



City of Annapolis DPW Maintenance Facility



Site Evaluation Criteria

- Parcel size (minimum 3-acre site)
- Configuration & topography
- Environmental (site contamination)
- Access
- Traffic impact
- Central location
- Fueling options for City vehicles
- Hours of operations
- Nighttime emergency operations
- Suitability of site soils for development
- Location of salt dome
- Extent of SWM possible on site
- Available utilities
- Zoning

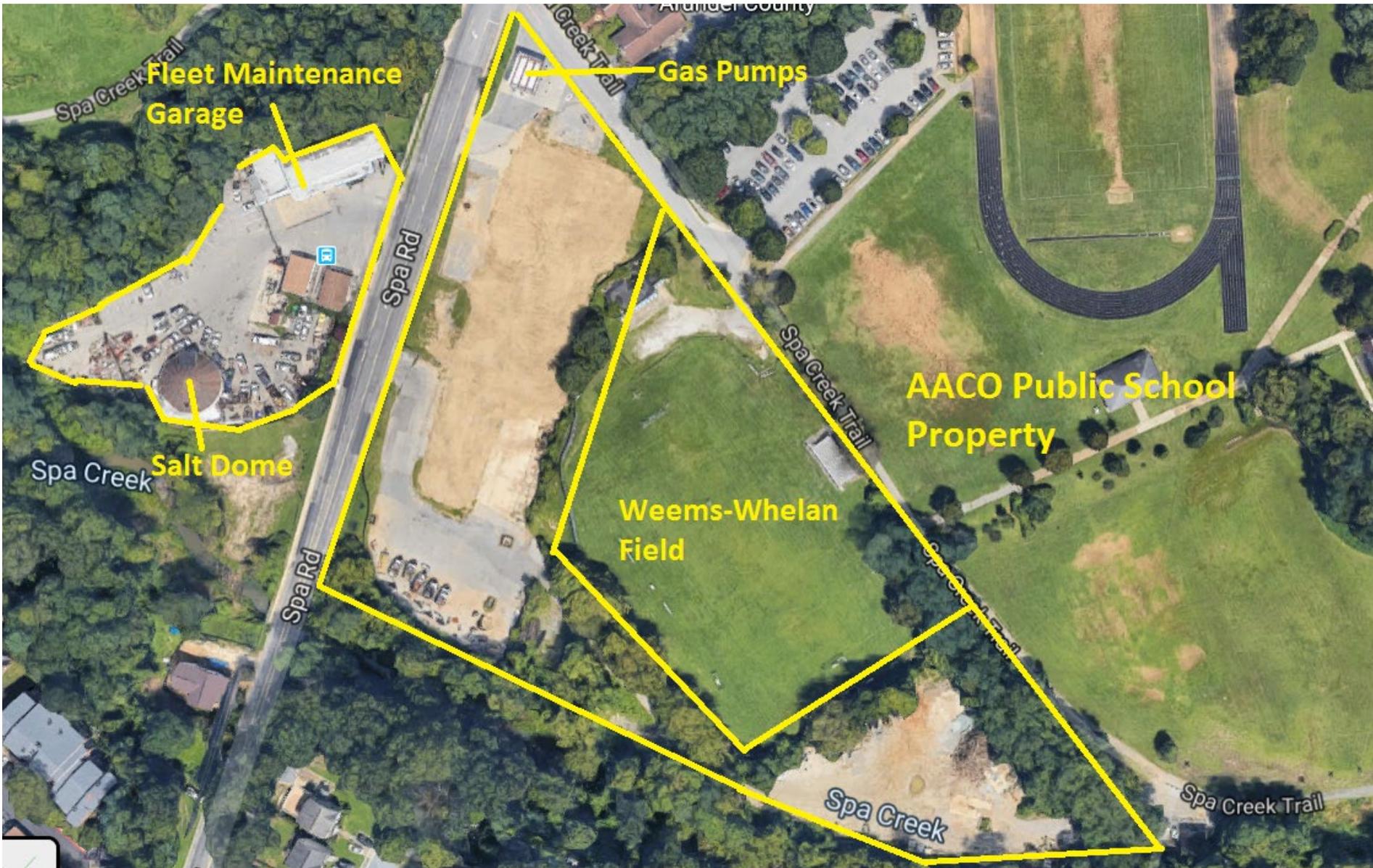
Operational Issues

- Facility requirements: 25,000 sf building, 5,000 sf conditioned vehicle storage, 9,000 sf unconditioned vehicle storage
- PW functions assigned to facility – Facilities, Fleet, Sewer, Stormwater, Streets, and Water
- Project allows the consolidation of three fleet maint functions
- Employees assigned to facility - 76 personnel
- PW vehicles operating from and parking at facility - 105
- Required visitor parking – 3 spaces
- Normal hours of operations - 6:00 AM to 4:30 PM
- Potential emergency ops – 24 hours per day, 7 days per week
- Refueling operations – All City vehicles, including Police and Fire Department, currently refuel at Spa Road

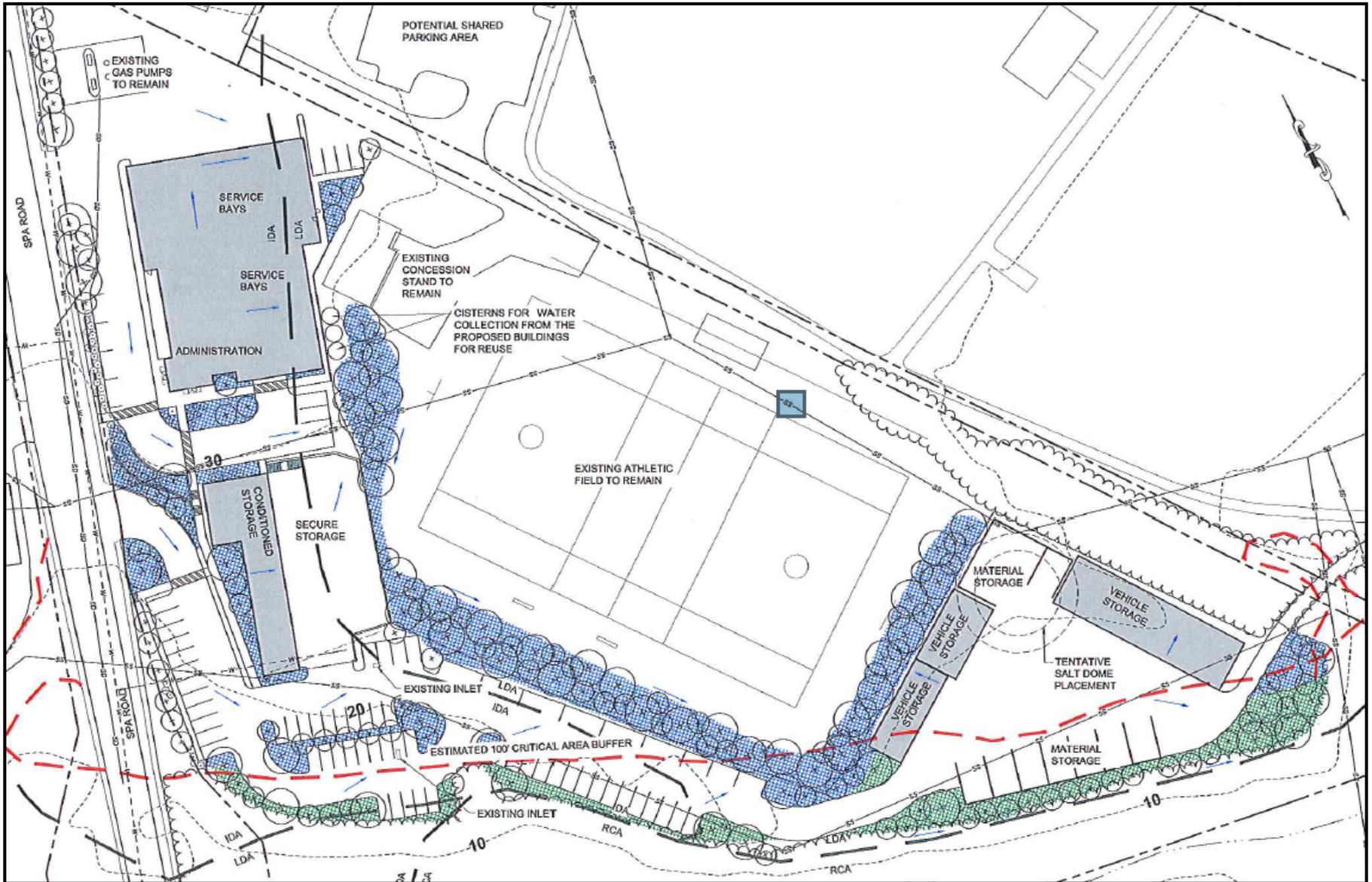
Proposed Building Rendering



Spa Road Site



Spa Road Option



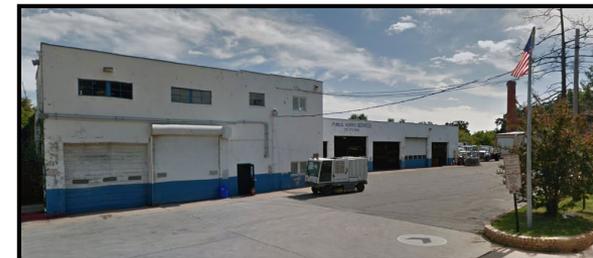
Spa Road Site Info



- The east parcel is 8.24 acres (includes Weems-Whalen field at 2.6 acres) and the west parcel is 3.73 acres.
- Site is zoned for residential use. Special Exception Permit for new facility was issued in 2017.
- Design has been completed for the Spa Road site.
- Capital project is funded in the amount of \$5,811,857.
- Weems-Whalen field is built on fly ash fill, which is substandard for normal slab-on-grade construction.
- Demolition completed on the east side buildings.
- Grading permit issued for east side re-development.
- To move forward, the Design-Builder would have to re-bid project and a new Guaranteed Maximum Price would be established.

Considerations for Spa Road Site

- Sufficient space for City's needs
- Existing gasoline/diesel tanks
- City owned property
- Maintains Weems-Whelan sports field
- Project is "ready to go" – design complete, grading and special exception permits issued
- Site located in residential area (residential zoning)
- Location immediately adjacent to Spa Creek
- Potential contamination at Weems-Whelan field
- SWM design is 50% treatment as required for redevelopment project



Forest Drive Site



Forest Drive Concept



Forest Drive Site Info



- Three adjacent parcels total 2.86 acres. Additional parcel along Newtowne Dr. is 0.73 acres. Flat site with some tree coverage.
- Forest Dr. access would be right in/right out if approved by AACo. Alternative is access via Skipper Lane and S. Cherry Grove.
- Parcels zoned for residential use. Special Exception Permit required.
- Forest Conservation Plan would be required.
- PW facility design would be site adapted for Forest Dr site.
- Area for SWM would be extremely tight.
- Traffic impact analysis would be required, coordinated with AACo.
- City 6" sewer main runs across the southeast side of parcel.
- Setbacks of 10' on NW and SE sides and 15' on other sides required, further reducing the usable area.
- Site is immediately adjacent to a residential neighborhood.
- Site currently retains water due to inadequate grading or drainage.
- Timing would be dependent on approvals of Spa Road development.