

Sulphur Springs Park Expansion

Town of New Windsor, Maryland

July 17, 2017

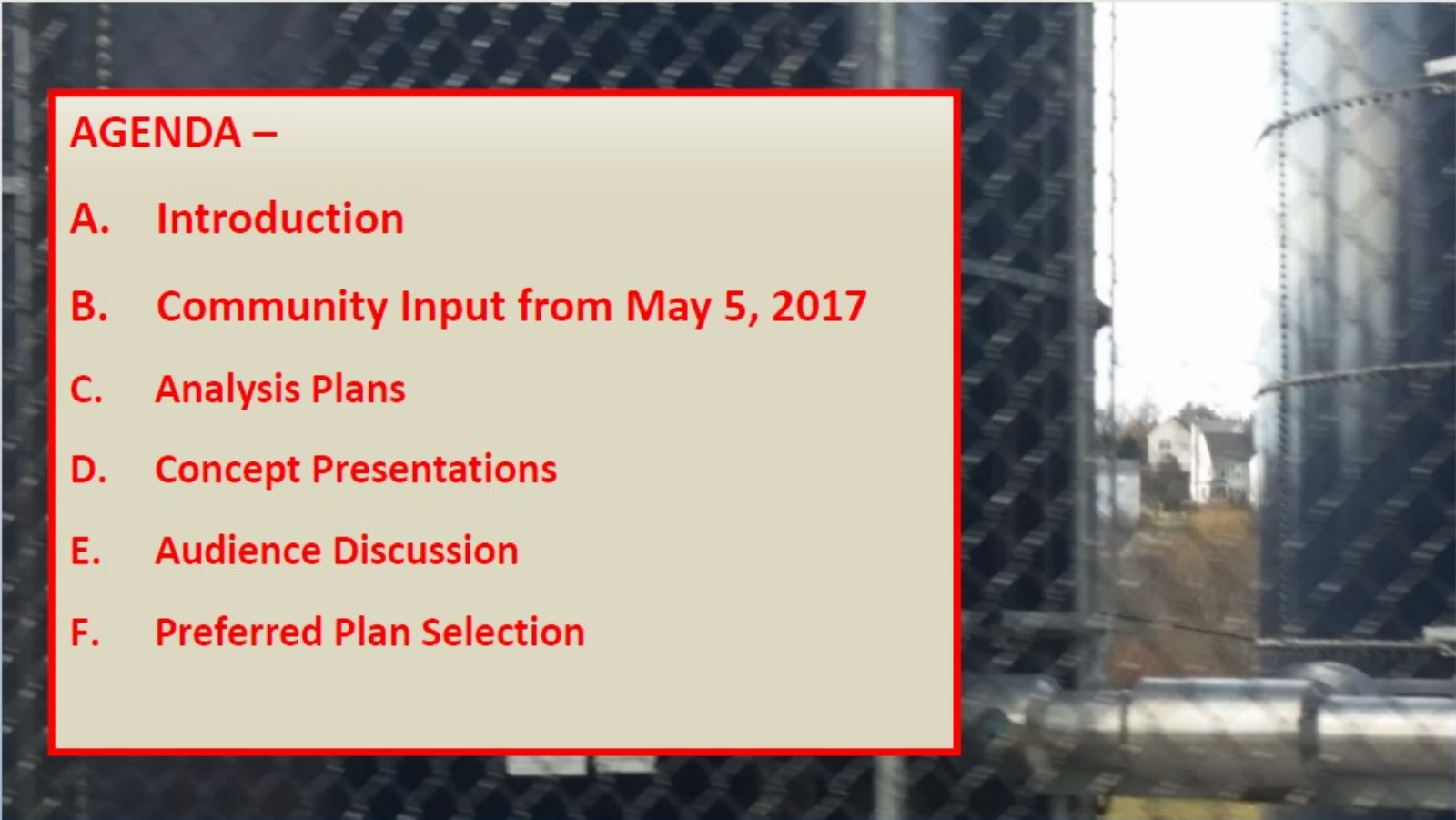


GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



SULPHUR SPRINGS PARK EXPANSION



AGENDA –

- A. Introduction**
- B. Community Input from May 5, 2017**
- C. Analysis Plans**
- D. Concept Presentations**
- E. Audience Discussion**
- F. Preferred Plan Selection**

GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



NEW WINDSOR
MARYLAND

SULPHUR SPRINGS PARK EXPANSION

USE TYPE

	Town	Active	Passive
Consider moving Department of Public Works			
Space for Department of Public Works Expansion - Double Salt Barn 5000 sf			
Space for Expansion of Waste Water Treatment Plan			
Tournament Play desired to include Seibel fields and fields at New Windsor Middle School now closed)			
Ripken Field Ballfield			
Rugby Field			
Artificial Turf Field			
Tournament Play			
Community Swimming Pool (25Yard for Swim Meets)			
Recreation Center			
Concession Stand			
Playground			
Picnic Area for 100 people Like Taneytown			
Picnic Space for Reunion			
Walking Trail/shaded walking trails			
Fitness Stations			
"Library" of Native Plants			
Small Pond for Fishing - Catch and Release			
Crossing of Railroad Tracks			
Community Garden			
Bridge over Creek to connect with nearby residential			
Bike Racks			
Dog Park			
Butterfly Garden			
Safe Pedestrian Connection			
Trash Cans Recycling			

GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



NEW WINDSOR
MARYLAND

SULPHUR SPRINGS PARK EXPANSION

PRIORTIY

Ranks

	Town	Active	Passive
Consider moving Department of Public Works			
Space for Department of Public Works Expansion - Double Salt Barn 5000 sf			
Space for Expansion of Waste Water Treatment Plan (shown on Dewberry Plan)	4 tanks		
Tournament Play desired to include Seibel fields and fields at New Windsor Middle School now closed)			
Ripken field Ballfield			
Rugby Field			
Artificial Turf field			
Tournament Play			
Community Swimming Pool (2.5Yard for Swim Meets)			
Recreation Center			
Concession Stand			
Playground			
Picnic Area for 100 people Like Taneytown			
Picnic Space for Reunion			
Walking Trail/shaded walking trails			
Fitness Stations			
"Library" of Native Plants			
Small Pond for fishing - Catch and Release			
Crossing of Railroad Tracks			
Community Garden			
Bridge over Creek to connect with nearby residential			
Bike Racks			
Dog Park			
Butterfly Garden			
Safe Pedestrian Connection			
Trash Cans Recycling			

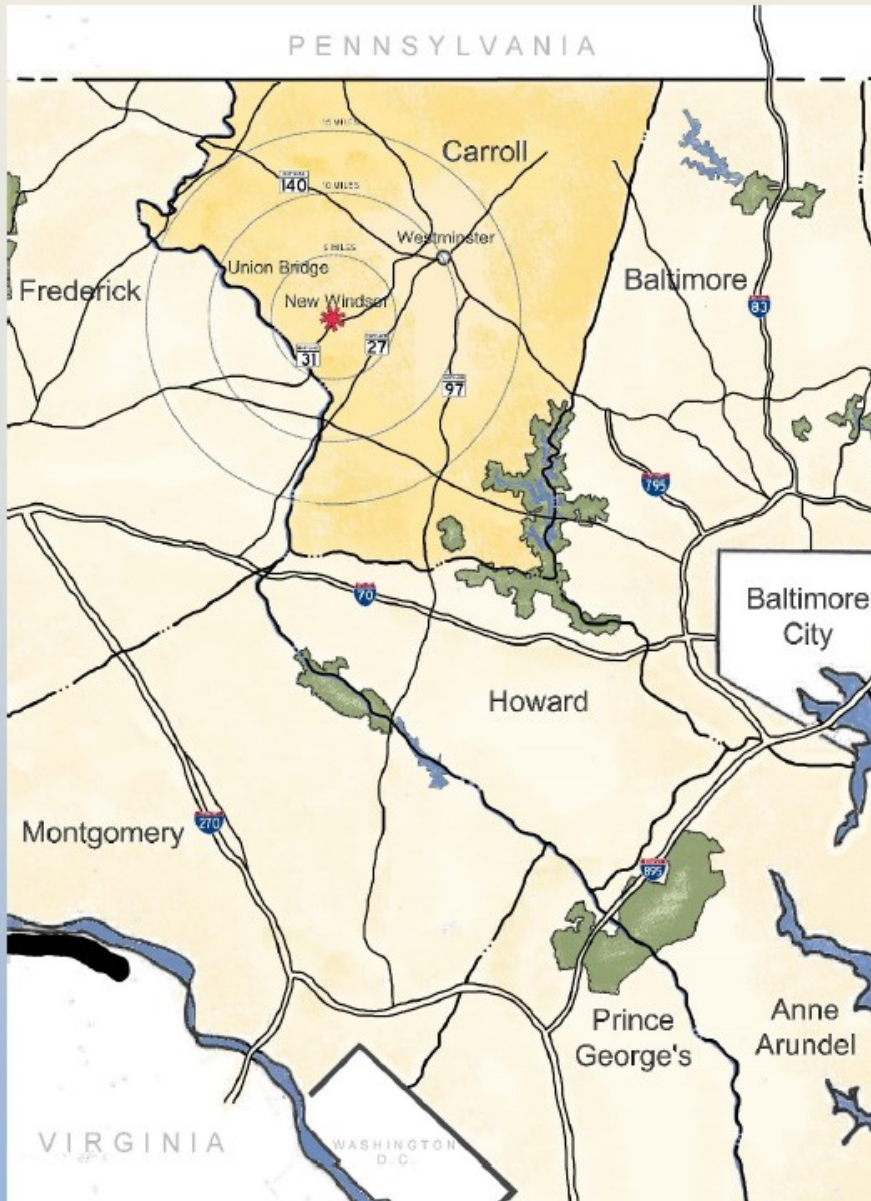
GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



NEW WINDSOR
MARYLAND

SULPHUR SPRINGS PARK EXPANSION



New Windsor is located:

- **44 Miles from Baltimore City**
- **22 Miles from Frederick City**
- **65 Miles from Washington DC**
- **38 Miles from Montgomery Soccer Plex**

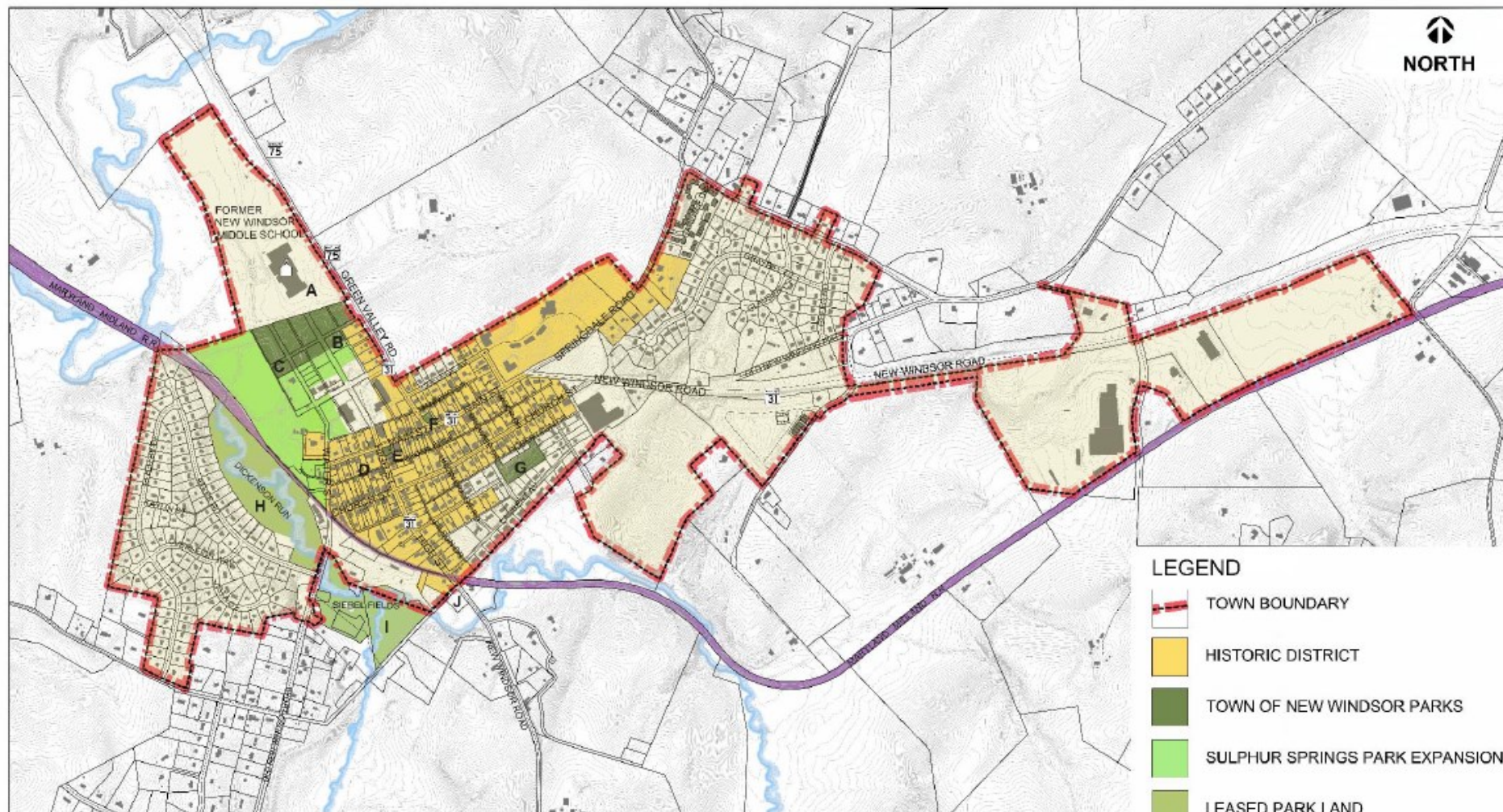
GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



NEW WINDSOR
MARYLAND

SULPHUR SPRINGS PARK EXPANSION



LEGEND

- TOWN BOUNDARY
- HISTORIC DISTRICT
- TOWN OF NEW WINDSOR PARKS
- SULPHUR SPRINGS PARK EXPANSION
- LEASED PARK LAND
- MARYLAND MIDLAND RAILWAY

TOWN OF NEW WINDSOR SULPHUR SPRINGS PARK EXPANSION

ELEVENTH ELECTION DISTRICT, GARROLL COUNTY, MARYLAND

OWNER: Town of New Windsor
211 High Street New Windsor, MD 21776

CONTACT: Frank Schaeffer
fschaeff@newwindsor.org
410-254-2615
DATE: JULY 17, 2017

GEF CONSULTING
CORPORATION
18311 Longport Road, Suite 100, New Windsor, MD 21776
410-254-2615
www.gefconsulting.com

SHEET NO. 2 OF 7



A
FORMER NEW WINDSOR MIDDLE SCHOOL



B
GOOGLE MAPS
LIONS BALLFIELD



C
POLE BARN



D
GOOGLE MAPS
HISTORIC INN



E
GOOGLE MAPS
CORNER OF HIGH STREET AND
MAIN STREET



F
CORNER OF GREEN VALLEY ROAD
AND MAIN STREET



G
LIONS PARK FROM MAPLE AND
LAMBERT



H
ATLEE RIDGE OPEN SPACE
AND WALKING TRAIL



I
GOOGLE MAPS
LEHIGH FIELD AND SIEBEL FIELD,
LEASED BY NEW WINDSOR



J
GOOGLE MAPS
COE DRIVE WASTEWATER
PUMPING STATION



NORTH



LIONS BASEBALL FIELDS



BASKETBALL AND TENNIS COURTS



EXISTING PATH



VIEW FROM NW CORNER OF PARK



WATER STREET AND TANKS



RUBBLE PILES



ATLEE HOUSE



SPRING HOUSE FROM GEER LANE

EXISTING CONDITIONS & CULTURAL RESOURCES

- A. SMALL LAGOON & LARGE LAGOONS (FORMER)
- B. MAINTENANCE ROAD
- C. WETLANDS
- D. WASTE WATER TREATMENT PLANT
- E. BASEBALL FIELD WITH BLEACHERS
- F. LITTLE LEAGUE FIELD
- G. CONCRETE PATH
- H. SHA STORMWATER
- I. OPEN FIELD-CARNIVAL GROUND
- J. CARNIVAL BUILDINGS
- K. PARKING FOR SOCIAL HALL
- L. VOLUNTEER FIRE STATION
- M. LIBRARY AND PARKING
- N. PICNIC PAVILION
- O. OPEN FIELD
- P. BASKETBALL, TENNIS COURTS, PARKING
- Q. PUMP STATION
- R. ATLEE HOUSE BED AND BREAKFAST
- S. DEPARTMENT OF PUBLIC WORKS FACILITY
- T. SPRING HOUSE

EXISTING CONDITIONS AND CULTURAL RESOURCES SULPHUR SPRINGS PARK EXPANSION

11 FIFTH STREET, NEW WINDSOR, CARROLL COUNTY, MARYLAND

OWNER: Town of New Windsor
211 High Street New Windsor, MD 21776

CONTACT: Frank Schaeffer
604-400-0000

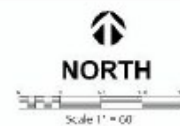
DATE: JULY 17, 2017

GEF CONSULTING, LLC
200 W. MARKET STREET, SUITE 200
CARROLL COUNTY, MARYLAND 21776

PROJECT: SULPHUR SPRINGS PARK EXPANSION
11000 Sulphur Springs Road, NEW WINDSOR, MD 21776

PROJECT NO. 17-001-001-001-001

SHEET NO. 3 OF 3



LEGEND

-  VIEWS
-  HIGH POINT
-  LOW POINT
-  SIGNIFICANT TREES
-  TREE LINE
-  RESIDENTIAL
-  PUBLIC FACILITIES
-  COMMERCIAL
-  OPEN SPACE
-  INDUSTRIAL
-  NEW WINDSOR HISTORIC DISTRICT- CARR 1494
-  UNDESIRABLE VIEWS
-  EXISTING BUILDINGS

PLAN NOTES

1. TOPOGRAPHY FROM TOWN OF NEW WINDSOR.
2. UTILITIES FROM TOWN OF NEW WINDSOR.
3. PROJECT BOUNDARY FROM TOWN OF NEW WINDSOR.
4. EXISTING CONDITIONS FROM TOWN OF NEW WINDSOR.
5. STREAM FRONT TO R/W OF NEW WINDSOR.
6. WETLANDS AND BUFFER FROM TOWN OF NEW WINDSOR.
7. BUILDINGS FROM GARROLL COUNTY HISTORIC.
8. SUPERIMPOSED TOPOGRAPHY FROM TOWN OF NEW WINDSOR.
9. FEMA FLOOD HAZARD ADJUSTED FOR GARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT.
10. NOT FOR CONSTRUCTION.

VEGETATION, VIEWS, VISTAS AND ADJOINING LAND USE SULPHUR SPRINGS PARK EXPANSION

ELEVENTH ELECTION DISTRICT GARROLL COUNTY, MARYLAND
OWNER: Town of New Windsor
211 High Street New Windsor, MD 21776
CONTACT: Frank Schaeffer
frank@newwindsor.org
703-444-4444
DATE: JULY 17, 2017

GEF CONSULTING, LLC 2707 SOUTH HAVEN
10000 WINDSOR ROAD
NEW WINDSOR, MD 21776
CRAIG L. HILLER & ASSOCIATES, CHARTERED
PLANNING, LANDSCAPE, AND CIVIL ENGINEERS
10000 WINDSOR ROAD
NEW WINDSOR, MD 21776
PH: 761-5001 FAX: 761-5002
RHEET NO. 6 OF 7

FORMER NEW WINDSOR
MIDDLE SCHOOL



LEGEND

- STREAM
- FLOODPLAIN
- WETLAND
- SOILS
- 0-8% SLOPE
- 8-15% SLOPE
- 15-25% SLOPE
- +25% SLOPE

GEOLOGY

ALLUVIUM (QUATERNARY) - consists of fine interbedded sand and gravel. Ranges from pebbles to boulders are composed mostly of local rock types, and are locally overlain by locally included till.

TAK TO HEDDEN QUARTZITE - contains pervasive forms of quartzite, dark to light in color, and is composed of medium to fine grained, interbedded sandstone, siltstone, and shale. It is composed of quartz and feldspar, and is locally overlain by till.

SILVER RUN LIMESTONE - light to dark gray calcareous limestone - varies from silty to carbonate. It is a sequence composed of beds and clay-like limestone up to 10' thick, interbedded with mica-schist. Some limestone beds are compositionally graded with siltstone and clay. The dolomite at the top. Many are intensely laminated, and locally the laminations are rippled. The outcrop shows extremely complex to interference patterns. They poorly exposed, except along a few stream valleys, and they typically to a moderately to well, coarse grained sandstone of limestone beds.

SOILS

SOILS	NAME	DEPTH	PERCENT SAND	PERCENT SILT	PERCENT CLAY
1	CLAY	0-10"	0%	100%	100%
2	CLAY	10-20"	0%	100%	100%
3	CLAY	20-30"	0%	100%	100%
4	CLAY	30-40"	0%	100%	100%
5	CLAY	40-50"	0%	100%	100%

HYDROLOGY, GEOLOGY, SOILS, SLOPES AND WETLANDS SULPHUR SPRINGS PARK EXPANSION

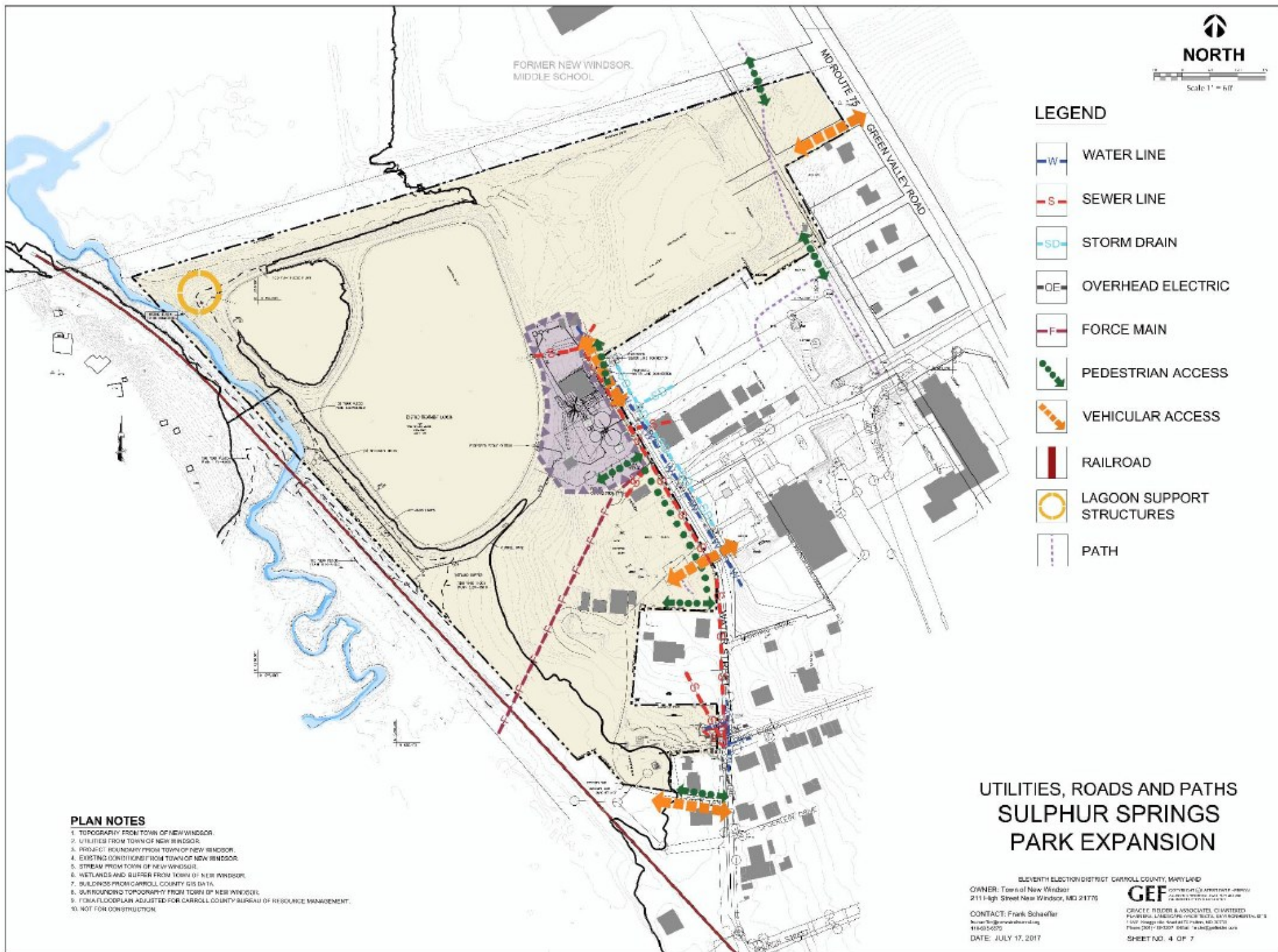
ELMENTREE DISTRICT, CARROLL COUNTY, MARYLAND
OWNER: Town of New Windsor
211 High Street New Windsor, MD 21776

CONTACT: Frank Schaeffer
fschaeffer@newwindsor.org
410-439-4444
DATE: JULY 17, 2017

GEF
CONSULTING ENGINEER
7000 LINDSEY AVE. SUITE 200
1001 SOUTHWEST CORNER
PHOTO: (410) 439-4444
SHEET NO. 6 OF 7

PLAN NOTES

1. TOPOGRAPHY FROM TOWN OF NEW WINDSOR.
2. UTILITIES FROM TOWN OF NEW WINDSOR.
3. PROJECT BOUNDARY FROM TOWN OF NEW WINDSOR.
4. EXISTING CONDITIONS FROM TOWN OF NEW WINDSOR.
5. STREAM FROM TOWN OF NEW WINDSOR.
6. WETLANDS AND BUFFER FROM TOWN OF NEW WINDSOR.
7. BUILDINGS FROM CARROLL COUNTY GIS DATA.
8. SURROUNDING TOPOGRAPHY FROM TOWN OF NEW WINDSOR.
9. FEMA FLOOD MAP ADJUSTED FOR CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT.
10. NOT FOR CONSTRUCTION.



PLAN NOTES

1. TOPOGRAPHY FROM TOWN OF NEW WINDSOR.
2. UTILITIES FROM TOWN OF NEW WINDSOR.
3. PROPOSED BOUNDARY FROM TOWN OF NEW WINDSOR.
4. EXISTING CONDITIONS FROM TOWN OF NEW WINDSOR.
5. STREAM FROM TOWN OF NEW WINDSOR.
6. WETLANDS AND BUFFER FROM TOWN OF NEW WINDSOR.
7. BUILDINGS FROM CARROLL COUNTY GIS DATA.
8. SURROUNDING TOPOGRAPHY FROM TOWN OF NEW WINDSOR.
9. FLOODPLAIN ADJUSTED FOR CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT.
10. NOT FOR CONSTRUCTION.

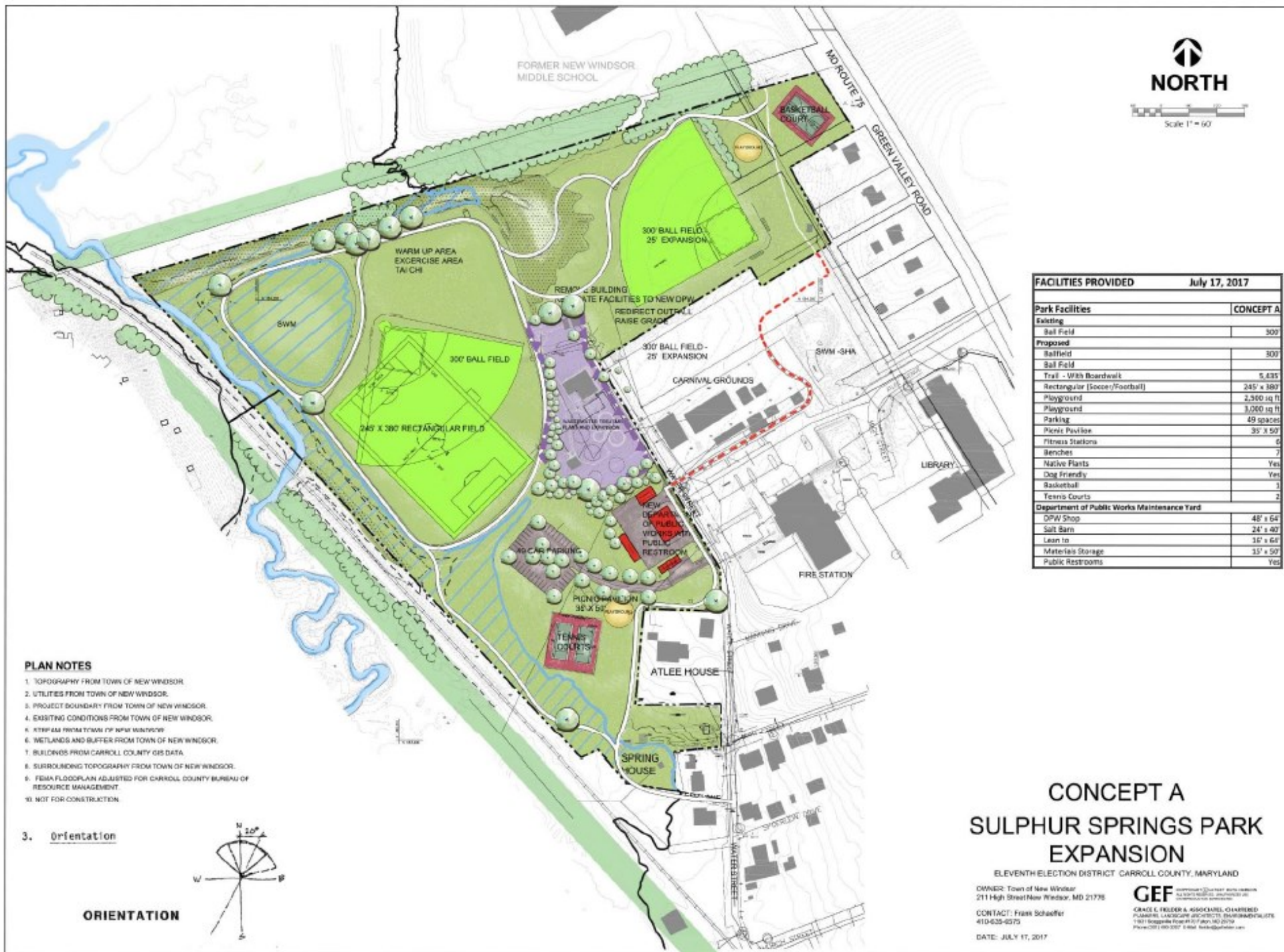
UTILITIES, ROADS AND PATHS SULPHUR SPRINGS PARK EXPANSION

OWNER: Town of New Windsor
2111 High Street New Windsor, MD 21775

CONTACT: Frank Schaeffer
frank.schaeffer@newwindsor.org
DATE: JULY 17, 2017

GEF CONSULTING & ASSOCIATES, CHARTERED
10000 Hagerstown Pike, Suite 100, Hagerstown, MD 21740
Phone: (301) 791-1000 Fax: (301) 791-1001
www.gefconsulting.com
SHEET NO. 4 OF 7



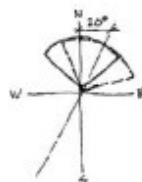


FACILITIES PROVIDED		July 17, 2017
Park Facilities		CONCEPT A
Existing		
Ball Field		300'
Ballfield		300'
Ball Field		
Trail - With Boardwalk		5,435'
Rectangular (Soccer/Football)		245' x 300'
Playground		2,500 sq ft
Playground		3,000 sq ft
Parking		49 spaces
Picnic Pavilion		35' x 50'
Fitness Stations		6
Benches		7
Native Plants		Yes
Dog Friendly		Yes
Basketball		1
Tennis Courts		2
Department of Public Works Maintenance Yard		
DPW Shop		48' x 64'
Salt Barn		24' x 40'
Lean to		35' x 64'
Materials Storage		35' x 50'
Public Restrooms		Yes

PLAN NOTES

1. TOPOGRAPHY FROM TOWN OF NEW WINDSOR.
2. UTILITIES FROM TOWN OF NEW WINDSOR.
3. PROJECT BOUNDARY FROM TOWN OF NEW WINDSOR.
4. EXISTING CONDITIONS FROM TOWN OF NEW WINDSOR.
5. KTRP PLAN FROM TOWN OF NEW WINDSOR.
6. WETLANDS AND BUFFER FROM TOWN OF NEW WINDSOR.
7. BUILDINGS FROM CARROLL COUNTY GIS DATA.
8. SURROUNDING TOPOGRAPHY FROM TOWN OF NEW WINDSOR.
9. FEMA FLOODPLAIN ADJUSTED FOR CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT.
10. NOT FOR CONSTRUCTION.

3. Orientation



ORIENTATION

CONCEPT A SULPHUR SPRINGS PARK EXPANSION

ELEVENTH ELECTION DISTRICT CARROLL COUNTY, MARYLAND

OWNER: Town of New Windsor
211 High Street New Windsor, MD 21778

CONTACT: Frank Schaeffer
410-635-6375

DATE: JULY 17, 2017

GEF GRACE E. FREDER & ASSOCIATES, CHARTERED
LANDSCAPE ARCHITECTS, INC.
1501 Popple Road #100 P.O. Box 140, 20716
Phone: 410-337-5400 Fax: 410-337-5401

FORMER NEW WINDSOR
MIDDLE SCHOOL



Scale 1" = 60'

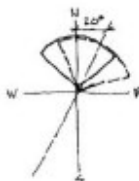
FACILITIES PROVIDED		July 17, 2017
Park Facilities		CONCEPT B
Existing		
Ball Field	270' - 275'	
Tennis Courts	2	
Basket Ball Court	1	
Picnic Pavilion	1	
Parking	5	
Proposed		
Ballfield	250'	
Trail	5,435'	
Rectangular (Soccer/Football)	245' x 380'	
Playground	2,500 sq ft	
Playground	3,000 sq ft	
Parking	47 spaces	
Gazebo	30 ft	
Fitness Stations	6	
Benches	7	
Native Plants	yes	
Dog Friendly	yes	
Department of Public Works Maintenance Yard		
DPM Shop	48' x 64'	
Self Barn	24' x 40'	
Lean to	16' x 64'	
Materials Storage	15' x 50'	
Public Restrooms	yes	

PLAN NOTES

1. TOPOGRAPHY FROM TOWN OF NEW WINDSOR.
2. UTILITIES FROM TOWN OF NEW WINDSOR.
3. PROJECT BOUNDARY FROM TOWN OF NEW WINDSOR.
4. EXISTING CONDITIONS FROM TOWN OF NEW WINDSOR.
5. STREAM FROM TOWN OF NEW WINDSOR.
6. WETLANDS AND BUFFER FROM TOWN OF NEW WINDSOR.
7. BUILDINGS FROM CARROLL COUNTY GIS DATA.
8. SURROUNDING TOPOGRAPHY FROM TOWN OF NEW WINDSOR.
9. FEMA FLOODPLAIN ADJUSTED FOR CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT.
10. NOT FOR CONSTRUCTION.

3. Orientation

ORIENTATION



CONCEPT B SULPHUR SPRINGS PARK EXPANSION

ELEVENTH ELECTION DISTRICT CARROLL COUNTY, MARYLAND

OWNER: Town of New Windsor
211 High Street New Windsor, MD 21778

CONTACT: Frank Schaeffer
410-635-0575

DATE: JULY 17, 2017

GEE GRACE E. HOLTER & ASSOCIATES, CHARTERED
PLANNERS, LANDSCAPE ARCHITECTS, ENVIRONMENTALISTS
11001 SULLY ROAD WILMINGTON, MD 20690
Phone: (202) 486-1200, E-Mail: GEE@gee-holter.com



CONCEPT C SULPHUR SPRINGS PARK EXPANSION

ELEVENTH ELECTION DISTRICT, GARROLL COUNTY, MARYLAND

OWNER: Town of New Windsor
211 High Street New Windsor, MD 21776

CONTACT: Frank Schaeffer
410-435-6575

DATE: JULY 17, 2017

GEF CONSULTING GROUP, LLC
10000 WINDSOR ROAD
NEW WINDSOR, MD 21776
410-435-6575
WWW.GEFCONSULTINGGROUP.COM



BEFORE:

**TENNIS COURTS AND
CARNIVAL GROUNDS**



AFTER:

**NEW PUBLIC WORKS
COMPLEX AND
CARNIVAL GROUNDS**

WATER STREET

GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



**NEW WINDSOR
MARYLAND**

SULPHUR SPRINGS PARK EXPANSION



BEFORE:

NEW WINDSOR TRAIN STATION



AFTER:

PICNIC PAVILION

NEW WINDSOR PICNIC PAVILION

GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



NEW WINDSOR
MARYLAND

SULPHUR SPRINGS PARK EXPANSION

BEFORE: LOOKING ACROSS FORMER LAGOON



AFTER:

**GAZEBO ADDED TO CREATE
FOCAL POINT, AND SEATING.**

CREATING VIEW



GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



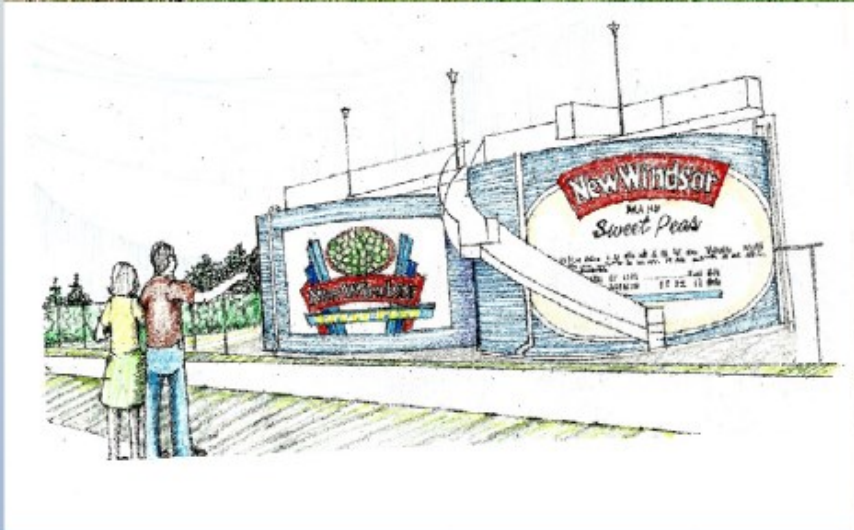
**NEW WINDSOR
MARYLAND**

SULPHUR SPRINGS PARK EXPANSION



BEFORE:

**WASTE WATER
TREATMENT TANKS**



AFTER:

**WASTE WATER
TREATMENT PLANT
REPAINTED**

WWTP REIMAGINED

GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



NEW WINDSOR
MARYLAND

SULPHUR SPRINGS PARK EXPANSION



**BEFORE –
BUILDING AND PIPE**

**AFTER :
REMOVE BUILDING
RELOCATE STORMDRAIN
OUTFALL**



WATER STREET

GEF

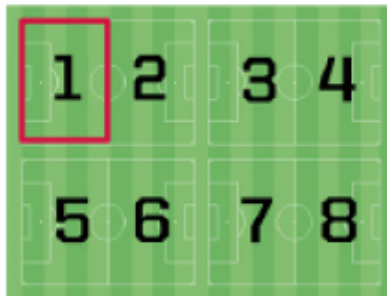
GRACE E. FIELDER & ASSOCIATES, CHARTERED



**NEW WINDSOR
MARYLAND**

SULPHUR SPRINGS PARK EXPANSION

Field Types and Progression



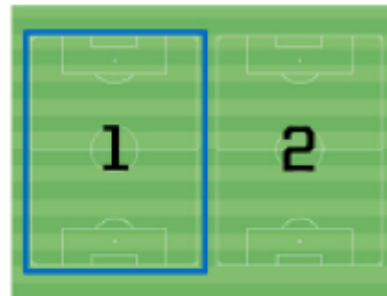
MINI FIELD

1. 30x20 yards
2. 4v4
3. U6, U7 and U8
4. Red lines
5. Eight fields



DEVELOPMENT FIELD

1. 47x30 yards
2. 7v7
3. U9 and U10
4. Red lines
5. Four fields



SMALL SIDED FIELD

1. 75x47 yards
2. 9v9
3. U11 and U12
4. Blue lines
5. Two fields



FULL SIZE FIELD

1. 112x75 yards
2. 11v11
3. U13 onwards
4. White lines
5. One field

© 2015 U.S. Soccer CONFIDENTIAL - Not to be shared without U.S. Soccer approval

GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



NEW WINDSOR
MARYLAND

SULPHUR SPRINGS PARK EXPANSION

FACILITIES COMPARSION

FACILITIES PROVIDED		July 17, 2017		
Park Facilities	CONCEPT A	CONCEPT B	CONCEPT C	
Existing				
Ball Field	300'	270' -275'	300'	
Proposed				
Ballfield	300'	250'	300'	
Ball Field			250'	
Trail - With Boardwalk	5,435'	5,435'	5,265'	
Rectangular (Soccer/Football)	245' x 380'	245' x 380'	245' x 380'	
Playground	2,500 sq ft	2,500 sq ft	2,500 sq ft	
Playground	3,000 sq ft	3,000 sq ft		
Parking	49 spaces	47 spaces	49 spaces	
Picnic Pavilion	35' X 50'	30 ft	35' x 50'	
Fitness Stations	6	6	6	
Benches	7	7	7	
Native Plants	Yes	Yes	Yes	
Dog Friendly	Yes	Yes	Yes	
Basketball	1		1	
Tennis Courts	2		1	
Department of Public Works Maintenance Yard				
DPW Shop	48' x 64'	48' x 64'	48' x 64'	
Salt Barn	24' x 40'	24' x 40'	24' x 40'	
Lean to	16' x 64'	16' x 64'	16' x 64'	
Materials Storage	15' x 50'	15' x 50'	15' x 50'	
Public Restrooms	Yes	Yes	Yes	

GRACE E. FIELDER & ASSOCIATES, CHARTERED

Mile = 5,280'

GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



NEW WINDSOR
MARYLAND

SULPHUR SPRINGS PARK EXPANSION

The floor is open.

What Concept do you prefer ?

Do you only like a part?

Additional comments may be emailed or mailed to the following addresses and will be received until July 31, 2017

Email to: **Frank Schaeffer , Town Manager**
FSchaeffer@newwindsormd.org

c/o Mr. Frank Schaeffer, Town Manager
211 High Street
New Windsor, Maryland 21776

Ref: Sulphur Springs Park Expansion Concepts

GEF

GRACE E. FIELDER & ASSOCIATES, CHARTERED



NEW WINDSOR
MARYLAND

SULPHUR SPRINGS PARK EXPANSION