



Brooklyn Heights Community Center

Community Meeting

May 24, 2022

6:30 PM

Virtual Meeting



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Important Meeting Information

- Tonight's meeting will be audio and video recorded
 - You will only hear the voices of the presenters
- If you have questions, please utilize the Q&A function at the top or bottom of your device screen
 - All questions will be answered at the end of the presentation
 - Any questions that cannot be answered tonight will be added to the question and answer document that will be provided to the Office of Planning and Zoning
- Comments on this project can be submitted to: <https://www.aacounty.org/departments/planning-and-zoning/development/community-meetings/past-meetings-comments/>



Project Team

Khadija Abdur-Rahman, P. E.
Engineering Manager
Department of Public Works
pwabdu22@aacounty.org

Bruce A. Bruchey
Capital Projects Manager
Department of Recreation and Parks
rpbruc20@aacounty.org

Consultant: Pennoni Associates, Peter J. Stone, Project Manager
Pennoni Associates, Jonathan S. Norman



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Purpose of Meeting

Design Presentation

Grading Permit Submission – Active Recreation Areas adjoining residentially zoned and developed lots (17-2-107(a)(1)(iii))



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Comments

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Comment period will be 30 days from this meeting or until June 23.

After reaching the page simply type the name of the meeting (Brooklyn Heights Teen Center P579001) in the Search bar.

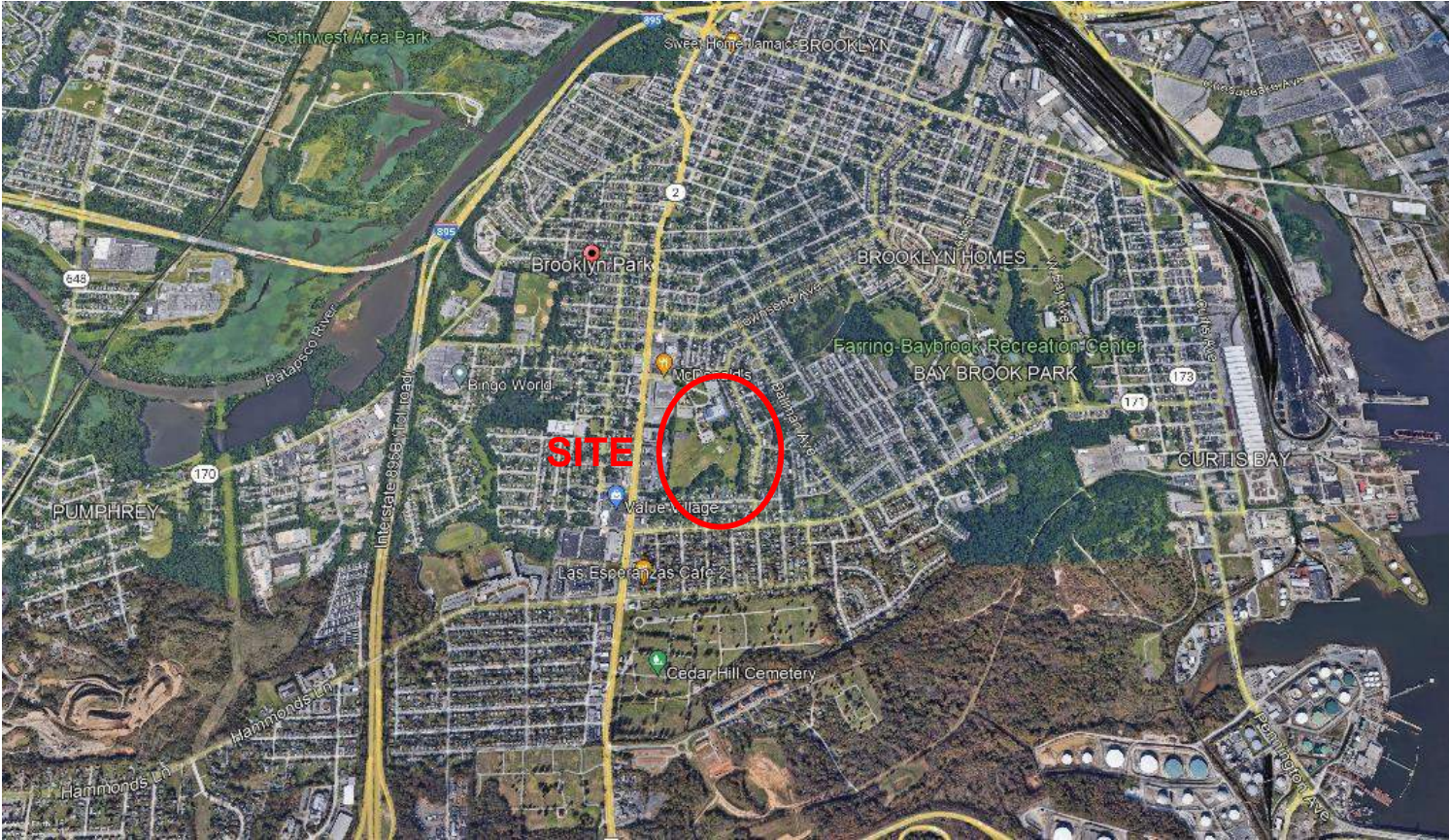
Project team will provide written responses to all comments received on the OPZ website. Written responses will be included in the grading permit package.



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Brooklyn Park Area Map



Brooklyn Park Community Center



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Project Status

Feasibility Study/Master Plan - 2019

Design Public Meeting – May 24, 2022

Submit Permit Package – Summer 2022

Advertise and Award Contract – Spring 2023 (Pending Permits and Approvals)

Preconstruction Public Meeting – Summer 2023

Construction Start – Summer/Fall 2023 (Pending Permits and Approvals)



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Capital Project Life Cycle



**CURRENT
PHASE OF
PROJECT**

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.



PROJECT OVERVIEW



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Park Overview

Park Existing Conditions



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Park Overview

Park Existing Conditions



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Park Improvements Overview

- Walking paths
- Lighted Multi purpose field
- Adaptive Baseball/Softball field
- Basketball Court
- Community Garden
- Meditation Area
- Dog Park area
- Parking lot improvements
- Future Community Center



Site Plan

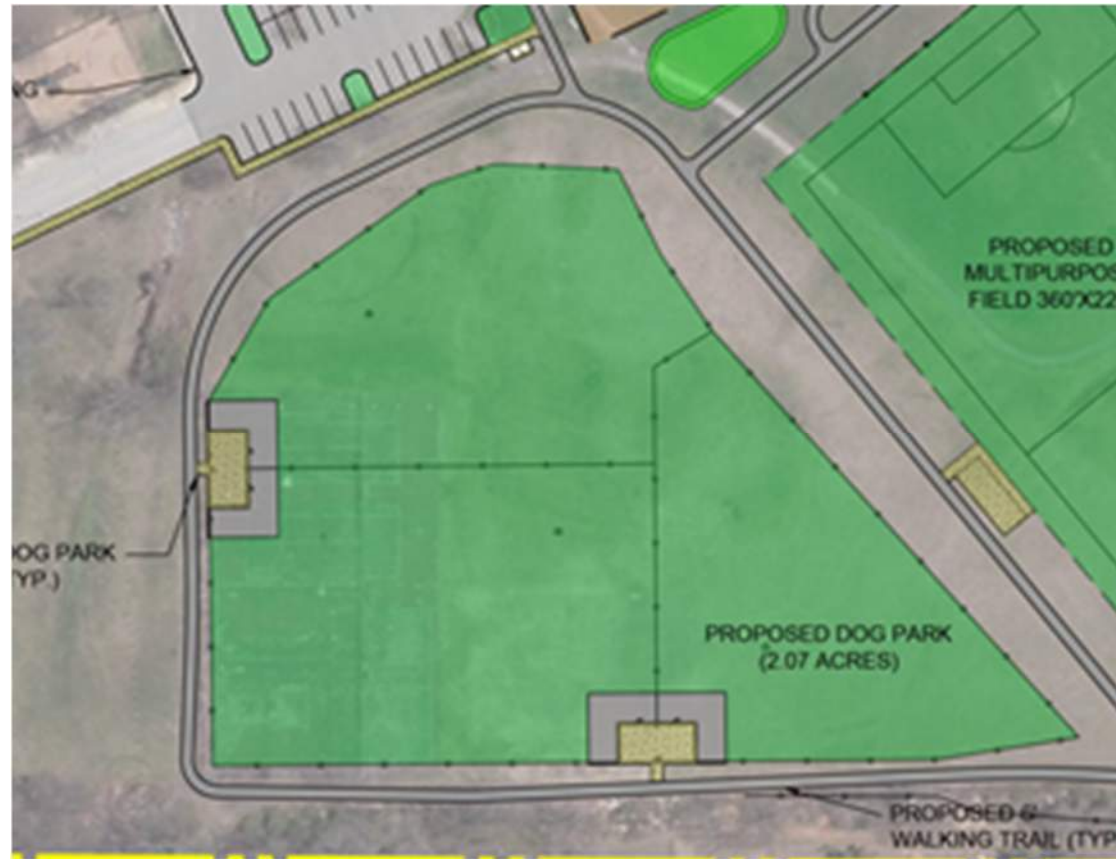


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Dog Park

- Large and Small Dog Areas
- Water Fountains
- Shade Structures
- Shade Trees
- Fencing



Multi Purpose Field

- Lighted Multipurpose Field
- Irrigation to be provided
- Focused lighting, LED cut-off fixtures
- Lights out prior to 10 pm



Adaptive Ball Field

- ADA Accessible
- Rubberized Surface



Community Gardens/ Meditation Area

- Garden plots with a hose bib
- Meditation Area – passive park area with landscaping, walking paths, and benches for seating and solitude
- Gazebo



Parking Lot and Future Community Center

- Parking Lot improvements
- Future Community Center
- Area for future community center will be left as an open grass field until construction on community center begins
- 61 existing parking spaces
- 66 proposed parking spaces (increase of 5 spaces)



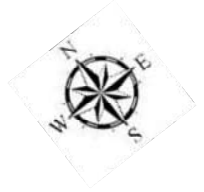
Park Access

- Access from 11th Avenue
- Shared with Library and School access



Stormwater Management

- Stormwater management to be accomplished by microbioretention areas
- 7 proposed at this time



Forest Conservation

- No existing forest on site
- Wooded area to the south of the site will be supplemented within additional native vegetation to restore forest habitat to this area
- This will provide a buffer to the adjacent homes



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Questions?

Please submit comments and questions in writing, and responses will be provided by the project team in the grading permit package. Responses will also be mailed to all parties that were sent the meeting invite.





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

Customer Relations:

(410) 222-7582



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