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MEMORANDUM

TO: Millersville Park Stakeholders

CC: District 6 Councilwoman Lisa Rodvien
Vincent Moulden, Director, CECS
Jessica Leys, Director, DRP
Bruce Bruchey, Chief of Planning and Construction, DRP
Khadija Abdur-Rahman, P.E. Engineer Manager, DPW

FROM: Erica Jackson Matthews, Deputy Director, DRP

SUBJECT: Stakeholders Update

DATE: 05/22/23

The following summary will aid in your review and sharing of information with the members of your organizations and community.

Project Description: This is based on the approved County Budget. This project is for the design and construction of a park that would include natural turf multi-purpose fields, irrigation, field lighting, concession stand, bathrooms, utilities, stormwater management, trails, road improvements, and other park-related amenities.

Budget Update: As discussed, the County has updated the Program Open Space grant to reflect the currently approved description of the project. The FY24 budget request is for the construction money needed to build the park and to purchase additional right of way for road improvements. This budget request is a placeholder based on historical data for park development, the addition of prevailing wage and current pricing for similar projects as well as a factor for inflation to account for cost when the project actually moves into construction. The full burden for the park construction is on the county as there is no longer a partner to offset costs.

Based on the current schedule, it is anticipated that this project could go out to bid at the end of FY24, which is why the Department is asking for additional funding at this time. This request does not supersede the Stakeholder or public input process, as a final list of amenities has not been determined.

Background Information:

- Information related to the project can be found at:
<https://www.aacounty.org/departments/recreation-parks/capital-projects/Projects/millersville-park>
 - This update, along with the survey and concepts, will also be posted this week to the website.
- The County posted a hydrology report and updated traffic report in February 2023.
 - Summaries for both documents are available online along with the responses to the questions received during the public review process of the documents.
 - Key takeaways-
 - The development of the park will not deplete the groundwater aquifers.
 - Road improvements will be constructed as part of this project. The goal is not to exacerbate traffic conditions in this area. The latest traffic study takes into consideration the school and church traffic. It should be noted that Park use does not compete with school traffic. Scheduling will be another factor to help mitigate traffic. Full design and modification of road improvements will occur once the park concept is selected.
- The Stakeholders' presentation was posted on the website in March 2023. The Presentation should be reviewed as it discusses the parks' operational model, stormwater, and traffic improvements.
- The community park will be open to the public from sunrise to sunset, unless a permit is issued for later hours. It is anticipated that athletic events will occur between March and October. The majority of the organized activities would occur in the evenings (after 5:30pm) Monday through Friday and all day Saturday. There may be an isolated permitted event or Summer Camp on a Sunday or between 9 am -5pm Monday through Friday. When the fields are not reserved, the public will have access to them for general use.
- Arden submitted their survey and results to the County in mid-April

2023. The top five requested amenities were walking trails, natural areas, community gardens, playgrounds and picnic areas.

Stakeholders Engagement:

- Members of the Stakeholder meet on 3/4/23 to discuss the project.
- Meeting Recap:
 - General Discussion:
 1. A new concept for the design of entrance improvements that meet design standards was requested so that the entire off-county property improvements are not concentrated on a single property owner. Sight distance analysis is being completed as part of the design work. This is an action item, and the County has been asked to evaluate these improvements to determine the pros and cons of shifting it to the east.
 2. All Stakeholders were asked to visit Bell Branch once the spring sport season is fully underway and look at the lights in the rear of the park, as those are the new no-spill lights. This would also give an idea of the traffic along Davidsonville Rd, which has a similar road configuration. Bell Branch is a larger park than Millersville and has 46.9 developed acres and includes 374 marked parking spaces, three baseball fields, three grass multipurpose fields and two synthetic turf fields. There is one mile of trail, a dog park, a pavilion, a playground, port-o-pots, a concession/comfort station, three storage buildings, and other storage containers.
 3. DRP will develop a list of park acres to the number of fields so there is a point of reference for Millersville sizing and capacity
 4. There was some conversation about the shift from synthetic turf to natural grass.
 5. Turf maintenance was discussed in terms of the turf not being compacted after use.
 6. Trash pick up and park maintenance were discussed.
 7. Yield testing on the existing wells- The community thinks it is a fairly new well and the farmer was able to irrigate the farms.
 8. Perc testing is not needed because there will be no restrooms.
 9. Arden HOA is going to close its survey on 3/9 and share the feedback with the County. The primary concern was traffic, then environmental impact, then safety.
 10. Possibility of providing a connection to the school (crosswalk) and then to the South Shore Trail. This would create more walking options. It was agreed that there might be an opportunity to rethink traffic patterns in/out of Millersville school while creating the traffic patterns for

the new park in such a way that some of the congestion could be alleviated.

- Discussion of Concepts:

The meeting did consist of brainstorming on possible park concepts to determine a list of ideas to give to the consultant to incorporate into the new concepts.

1. WBCM will prepare additional concepts. These will be a version of 2-4 fields with community park amenities. Some discussion was had on the park having a grassed open space that could be used for practice/warm up but not lined for games. Rough cost estimates will be prepared. The groups will have 30 days to review the concepts before the next Stakeholder meeting.
2. The number of trees taken down should be limited, but the group was not opposed to natural walking trails in the forested area to the west.
3. Put the community elements like the playground and dog parks in the front or central areas. The amenities should be fully accessible.
4. Benches and seating areas have been requested.
5. The playground should be a destination playground.
6. The off-leash dog area should be separated from the general play area and not be close to I-97. There would be dog waste stations.
7. Noise from I-97 was not a concern.
8. Add pickleball
9. Would like lights on the parking lots. Usergroups need field lighting.
10. Storage space is needed.
11. The county will provide the goals and nets
12. Port o pots- Should they be all year if this a community park?
13. Fencing around the fields and perimeter fencing around the park were discussed.
14. 100 ft buffer- The only setback that is 100 ft is from I-97. The setback from the residential lots is 40 ft. The community seemed to have arbitrarily picked the 100' buffer. The Stakeholders are ok with reducing it but still want a buffer from the homes and to keep as much of the forest as possible.
15. The list of amenities the County presented is consistent with the list Arden has included in their survey.

New Items:

- New concepts have been prepared and are included for you to share with your organizations.

- Summary of concepts:

All Concepts:

- Create a cohesive park that includes passive and active recreational areas.
- The forested area that is located in the northwest area of the park remains intact.
- There is a sidewalk connection at Millersville Rd that will allow you to walk into the park and immediately access the internal park trail.
- Stormwater Management that will address water quality has been included. The full design comes later.
- As requested the road improvements are not isolated to one homeowner
- Were the top 5 items from the Arden Survey included? - yes
 - Trails - Each concept provides a 1-mile internal paved loop trail. If the Stakeholder group wants, we can revisit the idea of natural trails in the NW area of the park. Or it can be held for public discussion.
 - Natural Areas - the Forested Areas in the NW are preserved. Gardens and open grass spaces were provided.
 - Community gardens - Garden areas were provided. These were not community gardens. These are more like wildlife meadows This is something that can be discussed further with the Stakeholders.
 - Playgrounds- Yes!
 - Picnic Tables and Pavilions- Yes

Comments on the individual concepts:

2 Field Concept-

- Community park amenities: Gardens, meadows, benches, one-mile mile “loop” trail, 12,000 sf ft playground, Gazebo, and three Picnic areas, and a 97,000 sf dog park.
- In addition to the fields, there are three tennis courts and pickleball courts, and an open grass field.
- Parking is 175 spaces.

3 Field Concept

- Community park amenities: Gardens, meadows, benches, one-mile mile “loop” trail, 12,000 sf ft playground, Gazebo and three Picnic areas. 100,000 sf dog park
- In addition to the fields, there are three tennis courts, four pickleball courts, and two open grass fields.

- Parking: 259 spaces. Parking has been provided near the playground, dog park, picnic area, and trail loop. This parking would also be available to those who just want to visit the park to have direct access to the amenities and not have to compete with the sports uses.

4 Field Concept

- Community park amenities: Gardens, meadows, benches, a one-mile mile “loop” trail, a 12,000 sf ft playground, a gazebo, a Picnic area, and a 68,000 sf Dog Park
- In addition to the fields, there are three tennis courts and four pickleball courts.
- Parking: 339 spaces. Parking has been provided near the playground, dog park, picnic area, and trail loop. This parking would also those who just want to visit the park to have direct access to the amenities and not have to compete with the sports users.

Next Steps:

1. Attached are the revised concepts for you to share with your neighbors. We ask that all comments be collected by June 30th. In an effort to collect consistent information from all groups, please have your members complete the survey that is found at:
<https://forms.gle/7q1vQr6CV2mUqqMq6>
2. Our Internal Stakeholders' next meeting will be July 11th at 6pm at 1 Harry S. Truman.

Reminder: Much larger public engagement is part of the process. We have not gotten to that point in the process. Hopefully, that will occur this fall.