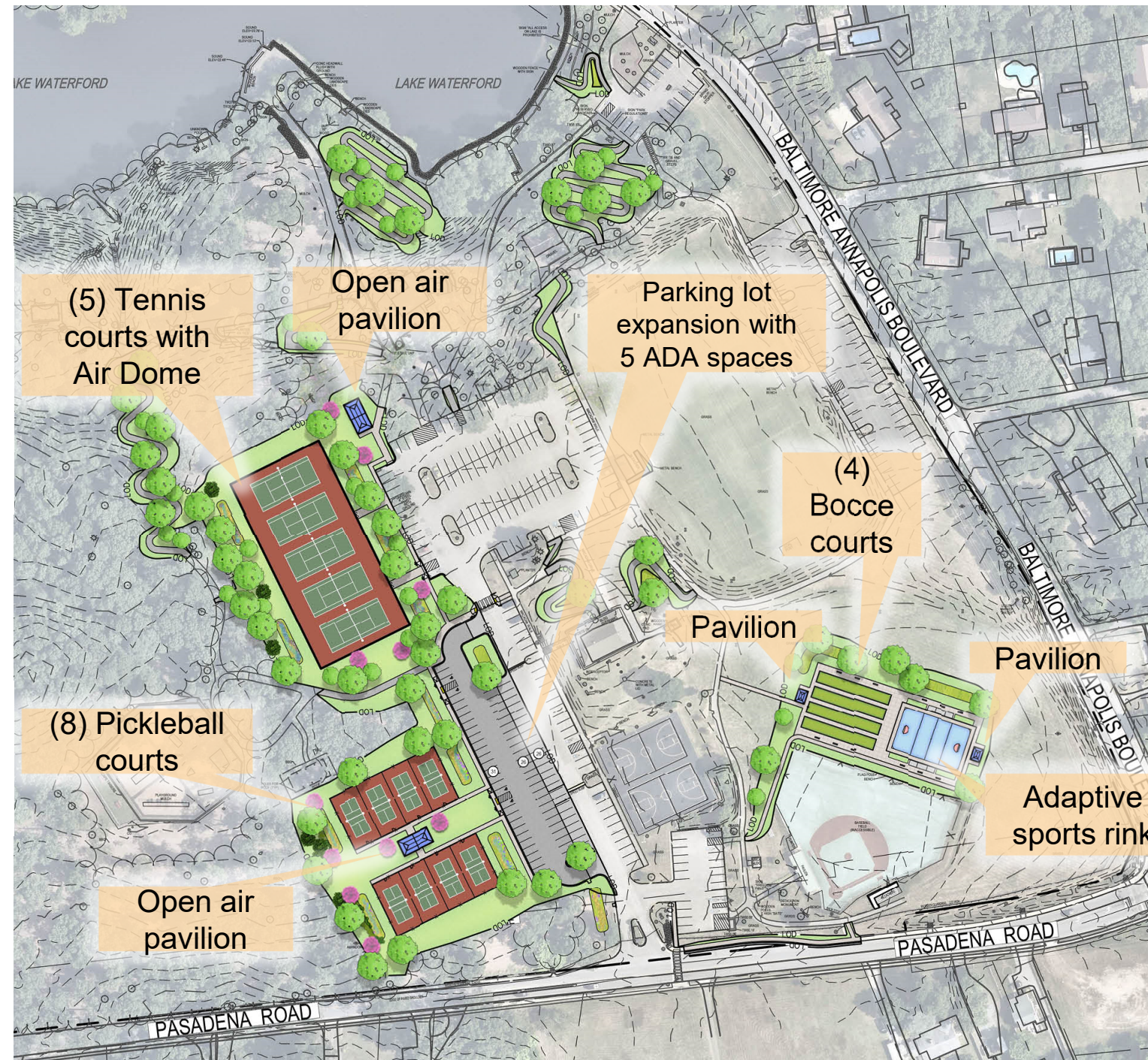


## Improvements to the existing Lake Waterford Park

- Forest buffer to be preserved and enhanced
- Reforestation to offset removal of diseased trees
- Boardwalk
- 4 pavilions
- 5 tennis courts
- Air dome structure for tennis courts
- 8 pickleball courts
- 4 bocce courts
- Adaptive sports rink
- Parking lot expansion to include 5 ADA parking spaces
- Improve ADA access with new asphalt paths

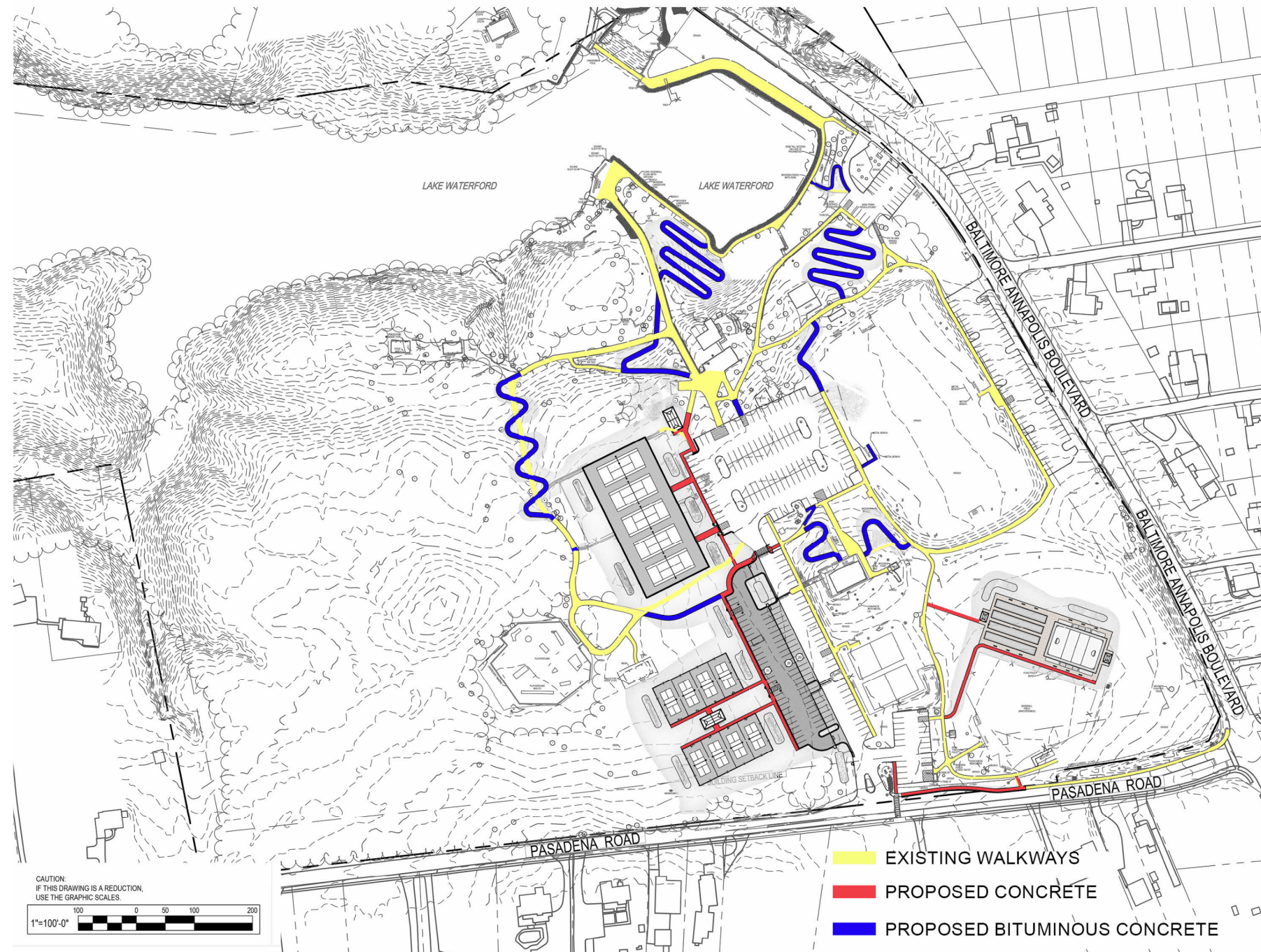


# Overall Site Plan - Schematic





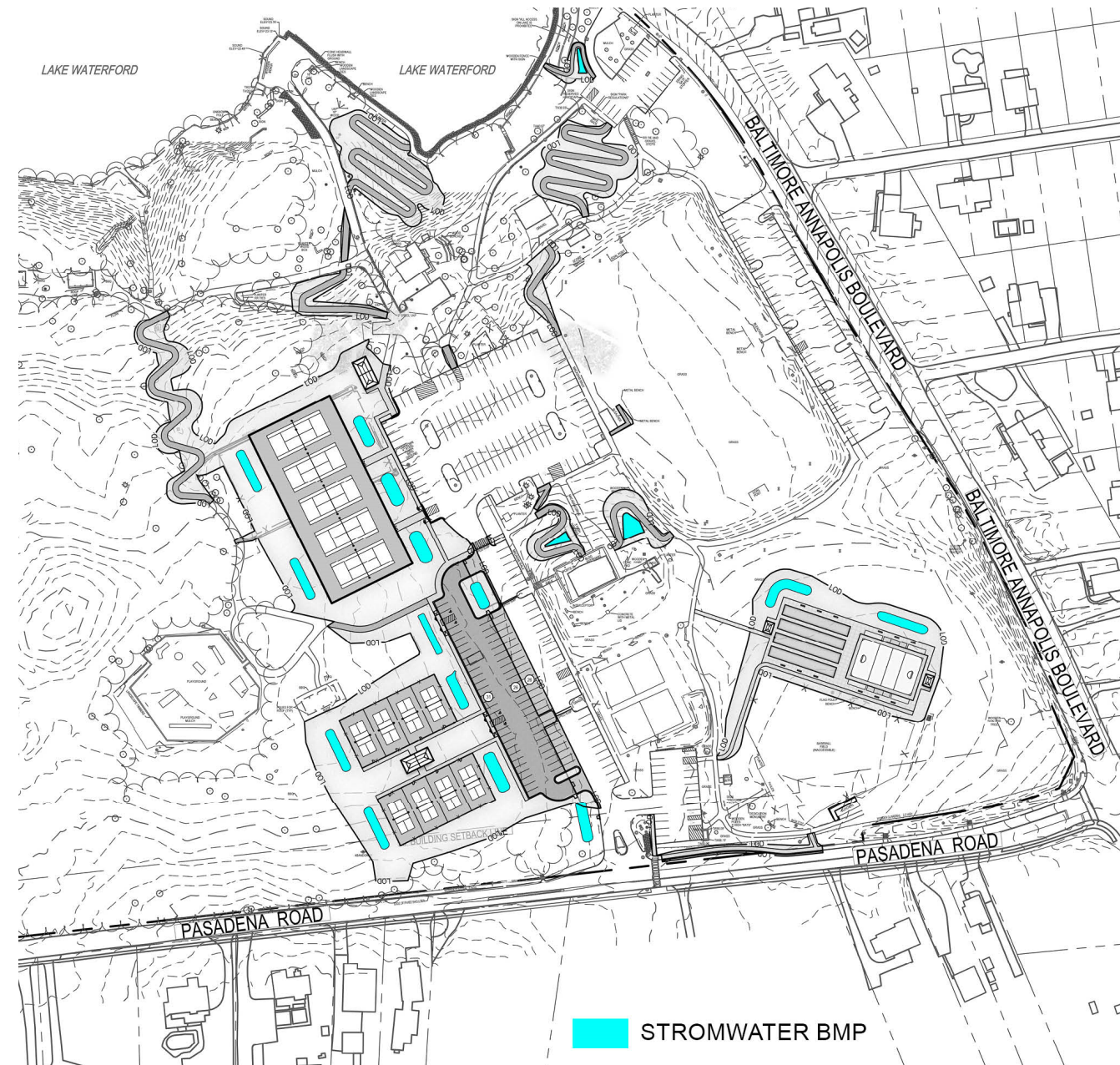
# Overall Site Plan – Pedestrian Access





# Stormwater Management

- Environmental Site Design (ESD)
- Design will comply with County regulations for water quality (ESDv) and water quantity (10-yr)
- On-site conveyance storm drain system
- Utilization of pervious paving surfaces
- Appropriate buildings/site features will be treated by SWM Facilities.



# Next Steps

## **Design Development Phase:**

Spring 2025

## **Construction Documents & Permits:**

Summer/Fall 2025

## **Bidding:**

Winter 2025

## **Preconstruction Public Meeting:**

TBD

## **Start of Construction:**

Spring 2026



# Capital Project Life Cycle



## 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.



# Questions?

## Follow Up:

- 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/>
- All responses will be provided by the project team and posted on the County's Community Meeting Calendar Webpage and the Department of Recreation and Parks Capital Projects website.
- Responses will also be mailed to all parties that were sent the meeting invite as well as anyone not on the list who provided info on the sign in sheet.

Thank you!



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## Bureau of Utility Operations

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**24-Hour Emergency Water Service:**  
(410) 222-8400  
**Billing Inquiries:** (410) 222-1144



## Bureau of Waste Management Services

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



## Bureau of Engineering

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**General Inquiries:** (410) 222-7500



## Bureau of Highways

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**General Inquiries:** (410) 222-7321  
**Snow Line:** (410) 222-4040  
**Email:** [hwyscustomercare@aacounty.org](mailto:hwyscustomercare@aacounty.org)



## Bureau of Watershed Protection and Restoration

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**General Inquiries:** (410) 222-4240

## Customer Relations

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**General Inquiries:** (410) 222-7582  
**Email:** [pwcust00@aacounty.org](mailto:pwcust00@aacounty.org)



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