



Agenda
Whitemarsh Park Master Plan
Steering Committee Meeting
June 1, 2010, 7 AM – 8:30 AM
Bowie City Hall, Room #204

- 7:00 AM** **Welcome and Introductions**
- 7:10 AM** **Whitemarsh Park User Matrix**
- Updates Needed – season use
- Identify Missing Information
- 7:20 AM** **Presentation of Draft Copy of Opportunities and Constraints Analysis**
- Summary of Site Issues
- Identify Missing Information
- 7:45 AM** **Making It Fit and Discussion for Concept Alternatives Development**
- Exploration of Potential Site Configurations
- Structuring Concept Alternatives
- 8:25 AM** **Next Steps**
- Develop Concept Alternative Master Plans
- Meet with Steering Committee



Lardner/Klein Landscape Architects, P.C.

Memorandum:

To: Whitemarsh Park Master Plan Steering Committee
From: Jacob Clark, L/KLA
Cc: Elisabeth Lardner, L/KLA
Date: June 1, 2010; Final 6/15/10
Subject: Minutes from June 1, 2010 Steering Committee Meeting #2

Attendees:

Harlan Tucker, Chairman, City of Bowie Community Recreation Committee (CRC)
Charlie Jacobs (CRC) member
Sally Hein, Assistant Director Community Services
Leslie Wood Mummert, City of Bowie Environmental Advisory Committee (EAC) member
Matt Reno, Project Manager, City of Bowie
Annette Esterheld, Arts Specialist and Bowie Playhouse Manager
Frank Stevens, Planner, Department of Planning, City of Bowie
Nick Spurgeon, Parks Operation Manager, City of Bowie
Ryan Metzbower, City of Bowie, Park Management Intern
Alan Forney, Engineering Assistance, Department of Public Works
Ed Hall, Superintendent, Parks and Grounds
Joe Bechtel, BBGC, Baseball Commissioner
Paul Meador, BBGC Baseball League
Jacob Clark, L/KLA
Elisabeth Lardner, L/KLA
Mel Willis, Burgess & Niple

Invited, but not in attendance:

Peter Cipolla, Bowie Sport Fit, Programming and Facilities Manager
Dwayne Grey, Bowie Boys & Girls Club Football Commissioner (BBGC)
Jason Craddock, BBGC former Football Commissioner
Gary Hahn, BBGC, Lacrosse Commissioner
Ray Smith, St. Pius X CYO, Baseball Commissioner
Dan Servi, Grace Christian, Baseball Commissioner
Mark Vilee, Kickball League of Bowie

Items for follow-up by Steering Committee members:

1. User Groups need to provide any missing information to update the Whitemarsh Park User Matrix.

Items for follow-up by Consultant and City:

1. Is the entry to the Park (Whitemarsh Park Drive) considered a private drive? If so, who controls it? (Frank Stevens to investigate and advise)
2. Would artificial turf be considered impervious or pervious surfacing? (Currently there is a difference in interpretation between with Montgomery County and Prince George County. How might new regs affect such?) B&N has obtained clarification from City Engineer – perviousness will depend on type of surface of the artificial turf. Will research and recommend a type that would allow maximum SWM credit.
3. Determine right-of-way (easement/plat?) along Crain Highway.
4. Location of trail on southwest corner of park – GIS data has existing asphalt trail located on private property – need to confirm location of trail / property line.
5. How best to approach Park and Planning regarding potential access through property from Spur Way on the western side of Whitemarsh Park?
6. Research Conservation Plan and identify any additional tree cover / replacement requirements that may be in the works and soon to be adopted.
7. Research any additional stormwater management requirements that may soon be adopted. (Recommend review of various conceptual layouts with City Engineer, Frederick Ward Assoc. for their input as to what the City should anticipate)
8. Follow up any restrictions on five-acre plus Historic House property related to tree cover, parking, planting etc.
9. Discussion with BBGC and other formal organization users regarding fee payments for synthetic surfaced fields, how affect program and budget, gauge level of interest and support.
10. Provide consultant team with copy of earlier Master Plan(s) for Whitemarsh Park

Meeting Summary**Steering Committee Meeting #2, Issues and Opportunities**

- Elisabeth Lardner, L/KLA, and Jacob Clark, L/KLA presented a draft of the Issues and Opportunities analysis that included existing site resources: natural, cultural, circulation, parking, utilities, and built facilities.
- Steering Committee members were asked to review and update the information provided in the Whitemarsh Park User matrix that has been developed by L/KLA.
- L/KLA asked for any items that the committee think should be changed prior to placing the presentation online, none given other than Leslie Woods noted that the maps should be of high enough resolution so that one could zoom in and read the text easily online.

General Discussion – Making it Fit and Discussion for Concept Alternatives**Access/Entrance Road****OPTION 1 – FOREST DRIVE**

- New vehicle access from Forest Drive to the south of the Park may be plausible, but steep grades make it challenging
- It was suggested that the feasibility of a four-way signalized intersection (possibly only used during game days) be investigated for Forest Drive and Crain Highway
- Sight line improvements may be prohibitive without signalization at this location
- Practice field may be lost with this option
- Access to existing parking areas from this route could create a pedestrian/vehicular conflict with those walking between fields within the site

- Practice field could be converted to parking with access from Forest Drive serving only lower parking lot, predicated on new practice field being developed to the west
- Park abuts Forest Drive, no property need be purchased

OPTION 2 – SPUR WAY (dead end street off of Stonybrook Dr.)

- Access could follow the existing 8' paved asphalt trail which enters the Whitmarsh Park property through a parcel owned by Park and Planning
- Potential neighbor issue with increased vehicular traffic
- Requires support and approval from Park and Planning
- Possibility of constructing gate at entrance for limited use
- Provide access into park, but do not connect with access from eastern side to prevent cut-through traffic to the surrounding neighborhood
- New access road could provide opportunity for stream bank stabilization/revitalization along drive

OPTION 3 – SYLVAN DRIVE

- Access from the northeast would provide four-way intersection with crossover on Crain Hwy
- Would require purchase of private lot, all single family residential properties today
- Entry at Sylvan may be too close to existing entry to make a significant difference to traffic conflicts that already exist
- Possible encroachment into Sport Fit existing sanitary drain field with this option

OPTION 4 – ANNAPOLIS ROAD

- New park vehicular access from the north would be prohibitive in cost due to length of drive, steep slopes (70' plus in the length of a football field), stream crossings (span potentially needed of 850' – 1000'), and impacts to existing forest canopy

STORMWATER MANAGEMENT

- Stormwater will have to be treated on the surface without the use of underground storage tanks or ponds (new regs are in effect as of May 4, 2010)
- Any stormwater management BMP's to be located adjacent to disturbed area, anticipate wet swales, sheet flow, bio-retention and other ESD's to the MEP

TREE COVER REQUIREMENTS

- City of Bowie's goal for tree cover is 50% (currently at 46%) and any tree cover disturbed on site may need replacement of approximately 2:1 (follow up and double check)

RESTROOMS

- Proposed permanent restroom facility locations shown in the Dyer report were based upon existing field configurations and potentially could be relocated (revisit required locations based on final parking and field concepts)

FIELD LIGHTING

- Lighting for all fields was important, especially with sports that involved small balls at high speeds such as baseball and lacrosse
- Cloud cover and adjacent tree canopy affect visibility on unlit fields even during daylight hours

USER GROUPS**Baseball**

The possibility of accommodating baseball in another park was discussed:

1. Jericho Park

- Softball fully booked
- 13 yr olds require 80' field with 315' outfield fence, min.
- Black Sox baseball also at Jericho

2. Popes Creek Park

- Could the existing soccer field be converted to a 90' baseball field?
- Could the existing SB field be expanded to a 90' baseball/softball field?
Would field need to be lighted?
- Irrigation will also be issue
- Could soccer field be converted to baseball or softball?
- The park is currently underutilized due to lack of parking
- Additional programming may cause issue with adjacent homeowners.
- Park originally owned by Park and Planning but now owned by City
- Original park was designed to be neighborhood park only and changes to the programming at the park or addition of lighting will need to be investigated (may be planning issue)

3. Glen Allen Park

- Could the existing Softball field be expanded to accommodate for 90' baseball?

4. Fox Hill

- Bowie allocates park to BBGC for Fall Season
- Field #1 could be used for Baseball
- Field 1,2,4 turns to football for Saturday games
- Currently used as 3 softball and 1 baseball
- May be option to convert to 2 softball and 2 baseball?

Football

- Desire is to utilize existing game field at same location
- Funding in CIP to add synthetic turf to game field, dimensions will allow for football and lacrosse use with existing lighting layout, building configuration and grading
- New Football program (non-resident, at this point), the Bowie Broncos, can only be accommodated for 2-4 home games at Foxhill Park (MNCPPC).

Kickball

- Can make use of softball or rectangular grassed field

Lacrosse

- Field is wider than football but could be accommodated on oversized football rectangular field

Playhouse

- Desire 50 spaces be provided directly adjacent to the playhouse
- Area directly south of the playhouse is relatively flat and may contain invasive tree species, should be investigated as a possible location for parking expansion

Sport Fit Facility

- Possibility of additional parking for Sport Fit along Whitemarsh Park Drive to the east of existing

SYNTHETIC TURF FIELD COMMENTS

- Use of synthetic turf was still desirable on at least one new multiuse field at Whitemarsh Park, funding in current CIP at \$550,000 for a new synthetic turf field approximately 360' x 240'
- Field should be multi purpose
- Cost was noted as being approximately \$10 per square foot for synthetic fields, cost does not include drainage or lighting
- Marking synthetic turf fields for 3 sports is standard
- Playing surface is hotter than grass surface, may be why less demand for summer use although all field use down in summer (90 degrees for natural vs. 160 degrees on turf)
- Users at Allen Pond pay for use of the synthetic field and any new synthetic field users may be required to pay a fee
- The synthetic field at Allen Pond is lined for soccer and men's lacrosse. This field is utilized by the BBGC lacrosse program; however BBGC and SBBGC soccer have not expressed interest in the synthetic field. Synthetic Turf usage is mixed between resident and non-residents organizations.
- Users of the fields at Whitemarsh are women's lacrosse, football and baseball - any new synthetic field should be lined for those sports; generated discussion about lining for baseball or softball on same field

FIELD and PARKING LOT LOCATION POSSIBILITIES

Several field parking lot layouts were discussed using scaled field and parking lot cutouts.

- Expansion of the existing practice field west of the baseball to accommodate lacrosse and football use, with option for small field soccer use
- Parking for 50 south of the Playhouse and west of the drive
- Athletic Field parking west and north of fields; potential to take small practice field for parking in the future when it is replaced with large practice field to the west
- Sport Fit parking to south of entrance drive, but east of current lots, potential to look for parking on back side of facility near outdoor pool – grade change?
- Potential to retain baseball field in short term, and when Green Branch Park phase III is completed, replace Whitemarsh baseball with rectangular fields

ADDITIONAL COMMENTS

- User age group was mentioned – field permits are now accommodating youth sports with the exception of adult kickball – policy issue related to who should/does the park serve?
- Any new rectangular field should be multipurpose
- 30' minimum separation was requested between all fields
- Soccer was noted as not being a primary use at Whitemarsh but the larger size rectangular field size could accommodate all site users (lacrosse, baseball, football)
- Sports are becoming year round (such as lacrosse, soccer) which may bring more overlap with traditional spring / fall sports

- Size fields to allow for flexibility in lining to minimize overuse of field and damage to turf