**MCPB**
**Item: 2**
**Date: July 22, 2010**

July 13, 2010

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Michael F. Riley, Deputy Director of Parks
Mitra Pedoeem, Chief, Park Development Division
Andy Frank, Engineering Section Supervisor, Park Development Division

**FROM:** Kim Paniati, Project Manager, Park Development Division
Marian Elsasser, Landscape Architect, Park Development Division

**SUBJECT:** Update to the Facility Plan for Laytonia Recreation Park

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## I. STAFF RECOMMENDATION

Approve the Update to Laytonia Recreational Park Facility Plan.

## II. SUMMARY

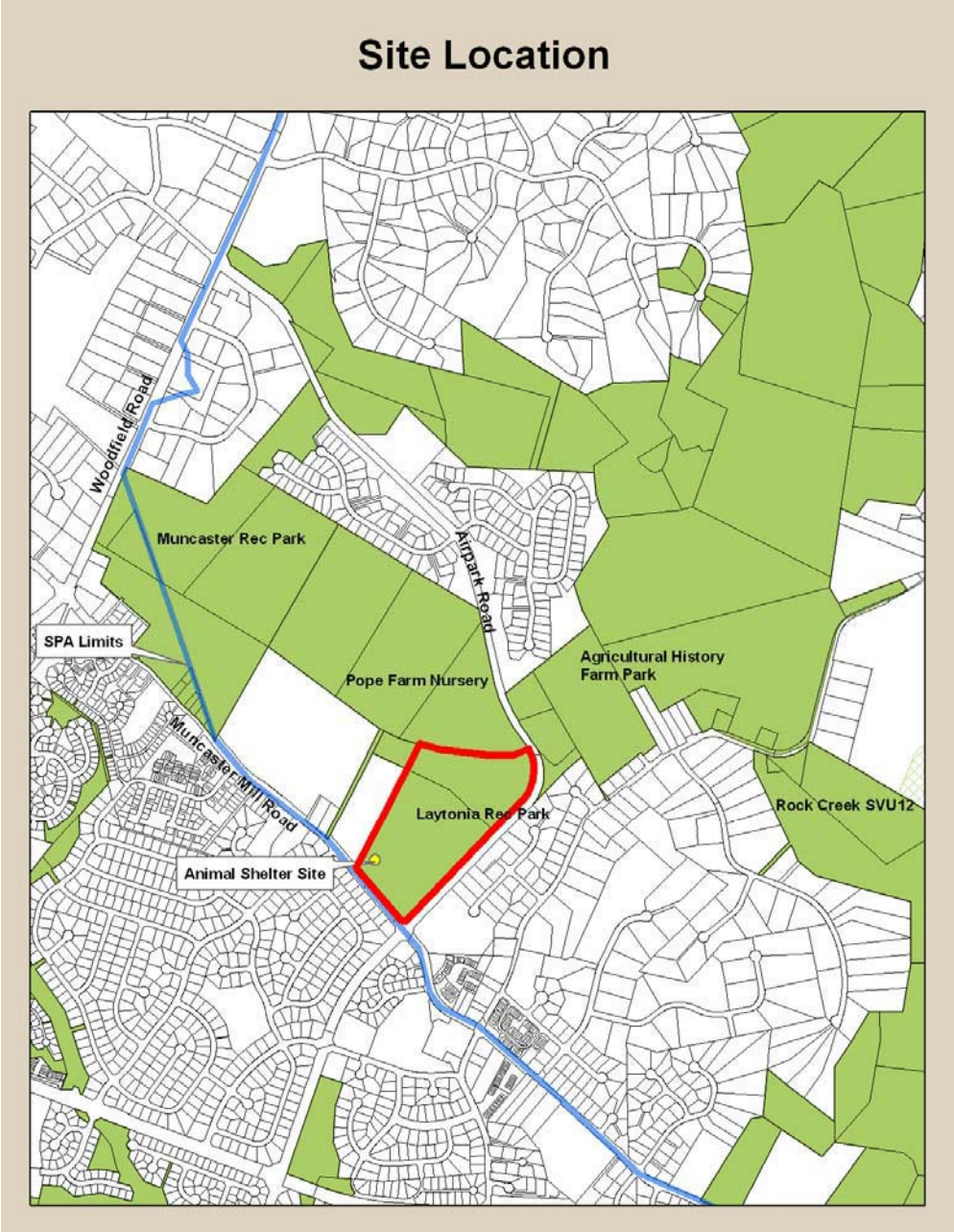
The Montgomery County Planning Board approved a Facility Plan for Laytonia Recreational Park on July 30, 2001, and the Council approved the PDF providing construction funding of $10,230,000. The implementation of the approved plan was delayed while the Commission considered development of the site through a public private partnership, which was ultimately rejected. In January 2010, Parks started to update the Facility Plan to address items that had changed since the original plan was prepared. These items include the creation of the Upper Rock Creek Special Protection Area, the changing recreational needs, the new stormwater management requirements, and the addition of an Animal Shelter. The Animal Shelter replaced the library as shown in the original Facility Plan. The Animal Shelter is proposed for the same site and is currently under design at a new location within the property. The Mandatory Referral for the Animal Shelter is part of this Item being brought before the Planning Board. In addition, combined Forest Conservation Plans and Water Quality Plans for both facilities are part of this Item.

The updated plan includes four recreational fields and associated amenities and is similar to the original Facility Plan with modifications needed to address the changes. The plan is still in keeping with the Upper Rock Creek Master Plan approved and adopted in April 2004 which states under Park Development "*A plan has recently been approved for the Laytonia Recreational Park that includes four athletic fields, a basketball court, roller hockey, playground and natural areas. The plan is consistent with recreational goals and needs in this part of the County.*"

## III. PROJECT DESCRIPTION

## A. Site Location

The Laytonia Recreational Park project is located at 7300 Airpark Road in Gaithersburg, Maryland. The site is located in the northwest quadrant of the intersection of Muncaster Mill Road and Airpark Road. The project area is bordered on the north by Pope Farm, a M-NCPPC Parks Department Facility, on the east by Airpark Road, on the south by the proposed Animal Shelter project and on the west by the New Life Seventh Day Adventist Church. The site consists of 4 parcels of land that total 52.28 acres. Seven of the 52.28 acres are dedicated to the construction of the Montgomery County Animal Shelter. Two of the parcels are not included in the current project limits. The first is the road connection to Pope Farm and the other is a two acre parcel directly to the west.




## B. Facility Plan History

On July 30, 2001, the Planning Board approved a facility plan for Laytonia Recreational Park which included 4 lighted and irrigated baseball fields, entrance and internal access roads, parking, trails, lighted in-line roller hockey rink, lighted basketball court, restrooms, playground, two picnic shelters and landscaping. The total project cost was $8,339,000, including design and construction. The Planning Board also approved the facility plan and cost estimate for addition in the FY 2003-2008 Capital Improvements Program (CIP PDF #038703). The approved Facility Plan and Staff Memo are included in Appendix A.

In February 2004, the Montgomery County Council adopted the Commission's CIP for the design and development of the park and allocated a total project budget of $9.3 million (this budget was adjusted for inflation) with $490,000 allocated in FY07 for the park design and the balance allocated for park construction between FY08-FY10. The last PDF for this project was updated on April 7, 2006, which was adjusted for inflation to $9.8 million with planning and design starting in FY07-FY08 for $228,000 and $490,000 respectively and construction funding in FY10-FY11 for 3.4 million and 5 million respectively. The Montgomery County Department of Parks issued a request for expressions of interest on February 1, 2008 to entertain proposals from potential partners who expressed interest in developing and operating the park. Several partnership proposals were considered, but the Board ultimately decided to proceed with the funded County project.

## C. Facility Plan Update

The Montgomery County Department of Parks selected a consultant team led by Huron Consulting and initiated the design in January 2010. Before detailed design could begin, some elements of the originally approved facility plan had to be updated to address the creation of the Upper Rock Creek Special Protection Area, relocated Animal Shelter location, and changing recreational needs.

### 1. Recreational Needs

The field mix in the original 2001 Laytonia Recreational Park Facility Plan was based on the adopted 1998 Park, Recreation and Open Space Plan (PROS) which indicated that there was a need for 18 additional countywide (regional and recreational level) park ballfields by the year 2010. In 2001, there were only 9 adult regulation-sized baseball fields in Regional and Recreational Parks throughout the County. The 1998 PROS Plan did not separate out field needs by type of sport but did separate local and regional/recreational park field needs. It also calculated needs on a countywide basis. In the 2005 Land Preservation Parks and Recreation Plan (LPPRP), field needs were determined differently. They were separated into five different field types that combined local and regional/recreational park needs. Additionally, field needs were estimated for Community Based planning areas rather than on a countywide basis.

M-NCPPC's Park Planning and Stewardship Division, as well as the County's Department of Recreation, has indicated that based on the PROS/LPPRP (2005) needs estimate projected to the year 2020, as well as permitting data and direct observation of usage, there is a much greater need for rectangular fields than baseball fields.

### 2. Upper Rock Creek Special Protection Area (SPA)

In 2004, the Montgomery County Council approved the Upper Rock Creek Master Plan and the Environmental Overlay Zone for the Upper Rock Creek Special Protection Area (SPA) to protect the headwaters of Rock Creek. The park falls within this SPA, which limits impervious surface to 8% for undeveloped properties. However, recognizing that the regulations would impact previously planned projects, the Environmental Overlay Zone for the Upper Rock Creek Special Protection Area (Chapter 59-C-18.242) states: "*All public projects are subject to the provisions of this overlay zone, however, the provisions of this overlay zone are not intended to preclude the development of public facilities. Such facilities must conform to the water quality plan submission and review requirements established in the Montgomery County Code, Chapter 19, Article V, and keep imperviousness to the minimum needed to accomplish the public purpose intended.*" This, in conjunction with new Maryland stormwater management regulations stressing non-structural Environmental Site Design (ESD) approaches to storm water management, were anticipated to significantly limit the ability to construct the plan as originally approved.

### 3. Animal Shelter

Montgomery County Department of General Services (MCDGS) determined not to construct a library on part of the park property, but decided in a separate planning action to site a new animal shelter within the park property. MCDGS moved the Animal Shelter from the library site in the original Facility Plan to a location adjacent to Muncaster Mill Road. The access for the Animal Shelter will be from this road. Because the Park and Animal Shelter share the site, Montgomery County Department of Parks has had significant coordination with MCDGS on the site layout. The County's Environmental Planning Division and Department of Permitting Services required that the following plans be jointly prepared by Parks and MCDGS: Forest Conservation Plan, and Water Quality Plan.

## IV. FACILITY PLAN PROCESS

### A. Existing Conditions

### 1. Site History

Redland and Derwood are the two closest population centers to the project area. Beginning in the eighteenth century, the countryside surrounding them was devoted to farming enterprises. The project area contains two historic agricultural properties already listed in the Maryland Inventory of Historic Places (MIHP), and containing a total of three buildings. The first, the David Griffith Farm (MIHP 22-21) has a corn crib built between 1850 and 1900. The second, the William Basil Mobley Property (MIHP 22-43) has a Wisconsin dairy barn built between 1936 and 1944, and a tenant house built ca. 1930. The Mobley and Griffith properties are located north of the intersection of Muncaster Mill and Airpark roads. Review of historic maps conducted as part of the 2001 Facility Plan revealed that the

surrounding area was just beginning to be developed as farmland at the end of the eighteenth century. The William Basil Mobley property originally had been part of the land owned by David Griffith. From 1936 until he sold the property, William Basil Mobley grew wheat and operated a dairy farm on the property. In 1961, he sold the property containing 426 acres of land to Redland, Inc, who subsequently sold the land to Saul M. Schwartzback and Paul Wartsman. They held it until 1966 when they sold 31.5 acres to the Montgomery County Board of Education as a potential Laytonia High School site.

In 1996, Montgomery County acquired the land and buildings from the Board of Education. The combined park and Animal Shelter site comprises 52.28 acres, consisting of the surplus school site, a 16.94 acre parcel of land dedicated through the subdivision process, and an adjacent 2.628 acre portion of an adjacent Seventh Day Adventist church site purchased by M-NCPPC.

**Historic Resources:** As part of the original Facility Plan, the consultant team completed a survey of historic sites in the project site, undertaken according to the Standards and Guidelines for Architectural and Historical Investigations in Maryland (Maryland Historical Trust [MHT] 2000). The study area included portions of two former farms: the David Griffith Farm and the William Basil Mobley Farm. Existing materials on file at MHT were reviewed and the potential historic resources were photographed, documented, and evaluated using the historic context developed for the project area.

The William Basil Mobley Farm has two remaining structures: a barn and a frame tenant house. The David Griffith Farm has only a corncrib. These properties were initially inventoried in the 1970s. However, by the late 1990s, when MHT inventory forms were completed, both were found to have lost their integrity due to substantial deterioration and loss of previously documented buildings. Neither property is listed on the Montgomery County Locational Atlas or in the Master Plan for Historic Preservation.

**Archeological Resources:** There are no identified archeological resources within the project area. However, there are many identified sites in the vicinity. Because of this and because the site was used for farming in the 19th and 20th centuries, there is a potential for archeological resources to be located there.

No state or federal funding is being used on this project. Furthermore, no state or federal permitting is required. Therefore, Parks has no legal obligation under state or federal cultural resources regulations to perform archeological testing as part of this project. However, Park, Planning & Stewardship has recommended additional study, which will be coordinated during design and construction.

## 2. General Site Conditions

**Topography and Surface Conditions:** The majority of the park site consists of open pastureland and forest that has slopes that range from 2% to 9%. There are very small areas of steeper slope adjacent to Airpark Road and on the north side of the site. The elevations on the site range from a high of 489 feet near the southern central portion of the park development to a low of 436 feet at the northeast corner of the site along Pope Farm Creek.

A preliminary geotechnical study, conducted in April 2010 showed that the on-site soils were suitable for structural fills and well suited for infiltration practices.

**Natural Resources Inventory:** The NRI was approved with the initial 2001 Facility Plan for Laytonia Recreational Park and was revised in July 2009. The study area for the Natural Resource Inventory/Forest Stand Delineation consists of fields which are currently leased for cultivation and a mixed deciduous pioneer/mid-successional forest community that contains significant amounts of urban debris and non-native invasives. No Montgomery County or State Champion Trees are located on the

County or M-NCPPC parcels. No trees on the parcels have a DBH greater than 75% of the County or State Champion Tree.

**Stream Corridor and Upper Rock Creek:** The Laytonia Park site lies within the Upper Rock Creek Special Protection Area (SPA) and the site drains into the Pope Farm Creek, a tributary of Upper Rock Creek. The tributary is located north of the subject property, on the Pope Farm property. The creek is rated as being in excellent condition and advanced steps will be required in design and construction to maintain this high rating. The Pope Farm Creek is one of only two tributaries that have excellent water quality in the Upper Rock Creek SPA.

## B. Community Outreach

### 1. Public Meeting

Once basic site information was updated by the consultant and Park Development Division planning team, a public meeting was scheduled and advertised to solicit comments on the revised park program and preliminary layout option. Notices of the meeting were placed on the Montgomery County Parks website, mailed to Community Associations within 1 mile and property owners within roughly ½ mile, to include all adjacent subdivision streets north, east and south of the property, and emailed to the Ballfield User Group list of email contacts for organizations that obtain permits for recreation fields (as maintained by Montgomery Parks Enterprise Division).

The meeting was held on April 7, 2010. Design team members presented the original facility plan recommendations and summarized changes that necessitated an updated concept design. The team summarized the new Program of Requirements and presented an illustrated concept plan that incorporated the changes.

There was overall support of the new concept. Comments received from the public ranged from questions concerning project schedule and budget, to concerns about prospective traffic and noise. A summary of attendees and comments received is included in Appendix B.

### 2. Adjacent Uses

**County Animal Shelter:** The Montgomery County Department of General Services is constructing the Montgomery County Animal Shelter on 7 acres of the park property that fronts along Muncaster Mill Road. The design of the Animal Shelter and Park has been coordinated between the design teams of the two projects. The MCDGS team expressed concerns about park noise. Berms and landscaping will be added to the southern boundary of the park along the MCDGS site to address this concern.

**New Life Seventh Day Adventist Church and Covenant Life Church:** Two churches are directly adjacent to the park property - the New Life Seventh Day Adventist Church and the Covenant Life Church. The New Life Seventh Day Adventist Church is located immediately adjacent on the west side of the Laytonia site. The Covenant Life Church is located west of the Seventh Day Adventist Church. During the preparation of the original Facility Plan, staff met with the Pastor of the Church and he indicated his support for the recommended alternative. The church did express concern about potential noise which was addressed by placing the landscaping, the internal access road, and parking area between the backstop areas of the baseball fields, which tend to be the "noisier areas", and the Church property.

M-NCPPC previously purchased a portion of the Seventh Day Adventist Church site, to accommodate a natural surface trail and to ensure that the adjacent Covenant Life Church can meet a Planning Board requirement to obtain an access easement from their property to Airpark Road in order to accommodate their ultimate expansion plans. The requirement that the Covenant Life Church develop a future access easement to Airpark Drive prior to implementing their final expansion plan was a key site planning issue. This condition was re-affirmed by the Planning Board in the fall of 1999 in the Revision to the Conditions of Approval for the Preliminary Plan. The Laytonia Park design has accommodated a future road beginning at the proposed drop-off loop. The road to the church site would continue north and west around the limits of the baseball field and onto church property.

Montgomery County Department of General Services and Montgomery Parks design staff met with representatives from both adjacent churches, as well as the Central Baptist Church located across Airpark Road. The proposed projects were presented, and the Church representatives given the opportunity to present questions and concerns. Their major concerns relating to the park was the potential for overflow parking to utilize the churches parking lots. The Covenant Life Church staff indicated that they currently had no plans for future expansion because it was not economically feasible.

### C. Updated Program of Requirements

Laytonia is planned to be a Recreational Park, a category that, according to the *2005 PROS* "includes parks with intensive development similar to that found in the ball field and tennis court complexes at regional parks." These parks differ from Regional Parks in that they do not set aside two-thirds of their land area to conservation. They typically provide other complementary active recreation and include playgrounds, picnic areas and passive recreation opportunities.

The chart below summarizes the Program of Requirements (POR) for the updated Facility Plans.

**Program of Requirements Comparison**

| Item | 2001 Facility Plan | Current Recommendation | Notes |
|---|---|---|---|
| Full-sized baseball field | 2 | 1 | |
| Youth baseball field | 2 | 0 | |
| Rectangular fields | 0 | 3 | Two natural turf fields and a synthetic turf field |
| Press box/Restroom Facilities | Included | Included | Additional fixtures added to restrooms |
| Picnic areas | Included | Included | Individual picnic tables may be placed in woods edge; covered space will be provided on both ends of the restroom building |
| Inline roller hockey rink | 1 | 0 | Recommendation was modified based on SPA impervious cap requirements and community desire |
| Basketball court | Included | 1 | If allowed with impervious cap in SPA |
| Paved surface trails and connection to Upper Rock Creek trail system | Included | Included | |
| Playground Area | Included | Included | |

## D. Design Considerations and Requirements

The planning team tested a number of plan alternatives before recommending the plan ultimately presented to the public in April 2010. Park's staff and planners evaluated schemes based on key criteria, including optimal field size and orientation, functional relationships between fields, minimal impervious surfaces and adequacy of internal circulation. The team developed these criteria based on the park's intended purpose as a venue for older youth and adult league, especially tournament level play.

### 1. Optimal Field Size, Type, Orientation and Functional Relationships

The primary criterion for a successful recreational park is field quality. This comprises playing surface design, but also includes field size and orientation. Ideally, rectangular fields will be sufficiently sized to accommodate all sports. Field sports requiring the maximum length are football (120 yards) and men's lacrosse (110 yards.) The maximum width requirement occurs when youth soccer is played on fields laid out across the narrow dimension of a standard sized field. Fields for under 11 use requires 70 – 80 yard long dimension. Older youth soccer plays on standard sized fields. Thus, an ideal rectangular field would be 120 yards long by 80 yards wide, with the addition of a 5 yard overrun on each side for total dimension of 390 feet by 270 feet. The optimal orientation is northwest-southeast. For high school and adult baseball, the field requires a 90 foot base path, and generally a 400 foot distance from home plate to center field, and a minimum distance of 320 feet down foul lines. Fields should have a 60 foot clear area between the foul line and dugout and other obstructions. The optimal orientation for home plate to face is east-north east.

The original and updated Program of Requirements (POR) includes a combined press box/restroom and vending area. Typically, the press box would be located directly behind home plate on a baseball field, and on home-side midfield on a rectangular field. Because sharing a press box between a rectangular field and a baseball field would result in poor field orientation in one of the fields, the planning team's alternatives were based on maximizing access to the press box/restroom building while locating it to serve the baseball field.

High quality rectangular turf fields are in great demand, and when lit, are typically programmed for play up to 14 hours a day on weekends. If the surface is natural grass, it is extremely difficult to maintain a high quality surface due to the hours of play and surface compaction. By contrast, synthetic turf can be used for unlimited hours without damage, including during and after a rain event. They provide a more consistent level of play with lower annual maintenance cost, and they do not require the use of fertilizers and pesticides. With the reduction in Parks maintenance staff, it is significant that they are able to provide a high quality surface with greatly reduced costs for maintenance staff and materials. A stone reservoir can be constructed under the synthetic field, similar to the facility recently constructed at Montgomery Blair High School, to provide infiltration of stormwater.

The Montgomery County Council's Transportation, Infrastructure, Energy and Environment Committee met on July 1, 2010, to discuss the Environmental Impacts of Artificial Turf. The outcome of the meeting was a request that Parks, Montgomery County Public Schools, and Montgomery County Department of Environmental Protection study the advantages and disadvantages of both synthetic and natural turf and report back in December, 2010. A group of citizens has requested that the Council implement a moratorium on the construction of new synthetic turf fields while the study is conducted. The items to be studied will include the safety, environmental concerns, fiscal cost, and life span of synthetic as compared to natural turf.

After the Council makes their recommendation on the use of synthetic turf, Parks will bring an amended PDF for the Laytonia Recreational Park to the Planning Board. Staff intends to recommend construction of one synthetic in-filled turf field unless the Council recommends a moratorium on new synthetic turf fields. Park staff believes that the construction of premier natural grass and synthetic turf rectangular fields side by side in the same countywide park provides an excellent opportunity to fully test and evaluate the comparative cost and benefit of both grass and synthetic turf athletic field surfaces in Montgomery County. If a synthetic turf field is ultimately approved at Laytonia Recreational Park, the Department of Parks will implement a program, in cooperation with other agencies, to carefully evaluate both grass and synthetic surfaces on rectangular athletic fields. The results of this program will be used to determine specifications for future athletic field construction and renovation projects in the parks, and may be used by the Planning Board and County Council in the review of other public and private projects which include athletic fields.

**2. Stormwater Management**

The stormwater management design for this project is based on meeting the Environmental Site Design (ESD) criteria established by the Stormwater Management Act of 2007 to the Maximum Extent Practicable (MEP). The stormwater management design strategy for this project was to seek to replicate the natural hydrology of the site by maintaining existing drainage patterns, promoting groundwater recharge, and utilizing small-scale stormwater management practices to minimize the impact of land development on downstream water resources.

Because the site is in the SPA, the park will be required to meet all ten of the water quality performance goals established in Executive Regulation 29-95. The performance goals are established to stimulate innovative designs of the site plan, sediment control plan and stormwater management plan to limit changes to natural hydrology, reduce the site's pollutant generation and maintain the ecological balance of highly regarded aquatic communities within Montgomery County. The performance goals are noted below.

- Stream/aquatic life habitat protection.
- Maintain stream base flow.
- Protect seeps, springs and wetlands.
- Maintain natural on-site stream channels.
- Minimize storm flow runoff increases.
- Identify and protect stream banks prone to erosion and slumping.
- Minimize increases to ambient water temperatures.
- Minimize sediment loading.
- Minimize nutrient loadings.
- Control insecticides, pesticides and toxic substances, and provide a management plan for their use.

**3. Minimize Impervious Cover**

In order to decrease imperviousness, the design team tested a number of plan alternatives before recommending the plan ultimately presented to the public in April 2010. Park's staff and planners evaluated schemes based on key criteria, including optimal field size and orientation, functional relationships between fields, minimal impervious surfaces and adequacy of internal circulation. The team developed these criteria based on the Park's intended purpose as a venue for older youth/adult league and tournament level play.

Consistent with the SPA requirements, a primary focus of updating the facility plan was to minimize impervious areas. To accomplish this, the team sought to limit the length of drive aisles, combine parking areas so that circulation could be shared, and site parking in areas where it could be constructed using pervious pavement systems. Consequently, most initial solutions tested kept most parking resources consolidated to the east, close to Airpark Road, and to the south, where they could be constructed in cut, allowing the use of pervious pavement systems.

**Vehicular and Pedestrian Circulation:** Park circulation was limited to a single access point off Airpark Road, consistent with the prior facility plan. Early in the planning process, the team evaluated through circulation routes connecting the Animal Shelter on Muncaster Mill Road with the Park, but limits on impervious surfaces made this difficult to justify. The team also had to plan for a potential exit route to Airpark Road from the parking lot at the Covenant Life Church, should they expand their facilities in the future.

As noted above, vehicular parking was sited initially to minimize impervious impacts. The team explored multiple approaches to providing a limited vehicular access point to the center of the site for this purpose, and to provide for emergency fire and rescue access to the press box/restroom building.

Planning for pedestrian circulation includes hard-surface trails for access in to the park and to facilities, and natural surface trails connecting to the Percheron trail system in the adjacent Pope Farm property. Other important criteria include the need to provide ADA compliant accessible routes to the sides of the fields (ideally to both sides) and the need to anticipate maintenance routes on site to access key facilities.

**Reducing Parking Spaces**: The original facility plan included 340 parking spaces. This total was based on a rate of 75 spaces per field, plus additional for the picnic shelters/passive use area, in-line skating rink, and basketball court. The currently proposed plan proposes only 240 parking spaces, based on a rate of 60 spaces per field. Elimination of parking for permitted-type picnic shelters, trail-head, in-line hockey rink lowered the required parking. The reduced number of spaces may cause shortages during large tournaments but provides a reasonable balance between the need to reduce impervious area and provide adequate parking.

**Eliminate Connection to Muncaster Mill Road:** The existing facility plan has an interior circulation roadway that has connections to both Muncaster Mill Road and Airpark Road. In an effort to reduce impervious area, minimize the development footprint, and allow more flexibility for the Animal Shelter and Park sites, the connecting roadway was eliminated.

**Eliminate Picnic Pavilions and In-line Hockey Rink**: The picnic pavilions were eliminated from the plan to reduce the impervious area created by access roadway and parking and limit clearing in the wooded area. The press box/restroom building was expanded slightly to include covered areas with picnic tables where park users can convene to get relief from the sun or rain. These will not be individually permitted, and therefore should not generate vehicle trips. The in-line hockey rink was eliminated because use of the current rink at Ridge Road has been decreasing.

## V. RECOMMENDED UPDATED FACILITY PLAN

### A. Preliminary Preferred Alternative

The plan presented to the community in early April attempted to meet each of the above criteria while still creating a park that meets more stringent watershed protection requirements than were in effect when the original facility plan was approved. Further, the plan incorporates a different mix of field sports while retaining the basic level of amenities accompanying them. Following the presentation, the plan was further refined by the team including detailed studies of grading and storm drainage.

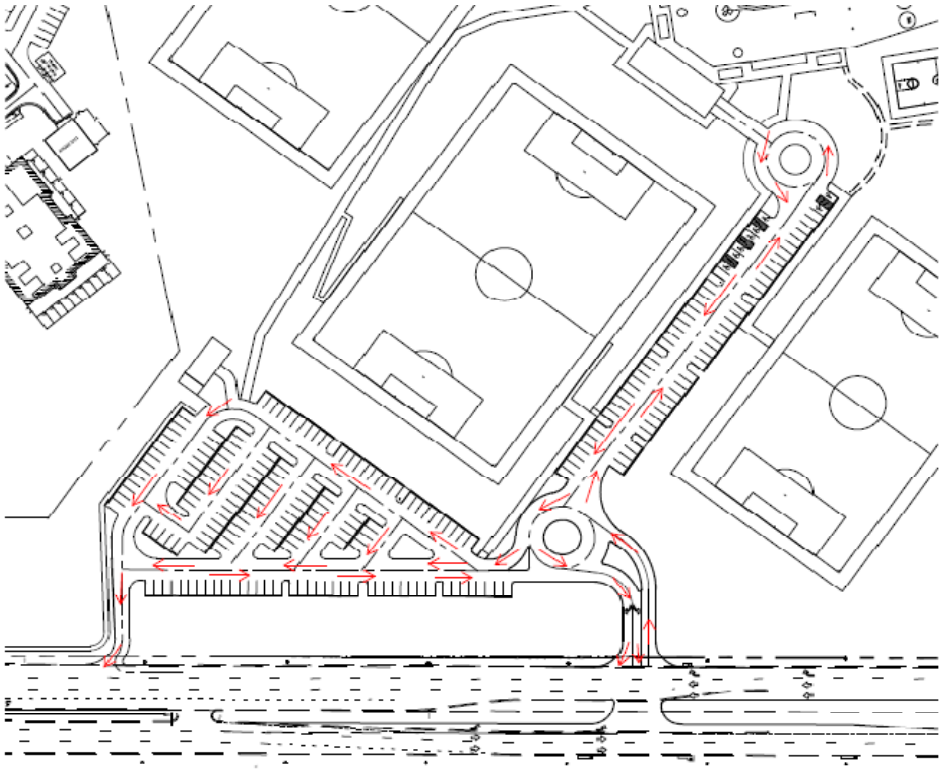
### B. Description

#### 1. Access and Parking

The primary vehicular access to the park is approximately 1,100 feet northeast of the Muncaster Mill Road/Airpark Road intersection. This full-movement intersection includes a median break in Airpark Road and left turn lane for park access from the south, a right turn lane from the north, and two outbound lanes from the park. A secondary right only exit southbound onto Airpark Road to aid in circulation and ease of egress during peak times will be located approximately 500 feet from the Muncaster Mill Road/Airpark Road intersection. No vehicular connection will be provided to the adjacent County Animal Shelter site. The location of the main park entrance on Airpark Road has received preliminary approval from Montgomery County Department of Permitting Services, Right-of-Way Section.

Upon entering the park, drivers will circulate past a round-about. The round-about allows for continuous movements and will aid in the movement of cars during peak times and decrease stacking. The round-about was selected for this area because the relatively short drive aisle length from Airpark Road did not allow for queuing of many vehicles and the round-about was designed to accommodate the required emergency vehicle access as required by the Fire Marshall. A 74-space parking lot to its immediate north leads to a drop-off area close to the press box/restroom building, the baseball field, the center championship field and the eastern rectangular field. This parking lot includes eight ADA accessible parking spaces and leads to ADA accessible routes to all fields. The drop-off area also provides convenient access to a planned basketball court, and to the natural surface trail system in the stream valley.

West of the round-about, visitors reach the main parking area, a 166-space parking lot located to the southeast of the championship field, between the field and Airpark Road. A major pedestrian trail leads from the northwest of the lot between the western and center championship field to the press-box/restroom building. This route is also ADA accessible.



**Parking and Circulation**

## 2. Recreational Sports Facilities

The sports field components of Laytonia Recreational Park will include league and tournament quality play fields. The layout and field numbering is shown on page 16. Three of the fields will be rectangular and one baseball.

| Type | No. | Dimensions | Surface | Sports |
|---|---|---|---|---|
| Rectangular | 1 | 360 ft x 210 ft | Natural | Soccer, football, lacrosse, rugby, field hockey |
| Rectangular | 2 | 360 ft x 240 ft | Synthetic | Soccer, football, lacrosse, rugby, field hockey |
| Rectangular | 3 | 330 ft x 195 ft | Natural | Soccer, lacrosse, field hockey |
| Baseball | | 400 ft centerfield<br>330 ft sidelines | Natural | Baseball |

For the rectangular, the center championship field (Field 2) is designed to accommodate all types of rectangular field play. It measures 360 feet long by 240 feet wide, inclusive of overrun areas and will be developed with synthetic in-filled turf. The synthetic turf is proposed because of the benefits in increased playing time, high quality surface, decreased maintenance, and groundwater recharge via the stone reservoir. West of the center field, Field 1 is a 360 feet by 210 feet (inclusive of overruns) rectangular field, sited at a slightly higher elevation. To the east of the center field, Field 3 measures 330 feet by 195 feet, inclusive of overruns. This field is lower in elevation than the center field. All fields will be lighted for evening play and natural turf fields will be irrigated, and provided with a remotely operated electronic scoreboard.

The construction of both a synthetic and best management natural turf field side by side provides a unique opportunity for comparative analysis of maintenance costs and use. These factors will be monitored for all three rectangular fields through the Park Permitting and Smart Parks systems. Additionally, we will investigate the potential to use the water quality monitoring system required to meet SPA requirements to study differences in runoff and/or groundwater from the three fields.

The baseball field will be located north of the center rectangular field and press box/restroom building. Field distances are 400 feet to center, and 330 feet to right and left fields. The field includes player areas (level "dugouts"), concrete pads for bleachers, and wide areas between the foul line and fencing to allow for pitcher warm-up ("bullpen"). This field will also be lighted, irrigated and provided with a scoreboard.

### 3. Supporting Architectural Elements

The facility plan includes two buildings within the park, one to serve as a maintenance shed for the park staff to store materials and equipment and the other to serve as a press box/restroom facility. The buildings are located at either end of the proposed synthetic turf field in the center portion of the park.

The press box/restroom building will be a one and a half story structure with restrooms, vending machines, and covered sitting areas with picnic tables on the first level. A partial second level above will serve as a press box that overlooks the baseball diamond and center rectangular field. The covered seating areas at both ends of the building are anticipated to have four to six picnic tables. The central core of the building will house a men's and women's restroom with four fixture sets each. In addition, there will be a family restroom facility. A full staircase will provide access to the press box above. Vending machines will be housed on the exterior of the core of the building adjacent to the covered seating areas. The architectural look of the building will be determined at the design stage, however, it is anticipated that upgraded materials, such as brick and stone will be integrated into the facade of the building.

The maintenance shed will be located in the southern portion of the park near the Animal Shelter development. The maintenance shed will serve as the central hub of electric, communications and irrigation distribution for the park. The shed will be an approximately 1,000 square feet single story building. The building is located adjacent to the drive aisle for the parking lot to facilitate the delivery of equipment and materials to the park. Architecturally, the shed will be designed to be cohesive with the design of the press box/restroom building.

### 4. Trails

A paved trail is included within the developed portion of the park. We have created a loop trail around the baseball field that can be used by walkers who need or desire a paved surface, and there are connections to the following existing trails and sidewalks:

- Sidewalks on Muncaster Mill Road and north on Shady Grove Road
- Percheron Trail, a natural surface trail that is part of the Rock Creek Trail system

The completed Laytonia Park will include wayfinding and interpretive signage to connect the park's parking areas and paved walkways to the larger trail system.

### 5. Other Recreational Elements

The plan includes a basketball court to be located near the main drop-off area as well as an approximately 6,000 square foot playground area and space for benches and picnic tables.

## 6. Regulatory Requirements

**Natural Resource Inventory/Forest Stand Delineation:** A Natural Resource Inventory/Forest Stand Delineation was prepared by the Animal Shelter design team and is approved.

**Forest Conservation Plan:** A joint Forest Conservation Plan has been prepared that addresses both the Animal Shelter and Park construction. There is 5.7 acres of reforestation included, 1.06 of which will be constructed by MCDGS for the Animal Shelter. The Forest Conservation Plan is provided for the Board's review by Environmental Planning, and is recommended for approval under a separate item.

**Water Quality Plan:** A water quality plan has been prepared to jointly address the Park and Animal Shelter construction. The proposed stormwater features include pervious pavement, micro-bioretention, grass swales, and a stone storage reservoir under the synthetic turf. The Water Quality Plan is provided for the Board's review by Environmental Planning, and is recommended for approval under a separate item. There will be no large stormwater facilities and swales and micro-bioretention will be integrated into the overall landscape plan. The sediment and erosion control features will be sized with excess capacity, and construction will be sequenced to limit disturbance to 20 acres maximum at one time.

## 7. Utilities

The park will require water, sewer, electric and communications services. The water and sewer services will be required to come from Muncaster Mill Road, where Washington Suburban Sanitary Commission has existing mains with capacity to serve the park. Electric service is proposed to come from Muncaster Mill Road, where PEPCO has existing overhead power lines with three phase electric. The communication services in the form of a phone line and DSL line are assumed to also come from Muncaster Mill Road, as there are no communication lines along Airpark Road. Contact with Verizon will be made during the design phase to finalize the communication routing. All of the services must be coordinated with the Animal Shelter development since the lines must pass through that site. Because the elevation of the press box/restroom building is lower than Muncaster Mill Road, a pump station will be required for the park.

**LEGEND**

- SWALE
- BIO - RETENTION AREA
- PERMEABLE PAVING
- TRAIL
- SYNTHETIC INFILLED TURF
- CONCRETE SIDEWALK
- INFIELD MIX
- LIGHT POLE

FIELD 1
360 FT. x 210 FT.
Natural Turf

BASEBALL FIELD
330 FT. sidelines, 400 FT. centerfield
Natural Turf

PLAYGROUND

RESTROOM/
PRESS ROOM

FIELD 2
360 FT. x 240 FT.
Synthetic Turf

FIELD 3
330 FT. x 195 FT.
Natural Turf

ANIMAL
SHELTER

MAINTENANCE
BUILDING

Muncaster Mill Road

Airpark Road

AIRPARK ROAD

April 6, 2010

# LAYTONIA RECREATIONAL PARK

Site Plan

## C. COST ESTIMATE

### 1. Construction Cost

The proposed cost for the recommended facility plan, including design, permitting, construction and construction management is $9,637,371.45. A summarized cost estimate is shown below, with a more detailed cost estimate included in Attachment B. We have identified items which can be deducted from the construction contract as needed to insure that the construction cost is within the budgeted amount, should that be necessary.

| SECTION | ITEM | TOTAL COST |
|---|---|---|
| 1.0 | GENERAL CONDITIONS | $321,240.00 |
| 2.0 | SITE PREPARATION & GRADING | $2,236,730.00 |
| 3.0 | SEDIMENT & EROSION CONTROL | $219,929.56 |
| 4.0 | STORMWATER MANAGEMENT | $195,832.00 |
| 5.0 | STORM DRAINAGE | $523,049.00 |
| 6.0 | ONSITE UTILITIES | $175,310.00 |
| 7.0 | IRRIGATION | $202,250.00 |
| 8.0 | PAVEMENT | $83,120.00 |
| 9.0 | CONCRETE | $98,488.44 |
| 10.0 | PERMEABLE PAVEMENT | $1,458,960.22 |
| 11.0 | SYNTHETIC TURF | $960,713.75 |
| 12.0 | LANDSCAPE | $139,580.00 |
| 13.0 | FOREST CONSERVATION PLANTINGS | $230,100.00 |
| 14.0 | STRUCTURES | $467,650.00 |
| 15.0 | BASEBALL FIELD | $263,081.82 |
| 16.0 | RECTANGULAR FIELDS (2) | $122,045.45 |
| 17.0 | PARK AMENITIES | $261,722.22 |
| 18.0 | LIGHTING | $1,027,000.00 |
| 19.0 | OFFSITE IMPROVEMENTS | $122,880.00 |
| 20.0 | OFFSITE UTILITIES | $120,400.00 |
| | **CONSTRUCTION TOTAL** | **$9,230,082.47** |
| | OTHER - Staff Chargebacks, Construction Management and Contingencies | $338,308.00 |
| | **TOTAL PROJECT COST*** | **$9,568,390.47** |

*Total does not include design costs

### 2. Operating Budget Impact (OBI)

The M-NCPPC staff prepared an estimate of annual operating budget costs that will be needed to operate and maintain the park. The estimate includes work to be performed by the Northern Region staff, Natural Resources, Central Maintenance, and Park Police. The estimate includes cost for labor and time, additional staff work years, equipment, materials, and contract work. The total estimated annual operating budget for this park is $556,000 for the first year and $445,000 in subsequent years.

**APPENDIX**

A. Original Facility Plan and Staff Memo

B. Public Meeting Documentation

C. Construction Documents