Florence Cummins Park Master Plan

PLAY • GATHER • CONNECT

JANUARY 2020

SOUTH BALTIMORE GATEWAY PARTNERSHIP

BALTIMORE CITY RECREATION & PARKS

CITY OF BALTIMORE

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In partnership with:

SOUTH BALTIMORE
GATEWAY PARTNERSHIP

Acknowledgments

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The Westport Academy

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The Westport Community

Introduction

Founded in the 1800's to provide housing for blue collar workers, Westport is a majority African-American neighborhood, located in South Baltimore. The neighborhood is bordered by the Middle Branch of the Patapsco River on the east, the city neighborhoods of Cherry Hill, Brooklyn and the southwestern Baltimore County community of Lansdowne to the southwest, Hollins Ferry Road and the Mount Winans and Lakeland neighborhoods to the west. Interstate 95 borders the north side of the neighborhood, along with the South Baltimore communities of Federal Hill and Otterbein. The Baltimore–Washington Parkway (Maryland Route 295) runs through the middle of Westport, dividing the neighborhood and making access to the Light Rail and the waterfront difficult. Florence Cummins Park is located west of this busy road.

The Westport light rail station is in the eastern portion of Westport and residents walk through the Park to access the light rail from Westport Homes.

Figure 1.00 - Neighborhoods which are located in the South Baltimore Gateway district.

With most of the industry gone from the area, Westport's most prominent asset is the waterfront of the Middle Branch. A significant planning effort is currently underway to re-envision this asset which will change Westport's future.

Several community and non-profit groups are working for Westport. The Westport Neighborhood Association works to bring community members together to rebuild, communicate and maintain strong, positive relationships with Westport Academy and new and current organizations coming to Westport. The association focuses primarily on youth and seniors, ensuring that services are provided to help promote a safer, cleaner, and brighter future for everyone in the community. (Westport Neighborhood Association Facebook)

The Westport Community and Demographics

The demographics of the Westport community reflect those of the City of Baltimore with high percentages of African Americans, and growing populations of Hispanics and other immigrants. One exception is that the Southern district of Baltimore has a higher percentage of children than the City as a whole, making implementation of the Master Plan particularly important. High crime rates and unemployment continue to be a challenge for the community.

Figure 1.01 - Westport Community Baseball

Figure 1.02 - Westport Academy

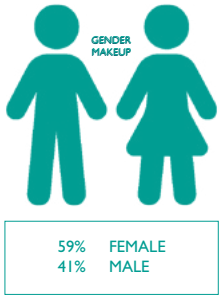


Figure 1.03 - Gender Makeup

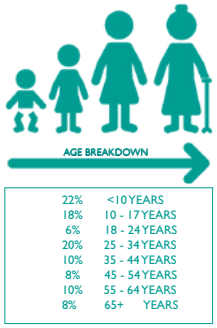


Figure 1.04 - Age Breakdown

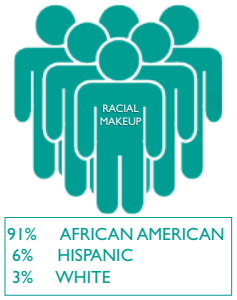


Figure 1.05 - Racial Makeup

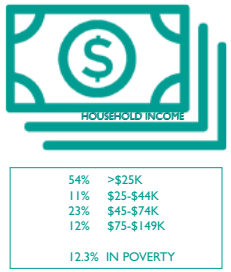


Figure 1.06 - Household Income

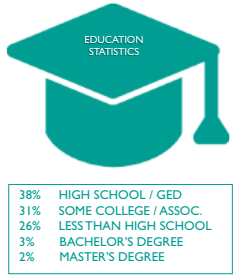


Figure 1.07 - Education Statistics

Figure 1.08 - Westport community members cookout

Figure 1.09 - Westport Community Day

Figure 1.10 - Westport Community Day

Figure 1.11 - KaBOOM! volunteers painting in a play area

Figure 1.12 - South facing view - Looking up slope

Figure 1.13 - North facing view - Looking at downtown Baltimore skyline

History of the Park

Florence Cummins, the Park's namesake, was the wife of the prominent civil engineer, Charles Albert Cummins. In 1933, Charles presented the City of Baltimore with Florence Cummins Memorial Playground as a tribute to his wife. Eventually, the name of the park was adopted as "Florence Cummins Park" although the current residents are unaware of the connection.

Florence Cummins Park has always been the center of the Westport neighborhood. Various features have been in the park over time, but the baseball field and basketball courts have supported legendary competitions. The baseball field was used by Negro Leagues professional baseball teams. Now, the tradition continues in the annual Cherry Hill/ Westport baseball games. Current and former residents return each year to participate in these important community events.

Pick Up basketball games are a tradition which continues today. Residents

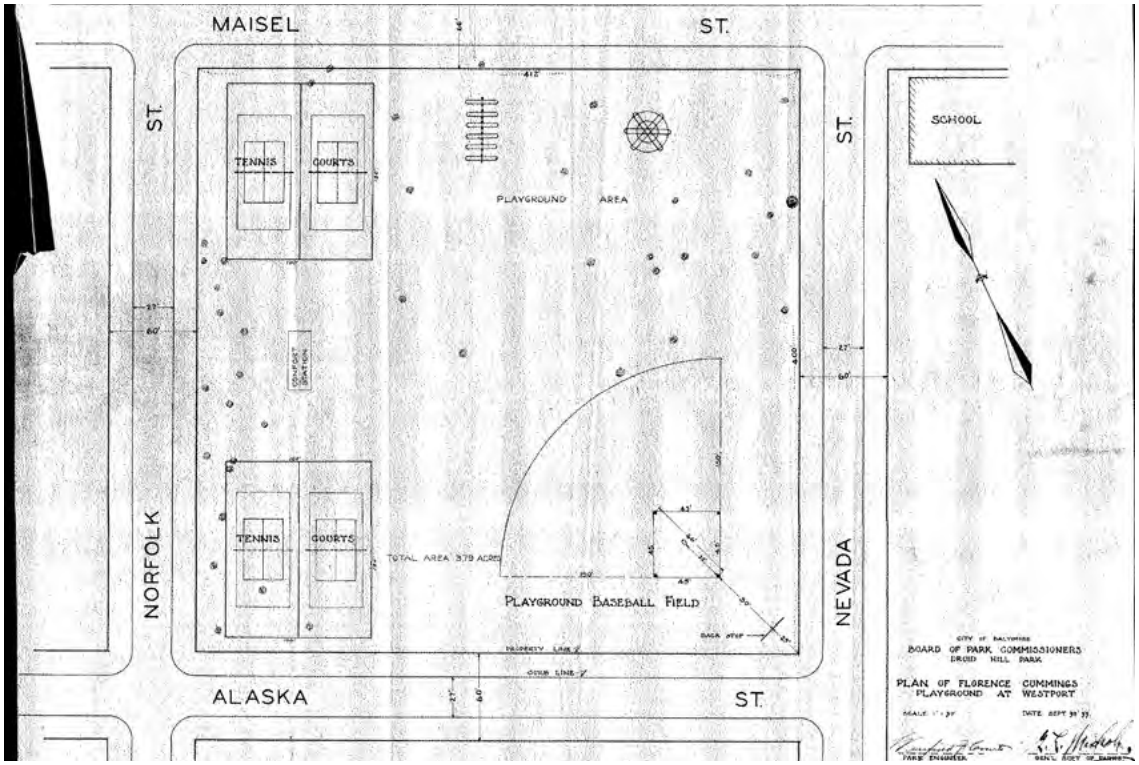


Figure 1.14 - Original Florence Cummins Playground at Westport - September 30, 1933

described the fierce competition of the games with some of the best players in the City showing up in Westport to compete.

Although the basketball court and baseball field remain, their conditions have deteriorated and they are not well used. Residents say that there is "nothing to do" within the park – especially for young children. The recent installation of a playground in Westport Homes and the KaBOOM! installation of fitness equipment in the Park has begun to address that issue.

Figure 1.15 - Aerial view of Florence Cummins Park - 1958

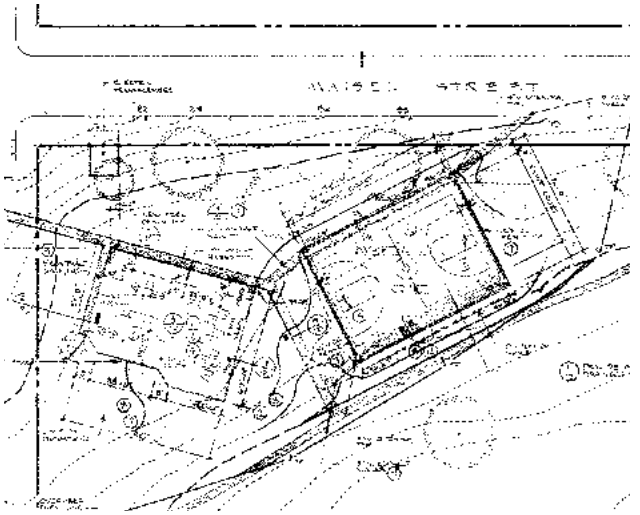


Figure 1.16 - Playground at Florence Cummins Park - Late 80's/ Early 90's

Figure 1.17 - Charles Albert Cummins

Figure 1.18 - Florence Cummins

Figure 1.19 - American Building (left) and the Baltimore War Memorial Building (right)

Community Engagement

As with all Park planning efforts, understanding the needs and desires of community constituents is a critical component for long-term success. The Design Team, together with Baltimore City Department of Recreation and Parks, and the Housing Authority of Baltimore, Boys & Girls Club and the Westport Neighborhood Association, reached out to community members at several meetings to ask how they felt about the Park now and what they envision for the Park in the future.

After a series of community meetings, the following goals were established for development of the Master Plan.

- OPEN HOUSE @ WESTPORT ACADEMY (10/23/18)
- WESTPORT ACADEMY PARENTS MEETING (12/3/18)
- COMMUNITY MEETING @ GIRLS AND BOYS CLUB (12/4/18)
- PARENTS AND PASTRIES MEETING AT WESTPORT ACADEMY (12/19/18)
- WESTPORT COMMUNITY MEETING (3/7/19)
- WESTPORT COMMUNITY MEETING (6/6/19)

Community Goals for the Park

1. Improve existing facilities so that they can be used for organized sports (football, soccer, basketball and baseball)
2. Provide "something to do" for neighbors and children
3. Connect to Westport Academy to encourage more use of the park
4. Make the park safer by improving lighting and walk connections
5. Connect to Westport Homes
6. Improve access through the park to the light rail station.

Florence Cummins Park - Community Feedback

- Pick up basketball games were active in the park. Some of the best players in Baltimore came for the pick up games.
- The large playground, previously in the park, was replaced by a smaller playground and then removed. Residents did not know why.
- None of the residents knew that the park was named Florence Cummins – they call it "The Big Park"
- Now, there is "nothing to do" in the Park
- The Park is dark and feels dangerous at night
- The residents of Westport Homes don't feel like they are welcome in the Park.
- Existing facilities need repair
- Steep slopes make the park inaccessible
- Many past planning efforts have not come to reality. Residents are frustrated by the lack of change.
- Benches are needed
- Signage is needed
- Splash Pad is a desired element
- There is no fresh food available in Westport. It takes an hour on the bus to get to the closest grocery store.

Chapter 2:

The Site

Park Location and Context

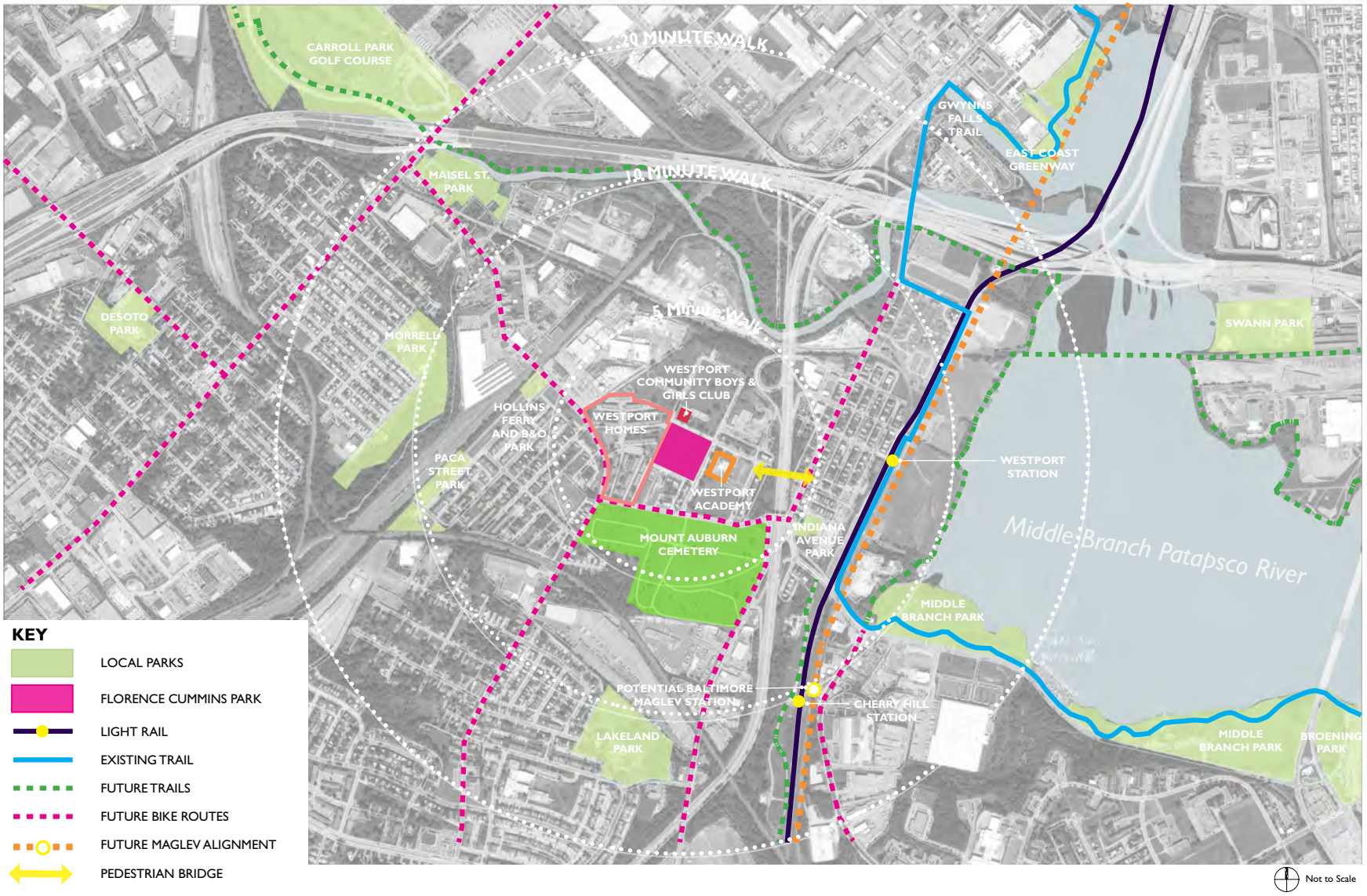


Figure 2.00 - Context Map

Neighborhood Fabric

Florence Cummins Park is a 3.783 acre park, located in the center of the Westport neighborhood, directly across Nevada Street from the Westport Academy School, surrounded by residences.

The park has been part of the fabric of Westport since the founding of the neighborhood. Historically, given the waterfront access and distance from the downtown area, the neighborhood was predominantly developed with industrial uses and worker housing. While the park is currently under-utilized for recreation, the trail through the park is an important route between the Light Rail station and Westport Homes.

Westport enjoys several other green spaces including the Mt. Auburn Cemetery, the Westport Academy and parks in the adjacent neighborhood of Lakeland.

The existing topography of the site is unnaturally higher than Alaska and Nevada streets, suggesting that the land may have been filled in the past. Aria Environmental was commissioned to conduct a Phase I investigation to confirm that the park site is not a former landfill. The assessment found no evidence of previous landfill activity in the Park. The text of the report is included in Appendix I.

Figure 2.01 Looking west to Westport Homes through the Park

Site Inventory and Analysis

Florence Cummins Park is hilly - there is a 32 foot elevation change between the upper level at Alaska Street to the lower level at Maisel Street. Currently, there is no formal pedestrian connection between the two, resulting in a lack of accessibility throughout the park. Grades along Nevada are prohibitive and there is no road connection or sidewalk on the west side of the Park. There is also no sidewalk connection or park access between the Westport Academy and the Park, limiting school use of the facilities in the Park. A sidewalk exists on Nevada Street in the Park, but there are no continuous sidewalks on either Maisel or Alaska.

On-site drainage is poor. Water flows from Alaska to Maisel and was observed leaking onto the existing basketball court from an unknown source, limiting its use. Water meter leaks on Nevada Street have also been observed. The Phase 1 report indicates that there may be remnant foundations or floor slabs from buildings which have been demolished on the upper part of the site which may be causing a perched water table and preventing water from percolating into the soil.

There are several existing, mature trees in the park which are in varying conditions. Most of these trees appear to be 50 years old and older.

All the soils within the park fall into the Urban Land Complex category. This means that the soils have been modified to the extent that they cannot be accurately classified as a naturally occurring soil type. The natural function and characteristics of the soil column has been altered so functions such as infiltration or fertility could be impacted and should be analyzed prior to any new construction.

Figure 2.02 Housing on the southern edge of Florence Cummins Park

Floura Teeter inventoried the existing trees and has identified species and general condition of the trees.

Tree removal is only recommended as needed to implement Master Plan features or to mitigate trees which have become hazardous.

It is the goal of the Master Plan to improve tree canopy coverage on site, with the ultimate goal of contributing to meeting Baltimore City's goal of 40% tree canopy.

Figure 2. 04 - The elevation of the park is significantly higher than Nevada Street

Figure 2.03 - View of Westport Homes from basketball court

Figure 2.05- Existing pathway to Westport Homes

Figure 2.06 - Topography and hydrology map

Figure 2.07 - Vegetation, soils and existing facilities

Existing Infrastructure

Existing utility information is based upon the topographic field survey provided by City of Baltimore Department of Transportation (dated July 29, 2018), Baltimore City GIS data, and record drawings obtained from the City and Baltimore, Gas and Electric Company (BGE).

A 21" storm drain system extends along the entire western edge of the property (within the right-of-way for Norfolk Street) flowing from south to north and continues across Maisel Street tying into a larger system within Salerno Place, then continuing to the north and eventually out-falling into the Gwynns Falls. Four inlets exist at the northwest corner of the site, two within Maisel Street and two within the small portion of Norfolk Street; both systems drain to the previously described 21" storm drain.

An existing 8" water main extends along the entire northern and eastern boundaries of the site, within Maisel and Nevada Streets. An existing house connection appears to the extend from Nevada Street to the site and a fire hydrant currently resides at the southeast corner of Nevada and Maisel Streets adjacent to the Westport Academy.
An 8" sanitary sewer main extends along Maisel Street near the intersection with Nevada Street, flowing to the east. Based on historic plans, a sewer house connection extends to the site along Maisel Street, approximately 150' from the Nevada Street intersection.

Primary overhead power (provided by BGE) extends along Maisel Street and connects to a utility interface to the Westport Homes community located near the northwest corner of the site. A 10-kVA transformer on a utility pole along Maisel Street currently serves the site. Secondary power extends below grade from the transformer to light poles along the pedestrian pathway that bisects the site and adjacent to the existing basketball courts. Several utility poles and light poles extend along the northern edge (Maisel Street) and the southern edge (Alaska Street) of the property. Utility and light poles are also present along Nevada Street on the school side of the roadway.

Natural gas (provided by BGE) extends along Alaska and Maisel Streets and within the right-of-way for Norfolk Street. No house connections to the site appear to exist.

There is existing street lighting on the perimeter streets but limited lighting within the park and residents have remarked that the Park is very dark at night and they don't feel safe walking through it.

Figure 2.08 - Existing utilities at Florence Cummins Park

Road Network

The western edge of the property abuts the City owned right-of-way for Norfolk Street. Currently Norfolk Street extends north of the site (north of Maisel Street) and south of the site (south of Alaska Street) only. Although the right-of-way is mapped, the portion of Norfolk Street between Maisel and Alaska Street exists on paper only. It is not certain whether or not this portion of Norfolk street ever existed.

A 30-foot grade change exists between Maisel and Alaska Streets within the Norfolk Street right-of-way. A new Norfolk Street connection would require steep grades and substantial cuts, which may explain the street existing on paper only. With the exception of small extensions at the intersections with Maisel and Alaska Streets, there is no vehicular access from Norfolk Street along the western boundary of the site. To our knowledge, the City does not have plans to install this portion of Norfolk Street in the immediate future. The design team was tasked with exploring the Norfolk Street connection in Chapter 3.

Traffic Circulation

The site is surrounded by City streets on three sides. Maisel Street borders the northern edge of the property and Alaska the southern boundary. Both are two-way streets. To the east of the site, Nevada Street is one-way running north to south. No northbound roadways are adjacent the site. The only northbound vehicular traffic way in the vicinity is Westport Street, a two-way street east of Westport Academy. Traffic circulation in the area, particularly during drop-off and pick-up time-frames at the school, is congested in front of Westport Academy.

Figure 2.09 - Nevada Street, looking south towards downtown

Figure 2.10 - Existing roadways map

Access to and from Westport Homes

Many residents use Florence Cummins Park to access the Westport Light Rail station which connects them to downtown or the airport. Currently, the path through the park, although flat, is not well lit and does not provide places of respite for elderly or unwell travelers. Improving this important connection will be part of the Master Plan.

School Bus Circulation

School bus traffic to and from the Westport Academy has a significant impact on traffic circulation during the morning and afternoon hours. Nevada Street, which is used for school buses, is one way. When the buses stack to drop off or pick up, combined with parent drop off, the entire road can be clogged and prevent residents or others from leaving the neighborhood. Maisel Street, the approach to the school, is also one-way exacerbating the problem. Changes to traffic patterns will be investigated as part of the plan.

Pedestrian Circulation

Currently, it is very difficult for pedestrians to traverse the park site. Aside from the walk connecting the corner of Nevada and Maisel Streets, the topography prevents easy access to all parts of the park. There is no direct connection between the Westport Academy and the Park. The Master Plan should establish better connections between the upper and lower levels of the park as well as make access into the park seamless for the surrounding community.

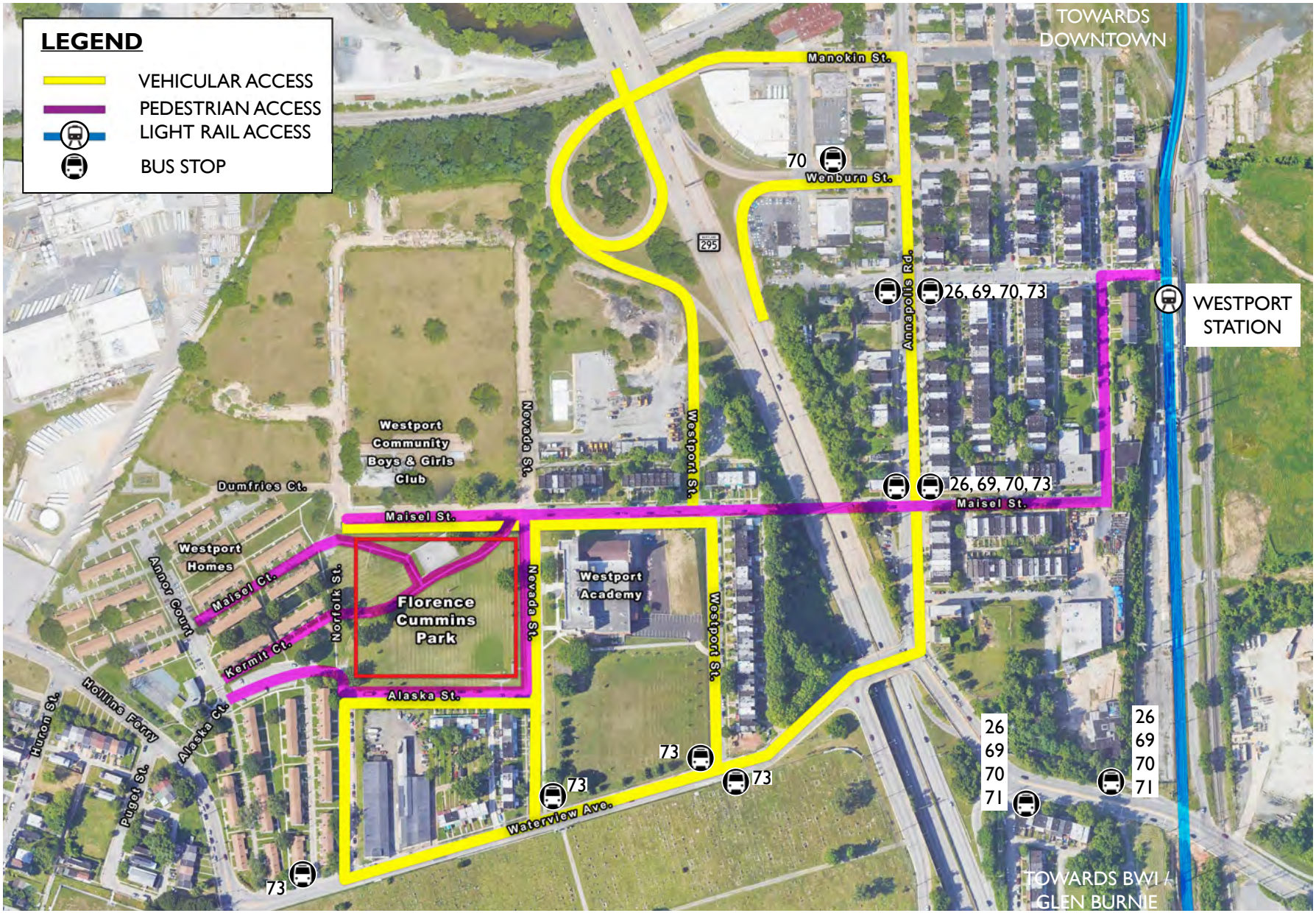
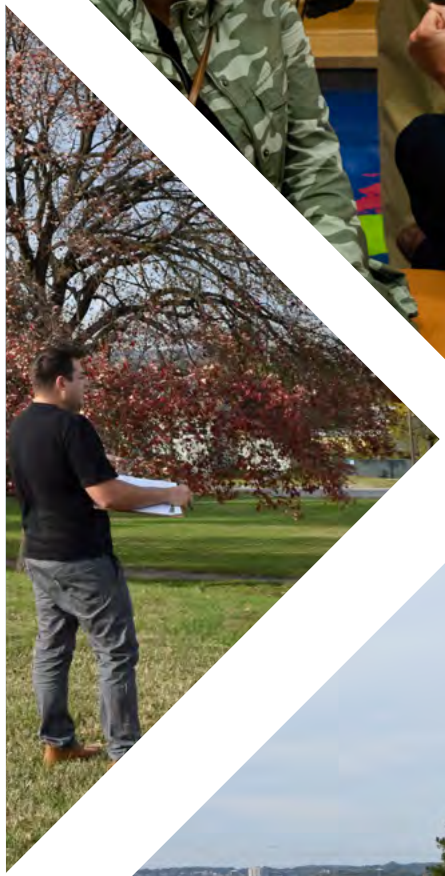


Figure 2.11 - Site access to Florence Cummins Park



Chapter 3:

The Master Plan Design Process

The Design Process

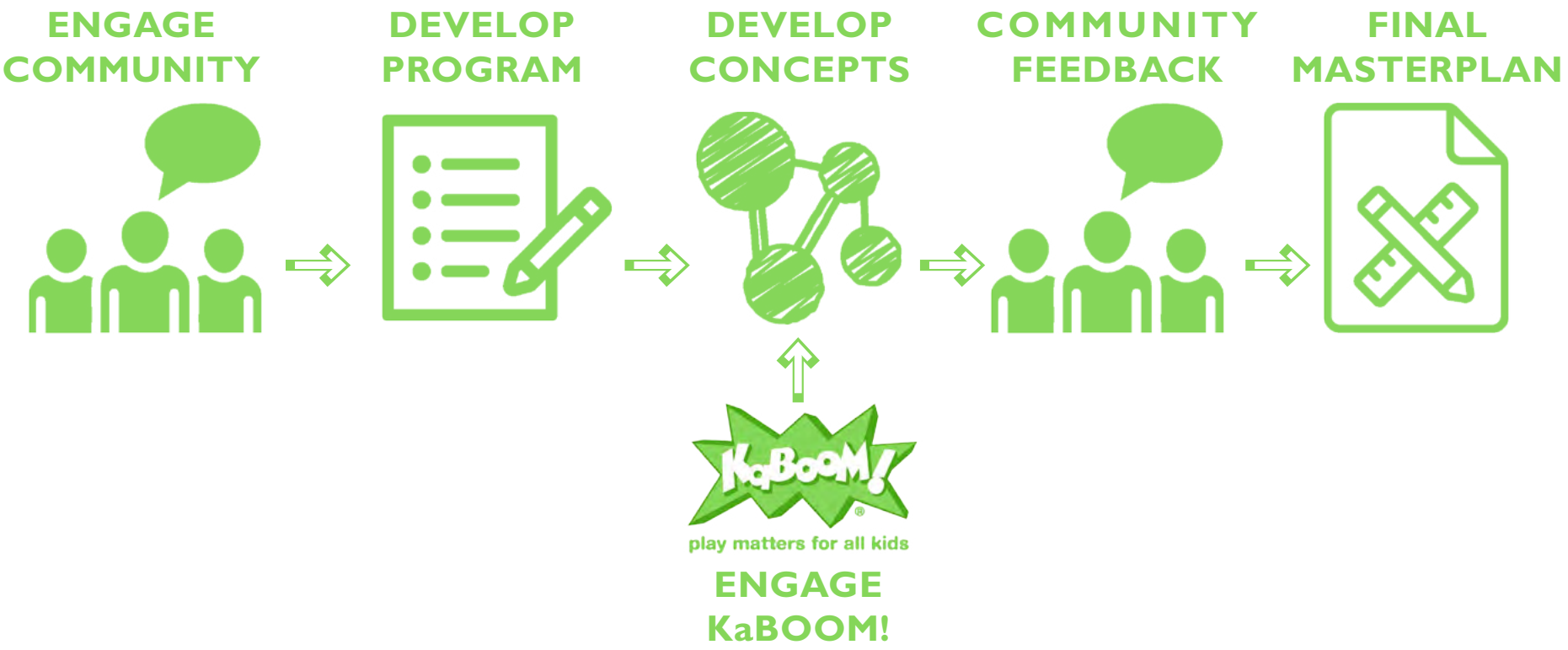


Figure 3.00 - The Design process was sequenced to solicit community input at several stages.

Florence Cummins Park is a neighborhood park so it was particularly important to engage the community to understand their aspirations and concerns for the center of their neighborhood.

There were many points of outreach with various community groups which helped to develop the program and refine the concepts.

Once the program was established, three concepts were developed, based on the information received from the community, stakeholders and BCRP, site conditions and field visits.

These concepts were presented to the community for feedback, and were then synthesized into a Final Plan which reflects the feedback received.

Once the plan was approved, a phasing plan was developed, in consultation with potential funders. The phasing plan identifies a path forward for implementation of park development.

Figure 3.01 - Children of the community design their dream park

Community Feedback

The development of the Master Plan for Florence Cummins Park was strongly rooted in an understanding of what the community desired for the central feature of their neighborhood. Community engagement allowed the design team to appreciate issues and needs of the Westport community so that the development of the final plan could respond.

The primary stakeholders are the residents who live close to the Park. The Housing Authority of Baltimore City and administrators of Westport Homes to the west, the residents on Maisel and Alaska streets and the students and staff of Westport Academy. South Baltimore Gateway Partnership is also a strong stakeholder as the primary funder of improvements to the park. The Boys and Girls Club of Maryland, located at the corner of Maisel and Norfolk, is another user of the Park. Currently they offer after school activities and programing for youth.

It was challenging to get a critical mass of citizens to provide feedback on park program and plan development. Several outreaches were made in conjunction with and the assistance of the Westport Academy, the Westport Neighborhood Association, South Baltimore Gateway Partnership and the Boys and Girls Club. Over the course of plan development, six community meetings were held to get feedback from stakeholders on both programmatic elements desired in the Park and the Master Plan.

WESTPORT COMMUNITY PARK MASTER PLAN COMMUNITY FEEDBACK			Public Meeting 06.06.19
Name (optional)			
QUESTION 1:	YES	NO	COMMENTS
Has the proposed Master Plan captured your vision for the park?			
QUESTION 2:	YES	NO	COMMENTS
Do you want to connect Norfolk Street?			
QUESTION 3:	YES	NO	COMMENTS
What would you like to see implemented first?			
Pavilion Phase - Pavilion, grill area, splash pad, field improvements, connection to School			
Sport Phase - Sport Courts, Community Seating, Walk Improvements, Lighting			
Play Phase - Additional playgrounds, Community Seating, Walk Improvements, Lighting			
QUESTION 4:	YES	NO	COMMENTS
What should the park be named?			
Westport Community Park/Florence Cummins Playground			
Florence Cummins Park (current name)			
Something else?			

Figure 3.02 - Community Feedback Handout

Figure 3.03 - Florence Cummins Park public meeting

Figure 3.04 - Westport Homes residents comment on potential program elements

Figure 3.05 - Community members map their routes from home to Florence Cummins Park

Program Development

The community was very vocal about the need for programming for children. Since the current park is not engaging, they asked for play equipment for several ages, seating so caregivers could be comfortable while watching their charges and places for community gathering. The KaBOOM! fitness equipment was installed to answer this need for older children and adults in August of 2019. Two additional playgrounds are proposed.

Some of the programming elements were inspired by past uses of the park, including an improved basketball court, improvements to the baseball field and a pavilion to host community gatherings - either associated with baseball games or for scheduled events.

A splash pad was added to the program, at the community's request to attract people to the park during the summer months and provide another activity for families.

Throughout the park, improved sidewalks, a critical accessible connection between levels and Westport Homes and the Westport Academy make the park more welcoming and accessible. Amenities such as bike racks, seating and signage will also make the park identifiable as the heart of Westport

Figure 3.06 - Gathering valuable youth feedback on park elements

Figure 3.07 - Early Florence Cummins Park concept sketches

Concept Development

Three concepts were developed to offer the community a variety of options for Park features and arrangement of those features on the site. Several features, similar across all concepts, include:

Park Identity:
At our community meeting, residents commented that they did not know where Florence Cummins Park was, even though it is in the middle of their neighborhood. They also commented that they did not use the park because they felt that the park "was not for them". Part of the Master Plan recommendation is a proposal to change the name of the park to a name that residents relate to and better reflects their community identity.

Signage:
Signage is currently non-existent in the Park identity signs are provided at key access points to reflect this new identity and to welcome residents and visitors to the Park.

Accessibility:
An accessible path connecting the corner of Maisel and Nevada with Westport Homes is provided. Residents indicated that the route was well used and connects the light rail station to Westport Homes. Ample seating and lighting are included to enhance safety and comfort for park users and those passing through. A ramp has been added in all options between the upper and lower levels to facilitate movement through the Park and the neighborhood.

School Connections:
A direct connection from the Westport Academy into the Park has been included to encourage use of the Park by the School. The slope adjacent to Nevada Street makes an accessible connection prohibitive but the generous stairs provide both an intuitive and significant connection.

Lighting:
Complaints that the Park is very dark at night and that people feel unsafe were common. All the conceptual plans provide ample pole lighting on pedestrian pathways as well as court lighting at the port courts. The pavilion will also be lit during events.

Variety of Activities:
The Master Plan proposes features for all ages and abilities and interests, from playgrounds for small children, to improved basketball and fields for more active play to passive activities like grilling and socializing.

- KaBOOM PLAYGROUND (AGE 12+)
- FUTURE PLAYGROUND EXPANSION (ALL AGES)
- MULTI-SPORT COURT
- TERRACED COMMUNITY SEATING
- SPLASH PAD
- BBQ PLAZA
- PAVILION
- MULTI-PURPOSE FIELD
- SEATING
- LIGHTING
- ENTRY PLAZA & SIGNAGE
- RE-FURBISHED BASEBALL DIAMOND
- STADIUM LIGHTING
- RAIN GARDEN

Figure 3.08 - Final program

Figure 3.09 - Improved basketball courts were requested

Figure 3.10 - KaBOOM! volunteers gather at Westport Homes

Concept A

Concept A separates the active play of the basketball courts from the smaller children's play areas.

Upper Level

•Features several playgrounds at the upper level adjacent to Alaska Street.
•A pavilion is located adjacent to the playgrounds and a flexible recreation lawn which can serve spontaneous play. This option does not include a formal baseball or soccer field.
•A small splash pad is located directly adjacent to the pavilion.
•The slope is planted with trees.

Lower Level

•The lower level features two full size basketball courts and bleacher seating to allow neighbors to watch the game and gather.
•Exercise pods are specified on the path around the basketball courts

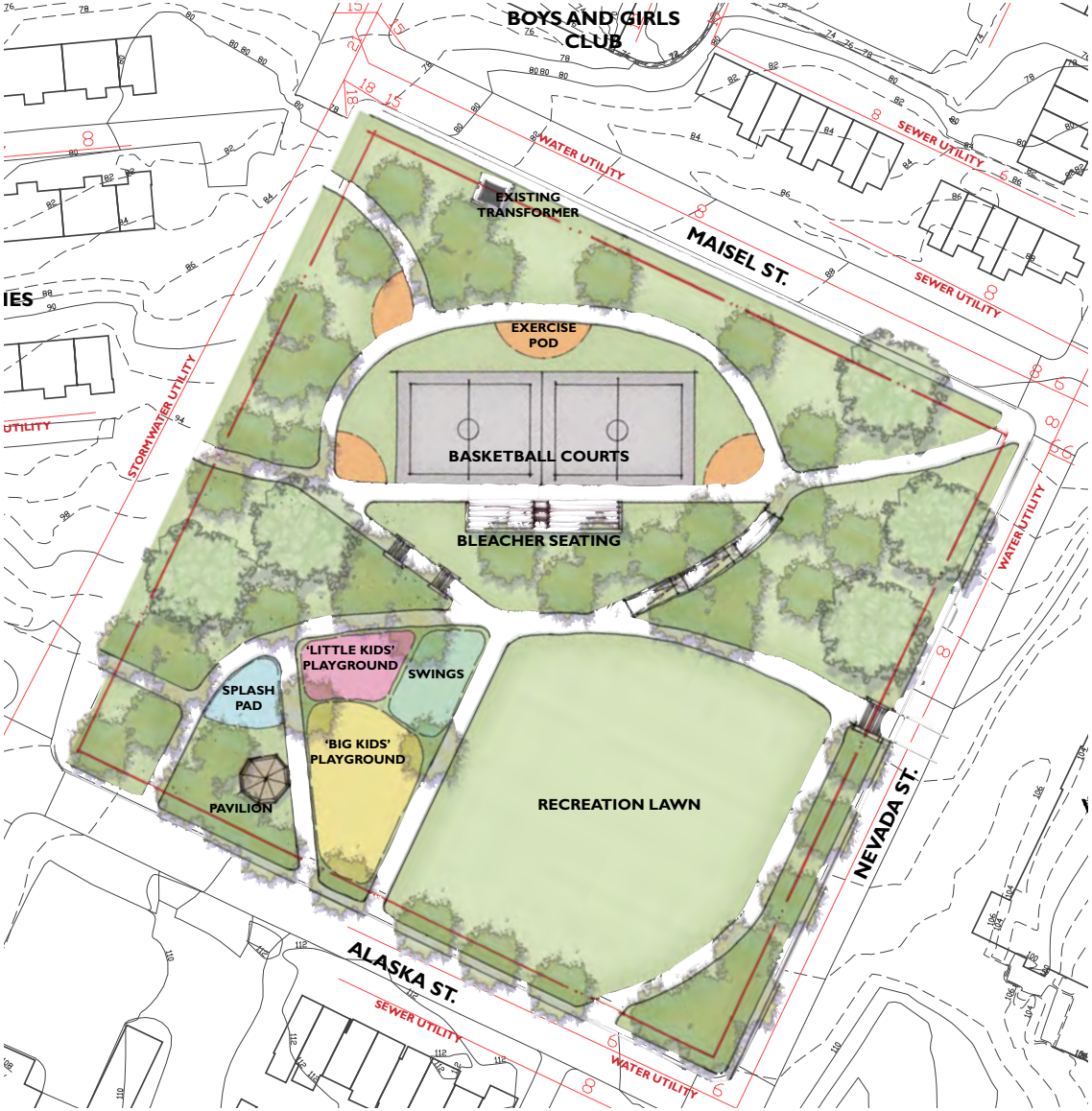


Figure 3.11 - Concept A

Concept B

Concept B locates active field play (basketball and baseball) on the upper level. The Community spaces such as playgrounds and pavilions are located on the lower level.

Upper Level

•The upper level features a renovated baseball field and outlines the potential area for soccer or other spontaneous recreation.
•One basketball court is included on the upper level in this option.

Lower Level

•Three playgrounds are featured on the lower level, including swings which were specifically requested by the community.
•Amphitheater seating allows caregivers to sit and observe the children playing.
•The pavilion provides community gathering space close to the playground areas and connected via stair to Maisel Street.

Figure 3.12 - Concept B

Concept C

Concept C shows the social activities (pavilion/snack bar and fields) at the upper level of the Park and the active play features (playground and basketball courts) at the lower level.

Upper Level

•The regulation baseball field is retained and improved at the upper level with a flexible, non-regulation, size practice field for soccer and football overlaid on the field.

•A pavilion for community gatherings and spectating sporting events is provided with a connection to Alaska Street.

•An additional building which could serve as a snack bar, pop-up vendor or retail food source is also included in a plaza which provides seating.

Lower Level

•Two full basketball courts are provided in the same location as the current court.

•Two new playgrounds (little kids/big kids) as well as a swing set are provided in the location of the former playground.

•A splash pad completes the play space. In this option, spectator seating is not included for the play area.

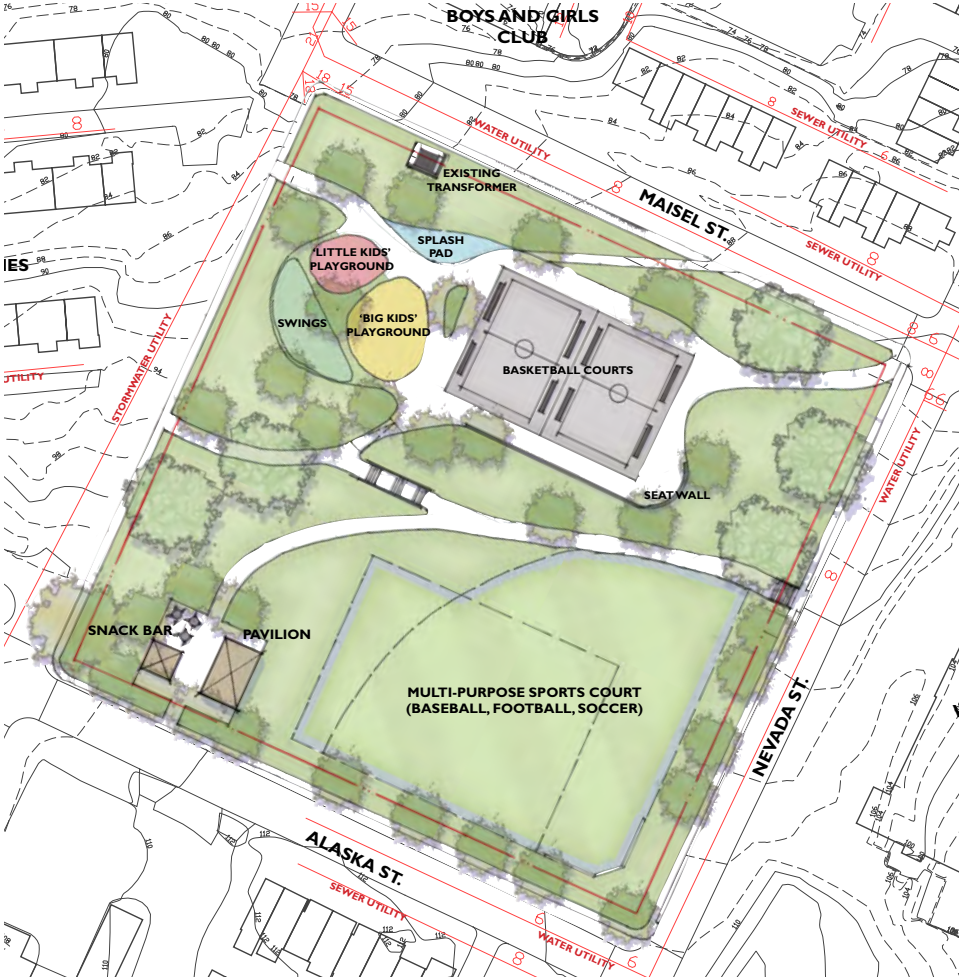


Figure 3.13 - Concept C

The three concept plans were presented at the Westport Community Meeting on March 7, 2019 at the Westport Academy.

The Design Team collected feedback on the plans which included:

•The preference for more than one basketball court

•The desire to be able to play tennis

•A preference for the playgrounds in the traditional location on the lower level.

•A desire to preserve the baseball field in its current location and configuration, with improvements to make it usable for team and league play.

Figure 3.14 - Community meeting to go over the future of the park

KaBOOM!

South Baltimore Gateway Partnership and Baltimore City Recreation and Parks engaged KaBOOM!, a non-profit organization whose mission is to partner with cities to provide playgrounds to under-served communities, to install fitness equipment on the site. Their unique model, called Build it with KaBOOM!, pairs funding partners with under-resourced communities who come together to build safe playgrounds – in just one day – resulting in kids feeling valued. (www.kaboom.org).

KaBOOM! worked with the Westport community to select the equipment for the installation. The design team worked closely with KaBOOM! to locate the fitness equipment within the context of the larger park design and Master Plan and to facilitate the permitting process. The fitness equipment was installed in August 2019 and added new activity to the park.

Figure 3.15 - Final installation of the KaBOOM! fitness equipment

Figure 3.16 - Introductions to the build day activities

Figure 3.17 - Constructing the foundations of the fitness equipment

Figure 3.18 - KaBOOM! fitness equipment installed and ready to be used

Figure 3.19 - Design team testing out the new equipment

Norfolk Street Connection Study

As part of the master planning effort, the possibility of providing a through connection along the western boundary of the site by installing the missing portion of Norfolk Street between Maisel and Alaska Streets was studied. A preliminary layout/grading plan and a roadway profile are provided.

The benefits associated with the extension include the following:
- Circulation/traffic alleviation
- Parking and vehicular access to the site
- Park visibility

The challenges include the following:
- Restricted Pedestrian access from Westport Homes
- Impact to Park
- Impact to Westport roadways
- Extensive grading

Figure 3.20 - Norfolk Street's right of way

Accommodating the grade change makes this connection challenging. Grading would severely impact both the Park and Westport Homes. Although this connection would ease traffic circulation, it would also create a barrier to the flow of citizens between Westport Homes and the Park.

After this alternative was analyzed, residents communicated that this connection was not important to them. It was decided that improvements to an adjacent walk and strengthened connections between Westport Homes and the Park would be preferred.

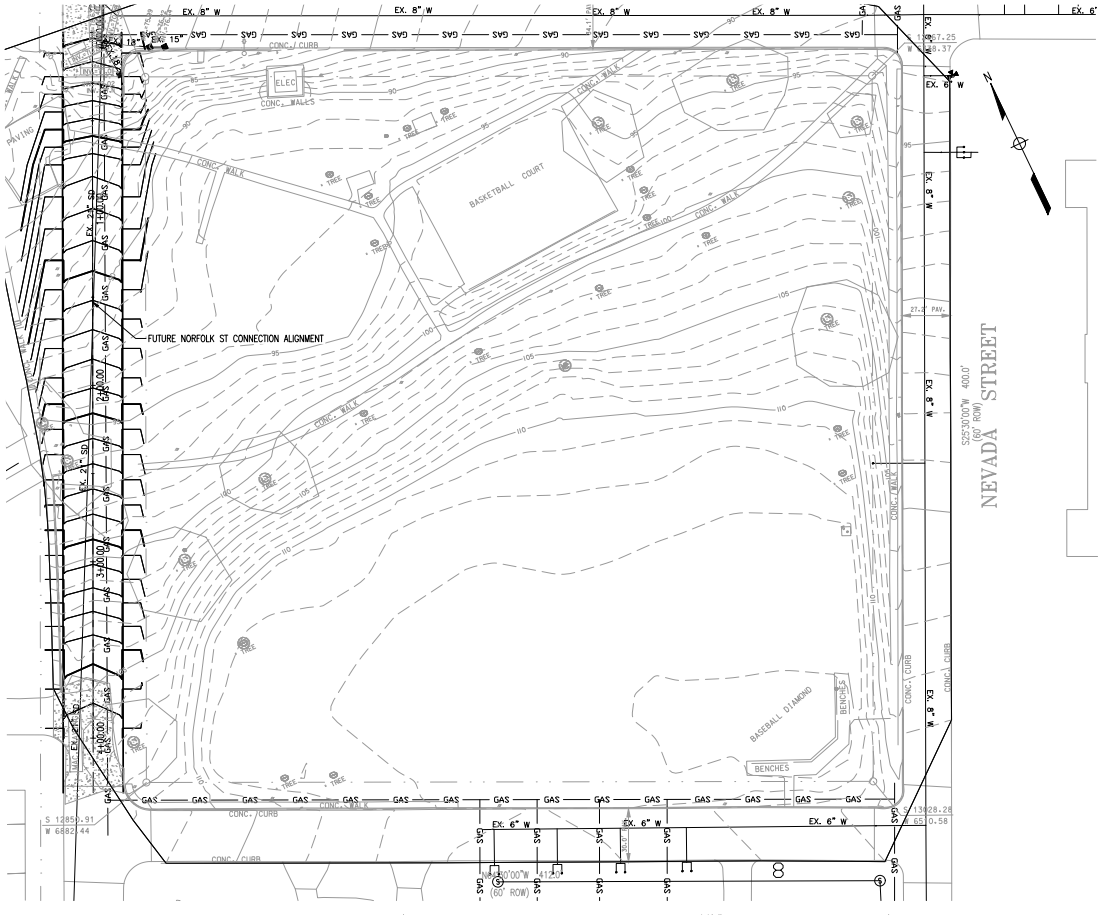


Figure 3.21 - Norfolk Street Grading Study

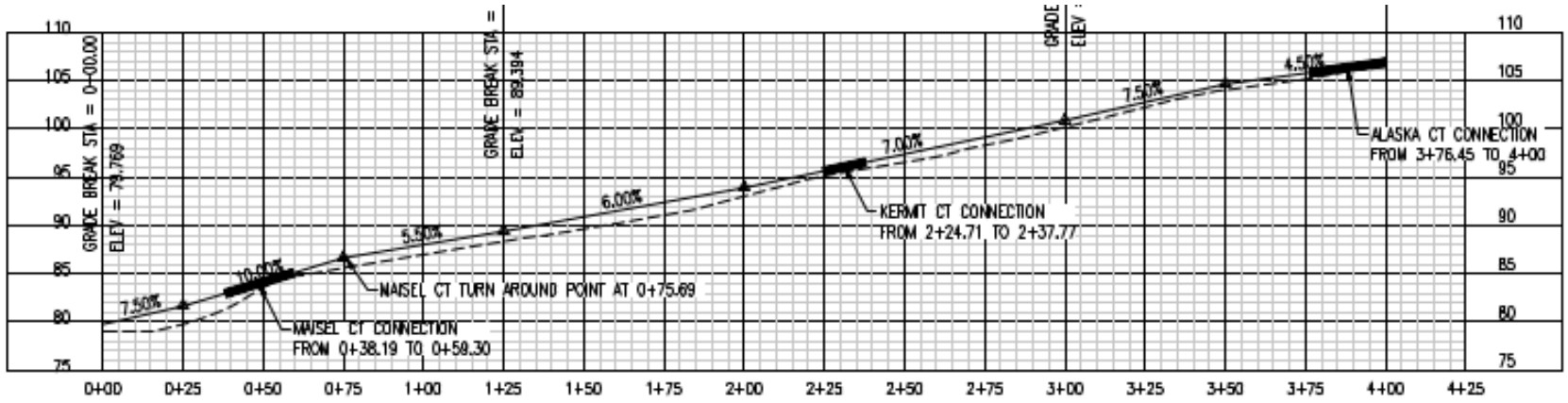


Figure 3.22 - Norfolk Street Profile

Chapter 4:

The Master Plan for Florence Cummins Park

Final Master Plan

The Final Master plan for Florence Cummins Park incorporates the feedback received from community review and from South Baltimore Gateway. The Master Plan improves connections between the two levels of the park, between the Nevada/Maisel corner and Westport Homes and from the school into the Park.

Improvements to the existing facilities as well as incorporation of new amenities, such as playgrounds, a pavilion, grill area and splash pad, provide a variety of options for users of all ages and abilities. Space to socialize, including the amphitheater seating and the pavilion will strengthen connections between neighbors and activate the park, making it a more desirable and safer place to be.

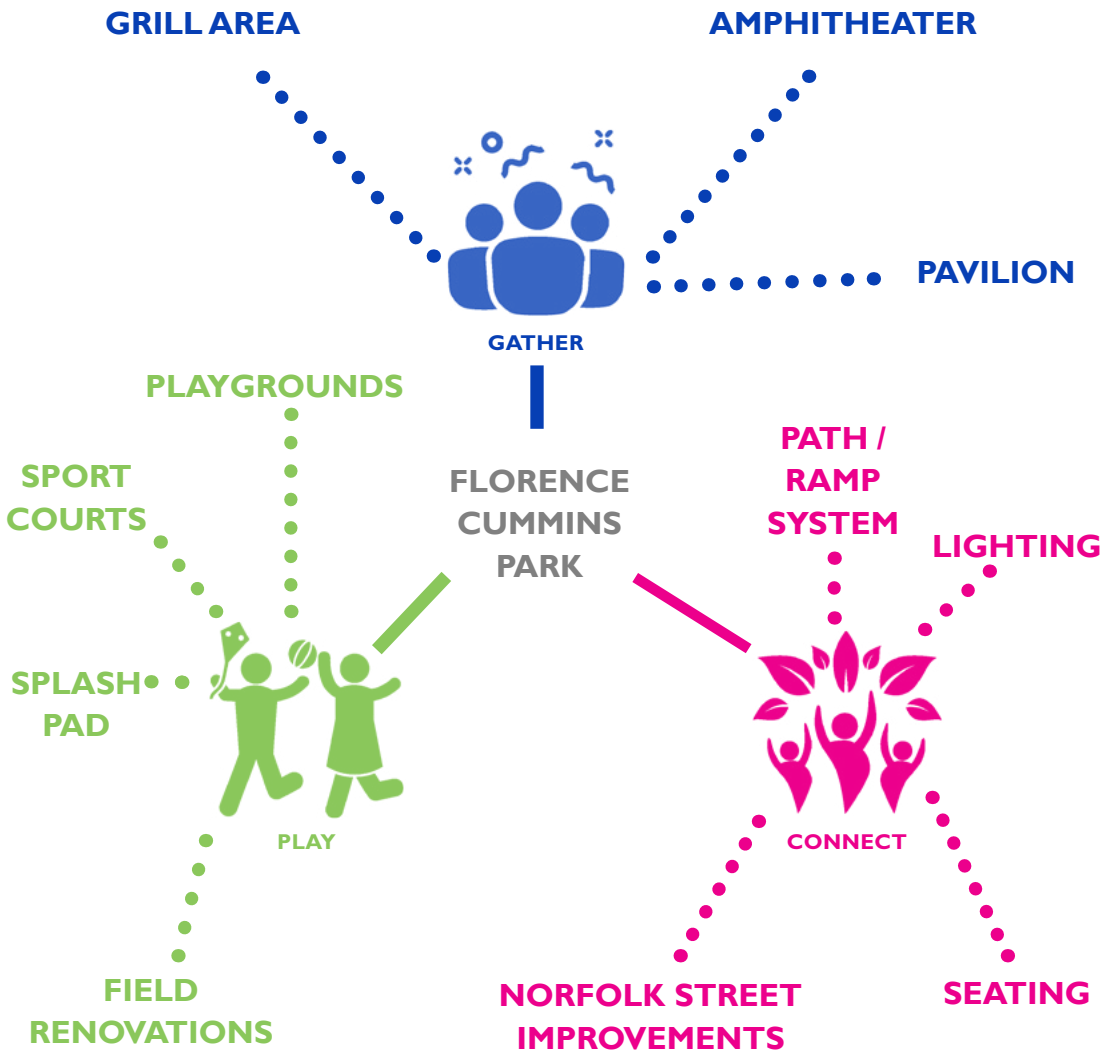


Figure 4.00 - Florence Cummins Park Programming

Figure 4.01 - Final Master Plan

PLAY

Figure 4.02 - Play space to include sport courts with lighting and amphitheater, two new playgrounds, and improved lighting and access.

GATHER

Figure 4.03 - Terraced seating promotes gathering, spectator seating for the sport courts and playgrounds.

CONNECT

Figure 4.04 - New pavilion, barbecue area and splash pad allows the community to connect, relax and enjoy athletic events on the renovated fields.

Figure 4.05 - Local children enjoying a game of basketball

Image Credit: Parks & People Foundation

Chapter 5:

Implementation and Phasing

Implementation and Phasing Plan

The plan has been divided into five phases: 1A, 1B, 2, 3 and 4. The phases were determined based on the following:

- Cost and potential funding availability
- Features which need to be built together for accessibility purposes
- Community desires and needs

1A - Play

The Play Phase is adjacent to the KaBOOM! installation and includes a sidewalk connection between Kermit Court in Westport Homes and the corner of Maisel and Nevada Streets, as well as a connection to Maisel Court. The Play space would include the KaBOOM! fitness equipment, which is intended to serve older children and adults, as well as a playground for small children (younger than 6) and another playground for children 6-12.

1B - Gather

The Sport Phase includes installation of multi-sport courts. There is a full-size court, suitable for basketball and tennis and a half court. The two courts are separated by an 8' height fence. Both courts are enclosed on the low side by a 12' ht. chain link fence. Since the site is sloped, installation of these courts will require a retaining wall on three sides. The south side of the courts is flush with the adjacent walk, to allow easy access and visibility from the seating adjacent. Both courts will be lighted to provide for nighttime use.
Amphitheater style seating is provided on the south side of the main walk to allow viewing of play and sporting events a well as supervision of the playground. This seating provides space for community gathering and socializing to activate both the park and the play amenities.

2 - Athletic Fields

Phase 2 includes the upper level of the park where the existing baseball field is located. Re-grading and replacing the infrastructure of the baseball field, and incorporating multi-use field for baseball and football includes reducing the slope from the street, soil improvements, backstop and team seating replacement and installing infield surface. The walk connecting the Westport Academy with Alaska street is included in this phase. Money was raised by community member Andre Williamson to install a scoreboard for the field.

3 - Connect

A 30' x 40' pavilion which includes shaded gathering space, restrooms and potential space for storage, retail or pop-ups is proposed. Outdoor grills and tables and a splash pad are also proposed for this area to provide a place for community gathering - informally or after sporting events.

4 - Connection to Westport Homes

Improved walk connections between Westport Homes and the Park are shown on the Master Plan. Funding for these improvements must be made by the Housing Authority of Baltimore which owns Westport Homes.

Figure 5.00 - Phasing Plan

Programming and Supervision

Community members expressed a desire for recreation staff supervision and play programming in the park for children. BCRP indicated that it would not be possible to have trained staff on site but that a volunteer program may be implemented to provide staffing and supervision for Park uses.

Providing programming which is specific to the needs and desires of local park users is important to invite people into the park, to make them feel welcome and to activate the Park. A well used and well loved park will also be one where the community will embrace stewardship and safety of this important community amenity.

Additional and ongoing conversations will be necessary among the various partners in the neighborhood, including Westport Academy, The Boys and Girls Club, BCRP, the Housing Authority of Baltimore City and South Baltimore Gateway Partnership. to ensure that programming is consistent and appropriate for neighborhood needs.

Figure 5.01 - Activating the park will promote safe and appropriate uses and community comfort.

Maintenance and Funding

Figure 5.02 - Local youth helping to clean up their parks

Maintenance will be provided by the Baltimore Department of Recreation and Parks.

Potential funding sources are available through South Baltimore Gateway Partnership, the Baltimore Local Development Council and through BCRP's city and state funding programs including Program Open Space.

Discussions on the funding for Phase 1 are underway. Funding is anticipated to be provided through a mix of the above sources.

An Estimate of Probable Cost for implementation of the Master Plan has been provided in Appendix 2. This estimate will be useful for determining Order of Magnitude budget numbers to obtain funding. Actual cost needs to consider both soft costs and construction costs and may differ, depending on time frame and scope of selected work.

Recommendations and Next Steps

Immediate implementation of the Master Plan is important to let the community know that their aspirations and concerns for their community have been heard. Next steps would be to identify funding sources, obtain funding and develop documents for phased implementation.

There are several infrastructure and other considerations which need to be addressed as part of the implementation process:

Changing the name of the Park:
The residents of Westport have indicated that a name change for the park would help to connect the Park to the community and the neighborhood fabric. The favored suggestion for a new name is Westport Community Park. The playground area could retain the name "Florence Cummins Memorial Playground" as homage to the original name of the Park. Interpretive signage could be developed to let people know where the name came from and could communicate this history of the neighborhood. A name change would need to be initiated by Baltimore City Department of Recreation and Parks and would require a City Council resolution.

Stormwater Management:
The development of the park will be required to meet the current MDE (Maryland Department of the Environment Storm-water Management Act of 2007) and Baltimore City storm-water management requirements for Environmental Site Design (ESD) as required for new development. [Sites with existing impervious coverage of over 40% can be considered redevelopment projects by MDE and the City.] However, the park development will fall within the new development category and will require treatment of all impervious cover by ESD features such as micro-bioretention, bio-swales, gravel wetland, pervious hardscapes, disconnection credits or other ESD features.

Figure 5.03 - Existing overhead utilities through the park

Storm Drain:
Storm drainage pipes, inlets, and manholes will be required throughout the project to collect storm-water for conveyance to an adequate outfall, such as a closed storm drain system. Each ESD/SWM facility will require an outfall to the storm drain system. As described in the Existing Utilities section, the main storm drain system for the area is within the right-of-way for Norfolk Street. We anticipate all storm drainage for the proposed development will outfall to the system within right-of-way for Norfolk Street.

Domestic Water:
Domestic water will be required for the bathroom facilities, the splash pad, and any drinking fountain or bottle filling stations throughout the park. If feasible, one water meter should be utilized for the entire park. The existing meter (which is along Nevada Street) may meet the demand requirements for the proposed park development, however, an analysis will be required during the site development permitting process to determine if the existing meter meets the projected demands of the park. Connections to the City's water distribution system could also occur along Maisel and Alaska Streets if phasing warrants such.

Sanitary Sewer:
The closest sanitary sewer connection for the project appears to be the an existing house connection along Maisel Street (as described in the Existing Utilities section above). Sewer connections may also be available to the west of Norfolk Street, within the limits of the Westport Homes community. Sanitary sewer will be required for the bathrooms and splash pad.

Power:
As described in the Existing Utilities section, power is provided to the site from a transformer on Maisel Street. A power analysis should be provided as part of the construction related design of the park. Power will be required for the park lighting, bathroom, pavilion, splash pad, and any additional areas requiring electricity, such as possible retail/pop-up areas. Existing service should be put in underground conduit as part of new construction, which would eliminate utility poles and overhead lines.

Natural Gas:
Natural gas can be provided to the proposed bathroom facilities, if needed.

Splash Pad Requirements:
Splash pads (also referred to as spray grounds) are categorized by the Maryland Department of Health as an aquatic facility or venue and are subject to Title 10 of the Department of Health and Mental Hygiene Code, Subtitle 17: Aquatic Facilities and Venues. Water volume in the splash pads are required to meet the minimum turnover rate of 120 minutes, the time required to circulate a quantity of water equal to the facility's surge tank volume. The water discharged from the facility must drain to the sanitary sewer system. The splash pad will require power, domestic water, vault for pumps and sanitary sewer connections. A recirculating system for water recycling is preferred.

Norfolk Avenue:
It was determined that connecting Norfolk Avenue was not desirable for the following reasons:

•Grades are prohibitive. Making the connection between the two ends of the road and the intersecting roads in Westport Homes would require significant disturbance, both into the Park and into Westport Homes, making it difficult to provide the connection.

•Making this connection would impact several very large trees and would reduce the amount of green space in the neighborhood.

•The funding required to connect Norfolk would be better applied to providing improvements within the park.

•Community members commented that having a road between Westport Homes and the Park would make it more difficult for children to use the park without having to worry about traffic.
Instead of making a road connection, it was determined that improving the existing sidewalk on the Westport Homes property would be a better solution. Widening the sidewalk and smoothing out the grades to make it more accessible as well as providing better and more intuitive connections into the Park so that residents can more easily use the Park and feel more welcome, would serve the purpose of strengthening the neighborhood fabric while preserving green space.

Construction Documents

Future implementation and phasing of construction document development will be driven by funding. Each phase of construction documents will require permit review by Baltimore City – an approximate 6-12 month time frame.

Phasing has been proposed to allow combined permitting of phases (1A and 1B, for example) to share stormwater management between phases and to expedite permitting time frames.

An updated topographic survey, geotechnical report and test pitting to verify possible locations of buried foundations, per the Phase 1 Environmental findings, is recommended prior to the beginning of construction documents.

A detailed tree inventory and condition assessment should also be conducted to provide accurate information for future phase development.

Summary

Florence Cummins Park is poised to resume its place as the heart of the Westport neighborhood. As Westport revitalizes, Florence Cummins will continue to serve existing residents, attract new people to the neighborhood and connect everyone together.

Figure 5.04 - Young girl reading in the park

Appendix I - Phase I Environmental

Phase I Environmental Site Assessment of the
Florence Cummings Park
2501 Maisel Street, Baltimore, MD 21230

PREPARED FOR:

Fluora Teeter Landscape Architects
800 N. Charles Street, Suite 300
Baltimore, MD 21201

PREPARED BY:

Aria Environmental, Inc.
PO Box 286
Woodbine, MD 21797

January 7, 2019

Project Number: 181124

Preliminary Phase I Environmental Site Assessment of the
Florence Cummings Park
2501 Maisel Street, Baltimore, MD 21230

Table of Contents

Phase I Environmental Site Assessment of the
Florence Cummings Park
2501 Maisel Street, Baltimore, MD 21230

1.0 Executive Summary

A Phase I Environmental Site Assessment was performed for the Florence Cummings Park. The subject property is referred to by the address of 2501 Maisel Street, Baltimore, MD 21230. The 3.783 acre park is bound to the north by Maisel Street, to the east by Nevada Street, to the south by Alaska Street and to the west by Norfolk Street. The site and surrounding area reconnaissance was conducted on December 17, 2018 by Michele Twilley, DrPH, CIH and Julia Fafard of Aria Environmental, Inc. The assessment revealed no recognized environmental concerns onsite. Therefore the impact to the site from the environmental findings is expected to be low.

Water inundation around and across the basketball court may be the result of perched water on old building foundations or hard pan in the southwestern quarter of the property. Additionally, a pipe line exists on the site of undetermined origin and use.

2.0 Introduction

The purpose of this investigation was to identify potential sources of hazardous or regulated materials that will require characterization and management as part of the building renovation and/or demolition process. Furthermore, a Phase I Environmental Site Assessment (ESA) was performed to identify, *"to the extent feasible pursuant to the processes prescribed in ASTM Standard E1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," recognized environmental conditions in connection with the property."*[i] To achieve this purpose the following tasks were performed and are described in the body of this report:

- ♦ Regulatory records review for the site and vicinity;
- ♦ Historical records review for the site and vicinity;
- ♦ Reconnaissance of the site and vicinity; and
- ♦ Interviews with persons familiar with the site;

This report has been prepared for the exclusive use of Fluora Teeter Landscape Architects on this specific project. These services have been provided in accordance with generally accepted environmental practices. No other warranty, expressed, or implied, is made. The contents of this report should not be construed in any way to indicate the preparer's recommendation to purchase, sell, or develop the subject site.

Our conclusions and recommendations are based upon information provided to us by others and our site observations. Information provided by others has been relied upon for the purposes of this report unless otherwise noted. Our observations were based upon conditions readily visible at the site at the time of our visit, and did not include sampling, testing or field delineation of conditions beyond the scope of the Phase I ESA. Recommendations for these services are presented in this report and may be performed under separate contract. If additional information becomes available which may affect our conclusions and recommendations, we request the opportunity to review the information, and reserve the right to modify our report, as warranted.

3.0 Site Description

3.1 Location and Legal Description

The subject site is located at 2501 Maisel Street, Baltimore, MD 21230 as noted on a Kaboom.org website. The 3.783 acre site is recorded in the land records of the City of Baltimore. The site is identified by the Department of Assessment and Taxation at ward 25, section 5, block 7461, lot 001. The site was not found in a search of the State of Maryland Real Property records using the ward, section, block and lot, the street address or Maisel, Nevada, Alaska or Norfolk Streets as possible addresses.

3.2 Site and Vicinity General Characteristics

The Florence Cummings Park is centrally located in the Westport neighborhood of South Baltimore. The rectangular shaped park is 400 feet wide by 412 feet long and consists of maintained lawn, occasional mature trees, a baseball diamond, basketball court, and walking paths. The 3.783 acre park is bound to the north by Maisel Street, to the east by Nevada Street, to the south by Alaska Street, and to the west by Norfolk Street. A Boys and Girls Club is located to the north of Maisel Street. The Westport Academy Elementary School is located across Nevada Street; row homes are located across the eastern half of Alaska Street and businesses are located on the western half; and row homes are located to the west of Norfolk Street.

The subject site and surrounding area slopes from highest elevations along Alaska and Nevada Streets to the lowest elevations at the corner of Maisel and Norfolk Streets. There is a 29 foot change in elevation diagonally across the park sloping from the highest elevations at the southern property corner to the northern property corner.

3.3 Current Use of the Property

The site is currently used as a community park. A baseball diamond and basketball court are available and discontinuous walking paths cross the site to the basketball court.

4.0 User Provided Information

The Florence Cummings Park Scope of Work dated July 13, 2018 contained the following information about the existing park:

"Park Location and Context

Florence Cummings Park is centrally located in the Westport neighborhood of South Baltimore. Directly across the street from Westport Academy Elementary School (K-8), the park is bound to the north by Public Housing (previously Norfolk Street), to the south by Nevada Street, and the east by Maisel Street, and the west by Alaska Street. The Betty Wright Child Care Center (which is currently vacant) is located north of the Florence Cummings Park as part of the public housing complex. The park is surrounded by urban row houses, public housing, auto repair shop/storage, and cemetery. The Boys and Girls Club is still active with afterschool programs and is located at the intersection of Norfolk and Maisel Streets.

Park History

The Florence Cummings Park was once a very active community center with baseball fields, benches, basketball, tennis courts, a playground, and sandbox. Competitive recreation baseball (Westport Baseball) and football (Westport Patriots) were played at this location. After many years of decline in use, the play activities were removed, except for the basketball courts. The park was dug up in the 1970's. The park remains as an open grass field. The playground was removed 5 to 6 years ago. Public Housing north of Florence Cummings Park was once used as overflow military housing by Ft. Meade.

A representative of the community, described the park's use in the past as "Always a park with things to do, was full of children, had tennis courts, a Maypole and was home to the Westport Baseball recreation team. The Boys and Girls Club hosted the Westport Patriot Football Team that once went to the championships in Florida".

An active Boys and Girls Club is located along Maisel Street and was once part of a section of public housing located on the site, which was demolished around 2008. The Boys and Girls Club is now the only occupant of that block; the remaining portion is now vacant land which is fenced open green space. Westport Academy Elementary School is located on a large lot with an open grass area west of the school building. There are two school playgrounds located behind the school building.

Historical research documentation created for the Westport Historic District designation indicates that there was a landfill located at the north end of Annapolis Road along the Gwynns Falls. The landfill included debris from the 1904 fire, and it was active until 1940's. However, more research is needed to determine the exact boundaries and where the landfill was situated.

The park has not seen much improvement for some time. Within the past year, however, Casino Funding has supported the following improvements:

- *The basketball fencing fabric/mesh has been replaced*
- *Two concrete picnic pads have been installed*
- *Picnic benches have been installed*
- *10 trees have been installed (by Lorenz, BCRP contractor)."*

5.0 Records Review

5.1 Standard Environmental Records Sources

Federal and state environmental databases and records were reviewed in an effort to determine whether environmental incidents have been reported at the site and to locate properties with environmental liabilities in the vicinity of the site. A detailed summary of federal and state databases prepared by Environmental Data Resources, Inc. (EDR) on December 17, 2018 is presented in Section 16.5.[ii] Federal and state regulatory databases have been researched and reported in accordance with the search radii specified by ASTM E 1527-13. Significant findings from the environmental records search are provided in the following table.

Table 4

Environmental Records Search Results

Environmental Record Source/Date	Approximate Minimum Search Distance (miles)
Federal National Priorities List (NPL) site list/November 14, 2018	**1.0**
Finding: Chemical Metals Industries is located East North East (ENE) of the subject site at a distance of 0.364 miles. Was deleted from the final NPL list on 12/30/1982.	
Federal Delisted NPL site list/December 11, 2017	**0.5**
Finding: Chemical Metals Industries is located ENE of the subject site at a distance of 0.364 miles. The site was deleted from the final NPL list on 12/30/1982. *"Conditions at proposal October 23, 1981): Chemical Metals Industries, Inc., was dissolved by court order in August 1981 and placed in receivership. It previously manufactured copper sulfate and recovered precious metals. The site consists of 2 areas separated by approximately 20 row houses. Wastes on-site include acids, caustics, cyanides, and ammonia. The site has been investigated by EPA, the U.S. Coast Guard, and the State. The area has been secured, and emergency cleanup has been initiated. Status December 30, 1982): This site was on the Interim Priorities List, announced October 23, 1981 before formal rulemaking began in the Federal Register. This site is being deleted from the NPL because EPA, in consultation with the State of Maryland, has determined that all appropriate Superfund-financed response under CERCLA has been implemented, and that no further response by responsible parties is appropriate."*	
Federal Superfund Enterprise Management System (SEMS) previously known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list**/ November 14, 2018**	**1.0**
Finding: Chemical Metals Industries (MDD980555478) is a currently listed CERCLIS site located at 2001-2103 Annapolis , Baltimore, MD. The site is East-Northeast of the subject site at a distance of 0.364 miles.	
Federal SEMS Archive previously known as the CERCLIS No Further Remedial Action Planned (NFRAP) list**/ November 14, 2018**	**0.5**
Sherwin Williams (MDD000215160) a paint and coating manufacturer is located at 2325 Hollins Ferry Road (0.176 miles WNW of the subject site) and is a "No Further Remedial Action Planned" CERCLIS site. Southgate Industrial Park (MDD985370089) located at 2147 Wicomico Street (0.406 miles NNW of the subject site) is a "No Further Remedial Action Planned" CERCLIS site. Carr-Lowery Glass Facility (MDD002901197) located at 2201 Kloman Street (0.449 miles ESE of the subject site) is a "No Further Remedial Action Planned" CERCLIS site. United American Metals Lead Smelter (MDN000306831) located at 1800 Cherry hill Road (0.459 miles SE of the subject site) is a "No Further Remedial Action Planned" CERCLIS site.	
Federal Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) facilities list/ March 1, 2018	**1.0**
Two sites were found within 0.176 and 0.617 miles from the subject site. Sherwin-Williams (MDD000215160) and Clean Harbors of Baltimore (MDD980555189). Sherwin-Williams has achieved "Ready for Anticipated Use" after establishing engineering and institutional controls for mitigation of contaminated groundwater. Clean Harbors is a Hazardous Waste Treatment Storage and Disposal Facility (TSDF). Clean harbors has achieved "Ready for Anticipated Use" and "No Further Remedial Action Planned"	

Environmental Record Source/Date	Approximate Minimum Search Distance (miles)
status.	
Federal RCRA non-CORRACTS Transfer Storage and Disposal (TSD) facilities list/ March 1, 2018	**0.5**
Finding: Clean Harbors of Baltimore (MDD980555189) located at 1910 Russell Street is 0.617 miles NNE of the subject site.	
Federal RCRA Generators list/ March 1, 2018	**Property and Adjoining Properties**
Finding: One Conditionally Exempt Small Quantity Generator (CESQG) was identified adjacent to the subject property and at equal to higher elevation. Westport Elementary School (MDR000003699) is a CESQG of ignitable waste. Stone Care International located at 2601 Waterview Ave is identified as having Pennsylvania Manifests for hazardous waste transportation originating from the site adjacent to the subject site. Manifests were dated January 2007 and Cycle Chem in Lewisberry PA is the destination facility. Waste included 4 55-gallon drum of ignitable (D001) waste, 10 gallons ignitable waste, 400 Gallons of ignitable waste; 450 gallons of methyl ethyl ketone (D035), 450 gallons of ignitable waste.	
Federal Institutional Control/Engineering Control Registries/July 31, 2018	**Property only**
Finding: None identified.	
Federal Emergency Response Notification System (ERNS) list/September 18, 2017	**Property only**
Finding: None identified.	
State-Equivalent NPL/State Hazardous Waste Sites (SHWS)/October 2009	**1.0**
Eight Maryland State Hazardous Waste Sites were reported by EDR. Capital Assay labs (MD-253) is a formerly investigated site located at 2901 Whittington Avenue is located 0.801 miles WSW of the subject site. Sherwin Williams (MD-279) is a no further remedial action site located at 2325 Hollins Ferry Road and is 0.176 miles to the WNW of the subject site. Chemical Metals Industries (MD-082) has an undefined site status and is located at 2001 and 2103 Annapolis Road and is 0.364 miles ENE of the subject site. Southgate Industrial (MD-378) is a formerly investigated site located at 2147 Wicomico Street which is 0.406 miles NNW of the subject site. Carr-Lowery Glass Co (MD-140) is a no further remedial action site located at 2201 Kloman Street which is 0.449 miles ESE of the subject site. Bayard Station (MD-161) is a no further remedial action site located at Bayard and Bush Streets which is 0.854 miles NNE of the subject site. Koppers Company (MD284) is a no further remedial action site located at 1400 Bush Street and is 0.945 miles N of the subject site. Severn St. Station (MD-245) is a no further remedial action site located at 1400 Block of Severn	

Environmental Record Source/Date	Approximate Minimum Search Distance (miles)
Street and is 0.971 miles NNE of the subject site.	
State-Equivalent CERCLIS/State Hazardous Waste Sites (SHWS)/October 1, 2009	**0.5**
Finding: The State CERCLIS list was last updated in October of 2009. Four State CERCLIS sites were identified. Sherwin Williams (MD-279) is a no further remedial action site located at 2325 Hollins Ferry Road and is 0.176 miles to the WNW of the subject site. Chemical Metals Industries (MD-082) has an undefined site status and is located at 2001 and 2103 Annapolis Road and is 0.364 miles ENE of the subject site. Southgate Industrial (MD-378) is a formerly investigated site located at 2147 Wicomico Street which is 0.406 miles NNW of the subject site. Carr-Lowery Glass Co (MD-140) is a no further remedial action site located at 2201 Kloman Street which is 0.449 miles ESE of the subject site.	
State landfill and/or solid waste disposal site list/July 30, 2018.	**0.5**
Finding: Waste Neutral located at 2901 Waterview Ave is located 0.419 miles to the SE of the subject site. Waste Neutral is a pre and post-consumer food waste facility that accepts food waste from commercial properties, restaurants and institutions. No plastics, metals and general waste is accepted.	
Leaking Underground Storage Tank (UST) lists/MD OCPCASES/October 3, 2018	**0.5**
Finding: 52 cases were identified within a one-half mile radius from the subject site. None of the OCP Cases were associated with the subject property. Westport Elementary School (Facility ID: 01-0074BC3 and 99-0568BC1) is located adjacent to the subject site at equal or higher elevation and has two closed cases reported. Cases were closed in 10/20/1998 and 10/23/2001. Westport Homes (Facility ID: 17-0543BC) is located at 2343 Norfolk Street and is 0.016 miles N of the subject site. The case is closed. Bell Property (Facility ID: 03-2025BC1) is located at 2406 Huron Street is 0.159 miles WNW of the subject site. The case is closed. Sherwin Williams (Facility ID: 02-1492BC1, 6-0657BC1, and 9-1693BC1) is located at 2325 Hollins Ferry Road is 0.176 miles WNW of the subject site. The cases are closed. Hollins St Phoenix (Facility ID: 99-2235BC1) is located at 2301-25 Hollins Street and is 0.176 miles WNW of the subject site. The case is closed. Abandoned Property (Facility ID: 19-0038BC) located at 2320-2324 Annapolis Road and is 0.192 miles ESE of the subject site. The case involves the release of heating oil from an aboveground tank. The case is open. Hofferberger Oil Co. (Facility ID: 03-1141BC1) is located at 2405 Annapolis Road and is 0.205 miles ESE of subject site. The case is closed.	

Environmental Record Source/Date	Approximate Minimum Search Distance (miles)
Fire House Engine #5 (Facility ID: 99-3038BC1) is located at 2425 Annapolis Road and is 0.207 miles ESE of the subject site. The case is closed. Seidman Glass Co (Facility ID: 96-2216BC1) is located at 2300 Russell Street and is 0.209 ENE of the subject site. The case is closed. Baltimore City Public Schools #156 (Facility ID: 99-1671BC1) is located at 2401 Harman Ave and is 0.212 mile WSW of the subject site. The site is closed. Fitch Dustdown Co. (Facility ID: 97-1883BC1 and 04-1509BC3) is located at 2201 Russell Street and is 0.224 miles ENE of the subject site. The cases are closed. P Flanagan & Sons (Facility ID: 7-2302BC3, 8-1345BC1, 04-0302BC3, 09-0451BC and 92-2209BC1) is located at 2120 Annapolis Road is located at 0.239 miles NNE of the subject site. The cases are closed. Marko Chullin Residence (Facility No.: 10-0373BC) is located at 2258 Sidney Ave and is 0.259 miles E of the subject site. The case is closed. Millwork Outlet (Facility ID: 06-0608BC) is located 2220 Severn Street and is 0.296 miles NW of the subject site. The case is closed. Gordon D. Garratt Co (Facility ID: 97-0767BC1) is located at 2815 Waterview Ave and is 0.301 miles SE of the subject site. The case is closed. Gourmet Creamery (Facility ID: 90-0854BC1) is located at 2700 Annapolis Road and is 0.302 miles SSE of the subject site. The case is closed. Alford Packaging (Facility ID: 93-0731BC1) is located 2631 Merchant Drive and is 0.303 miles SSQ of the subject site. The site is closed. 2700 Hollins Ferry Road (Facility ID: 91-1072BC1) is located at 2700 Hollins Ferry Road and is 0.315 miles SW of the subject site. The case is closed. Ringer Enterprises (Facility ID: 95-1385BC1) is located at 2121Russell Street and is 0.318 miles NE of the subject site. The case is closed. Ace Hardware (Facility ID: 97-1995BC1) is located at 2601 Merchant Drive and is 0.335 miles SW of the subject site. The case is closed. Box USA (Facility ID: 91-1589BC1) is located at 2200 Hollins Ferry Road and is 0.342 miles WNW of the subject site. The case is closed. Paul's Trucking (Facility ID: 90-1453BC1) is located at 2710 Annapolis Road and is 0.346 S of the subject site. The case is closed. Accent Metal Service (Facility ID: 91-0125BC1) is located at 2220 Langley Street and is 0.347 miles NW of the subject site. The case is closed. Houff Transportation (Facility ID: 7-1693BA) is located at 2720 Annapolis Road and is 0.350 miles S of the subject site. The case is closed. Ringer Property (Facility ID: 17-0452BC) is located at 2101 Russell Street and is 0.351 miles NE of the subject site. The case is closed. Harbor Truck Sales (Facility ID: 97-1223BC1, 91-1082BC1 and 04-1577BC1) is located at 2723 Annapolis Road and is 0.369 miles S of the subject site. The cases are closed.	

Environmental Record Source/Date	Approximate Minimum Search Distance (miles)

Atlas Container Corp (Facility ID: 90-2387BC1) is located at 2650 Merchant Drive and is 0.373 miles SSW of the subject site. The case is closed.

Fleet Transport Inc. (Facility ID: 01-1788BC3) is located at 2900 Block of Waterview Ave and is 0.373 miles SE of the subject site. The case is closed.

G&E Realty (Facility ID: 95-1292BC1) is located at 2800 Annapolis Road and is 0.397 S of the subject site. The case is closed.

Merritt Leasing (Facility ID: 98-1400BC1) is located at 2674 Merchant Drvie and is 0.399 miles SSW of the subject site. The case is closed.

Baltimore Gas & Electric (Facility ID: 91-1858BC3) is located at 2100-2101 Kloman Street and is 0.406 miles ENE of the subject site. The case is closed.

National Freight (Facility ID: 90-2264BC1) is located at 2801 Annapolis Road and is 0.407 S of the subject site. The case is closed.

Westport Generating Station (Facility ID: 19-0160BC) is located at 2801 Annapolis Road and is 0.416 miles ENE of the subject site. The case involves the tank closure of a motor/lube oil tank. The case is open.

Westport Pumping Station (Facility ID: 99-2449BC1) is located at 2911 Waterview Ave and is 0.416 miles SE of the subject site. The case is closed.

Marty's Auto Parts (Facility ID: 09-0600BC) is located at 2100 Hollins Ferry Road and is 0.419 miles NW of the subject site. The case is closed.

Waste Neutral (Facility ID: 03-0473BC1, 09-0418BC and 90-2131BC1) is located at 2901 Waterview Ave and is 0.419 miles SE of the subject site. The case is closed.

BGE (Transformer) (Facility ID: 03-1441BC1) is located at Cherry Hill Road at Waterview Road and is 0.424 miles SE of the subject site. The case is closed.

Baltimore Gas & Electric (Facility ID: 07-0591BC1 and 92-1986BC3) is located at 2101 Kloman Street and is 0.430 miles ENE of the subject site. The case is closed.

Baymark Health Services (Facility ID: 18-0507BC) is located at 1801-1805 Cherry Hill Road and is 0.435 miles SE of the subject site. The case involves soil contamination from motor/lube oil. The case is open.

Waterview BP (Facility ID: 90-0207BC1) is located at 2920 Waterview Road and is 0.443 miles SE of the subject site. The case is closed.

Keystone Electric (Facility ID: 04-1210BC1) is located at 2807 Annapolis Road and is 0.446 miles S of the subject site. The case is closed.

Claude Neon Signs (Facility ID: 90-0209BC3) is located at 1808 Cherry Hill Road and is 0.448 miles SE of the subject site. The case is closed.

Carr-Lowery Glass Co. (Facility ID: 8-0107BC1 and 00-0512BC1) is located at 2201 Kloman Street and is 0.449 miles ESE of the subject site. The cases are closed.

Chemical Metals Industries (Facility ID: 16-0033BC) is located at 2001 Annapolis Rad and is 0.454 miles NE of the subject site. The case is closed.

Almag Plating Corp (Facility ID: 99-0567BC1 and 90-0208BC3) is located at 1800 Cherry Hill Road

Environmental Record Source/Date	Approximate Minimum Search Distance (miles)
and is 0.459 miles SE of the subject site. The cases are closed. The Dirt Express Company (Facility ID: 08-1454BA) is located at 2036 Hollins Ferry Road and is 0.466 miles NW of the subject site. The case is closed. All American Towing (facility ID: 96-0432BC1) is located at 2924 Waterview Road and is 0.468 SE of the subject site. The case is closed. Beach Properties (Facility ID: 95-1289BC1) is located at 2325 Banger Street and is 0.487 miles WSW of the subject site. The case is closed.	
State Registered UST list/September 30, 2018	**Property and Adjoining Properties**
Finding: No registered storage tanks are present on the property. Westport Elementary School is located adjacent to the subject site and has two registered underground storage tanks. One tank is a 10,000 gallon heating oil tank that is permanently out of use. The second is a 2,000 gallon heating oil tank that is also permanently out of use. Norfolk Homes located adjacent to the subject site has a 1,500 gallon permanently out of use heating oil tank.	
State Institutional Control/Engineering Control Registry/November 10, 2008	**Property Only**
Finding: None Identified	
State Voluntary Cleanup Sites/September 13, 2018	**0.5**
The following sites are included in the Voluntary Cleanup Program Applicants/Participants listing that have deed restrictions. The Ringer property located at 2101 Russell Street is located 0.351 miles NE of the subject site. It has a deed restriction for industrial land use and groundwater use. The site carries an excavation notification restriction for soil with petroleum, polycyclic aromatic hydrocarbons (PAHs) and metals. Buck's Auto Dump is located at 2900 Waterview Ave and is 0.374 miles SE of the subject site. The site has a groundwater use restriction and an excavation notification is required. Excavations must be conducted in a manner that is protective of human health and the environment including proper personnel protection and prohibition of visitors during excavation. Site contaminants include metals, PCBs and petroleum. Southgate Industrial Park at 2147 Wicomico Street is located 0.406 miles to the NNW of the subject site. It carries an industrial land use restriction. There are five VCP sites within one half mile of the subject site that are not currently subject to deed restrictions. P. Flanagan & Sons (Metro Ready-Mix) located at 2120 Annapolis Road is 0.239 miles NNE of the subject site. According to Maryland Department of the Environment, Facts About Westport	

Environmental Record Source/Date	Approximate Minimum Search Distance (miles)
Junction Depot Voluntary Cleanup Program, the site was formerly a railroad scrap yard before becoming a batch concrete manufacturing plant. A variety of controlled hazardous substances and petroleum products, including metals, polychlorinated biphenyls (PCB), oil, lubricants, and fuels have been generated, used, stored and spilled on the property. 2700 Hollins Ferry Road is located 0.315 miles southwest of the subject site. No fact sheet is available for this property. Lafarge Property located at 2401 Kloman Street is 0.378 miles east of the subject site. The site was initially developed prior to 1914. In 1914, the Westport Veneer and Basket Company occupied the property. Between 1922 and the 1950s the Klaris and the Young families owned the property. In the 1950s, Eastern Cold Storage Company operated at the property. In 1958, the Kroman Junk Company operated at the property. Since 1975 the property operated as a ready-mix concrete batch plant under the names of Somar Corporation, Merritt Concrete, and D&G Brice Contractors. The shoreline was extended eastward during land filling operations, which occurred between the early 1950s and late 1960s and 1980-1988. Carr-Lowery Glass Co. at 2201 Kloman Street is 0.449 miles ESE of the subject site. Prior to construction of the glass manufacturing facility in 1889, the property was undeveloped. During 1976-1977, filling operations along the eastern boundary with the Patapsco River resulted in the creation of an additional acre of land. In 1989, the Carr-Lowery site was sold to the Anchor Hocking Corporation, which continued glass manufacturing until it ceased operations in 2003. All the facilities structures have been razed and the site is currently vacant. Former Westport Generating Station at 2033-2101 Kloman Street is 0.500 miles ENE of the subject site. The former Westport Generating Station property, totaling approximately 12.32 acres, is located at 2033 and 2101 Kloman Street in Baltimore City, Maryland 21230. The property, located in a mixed industrial and residential area, is bounded to the north by Cockey's Enterprises (a trash removal company), to the south by the former Carr-Lowery Glass Company, to the west by Kloman Street and the Maryland Mass Transit Authority rail-line (light rail) and to the east by the Middle Branch of the Patapsco River. The topography slopes gently to the east. Ground water is located approximately five feet below grade. The nearest surface water is the Middle Branch of the Patapsco River, located adjacent to the eastern property boundary. Elevated levels of metals, petroleum hydrocarbons and polycyclic aromatic hydrocarbons exist in the soil.	
State Brownfield Sites/September 18, 2018	**0.5**
Finding: One Brownfield site, was identified at 2505 Maisel Street which is adjacent to the subject site. The 12.605 acre residential site is owned by the Baltimore Development Corporation and is located on the northeast side of Maisel Street and the northwest side of Nevada Street in Baltimore, MD. The site consists of primarily vegetated land, trees, streets, curbs, sidewalks, a playground and a garden. Most of the property is surrounded by a chain-link fence. It was previously used for public housing from approximately 1960 To 2006. Since 2006, it has been used by the Office of Construction Services of the Housing Authority of Baltimore City (HABC) for storage of building and construction materials. There is one building on the southwest portion of the site near the intersection of Maisel Street and Norfolk Street which is used as a management office and Boys and Girls Club.	

Eighteen records were listed that had insufficient address information to geocode the data in the EDR Report. Based upon a review of the information, none of the sites appear to be on or adjacent to the subject site.

- Westport Property – MDE has accumulated a number of adjacent sites into the Westport Property portfolio. Site are listed in the VCP and LRP sections of the preceding table.
- Former Auto Repair Facility – unable to locate.
- Smuck Dump (2 occurrences) – Located in Lansdowne outside of the minimum search distance.
- Severn Street Station – Severn St is a 500 ft long street running between Bush and Bayard Streets. The street is outside of the minimum search distance.
- Unknown – unable to locate.
- Frank's Exxon – the site falls outside of the minimum search distance for OCP cases.
- Cherrydale Apartments/Cornerstone (4 occurrences) – Located approx. 0.75 miles SE of the subject site.
- Ganley Drive – Ganley Drive is located approximately ½ mile from the subject site and may be within the minimum search distance.
- American Ambulance – Located in Lansdowne outside of the minimum search distance.
- A-1 Auto Body Shop – Located in Linthicum Heights outside of the minimum search distance.
- Industrial Park – Merchant Drive is located between ¼ and ½ mile of the subject site and is within the minimum search distance.
- Texaco - the only Texaco station in the vicinity of the site falls outside of the minimum search distance for OCP cases.
- Gateway South Phase I and Warner Street – Warner Street is a short road connecting Worcester and W. Ostend Street in Baltimore. It is located outside of the minimum search distance.
- Highway Maintenance Garage #65 – unable to locate.

5.2 Additional Environmental Records Sources

The Maryland Department of the Environment (MDE) was also contacted concerning pertinent environmental records for the subject site. No files were available for review.

5.3 Physical Setting Source(s)

The EDR report presents general topographic, geologic, soil and groundwater data for use in evaluating the physical setting of the subject site and surrounding area. The site is located at an elevation of 97 feet above mean sea level as estimated from the USGS 7.5' Digital Elevation Model for the target property. The terrain in the vicinity of the site slopes from higher elevations approaching 111 feet approximately immediately adjacent to the south to a lower elevation of approximately 16 feet above sea level one-half mile to the south. The site sits at a relative high point with regard to elevations surrounding the site. Groundwater flow typically follows the surface water flow in this area. Groundwater flow is anticipated to flow from southwest to northeast across the subject site.

The US Soil Conservation Services SSURGO data reports that the site is in the Urban Land classification. It is a highly variable soil type located in hydrologic group D which has very slow infiltration rates. Soils are clayey, have a high water table or are shallow to an impervious layer.

The site is located in the Coastal Plain Physiographic Province of the Eastern United States, close to the Fall Line which divides the Piedmont Plateau Province and the Western Shore

Uplands/Lowlands Region. The Potomac Group is described on the Geologic Map of Maryland (1968) consisting of "Interbedded quartzose gravels; protoquartzitic to orthoquartzitic argillaceous sands; and white, dark gray and multicolored silts and clays; thickness 0 to 800 feet

Information concerning radon was obtained for the City of Baltimore from the EPA Map of Radon Zones by County. This site is located in EPA Radon Zone 2 and is expected to have an average indoor radon level between 2 and 4 pCi/L.[iii]

5.4 Historical Use Information on the Property and Adjoining Properties

Historical sources of information about the site and adjoining properties were consulted to identify the likelihood of past land uses that could contribute to a recognized environmental condition. Sources including, but not limited to, land records, planning and zoning records, aerial photographs, topographic maps, Sanborn Fire Insurance Maps, and City Directories were consulted to develop a history of use of the site and adjoining properties back to 1940. The following table provides a summary of findings from the review of historical records.

Table 6
Historical Records Search Results

Time Interval	Reviewed Source	Site and Vicinity Use	Recognized Environmental Conditions
2014-2018	2018 – EDR Report 2017 – Aerial Photo 2014 – Topographic Map	A pipe line is mapped across the subject site. The baseball diamond in the southernmost corner of the park is visible as is the basketball court. Westport Elementary School appears to the east. The manufacturing buildings are present to the south along with row houses, row houses are present to the west and no longer observed to the north. The topographic map depicts the site much as it appears today.	None
2009-2013	2013 – Aerial Photo 2009 – Aerial Photo	The baseball diamond in the southernmost corner of the park is visible as is the basketball court. Westport Elementary School appears to the east. The manufacturing buildings are present to the south along with row houses, row houses are present to the west and no longer observed to the north.	None
2004-2008	2005 – Aerial Photo	The baseball diamond in the southernmost corner of the park is visible as is the basketball court. Westport Elementary School appears to the east. The manufacturing buildings are present to the south along with row houses, row houses are present to the west and	None

Time Interval	Reviewed Source	Site and Vicinity Use	Recognized Environmental Conditions
		north.	
1999-2003	None Available	N/A	N/A
1994-1998	1998 – Aerial Photo 1994 – Aerial Photo	The baseball diamond in the southernmost corner of the park is visible as is the basketball court. Westport Elementary School appears to the east. The manufacturing buildings are present to the south along with row houses, row houses are present to the west and north.	None
1989-1993	None Available	N/A	N/A
1984-1988	1988 - Aerial Photo	The baseball diamond in the southernmost corner of the park is visible as is the basketball court. Westport Elementary School appears to the east. The manufacturing buildings are present to the south along with row houses, row houses are present to the west and north.	None
1979-1983	1981 - Aerial Photo	The baseball diamond in the southernmost corner of the park is visible as is the basketball court. Westport Elementary School appears to the east. The manufacturing buildings are present to the south along with row houses, row houses are present to the west and north.	None
1974-1978	1974 – Topographic Map	The site and vicinity appear much as it does today.	None
1969-1973	1973 – Aerial Photo 1973 – Sanborn Map 1971 - Aerial Photo	Walking paths are present across the site and a small playground appears to be present at the northernmost part of the park. Westport Elementary School appears to the east. The manufacturing buildings are present to the south along with row houses, row houses are present to the west and north. The Sanborn Map shows the same conditions as the 1950 and 1952 maps.	None
1964-1968	1966/1969 – Topographic Map 1964 – Aerial Photo	The structures on site are no longer evident. Westport Elementary School appears to the east. The manufacturing buildings are present to the south along with row houses, row houses are present to the west and north.	None
1959-1963	None Available	N/A	N/A

Time Interval	Reviewed Source	Site and Vicinity Use	Recognized Environmental Conditions
1954-1958	1957 – Aerial Photo	The site appears to have a structure in the southwest corner of the property and another that is centrally located on the site. Westport Elementary School appears to the east. The manufacturing buildings are present to the south along with row houses, row houses are present to the west and the north remains undeveloped.	None
1949-1953	1953/1957 – Topographic Map 1952 – Aerial Photo 1952 – Sanborn Map 1950 – Sanborn Map	The site appears to have a structure in the southwest corner of the property and another that is centrally located on the site. Westport Elementary School appears to the east. The manufacturing buildings are present to the south along with row houses, row houses are present to the west and the north remains undeveloped. The Sanborn maps show a shelter centrally located in the park. The school and row houses appear on the west, south and east of the subject site. An architectural millwork factory is located to the south of the subject site.	None
1944-1948	1946 – Topographic Map 1944 – Topographic Map	The roads in the vicinity of the site indicate the construction of residential areas nearby.	None
1939-1943	1943 – Aerial Photo 1943 – Topographic Map	The site appears to have a structure in the southwest corner of the property and another that is centrally located on the site. Westport Elementary School appears to the east. The manufacturing buildings are present to the south, row houses are present to the west and the north remains undeveloped. A school is depicted on the topographic map.	None
1934-1938	1938 – Aerial Photo	The site appears to have a structure in the southwest corner of the property. Westport Elementary School appears to the east. The surrounding area is undeveloped.	None

Time Interval	Reviewed Source	Site and Vicinity Use	Recognized Environmental Conditions
1933 and earlier	1933 - Deed 1908 – Topographic Map 1904/1907 – Topographic Map 1899 – Topographic Map 1894 – Topographic Map	The topographic maps from 1894, 1899 1904/1907 and 1908 show the area as largely undeveloped based on the lack of roads. The site sits at a relative high point to the surrounding area. The Deed shows the conveyance of the land for specific use as a park. The prior year, the Cummings' acquired the property from the South Baltimore Company.	None

6.0 Site Reconnaissance

The surrounding area reconnaissance was conducted on December 17, by Michele Twilley, DrPH, CIH and Julia Fafard of Aria Environmental, Inc. The 3.783 acre park is bound to the north by Maisel Street, to the east by Nevada Street, to the south by Alaska Street and to the west by Norfolk Street. Westport Academy Elementary School is located across Nevada Street from the subject site. Row houses are located across Alaska and Norfolk Streets. A Boys and Girls Club is located to the north across Maisel Street. Photographic documentation of the site visit is attached in Appendix 16.3.

6.1 Methodology and Limiting Conditions

Streets surrounding the subject site were driven to identify land uses in the vicinity. The property was inspected from the boundaries and then walked in a grid suitable for inspection. Property boundaries were clearly marked. There were no buildings on site. There were no limiting conditions.

6.2 General Site Setting

The subject site is an urban community park with a baseball diamond and basketball court, walking paths, and maintained lawn grass and occasional deciduous trees. The park's southeastern corner sits at a relative high point in the Westport neighborhood. The park slopes to its lowest elevation in the northwest. The area around the site consists of community and residential use with limited industrial use to the south. 2601 and 2603 Waterview Ave are currently used as a garage/salvage yard.

6.3 Exterior Observations

There are no habitable structures on the park property.

Aboveground and Underground Storage Tanks (AST/UST): There were no aboveground or underground storage tanks evident.

Pits, Ponds or Lagoons: No pits, ponds or lagoons were observed on site. However, standing water was observed on and near the basketball court that did not appear to be storm related.

Stained Soil or Pavement: No evidence of stained soil or pavement was observed on the site.

Stressed Vegetation: No evidence of stressed vegetation was observed on the site.

Solid Waste: No evidence of solid waste disposal was observed on the site.

Transformers: High voltage electrical equipment was observed on the property along Maisel Street. The equipment does not appear to be a transformer. Pole-mounted transformers were also present on site and are maintained by Baltimore Gas Electric. They were labeled with the blue "No PCB" label.

Wastewater: No evidence of waste water discharge was observed on the site.

Wells: No wells for drinking water or groundwater monitoring were observed on the subject site.

Septic System: No evidence of a septic system was observed on the subject site.

6.4 Interior Observations

No buildings or structures were observed on site.

7.0 Interviews

Information about the site was provided in the Request for Proposal. Due to the nature of the project, the author deviated from the standard questionnaire outlined ASTM E1527-13. This occurred because the project intent was not to establish fiduciary responsibility or innocent land owner defense. It was however, intended to address potential hazards that may exist on the subject site that will impact upon the reuse of the land for redevelopment.

7.1 Interviews with Local Government Officials

Freedom of Information Act request letters have been forwarded to the Maryland Department of the Environment to request file review for the site. No information was available from MDE for the subject site.

8.0 Findings

Water inundation around and across the basketball court may be the result of perched water on old building foundations or hard pan in the southwestern quarter of the property. Additionally, a pipe line exists on the site of undetermined origin and use.

Neighboring land use does not appear to pose a risk to the subject site.

9.0 Opinion

Impact to the site from the environmental findings is expected to be low.

10.0 Conclusions

Aria Environmental, Inc. has performed a preliminary Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of Florence Cummings Park. Any exceptions to, or deletions from, this practice are described in

Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

A Phase II Environmental Site Assessment is not recommended for the evaluation of recognized environmental concerns.

11.0 Limiting Conditions/Deviations

This Phase I Environmental Site Assessment was performed in general accordance with the ASTM Standard of Practice E 1527-13. Interview questions 1-4 prescribed in the ASTM method were not asked due to the age, use and nature of the project and the limitations of the questions with respect to the scope of potential environmental liabilities of the site.

12.0 Additional Considerations

Perched water appears to impact the site. Investigation into the presence of abandoned foundations or a hard pan in the southwest quarter of the site is recommended. Furthermore, investigation into a pipe line that exists on site is recommended.

13.0 References

[i] American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. E 1527-13. 2013. Available from URL: www.astm.org.

[ii] Environmental Data Resources, Inc. EDR Radius Map with GeoCheck. Baltimore City Florence Cummings Park, Norfolk Street, Baltimore, MD 21230. Dated December 17, 2018. Available from URL: www.edrnet.com.

14.0 Signature(s) of Environmental Professional(s)

The environmental site assessment was prepared by Aria Environmental, Inc.

Michele M. Twilley, DrPH, CIH
Principal

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR §312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformation with the standards and practices set forth in 40 CFR Part 312.

15.0 Qualification(s) of Environmental Professional(s)

Appendix II - Estimate of Probable Cost

ESTIMATE OF PROBABLE COST

Project: **Florence Cummins Park Master Plan**

Prepared by: Floura Teeter and WRA

Date: 01.21.20

ITEM	DESCRIPTION	SIZE/COND.	REMARKS	QTY.	UNIT	COST	TOTAL	Notes
	Phase 1A - Play							
	Erosion & Sediment Control/Preliminary							
	Construction Entrance			1	EA	4,000.00 $	4,000.00	
	Sediment Control Measures			1	LS	50,000.00 $	50,000.00	
	E&S Maintenance			1	LS	5,000.00 $	5,000.00	
	Mobilization			1	LS	8,000.00 $	8,000.00	
	Site Trailer			1	LS	10,000.00 $	10,000.00	
	Civil/Site Work							
	Topsoil, strip and replace			400	CY	7.00 $	2,800.00	*Assumed 6" soil*
	Grading / Earthwork			3,000	CY	15.00 $	45,000.00	*3' assumed over entire area, plus grading needed for sidewalk to Nevada Street, Phase 1B wall not included.*
	Ramps and handrails			3	EA	8,000.00 $	24,000.00	
	Stairs			3	EA	9,000.00 $	27,000.00	*To Maisel and Norfolk Street intersection, into playground*
	Curb for playgrounds			800	LF	19.00 $	15,200.00	
	Concrete Sidewalk			6,300	SF	5.50 $	34,650.00	*Sidewalk to Nevada street and to edge of Norfolk street area; On-site to playground*
	Concrete Sidewalk along Maisel			2,250	SF	8.00 $	18,000.00	*Assume 5' wide and grading needed. Curb cuts included. Entire length of Maisel*
	Entry Plaza Walls			50	LF	40.00 $	2,000.00	
	Site Utilities							
	Water Utilities			560	LF	25.00 $	14,000.00	*Assume tie-in from Nevada street through future phase 3.*
	Water Meter			-	EA	10,000.00 $	-	*Assume new meter is not needed.*
	Storm Drain Utilities			350	LF	50.00 $	17,500.00	*Includes structures*
	Power			1	LS	40,000.00 $	40,000.00	*Assume new power connection is not needed. Below grade conduit provided.*
	Stormwater Management (Bioretention)			2,100	SF	15.00 $	31,500.00	
	Landscape							
	Park Signage (2; Westport Homes and entry plaza)			2	EA	5,000.00 $	10,000.00	
	Bioretention Plantings (Mixed Plantings)			2,100	SF	3.50 $	7,350.00	
	Landscaping (plantings and site stabilization)			28,000	SF	2.50 $	70,000.00	*This cost is for new sod in all disturbed areas.*
	Tree Planting			12	EA	500.00 $	6,000.00	
	Site Furnishings - benches, trash cans and bike racks			1	LS	25,000.00 $	25,000.00	
	Structures							
	Playground (Little Kids 2-6)			1	LS	150,000.00 $	200,000.00	*Assumes poured rubber surfacing*
	Playground (Big Kids 6-12)			1	LS	150,000.00 $	200,000.00	*Assumes poured rubber surfacing*
	Shade Structure			3	EA	5,000.00 $	15,000.00	*Assumes 3 shade sail kits at $5000*
	Retaining Wall for Playground north of Playground wall at entry plaza			400	SF	150.00 $	60,000.00	*Assume 100 LF at 4' high, concrete*
	Site Lighting							
	Pedestrian Scale Light Fixtures and Footings			8	EA	4,000.00 $	32,000.00	*Includes foundations*
						Subtotal	**$ 974,000.00**	
	Contingency					30% $	292,200.00	
	Soft Costs					10% $	126,620.00	
TOTAL						**$**	**1,392,820.00**	

Phase 1B - Gather							Notes
	Erosion & Sediment Control/Preliminary						
	Construction Entrance	2	EA	4,000.00	$	8,000.00	
	Sediment Control Measures	1	LS	30,000.00	$	30,000.00	
	E&S Maintenance	1	LS	4,000.00	$	4,000.00	
	Mobilization	1	LS	8,000.00	$	8,000.00	
	Site Trailer	1	LS	10,000.00	$	10,000.00	
	Civil/Site Work						
	Topsoil, strip and replace	200	CY	7.00	$	1,400.00	
	Grading / Earthwork	2,000	CY	15.00	$	30,000.00	
	Curb and Gutter	-	LF	19.00	$	-	
	Concrete Sidewalk	-	SF	5.50	$	-	
	Stairs at amphitheater	1	EA	15,000.00	$	15,000.00	
	Amphitheater Seating -poured concrete wall	560	LF	120.00	$	67,200.00	
	Ramps and handrails	2	EA	8,000.00	$	16,000.00	*Connecting to amphitheater*
	Site Utilities						
	Water Utilities	170	LF	30.00	$	5,100.00	
	Sewer Utilities	250	LF	50.00	$	12,500.00	*Includes structures*
	Sewer house connection	1	EA	10,000.00	$	10,000.00	*Assumes connection on Maisel Street and through Phase 1A to connection to future Phase 2*
	Storm Drain Utilities	255	LF	50.00	$	12,750.00	*Includes structures, across to Phase 3*
	Power	1	LS	70,000.00	$	70,000.00	*Below grade conduit and connection only*
	Stormwater Management (Bioretention)	900	SF	15.00	$	13,500.00	
	Landscape						
	Park Signage	1	EA	5,000.00	$	5,000.00	
	Bioretention Plantings (Mixed Planting)	900	SF	3.50	$	3,150.00	
	Tree Planting	8	EA	500.00	$	4,000.00	
	Landscaping (plantings and site stabilization)	32,000	SF	2.50	$	80,000.00	*This cost is for new sod in all disturbed areas.*
	Site Furnishings - benches, trash cans and bike racks	1	LS	25,000.00	$	25,000.00	
	Structures						
	Sport Courts - includes surfacing and nets	10,125	SF	17.00	$	172,125.00	
	Retaining Wall at Sport Court - 4' ht. (north and east sides)	1,200	SF	120.00	$	144,000.00	*Assume concrete retaining wall 4' high*
	Fencing at Sport Courts - 12' ht.	420	LF	63.00	$	26,460.00	*Includes 12' ht. fence between courts*
	Site Lighting						
	Pedestrian Scale Light Fixtures and Footings	6	EA	4,000.00	$	24,000.00	*Includes foundations*
	Sport Court Lights	2	EA	90,000.00	$	180,000.00	
	Demolition						
	Remove existing basketball courts	1	LS	20,000.00	$	20,000.00	*Cost assumes removal will be necessary. Geotech should investigate the feasibility of leaving existing courts in place. Obtaining proper compaction for new courts would be necessary.*
				Subtotal	**$**	**997,185.00**	
	Contingency			30%	$	299,155.50	
	Soft Costs			3%	$	32,408.51	*Assumes Phase 1A and 1B are designed together. Soft Costs in 1B are for Construction Administration*
TOTAL					**$**	**1,328,749.01**	

Phase 2 - Athletic Fields							Notes
	Erosion & Sediment Control/Preliminary						
	Construction Entrance	1	EA		4,000.00	$ 4,000.00	
	Sediment Control Measures	1	LS		60,000.00	$ 60,000.00	
	E&S Maintenance	1	LS		10,000.00	$ 10,000.00	
	Mobilization	1	LS		10,000.00	$ 10,000.00	
	Site Trailer	1	LS		10,000.00	$ 10,000.00	
	Civil/Site Work						
	Topsoil, strip and replace	1,500	CY		7.00	$ 10,500.00	*Assumed 6"*
	Grading / Earthwork	7,500	CY		13.00	$ 97,500.00	*2.5' assumed over entire area, mass grading*
	Stairs	2	EA		9,000.00	$ 18,000.00	*To Westport Academy*
	Concrete Sidewalk	8,500	SF		5.50	$ 46,750.00	
	Site Utilities						
	Water Utilities		LF		25.00	$ -	*Assume no water connections in phase 3*
	Sewer Utilities		LF		50.00	$ -	*Assume no sanitary sewer connections in phase 3*
	Storm Drain Utilities	240	LF		55.00	$ 13,200.00	
	Power	1	LS		30,000.00	$ 30,000.00	*Assume connections for site lighting only. Below grade conduit provided.*
	Stormwater Management (Grass Swale')	1,300	SF		7.00	$ 9,100.00	
	Landscape						
	Park Signage (school)	1	LS		5,000.00	$ 5,000.00	
	Tree Planting	11	EA		500.00	$ 5,500.00	
	Landscaping (plantings and site stabilization)	65,000		SF	2.50	$ 162,500.00	*This cost is for new sod in all disturbed areas.*
	Site Furnishings - benches, trash cans and bike racks	1	LS		25,000.00	$ 25,000.00	
	Structures						
	Multi-purpose Field	1	LS		150,000.00	$ 150,000.00	*Backstop, dugouts, bleachers, infield, pitchers mound. Grading and sod included as separate line items.*
	Scoreboard	1	LS		50,000.00	$ 50,000.00	*Partially funded from Andres Williams. Communications included, below grade conduit.*
	Irrigation for field	1	LS		150,000.00	$ 150,000.00	
	Lighting for Field	6	EA		40,000.00	$ 240,000.00	*Number of lights to be confirmed with final design and required lighting levels*
	Site Lighting						
	Pedestrian Scale Light Fixtures and Footings	10	EA		4,000.00	$ 40,000.00	*Includes foundations*
				Subtotal		**$ 1,147,050.00**	
	Contingency				30%	$ 344,115.00	
	Soft Costs				10%	$ 149,116.50	
TOTAL						**$ 1,640,281.50**	

Phase 3 - Connect						Notes
	Erosion & Sediment Control/Preliminary					
	Construction Entrance	1	EA	4,000.00	$ 4,000.00	
	Sediment Control Measures	1	LS	80,000.00	$ 80,000.00	
	E&S Maintenance	1	LS	15,000.00	$ 15,000.00	
	Mobilization	1	LS	15,000.00	$ 15,000.00	
	Site Trailer	1	LS	10,000.00	$ 10,000.00	
	Civil/Site Work					
	Topsoil, strip and replace	500	CY	7.00	$ 3,500.00	*Assumed 6"*
	Grading / Earthwork	3,500	CY	18.00	$ 63,000.00	*4' assumed over entire area, steep slopes*
	Concrete Sidewalk along Alaska Street	1,200	SF	8.00	$ 9,600.00	*Assume 5' wide and grading needed. Curb cuts included. Half of Alaska Street*
	Site Utilities					
	Water Utilities	100	LF	25.00	$ 2,500.00	
	Sewer Utilities	350	LF	50.00	$ 17,500.00	*Assumes house connection and partial sewer installed with Phase 1B*
	Storm Drain Utilities	300	LF	50.00	$ 15,000.00	
	Power	1	LS	50,000.00	$ 50,000.00	*Assumes transformer installed with phase 1A. Below grade conduit included.*
	Stormwater Management (Bioretention)	1,400	SF	15.00	$ 21,000.00	
	Structures					
	Seat Wall at Splash Pad	50	LF	50.00	$ 2,500.00	
	Splash Pad	1	LS	195,000.00	$ 195,000.00	
	Grills	6	EA	350.00	$ 2,100.00	
	Restrooms in Pavilion	1	EA	180,000.00	$ 180,000.00	
	Pavilion	1	EA	250,000.00	$ 250,000.00	*30' X 40' BRP to confirm size; includes concrete pad*
	Site Lighting					
	Pedestrian Scale Light Fixtures and Footings	10	EA	4,000.00	$ 40,000.00	*Includes foundations*
	Landscape					
	Bioretention Plantings (2" Plugs @ 12" O.C.)	1,400	SF	3.50	$ 4,900.00	
	Tree Planting	11	EA	500.00	$ 5,500.00	
	Landscaping (plantings and site stabilization)	22,100	SF	2.50	$ 55,250.00	*This cost is for new sod in all disturbed areas.*
	Site Furnishings - benches, trash cans and bike racks	1	LS	20,000.00	$ 20,000.00	
	Foodscape	1	EA	10,000.00	$ 10,000.00	
				Subtotal	**$ 1,071,350.00**	
	Contingency			30%	$ 321,405.00	
	Soft Costs			3%	$ 41,782.65	
TOTAL					**$ 1,434,537.65**	

Phase 4 - Connection to Westport Homes							Notes
	Erosion & Sediment Control/Preliminary						
	Construction Entrance	1	EA	4,000.00	$	4,000.00	
	Sediment Control Measures	1	LS	60,000.00	$	60,000.00	
	E&S Maintenance	1	LS	10,000.00	$	10,000.00	
	Mobilization	1	LS	15,000.00	$	15,000.00	
	Site Trailer	1	LS	10,000.00	$	10,000.00	
	Civil/Site Work						
	Topsoil, strip and replace	500	CY	7.00	$	3,500.00	*Assumed 6"*
	Grading / Earthwork	2,200	CY	24.00	$	52,800.00	*2' assumed over entire area, steep slopes. Tight placement.*
	Ramps and handrails	2	EA	8,000.00	$	16,000.00	
	Stairs	2	EA	9,000.00	$	18,000.00	
	Concrete Sidewalk	6,400	SF	7.00	$	44,800.00	
	Site Utilities						
	Water Utilities		LF	15.00	$	-	*No water, sanitary sewer or power included*
	Sewer Utilities		LF	20.00	$	-	*No water, sanitary sewer or power included*
	Storm Drain Utilities	400	LF	55.00	$	22,000.00	
	Power	1	LS	20,000.00	$	20,000.00	*Power and below grade conduit to lighting only.*
	Stormwater Management (Bioretention)	3	EA	8,000.00	$	24,000.00	*No water, sanitary sewer or power included*
	Demolition						
	Remove existing concrete	1	LS	20,000.00	$	20,000.00	
				Subtotal	**$**	**320,100.00**	
	Contingency			30%	$	96,030.00	
	Soft Costs			10%	$	41,613.00	
TOTAL					**$**	**457,743.00**	
Grand Total					**$**	**6,254,131.16**	

GENERAL NOTES:

Escalation is not included in this estimate.
Lighting costs assume that all pathways have a minimum amount of pedestrian lighting for safety.
Landscaping is not included for Phase 4.
Costs assume that design costs will be combined across phases. The optimum scenario would be for the entire park to be designed as one piece and installation to occur in phases as designated.

PLAY

GATHER

CONNECT