



## **Agenda**

September 15, 2010 1:00 PM  
Bowie City Hall, Room 204

### **Steering Committee Meeting on Whitemarsh Master Plan**

#### **Introductions**

Matt Reno, Project Manager, City of Bowie  
Elisabeth Lardner, L/KLA Consultant

#### **Draft Concept Master Plan Discussion**

#### **Update on Traffic and Circulation Findings**

City of Bowie Traffic Counts  
Maryland SHA plans for Crain Highway

#### **Decisions Needed**

Investment vs. Ability to Accommodate Uses  
Alternative Ideas and Locations for Expansion if not Accommodated at  
Whitemarsh

#### **New Requirements**

Full FSD expanded to include elements of the NRI for any plan approval  
Stormwater Regulations

#### **Next Steps**

#### **Adjourn**



---

**Memorandum:**

**To:** Whitemarsh Park Master Plan Steering Committee  
**From:** Jacob Clark, L/KLA  
**Cc:** Elisabeth Lardner, L/KLA  
**Date:** September 15, 2010  
**Subject:** Minutes from September 15, 2010 Steering Committee Meeting #4

**Attendees:**

Charlie Jacobs (CRC) member  
Sally Hein, Assistant Director Community Services  
John Gabel, 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  
Alan Forney, Engineering Assistance, Department of Public Works  
Ed Hall, Superintendent, Parks and Grounds  
Peter Cipolla, Bowie Sport Fit, Programming and Facilities Manager  
Dwayne Grey, Bowie Boys & Girls Club Football Commissioner (BBGC)  
Jacob Clark, L/KLA  
Elisabeth Lardner, L/KLA

**Invited, but not in attendance:**

Mark Vilee, Kickball League of Bowie  
Paul Meador, BBGC Baseball League  
Harlan Tucker, Chairman, City of Bowie Community Recreation Committee (CRC)  
Leslie Wood Mummert, City of Bowie Environmental Advisory Committee (EAC) member  
(sent alternate)  
Jason Craddock, BBGC former Football Commissioner (sent alternate)  
Gary Hahn, BBGC, Lacrosse Commissioner  
Ray Smith, St. Pius X CYO, Baseball Commissioner  
Dan Servi, Grace Christian, Baseball Commissioner  
Joe Bechtel, BBGC, Baseball Commissioner

**Items for follow-up by Steering Committee Members:**

1. SportFit to confirm need for HC parking along Whitemarsh Park Drive.
2. Confirmation by users of fee structure for synthetic turf field users. (Charging for use of synthetic fields - \$5,000 to \$6,000 per year based on existing field at Allen Pond Park.)

**Items for follow-up by Consultant and City:**

1. City to confirm the East/West labels on the City of Bowie Traffic Analysis Reports dated 09/07/10 and 08/26/10.

2. City to identify and investigate alternate sites for athletic field development for BBGC activities (Matt to contact Joe Minor).
  - Jesuit site
  - Greenbranch
  - Location off of Maryland Route 450 near intersection of Highway 197
  - Glendale Turf Farm
  - Fox Hill
  - Racetrack
  - Sandy Hill
  - North Church Road at Route 50 NB
  - Jericho Park
  - Other
3. LKLA to update graphic plan and provide text changes to the Draft Master Plan dated 08.10.10.
4. City to place second round of traffic counters on site October 1. BBGC Football will stagger practices to see what affect, if any, this action has on traffic volumes.
5. Consultant will determine if extended accel and decel lanes are possible on Route 3 at current entrance: physical space, right-of-way availability, potential cost of construction.

#### **Draft Concept Presentation**

- Matt Reno discussed the project schedule and presented the findings from the 9/17/2010 meeting with SHA that were sent in memo format to the Committee on September 19, 2010.
- Elisabeth Lardner presented the Draft Master Plan concept for the park to the Committee and discussed the findings from the SHA meeting and effect on Whitemarsh planning effort.
- General discussion followed with decisions on how best to proceed with the Draft Master Plan.

#### **Access Discussion**

- It was reported on and agreed to by the those in attendance that none of the four potential access points additions shown on the draft Master Plan were feasible in the near future.
  - The two western access points (Spur Way & Route 450) were not feasible due to environmental and economic costs.
  - The two eastern access points (new crossover, or connection to Forest Drive) were not feasible due to the SHA's Preferred Alternate Plan for the Route 3 corridor. Although the preferred alternative has the current southbound lane becoming a service drive, access to the service drive will be only available near the Route 50 interchange and Route 450. Additionally, all local matching funds from Prince George's County have been pulled and used for the Purple Line project. The timeline for construction of the preferred alternative for Route 3 is unknown, but is currently listed as a low priority project on Prince George's County plan and the segment affecting Whitemarsh Park is noted as a low priority segment of the plan itself. Timeframe for construction could be as long as 25 or 30 years out. The project is a two-County effort, with Anne Arundel choosing a boulevard model for the corridor and Prince George's

County choosing a highway corridor model. Any improvements to the current intersections would require the City of Bowie to fund the required studies to determine if the project meets required warrants for signalization or other improvements and any right-of-way acquisitions if needed. In addition, it is likely the City would have to fund any physical improvements needed. The Preferred Alternative for Route 3 no longer includes an overpass bridge at Forest Drive (as shown in the 2004 plans) due to its potential cost of approximately \$30 million. Without signalization at the intersection of Forest Drive and Route 3, It was determined that the intersection has too many challenges due to existing restricted sight lines and higher speeds to make it a viable alternate to the existing entrance location.

- BBGC Football noted that they have received complaints about the existing bottleneck of cars exiting the park after practices.
- The Bowie Playhouse has received complaints regarding the challenge of accessing the facility, particularly on a Friday night, due to the high volume of traffic entering the park.
- Adding more athletic fields (and more potential program) may exacerbate vehicular congestion into and on site.

### **User Group Discussion**

#### **Traffic Peaks and Usage**

- SportFit peak traffic in 2009/2010 was January.
- BBGC Football peak time (traffic) is August when practice starts and Homecoming when all teams are on site. BBGC Football will do a staggered practice experiment in October to see if better traffic management can be achieved.
- BBGC Football program is capped and limited by the cost of equipment. The program is currently at 350 players and would like to expand to 400-450 players by adding two teams. The addition of two teams would bring the program to completion by providing two teams at each weight/age level. Addition of two teams (50-100 players) could result in approximately 75 additional vehicles entering and exiting the site.
- Challenge in access management is the peak time for users – currently football, SportFit and the Playhouse all program events and activities for similar start and end times, creating an entry and parking crunch.

#### **Parking**

- Conflict between users of parking areas between athletic field and SportFit users and Bowie Playhouse. Potential solution is to provide valet parking for Playhouse and or more permanent bollards or markers to reserve and restrict parking area.
- Perpendicular parking off of entry drive in front of Sport Fit facility creates bottleneck when drivers exit in front of SportFit. Need to explore consequence of removing the head in spaces along the entry drive (who do they serve – therapy classes and other users who can't easily walk from farther away) and converting them to a drop off lane for the SportFit facility. Look at the potential to remove parking areas F5 and F6 and accommodating accessible parking at F3 and F8. If F5 and F6 are replaced by C1 and C2 as shown on the draft Master Plan, result in gain of 41 spaces over existing situation.

#### **Expand Program On Site or Relocate Program Activities to Alternate Site**

- BBGC to discuss internally option to relocate to alternate site.
- If program not relocated, staggering practice times maybe the only way to accommodate additional players.
- Lacrosse program has staggered practice times.
- Current field layout provides adequate space for two additional teams.
- Synthetic turf field would allow for expanded practice times (turf management) but does not address the issues of size differential of players practicing adjacent to each other – unclear how many teams can be on the field at one time.
- Potential of over scheduling (adverse impact on traffic access and parking) if second regulation game field provided, particularly if synthetic turf surfaced.
- Regardless of decision for on or off site programming, potential loss of trust of City motives from BBGC if nothing comes forward for improvement in program facilities.

#### **Draft Master Plan – Comments**

- Include one year-round restroom structure near existing game field.
- No additional vehicular access points are viable or should be shown.
- Lack of secondary access point will require modifications to the Draft Master Plan as shown on 8/10/10 rendition. Program shown must be scaled back.

#### **Modifications to Draft Master Plan:**

- Remove fields shown at the location of the existing baseball field – will become grass once baseball is accommodated off site at another location.
- Retain two additional parking areas at Playhouse.
- Investigate removal of head in parking along roadway in front of Sport Fit, reconfiguring for drop off.
- Remove alternate vehicular access points.
- Potential for accel/decel lanes on Route 3 at existing park entrance.
- Retain Pavilion #2 at existing location.
- Relocate campfire to Pavilion #2.
- Remove reserve rectangular field.
- Do not replace existing playground near Pavilion #2
- Remove second restroom facility on the west side of the park.
- Remove half basketball court.
- Move Lacrosse rebound wall to location of sledding hill.
- Remove sledding hill.
- Recognize recent investment in athletic field infrastructure and lighting.

#### **Next Steps**

- Steering Committee recommended placing the Master Planning effort on hold (no more than two to three months) until discussions are completed.
- No public meeting to be scheduled at this time.
- Master Plan OPTION 1 – Develop modest program due to the limitations on access. A summary of changes reflecting program reductions will be provided to Steering Committee. Graphic of draft Master Plan will be modified to reflect reductions.
- Master Plan OPTION 2 - City to discuss with BBGC other locations (minimum of 3 should be presented) that meet requirements and allow for moderate expansion of programs. If athletic programs relocated from Whitemarsh Park, master planning program for the park will need to be revisited.