Statement in Support of

Site Design Plan Review

for 231, 299 Pump House Road

Truxtun Park Swimming Pool Replacement

Code, Chapter 21.22

21.22.080 Review Criteria and Findings

A. District Standards (including Chapter 21.62 / see below)

Use Regulations

The proposed building and site will serve the community as the only public owned and operated swimming pool park in the City of Annapolis. While the site has been utilized as such for many years, an administrative decision was made to redevelop the property to accommodate the need for improved and updated facilities, including potential for year-round use of the new proposed lap pool by planning and installation of the foundation infrastructure for a future air supported dome. The site development includes three separate in-ground pool structures, a year-round bath house, a seasonal family restrooms and snack shop. Outdoor soft and hardscape areas are part of the design as are new landscape features. The current zoning of the property is R2. By 21.40.050.A, the Use of this premises as a Swimming Pool Park is presumed to be "compatible with these sign-family neighborhoods of the City."

The existing parking area of the site is included in the redevelopment design and is proposed to be upgraded to meet current regulations. The property exists within The Chesapeake Bay Critical Area, and requires Special Exception, Minor Site Design Plan Review and Adequate Public Facilities Applications.

Bulk Standards and Density Standards

By 21.50 Bulk requirements for governmental uses are "as specified by the decision-making body or official through the decision-making process set fourth in Division 2". Although there are no substantial buildings within 600 feet of this location, the scale, setbacks, and height of the proposed structures is consistent with the existing buildings in the general area.

B. Design

The Project was designed with careful consideration of its context, and the proposed building compatibly fits into the scale and character of the surrounding neighborhood.

The proposed building reflects its intended use by size, form and function. The design intentionally incorporates a blend of both contemporary and traditional materials, the scale and character respects residential and park-like form, materiality and imagery. The design also implies a nautical character evocative of a boat hull. The landscape plan includes extensive plantings, new canopy coverage, indigenous species and local flavor. Together these elements provide a significant enhancement to the site and to the larger neighborhood, and the redevelopment of the site will be a significant improvement at this location for many years.

C. Compatibility

See above. The continuation of the existing uses does not alter the character or impression of the building as experienced on the existing street for passersby, but rather improve it. A paved sidewalk is proposed to tie into a "boardwalk" experience wherein visitors arriving by foot or bike can move across a raingarden feature as they enter the site. Such touches are opportunities for visitors to develop sensitivity to the importance of natural restoration, conservation and outdoor recreation.

D. Minimize Adverse Impacts

The proposed building has been configured and oriented to provide minimal impact on the adjacent context. The height of the building is compatible with other nearby buildings, and the detailing, materials and fenestration are all consistent with those found in residential, governmental and commercial buildings in the local area. The site is constrained on four sides, with a 16" sewer force main to the southwest, wooded steep slopes and the Critical Area expanded buffer to the northwest, Pump House Road to the northeast, and the parking lot to the southeast.

E. Building Locations

The proposed buildings location provides both clear identity and easy access for visitors arriving by foot, car or bicycle. The street and parking access will be direct, well-marked, friendly and accessible.

F. Natural Features

The Property is adjacent to a dense wooded area. It also includes a gateway for pedestrian trails into the woods. The Project will maintain most of the existing trees. Some tree removal and grading is required to accommodate the updated and expanded pool and deck areas. The limits of disturbance are in areas where the site appears to have been previously graded when the pool was initially constructed in the 1960s. The new design provides for replacement canopy and understory trees, shrubs, and perennials and groundcovers to mitigate the losses of the removed trees. Additional plantings will be installed to help hold an eroding slope and soil profile behind the pool facilities. This planted hillside will aid to reduce further erosion and will provide a natural storm water buffer between the project and Spa Creek. New plantings are proposed in the parking lot, as well as for shade and ornamental value around the pool facility.

G. Slopes and Soils

The site includes areas of grade change along the western edges of the development. The design of the proposed facilities has been configured to minimize work to these areas yet also meeting the programmatic requirements of the RFP. The soils in the development area are not hydric, and only the steep slopes are deemed highly erodible. The soils within the development area have HSG-B & C ratings.

H. Critical Area

The site is in the Chesapeake Bay Critical Area, with a land use designation of Resource Conservation Area (RCA). The property is waterfront, and contains environmental features, such as: tidal wetlands, tributary stream, and steep slopes. These environmental features have been field located, and a 100' Buffer has been delineated to them. The 100' Buffer has been expanded, where appropriate, the greater of 4' for every 1% of steep slope, or to the top of the steep slopes. The property is adjacent to a dense wooded area, and across from a baseball field and utility/storage building on the opposite side of the road. Storm water management

measures consistent with Critical Area and other City regulations, such as rain gardens, micro-bioretention areas, tree islands and new tree canopies have been incorporated in the development of the project as appropriate. Soil and erosion controls including landscaping provisions will be implemented to help control further deterioration of the natural conditions.

21.26.040. Special Exception Application Requirements.

A. Statement in Support of the Proposed Special Exception

The proposed site design shall comply with the requirements for a Special Exception by the applicable review criteria per Section 21.26.050.

21.26.050. Review Criteria/Findings

A. Both existing and proposed uses of this facility as Community/Public Swimming Pool with Truxtun Park will not be detrimental to or endanger the public health, safety, morals, convenience or general welfare, will rather be consistent with the historical use and occupancy of the premises.

B. This Special Exception is intended for the use and enjoyment of the general public and guests. Operation and management of the facility will fall under the direct control of the City of Annapolis.

C. The use of this facility as a community pool is consistent with current and normal public and community expectations in the area.

D. The existing public access roads are deemed to be adequate to service the proposed design. Utilities, drainage and other upgraded facilities are being provided in the proposed design.

E. No significant difference in traffic is anticipated, and the existing parking lot is being upgraded to better service the needs of the facility and public access.

F. To the best understanding of the professional services team directing the design effort, the Special Exception application herein complies with all applicable regulations, standards and the intent of the Comprehensive Plan. Deviations will be addressed to comply if inconsistencies are identified through this process.

G. **1.** **Environmental:** The proposed design will include a Snack Shop service component in order to support the recreational/seasonal character of this facility. This will include a warming/serving kitchen to provide pre-packaged or pre-made foods and packaged non-alcoholic beverages for sale and consumption, but not a commercial kitchen for the preparation of food. Full compliance with Health Department standards will be abided.

i. No equipment will be installed that creates disruptive or unusual noise.
ii. Food odor is not anticipated to be a problem due to the limited food preparation capacity of the kitchen. Refrigeration appliances are proposed.
iii. Trash/litter and garbage will be controlled within the gated area of the facility by use of specialized receptacles throughout. Trash removal will be serviced by staff regularly and moved to a designated dumpster location on site.

2. **Traffic:** The proposed use is consistent with the present. See point E above. Service/delivery and trash areas are specially identified on the design drawings. Parking improvements are proposed in the site design. Accessibility improvements to the facility are also provided in the design. Service to the site occurs along a low traffic park road.

3. **Neighborhood:** The hours of operation for the facility are understood to remain as they have been historically. Some seasonal adjustments may occur if/when the air supported dome structure is deployed. Loitering will be deterred, and security enhanced by new pedestrian and site lighting along the parking lot.

4. Adequate Public Facilities are being analyzed to conform with all stated requirements. The facility will be operated and maintained by the City of Annapolis and exists on publicly owned property.

5. The need for this facility and its successful redevelopment/expansion is evidenced by the historic performance/use and demand of the public at large, local community groups, swim teams and others for a community swimming pool park in the City of Annapolis. This is a timely and well-deserved opportunity for local residents.

Code, Chapter 21.62

21.62.020. General Design Standards.

A. Relation of Buildings and Structures to the Surrounding Environment

The project consists of the redevelopment/replacement of the existing Truxtun Park Swimming Pool and related facilities on Pump House Road in Annapolis. The project resides within the 32-acre Truxtun Park and Critical Area expanding the footprint of the existing facility. The scope includes demolition of the existing pool(s) bath house/pool decks and mechanical areas. The new design includes a children's splash pad, a leisure pool with water/play amenities and a 25-yard lap pool. The site redevelopment also includes a new year-round bath house/locker facility, guard room, lobby area, seasonal family changing rooms and a seasonal snack bar. The site design includes new pool deck areas for seating and dining, both hard-scape and soft-scape and below grade foundation for a future dome enclosure over the lap pool. Pool mechanical equipment and storage are in a basement below the bath house. The entire parking area for 100 cars is updated and will feature a storm water/rain garden, new landscaping, planted areas and amenities.

The site is within the Critical Area. Design provisions are proposed to mitigate grade, stormwater and landscaping alterations to the site. A high-quality standard of design and care is being undertaken to meet the requirements of an expanded footprint on the site in response to the City's RFP programmatic requirements for this project.

B. Relation of Structures to Adjacent Development (Height, Width and Façade, Proportion, Mass, Relationship to Street, Roof Forms, Composition, Rhythm, Proportion of Openings, Façade Materials, Color, Corner and Through Lots, Site signage)

The proposed new building design is one story in height, consistent with residential and other buildings within a 1000' radius of the site. At present, there are no significant buildings near the property. The design image for the project evokes a mid-20th Century modern architectural vernacular. The design incorporates character, materials and details that can be found in many residential and commercial buildings throughout the community: wood, glass, textured masonry and painted metal.

The design is intended to present a subtle nautical character in the shape and size of the roof form/slope and generous overhangs as well as in the selection of window/door paint colors. These forms/materials and colors along with the orientation of the building relative to the site and pool, provide for an open/light/airy character reminiscent of outdoor/park-like structures

and waterfront activities. From some view angles, the sloping roof forms present the abstracted image of a boat hull. The glazed entry/lobby feature contribute to the experience of blurring the line between being inside or outside of the building and add to the recreational character of the building and use.

The window scale/size locations and proportions respond to the functional demands of the interior uses: The lobby, waiting areas and guard rooms are open and visually accessible and inviting, the restroom/locker areas are serviced by high/clerestory windows to promote privacy yet maximize natural daylighting.

The planning and architectural form image for the project is rationally derived by the function, special sequencing and structural solution the building program requires. The materials, forms and details respond to this directly. At the same time, the orientation of the building relative to the solar position, site circulation/functions and outdoor pool/deck/amenity features create a positive experience at the facility and capitalize on the existing conditions in a practical manner.

21.62.030 Design of Open Areas

A. Existing features

The current site is surrounded on two primary sides (south and west) by a dense wooded area with steep slope grading. There is a public trail head that originates at the parking lot and feeds into a trail system that connects to Spa Creek and the Pip Moyer Recreation Center. The site is open to the existing parking lot and Pump House Road on the east and north sides respectively. The outdoor pool and deck features dominate the exterior character of the existing property.

B. Buffer areas

The site is in the Chesapeake Bay Critical Area, with a land use designation of Resource Conservation Area (RCA). The property is waterfront, and contains environmental features, such as: tidal wetlands, tributary stream, and steep slopes. These environmental features have been field located, and a 100' Buffer has been delineated to them. The 100' Buffer has been expanded, where appropriate, the greater of 4' for every 1% of steep slope, or to the top of the steep slopes. The buffer is a dense woodland and has an existing canopy coverage of 90%. No existing vegetation is to be removed from the buffer, except as shown in the enclosed drawings. The buffer will be re-established and maintained as prescribed in the drawings. No new lawn areas will be created in the buffer.

C. Buffer yards

No additional buffer yards are proposed in this design.

D. Open Space

The proposed design will include generous open spaces with planted areas between the parking lot and building entrance and within the confines of the fenced/gated park along the edges of the recreational pool features. These open areas will allow for pedestrian movement, outdoor dining and lounging/other recreational uses. Some of the areas will be paved, some will be grass/lawn, and some areas will include ground cover plantings suitable for people to sit upon comfortably. Trees will be planted within the pool area to provide shade opportunities for guests.

21.62.040 Planting

The landscape plan calls for extensive planting distributed around the entire property. All plant species are to be native to the Chesapeake and Atlantic coastal bays region. Species have been

selected based on an analysis of surrounding native species, soil types, and sun exposure. Plants shall be planted by hand in areas of critical root zones of existing trees. All existing and newly planted materials shown on the drawings shall be maintained in accordance with the City's approved landscape maintenance agreement. At the end of a two-year monitoring period, the survival of the plantings shall be assessed to determine the need for replacement plantings.

21.62.050 Street Trees

New trees are proposed along Pump House Road immediately adjacent to the Splash Pad/Wading Pool feature. Additional trees are located within the parking lot and along the edges of the parking lot.

21.62.060 Scenic, Historic, Archaeological, and Landmark Sites and Views

The project design does not diminish any significant scenic, historic, archeological or landmark site or views. The design of this project intentionally sets up a strong visual access along the line of entry into the building, past the lap pool, toward the existing wooded canopy west toward Spa Creek.

Upon entering the parking lot from Pump House Road, the building forms a gateway edge between the parking area, the rain garden landscape features, pedestrian walkways and the outdoor pool activities beyond. The relationship between site and building/view lines and visual order are balanced are restrained. The scale and form of the building composed against the dense tree line and woods beyond is pleasant and contrasting in a harmonious way.

21.62.070 Transitional Provisions for Development Adjoining Residential Districts

The site is approximately 600 feet away from an existing residential development on Primrose Road called Spa Creek Condominiums. This development is separated from this project by two parallel Roads (Truxtun Park Road and Primrose Road). This existing divided area consists of both mature trees, grass areas and naturally occurring landscaping. Additionally, the existing Collison Field at Truxtun Park lies between the Public Pool and Spa Creek Condos. No new work is proposed in these areas.

21.62.080 Surface Water Drainage

The primary goal of the grading design is to minimize surface runoff from discharging directly onto the environmental features, namely the steep slope. An existing 12" storm drain pipe conveys runoff down the slopes to Spa Creek. The site is designed to drain to various SWM filters (rain garden planting islands, and micro-bioretention areas), which will then tie into the existing system. Runoff on the pool deck shall be captured and conveyed to the SWM devices via a system of track drains. An Infiltration BMP is proposed to over-manage runoff in accordance with the recent City resolution regarding SWM.

21.62.090 Traffic Impacts

The Project will not significantly impact daily traffic patterns in the area beyond what has historically been associated with this site. The surrounding road network and intersections should operate at essentially the same levels of service as those that currently exist. Accordingly, traffic impacts are expected to be minimal and it is expected that the existing road infrastructure is adequate to support the project. Future maintenance improvements to the streets as administrated by the City of Annapolis capital budget process will benefit the community.

21.62.100 Driveway Connections to Public Streets and Rights-of-Way: The design calls for two ingress/egress driveway connections between the parking area and Pump House Road. The proposed locations for these connections are near or exactly as the existing driveway access point locations.

A new service access point of connection is proposed at the north most point of the site along Pump House Road. This area will provide access to the premises for storage/mechanical/trash and service vehicles. Timing for visits of such vehicles will be limited, scheduled and infrequent depending upon the seasonal demands of the facility.

21.62.110 Vehicular Circulation: The design allows vehicular circulation within the parking area of the site in two directions. There are no unusual design conditions in the proposed site plan.

21.62.120 Parking and Loading

A. General Design Considerations

The parking areas have been designed to be easily accessible by all employees and visitors.

B. Types of facilities

The site accommodates the required parking on site at grade.

C. Provisions for the physically handicapped

Multiple handicapped parking spaces will be provided. The spaces will be sized appropriately for van use. The entire facility is planned to meet ADA compliant requirements from the curb line at the front of the building and throughout the facility.

D. Access

The location of the vehicular access to the site is approximately in the same location as the existing access points to minimize impact on traffic and site disturbances. Some necessary adjustments are proposed.

E. Surface material

All drive surfaces will be either concrete or asphalt, except as noted otherwise.

F. Parking space and aisle dimensions

Parking spaces are 8.5’ x 18’. All aisle dimensions are 24’ in width.

G. Buffers and planting

Significant natural vegetated buffers are pre-existing. This project aims to protect and preserve these natural areas by limiting the clearing and grading around the parking lot. These natural areas will not be disturbed by the installation of the new parking lot. Landscape islands are proposed within the new parking lot.

H. Design of Loading Facilities

There is a proposed loading/service and trash area at the northern edge of the site along Pump House Road. This area will be separated from the interior areas of the site by a secure fence and gate. Trash dumpsters are proposed to be enclosed by a masonry wall with secure gates. An exterior HVAC and storage area is also proposed to be enclosed by a masonry wall with secure gates and a decorative trellis above.

21.62.130 Pedestrian and Bicycle Circulation

Adequate space for bicycle parking will be provided in the area near the main entrance adjacent to the handicapped parking space, encouraging bicycle use.

21.62.140 Lighting

Adequate lighting will be provided for in the parking area, site walkways, and building entrances. Given that the Project will need to meet green building requirements per the City Code, light levels will be set to maintain safety while limiting excessive light levels. High efficiency LED lighting will be incorporated where feasible.

21.62.150 Utility Services

The majority of electric, phone and cable wiring along Pump House appears to be overhead. Available BGE Gas service is being further verified. Natural gas is the most efficient fuel source to heat the proposed/future air-supported dome structure. Upgrades will be requested where required to meet the new demand.

21.62.160 Waste Disposal

All waste will be collected on-site. Adequate space will be provided for both waste and recyclables. Smaller scale trash and recycling containers, which will be located around the site, are proposed. Solid waste removal is to be provided by the City.

21.62.170 Noise

The proposed uses are consistent with the recreational programmatic nature of this public park and the historic/demonstrated patterns of use. No significant changes are anticipated. Nearby residents should be advised in advance of special events programmed at the facility, seasonally. Special care will be taken in the design of sound systems to best locate speakers directing sound inward toward the facility.

21.62.180 Storage, Loading, and Service Areas

As mentioned above, the project's minimal anticipated loading requirements will be handled in the drive areas adjacent to the service drives directly from Pump House Road. All mechanical equipment required for the Project will be located within landscaped screened areas around the site. Landscaping will screen smaller exterior units located at the front of the building. Any equipment that may be visible from the adjacent properties will be adequately screened and will adhere to the required setbacks.