

**A Public Meeting on Proposed  
Indoor Baseball Training Facilities at  
Cabin John Regional and Olney Manor Recreational Parks**

**Monday, July 30, 2001**  
**M-NCPPC's Montgomery Regional Office**  
**8787 Georgia Avenue, Silver Spring**

The Maryland-National Capital Park and Planning Commission's Montgomery County Planning Board will hear testimony from the public on its consideration of a proposal for the development, management, and maintenance of at least one or as many as three indoor, potentially year-round baseball training facilities. Such a facility would have, at minimum:

- Indoor batting cages and practice pitching area(s)
- Individual and group practice and instructional training area(s)
- Changing areas with lockers
- A pro shop with equipment and uniform services
- Administrative offices/sales areas and a snack bar/concession area
- Be at least 11,000 square feet in size

Commission staff is suggesting sites at **Cabin John Regional Park** and **Olney Manor Recreational Park**, which already contain features suitable for a facility of this size and character and which already include adequate parking with lights to support the baseball training facility's evening programs. The developer must present a fee schedule that includes scholarship opportunities that provide access to all income levels.

To learn more about the proposed indoor baseball facilities, call Terry Brooks, Special Projects Coordinator, 301-495-2477. Written comments on the proposal to build one or more indoor baseball facilities on public parkland are welcome prior to July 25, 2001, and should be addressed to: **Donald K. Cochran, Director of Parks, Department of Park and Planning, 9500 Brunett Avenue, Silver Spring, MD 20901.**

**Baseball Training Facility RFP Site #1**

Park: Cabin John Regional Park  
10610 Westlake Drive  
Rockville, MD 20852

Location: Southwest quadrant of the park.

**Existing Site Characteristics:**

Size: 1.0 Ac.±

Topography: Graded site

Soil & Vegetation: Site is a cleared and grassed area.

Environmental Constraints; N.A.- Note: Existing tennis court and volleyball  
Must be removed.

**Existing Utilities:**

Storm Water Management Facility: N.A.- Existing Storm drainage on site.  
(see attached as-built plans)

Water Service: Existing 6" waterline North of site near Ice Rink  
Water fountain on site (see attached as-built plans)

Sewer Service: Existing 6" sewer on site (see attached as-built plans)

Gas Service: Existing gas line on site (see attached as-built plans)

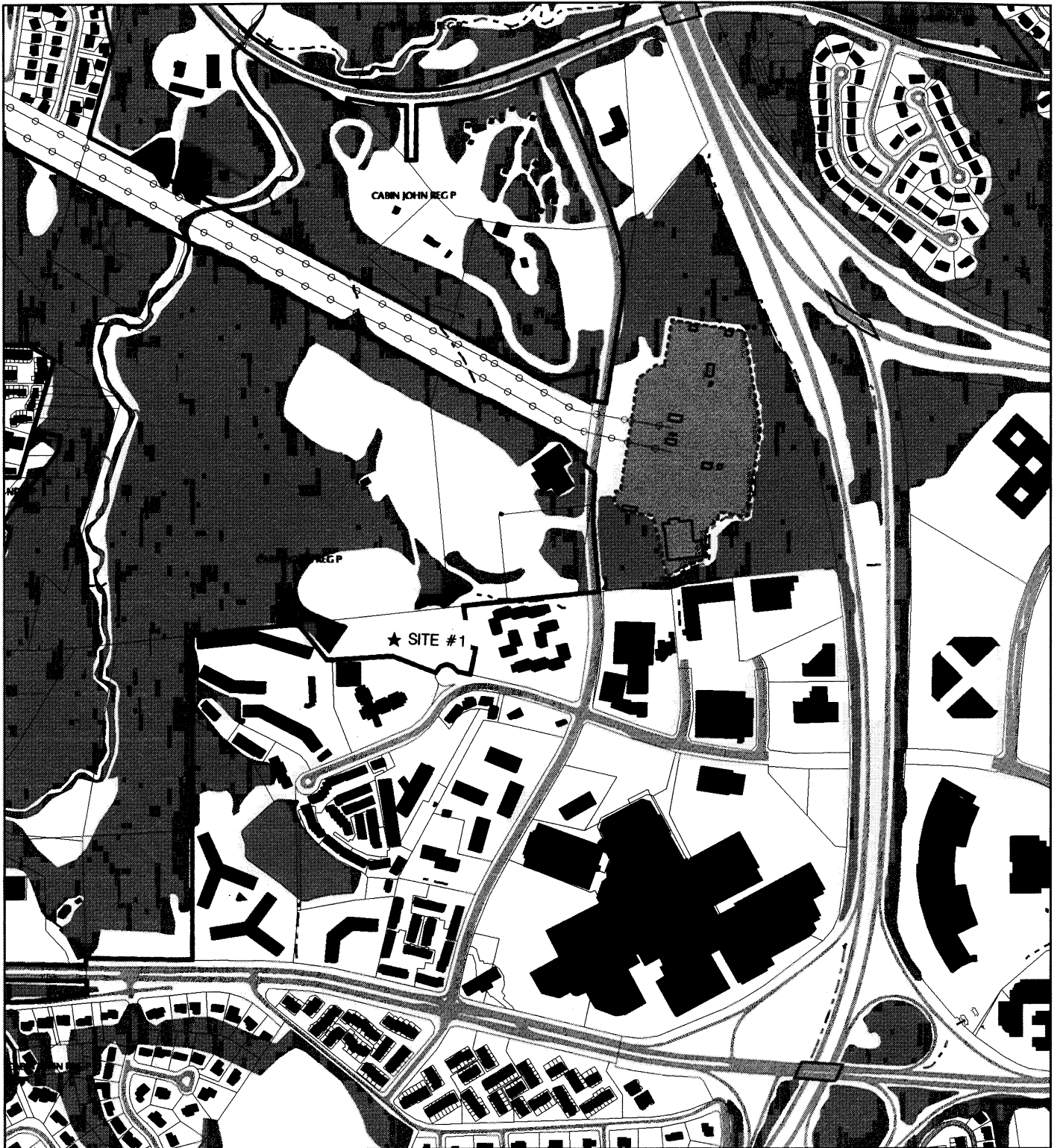
Electrical Service: Existing underground and overhead electricity on site.  
(see attached as-built plans)

Telephone & Telecommunications Cable: North of site near Ice Rink.

Lights: Existing lights on site.

Parking: 96 spaces available on site, additional spaces north of site.

VICINITY MAP FOR  
**CABIN JOHN REGIONAL PARK**



Map compiled on June 18, 2001 at 1:26 PM | Site located on base sheet no - 213NW07

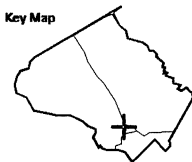
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Key Map



Research & Technology Center

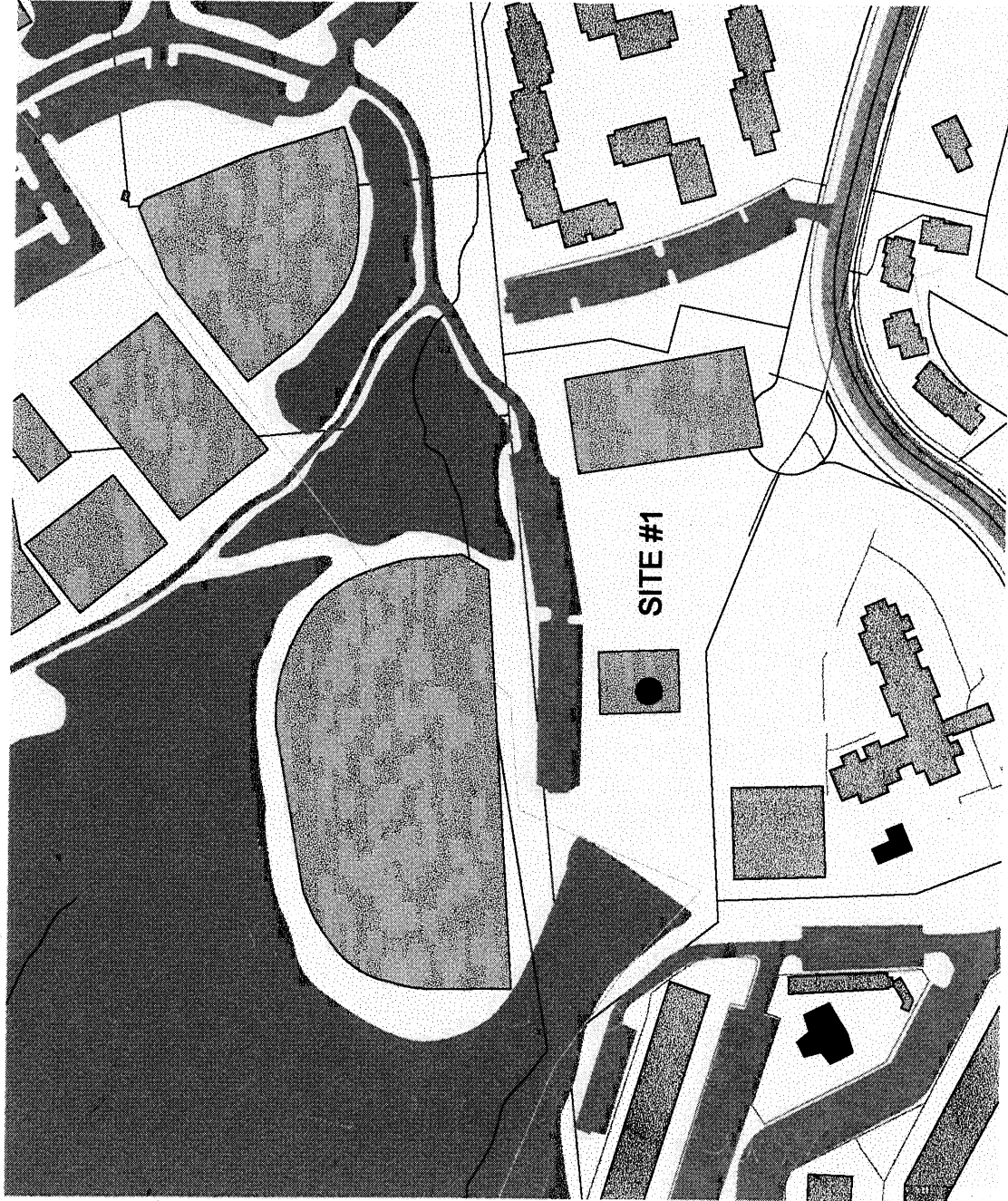


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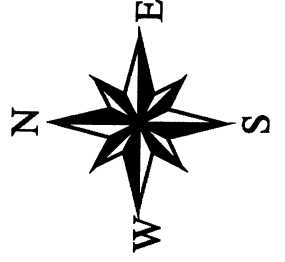
**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

# CABIN JOHN R.P.



- Water\_valve\_as\_built.shp
- Sewer\_manhole\_as\_built.shp
- Waterlines.shp
- Sewerlines.shp
- Street Centerlines
- Sidewalks/Walkways
- edge
- Buildings
- Bridges
- County Boundary
- Parking Lots
- lots,drives
- Cultural
- field, court
- pool
- Pavement Polygon
- pavement
- Hydrology - Line
- Hydrology - Poly
- ROW
- ROW
- Natural Features
- wooded
- Parcels



3/15

Site Photo: #1



**Baseball Training Facility RFP Site #2**

Park: Olney Manor Recreational Park  
16601 Georgia Avenue  
Olney, MD 20832

Location: Southeast quadrant of the park

**Existing Site Characteristics:**

Size: 1 Ac.

Topography: Graded Site

Soil & Vegetation: Site is a cleared and grassed area.

Environmental Constraints; N.A.

**Existing Utilities:**

Storm Water Management Facility: Existing storm water management pond near site.

Water Service: Existing water west of site.

Sewer Service: Existing sewer west of site (see attached as-built plan)

Gas Service: Existing propane gas tank located west of site. (see attached as-built plan)

Electrical Service: Existing underground electricity west of site.

Telephone & Telecommunications Cable: West of site near Administration Bldg.

Lights: Existing lights on site.

Parking: 24 spaces available on site, additional spaces west of site.

Site Photo: #3



## **Baseball Training Facility RFP Site #3**

Park: Olney Manor Recreational Park  
16601 Georgia Avenue  
Olney, MD 20832

Location: Northeast quadrant of the park (next to ballfield #3, across the parking lot from the swim center building and to the storm water management pond)

### **Existing Site Characteristics:**

Size: 1 Ac.

Topography: Graded Site

Soil & Vegetation: Site is a cleared and grassed area.

Environmental Constraints; N.A.

Note: Existing storm drainage structures crosses site at the North end.

### **Existing Utilities:**

Storm Water Management Facility: Existing storm water management pond immediately adjacent to the site.

Water Service: Existing water adjacent to the site in swim center building

Sewer Service: Existing sewer west of the site in swim center building

Gas Service: Existing gas service west of the site in swim center building

Electrical Service: Existing underground electrical service west of site

Telephone & Telecommunications Cable: Existing underground telecommunications lines west of site adjacent swim center building

Lights: Existing on-site parking lights immediately adjacent to the site

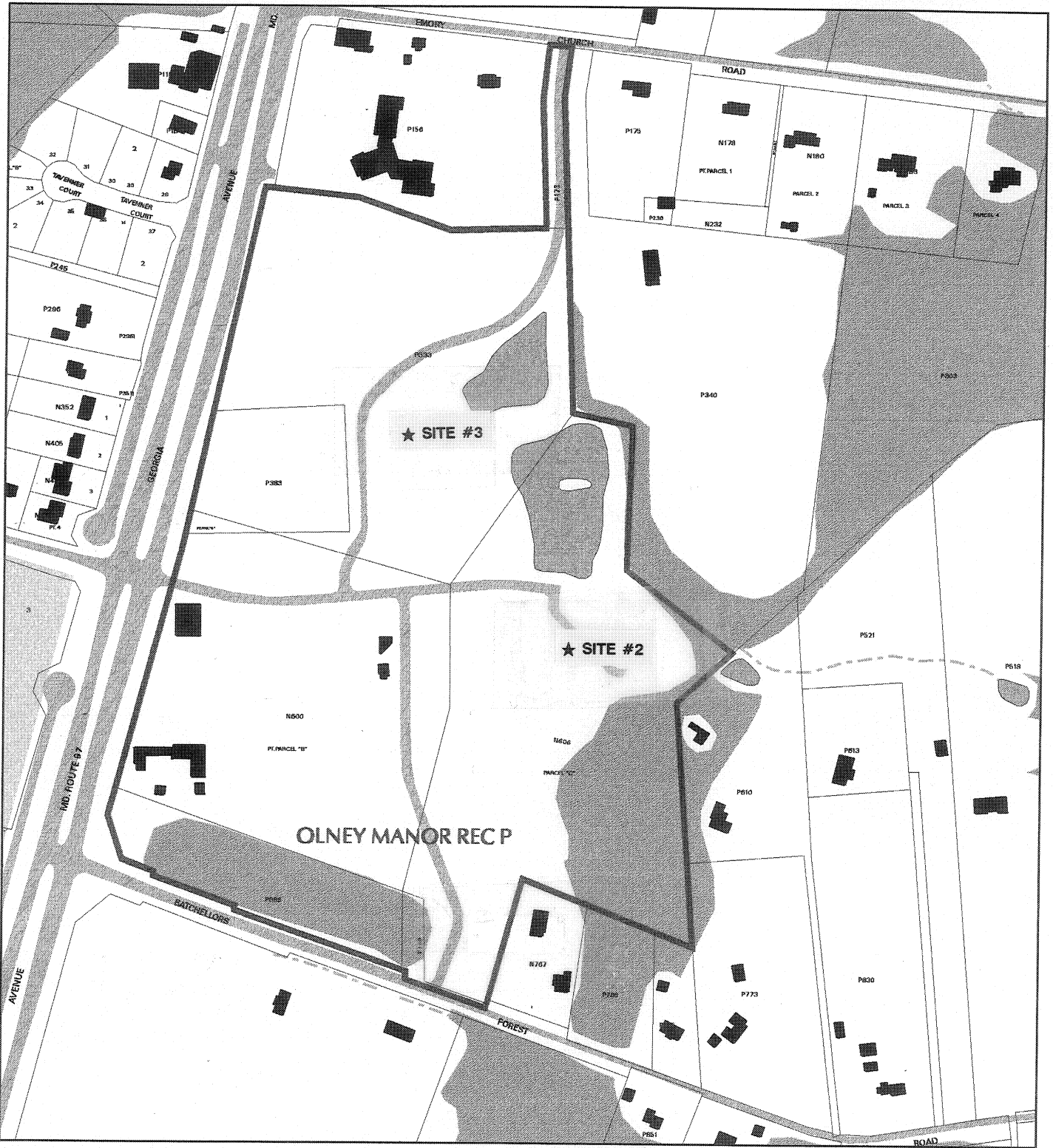
Parking: Existing parking for 20 cars immediately adjacent to the site



Site Photo: #43



VICINITY MAP FOR  
**OLNEY MANOR REC. PARK**



Map compiled on June 19, 2001 at 2:16 PM | Site located on base sheet no - 222NW03

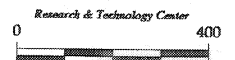
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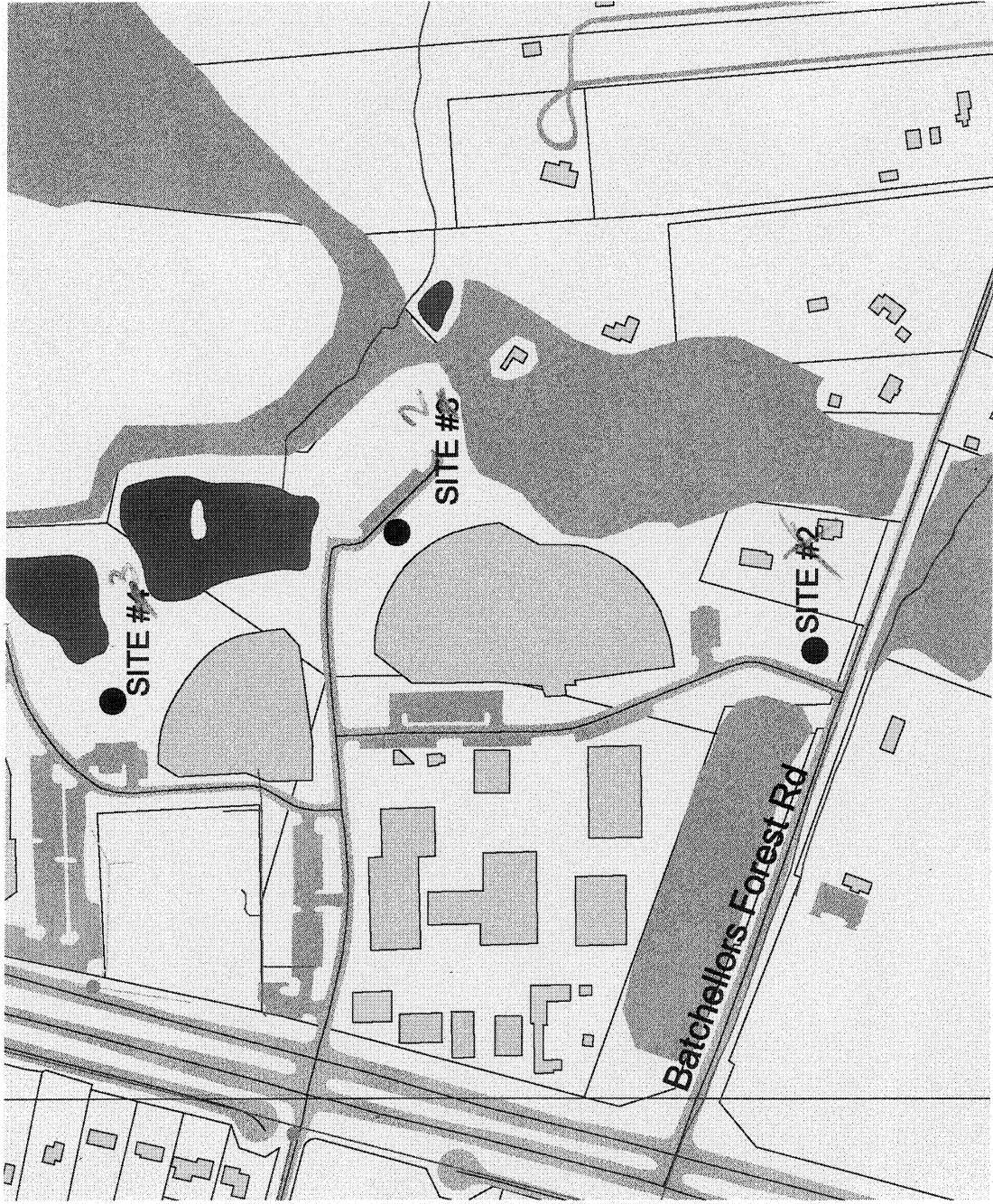
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Key Map



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# OLNEY MANOR REC. PARK



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