

# Anne Arundel County DPW & YOU

— Making a difference, together —

## Quiet Waters Park Expansion

*Former Quiet Waters Retreat*

Anne Arundel County Capital Project No. P584607



ANNE ARUNDEL  
COUNTY  
MARYLAND



and the

## Earl Conservation Center

The Chesapeake Conservancy



Blue Heron Room - Quiet Waters Park , 600 Quiet Waters Park Road, Annapolis, MD 21403



October 31, 2022; 6:30 – 7:30 pm  
DPWandYOU.com | *Making a difference, together*



# Important Meeting Information

This will be an in-person meeting and will be audio and video recorded. Therefore the audience will be able to view and hear the meeting. The URL link for the meeting will be posted on the OPZ website within 24 hours of the meeting.

For questions and comments:

- Please hold all questions until the end of the presentation
- Meeting Minutes that will be shared with the Public. The Meeting Minutes will be: Posted on the DRP website, Posted on the OPZ Community Meetings website, Mailed to the residents that received the mailed notice of this meeting

For up to 2 weeks after tonight's meeting, send questions and comments to:

Lisa Deanes, Project Manager  
Anne Arundel County, Dept. of Public Works  
[pwvdea00@aacounty.org](mailto:pwvdea00@aacounty.org)





# Meeting Agenda

- Welcome and Introductions
- Key Project Information
- **Master Plan / Combined Projects Overview**
  - Quiet Waters Park Expansion - Schematic Design
  - Chesapeake Conservancy - Earl Conservation Center - Design Development
- Next Steps
- Questions



# Project Team

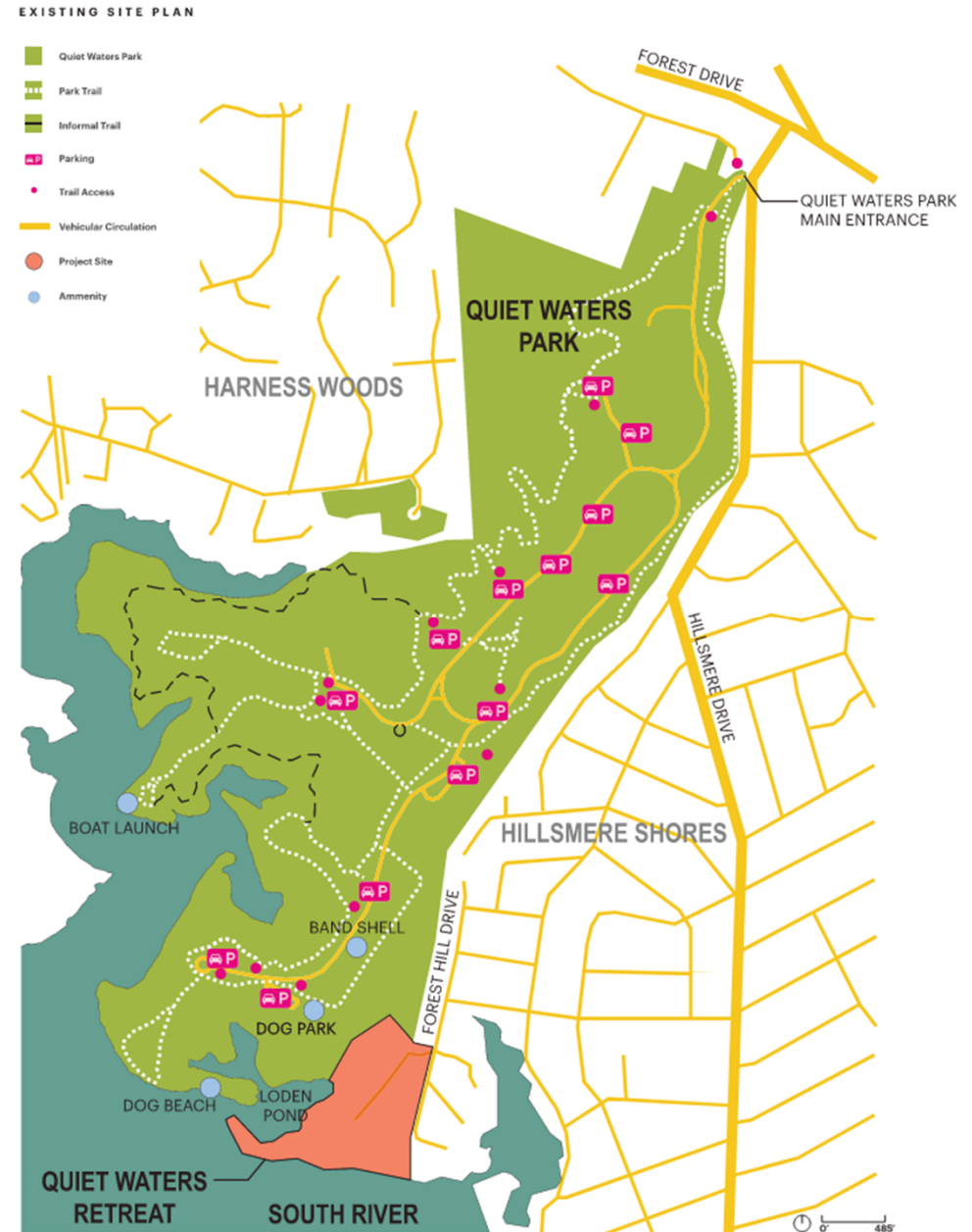
- Department of Public Works
- Department of Recreation & Parks
- Chesapeake Conservancy
- Design Team
  - WBCM – Civil Engineer
  - Ziger|Snead Architects
  - Champion Hruby Landscape Architects



# Context

## Why the community meeting is being held?

- §17-2-107 of the County Code.
- (a)(1)(i) a modification to permit direct impact to environmentally sensitive areas;
- (a)(1)(iii) development of a commercial, industrial, or institutional use, or an active recreational use as defined in § 18-1-101, that adjoins a residentially zoned and developed lot



# Project Overview & Timeline

## Quiet Waters Park Expansion Overall Timeline

- Purchase of the Retreat – October 2019
- Lease approved by County Council – Bill 23-22 approved March 31, 2022
- Masterplan presented to the Friends Group- March 2022
- Masterplan for the Retreat Property completed- August 2022
- Design and Permitting for Improvements- Currently underway



# Key Project Information - General Info

## **Project Names:**

Quiet Waters Park Expansion / Chesapeake Conservancy – Earl Conservation Center

## **Address:**

600 Quiet Waters Park Rd, Annapolis, MD 21403

## **Grading Permits:**

Separate grading permits required. Have not been applied for.

## **Zoning:**

OS-Open Space, R1-Residential, Bulk regulations §18-4-701

## **Water and Sewer Type:**

Existing: Existing Wells. No Sewer (QWP served by public sewer)

Proposed: Well water and public sewer

## **Impacted Schools:**

None

**No changes to number of lots.**





# Key Project Information - Land Use

## **Existing Use:**

Public Park

## **Proposed Use – Quiet Waters Park Expansion:**

Public Park

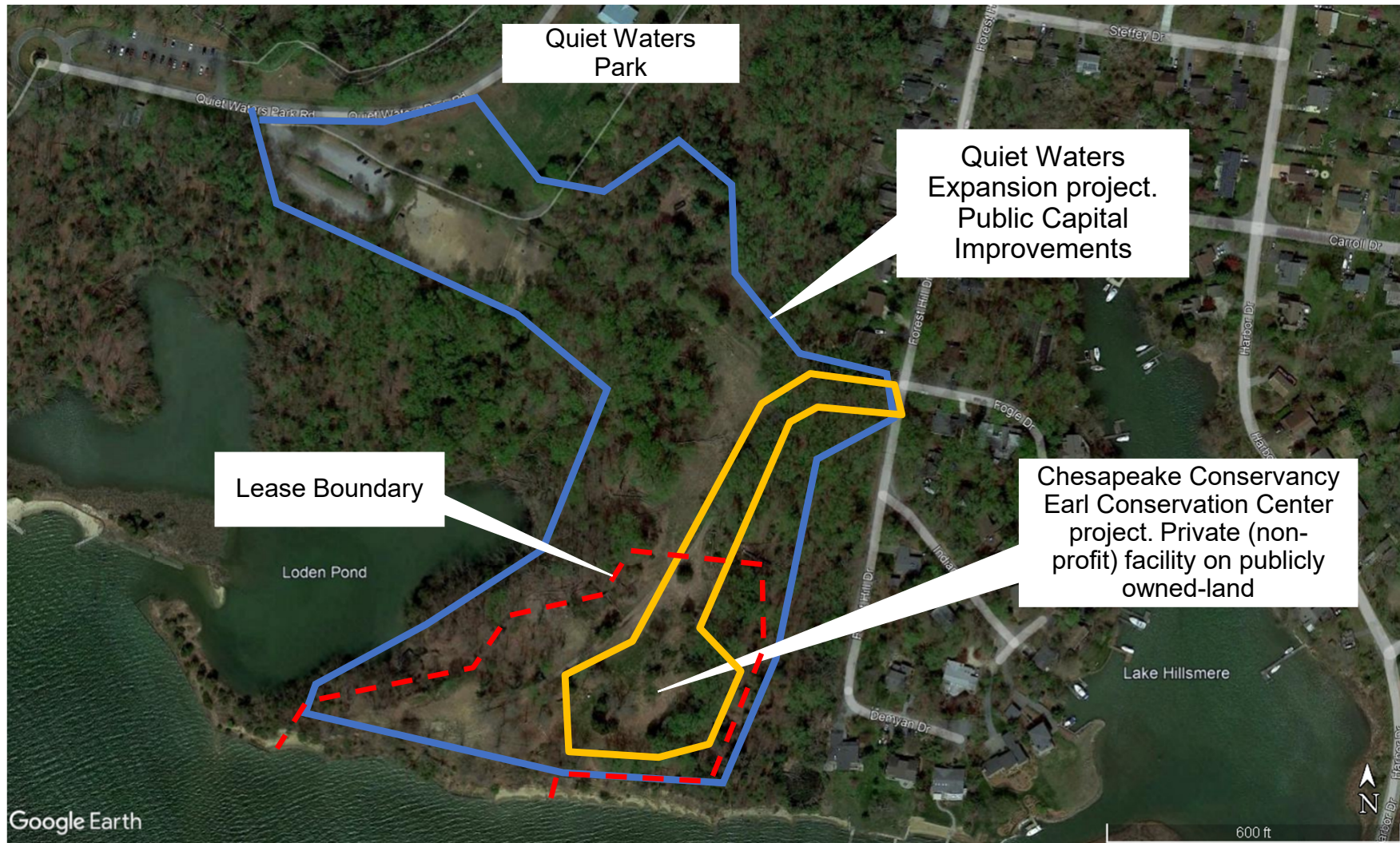
## **Proposed Use – Earl Conservation Center / Office Building:**

Office Building

Nonprofit, charitable organization – a Conditional Use permitted in R1 zoning.









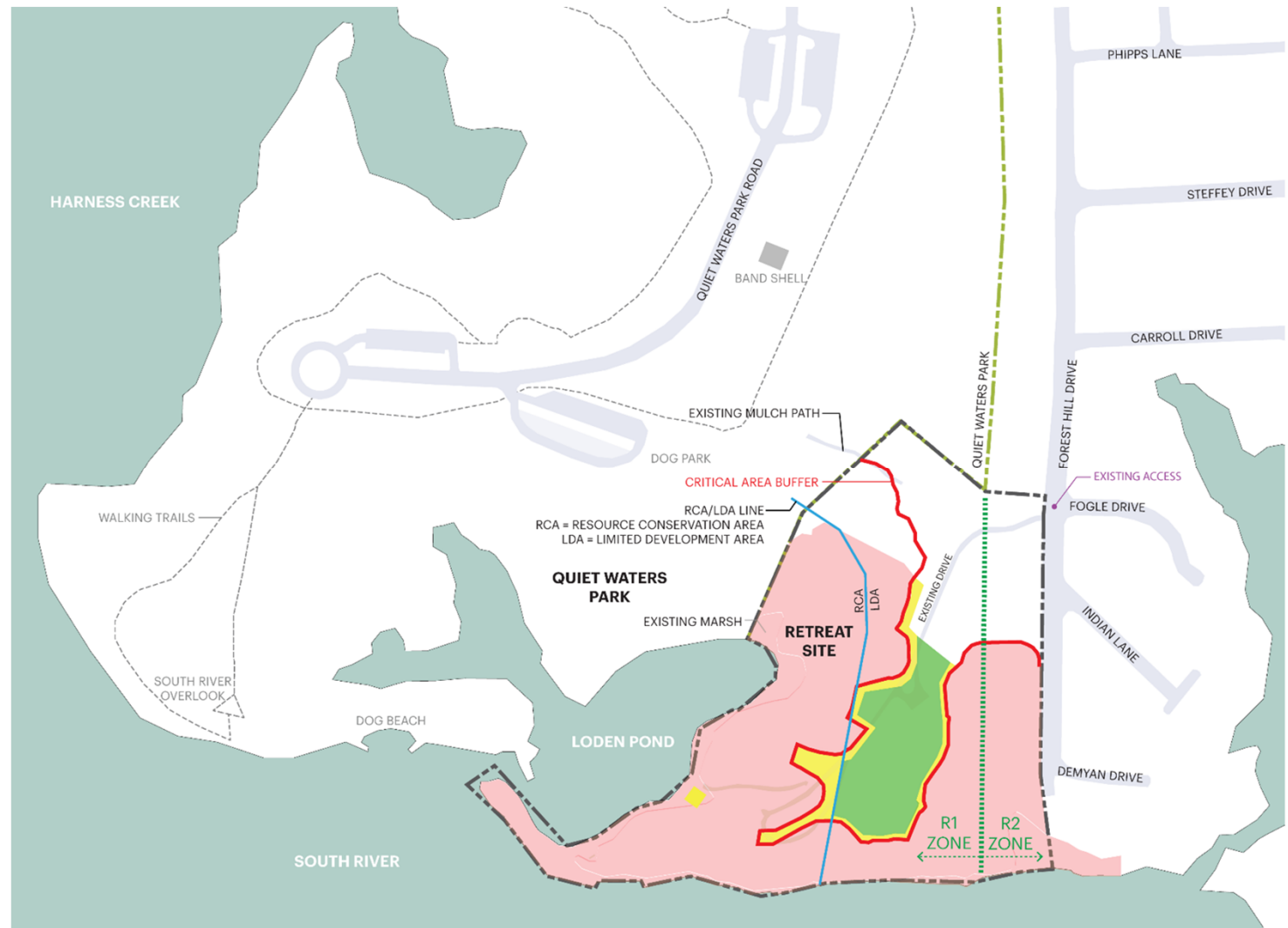
# Project Location



# Site Constraints

## LEGEND

-  Critical Area Buffer
-  Zoning Boundary
-  Critical Area Designation Line
-  Primary Building Development Area
-  Secondary Building Development Area
-  Constrained Building Development Area



# Key Project Information - Environmental

## Existing Environmental Features On-Site:

Existing steep slopes, Existing Forest, Existing 100-year floodplain and respective buffer, Site located within Critical Area (LDA & RCA), Existing critical area expanded buffer, and Existing Specimen Trees

## Impacts of Proposed Development on Environmental Features:

Existing Forest, Site located within Critical Area (LDA & RCA), Existing critical area expanded buffer, Existing Specimen Trees

## Conceptual Stormwater Management:

On-site proposed facilities. Will be highlighted later in this presentation.

## Forest Conservation:

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

## Approximate Road Configuration:

Vehicular Access:

- Primary access through Quiet Waters Park
- Emergency Vehicle Access from Forest Hill Drive





# Potential Modifications Required

## Forest Conservation / Specimen Trees

(>30" DBH) (Anne Arundel County Code: 17-6-303(b)(5))

The following vegetation and areas are considered priority retention areas and shall be left undisturbed unless the developer demonstrates that reasonable efforts have been made to protect the vegetation and areas but the plan cannot reasonably be altered 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.

## Floodplain Management: (Anne Arundel County Code: § 16-2-202(b))

Development may not occur in the floodplain if an alternative location for the development exists. All development shall be consistent with applicable flood hazard and watershed management plans and shall be undertaken in a manner that minimizes adverse impact on aquatic or terrestrial habitats and related flora and fauna. Grading, necessary provisions for drainage, erosion, and sediment control, and vegetative establishments may not increase flooding.

## Critical Area Impacts (Anne Arundel County Code § 17-8-201 & 202)

Development in the limited development area (LDA) or in the resource conservation area (RCA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. All disturbance shall be limited to the minimum necessary. Development in the intensely developed area (IDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope or the disturbance is necessary to allow connection to a public utility. Development shall be located to maximize ESD design criteria.





# General Site Environmental Features

**CRITICAL AREA DESIGNATION LINE**  
THE SITE INCLUDES BOTH LDA AND RCA CRITICAL AREA DESIGNATIONS

**CRITICAL AREA EXPANDED BUFFER**  
ENCOMPASSING STEEP SLOPES & PRIORITY FOREST AREA

**EXISTING SPECIMEN TREES (typ.)**

**EXISTING FORESTED AREA**  
**STEEP SLOPES**

**100-YEAR FLOODPLAIN BUFFER**

Note:

Information from mapped resources & field delineation





# Quiet Waters Park Expansion - Ecological Revival

## PRESERVE MEMORIAL TREES

PRESERVE & PROTECT EXISTING PARK MEMORIAL TREES FROM BEING IMPACTED DURING CONSTRUCTION.

## TREE PLANTING

REESTABLISH A HEALTHY NATIVE CANOPY BY PLANTING A POLY-CULTURE OF APPROXIMATELY 100 NEW TREES

## NATIVE MEADOW PLANTING

CONVERT 3.5+ ACRES OF LAWN & INVASIVES INTO NATIVE HABITAT FOR POLLINATORS AND OTHER FAUNA

## SCREENING PLANTING

PROVIDE NATIVE TREE/SHRUB/PERENNIAL PLANTING AS SCREENING OF THE PARKING LOTS TO REDUCE ENVIRONMENT IMPACTS AND ENHANCE NEIGHBORING VIEWS.





# Quiet Waters Park Expansion - Circulation Network





**VEHICULAR ACCESS**  
REQUIRED FOR PARK ACCESS AND SAFETY

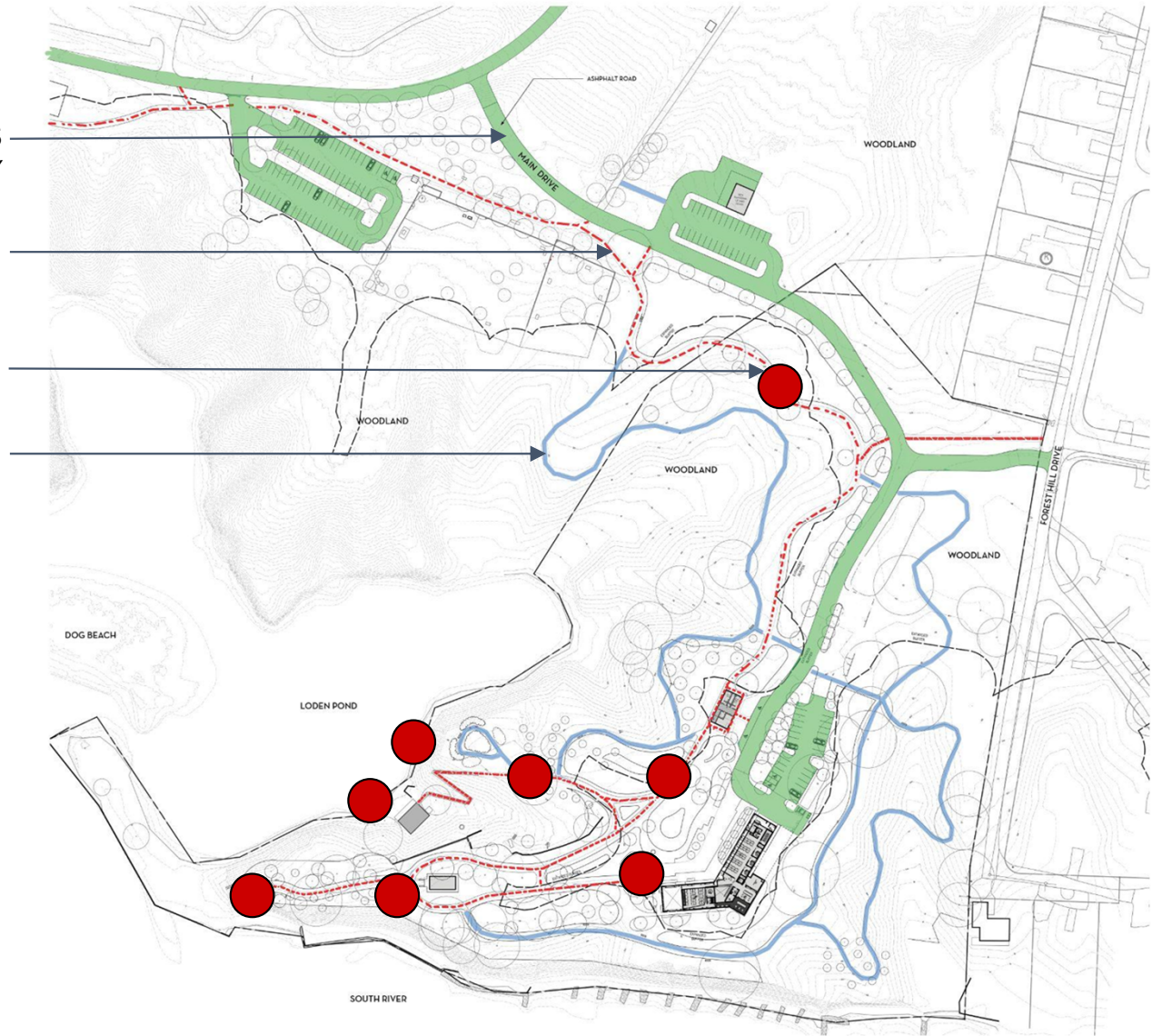
**ADA ACCESSIBLE TRAILS**  
PERMEABLE & COMPACT TRAILS FOR ALL PARK USERS

**INTERPRETIVE TRAIL SIGNAGE**  
ACCESSIBLE PEDESTRIAN LOCATIONS WITH INTERPRETIVE SIGNAGE HIGHLIGHTING SPECIFIC ECOLOGY.

**TRAILS**  
PERMEABLE PATHS FOR 1-2 PEOPLE. PATHS ARE MORE STRENUOUS AND CANNOT BE ACCESSED BY WHEELCHAIR.

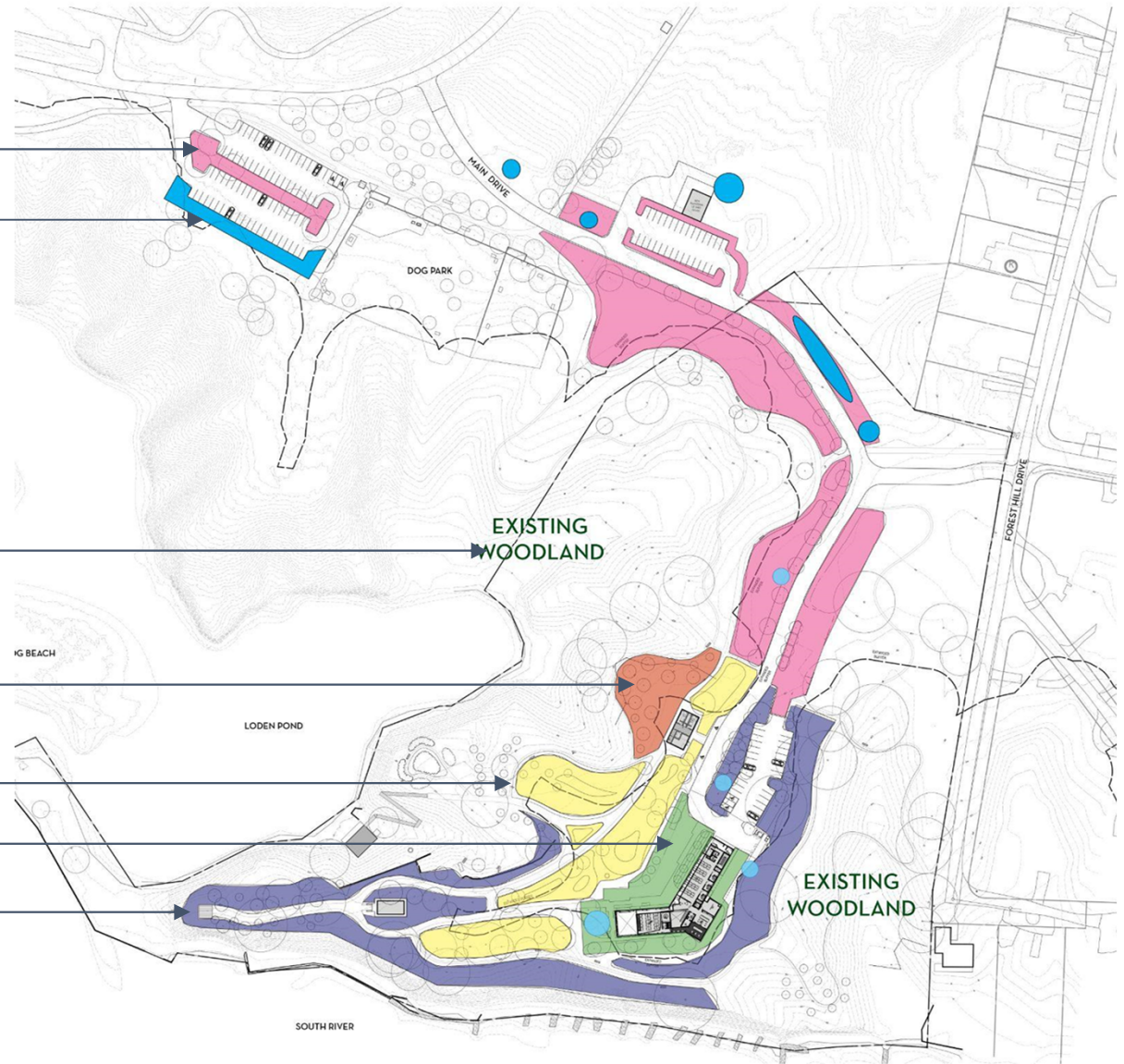
## LEGEND

-  VEHICULAR ACCESS
-  TRAILS
-  ADA ACCESSIBLE TRAILS
-  INTERPRETIVE TRAIL SIGNAGE



# Quiet Waters Park Expansion - Planting Themes

- TALL NATIVE GRASS MIX
- RAIN GARDEN MIX
- EXISTING WOODLAND TO REMAIN
- EDIBLE FOREST MIX
- POLLINATOR MEADOW MIX
- CONSERVANCY GARDEN MIX
- COOL SEASON MEADOW MIX





# Quiet Waters Park Expansion - Structures

## 1. Earl Conservation Center (LEED)

- 2 Story Building: 15,492 GSF
- 36'-9" Total Height ; 15' Height Floors

## 2. Maintenance Building

- 1 Story Building: 30x40'(1,200 SF)
- 20' Height (Approximately)

## 3. Comfort Station

- 1 Story Building: 803 GSF
- 13' Height





## 4. Pavilion

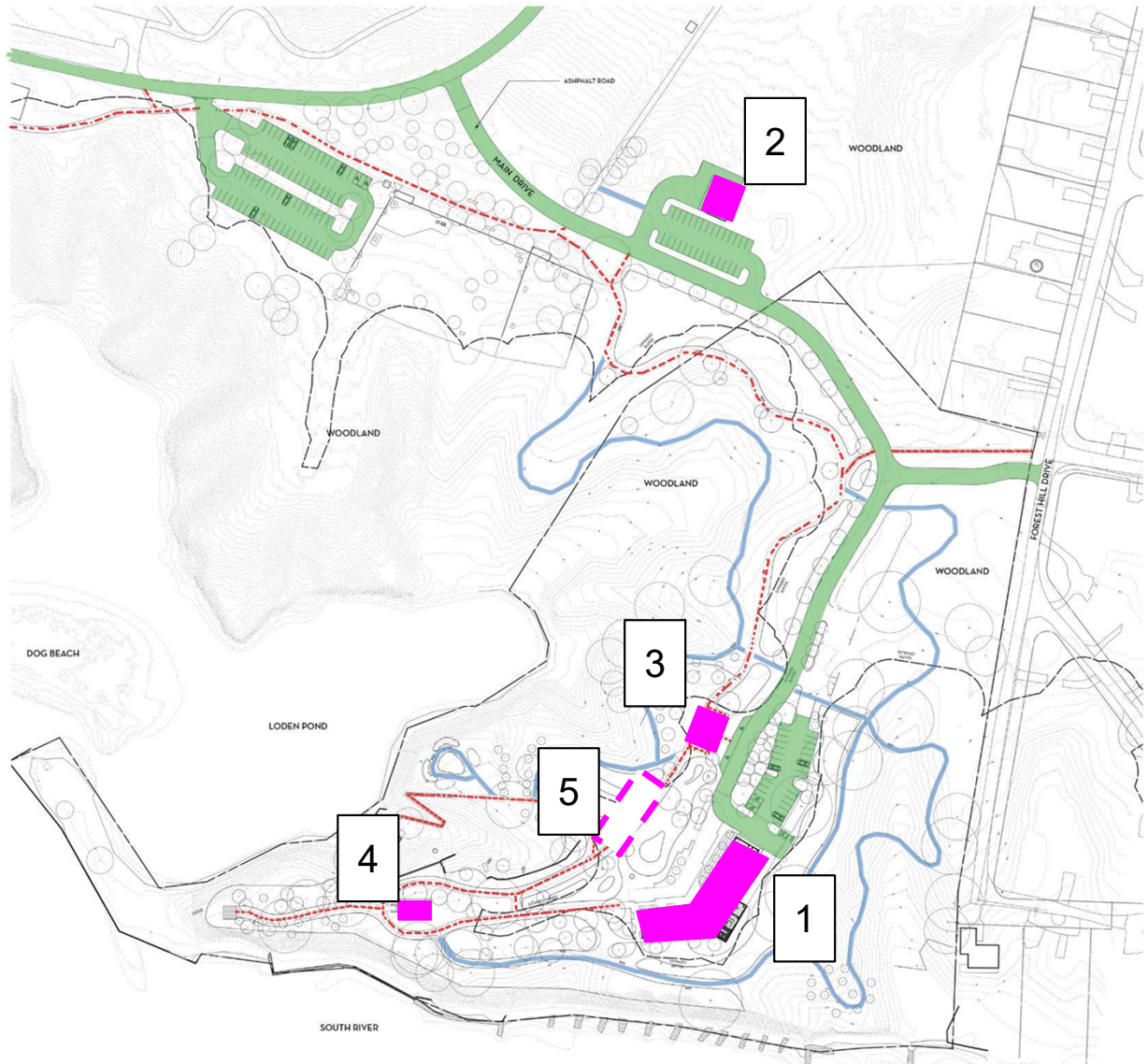
- 1 Story Structure: 1,410 GSF
- 14' Height

## 5. Potential future building site

- 5,000 S.F. Maximum Footprint

### LEGEND

-  VEHICULAR ACCESS
-  TRAILS
-  ADA ACCESSIBLE TRAILS
-  PROPOSED STRUCTURES





# Quiet Waters Park Expansion - Earl Conservation Center





# Quiet Waters Park Expansion - Earl Conservation Center





# Quiet Waters Park Expansion - Pavilion & Comfort Station





# Quiet Waters Park Expansion - Site Elements

**SURFACE PARKING LOT**  
EXPANSION OF EXISTING PARKING -  
80 VEHICLES (2 ADA SPACES)

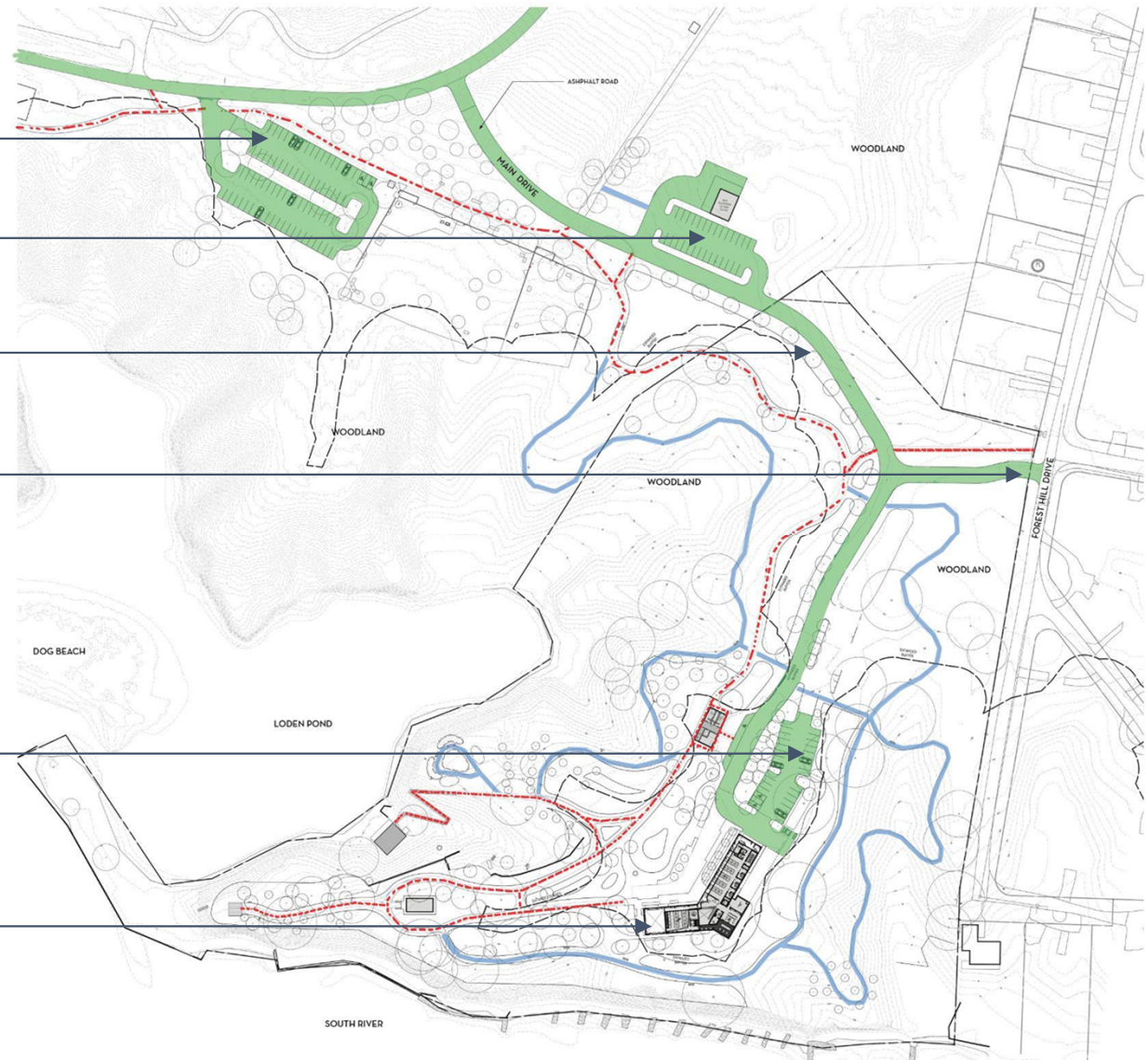
**SURFACE PARKING LOT**  
PROPOSED PARKING -  
30 VEHICLES (2 ADA SPACES)

**LIMITS OF DISTURBANCE OF QUIET  
WATERS PARK EXPANSION = 341,890 SF**

**EMERGENCY ACCESS ONLY**  
LOCKED GATE W/ FIRE TRUCK ACCESS ONLY. ENTRY TO  
BE PAVED WITH GRASS-PAVE.

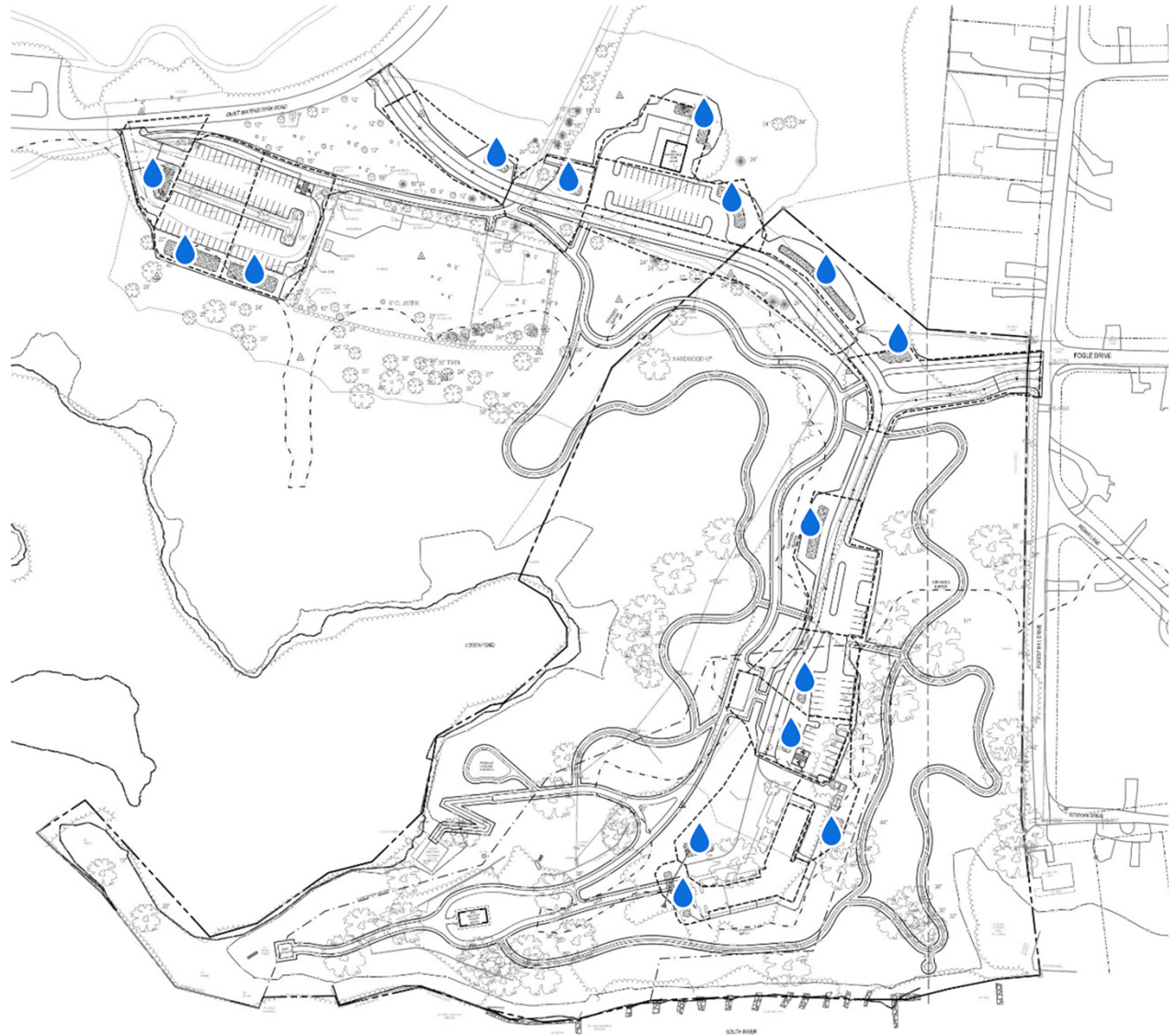
**SURFACE PARKING LOT**  
PROPOSED PARKING - 28 VEHICLES (2 ADA SPACES + 10  
OVERFLOW SPACES IF THE FUTURE BUILDING IS  
CONSTRUCTED)

**LIMITS OF DISTURBANCE OF EARL  
CONSERVATION CENTER = 65,000 SF**



# Quiet Waters Park Expansion - Storm Water Management

- Environmental Site Design (ESDv)
- Design will comply with County regulations for water quality (ESDv) and water quantity (10-yr)
- On-site conveyance storm drain system.
- Each building/site feature will have dedicated SWM adjacent to it.



 ESD micro-facility





# Quiet Waters Park Expansion - Tree Impacts

- EXISTING SPECIMEN TREES TO REMAIN
- EXISTING SPECIMEN TREES TO BE REMOVED
- EXISTING FOREST CANOPY TO BE REMOVED/DISTURBED
- PROPOSED TREE PLANTING

Notes:







- Forest removal inside the Critical Area. – approx. 2.4 ac
- Forest removal inside the Critical Area Expanded Buffer approx. 0.7 ac
- Removal of 3 Specimen Trees
- Minimize steep slope impacts

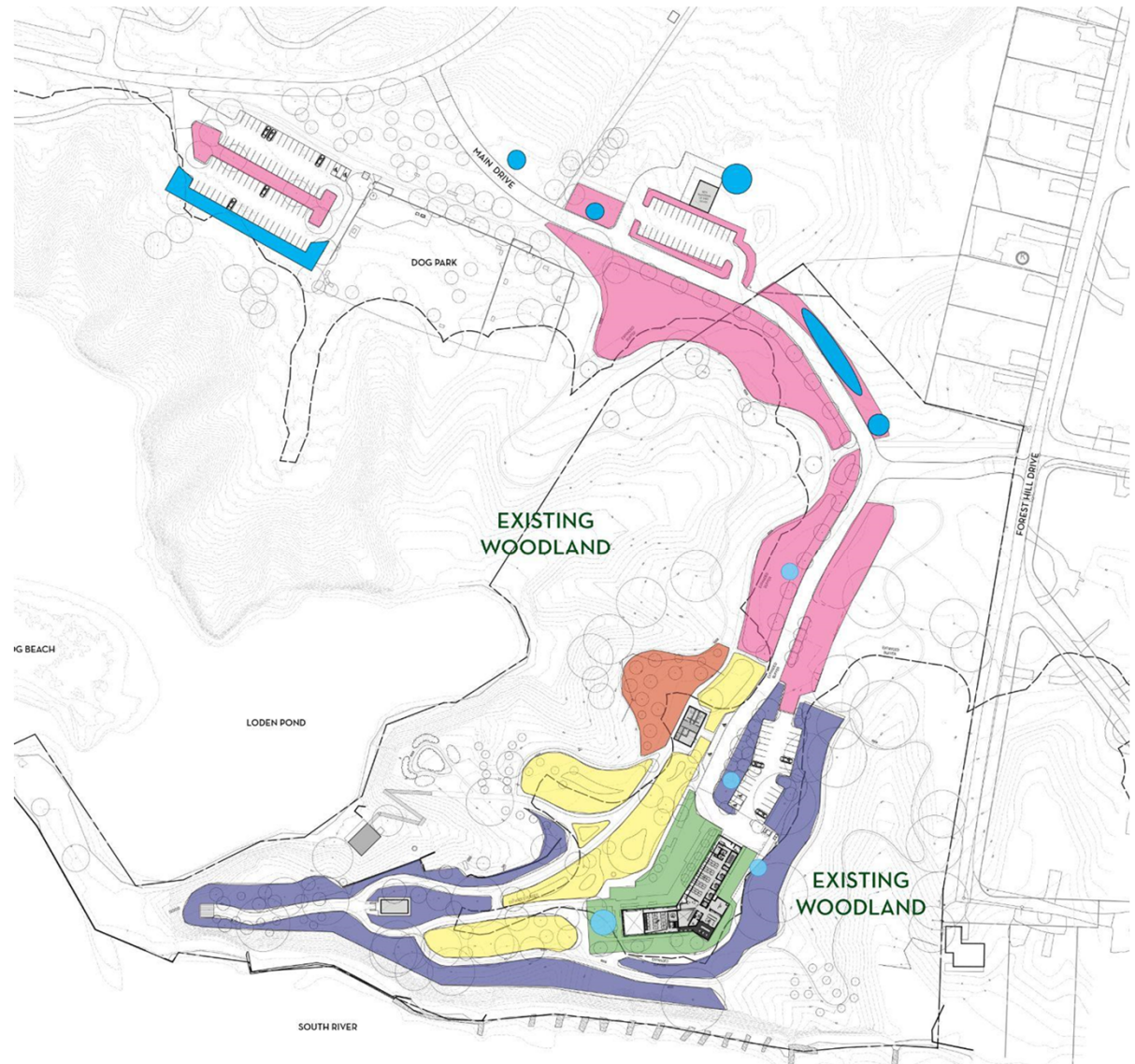


# Anticipated Mitigation

- Proposed mitigation for impacts to environmental features will occur within the expansion area and in other areas of Quiet Waters Park.
- All mitigation planting will be native and adaptive to the site's constraints.
- Mitigation planting will include native trees, shrubs, perennials, and grass.

## LEGEND

	RAIN GARDEN MIX
	TALL NATIVE GRASS MIX
	EDIBLE FOREST MIX
	POLLINATOR MEADOW MIX
	CONSERVANCY GARDEN MIX
	COOL SEASON MEADOW MIX



# Next Steps

## Quiet Waters Park Expansion

### Design Development Phase:

Complete Winter 2022/2023

### Construction Documents & Permits:

Winter 2022 – Spring 2023

### Bidding:

Summer 2023

### Construction Start:

Summer/Fall 2023

## Earl Conservation Center

### Construction Documents

Ongoing – Complete November 2022

### Permits (Grading & Building)

Winter 2022 – Spring 2023

### Bidding:

Spring 2023

### Construction Start:

Spring/Summer 2023





# 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:

For up to 2 weeks after tonight's meeting, send written comments / questions to:

Lisa Deanes, Project Manager  
Anne Arundel County, Dept. of Public Works  
[pwwdea00@aacounty.org](mailto:pwwdea00@aacounty.org)

- 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 Projects website.
- Responses will also be mailed to all parties that were sent the meeting invite.

Thank you!





## Bureau of Utility Operations

### 24-Hour Emergency

**Water Service:** (410) 222-8400

**Billing Inquiries:** (410) 222-1144



## Bureau of Engineering

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



## Bureau of Waste Management Services

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



## Bureau of Watershed Protection and Restoration

**General Inquiries:** (410) 222-1072



## Bureau of Highways

**General Inquiries:** (410) 222-7321

**Snow Line:** (410) 222-4040

**Email:** [hwyscustomercare@aacounty.org](mailto:hwyscustomercare@aacounty.org)

## Customer Relations:

(410) 222-7582





# Quiet Waters Park Expansion - Overall Site Plan

1. EXPANDED PARKING
2. DOG PARK
3. MAINTENANCE SHED & STORAGE
4. PROPOSED PARKING LOT
5. NATURAL SURFACE TRAIL
6. ADA COMPLIANT TRAIL
7. EMERGENCY VEHICLE ACCESS DRIVE
8. COMFORT STATION
9. PROPOSED PARKING LOT
10. EARL CONSERVATION CENTER
11. POSSIBLE FUTURE BUILDING LOCATION
12. EDUCATION PAVILION
13. BOAT HOUSE
14. SCENIC OVERLOOK

