

MEETING MINUTES

TO: Emma Pfefferkorn, AACO DPW & Bruce Bruchey, AACO Rec & Parks
FROM: Jonathan Norman, RLA
DATE: July 25, 2023
SUBJECT: Tanyard Springs Park Community Meeting

On Thursday, July 6, 2023 @ 7:00 pm a Community Meeting was held at Solley Elementary School for the Tanyard Springs Park Development project. The attendees of the meeting were:

Emma Pfefferkorn, PE – DPW, Anne Arundel County
Bruce Bruchey - Department of Recreation & Parks, Anne Arundel County
Jonathan Norman, RLA – Pennoni
Property owners within 300 feet of the project

The Tanyard Springs Park proposes a baseball/softball field, multi-purpose field, pavilion, playground, basketball court, and SWM facilities. Also proposed are path connections to the Tanyard Trail and a reserved area for a future elementary school. A 36-space paved parking will serve as the main parking lot with an approximately 150 parking space grass overflow parking lot, for large events. Modification Notifications will be submitted for the removal of two specimen trees on the property that will need to be removed for the two ball fields proposed.

At the beginning of the meeting, the park project was introduced and presented by Emma Pfefferkorn and Jonathan Norman. After the presentation, the meeting was opened for questions from the public in attendance. The comment review period was for 14 days after the community meeting where several more comments were submitted online.

Questions and answers from the meeting are as follows:

Q: Is the county moving forward with the park construction regardless of input from the community?

A: This park is a Capital Improvement Project; however, the purpose of this meeting is to gather community input to improve upon the design.

Q: I understand there is consideration for retaining the forest along the property adjacent to the residences as a buffer for light and noise, but you are also providing forest conservation mitigation off-site.

A: There will not be any total clearing of the forest along the southern and eastern boundaries of the site. Some areas of forest conservation planting are proposed on-site but most of the mitigation will occur at an off-site location.

Q: Who is going to maintain this park? What are the park hours? Who is responsible for trash pick-up and maintenance?

A: The County Recreation & Parks Department maintains all parks in the County. The County has a contract with Waste Management that will provide dumpster pick-up. County crews gather trash from the trash receptacles and dump those in the dumpster. The portable toilets will be serviced by a contracted service company. Grass cutting and regular maintenance is all part of the function of the County Recreation & Parks Department.

Q: There are going to be portable toilets within the park?

A: Yes.



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

Q: Why not put the forest conservation planting around the park so we don't have to look at the park? This is the entrance to our community.

A: Some areas of forest conservation planting are proposed on-site.

Q: Where are the portable toilets going to be placed?

A: They will be placed in the parking lot of the park. There is forest around the perimeter that will prevent adjacent property owners from seeing into the park and there will also be a wooden enclosure around the portable toilets and dumpster for screening. We do understand that they are not very attractive, but they are a necessity for the park.

Q: How will the County police having unwanted individuals at the park that do not have their best interest in Tanyard Springs? We want to avoid individuals flowing from the park into the neighboring community. Is a traffic light going to be installed at the intersection of Tanyard Springs Lane and Heritage Crossing? Traffic and speeding are a concern along these roads.

A: The County is not installing a traffic light along with the park project. The County does suspect that a traffic light will be installed at some point. The park will not generate a large amount of traffic. The traffic generator will be the future school that is being planned adjacent to the park in 3 to 5 years. Additional engineering studies will be done before the school is developed.

Q: What is the acreage that is being reserved for the school?

A: There is not a clear plan for the school area at this time.

Q: There is water and sewer available for the site. Portable toilets are a horrendous solution. The County must put in bathrooms, it has to be done.

A: Nearly one third of the parks in the County have bathrooms.

Q: The parks in the County with bathrooms, are they in communities similar to Tanyard Springs?

A: Yes. Most of the parks with bathrooms are maintained by resident youth groups. They are only open for short periods of time during the warm months since they are winterized. The bathrooms are kept locked to prevent unauthorized access.

Q: Why not put in a traffic light now to prepare for the influx of traffic when the school gets built?

A: This is only a park project. This park project does not meet the requirement threshold to warrant a traffic study.

Q: I understand that the lights for the fields are LED and directional lights but what is going to happen when the lighting affects the neighboring houses to the park?

A: These lights will be cut-off style lights. You will be able to look across the park and see it lit but no light pollution will spill across from the park onto the adjacent properties.

Q: Do you know what user group will be using the park?

A: The County has not identified a user group for the park. There is a rugby club in northern Anne Arundel County and several soccer leagues always looking for multi-purpose fields to use.

Q: A new elementary school is absolutely needed, but I think more planning needs to be done regarding the school and traffic. Originally there was supposed to be a commercial development, then a residential development, then a park, and then a school on this parcel; all these uses would add to more traffic. I just encourage everyone here at the meeting to submit your comments and voice your concerns.

A: Thank you.

Q: I live directly adjacent to where the future school is planned, and I appreciate you saving the forest in that area. However, what is going to happen when the school gets built and you tell me you are going to deforest that entire area for the elementary school.

A: We do not have that answer at this time. We have coordinated with the County Board of Education, and this is the area they have asked us to keep.



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

Q: My concern is that I don't want to lose more forest than we currently have, and I am also concerned about the traffic issue. People speed up and down Tanyard Springs Lane and it is terrifying. There needs to be some sort of traffic study and some way to slow down traffic. Amazon trucks from the nearby facility are driving extremely fast in the area. The park will attract small children and the speeding traffic is an issue. I am concerned about the transients as well as the lack of bathrooms. I am concerned about transients coming into our neighborhood.

A: Thank you for your comments and input.

Q: The amount of forest along the eastern boundary of the site is really not much and there really isn't much being proposed for sound mitigation. Am I going to have to listen to baseball games at 7 am? I feel like there isn't enough being done as far as sound deadening. I didn't ask for this. As much as we paid for our homes and now this park is just being plopped next to us is not fair. What is the driver for putting the park here?

A: There are not enough parks located in this part of the County. There is a lack of multipurpose fields in this part of the County. We like to put parks that have more community-oriented items within them. There was previous input about having a trail network in this part of the County and we have made a connection to Tanyard Trail with this park.

Q: Why not make the playground bigger and everything else smaller? It's one of the most miniscule parts of the park. I'd like to have a larger playground for our kids to play in.

A: Thank you for your input.

Q: What is going to happen to cars parking after hours in the park? Is there going to be towing? Who is paying for that?

A: Residents are encouraged to report off hour usage to the police department.

Q: We have asked the police to patrol the area on many occasions. They show up for one night and that's it. You will have to build a police station near this because they are going to become a permanent resident. I've witnessed people in the area playing basketball after hours.

A: Thank you for your input.

Q: I live near Solley Elementary School; I personally never received any notice about this park. I found out about this meeting through the Tanyard Springs HOA.

A: Property owners within 300 feet of the project were notified via mailings. We are glad that the HOA extended the invitation to you.

Q: I jog early in the morning and notice traffic issues along Tanyard Springs Lane and Solley Road, speeding, running red lights, etc. This proposal is going to bring even more traffic to the area. There are children in the community waiting at bus stops along Tanyard Springs Lane and a traffic study wasn't required?

A: The traffic was analyzed to determine that a full traffic study was not required. There was engineering and analysis involved but the nearby intersections and traffic lights were not analyzed as part of the project.

Q: I have personally been told by the County Executive that this park is going to bring a large amount of traffic and it is going to be a mess.

A: We encourage you to submit your comments to the OPZ website.

Q: I'm concerned about what else is going to happen. If they don't put in a park, what else are they going to with it, obviously they need an elementary school. They are going to do something with the land.

A: This is a shared site. We are putting in items that can be shared with the school. We are trying to be careful with taxpayer funds to make sure the improvements we are proposing now are compatible with the future school. We want to be careful and delicate with how we handle that aspect of the project.



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

Q: I wish the County Board of Education would overlap with you and provide their plans as well. If the school is 3 to 5 years out, and based on the schedule, by the time the park is done you essentially should be breaking ground on the school. Why is that?

A: We have been coordinating with AACPS. They weighed in on this plan, vetted it, and agreed upon it.

Q: You mentioned the dearth of parks within the County. There is a park right near here by the fire station.

A: Everyone is worried about the number of people and the increase of traffic. Do you want everyone to use one park? This site was supposed to be residential, mixed-use and a shopping center.

Q: We as residents were not allowed to have more parking for our cars due to runoff to the Bay. You are proposing 187 parking spaces? And removing 2 acres of forest?

A: No. The paved parking lot has 36 parking spaces. The overflow lot is a grass lot with approximately 150 parking spaces.

Q: Is the basketball court going to be a full court or half court?

A: Full court.

Q: How do you maintain a grass parking lot?

A: It will be mowed. During the summer mowing will occur every three weeks. A plastic reinforcing material will be installed to maintain the integrity of the lawn and it gets mowed like an open field. We use this type of parking on several parks. This type of parking is designed to be used occasionally and not an everyday parking lot.

Q: Does the overflow grass lot need seeding over time?

A: Yes. If needed.

Q: Everything is still proposed at this moment?

A: Yes. We are only a third of the way through the design process. This is why this meeting is being conducted.

Q: Will this design get fleshed out further? Especially regarding traffic and bus stops during construction?

A: Construction will occur 7 am to 4 pm. This is something we will take into consideration.

Q: The school board needs to be in on this discussion to figure out where the buses need to go and where they can go.

A: This is good input, and we will have these discussions with the school board. We can tell the school board to move the bus stops as needed.

Q: Based on the feedback that you'll receive after we submit our comments and the majority of the comments state that we just want green space, leave it alone, would you take that feedback or just continue with the project?

A: We are moving forward because the County Council has authorized it.

Q: Do we have any weight with our comments?

A: Trust that we hear your comments. When we hear your comments, we take another look at our 30% design and refine it based on the comments and feedback that we hear. Your comments are not falling on a deaf ear.

Q: I just want to clarify that the County Council does not approve the plans. They approve the funding.

A: That is correct. They approve the funding.

Q: If there is a plan to build a school down the line why delay it and not include it with this plan?

A: We don't know, you will have to ask the school system. It doesn't affect the park and how it is designed. Please contact the school system for more information.

Q: Why is there a delay with the school?



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

A: Each department within the County has separate funding.

Q: Is there going to be a fence around the basketball court with a locked gate at nighttime?

A: There will be a fence but there will not be a locked gate.

Q: Will this park be a secured park or is this an open park?

A: It's an open park.

Q: We have had issues with the basketball courts in our neighborhood with transients and other issues and I see that being a major problem at this park. We ended up having to close our basketball court. What is Park & Rec's plan to address that when it becomes a huge problem?

A: Our parks are closed at dark. If someone is on the basketball court off hours, we ask our neighborhood to keep an eye on these types of things. If you do see something or someone, call the police.

Q: Are you going to come and tear those basketball courts down if that becomes a problem?

A: No.

Q: This is a 30% Schematic Plan, correct? What is the other 70%, the school?

A: No. The 30% represents the stages of the design. 30% is early in the design process. The stages are 30% Schematic Design, 60% Design Development, 90% Construction Documents, etc. Each design phase introduces more detail for the project.

Q: If the basketball court becomes an issue and the police are called and they do not come, which we have experienced, what is Rec & Park's plan? Have you worked with county PD on this park?

A: Not on this particular park. We look at all our projects with the Police Department.

Q: Can we get a follow up meeting to this one with the county Police Department?

A: Sure. Call the police department.

Q: If a thorough study had been done for this I don't know if this park would actually move forward. There are so many different elements to this that are problematic.

A: It doesn't exist yet. You are saying what if this happens, what if that happens. You can only plan so far.

Q: Since there are basketball courts next to the fire station, is it a necessity to have a basketball court here? Maybe let the school build the basketball court? That may address the concerns with the basketball court.

A: Is the basketball court the number one issue. **Yes.** We can consider removing the basketball court if it is an issue.

Q: I'd rather see kids run around rather than a basketball court.

A: Thank you. We will take that into consideration.

Q: What about the cemetery? What is happening in that area?

A: We are observing a 25' preservation easement around the cemetery that we will not disturb.

Q: Is there a chance that there will be more disturbance to the existing forest area during the 60% design?

A: We are taking painstaking efforts to minimize tree clearing on this site. We want to make sure we have enough room for all of the amenities we are including in the project, including the school site. We will be evaluating if we can reduce the amount of clearing as we move forward with the design.

Q: Question about the location of the school site.

A: Public works has reached out to the school board to make sure the project and site work for them and they have said that it does work for them. The overflow parking lot will most likely be reconfigured as a school parking lot in the future, which is why it is being proposed as a grass surface.



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

Q: One good thing is there are not multiple fields being proposed at this park. So no tournaments will be taking place at this park?

A: It is a smaller park and not designed to be a draw from other parts of the County.

Q: What is the estimated cost for this park?

A: \$5.4 million.

Q: Does that include the purchase of the property?

A: No. It does not.

Q: How much was that?

A: We do not know. That includes every aspect from the project's inception to its completion. It is not simply a construction cost. It includes the quality control cost, the cost of the designer, the management, permits, utilities, etc.

Q: If there is a basketball court on the project at all it needs to be a half court.

A: We appreciate that input.

Q: Or a pickleball court?

A: Pickleball courts can elude strong reactions as well. We hear the comments on the amenities, and we will refine the design accordingly.

Q: If the school were included as part of this plan, we would have no issues with it.

A: Please contact the school board.

Q: Is that the only spot where the portable toilets are going to be placed?

A: Yes. There are four shown on the plan and they will have wooden enclosures to screen them.

Q: I've seen people drop stuff in dumpsters in the middle of the night. I know you can't stop it and the dumpster cannot be locked due to the nature of trash pick-up operations, correct?

A: It will not be locked. A private contractor will be picking up the trash.

Q: I wish the portable toilets could be locked as well.

A: We wish they could be. The alternative is no toilets. They are a convenience for parents with small children.

Q: When is the park scheduled to be completed?

A: Summer of 2025.

Q: These dates could slip one way or the other?

A: Yes. We hope to beat this schedule. The hang up could be in permitting. This project will be treated like any other development project even though we are a county entity.

Q: In a perfect world, when do you see it getting done?

A: It depends on permitting and the bid and award process. We could pick up about 6 months through those. It depends on how smoothly it goes.

Q: Are there going to be any major elevation or grading changes with the construction?

A: No. It is a relatively flat site. Some excavation will need to happen to construct the SWM facilities.

Q: There won't be several haul trucks going in and out of the site?

A: No. We hope the construction will go quickly because of that.



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

Q: I see the need for community and schooling, but we have concerns about traffic and crime and thank you for letting us express our concerns to you. Is there anyway for us to be included in the process moving forward before breaking ground?

A: There will be another community meeting before construction. We will be sending out mailers for a pre-construction meeting the same way we did for this meeting. You can also follow the progress of the project on the County's websites.

Q: Is there something that we missed during this process? This is the first I've heard about this project. Is this a normal process?

A: Yes. This is the process required by County code. When the park property was purchased, it was advertised in the paper. When the Park & Rec's department told the County Council we wanted to build a park here there were public hearings for that for the budget approval. Other agencies and websites, including social media have advertised this park.

Q: For the people who couldn't make it tonight they can go somewhere online to submit comments for the next 14 days?

A: Yes, they can google Anne Arundel County Office of Planning and Zoning past community meetings and find this project. This presentation will be posted on the Rec & Park's website.