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# **ODENTON “GORC” PARK IMPROVEMENTS**

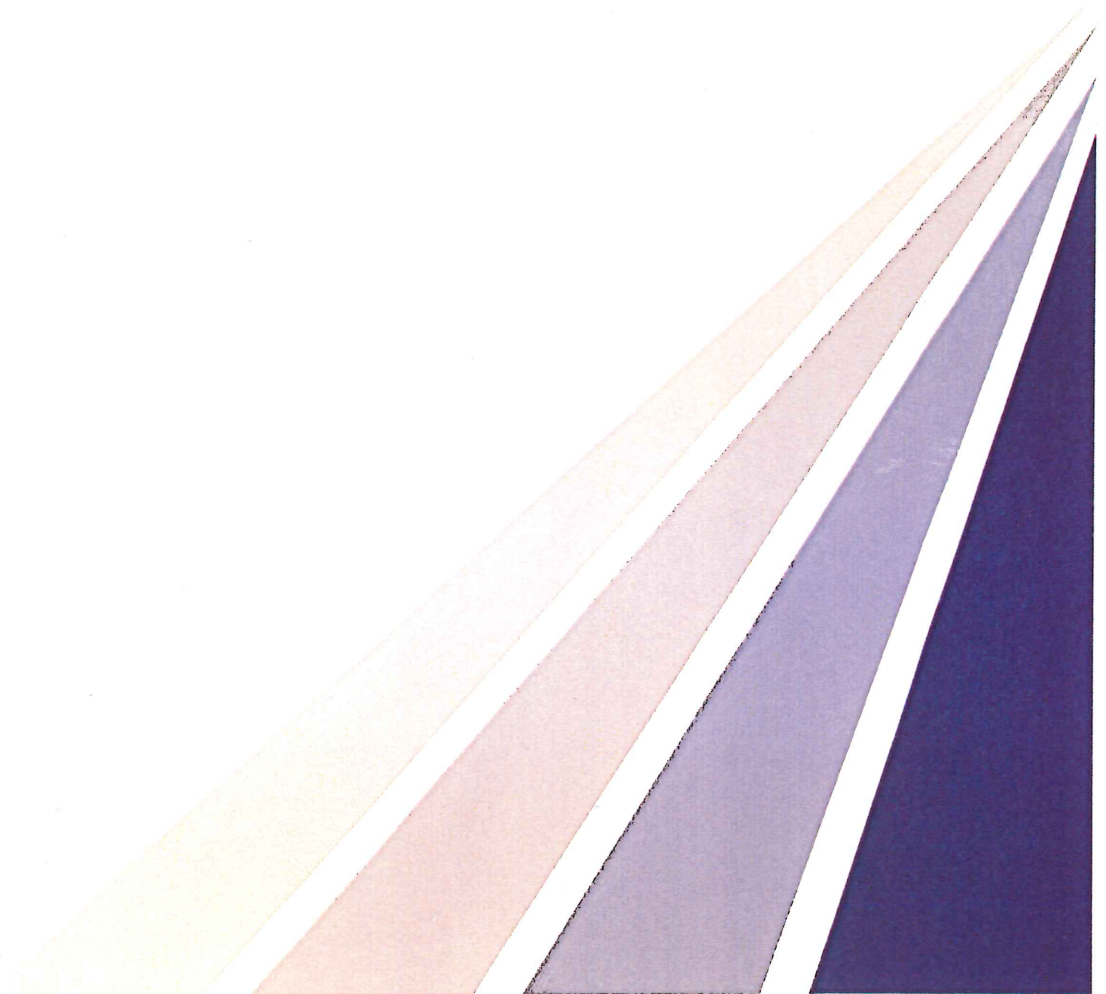
## **FEASIBILITY STUDY**

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## SUMMARY

GORC Park currently requires approximately ninety-six to one hundred and sixty-three additional spaces to alleviate off-site parking issues on adjacent County roadways. Short Term recommendations include an estimated \$1.3 Million of improvements to construct approximately seventy new spaces while relocating the existing play area, relocating one field, and relocating one basketball court to maintain the Parks current program.

Additional parking could be provided if more funding can be made available. Anticipated total costs range from \$1.55 Million for thirty-two spaces, to \$1.86 Million for sixty-four spaces. A new field to complete a 4-field clustered baseball complex was investigated and estimated at a cost of \$2.7 Million.

## INTRODUCTION

GORC Park is a multi-use park located at 2910 Strawberry Lake Way, in the Patuxent neighborhood of Odenton, MD. The park is used by recreational leagues, competitive leagues, and local families. The park consists of 8 softball/baseball fields, 4 multi-purpose fields, 2 basketball courts, a playground, and three hundred and thirty-two parking spaces. The Park also has multiple structures including storage buildings, concession stands, and rest rooms which are served by well and septic.

This study is to evaluate improvements to the Park to include the following:

- Elimination of two basketball courts and relocation of one basketball court adjacent to Strawberry Lake Way.
- Expansion of existing parking without the loss of field space.
- Review of the overall park layout and future use and improvements.

## EXISTING CONDITIONS

The Park is approximately forty-eight acres consisting of 2 parcels known as 2899 and 2910 Strawberry Lake Way. As recorded in the real property system, the parcels are 27.19 and 20.487 acres respectively. Plans dated March, 1989, entitled “Gambrills Odenton Recreation Council Park” and dated January 2005 entitled “Gambrills-Odenton Renovation Council (GORC) Park – Parking Lot Renovations” were used and are included in Appendix A. County GIS and Record Mapping was also referenced to assist in the development of mapping. The properties are zoned open space and used for recreational purposes. With the adjacent residential properties, a fifteen-foot site perimeter buffer is required per the County Landscape Manual. Along Strawberry Lake Way, plans indicate a right of way greater than sixty-feet with a twenty-five-foot buffer requirement. Review of available plans and the County Record and Operating Maps indicate no easements on the properties. Steep Slope locations were provided by the County (see Appendix A) and transposed onto the mapping. An unnamed tributary to the Little Patuxent River is within the south-west portion of the Park. The existing wooded areas do not appear to be in Forest Conservation Easement.



## BASKETBALL COURT RELOCATION

Two basketball courts are currently located in the southeast portion of the park adjacent to fields 4 and 5. This area is the farthest from Strawberry Lake Way with no immediately adjacent parking. The County has requested two courts be removed and one court be relocated closer to the front of the park, along Strawberry Lake Way, adjacent to parking.

Three locations were investigated (see Appendix E – Options 1A, B and C), all locations considered are within existing parking areas and are anticipated to have similar cost, as well as, similar advantages and disadvantages. The exception being impacts to parking. A general description of each location and anticipated impacts to parking follows

Option	Location	Parking Impacts
1A	Adjacent to field 1 in the southwest area of the parking lot	54
1B	Adjacent to field 1 in the northwest area of the parking lot	32
1C	Just north of the north entrance in the parking lot	63

Option 1A provides better circulation, however option 1B provides additional parking and therefore is preferred. The 1989 plans and historical aerial photos (as recent as September 2005 – see Appendix A) show tennis courts were originally in this area.

## EXISTING AVAILABLE PARKING

### *ON-SITE PARKING*

Parking within the park is provided at three main areas for a total of three hundred and thirty-two spaces, which include:

- North Entrance (Lot A) - 113 spaces
- South Entrance (Lot B) - 103 spaces
- South Entrance between Strawberry Way and Field 1 - 63 spaces
- South Entrance roadway and lot - 128 spaces

The spaces are generally located in the south-west section of the park. The North Entrance lot (Lot A) is near the larger multi-purpose fields; however, parking is not provided near fields 7 and 8. This leads to users parking along Strawberry Lake Way.

### *OFF-SITE PARKING*

Due to the proximity of the fields and possible “overflow”, users tend to park along Strawberry Lake Way, as well as Autumn Gold Drive. For this study, we have assumed the following “capacity” for each roadway:

- Strawberry Lake Way northbound (adjacent to Park) – 90 spaces
- Strawberry Lake Way southbound – 88 spaces
- Autumn Gold Drive – 12 spaces

A total of five hundred and twenty-two spaces, three hundred and thirty-two on-site and one hundred and ninety off-site spaces are available to users. During peak events, it would be anticipated that users “create” additional spaces, for instance parking on grass, which is not accounted for in the study.

## PARKING CAPACITY

It is common for fields to see different uses; baseball/softball field typical uses vary between practice (one team) and games (two teams, umpires, and spectators), and multi-purpose fields uses vary more significantly. Multi-purpose fields will vary by sport as well as use, they may also be used for games (2 teams, referees, spectators, cheer squads) or divided into several fields for practice (3 teams and coaches per field).

The use will influence the parking requirements per field. Additionally, the frequency or transition (teams waiting) between users, as well as the percentage of the fields in use at one time, for instance daily rate versus tournaments, has a significant impact on spaces required. This all influences the people per field and is directly related to the people per car and parking requirement.

For this study, scenarios for the Fall (main use soccer and football with some baseball/softball) and Spring (main use baseball/softball and lacrosse) were evaluated. Each scenario includes a minimum (generally practice/drop off scenario), desired (requirements provide by the County, typically double the minimum), and an average use. The minimum and desired space requirements (assuming 100% field occupancy) ranged from 285 to 660. Based on a 60% usage the range is 171 to 396. The Spring use is estimated to be greater than the Fall and has an average use ranging from approximately 300 to 500 spaces required based on percent usage.

A maximum or peak usage was initially investigated assuming all fields were used to capacity at the same time however this case is not anticipated and therefore removed from the report.

The detailed breakdowns for parking capacity requirements can be found in appendix B. Discussions with the County and Park representatives, the 100% Usage Average requirements (shown below) best reflect the actual usage at the park and this methodology is used to compare/evaluate the expansion of parking relative to additional fields.

### Existing/Short Term Conditions Parking Spaces Required

<u>Field Use</u>	<u>Spring Season</u>	<u>Fall Season</u>
Baseball/Softball	360	180
Multi-Use	135	248
<b>Total</b>	<b>495</b>	<b>428</b>



## ADDITIONAL PARKING AND SHORT-TERM IMPROVEMENTS

It is common, and not typically feasible, to provide parking for peak use events. It is also realized that excess parking can be used for other recreational activities. Facilities are typically designed for daily or typical use of the park. In this case since the park is operational, counts and observations can be made.

It appears reasonable to accommodate average use on-site (within the park) while accommodating peak events “overflow” by use of Strawberry Lake Way. The three hundred and thirty-two existing on-site spaces are well below the four hundred and twenty-eight (Fall) and four hundred and ninety-five (spring) average use. An additional ninety-six to one hundred and sixty-three spaces are therefore desired.

Five options were developed (see Appendix E) to provide additional parking. Options 2A, B and C require the relocation of Field 6 and relocation of the existing basketball court which impacts are not considered in the numbers that follow

<b>Proposed Parking Expansion</b>	
<u>Option</u>	<u>Net</u>
2A - Expansion of Lot A to the east with play area east	102
2B - Expansion of Lot A to the east with play area south	111
2C - Expansion of Lot A to the east and north with play area south	196
2D - Expansion of Back Lot to the south and north	82
2E - Expansion of Back Lot to the south	23
2F - Expansion of Back Lot to the east	64
2G - Expansion of Back Lot to the south east	32

Proceeding with Option 2A provides additional capacity while minimizing cost and new structures/walls required. Options 2D and 2E both have substantial impacts to the existing woods and are adjacent to the tributary to the Little Patuxent. The expansion of the rear lot should be to the east to minimize environmental impacts.

For the short-term improvements, the Expansion of Lot A to the east with play area east (Option 2A) is preferred, which requires the relocation of the play area and field 3. Relocating Field 3 to the existing east corner of the site impacts the two basketball courts, which the County and Recreation and Parks have noted that only one court is required.

As a result, the short-term improvements will include the following

1. Relocation of the Play Area
2. Elimination of One Basketball Court
3. Relocation of Baseball/Softball Field
4. Eliminate of portion of parking in Lot B
5. Relocation of one Basketball Court to Lot B
6. Expansion of Lot A

These short-term improvements will generally not impact the usage of the Park and increase the number of parking spaces by approximately seventy, resulting in a total of approximately four hundred and two spaces, which is twenty-six to ninety-three short of the goal.

The spaces provided with the expansion of Lot A alone results in the expectation that users will still park off-site (Strawberry Way) and therefore the expansion of the rear parking area is also recommended. At a minimum the rear lot should be expanded to the south east (Option 2G) and possibly to the east (Option 2F).

Expanding the rear lot, while minimizing forest and environmental impacts, is anticipated to gain thirty-two to sixty-four spaces.

## **LONG TERM PARK LAYOUT AND SPORT FIELD RELOCATIONS**

The desire to add 1 baseball/softball field and create a clustered complex was investigated. This option includes the elimination of Multi-Purpose Field A and the addition of a baseball/softball field with clustered backstops and central facilities is shown as Option 3C. This configuration would result in an addition of forty-five spaces being required or a total of approximately five hundred and forty spaces for the Spring Season. It is assumed the expansion would be to the south of the rear lot and have significant environmental impacts.

## **PLAYGROUND RELOCATION**

The existing playground consist of a six thousand square feet wood chipped area with 5 play structures. The play structures include 2 swing sets, 1 monkey bars, 1 climbing structure, and 1 large multi-use structure. The woodchipped base is surrounded by 1x6's on top of railroad ties. There is a small pavilion adjacent to the playground with an ADA accessible path leading from the pavilion, to the parking lot, to the playground.

The proposed play area/system is to be of an approximate value of \$80,000 as provided by Anne Arundel Recreation and Parks, this translates to about six-thousand square feet of playground area. The County will need to coordinate with playground suppliers to determine the install cost and included equipment of the playground. The proposed playground will continue to have woodchips as the base. It is proposed that the playground be placed in a centralized location with proximity to a parking lot for families who wish to solely use the playground. Additionally, an ADA accessible asphalt path is proposed to connect the playground to the parkwide asphalt path. A safety net was considered, but ultimately determined not to be necessary because there is seventy feet of distance between the playground and the nearest field.

## **WATER, IRRIGATION, SEPTIC AND SEWER SERVICE**

The 1989 plans for the park indicate that the rest rooms are serviced by a two thousand five-hundred-gallon septic tank with the septic field in the vicinity of right field foul territory of field 3. The Block House adjacent to the Concession stand is serviced by a well and a one hundred and nineteen-gallon storage tank called for. This service is shown to feed the rest rooms, house bibs adjacent to multi-purpose fields C and D, and hose bibs for fields 7 and 8. Discussion with County and Park staff indicate that the existing pump system typically does not provide sufficient pressure to properly irrigate the fields.

County record and operating maps indicate a 12" water service in Strawberry Lake Way and an 8" sanitary sewer and manhole within the easement area adjacent to Autumn Gold Drive. Some investigation was provided to determine potential services, however, the addition of public water and sewer was not investigated in detail and is not part of this report.

## COST

Order of Magnitude Cost Estimates were developed for the various improvements (see Appendix D) and are summarized as follows with respect to the relative short, interim and long-term recommendations

### Short-Term Improvements (70 Additional Spaces)

<u>Item</u>	<u>Cost</u>
Relocate Play Area	\$80,000.00
Relocate Baseball/Softball Field	\$190,000.00
Relocation of one Basketball Court to Lot B	\$190,000.00
Expansion of Lot A	\$840,000.00
<b>Total</b>	<b>\$1,300,000.00</b>

### Interim Improvements (134 Additional Spaces)

<u>Item</u>	<u>Cost</u>
Short Term Improvements	\$1,300,000.00
Expansion of Lot B	\$560,000.00
<b>Total</b>	<b>\$1,860,000.00</b>

### Long-Term Improvements (1 Additional Field and 205 Additional Spaces)

<u>Item</u>	<u>Cost</u>
Short Term Improvements	\$1,300,000.00
Reconstruct Rear Lot	\$535,000.00
Four Baseball Fields	\$800,000.00
<b>Total</b>	<b>\$2,635,000.00</b>



## CONCLUSION

Based on the current number of fields and existing parking approximately ninety-six to one hundred and sixty-three parking spaces are needed. The most economical and environmentally conscious way to provide needed spaces and maintain the existing field space at a minimum includes the following “Short Term” Improvements

1. Relocation of the Play Area
2. Elimination of One Basketball Court
3. Relocation of Baseball/Softball Field
4. Eliminate of portion of parking in Lot B
5. Relocation of one Basketball Court to Lot B
6. Expansion of Lot A

It is estimated that approximately \$1.3 Million is needed for these improvements.

The above improvements are anticipated to provide an additional seventy parking spaces which is twenty-six to ninety-three short of the spaces recommended. An “Interim” Improvement Project to expand the rear lot is recommended to provide these spaces at a total cost of approximately \$1.86 Million.

Long Term Improvements include adding an additional baseball/softball field, reconstructing three others, adding new buildings at an estimated cost of approximately \$2.7 Million.