



ST. MARY'S COUNTY SPORTS COMPLEX

PRELIMINARY DESIGN REPORT

Submitted To:



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CONTRIBUTORS AND ACKNOWLEDGEMENTS

We would like to acknowledge and thank the following individuals and entities who contributed to the efforts of this master plan:

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EXECUTIVE SUMMARY

Project Background

Sports tourism, generally, is a rapidly growing economic sector within the broader tourism industry. It can be a major driver of local economies, creating jobs and generating revenue for both private and public sector industries. In 2016, the St. Mary's County Tourism and Hospitality Master Plan was released, which evaluated ways the County could develop and grow the local tourism economy, specifically through attracting overnight visitors. In February 2024, St. Mary's County (CSMC) and the Maryland Stadium Authority entered into a Memorandum of Understanding (MOU) for the potential development of a new sports complex in the California, Maryland area. The initial scope for this new complex was anticipated to include an indoor facility of 135,000+ square feet and outdoor components across 36 acres of land. MW Studios was awarded a contract to conduct the preliminary design effort.

Project Site and Location

The project site is comprised of four separate parcels located approximately two miles southwest of California, Maryland along St. Andrews Church Road (MD State Route 4). The combined area of the parcels is approximately 267 acres. In December 2024 an archaeological assessment of the site was conducted, no structures or areas of potential cultural significance were identified during the Phase IA archaeological survey. However, a Phase IB archaeological survey is recommended for areas of High and Moderate archaeological sensitivity. An Environmental Inventory Report was executed in March 2025. The purpose for the inventory of existing environmental resources is to provide guidance for avoidance by proposed construction activities within the project study area. When taken in its entirety (meaning, inclusive of all phases) the undeveloped nature of the site, particularly with its natural and environmental features, requires a considerable cost for mitigation and construction of preliminary site work that does not directly contribute toward the purchase or completion of any active-use recreational amenity (i.e., ballfields, playgrounds, pavilions, et cetera). This report does an excellent job of detailing the steps needed to obtain a more complete understanding of cultural resources, environmental impacts, and traffic needs of the site.

Project Overview and Design

The proposed design features a state-of-the-art, multi-purpose complex that includes both indoor and outdoor facilities. The centerpiece is a 175,000+ square foot (including add alternates) indoor events center with 8 full-sized basketball courts, convertible to 16 volleyball courts, 30 pickleball courts and 2 multi-activity courts for box lacrosse and indoor soccer. The design also includes dedicated spaces for training and a flexible space for hospitality and other operational uses. Outdoor facilities will feature 8 multi-purpose tournament-caliber athletic fields (4 artificial turf) that can be used for football, soccer and lacrosse, 8 baseball/softball diamonds (4 artificial turf) of multiple sizes to accommodate several levels of competition and 12 pickleball courts. Walking and biking trails will be integrated throughout the site to enhance the experience for the user.

Market analysis and demand

Market analysis and demand was conducted by other consultants prior to the completion of the preliminary design work of this project report. We have followed, but enhanced and developed the mix of amenities and program recommended by the market analysis and demand to allow for multiple events and activities to simultaneously occur per county direction.



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PROJECT BACKGROUND

In conjunction with economic and population growth in St. Mary's County, Maryland, particularly within the past 20 years, a growing demand for sports facilities, both indoor and outdoor, has arisen. In addition to its 115,000 residents (2025 estimate) the county's location in proximity the market centers of Washington, D.C., Annapolis, and Baltimore, Maryland, make for prime economic conditions for "sports tourism", which involves travel to a region for the primary purpose of participating in or watching a sporting event. This encompasses both active participation and passive participation, such as spectating.

Sports tourism, generally, is a rapidly growing economic sector within the broader tourism industry. It can be a major driver of local economies, creating jobs and generating revenue for both private and public sector industries. The Sports Events & Tourism Association (formerly the National Association of Sports Commissions) estimated that direct visitor spending associated with non-professional sports events and tourism was \$128 billion in 2023, nationally.

In 2016, the St. Mary's County Tourism and Hospitality Master Plan was released, which evaluated ways the county could develop and grow the local tourism economy, specifically through attracting overnight visitors. As part of the Master Plan, youth and amateur sports tournaments were identified as a market that the county should explore to attract tournaments and increase overnight visitation. As such, the Master Plan consisted of a work plan that identified short and long-term goals guiding the potential development of a sports complex.

The growth of elite or travel teams in the U.S. is a key trend in youth sports. The opportunity for youth to play sports at a higher competitive level than recreational play is appealing to many parents, particularly those seeking college scholarships for their children, as travel teams can serve as a source of scouting and recruiting. As such, families are willing to invest time and money to travel long distances for regional and national competitions. Tournacations, a term that merges "tournament" and "vacation", are an increasing trend in sports tourism, particularly with youth sports.

Communities and states throughout the U.S. have recognized the economic benefits associated with operating various public assembly facilities. In recent years, multiple indoor and outdoor sports complexes have been developed



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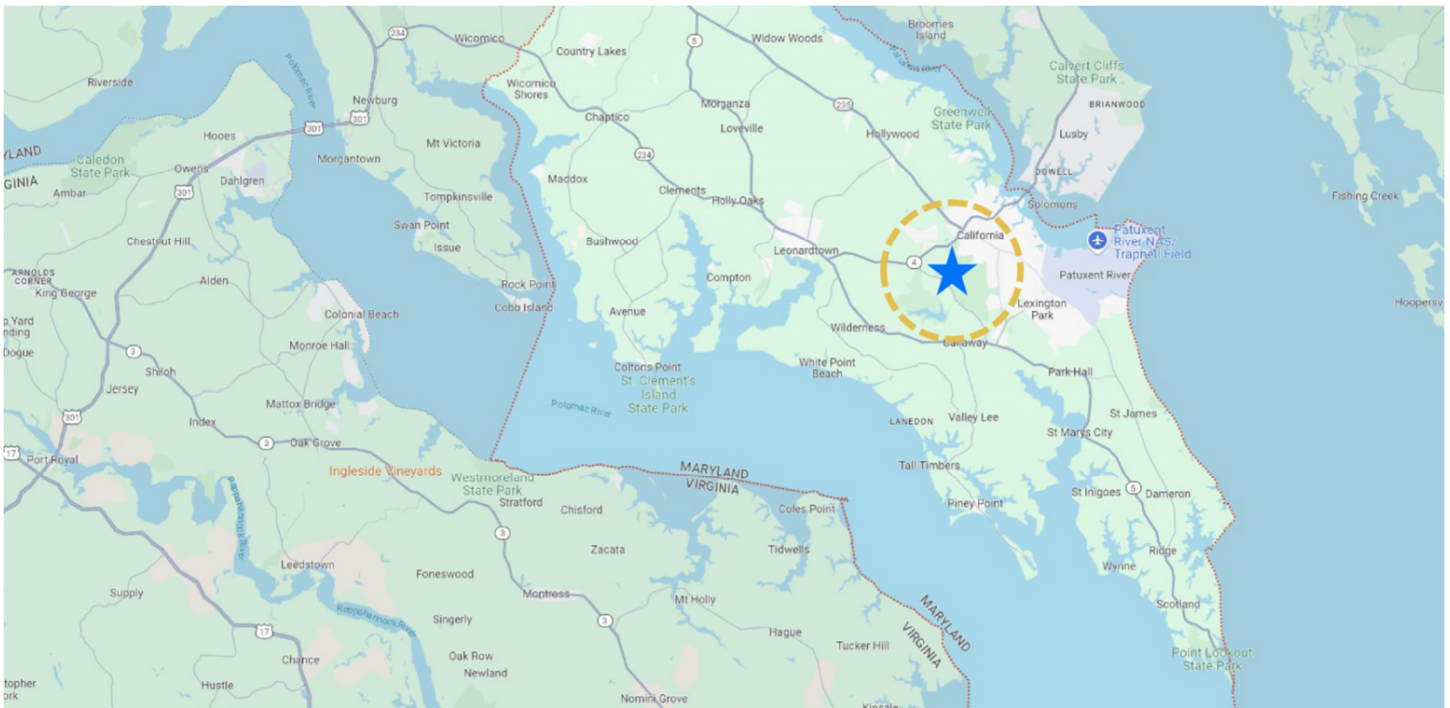
throughout the country with the use of public funds due, in part, to the ability of these venues to generate economic activity at area businesses and tax revenues for local and state entities. To maximize resources, communities are increasingly seeking projects that better respond to the anticipated long-term needs of area residents and attract out-of-town visitors. As such, some communities choose to pursue sports complexes to capitalize on existing assets and enhance market opportunities by targeting a diverse set of demand generators.

Consistent with the aforementioned, in 2020, St. Mary's County initiated a preliminary study to explore the viability of constructing a sports complex project. The business advisory firm Crossroads Consulting of Tampa, FL, was selected to complete the project's initial market and economic analysis. Generally, the study showed that a sports complex project, when developed with the correct mix of amenities, could potentially serve as both a significant community amenity and an economic driver for the region. The study is also supported by the St. Mary's County 2022 LPPRP (Land Preservation, Parks, and Recreation Plan). The plan states in a 2021 survey, when asked about future facilities the county should consider, 63% responded with an indoor recreation center (top response).

In 2021, funding to explore preliminary design for the sports complex was earmarked by the county, along with a significant contribution being provided by the State of Maryland. Furthermore, the county identified the "St. Mary's Crossing" site, a county-owned site consisting of four contiguous parcels of land, as the preferred site for the project. In 2024, St. Mary's County partnered with the Maryland Stadium Authority to qualify and select an experienced design firm to complete the preliminary design for the project. The firm MW Studios of White Marsh, Maryland, was selected to produce the project's preliminary design. This report details the design process, outcomes, and recommendations stemming from the project's preliminary design phase.



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PROJECT SITE AND LOCATION

The project site is located in the central portion of St. Mary's County, Maryland, approximately two miles southwest of California, Maryland, and has been previously referred to as the "St. Mary's Crossing" site. The site is afforded with approximately 495 feet of frontage length along St. Andrews Church Road (Maryland State Route 4). Being as such, it is easily accessible from all points within St. Mary's County, as well as other points outside the county via existing state highways 234, 4, and 5. While Indian Bridge Road is located immediately to the south of the site, the site does not directly connect to that roadway. Located just 2 miles north of the project site is Three Notch Road, full of various existing hotels, restaurants and retail developments, which will serve as an ideal complement to the new sports complex.

The project site is comprised of four separate but contiguous parcels having a combined approximate total area of 267 acres:

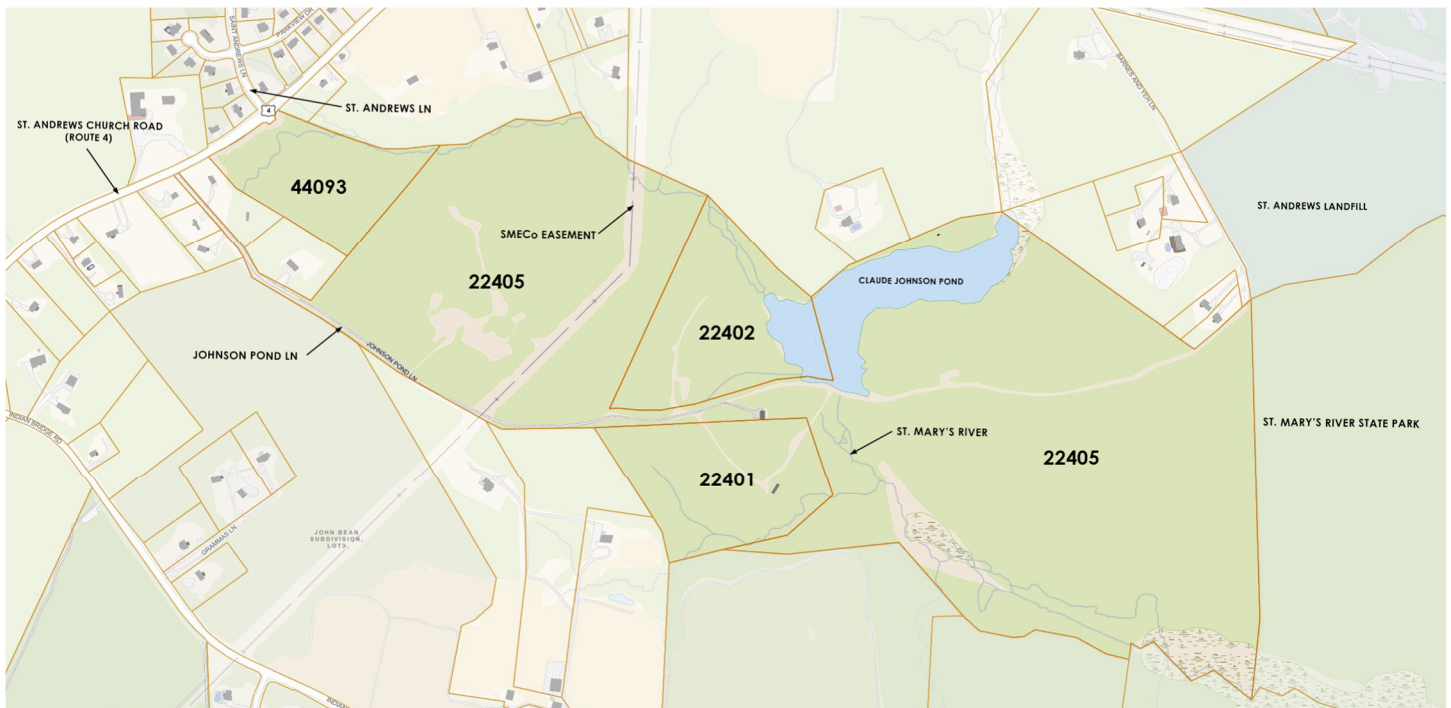
<u>Parcel Tax ID No.:</u>	<u>Address:</u>	<u>Approx. Area*:</u>
1908055602	44093 ST. ANDREWS CHURCH RD	12.55 acres*
1908026610	22405 JOHNSON POND LN	212.94 acres*
1908094322	22402 JOHNSON POND LN	20.63 acres*
1908026793	22401 JOHNSON POND LN	20.60 acres*

Totals: **266.72 acres***

*According to St. Mary's County GIS data



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The parcels which comprise the 'project site'.

All parcels are owned by St. Mary's County.

Per the St. Mary's Crossing Certificate of Title, the site area appears to be encumbered by a utility right-of-way easement owned by Southern Maryland Electric Cooperative (SMECO). A reference to a public right-of-way stemming from St. Andrews Church Road is also noted in the title certificate. However, the existence of this public right-of-way should be verified by others as it was not found on other available documents or currently available St. Mary's County geographic information systems (GIS) data.

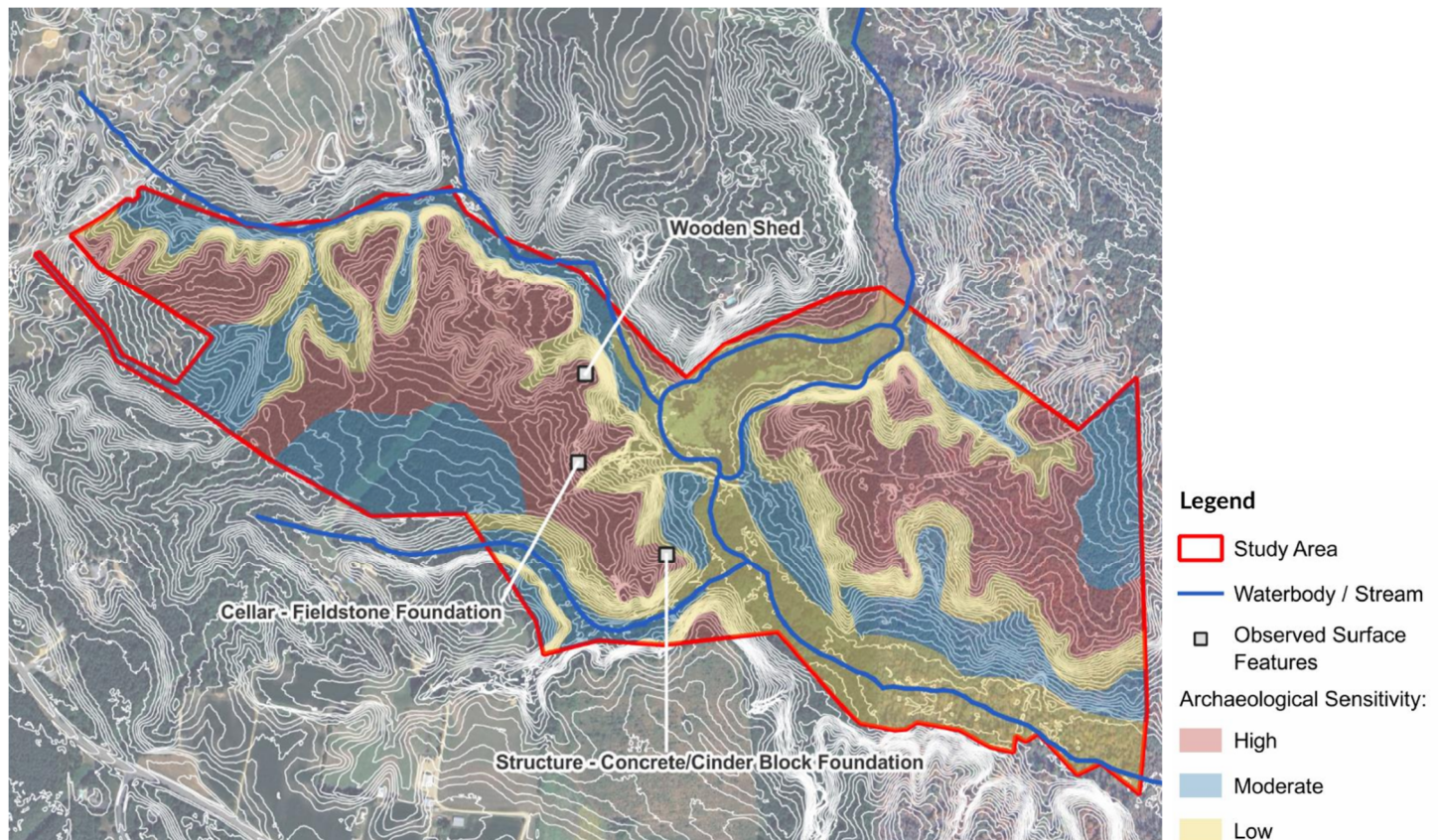
The site is bounded by frontage along St. Andrews Church Rd to the northwest, a series of private property parcels having mixed residential and agricultural uses to the north and south, and the St. Mary's River State Park to the east.

Existing Conditions and Site Inventory

The existing conditions of the site are characterized as a densely wooded landscape that is divided by intermittent and perennial streams, wetland-stream complex, and an area of open water known as the Claude Johnson Pond. Refer to the Environmental Inventory Report, prepared by Navarro & Wright Consulting Engineers, Inc., Appendix B for more detailed information regarding existing conditions and the site inventory.

Access to the interior of the site is presently gained by using an existing undeveloped path that connects to the ends of Johnson Pond Lane and Barnes and Yeh Lane; two residential private roads off St. Andrews Church Road.





Archaeological sensitivity and identified surface features.

Archaeology and Site History

In December 2024, the firm Applied Archeology and History Associates (AAHA) conducted a Phase IA archaeological assessment of the site. All work was conducted by qualified professional archaeologists in accordance with guidelines established by the MHT and the Secretary of the Interior's Guidelines for Archeology and Historic Preservation. The study consisted of background research, a pedestrian survey, and the preparation of a technical report.

The Study Area included portions of the St. Mary's River and its tributaries that cross the site and Johnson Pond.

Historic maps and aerial photographs show that the Study Area has been primarily wooded throughout the twentieth century, with cleared areas present in the late twentieth century, likely related to recreational activities at Johnson Pond. Per our research, no archaeological surveys have been conducted within the Study Area, and no archaeological or architectural resources have been identified within the Study Area.



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Summary

Archaeological sensitivity in the Study Area was evaluated based on a number of factors, including background research, environmental setting, and the results of the pedestrian survey. Based on these factors, approximately 33.3% of the Study Area has been determined to have High sensitivity (83.43 acres) for archaeological resources. Areas of Moderate sensitivity constitute 28.7% (71.94 acres) while areas of Low sensitivity are 38% (95.29 acres) of the total Study Area.

The upland ridges and ridge fingers overlooking the central drainage would have provided an attractive environment for precontact occupation and/or seasonal use and are considered to have High sensitivity for archaeological resources. Furthermore, precontact sites have been found in similar topographic settings to the immediate southeast of the Study Area overlooking the St. Mary's River.

The Study Area was likely uninhabited between the pre-contact era and the twentieth century. The pedestrian survey observed a possible cellar hole in the general location of historic structures depicted on historic mapping of the Study Area, as well as several twentieth century occupational features. These areas are also considered to have High sensitivity for archaeological resources.

Upland areas displaced from freshwater resources, as well as side slopes approaching the low-lying areas, are considered to have Moderate archaeological sensitivity. Low-lying areas with poorly drained soils, evidence of frequent flooding, and areas of excessive slope are considered to have Low archaeological sensitivity.

Recommendations

No structures or areas of potential cultural significance were identified during the Phase IA archaeological survey, and therefore, the preliminary design was completed based on that information. However, a Phase IB archaeological survey is recommended for areas of High and Moderate archaeological sensitivity in the project site due to favorable environmental conditions and known historic occupation. Additional pedestrian survey supplemented by judgmentally placed shovel test pits are recommended for areas of low archaeological sensitivity. We recommend that the Phase IB survey be conducted prior to the commencement of the next phase of the project's design. Please refer to the Phase 1A archeology report, included as Appendix A, for additional details and full recommendations.





Facing north (upstream) St. Mary's River

Environmental Information and Considerations

Existing environmental resources identified during the preliminary design phase were verified during a field reconnaissance conducted by the environmental consulting firm Navarro & Wright (N&W) on January 29, 2025. Photographs depicting the general site conditions and environmental features noted during the preliminary field reconnaissance can be found in the Environmental Inventory Report included as Appendix B, along with the photograph locations and orientations on Figure 9 (Photograph Location Map, Appendix D) of the Environmental Inventory Report.



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Wetlands and Watercourses

The presence of U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (**NWI**) wetlands within and adjacent to the project study area was evaluated utilizing the Maryland Shapefile downloaded on December 21, 2022. This data has been prepared from the analysis of high-altitude imagery in conjunction with collateral data sources and field work. The wetland areas shown on the NWI maps were based on analysis of high-altitude imagery in conjunction with collateral data sources and field work. As such, NWI maps are not intended as indicators of regulated wetlands (pursuant to the Clean Water Act), but serve as a source for locating general wetland areas, boundaries, and characteristics. The presence or absence of a regulated wetland can only be confirmed through a detailed field reconnaissance, recommended to be performed during the next phase of design.

A total of 11 NWI wetlands were mapped within the project study area. NWI wetland characteristics are summarized in Table 1 – NWI Wetlands of the Environmental Inventory Report - included in Appendix B.

Maryland Department of Natural Resources (DNR) wetlands within the project study area were evaluated utilizing the MD iMAP hosted service layer Maryland Wetlands – Wetlands, Linear (Department of Natural Resources), 1995.

A total of 19 DNR wetlands were mapped within the project study area. DNR wetland characteristics are summarized in Table 2 – DNR Wetlands of the Environmental Inventory Report - included in Appendix B.



Facing northwest St. Mary's River

Wetlands of Special State Concern (**WSSC**) within the project study area were evaluated utilizing the MD iMAP hosted service layer Maryland Wetlands – Wetlands, Polygon (Special State Concern), 2017. In general, the US Fish and Wildlife Service's National Wetlands Inventory provides the basis for identifying these special wetlands. Additional information, determined from field inspections, is used to identify and classify these areas. (Note: WSSCs were not mapped within the project study area.)

The presence of watercourses within the project study area was evaluated utilizing the MD iMAP hosted service layer Maryland Waterbodies – Rivers and Streams (Detailed), 2010. This dataset is comprised of line features of rivers and streams (detailed shape) in Maryland.



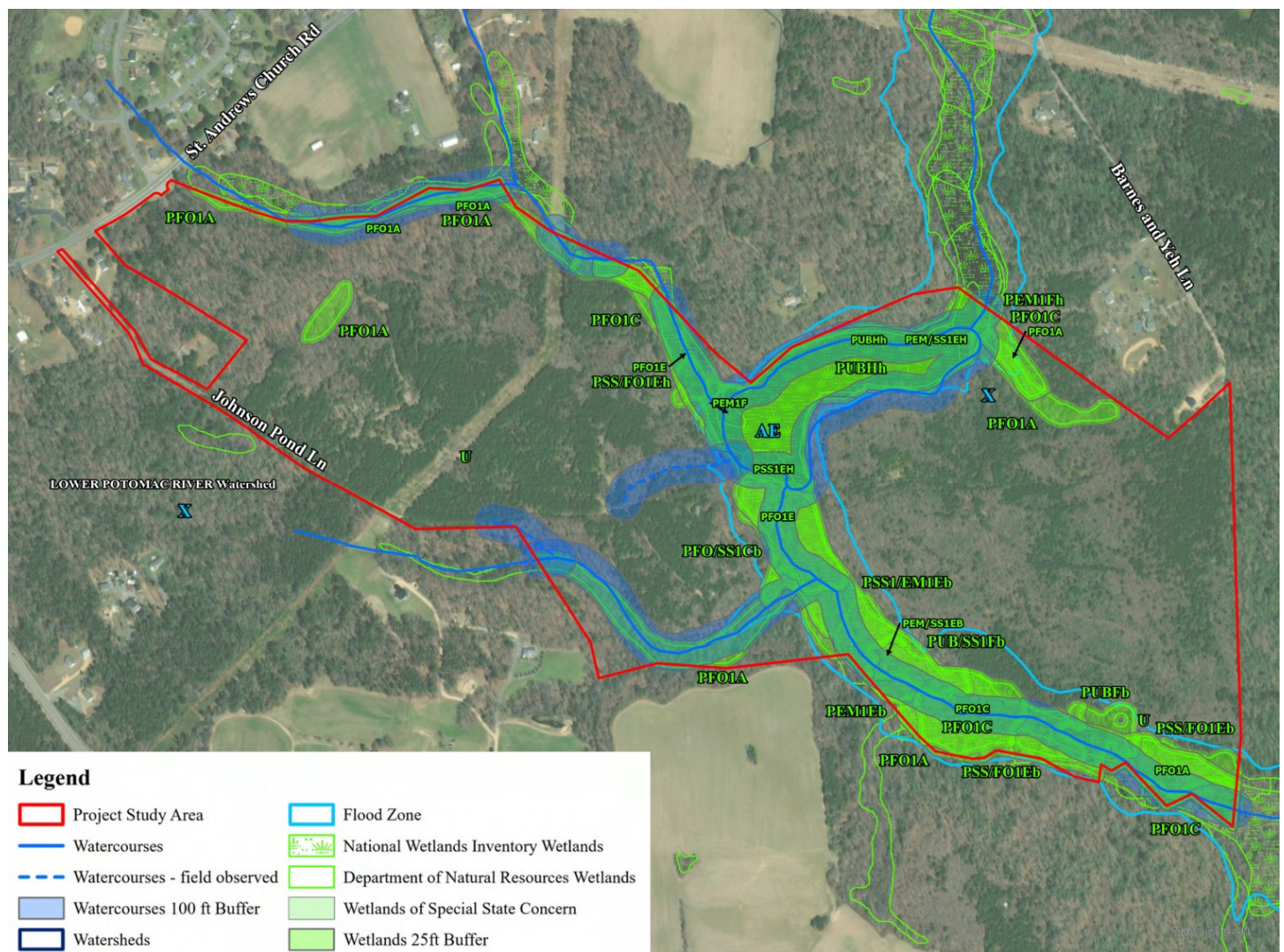
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A total of 3 watercourses were mapped within the center of the project study area. The 3 mapped watercourses included Saint Mary's River and 2 unnamed tributaries to Saint Mary's River.

The presence of navigable waterways within the project study area was evaluated utilizing the MD iMAP hosted service layer Maryland Transit – Navigable Waterways, 2016. Navigable waterways are not mapped within the project study area.

A total of 2 unmapped watercourses were observed within the center of the project study area during the preliminary field reconnaissance.

The Environmental Features Map – Wetlands and Water Related Features below, shows the watercourses. Refer to Appendix B for additional, detailed information.



Groundwater Resources

Groundwater resources within the project study area were evaluated utilizing the Maryland Geologic Survey, Water Well Data Inventory System and through a review of the local water supplier's service area map, MetCom Online GIS Map.

Groundwater resources were not mapped within the project study area. Impacts to groundwater resources are not anticipated at this time. Should the project study area change, it is recommended that groundwater resources be reevaluated.

Flood Zones and Critical Area Considerations

Maryland's coastal zone within the project study area was evaluated utilizing the Department of Natural Resources – Maryland's Coastal Zone. The Maryland Coastal Zone is comprised of the land, water, and subaqueous land between the territorial limits of Maryland in the Chesapeake Bay, Atlantic Coastal Bays, and the Atlantic Ocean, as well as the towns, cities, and counties that contain and help govern the thousands of miles of Maryland shoreline. The Maryland Coastal Zone extends from 3 miles out in the Atlantic Ocean to the inland boundaries of the 16 counties and Baltimore City that border the Atlantic Ocean, Chesapeake Bay, and the Potomac River up to the District of Columbia. This area encompasses 2/3 of the State's land area and is home to almost 70% of Maryland's residents. *(Note: The project study area is located within the Coastal Zone and Chesapeake Bay Watershed Area.)*

Critical areas within the project study area were evaluated utilizing the MD iMAP hosted service layer Maryland Critical Areas – Critical Areas, 2018. This data set represents the Maryland DNR interpretation of the location, land cover/land use type, and geographic extent of the critical land areas for towns near the Chesapeake Bay. A Critical Area includes all land within 1,000 feet of tidal waters and wetlands in Maryland, as well as the waters of Maryland's Chesapeake Bay and coastal bay area. It was determined that the project site does NOT lie within the Chesapeake Bay Critical Area(s), but portions of the study area do lie within flood zone AE (1-percent chance flood, 100-year flood).

Soils

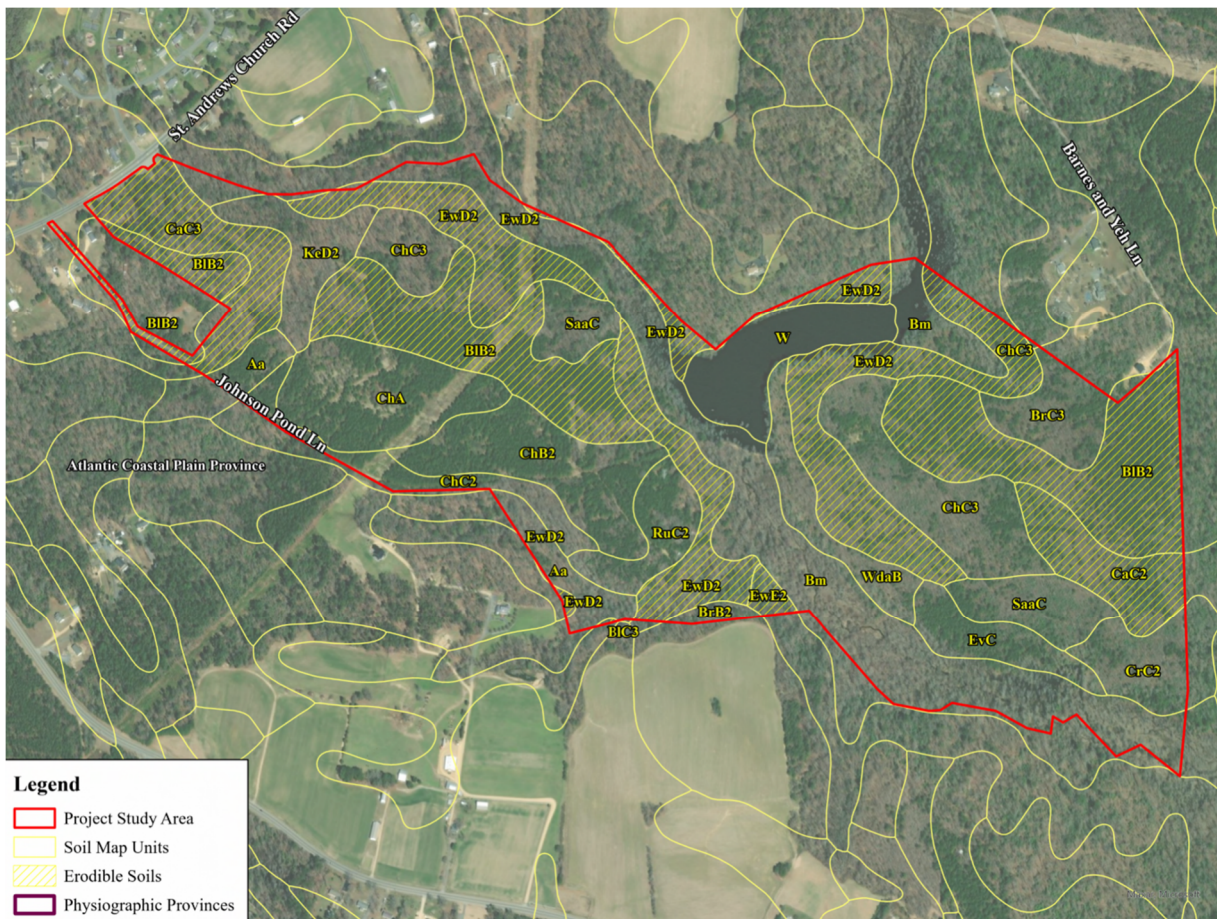
Soils within the project study area were evaluated utilizing the Web Soil Survey, maintained by the United States Department of Agriculture, Natural Resources Conservation Service, and the MD iMAP hosted service layer Maryland SSURGO – SSURGO Soils, 2018. The Web Soil Survey provides detailed information for soil map units, soil characteristics, and farmland classifications.

The project study area is comprised of 20 soil map units. Soil characteristics are summarized in Table 3 – Soil Characteristics of the Environmental Inventory Report - see Appendix B.

Figure 4 (Environmental Features Map – Physiographic and Soil Features, Appendix B) of the Environmental Inventory Report, shows the soil map units and the erodible soil map units (K value greater than 0.35).



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Environmental Features Map

Rural Legacy Areas

Rural legacy areas within the project study area were evaluated utilizing the MD iMAP hosted service layer Maryland Focal Areas – Rural Legacy Areas, 2018. In 1997, the Maryland General Assembly approved the Rural Legacy Program. The purpose of the Rural Legacy Program is to protect Maryland's best remaining rural landscapes and natural areas through the purchase of land or conservation easements. In a grassroots approach, local government and land trusts (sponsors) apply to have places that are significant to the community and the state designated as Rural Legacy Areas. It was determined on a preliminary basis that the project site does NOT have any Rural Legacy Areas mapped within.

Targeted Ecological Areas

Targeted ecological areas within the project study area were evaluated utilizing the MD iMAP hosted service layer Maryland Focal Areas – Targeted Ecological Areas, 2011. Targeted Ecological Areas (TEAs) are lands and watersheds of high ecological value that have been identified as conservation priorities by the DNR for natural resource protection.



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A targeted ecological area of approximately 39,529-acres is mapped, which encompasses the entire project study area. Targeted ecological areas protect rare species and wildlife habitat that support either rare, threatened, and endangered species; rare plant and animal communities; species of greatest conservation need; and wildlife concentrations.

The boundary of the targeted ecological area can be seen in Figure 5 (Environmental Features Map – Critical, Focal, and Living Resource Areas, Appendix B) of the Environmental Inventory Report.

TEAs were mapped within the project study area; therefore, it is recommended that coordination is conducted with the United States Fish and Wildlife Service (USFWS) and Maryland Department of Natural Resources (DNR) Wildlife & Heritage Service and Environmental Review in regard to potential impacts to rare, threatened and endangered species. Coordination with the appropriate agencies could include and is not limited to the following activities: time-of-year restrictions for in stream construction activities, time of year restrictions or acreage limitations for tree cutting/clearing activities, and additional species and habitat surveys.

Rare, Threatened and Endangered (RTE) Species

The presence of Rare, Threatened, and Endangered (RTE) species was evaluated by utilizing the USFWS Information for Planning and Consultation (IPaC) project planning tool. Two RTE species and habitat are present; therefore, additional studies will be required.

The RTE IPaC Receipt, Official Species List, generated for the project, dated January 16, 2025, documented a total of 2 threatened, endangered, or candidate species on this species list and these species should be considered in an effect analysis for the project.

Species include the proposed endangered, Tricolored Bat (*Perimyotis subflavus*), and the proposed threatened, Monarch Butterfly (*Danaus plexippus*). A copy of the RTE IPaC Receipt is located in Appendix E of the Environmental Inventory Report.

Sensitive Species Project Review Areas (SSPRAs) within the project study area were evaluated utilizing the MD iMAP hosted service layer Maryland Living Resources – Sensitive Species Project Review Areas, 2010. The SSPRAs layer shows buffered areas that primarily contain habitat for rare, threatened, and endangered species and rare natural community



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Monarch butterfly



Tricolored bat

types. It was originally created over USGS 7.5 minute topographic quadrangle maps and it generally includes, but does not specifically delineate, such regulated areas as Natural Heritage Areas, Wetlands of Special State Concern, Colonial Waterbird Colonies, and Habitat Protection Areas. A group 2 (contains state listed species) SSPRA is mapped within the project study area.

DNR Natural Heritage Areas (NHAs) within the project study area were evaluated utilizing the MD iMAP hosted service layer Maryland Living Resources – Natural Heritage Areas, 2010. The NHA digital data layers provide an overview of thirty-two (32) areas designated in the state's Threatened and Endangered Species regulation (COMAR 08.03.08), and these areas consist of the following: (1) one or more threatened or endangered species or wildlife species in need of conservation; (2) a unique blend of geological, hydrological, climatological or biological features; and (3) considered to be among the best statewide examples of its kind. Designation of these NHAs was developed in conjunction with the Critical Area Law. Most of the NHAs fall within the Chesapeake Bay Critical Areas; however, sites outside these Critical Areas are already owned by a public agency. (Note: NHAs are not mapped within the project study area.)

Figure 5 (Environmental Features Map – Critical, Focal, and Living Resource Areas, Appendix B) of the Environmental Inventory Report, shows the SSPRA and NHA mapping.

SSPRAs, were mapped within the project study area, and 1 proposed endangered species, and 1 proposed threatened species were listed on an IPaC review receipt for the project study area; therefore, it is recommended that coordination is conducted with the United States Fish and Wildlife Service (USFWS) and Maryland Department of Natural Resources (DNR) Wildlife & Heritage Service and Environmental Review in regards to potential impacts to rare, threatened and endangered species. Coordination with the appropriate agencies could include and is not limited to the following activities: time-of-year restrictions for in stream construction activities, time of year restrictions or acreage limitations for tree cutting/clearing activities, and additional species and habitat surveys. While no critical habitats for the proposed endangered and proposed threatened species were mapped within the project study area; however, it is still necessary to determine if the project may have effects on those listed species.



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Facing northwest towards Johnson Pond Lane
just outside of gated entrance

Forest Conservation and Gamelands

Anticipated forest conservation requirements for the project are based on a review of the existing forested area within the project study area. The existing forested area was evaluated utilizing ESRI World Imagery.

A total of approximately 233 acres of forested area was depicted within the project study area. The existing forested area within the project study area is shown on Figure 8 (Environmental Features Map – Forested Areas, Appendix B) of the Environmental Inventory Report. Based on the proposed disturbance to exceed the 40,000 sf threshold and desktop review of forest resources within the project study area, a forest stand delineation/natural resources inventory and a forest conservation plan would be required to comply with the requirements of the Maryland Forest Conservation Act (1991) that is found in the Annotated Code of Maryland (Natural Resource Article, Title 5, Subtitle 16) and the Code of Maryland Regulations (COMAR Title 08, Subtitle 19, Forest Conservation).

Forests within the project study area were evaluated utilizing Maryland Department of Natural Resources – Forest Service – Maryland’s State Forests. *(Note: No state forests are mapped within the project study area.)*

Gamelands within the project study area were evaluated utilizing Maryland Department of Natural Resources – Wildlife Management Area Maps and Information by Region. St. Mary’s County is included in the Southern Region Public Hunting Lands. The southern region includes Anne Arundel, Calvert, Charles, Prince George’s, and St. Mary’s counties. *(Note: No southern region public hunting lands are mapped within the project study area.)*



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Agricultural Preservation Areas

Priority Preservation Areas for Agricultural Designation within the project study area were evaluated utilizing the MD iMAP hosted service layer Maryland Agricultural Designation – Priority Preservation Areas, 2014. This layer illustrates Priority Preservation Areas for Agricultural Designation as adopted by each respective county in the state of Maryland that wishes to gain certification for preservation funding. This is compiled of GIS data provided directly from each county. *(Note: No Priority Preservation Areas for Agricultural Designation are mapped within the project study area. However, 1 Priority Preservation Area was mapped approximately 0.04 miles northwest of the project study area.)*

Figure 6 (Environmental Features Map – Protected Lands, Appendix B) of the Environmental Inventory Report, shows the Priority Preservation Areas for agricultural designation mapping.

Conservation Easements

Forest conservation act easements within the project study area were evaluated utilizing the MD iMAP hosted service layer Maryland Protected Lands – Forest Conservation Act Easements, 2018. The Forest Conservation Act of 1991 requires units of local government with planning and zoning authority to establish and implement local forest conservation programs and provides for the DNR administration of forest conservation requirements. *(Note: Forest conservation act easements are not mapped within the project study area. However, the Mack Property easement is located approximately 0.39 miles southwest of the project study area.)*

Figure 6 (Environmental Features Map – Protected Lands, Appendix B) of the Environmental Inventory Report, shows the forest conservation act easements mapping.

Cultural Landmarks and Preservation

National natural landmarks within the project study area were evaluated utilizing National Park Service – National Natural Landmark Directory. There are currently 606 designated National Natural Landmark sites within 48 states, American Samoa, Guam, Puerto Rico, and U.S. Virgin Islands. *(Note: No national natural landmarks are mapped within the project study area.)* Also refer to the Archeology and Site History section of the report for additional information relating to site archeology and potential cultural resources.

Site Hazards and Environmental Considerations

Environmental Protection Agency (EPA) program systems within the project study area were evaluated utilizing United States EPA - EnviroMapper. EnviroMapper for Envirofacts is a single point of access for select U.S. EPA environmental data. The web site provides access to several EPA databases to provide information about environmental activities that may affect air, water, and land anywhere in the United States.

Groundwater discharge permits, natural wood waste permits, and permitted solid waste acceptance facilities within the project study area were evaluated utilizing the Maryland Department of the Environment – Solid Waste Program. Permitted Solid Waste Facilities included documents that list information on permitted solid waste facilities in Maryland including landfills, incinerators, processing, transfer, and natural wood waste facilities.



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Hazardous waste information is contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. The RCRAInfo Search is used to determine identification and location data for specific hazardous waste handlers, and to find a wide range of information on treatment, storage, and disposal facilities regarding permit/closure status, compliance with Federal and State regulations, and cleanup activities. It was determined on a preliminary basis that the project site does NOT have any Hazardous or Residual Waste Sites mapped within.



Facing south (downstream) St. Mary's River



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Summary - Environmental Information and Considerations

Section 5.0, conclusions, within the Environmental Inventory Report documented that the following existing environmental resources were mapped within the project study area:

- 3 watercourses, including 2 unnamed watercourses based on the preliminary field reconnaissance
- The United States Army Corps of Engineers, Atlantic and Gulf Coastal Plain Region
- 11 National Wetland Inventory wetlands
- 19 Department of Natural Resources (DNR) wetlands
- Coastal Zone and Chesapeake Bay Watershed Area
- Flood Zone AE (1-percent change flood, 100-year flood) and Flood Zone X (area of minimal flood hazard)
- 20 soil map units, including 6 erodible soil map units
- Slopes greater than 15% and less than 25% and slopes 25% or greater
- The Embayed Section of the Western Shore Uplands Region in the Atlantic Coastal Plain Province
- Targeted Ecological Area
- Class 1, Potential FIDS Core Habitat
- Group 2 Sensitive Species Project Review Area
- BioNet Tier 2, 3, and 4
- Forested Areas

The project study area was found to be located adjacent to or within the vicinity of:

- DNR Owned Properties and Conservation Easements
- Forest Conservation Act Easement
- Local Protected Lands
- St. Mary's River State Park Site 2

The U.S. Fish and Wildlife Service IPaC Receipt, Official Species List, generated for the project included the proposed endangered, Tricolored Bat (*Perimyotis subflavus*), and the proposed threatened, Monarch Butterfly (*Danaus plexippus*).



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Recommendations - Environmental Information and Considerations

- **Wetland and watercourse** identification and delineation is recommended for compliance under Section 404 of the Clean Water Act and the Code of Maryland Regulation Title 26, Subtitle 23 (Nontidal Wetlands).
 - Conduct a wetland and watercourses field investigation (including a preliminary joint permit site walk session with applicable Agencies Having Jurisdiction) for the purpose of identification and delineation, during the next phase of design.
 - Identify and delineate flood zones that exist on the site. Establish applicable code requirements as they pertain to flood zone compliance.
 - Establish and identify all local and state permits required for all development within wetlands, buffer zones, and flood zones.
- **Forest stand delineation**, natural resources inventory, and forest conservation plan (if required) is recommended for compliance under the Maryland Forest Conservation Act (1991) found in the Annotated Code of Maryland (Natural Resource Article, Title 5, Subtitle 16) and the Code of Maryland Regulations (COMAR Title 08, Subtitle 19, Forest Conservation).
 - Conduct a forest stand delineation, natural resources inventory, including but not necessarily limited to specimen tree inventory, and create a preliminary natural resource conservation plan prior to the next phase of design. This will aid in determining if the entirety of the project's anticipated natural resource conservation measures can be accomplished on-site, or if off-site measures may need to be employed to gain site permitting and approvals.
- **Rare, Threatened, and Endangered (RTE)** coordination is recommended with the appropriate Agencies for compliance under Section 7 of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), the Nongame and Endangered Species Conservation Act and Code of Maryland Regulation 08.03.08, and the Critical Area Act of 1984.
 - 1 proposed endangered species, and 1 proposed threatened species were listed on an IPaC review receipt for the project study area; therefore, it is recommended that coordination is conducted with the United States Fish and Wildlife Service (USFWS) and Maryland Department of Natural Resources (DNR) Wildlife & Heritage Service and Environmental Review in regards to potential impacts to rare, threatened and endangered species. Coordination with the appropriate agencies could include and is not limited to the following activities: time of year restrictions for in stream construction activities, time of year restrictions or acreage limitations for tree cutting/clearing activities, and additional species and habitat surveys, and possible project design modifications to better accommodate RTEs. While, no critical habitats for the proposed endangered and proposed threatened species were mapped within the project study area; however, it is still necessary to determine if the project may have effects on those listed species.
- **Phase 1A Environmental Site Analysis (ESA)**, Lastly, an Environmental Site Analysis (ESA) for Phase 1A was not conducted, it is recommended that one be executed before moving forward into the next phase of design. It is also suggested that the project engineer will verify if an ESA is required as part of the permit process.



Geotechnical Information and Considerations

As mentioned in the Geotechnical Baseline Report included as Appendix C, a site reconnaissance was performed by N&W personnel on January 29, 2025. The intent of this visit was to provide a preliminary evaluation of the soils and geologic conditions as well as general observations. Photographs depicting the general site conditions and specific features noted during the field reconnaissance are attached as Appendix C of Geotechnical Baseline Report along with a photograph location plan.

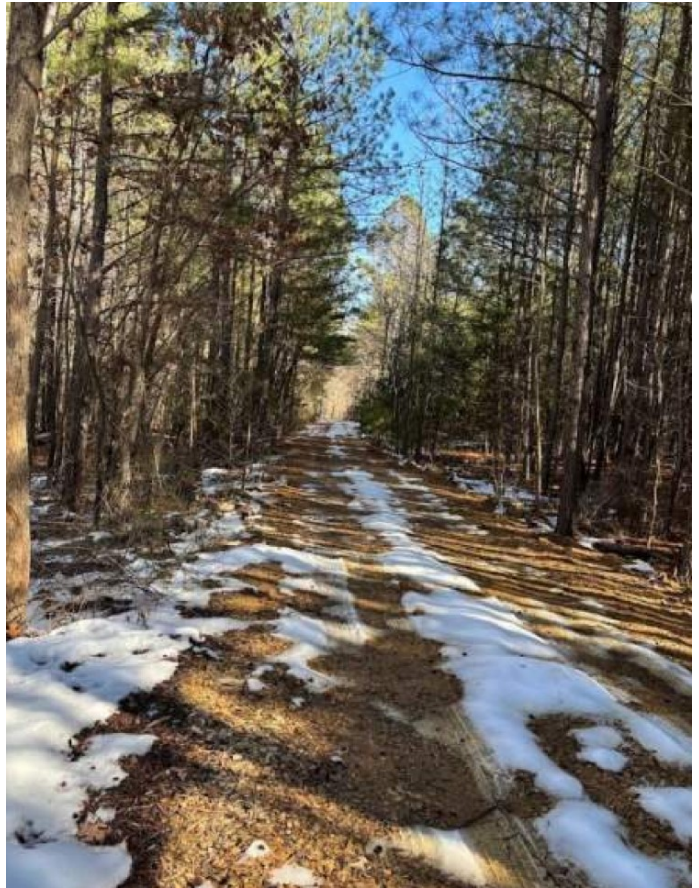
The forested area mainly consists of conifer trees with some deciduous trees. During the field reconnaissance, a hunting shelter was noted along with multiple private property signs, indicating that hunting takes place in the area.

The St. Mary's River runs north to south within the site boundaries. The mouth of the river is located at the Potomac River. There is a gravel access road crossing the river.

No rock outcrops were noted during the site visit.



View of Claude Johnson Pond facing northeast



View of dirt access road facing west



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Summary of Findings – Geotechnical

The scope of the geotechnical work we conducted on a preliminary basis involved the field reconnaissance work as well as research of available published soil and geologic information.

The project is located in the West Shore Uplands Region of the Atlantic Coastal Plain Province. The section is bounded to west and south by the Potomac Estuary and lowlands. Topographic change marks the northern and eastern boundaries. The landforms are described as relatively flat upland surface comprised of alluvial plains and fluvial-estuarine terraces that occupy the higher elevations of southern Maryland. The underlying soils consist mainly of sands and gravels of early to late Pliocene Age. The drainage pattern is dendritic. The elevations in this section typically range from 60 ft to 300 feet. The underlying bedrock types for this section include gneiss, schist, and other metamorphic rocks. The geologic structure consists of folded and faulted rocks. Refer to Geotechnical Report – Appendix C for more information.

The project site is not located in an area known to be underlain with Karst-prone limestone and dolomite bedrock. The area appears on the 1998 Maryland Landslide Susceptibility Map, however no evidence of past landslides was observed during field reconnaissance. The 2014 Maryland Seismic Hazard Map shows a 6-10% seismic hazard at 2% in 50 years; however, there has not been an earthquake in the vicinity since 1758. Refer to Appendix C for more information.

Recommendations - Geotechnical

We recommend that a full geotechnical investigation be performed at this site to investigate the subsurface conditions within the proposed development areas, and to develop geotechnical recommendations for the design and construction of proposed structures, pavements, and fields. We recommend that the geotechnical investigation include the following:

- Minimum one structure boring every 5,000 square feet, or at least one per proposed building. Minimum one structure boring every 50 feet for proposed retaining walls. Structure borings to be advanced to a depth of 30 feet, with Standard Penetration Test (SPT) sampling.
- Minimum one pavement boring every 100 feet along roadways, and one every 10,000 square feet in parking area. Pavement borings to be advanced to a depth of 10 feet below proposed subgrade elevation.
- Minimum one turf field boring every 10,000 square feet of field, to a depth of 10 feet below proposed subgrade elevation, with SPT sampling.
- Shelby tube samples should be taken of compressible fine-grained soils within structure areas and areas with significant proposed fills.
- Test borings or test pits, and Infiltration testing in accordance with Maryland Department of the Environment Stormwater Management Program, Appendix D.1, Testing Requirements for Infiltration, Bioretention, and Sand Filter Subsoils.
- A laboratory testing program including, USCS and USDA soil classification, CBR testing, corrosivity testing, consolidation testing, and triaxial strength testing, as required to develop the geotechnical recommendations.
- Preparation of a geotechnical engineering report for the project.



Availability of Utilities

Water & Sewer

This site is not currently connected to public water & sewer service. Public service is provided by MetCom (St. Mary's County Metropolitan Commission). The closest lines along Saint Andrews Church Road appear to be several thousand feet to the east. Per St. Mary's County 2017 *Comprehensive Water and Sewerage Plan*, the service category is listed as qW-3D/S-3D, an area where public connection is planned for the future.

Due to the long extension needed for the public utilities to reach the site, public connection may not be feasible for this project. At the time of this report, MetCom is not actively planning to provide the extension of public utilities. Further coordination with the County will be needed as the project is developed to verify if public extension and connection is going to be required or if private systems will be acceptable.

Assuming a private system will be accepted at the time this project goes through the development process, potential well and septic locations have been noted on the site concept plan. It is assumed that separate systems for each service will be provided on either side of St. Mary's River to potentially avoid directionally boring underneath the river and associated flood zone. It is estimated that there will be at least 10,000 linear feet of main for each utility.

Well location minimum setback requirements:

- 10 feet from a property line.
- 15 feet from a road or dedicated right-of-way.
- 30 feet from a building foundation.
- 100 feet from identifiable sources of contamination and designated subsurface sewage disposal areas.
- 50 feet from any sewage gravity or force main.
- Septic fields have similar setback requirements.

For fire protection, fire suppression tank(s) will be needed for the site. At places convenient for the fire engine access to the tank and the building's fire department connection. As the project develops, meeting(s) with the Fire Marshal will be needed to discuss fire access, fire hydrant and tank locations and fire department connections.

Septic fields must be in grassy fields or meadows and cannot be located under playing fields or parking lots. Additional septic reserve areas may be required as redundant measures if the septic areas malfunction at some point during the lifespan of the proposed development. Pretreatment facilities may be required for nitrogen removal. It is estimated that approximately 70,000 square feet of septic fields and reserves will be needed. The use of wastewater/gray water reclamation/reuse solution would help reduce the required septic field area onsite and potentially increase the available site area for the desired programming.

We recommend that additional study related preliminary design and engineering services for private water and sewer disposal systems be conducted during the next phase of project design development. The consultant performing this work should work closely with the St. Mary's County Health Department and the Maryland Department of the Environment



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(MDE) to determine the site-specific requirements applicable to the project. Percolation and hydrogeology tests will be required to verify / determine suitable locations for these systems. Testing is required during the wet weather season months.

Storm Drain

There does not appear to be any on-site existing storm drainage systems. The St. Mary's River and associated tributaries cut through the site and run along perimeter of the site. Centrally on the north side of the site is the existing Claude Johnson Pond which the St. Mary's River flows through. Per *Johnson Pond* plans dated July 3, 2024, there may have been an emergency dam removal at the south end of the Claude Johnson Pond.

There are multiple places where offsite drainage flows onto the site as well as existing swales that flow towards the St. Mary's River. The flows will need to be redirected around site improvements or underneath with culverts. To the maximum extent practical, the flows will discharge in such a way that the existing drainage patterns are maintained.

Several new storm networks will be required to capture the storm run-off and route through the site to stormwater facilities and to outfalls. New storm outfalls will need to be designed to provide stable conveyance to the St. Mary's River. Impacts to floodplains, wetlands, streams and their associated buffer to create the stable outfalls will require a Joint Permit Application (JPA) through the Maryland Department of the Environment.

Electrical Power

The project will require a new electrical service to be established. Electrical power is available from Southern Maryland Electrical Cooperative (SMECO). On a preliminary basis, we have determined that the project will likely require a 3000-amp service size utilizing 3-phase 480/240 volts. However, the final service size(s) will need to be determined as the project progresses. Note, SMECO advises that each service size is limited to what can be provided by their maximum transformer size: 2,500 KvA. Should the project require power in excess of this amount, two individual electrical services may need to be provided.

The new service would likely be brought into the site from the west via St. Andrews Church Road. The existing high-tension lines that cross the site likely cannot be utilized for the electrical service.

We have contacted SMECO to confirm all of this preliminary information, and a will-serve letter has been provided – *see next page*.





1-888-440-3311
P.O. Box 1937, Hughesville, MD 20637
www.smeco.coop

People. Power. Progress.

July 25, 2025

MW Studios
Attn: Mike Gerding
8098 Sandpiper Circle
Suite H
Nottingham, MD 21236

RE: 44093 Saint Andrews Church Road - Will Serve Letter Request

Mr. Gerding,

This document will provide as a "will serve" letter, concerning the requirement of electric power to the subject location (**St Marys County Sports Complex, located at 44093 Saint Andrews Church Road**). Southern Maryland Electric Cooperative, Inc. (SMECO) does have electrical facilities in the area, and will supply your project.

With regards,

Alex Santiago-Anaya

Alex Santiago-Anaya, M.S.
Senior Associate Distribution Engineer



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Natural Gas

It's worth continuing to explore the possibility of establishing a natural gas service for the project (none currently exists). Natural gas is available in this area from Washington Gas Light (WGL). According to WGL service maps, it appears that natural gas is available in the vicinity of the project site; however, the details of connections and availability will need to be developed during the next phase of the project's engineering.

Utilizing natural gas, particularly for the sports complex building, could potentially result in a reduced electrical service size. However, it's important to consider how the relatively new state-mandated building energy performance standards, or BEPS, may impact the use of natural gas for the project. On a preliminary basis, we have determined that the BEPS standards may be applicable to the new sports complex building, as it is anticipated to be a non-exempt commercial building exceeding 35,000 sf in area. During the next phases of project engineering, the design team should explore the potential impact BEPS may have, specifically with regard to the building's usage of natural gas.

Data and Communications

The project will require data and communication utility infrastructure. We understand service is available from providers such as Comcast/Xfinity, Verizon/Fios, and T-Mobile. However, we were unable to determine if fiber optic infrastructure exists in the area. During the next phase of design, the designer should determine if it's feasible to bring fiber optic line(s) to the site (preferred solution) or if a satellite service is more appropriate. Either way, the service will need to be brought to the site to a demarcation and distribution point located somewhere in "phase 1". The long-range site data and communication distribution shall be via fiber optic pathways that connect to intermediate distribution points located at key locations throughout the site.

Zoning

All parcels are currently within a RL Zoning District. RL is defined as a Residential, Low-Density District in the *St. Mary's County Comprehensive Zoning Ordinance*, amended on November 18, 2014. Based on the proposed programming that will be owned and operated by St. Mary's County, the sports complex appears to meet the currently description of a Public Recreation Facility Use Type as defined in Article 5, Schedule 50.4 in the Zoning Ordinance. A Public Recreation Facility is permitted within the RL Zoning District and must meet the Use Regulations and Standards of Chapter 51 (see page 51-13 and 51-14 of the Zoning Ordinance for more information).

Due to proximity to the St. Mary's County Regional Airport, the site is within an Airport Environs (AE) Overlay District and is subject to the standards and regulations of Chapter 43 of the Zoning Ordinance. A small portion of the site falls within the Horizontal Surface AE Sub-District while most of the site falls within the Conical Surface AE Sub-District. The use of the sports complex is permitted and is normally compatible with the AE Sub-Districts. Chapter 43 does make the following recommendation: "Exposure to accident potential is great enough to be of some concern, but density of people and structures, when property planned, will allow the accident potential environment to be acceptable." See page 43-10 and 43-11 of the Zoning Ordinance for more information.



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Any application for subdivision approval, site plan approval, conditional use approval, or variance within the AE overlay shall be referred to the director of the department responsible for the airport master plan for comment on the potential impact of the proposal on aviation and/or airport operations or proposed expansions prior to the issuance of any approval or building permit within the AE overlay.

Parking Requirements

In accordance with the *St. Mary's County Comprehensive Zoning Ordinance*, amended on November 18, 2014, the site is required to provide off-street parking and off-street loading space based on the site being used as a Public Recreational Facility. The rate of required parking spaces is based on the area of non-fixed seating and the total number of fixed seats located indoors and outdoors. Based on the preliminary site layout, the site design would be required to provide 1,588 parking spaces and (8) eight loading spaces. The site has the capacity to provide loading spaces. However, there may not be adequate space to provide the required number of spaces without additional disturbance to the environmentally sensitive areas, retaining walls, and strain on proposed site infrastructure.

Coordination with a County zoning official to review options for reducing the total number of required parking space via zoning variance or to consider the site as a shared parking facility is recommended.

Traffic Study

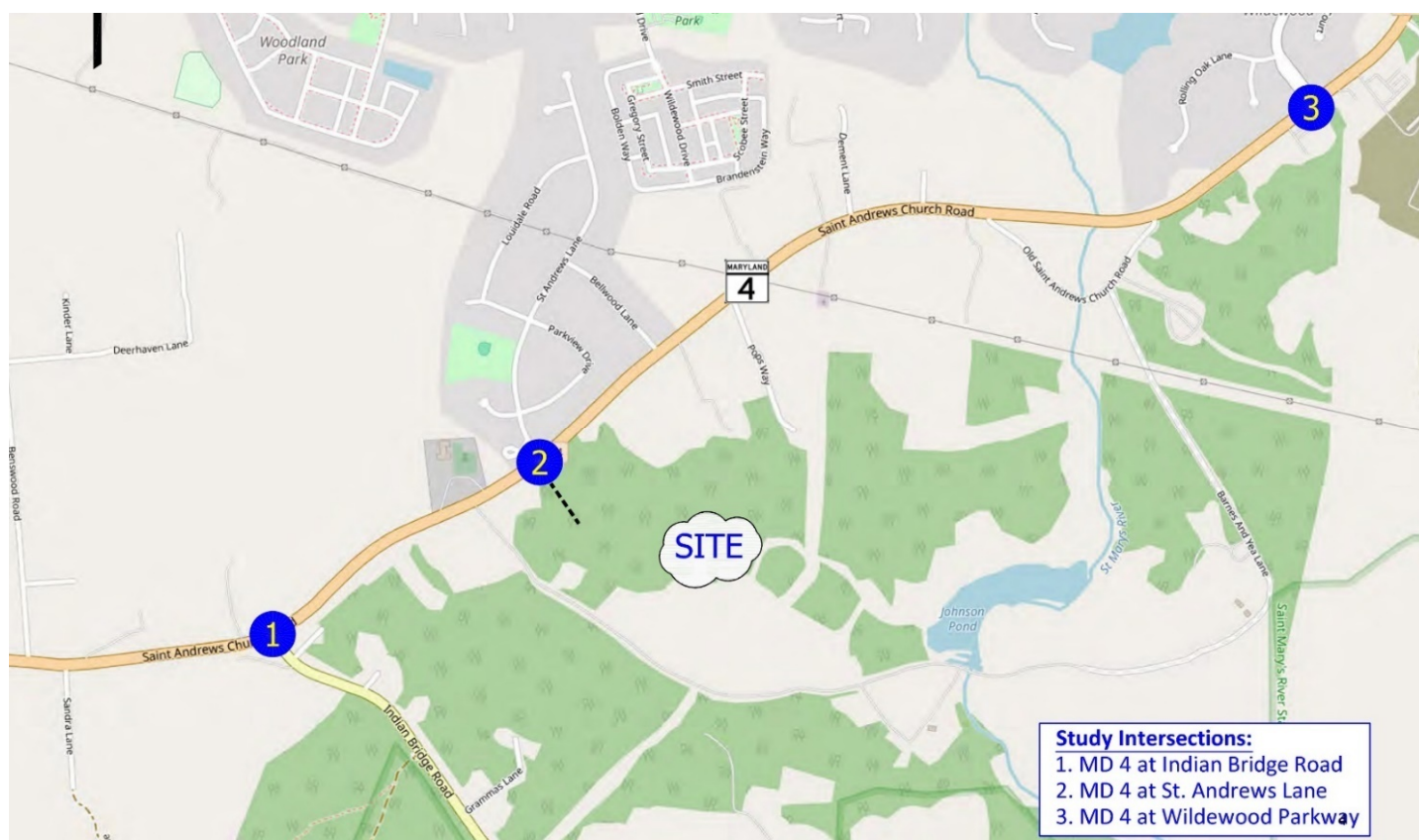
A preliminary traffic impact study (TIS) was conducted by the firm The Traffic Group, Inc. The study anticipates a singular point of vehicular access will be provided for the project via St. Andrews Church Rd at its existing intersection with St. Andrews Lane. In accordance with applicable county requirements, the study includes analysis at the proposed site access point, as well as the nearest adjacent intersections.

Traffic data collection (car counting) was performed in January 2025, during the AM, PM, and Saturday peak periods of travel at each of the three intersections encompassed within the extents of the study. Future traffic was projected, and is based on a regional growth factor and site trip generation, utilizing Institute of Transportation Engineer's (ITE) Trip Generation – 11th edition, as a basis for predicting future trip generation.

Intersection Capacity Analysis was undertaken for all study intersections using both Critical Lane Volume (CLV) and Highway Capacity Manual (HCM) methodology, St. Mary's County would typically require Level of Service "D" for adequacy at study intersections. Queuing is also reported using HCM results.



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Location map of Intersections Included within the extent of the Traffic Impact Study

Summary of Findings and Recommendations – Traffic Study

This preliminary TIS shows that improvements may be necessary at the site access point and the intersection of MD 4 at Indian Bridge Road to satisfy St. Mary's County criteria. The proposed use will generate significant traffic during the AM, PM and Saturday peak periods. Improvements could involve traffic signalization, or the construction of a roundabout, which may facilitate safer ingress and egress to the facility. An expanded/ full Traffic Impact Study will be required to be conducted during future phases of development of the project to satisfy St. Mary's County Adequate Public Facilities Ordinance (APFO) requirements.

Refer to Preliminary Traffic Impact Analysis Report, included as Appendix D, for more information. Refer to the Off-Site Improvements Section of the Report for preliminary recommendations for improving off-site roadways in conjunction with the project.



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SITE ANALYSIS

A site analysis of existing conditions was performed with the goal and purpose of identifying potential site constraints. The analysis was “desktop” in nature; meaning, data and information primary came from geographic information systems (GIS) and other publicly available sources. Only a very limited amount of in-field reconnaissance work has informed the analysis. All information will need to be further analyzed and confirmed by the project’s engineer of record during the next phase of design.

The analysis focuses primarily on the following areas:

- Forest cover (and other vegetation)
- Sensitive species – environmental habitat areas
- Soils analysis
- Topography, elevations, and steep slopes
- Wetlands, waterways, and floodplains
- Concept site plan
- General site access and connectivity



Aerial photo - showing site extents and present condition



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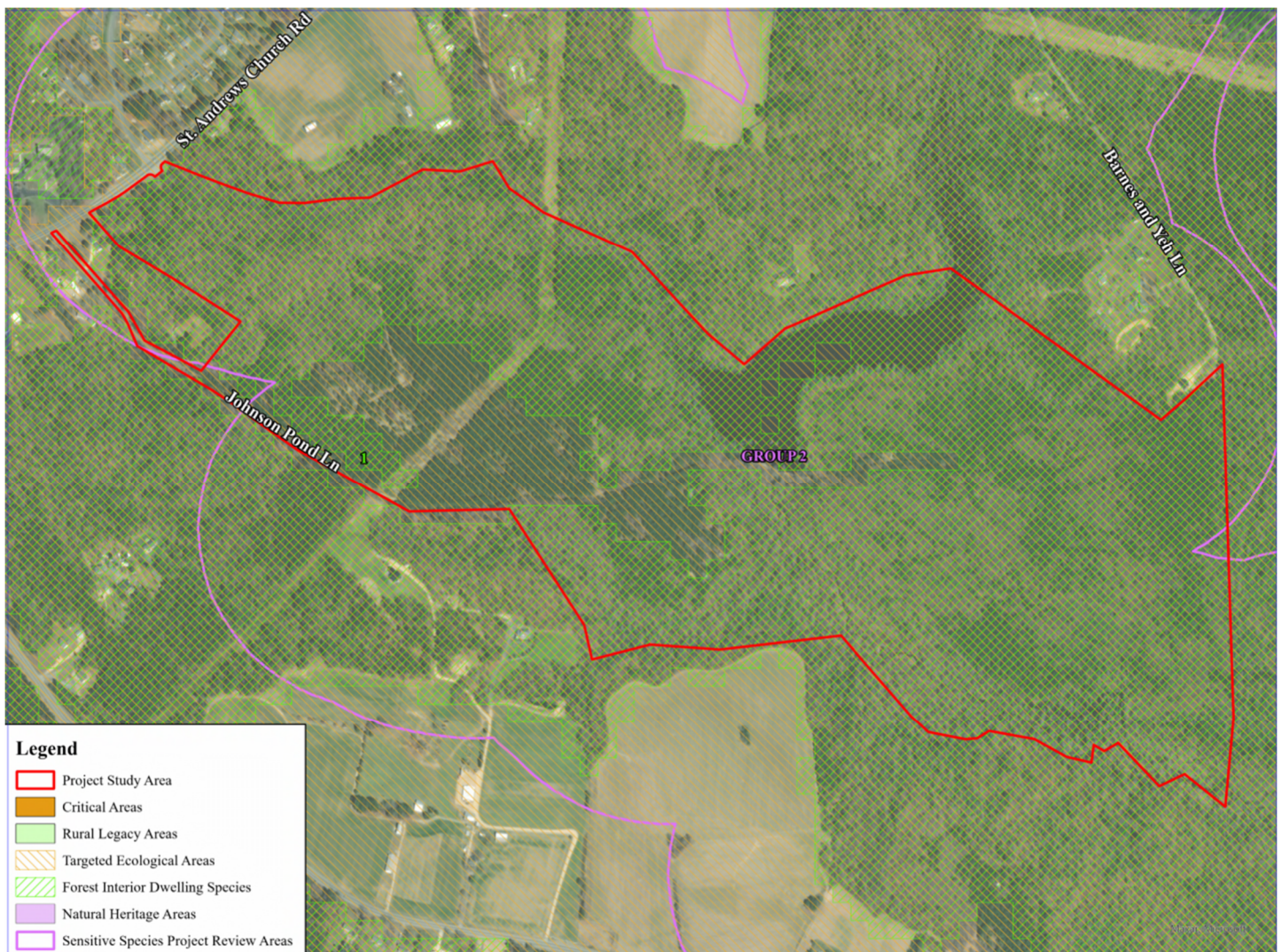
Forest Cover (and Other Vegetation)

Approximately 85% of the site area is covered with some type of forest or signification vegetation. While developing within non-forested and non-vegetated areas of the site would be ideal, creating a sports complex on this site will require forest disturbance and clearing.



Sensitive Species – Environmental Habitat Areas

As stated previously, Sensitive Species Project Review Areas (SSPRAs), were mapped within the project study area, and 1 proposed endangered species, and 1 proposed threatened species were listed on an IPaC review receipt for the project study area; therefore, it is recommended that coordination is conducted with the United States Fish and Wildlife Service (USFWS) and Maryland Department of Natural Resources (DNR) Wildlife & Heritage Service and Environmental Review in regards to potential impacts to rare, threatened and endangered species. Coordination with the appropriate agencies could include and is not limited to the following activities: time-of-year restrictions for in stream construction activities, time of year restrictions or acreage limitations for tree cutting/clearing activities, and additional species and habitat surveys. While no critical habitats for the proposed endangered and proposed threatened species were mapped within the project study area; however, it is still necessary to determine if the project may have effects on those listed species.



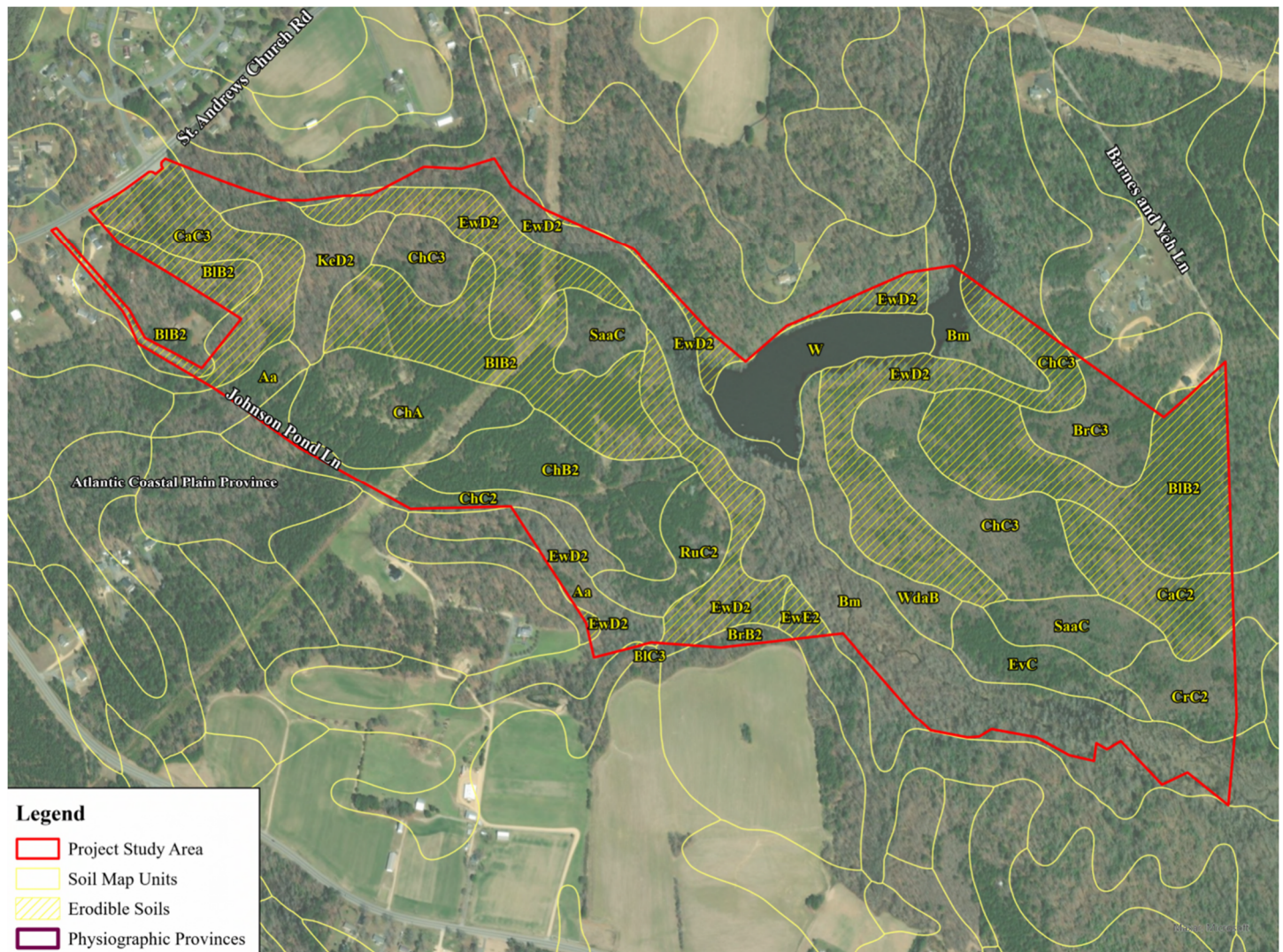
Sensitive species map



Soils Analysis

Previously mentioned, soils within the project study area were evaluated utilizing the Web Soil Survey, maintained by the United States Department of Agriculture, Natural Resources Conservation Service, and the MD iMAP hosted service layer Maryland SSURGO – SSURGO Soils, 2018. The Web Soil Survey provides detailed information for soil map units, soil characteristics, and farmland classifications.

The project study area is comprised of 20 soil map units. Soil characteristics are summarized in Table 3 – Soil Characteristics of the Environmental Inventory Report - see Appendix B.



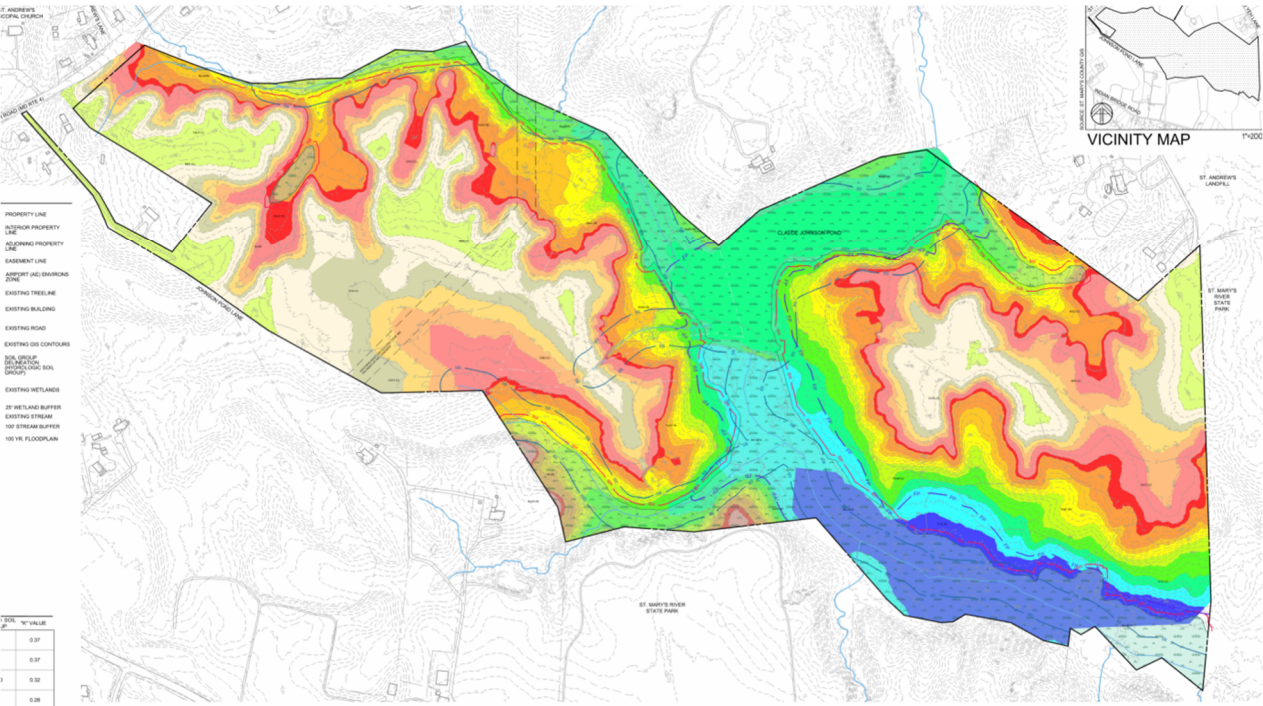
Environmental features map



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Topography, Elevations and Steep Slopes

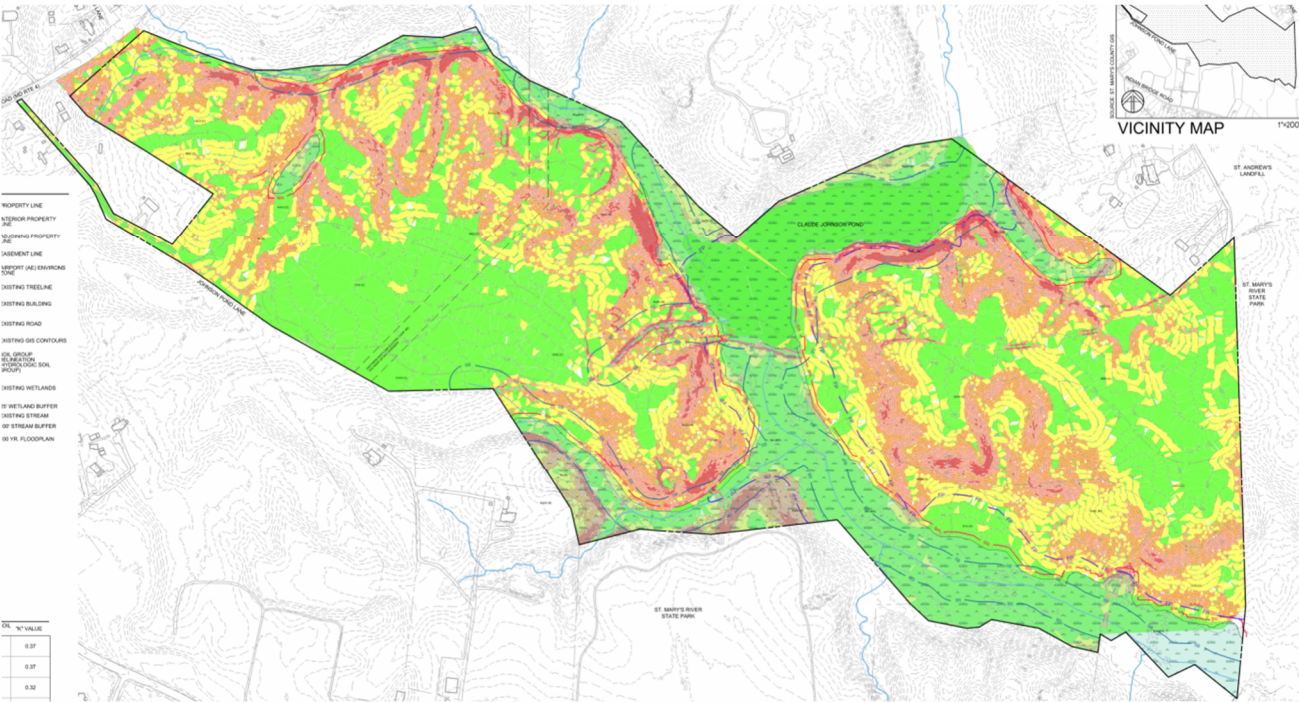
Elevations Mapping: The existing topography can be characterized as a series of rolling hills and valleys formed by different drainage paths leading to the St. Mary’s River that cut through the site. There is approximately 80 vertical feet of grade change across the site ranging from 58 to 138.



Elevations mapping (refer to Appendix E for full-size drawings)

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	58.000	64.000	Blue
2	64.000	70.000	Cyan
3	70.000	74.000	Green
4	74.000	80.000	Light Green
5	80.000	86.000	Yellow-Green
6	86.000	92.000	Yellow
7	92.000	96.000	Orange-Yellow
8	96.000	102.000	Orange
9	102.000	104.000	Red-Orange
10	104.000	108.000	Red
11	108.000	110.000	Dark Red
12	110.000	112.000	Brown
13	112.000	114.000	Dark Brown
14	114.000	118.000	Black
15	118.000	138.000	Dark Blue

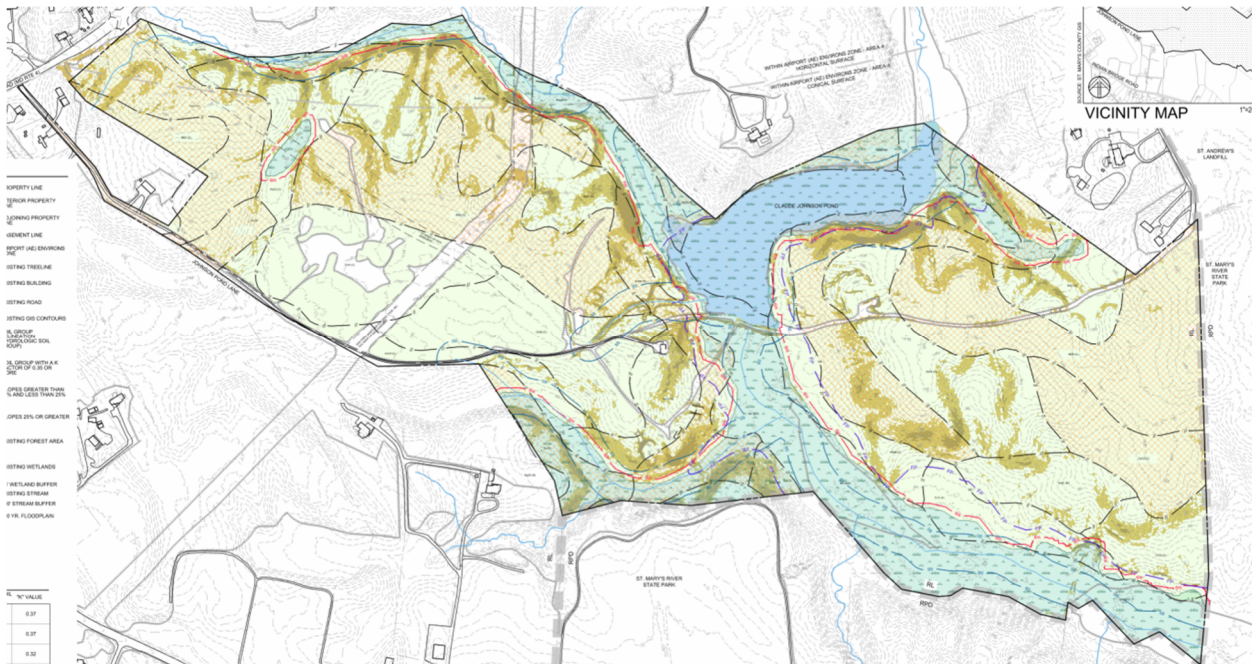
Existing Slopes: 50% of the total site area (123 acres) has steep soils greater than 15% and contain soils that are considered highly erodible per the County Zoning Ordinance. More intensive erosion and sediment controls measures and procedures will have to be integrated into the site design strategy to ensure runoff can enter, flow through, and exit these areas in a safe non-erosive manner.



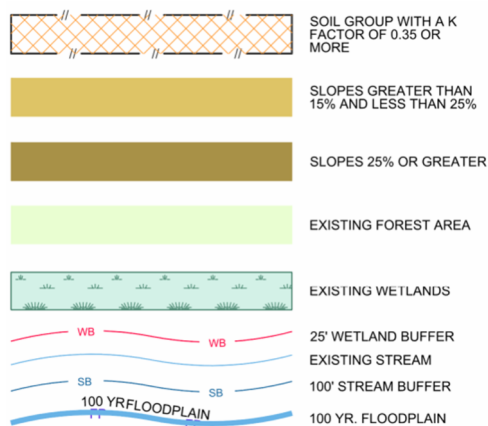
Existing steep slopes (refer to Appendix E for full-size drawings)

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area (AC)
1	0.00%	4.90%	■	116
2	5.00%	10.00%	■	59
3	10.10%	14.90%	■	34
4	15.00%	24.90%	■	27
5	25.00%	174.86%	■	9

Wetlands, Waterways and Floodplains: Approximately 35% of the total site area (85 quantity) is encumbered wetlands, streams, flood zones, and their associated buffers. These environmentally sensitive areas stem from the St. Mary's River that naturally creates a dividing line within the site.



Wetlands, waterways and floodplains (refer to Appendix E for full-size drawings)

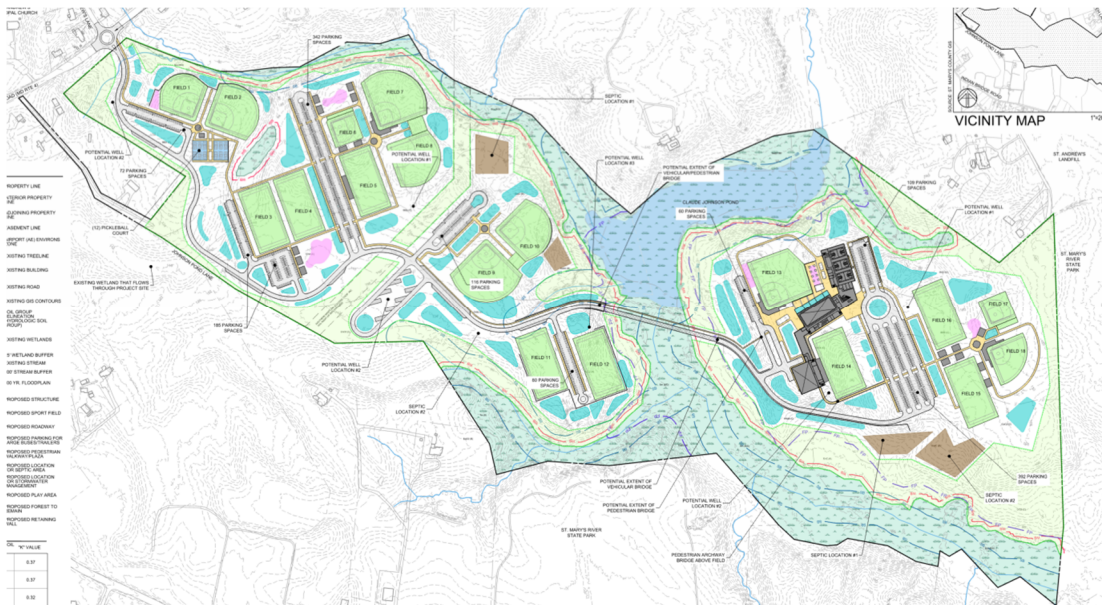


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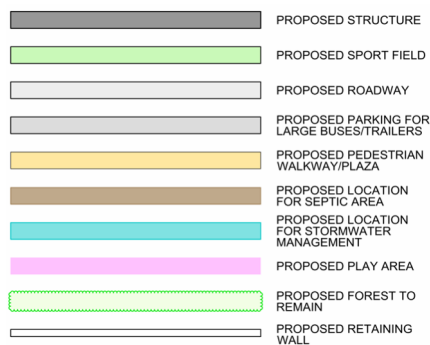
Concept Site Plan: The site analysis reveals numerous constraints and challenges to development are present on this site. Namely, the site is heavily vegetated and forested, contains sensitive species areas throughout, contains some challenging soil types, areas with steep slopes and highly erodible soil types, wetlands, waterways, and floodplain areas, and affords some limited opportunities for potential site access.

In order to create developable areas of the site, forest clearing will be required. Soil stabilization measures will likely need to be implemented. Mitigation strategies may need to be employed to minimize impacts on sensitive species that inhabit the site. While we have attempted to design a site plan having minimal impact to wetlands and waterways, some waterway permitting may ultimately be required, particularly at the proposed crossing of the St. Mary's River which bisects the site.

The conceptual site plan aims to organize all the desired site programming in a way that respects the natural site constraints to the maximum extent possible while creating a unique experience for visitors that is functional, relaxing, and exciting. Existing constraints and challenges will need to be converted into opportunities, in order to develop this site into a sports complex.



Concept site plan (refer to Appendix E for full-size drawings)



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General Site Access and Connectivity: The site is afforded access via Maryland State Route 4 – St. Andrews Church Rd., an exiting two-lane arterial highway, which is a major east-west connector located in central St. Mary's County. Route 4 connects to Maryland State Route 5 to the west and Maryland State Route 235 to the east, facilitating connectivity to population centers to the north making interstate access possible.

Indian Bridge Road, which is located to the south but does not connect directly to the site, is a county road from the point at which it crosses the St. Mary's River south of the site, but is maintained by the state south of the river crossing. The state-owned segment is signed as Maryland Route 471. Indian Bridge Road will help facilitate access to the site from points south, but a direct connection or "outlet" to Indian Bridge was deemed to not be feasible at the conclusion of this study.

The site in its existing condition can presently be accessed by two points: from the north via Johnson Pond Lane, which is a narrow but paved one-lane residential "stem" road that connects to Route 4, and, from the east via Barnes and Yeh Lane, which is a paved but narrow residential road that connects to Old St. Andrews Church Road, also from the north, and dead ends at the eastern side of the site.

There is an existing improved intersection with Route 4 that presently aligns with St. Andrews Ln. It is highly recommended that this intersection become the site's primary point of access (i.e., the main entrance) when developed. Secondary points of access for maintenance or emergency purposes could be afforded via Johnson Pond and Barnes and Yeh Lanes as noted in the paragraph above.

During the course of the study, it was determined that there are no other potential points of existing access that connect to any other existing roadways, pedestrian routes, or trailways. Nor, are there any public or "mass" transportation networks or systems that currently or are planned to serve the site.¹

¹ According to the St. Mary's Transit Development Plan – Final Report – December of 2019





Connectivity diagram



SITE EVALUATION SUMMARY

As previously stated, the project site is comprised of four separate parcels located approximately two miles southwest of California, Maryland along St. Andrews Church Road (MD State Route 4). The combined area of the parcels is approximately 267 acres. The characteristics of the proposed site have been documented in several preliminary reports including Archeology, Environmental, Geotech, and Traffic. The following summarizes the inherent challenges of the site:

Environmental Impact

An Environmental Inventory Report was executed in March 2025. The purpose for the inventory of existing environmental resources was to provide guidance for avoidance by proposed construction activities, within the project study area. Moving forward, additional information will need to be gathered regarding:

Wetland and Watercourses

A field investigation will need to be conducted to identify and delineate these areas, while establishing applicable codes requirements as they pertain to flood zone compliance. In addition, all local and state permits required for all development within wetlands, buffer zones and flood zones will need to be established and identified.

Forest Stand Delineation

It is recommended to conduct this study along with a natural resources inventory and forest conservation plan (if required). This will aid in determining if the entirety of the project's anticipated natural resource conservation measures can be accomplished on-site, or if off-site measures may need to be employed to gain site permitting and approvals.

Rare, Threatened, and Endangered (RTE)

Coordination is recommended with the appropriate Agencies for compliance under Section 7 of the Endangered Species Act of 1973. While no critical habitats for the proposed endangered and proposed threatened species were mapped within the project study area; however, it is still necessary to determine if the project may have effects on those listed species. 1 proposed endangered species, and 1 proposed threatened species were listed on an IPaC review receipt for the project study area; therefore, it is recommended that coordination is conducted with the United States Fish and Wildlife Service (USFWS) and Maryland Department of Natural Resources (DNR) Wildlife & Heritage Service and Environmental Review in regards to potential impacts to rare, threatened and endangered species.

Environmental Site Analysis (ESA)

Lastly, an Environmental Site Analysis (ESA) for Phase 1A was not conducted, it is recommended that one be executed before moving forward into the next phase of design.



Archaeological Impact

In December 2024 an initial archaeological assessment of the site was conducted, no structures or areas of potential cultural significance were identified during the Phase IA archaeological survey. However, a Phase IB archaeological survey is recommended for areas of High (34%) and Moderate (29%) archaeological sensitivity. Depending on the future findings, proposed construction within these areas of the site may be restricted, requiring the preliminary design to be altered.

Geotechnical Impact

As previously stated, a site reconnaissance was performed on January 29, 2025. The intent of this visit was to provide a preliminary evaluation of the soils and geologic conditions as well as general observations. The elevations in this section typically range from 60 feet to 300 feet (creating challenging design conditions). It is recommended that a full geotechnical investigation be performed at this site to investigate the subsurface conditions within the proposed development areas, and to develop geotechnical recommendations for the design and construction of proposed structures, pavements, and fields.

Traffic Impact

A preliminary Traffic Impact Study (TIS) to assess the impact of the proposed development of St. Mary's County Sports Complex was conducted in March 2025. This initial analysis reviewed existing and projected future traffic operations at the proposed site access point and nearest major intersections to the north and south. The results conclude that improvements may be required at the following intersections: MD 4 at St. Andrew's Lane and MD 4 at Indian Bridge Road. An assessment was undertaken including traffic signalization or roundabout implementation at either location, each potential improvement is shown to result in adequate levels of service. If the project were to move forward, a full Traffic Impact Study (TIS) may be required to satisfy St. Mary's County's Adequate Public Facilities Ordinance (APFO) requirements.

General Site Characteristics

There are several factors that have restricted the site design/development, resulting in additional cost. Wetlands and elevation changes have led to a bridge and multiple retaining walls to be proposed.

Wetlands

A portion of the existing wetlands passes through the center of the site, requiring a bridge to be constructed which spans from Phase 2 to Phase 3 locations (reference Appendix E, site plan map). Phase 3 land is necessary to build on to satisfy the entire proposed program of the sports complex. No other suitable access points are available at the east end of the site to avoid building the bridge (reference Appendix G for a detailed version of the cost estimate).

Elevation Changes

The large elevation range (60 feet to 300 feet) required creative design solutions. The approach was taken to locate the majority of the exterior fields on the flattest portions of the site to avoid retaining walls. However, it was unavoidable in certain areas, resulting in taller retaining walls to be integrated into the design, adding to the overall cost of the project.



|| BIALPARCHITECTURE

PROJECT PROGRAM

The California, Maryland project site offers accessibility and proximity to hotels, entertainment, restaurants. The previous economic report estimated the economic impact for the County based on the original project program found in the Crossroads Consulting Study from 2021. Their analysis estimated the new economic impact and fiscal impacts that could be generated from the preliminary project program.

The project program outlines the required amenities and facilities which are to be included in the design. The program was developed by a financial consultant and has been approved by the project's stakeholders. The program is supported by a financial pro forma, which forecasts positive net tax revenue stemming from the project's construction and continued operation. Simply stated, the project program is intended to be an "economic driver" for St. Mary's County, the southern Maryland region, and the state as a whole.

As part of Preliminary Design, our team expanded upon the initial program to establish a detailed building program which takes into account what will make this complex an economic driver. The project program for the new sports complex in St. Mary's County consists of three main parts: Athletic Fields/Outdoor Facilities, Indoor Facilities/Athletic Building Structure, Other Site Amenities, and Parking.



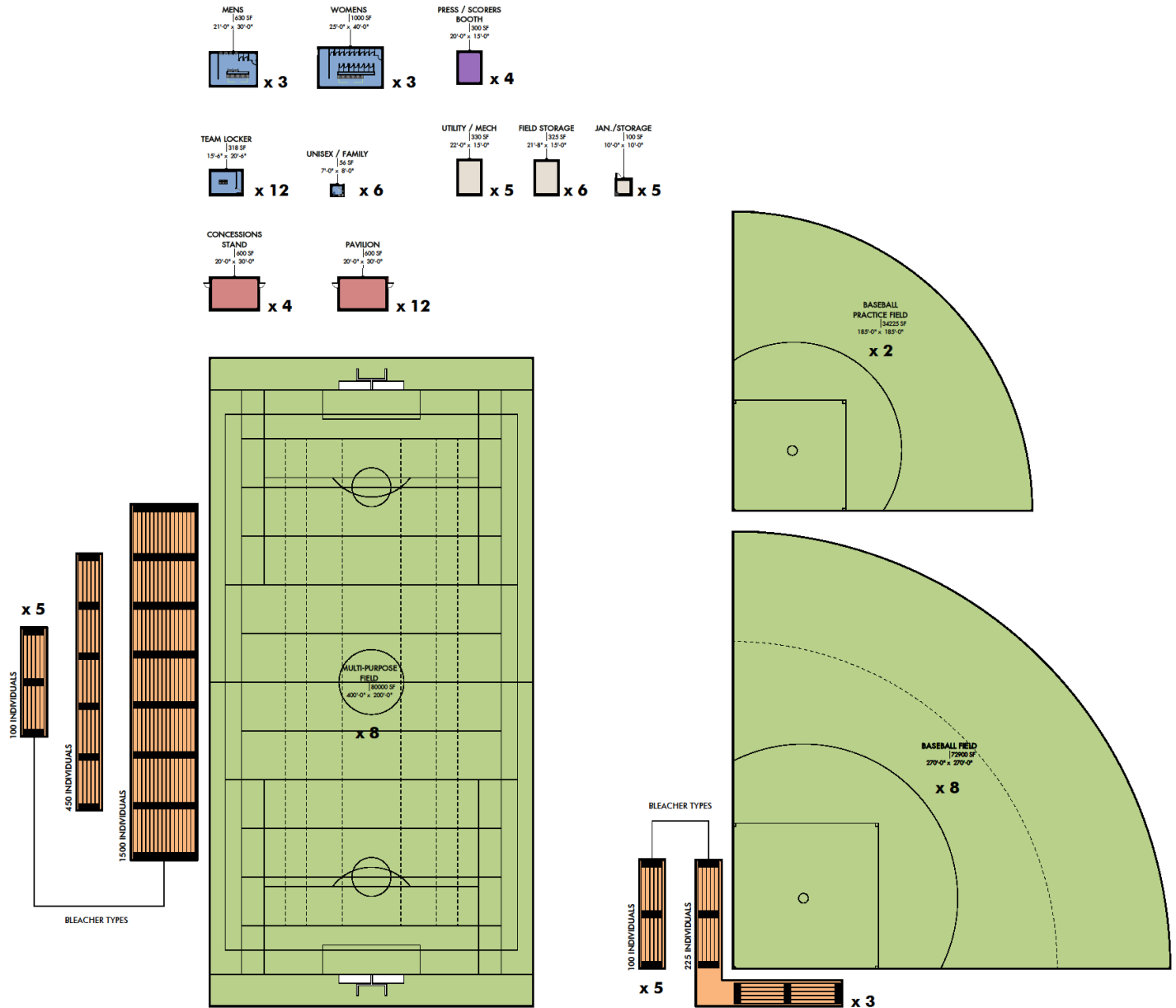
Athletic Fields/Outdoor Facilities

The initial project program contemplated utilizing a site of a minimum of 36 acres for athletic programming, support space and parking. 8 to 10 tournament quality rectangular multipurpose fields are for sports such as football, soccer and lacrosse. The Crossroads Consulting program called for a minimum of 4 fields to be configurable to offer 2 baseball/softball diamonds per field. One directional adjustment from the original Crossroads Study program was the need to provide separate diamond fields and multipurpose rectangular fields in the programming of the outdoor spaces. The project's stakeholders felt that having separate fields would maximize the potential economic benefit to the county by accommodating various sports and activities occurring simultaneously. 4 rectangular multipurpose fields and 4 diamond fields should feature artificial turf playing surfaces. Lighted fields are preferred to extend usage time. The preliminary design for all the diamond fields includes bleacher seating of various capacity. Two of the rectangular fields include a sizable grandstand, but all the rectangular fields have surrounding grading that will allow for a temporary metal bleacher or berm seating. 12 outdoor pickleball courts were added as other site amenities.



BALL ARCHITECTURE

VISUAL PROGRAM - Athletic Fields/Outdoor Facilities



TABULAR PROGRAM - ATHLETIC FIELDS/OUTDOOR FACILITIES						
SPACE NAME	NOMINAL DIMENSIONS		PLANNED NET AREA	GROSS AREAS		
	LENGTH	WIDTH		GROSS UP FACTOR	GROSS AREA IMPACT	
OPEN AIR PAVILIONS						
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
PAVILION (ALT)	20'-0"	30'-0"	600 SF	1.35	810 SF	
OPEN AIR PAVILIONS: 12			7,200 SF		9,720 SF	
PRESS / SCORERS BOOTH						
PRESS / SCORERS BOOTH	20'-0"	15'-0"	300 SF	1	300 SF	
PRESS / SCORERS BOOTH	20'-0"	15'-0"	300 SF	1	300 SF	
PRESS / SCORERS BOOTH	20'-0"	15'-0"	300 SF	1	300 SF	
PRESS / SCORERS BOOTH	20'-0"	15'-0"	300 SF	1	300 SF	
PRESS / SCORERS BOOTH: 4			1,200 SF		1,200 SF	
RESTROOMS						
MENS	21'-0"	30'-0"	630 SF	1.1	693 SF	
MENS	21'-0"	30'-0"	630 SF	1.1	693 SF	
MENS	21'-0"	30'-0"	630 SF	1.1	693 SF	
UNISEX / FAMILY	7'-0"	8'-0"	56 SF	1.1	62 SF	
UNISEX / FAMILY	7'-0"	8'-0"	56 SF	1.1	62 SF	
UNISEX / FAMILY	7'-0"	8'-0"	56 SF	1.1	62 SF	
UNISEX / FAMILY	7'-0"	8'-0"	56 SF	1.1	62 SF	
UNISEX / FAMILY	7'-0"	8'-0"	56 SF	1.1	62 SF	
UNISEX / FAMILY	7'-0"	8'-0"	56 SF	1.1	62 SF	
WOMENS	25'-0"	40'-0"	1,000 SF	1.1	1,100 SF	
WOMENS	25'-0"	40'-0"	1,000 SF	1.1	1,100 SF	
WOMENS	25'-0"	40'-0"	1,000 SF	1.1	1,100 SF	
RESTROOMS: 12			5,226 SF		5,749 SF	
UTILITY / STORAGE						
FIELD STORAGE	21'-8"	15'-0"	325 SF	1	325 SF	
FIELD STORAGE	21'-8"	15'-0"	325 SF	1	325 SF	
FIELD STORAGE	21'-8"	15'-0"	325 SF	1	325 SF	
FIELD STORAGE	21'-8"	15'-0"	325 SF	1	325 SF	
FIELD STORAGE	21'-8"	15'-0"	325 SF	1	325 SF	
JAN./STORAGE	10'-0"	10'-0"	100 SF	1	100 SF	
JAN./STORAGE	10'-0"	10'-0"	100 SF	1	100 SF	
JAN./STORAGE	10'-0"	10'-0"	100 SF	1	100 SF	
JAN./STORAGE	10'-0"	10'-0"	100 SF	1	100 SF	
JAN./STORAGE	10'-0"	10'-0"	100 SF	1	100 SF	
UTILITY / MECH	22'-0"	15'-0"	330 SF	1	330 SF	
UTILITY / MECH	22'-0"	15'-0"	330 SF	1	330 SF	
UTILITY / MECH	22'-0"	15'-0"	330 SF	1	330 SF	
UTILITY / MECH	22'-0"	15'-0"	330 SF	1	330 SF	
UTILITY / MECH	22'-0"	15'-0"	330 SF	1	330 SF	
UTILITY / STORAGE: 16			4,100 SF		4,100 SF	
GRAND TOTALS			1,346,982 SF		1,351,246 SF	

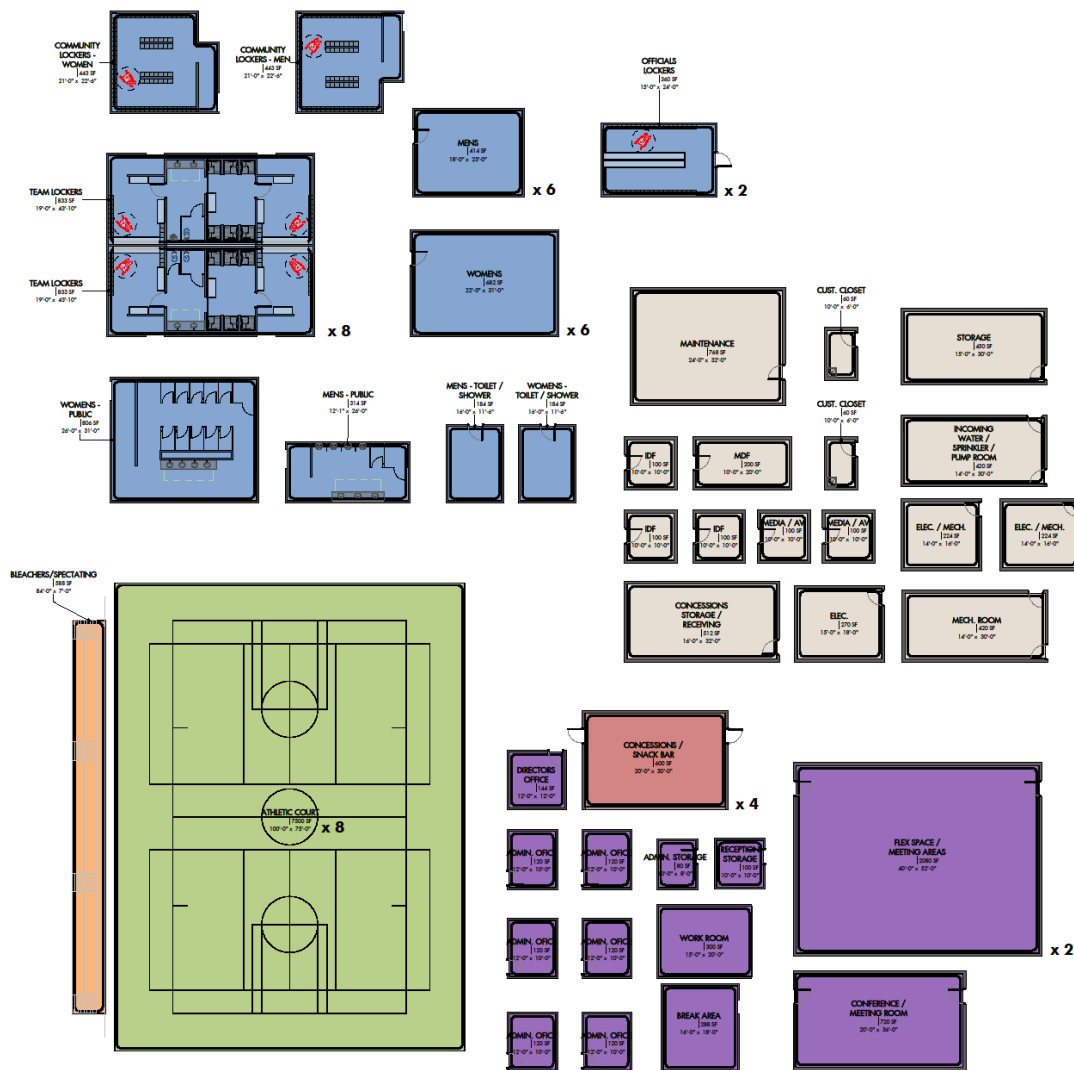


Indoor Facilities/Athletic Building Structure

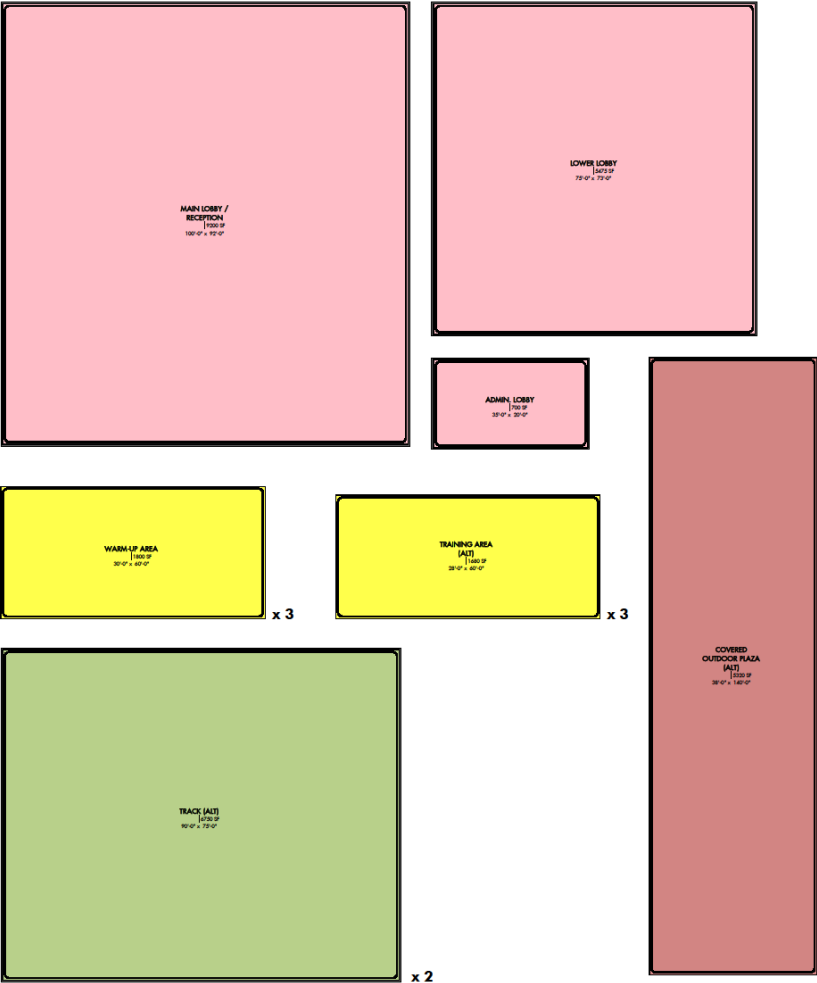
The indoor programming remained fairly consistent with the recommendations of the Economic Impact Study. The project stakeholders explored ways to create flexibility for hosting multiple sport tournaments at the same time. Also, the stakeholders wanted to incorporate access control such that different “zones” of the building could be opened or closed on as-needed basis.

The preliminary design program has 8 hardwood basketball courts. These courts can be converted to 16 volleyball courts, 2 box lacrosse fields and a separate smaller all-purpose turf field, or 30 indoor pickleball courts within the same gymnasium space to maximize usage opportunities. The indoor programming included a prominent building lobby, locker rooms, administration offices, and other support spaces. Separate locker rooms are programmed for teams, community members, and officials.

VISUAL PROGRAM - Indoor Facilities/Athletic Building Structure



MALLARCHITECTURE



TABULAR PROGRAM - ATHLETIC FIELDS/INDOOR FACILITIES

SPACE NAME	NOMINAL DIMENSIONS		PLANNED NET AREA	GROSS AREAS	
	LENGTH	WIDTH		GROSS UP FACTOR	GROSS AREA IMPACT
ADMIN & SUPPORT					
ADMIN. LOBBY	35'-0"	20'-0"	700 SF	1.45	1,015 SF
ADMIN. OFFICE	12'-0"	10'-0"	120 SF	1.45	174 SF
ADMIN. OFFICE	12'-0"	10'-0"	120 SF	1.45	174 SF
ADMIN. OFFICE	12'-0"	10'-0"	120 SF	1.45	174 SF
ADMIN. OFFICE	12'-0"	10'-0"	120 SF	1.45	174 SF
ADMIN. OFFICE	12'-0"	10'-0"	120 SF	1.45	174 SF
ADMIN. OFFICE	12'-0"	10'-0"	120 SF	1.45	174 SF
ADMIN. STORAGE	10'-0"	8'-0"	80 SF	1.45	116 SF
BREAK AREA	16'-0"	18'-0"	288 SF	1.45	418 SF
CONFERENCE / MEETING ROOM	20'-0"	36'-0"	720 SF	1.45	1,044 SF
DIRECTORS OFFICE	12'-0"	12'-0"	144 SF	1.45	209 SF
FLEX SPACE / MEETING AREAS	40'-0"	52'-0"	2,080 SF	1.45	3,016 SF
FLEX SPACE / MEETING AREAS (ALT)	40'-0"	52'-0"	2,080 SF	1.45	3,016 SF
LOWER LOBBY	75'-0"	73'-0"	5,475 SF	1.45	7,939 SF
MAIN LOBBY / RECEPTION	100'-0"	92'-0"	9,200 SF	1.45	13,340 SF
RECEPTION STORAGE	10'-0"	10'-0"	100 SF	1.45	145 SF
WORK ROOM	15'-0"	20'-0"	300 SF	1.45	435 SF
ADMIN & SUPPORT: 17			21,887 SF		31,736 SF
ATHLETIC FIELDS					
ATHLETIC COURT	100'-0"	75'-0"	7,500 SF	1.1	8,250 SF
ATHLETIC COURT	100'-0"	75'-0"	7,500 SF	1.1	8,250 SF
ATHLETIC COURT	100'-0"	75'-0"	7,500 SF	1.1	8,250 SF
ATHLETIC COURT	100'-0"	75'-0"	7,500 SF	1.1	8,250 SF
ATHLETIC COURT	100'-0"	75'-0"	7,500 SF	1.1	8,250 SF
ATHLETIC COURT	100'-0"	75'-0"	7,500 SF	1.1	8,250 SF
ATHLETIC COURT	100'-0"	75'-0"	7,500 SF	1.1	8,250 SF
ATHLETIC COURT	100'-0"	75'-0"	7,500 SF	1.1	8,250 SF
ATHLETIC COURT	100'-0"	75'-0"	7,500 SF	1.1	8,250 SF
TRACK (ALT)	90'-0"	75'-0"	6,750 SF	1.1	7,425 SF
TRACK (ALT)	90'-0"	75'-0"	6,750 SF	1.1	7,425 SF
TRAINING AREA	28'-0"	60'-0"	1,680 SF	1.45	2,436 SF
TRAINING AREA (ALT)	28'-0"	60'-0"	1,680 SF	1.45	2,436 SF
TRAINING AREA (ALT)	28'-0"	60'-0"	1,680 SF	1.45	2,436 SF
WARM-UP AREA	30'-0"	60'-0"	1,800 SF	1.45	2,610 SF
WARM-UP AREA	30'-0"	60'-0"	1,800 SF	1.45	2,610 SF
WARM-UP AREA	30'-0"	60'-0"	1,800 SF	1.45	2,610 SF
ATHLETIC FIELDS: 16			83,940 SF		95,988 SF
BLEACHERS					
BLEACHERS/SPECTATING	84'-0"	7'-0"	588 SF	1	588 SF
BLEACHERS/SPECTATING	84'-0"	7'-0"	588 SF	1	588 SF
BLEACHERS/SPECTATING	84'-0"	7'-0"	588 SF	1	588 SF
BLEACHERS/SPECTATING	84'-0"	7'-0"	588 SF	1	588 SF
BLEACHERS/SPECTATING	84'-0"	7'-0"	588 SF	1	588 SF
BLEACHERS/SPECTATING	84'-0"	7'-0"	588 SF	1	588 SF
BLEACHERS/SPECTATING	84'-0"	7'-0"	588 SF	1	588 SF
BLEACHERS/SPECTATING	84'-0"	7'-0"	588 SF	1	588 SF
BLEACHERS/SPECTATING	84'-0"	7'-0"	588 SF	1	588 SF
BLEACHERS: 8			4,704 SF		4,704 SF
CONCESSIONS / SUPPORT					
CONCESSIONS / SNACK BAR	20'-0"	30'-0"	600 SF	1.45	870 SF
CONCESSIONS / SNACK BAR	20'-0"	30'-0"	600 SF	1.45	870 SF
CONCESSIONS / SNACK BAR	20'-0"	30'-0"	600 SF	1.45	870 SF
CONCESSIONS / SNACK BAR	20'-0"	30'-0"	600 SF	1.45	870 SF
CONCESSIONS STORAGE / RECEIVING	16'-0"	32'-0"	512 SF	1.45	742 SF
COVERED OUTDOOR PLAZA (ALT)	38'-0"	140'-0"	5,320 SF	1.45	7,714 SF
CONCESSIONS / SUPPORT: 6			8,232 SF		11,936 SF

TABULAR PROGRAM - ATHLETIC FIELDS/INDOOR FACILITIES

SPACE NAME	NOMINAL DIMENSIONS		PLANNED NET AREA	GROSS AREAS	
	LENGTH	WIDTH		GROSS UP FACTOR	GROSS AREA IMPACT
LOCKERS					
COMMUNITY LOCKERS - MEN	21'-0"	22'-6"	443 SF	1.45	643 SF
COMMUNITY LOCKERS - WOMEN	21'-0"	22'-6"	443 SF	1.45	643 SF
OFFICIALS LOCKERS	15'-0"	24'-0"	360 SF	1.45	522 SF
OFFICIALS LOCKERS	15'-0"	24'-0"	360 SF	1.45	522 SF
TEAM LOCKERS	19'-0"	43'-10"	833 SF	1.45	1,208 SF
TEAM LOCKERS	19'-0"	43'-10"	833 SF	1.45	1,208 SF
TEAM LOCKERS	19'-0"	43'-10"	833 SF	1.45	1,208 SF
TEAM LOCKERS	19'-0"	43'-10"	833 SF	1.45	1,208 SF
TEAM LOCKERS	19'-0"	43'-10"	833 SF	1.45	1,208 SF
TEAM LOCKERS	19'-0"	43'-10"	833 SF	1.45	1,208 SF
TEAM LOCKERS	19'-0"	43'-10"	833 SF	1.45	1,208 SF
TEAM LOCKERS	19'-0"	43'-10"	833 SF	1.45	1,208 SF
LOCKERS: 12			8,270 SF		11,991 SF
RESTROOMS					
MENS	18'-0"	23'-0"	414 SF	1.45	600 SF
MENS	18'-0"	23'-0"	414 SF	1.45	600 SF
MENS	18'-0"	23'-0"	414 SF	1.45	600 SF
MENS	18'-0"	23'-0"	414 SF	1.45	600 SF
MENS (ALT)	18'-0"	23'-0"	414 SF	1.45	600 SF
MENS - PUBLIC	12'-1"	26'-0"	314 SF	1.45	456 SF
MENS - TOILET / SHOWER	16'-0"	11'-6"	184 SF	1.45	267 SF
WOMENS	22'-0"	31'-0"	682 SF	1.45	989 SF
WOMENS	22'-0"	31'-0"	682 SF	1.45	989 SF
WOMENS	22'-0"	31'-0"	682 SF	1.45	989 SF
WOMENS	22'-0"	31'-0"	682 SF	1.45	989 SF
WOMENS	22'-0"	31'-0"	682 SF	1.45	989 SF
WOMENS (ALT)	22'-0"	31'-0"	682 SF	1.45	989 SF
WOMENS - PUBLIC	26'-0"	31'-0"	806 SF	1.45	1,169 SF
WOMENS - TOILET / SHOWER	16'-0"	11'-6"	184 SF	1.45	267 SF
RESTROOMS: 16			8,064 SF		11,693 SF
SUPPORT					
CUST. CLOSET	10'-0"	6'-0"	60 SF	1.45	87 SF
CUST. CLOSET	10'-0"	6'-0"	60 SF	1.45	87 SF
ELEC.	15'-0"	18'-0"	270 SF	1.45	392 SF
ELEC. / MECH.	14'-0"	16'-0"	224 SF	1.45	325 SF
ELEC. / MECH.	14'-0"	16'-0"	224 SF	1.45	325 SF
IDF	10'-0"	10'-0"	100 SF	1.45	145 SF
IDF	10'-0"	10'-0"	100 SF	1.45	145 SF
IDF	10'-0"	10'-0"	100 SF	1.45	145 SF
INCOMING WATER / SPRINKLER / PUMP ROOM	14'-0"	30'-0"	420 SF	1.45	609 SF
MAINTENANCE	24'-0"	32'-0"	768 SF	1.45	1,114 SF
MDF	10'-0"	20'-0"	200 SF	1.45	290 SF
MECH. ROOM	14'-0"	30'-0"	420 SF	1.45	609 SF
MEDIA / AV	10'-0"	10'-0"	100 SF	1.45	145 SF
MEDIA / AV	10'-0"	10'-0"	100 SF	1.45	145 SF
STORAGE	15'-0"	30'-0"	450 SF	1.45	653 SF
STORAGE	15'-0"	30'-0"	450 SF	1.45	653 SF
STORAGE	15'-0"	30'-0"	450 SF	1.45	653 SF
STORAGE	15'-0"	30'-0"	450 SF	1.45	653 SF
STORAGE	15'-0"	30'-0"	450 SF	1.45	653 SF
STORAGE	15'-0"	30'-0"	450 SF	1.45	653 SF
STORAGE	15'-0"	30'-0"	450 SF	1.45	653 SF
STORAGE	15'-0"	30'-0"	450 SF	1.45	653 SF
STORAGE	15'-0"	30'-0"	450 SF	1.45	653 SF
STORAGE (ALT)	15'-0"	30'-0"	450 SF	1.45	653 SF
STORAGE (ALT)	15'-0"	30'-0"	450 SF	1.45	653 SF
SUPPORT: 24			7,646 SF		11,087 SF
GRAND TOTALS			142,743 SF		179,135 SF



Other Site Amenities

Site Amenities such as pavilions, event terraced patios, site concession and toilet structures, practice infields, batting cages, walking trails, dispersed playgrounds, and outdoor pickleball courts were included in the preliminary design to create a successful complex that can efficiently and effectively host a variety of sports and activities while simultaneously amplifying the park experience for spectators and visitors. A vehicular and pedestrian bridge is planned, which will allow connectivity to both the east and west sides of the property.

Parking

Parking is an important aspect of the project program that requires careful consideration and will contribute to the success of the project. Not enough parking can potentially lead to underusage of the facility, among other problems. However, providing too much parking could make the project cost prohibitive and can contribute to environmental stress.

The economic report identifies the need to provide “sufficient and convenient on-site parking”; however, it does not provide a specific quantity or target for the amount of parking spaces to be provided. Therefore, as part of the study, we have established a parking quantity on a preliminary basis to establish the program for parking.

The amount of parking needed to make a project successful can be affected by multiple factors but generally depends on two primary factors: actual need and zoning requirements. The actual need can be difficult to quantify before a project is constructed. Typically, parking generators such as the Institute of Transportation Engineers (ITE) recommendations can be followed:

ITE Use Code	Description	Average Rate*	Programmed Size	Parking Generation (Spaces)
492	Athletic Building	4.73/1,000 sf	145,717 sf	689.24 spaces
488	Sports Complex 54.36/1 field		18 fields	978.48 spaces
491	Racquet Sports 1.5/1 court		12 courts	18.00 spaces

TOTAL PROGRAMMED PARKING (PRELIMINARY): **1,685.72 spaces**

*ITE Parking Generation Manual, Fourth Edition

Secondly, a preliminary parking requirement analysis was completed based on our interpretation of the applicable zoning requirements:

OFF-STREET PARKING REQUIREMENTS PER COUNTY COMPREHENSIVE ZONING ORDINANCE

USE CLASSIFICATION: PUBLIC RECREATIONAL FACILITY

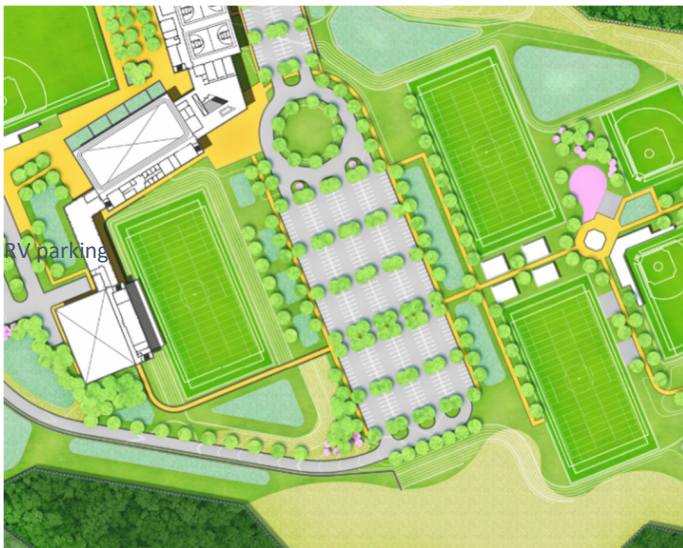
LOCATION	TYPE OF SEATING	QUANTITY	RATE	SPACES REQ.
INDOOR	FIXED	1,580 SEATS	1 SPACE / 4 FIXED SEATS	395
INDOOR	NON-FIXED	57,992 SF	2 SPACE / 1 ACRE OF AREA	3
OUTDOOR	FIXED	4,729 SEATS	1 SPACE / 4 FIXED SEATS	1,183
OUTDOOR	NON-FIXED	143,087 SF	2 SPACE / 1 ACRE OF AREA	7
TOTAL				1,588



MALL ARCHITECTURE

Both methods utilized to generate a preliminary parking program quantity are based on the notion that all amenities and facilities will be utilized simultaneously. For large complexes, this is rarely the case. Meaning, parking areas can be “shared” to capture the overflow from another area which may be having a more intensive use or need. Because of this, the actual parking need will likely be significantly less than 1,685 or even 1,588, which is what zoning appears to require. However, we recommend that a Shared Parking Facility Analysis be conducted during the next phase of design to confirm an actual number of required parking spaces. The acceptance of a Shared Parking Facility Analysis by the St. Mary's County Planning Director, when it is conducted in accordance with the requirements of the St. Mary's County Zoning Ordinance Section 64.5 may constitute compliance with applicable zoning laws. Otherwise, the project may require a variance in order to reduce the amount of parking being provided below what is required by zoning.

Finally, the project stakeholders identified the potential need for parking of trailered vehicles and other larger vehicles such as recreational vehicles (RV's). Up to eight (8) RV parking spaces were determined to be needed and were added the project's parking program.



Building and multi-purpose fields parking



RV Parking

PUBLIC INPUT

Public Information Meeting

The general public was invited to an early public information meeting held on January 29th, 2025, in the St. Mary's County Commissioner's Board room. The meeting was attended by approximately 100 people. General project information and the proposed project program, the basis of which was formed by the project's Marketing and Economic Analysis report developed by Crossroads Consulting in October of 2020, was presented to the public (refer to Project Program section of the report for details). During the meeting, the public was invited to provide input by speaking into a microphone for a period not exceeding two minutes in duration, providing verbal feedback, comments, and concerns. Approximately 30 persons provided valuable feedback.

Online Survey

Following the meeting, an online survey was conducted by the design team from January 30th – February 28th, 2025. In addition to the survey being open to the general public (notifications were published on the county's web site) all meeting attendees were given information and access to the survey so that community members could respond to the prompts and provide additional written feedback, comments, and concerns.

1,375 people participated in the survey, providing valuable feedback and information that the design team and other project stakeholders utilized when commencing work on the preliminary designs. The results of survey show overwhelming community support for this project. The survey data has been included at the end of this paragraph.

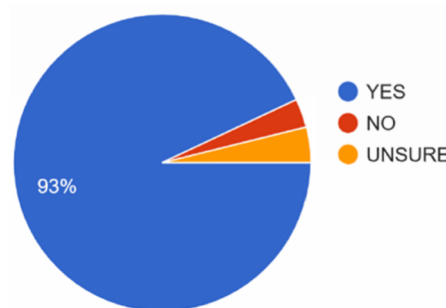
QUESTION 1 – Do you think that the proposed sports complex will benefit the community in St. Mary's County:

RESULTS

Yes – **1,279** (93%)

No – **43** (3.1%)

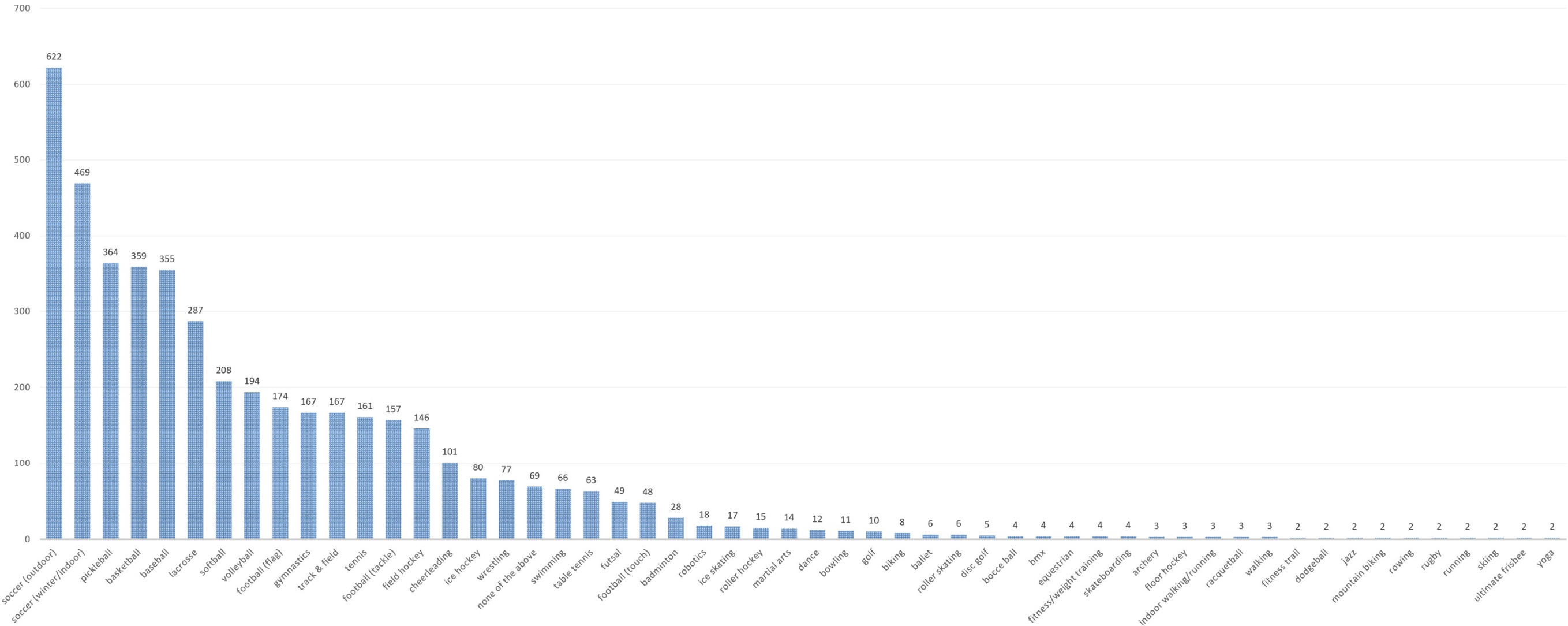
Unsure – **53** (3.9%)



BEALL ARCHITECTURE

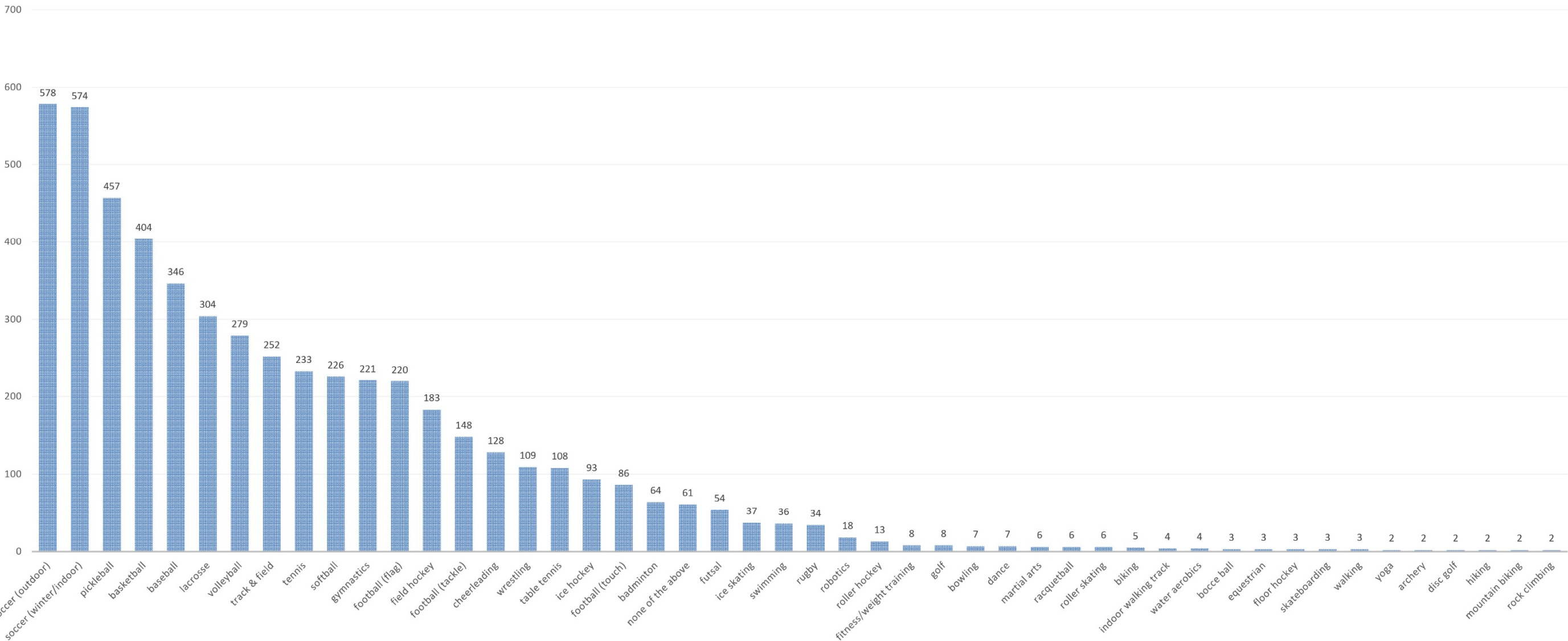
QUESTION 2 – Which of the following sports do you, your family, children or dependents currently participate in (select all that apply):

RESULTS (top five choices):
Soccer (outdoor) - **622** (13.52%)
Soccer (winter/indoor) - **469** (10.20%)
Pickleball - **364** (7.91%)
Basketball - **359** (7.80%)
Baseball - **355** (7.72%)



QUESTION 3 – Which of the following sports do you, your family, children or dependents anticipate participating in if the appropriate facilities are added to the St. Mary’s Sports Complex project:

RESULTS (top five choices):
Soccer (outdoor) - **578** (10.77%)
Soccer (winter/indoor) - **574** (10.69%)
Pickleball - **457** (8.51%)
Basketball - **404** (7.53%)
Baseball - **346** (6.45%)



QUESTION 4 – How far do you currently or would be willing to travel in order to facilitate participation in the following list of sports by you, a family member, children or dependents (Baseball, Softball, Soccer (outdoor), Football (tackle), Football (touch), Football (flag), Lacrosse, Field Hockey, Soccer (winter/indoor), Cheerleading, Rugby, Track & Field, Basketball, Volleyball, Wrestling, Pickleball, Tennis, Table Tennis):

RESULTS

Less than 30 minutes – **304** (22.1%)

30 minutes – **558** (40.6%)

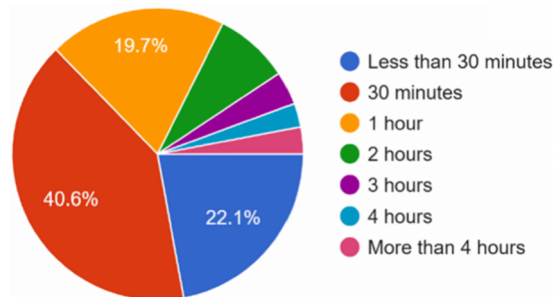
1 hour – **271** (19.75.0%)

2 hours – **114** (8.3.0%)

3 hours – **51** (3.7.0%)

4 hours – **36** (2.6.0%)

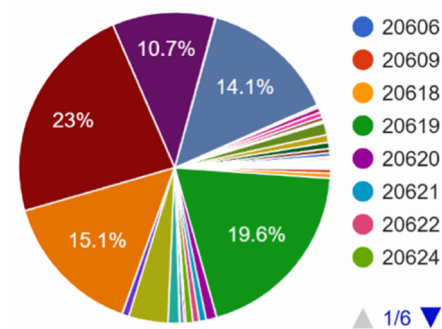
More than 4 hours – **41** (3.0%)



QUESTION 5 – Please provide additional feedback and comments that you would like to share with the project stakeholders and design team, (limit of 500 characters).

(Note: Public feedback and comments have not been included within this report due to the overwhelming quantity of feedback received.)

ZIP CODES OF PARTICIPANTS



BALLPARCHITECTURE



Concept site plan rendering

PRELIMINARY DESIGN - SPORTS COMPLEX SITE

Concept Statement

As stated in the Market and Economic Analysis for the Proposed New Sports Complex, authored by Crossroads Consulting, St. Mary's County has several factors working in its favor to increase youth and amateur sports tourism. By creating a new state-of-the-art sports complex with 8 artificial turf fields (8 multi-purpose fields, 8 ball diamonds intended for baseball and softball, and two practice fields) and 8 gymnasiums for indoor sports, there will be natural attractions for teams to use the facilities. With this understanding in mind, the site design was challenged with the following questions: Beyond the intended use of the sports amenities, how can the rest of the site enhance the user's experience? How can the site bring excitement to non-players? What other experiences can be gained during downtime and off-season periods? All diamond fields are oriented due north, to easternly, to due south; all multipurpose rectangular fields are oriented north-south; and all pickleball courts are oriented north-south; for safe play and operational efficiency.



BEALL ARCHITECTURE

Driven by the understanding of the existing site features, the conceptual site design aims to create a series of park-like and featured destinations that are thoughtful and user-centric. All seven destinations are designed to make it easier for players, coaches, families, and spectators to locate themselves within the complex, increase the duality of compatible sports, and evoke the same level of excitement outdoors as there is for indoor sporting events all while immersing visitors into a unique experience of the landscape. Refer to Rendered Site Plan for Destinations.

Roadway Design

There are seven destinations across the site. The design of each destination is defined by the availability of space for the given sport and how well the specified amenities can work with the existing landscape to limit extensive construction expense. To access all seven destinations, a central two-lane roadway is proposed. The roadway starts at the intersection of St. Andrews Lane and St. Andrews Church Road and extends through the entire site to reach its terminus on the east side of the site. The roadway alignment reflects a curvilinear design with large sweeping curves that allows the roadway to adjust to rolling site topography and remain maneuverable for large vehicle such as buses, delivery trucks, and emergency apparatuses. For most of the alignment, there is a parallel pedestrian pathway that connects to the various destinations. The path is separated from the roadway by a planted buffer for safety purposes. Also, the curvilinear roadway crossing over the entire site with naturally reduce vehicular speeds, which is important in a complex with heavy youth participation.

Bridge

Destinations on the west side of the site are separated from those on the east side by St. Mary's River and adjacent wetlands. The proposed roadway and pathway will require elevated bridge sections and abutments to connect the two sides of the site and limit disturbance to the environmentally sensitive areas. There is currently no suitable way to cross the St. Mary's River that can safely accommodate the anticipated vehicular loads.

Parking

The conceptual strategy behind site parking was to disperse throughout the complex in proportion to the activities and programming in a particular area. A single parking area was integrated with each field grouping for convenience, while creating a smaller more intimate scale versus fewer much larger parking areas. In doing so, this approach has less environmental impact, it limits the urban heat island effect to smaller areas of the site. Design flexibility was another benefit, smaller parking lots allowed for utilizing available space more effectively, resulting in a more efficient plan and aesthetically pleasing outdoor areas. In addition, a dedicated RV parking space has been proposed to be helpful for event organizers and vendors, recognizing the growth of RV use related to sports tourism.



Site Layout

As visitors enter the site, they ascend in elevation along the roadway to overlook Destination 1. Destination 1 is located within the narrowest portion of the site creating the ideal place for two smaller ball diamonds and twelve pickleball courts.

Prior to reaching Destination 2, visitors cross over a key area of ecological restoration. Due to the functionality of the roadway, an existing drainage channel that appears to feed an isolated wetland must be realigned. Proposed stormwater management (SWM) practices featuring native plants will be integrated into the necessary restoration to enhance the ecological value of the drainage channel and to increase the protection of the existing wetland.

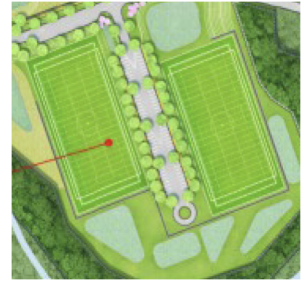
Destination 2 occupies the largest space on the west side of the site. It features 3 multi-purpose fields, 1 large premier ball diamond, 1 medium ball diamond, and 1 practice diamond. This specific site layout allows the 3 multi-purpose fields to be aligned in a row for ease of use during tournaments and places the two playable ball diamonds in a position to take advantage of the grade change in the north end. Sitting the ball diamonds at the lowest elevation creates a ballpark-like environment where the grandstand and spectator spaces rise above the field of play to offer interesting points of view of the game. These two fields offer a great location for a final championship game to be played.

Destination 3, like Destination 1, is in a narrow space that is bounded by the existing electrical easement, environmentally sensitive features, and the proposed road. However, there is enough space to site 1 large premier ball diamond and 1 medium ball diamond.

Destination 4 is aligned directly across the proposed road from Destination 3 to create a true intersection. Although this area is not sufficient for one of the major sports fields, it creates the opportunity for auxiliary programming. The proposed design envisions Destination 4 as space for large vehicle parking such as coach buses, RVs, or other team travel buses. Another option is to create individual campsites in this area that could be rented out upon request.



Destination 5 features two multi-purpose fields. This site does present the most challenges on the west side because in existing conditions it has a narrow ridgeline that descends vertically in two directions. In proposed conditions, a large retaining wall around the perimeter of the two fields is necessary. If the west side were developed in phases. Destination 5 presents itself as a prime location for soil stockpiles and spoil areas.



The east side of the site has the most apparent grade change due to its central ridgeline descending rapidly in multiple directions. These existing conditions create a great setting for major features that can elevate the grandeur of the overall site. As visitors cross the bridge to reach the east side, portions of the three-story indoor complex begin to come into focus and signify the arrival to Destination 6.

Destination 6 is comprised of the indoor complex, the site's premier ball diamond, and the site's premier multi-purpose field. These three key features have been sited together to take advantage of the existing grade change. The indoor complex with three vaulted gymnasiums accounts for 14 vertical feet and has been sited to act as a retaining wall across the existing ridgeline. Moreover, the complex creates usable spaces on the upper and lower side of Destination 6. On the lower side, to the north and south of the complex the ball diamond and multi-purpose field occupies the same elevation as Level 1 of the complex. This makes it feasible to use the 14 feet of grade change surrounding the fields as lawn areas for visitors to use for leisure and entertainment purposes. At the ball diamond, there are a series of tiered plaza spaces that provide access to Level 2 of the complex offering views of the field at different elevations. These viewing areas and one of the entrances to Level 2 are accessible via a grand staircase or an ADA compliant walkway at the perimeter of the site. The main entrance to Level 2 is located on the upper side of Destination 6 where visitors can utilize a traffic circle adjacent to an open plaza to pick up and drop off pedestrians before parking.



Destination 7, located to the far east of the indoor complex, has 2 multi-purpose fields, 1 practice diamond, and 1 ball diamond. The existing topography is leveraged to create a sloped hill at the outfield for spectators to use during a game.



Field Design and Configuration

The fields design and configuration are clustered for multiple sports and multiple tournaments to take place simultaneously. Each field has amenities support such as team pavilions, concession and toilet structures, and viewing areas. All outdoor fields are oriented with respect to the sun and its potential effect on game play. No diamond fields are oriented towards the west. All the rectangular multipurpose fields are oriented north south and/or up to 20 degrees west of north for player safety and operational factors. Also, all the pickleball courts are oriented north-south for maximum play throughout the day.

Most of the baseball/softball diamonds are arranged as part of either a clover or star arrangement for site design efficiency and tournament efficiency. They are designed to accommodate various field sizes for all levels of official little league play including baseball fields with:

- **60-foot bases and a 46-foot pitcher's mound**
- **70-foot bases and a 50-foot pitcher's mound**
- **90-foot bases and a 60-foot 6-inch pitcher's mound**

All baseball/softball fields have outfield fences that vary between 200 feet, 275 feet, and 300 feet depth.

All youth softball fields have 60-foot bases and a 46-foot mound with outfield fences between 180 feet and 225 feet for little league junior and senior divisions.

Feature Fields and Courts

The project's stakeholders expressed a desire for a couple of the project's "premiere" fields to resemble iconic ballparks from across the country. These featured ballparks would be both a draw and differentiator for the St. Mary's County Athletic Complex when compared to other regional and national athletic complex facilities. These featured stadiums would not only have extra seating capacities, but would take design cues from aspirational venues.

The following twelve (12) iconic ballparks were designated and studied to see which ones would best serve as the best aspirational facilities for the athletic complex.

- | | |
|---------------------------------------|---|
| 1. Oriole Park at Camden Yards | 7. Charles Schwab Field Omaha |
| 2. Fenway Park | 8. Yankee Stadium |
| 3. Wrigley Field | 9. PNC Park |
| 4. Nationals Park | 10. Dodger Stadium |
| 5. Oracle Park | 11. Petco Park |
| 6. Howard J Lamade Stadium | 12. OGE Energy Field at Devon Park |

Camden Yards and Lamade Stadium were chosen as a result of this process. Criteria for selection included which ballparks would best resonate with the anticipated baseball and softball players competing in the new sports complex.





ORIOLE PARK AT CAMDEN YARDS – Baltimore, Maryland (Baltimore Orioles)

Feature Ballpark for Older Tournaments

This feature ballpark provides intimate sightlines for parents in the stands, a patio terrace with picnic pavilions and a playground atop a raised rightfield wall. The ground floor of the gymnasium building provides a concession stand and restrooms accessible off the patio terrace. Another feature is a second playground along the third baseline. Beyond left and centerfield berm grass seating is Claude Johnson Pond.



MALL ARCHITECTURE



HOWARD J LAMADE STADIUM – Williamsport, Pennsylvania (Little League World Series)

Feature Ballpark for Softball and Younger Baseball Tournament

The feature ballparks incorporate a bermed grass seating area designed at a 1:3 slope to provide both comfort for families and children to sit and play upon, and to allow for grass to grow without worry of erosion from steep grading. It allows children to move around versus sitting still while parents are watching their sibling. Sitting on a berm is much more flexible for multi-child families and children have the ability to get up when they want and move around as much as they'd like. This allows parents to relax, knowing their non tournament child is engaged and not interfering with other parents. It's also an affordable approach to utilizing the cut earth from creating level playing surfaces across the project site.

These feature fields are not a change from the original program, but an enhancement to draw more, bigger, and better regional and national tournaments to the St. Mary's County site.



|| BALLPARCHITECTURE

Site Entrance

The primary point of site access is recommended to occur at Maryland Route 4 (St. Andrews Church Road) at the existing intersection with St. Andrews Lane. An improved intersection already exists at this location and was likely established previously for the potential development of this site. This intersection would facilitate vehicular access primarily for motor vehicles, but pedestrian, bicycle, and alternate access could also be afforded at this location, as well as any future mass or public transportation options that may occur in the future.

In order to create the new site entrance, off-site improvements are anticipated to be required at this intersection, as well as the intersection of Maryland Route 4 and Indian Bridge Road, per the traffic study. We recommend that the site entrance be improved with signalization (traffic lights) and additional lanes to facilitate safe turning movements (Option A) -or- the intersection should be converted to a roundabout / traffic circle configuration (Option B).

We recommend that separate access be provided from this point for pedestrians and bicyclists to enter the site safely. This could be facilitated via a shared use path or trail that is separated from the primary roadway entrance, or via bike lanes and sidewalks.

Approaching the site from Route 4 (St. Andrews Church Road), the main entrance to the St. Mary's Sports Complex should be clearly marked with a two-way monumental sign. The sign should integrate material qualities proposed on the indoor building complex and pavilion structures located throughout the site. At night, the lettering will be backlit and the main structure will be illuminated from the base for ease of viewing and for safety purposes. It is important that the monumental sign expresses a high level of quality and design, since it is the first and last impressions of the St. Mary's Sports Complex.



Proposed site entrance – showing option 'A' as a signalized intersection

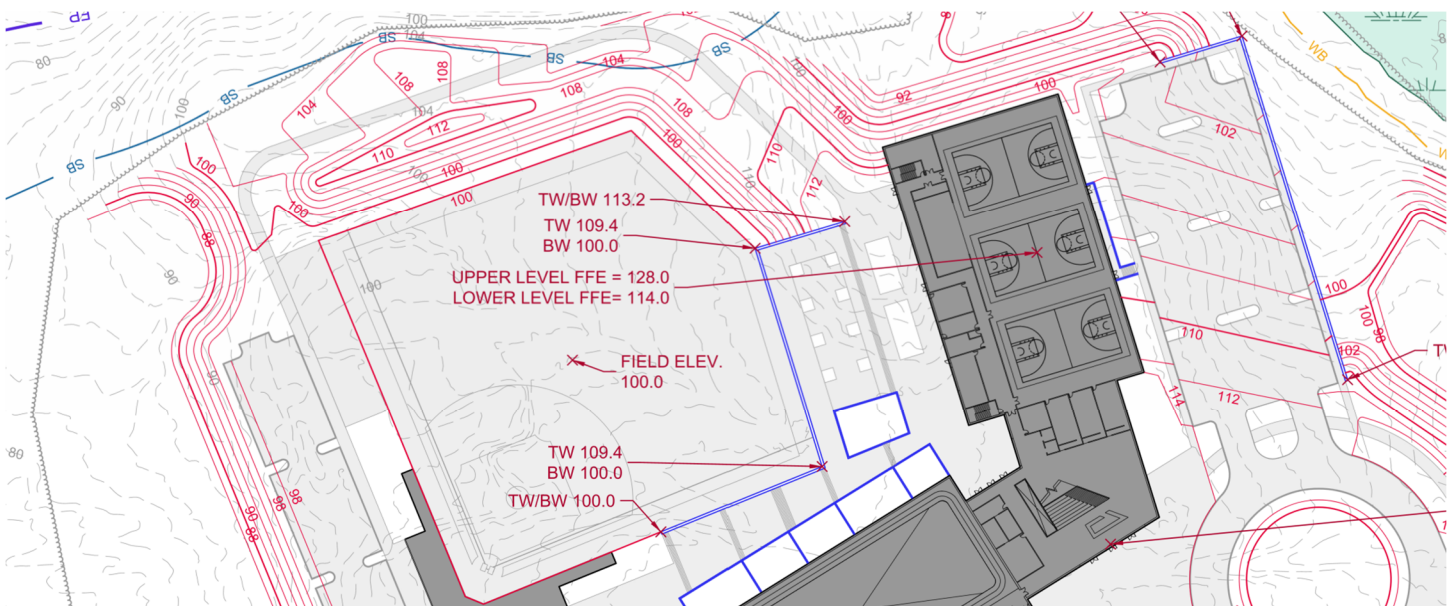


Site Amenities

Each destination can be self-sufficient. As mentioned previously, it was important for each site to have a parking lot immediately adjacent to the fields that is proportional to the number of anticipated users. There is additional space at each site to locate such things as bike racks, batting cages, pavilions and themed playgrounds. In addition, there is also space for press boxes, concession stands and comfort stations. Due to the amount of site disturbance in all areas, each site must include a planting design that is diverse, dense, and native to support site stabilization and restoration of the forest landscape. Once established, the site can provide a variety of environmental education opportunities for local schools and other environmental programs within the community.

Retaining Walls

A preliminary grading study identified crucial locations where retaining walls are needed. The walls typically occur in the outfields of the ball diamonds and at proposed bridges to avoid additional disturbance to environmentally sensitive areas. Refer to Concept Grading Plan for more information.



Zoning Regulations and Standards that Apply to Site Use

This development site is subject to the zoning regulations and standards of Chapter 63 through 65 of the St. Mary's County Zoning Ordinance. Refer to Appendix E to review the Concept Landscape Plan for required Landscaping and Buffer Yards, and the Concept Site Plan for Off-Parking and Loading requirements.

This development is subject to the Forest Conservation Regulation established in Chapter 75 of the Zoning Ordinance. Under the current regulation, 101 acres of reforestation is required for the clearing of approximately 140 acres of existing forest on site. A reduction in proposed site features or other off-site locations may be needed to meet the forest conservation requirements for the project. Coordination with a qualified natural resources consultant and County agencies will be necessary to confirm current and future Forest Conservation requirements and how the development can fulfill the necessary obligations.

Stormwater Management

This project will require compliance with *St. Mary's County Stormwater Management, Grading, Erosion and Sediment Control Ordinance*. The ordinance references the *2000 Maryland Stormwater Design Manual Volumes I & II (Maryland Department of the Environment, April 2000)*, and all subsequent revisions, as the official guide for stormwater principles, methods and practices.

The stormwater management (SWM) regulations encourage environmental site design (ESD) practices to the maximum extent practicable (MEP). The ESD methodology uses a series of small-scale SWM practices, nonstructural techniques, and thoughtful site planning to treat runoff as close to its point of origin as possible and collectively mimic natural hydrologic runoff characteristics. If the ESD practices designed to the MEP do not meet the stormwater threshold, traditional Best Management Practices (BMPs) can be utilized to meet the remaining SWM requirements. BMPs are larger structural practices that may have forebays, permanent pools and be subject to further regulations of NRCS-MD 378, small pond design.

This site is considered new development where the existing impervious coverage for the limit of disturbance (LOD) is less than 40%. To meet stormwater quality requirements, 100% of the impervious area within the LOD needs to be filtered through a SWM practice. The estimated impervious area is 70 acres +/-, resulting in quality storage (ESD volume) of approximately 510,000 cubic feet.

The site falls within the St. Mary's River watershed which ultimately drains into the Chesapeake Bay and is Use Class I. Control of the 10-year overbank flood protection and 100-year extreme flood volume frequency storm events are required. The estimated volume of stormwater that needs to be temporarily stored on-site is 1,820,000 cubic feet.

It is estimated that approximately 510,000 square feet of ESD facilities and 455,000 square feet at a 4-foot depth would be needed to meet SWM requirements. The locations and types of SWM facilities will be restricted by the environmental features and their associated buffers, steep slopes and potentially high groundwater.



MALL ARCHITECTURE

Per the Maryland Department of the Environment (MDE) technical memorandum #2, artificial turf fields are considered impervious area but can possibly “treat” themselves as an alternative surface if there are adequate infiltration rates. In areas where infiltration rates are not acceptable or there is groundwater, supplemental filtering practices could be provided underneath the fields, such as a sand filter. Additionally, modular underground storage can be provided below the fields to reduce the amount of large surface facilities needed for the 10 and 100-year storm events.

For the other impervious areas (building, parking lots, roads, etc.), the potential “toolbox” of conventional ESD practices for this project includes permeable pavement, micro-bioretenention, submerged gravel wetland facilities or cisterns. Cisterns for water harvesting for gray water flushing could qualify as a viable SWM technique (not solely irrigation). Alternative ESD practices to be considered in areas where there is limited surface space include Modular Wetlands, Focal Points, Silva Cells or tree box systems. BMP practices could potentially include sand filters, bioretention areas or new wetlands.

Geotechnical testing will be needed to further evaluate the potential SWM facility options. Should the soils have adequate infiltration rates upon testing, the SWM strategy may pivot to utilizing infiltration where possible. Should the soils not pass the infiltration testing or have high groundwater, underdrains and potentially impermeable liner would need to be provided in each SWM facility.

Erosion & Sediment Control

Erosion and sediment control methods and practices will be designed in accordance with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. The construction will need to be phased such that no more than 20 acres is disturbed at one time.

Standard sediment controls may include but are not limited to stabilized construction entrance with mountable berm, super silt fence, filter log / berm, temporary gabion outlet structure, inlet protection, diversion fence, earth dikes, temporary swales and sediment traps / basins. Due to the large amount of off-site drainage that runs onto the site, diversion systems will be required which may include a temporary storm drainage system. Adequate space will need to be provided to accommodate erosion and sediment control measures.



BEALL ARCHITECTURE

PRELIMINARY DESIGN – OFF-SITE IMPROVEMENTS

Utilities

Electrical Power - Based on preliminary information provided to us by SMECO, it is anticipated that a new electrical service will need to be brought to the project from off-site. The project's future engineer of record (EOR) should determine the full extent of work that needs to occur off site in order to bring the required electrical power on site to feed the project. Refer to the Availability of Utilities section for the report for more information.

Water and Sewer – Additional coordination with MetCom should be undertaken to understand if there is any possibility of bringing water and sewer to the project site, although the current public water and sewer availability map as well as future service maps imply that this site is NOT slated for a water or sewer extending any time in the near future. However, utilizing public water and sewer could have a tremendous benefit to the project by alleviating the need to rely on private supplies, which are likely to consist of a multitude of wells and septic fields. Ultimately, the cost of extending the public utilities to the site will need to be weighed against the anticipated cost and environmental effects of utilizing private utilities on-site.

Natural Gas – It doesn't appear that natural gas is readably available to be extended to the site. Furthermore, as mentioned in other sections, the impact of Maryland's relatively new BEPS law should be taken into account when deciding whether or not to "fully electrify" the building and site.

Data and Communications – will need to be brought to the site. Coordination should be undertaken with the available utility companies providing these types of services for this area.

Improvements to Existing Roadways

As stated in the Preliminary Traffic Impact Analysis report, conducted by The Traffic group, high levels of delay are currently experienced on the Indian Bridge Road approach to MD 4. Those delays will continue to increase in the future under background and total conditions for the AM and PM peak periods.

Since high levels of delay were found at the intersection of MD 4 at Indian Bridge Road and are projected at the intersection of MD 4 at St. Andrews Lane with the build out of this site, improvements were reviewed to enhance traffic operations, specifically the introduction of traffic signalization and a roundabout were reviewed.

Traffic signalization is often less expensive to install compared to a roundabout. It also requires less right-of-way as roadways typically do not need to be expanded significantly to provide signalization.

Traffic signals do have ongoing maintenance costs associated with them for electricity and for potential damage resulting from collisions.

Roundabouts have a significantly higher construction cost and do require additional pavement widening to accommodate design widths.

Roundabouts often are safer than traffic signals, because if collisions do occur, they are often at slower speeds and less severe. The ongoing costs associated with a roundabout are often lower, as there is less infrastructure that can be damaged. The diagram on the next page summarizes the future recommended lane use. Concept plans for the roundabouts at each location can be found on following pages.



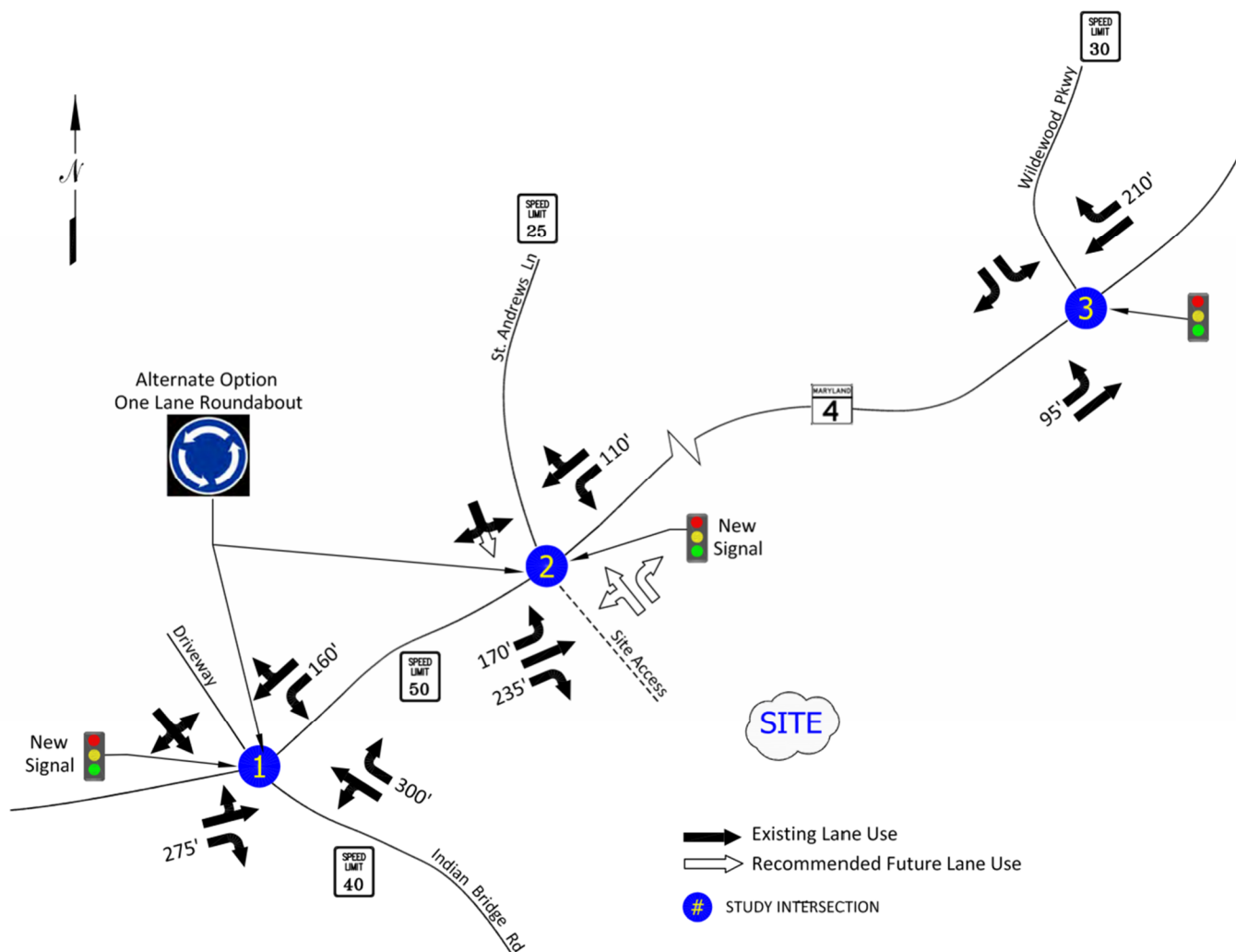
BEALL ARCHITECTURE

Given the proposed use for this site, it is possible that if large scale events occur, localized congestion could result. Specifically, if large scale tournaments or other events result in heavier peaks of traffic arriving and exiting the facility over a short amount of time, localized delaying could occur. This TIS is based on average operating conditions which would occur during the AM, PM and Saturday peak periods on typical days.

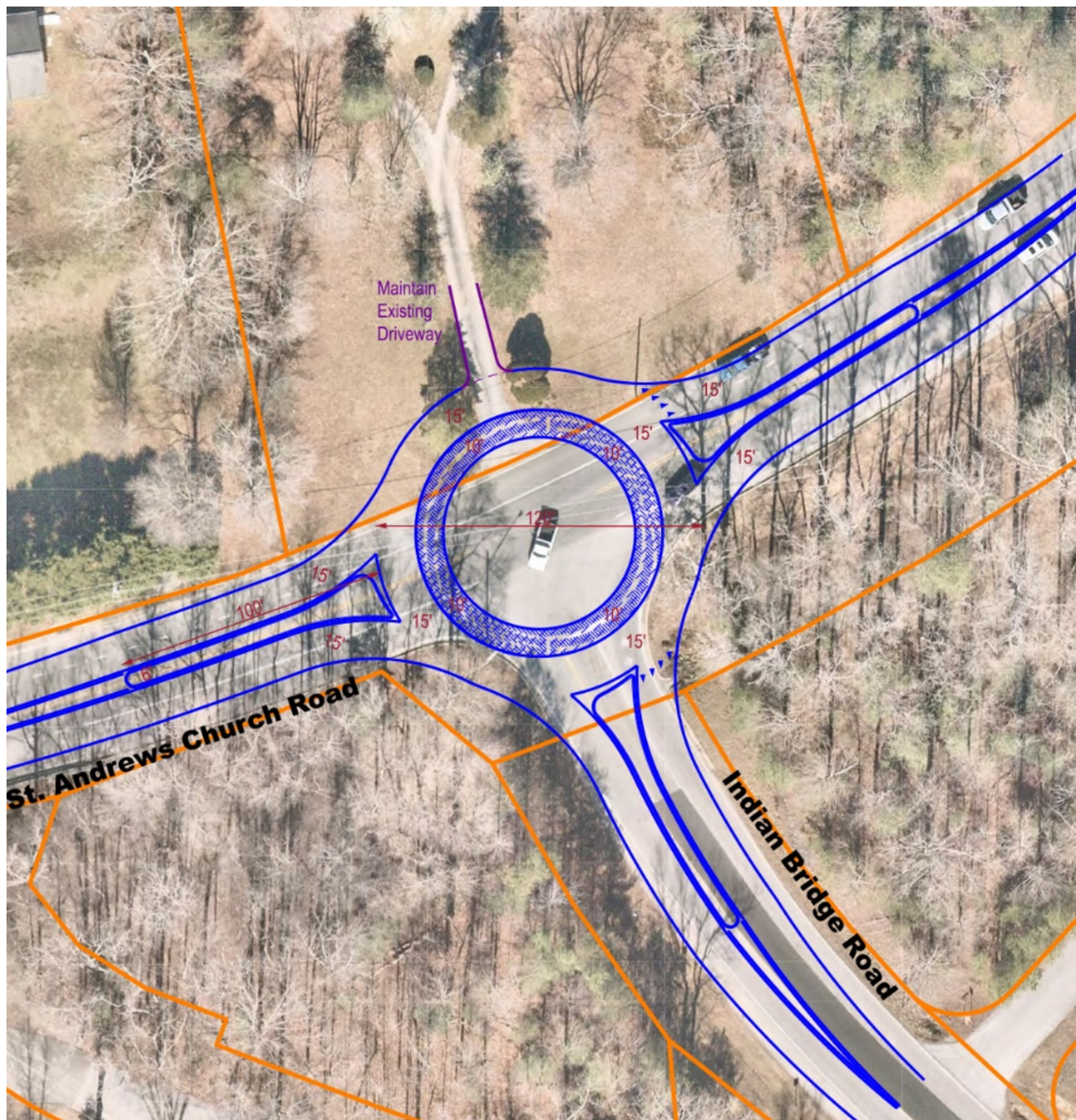
Results, Recommendations and Conclusions

This preliminary TIS has shown that improvements may be necessary at the site access point and the intersection of MD 4 at Indian Bridge Road to satisfy St. Mary's County AFPO criteria. The proposed use will generate significant traffic during the AM, PM and Saturday peak periods to accommodate traffic demand. Improvements could involve traffic signalization, or the construction of a roundabout which would facilitate safer ingress and egress to the facility.

If the project moves forward to design, a formal TIS will need to be prepared in accordance with St. Mary's County AFPO criteria. This preliminary document generally followed the requirements, however, coordination with county representatives would be necessary. For more information and detail, refer to the Preliminary Traffic Impact Analysis report - included as Appendix D.



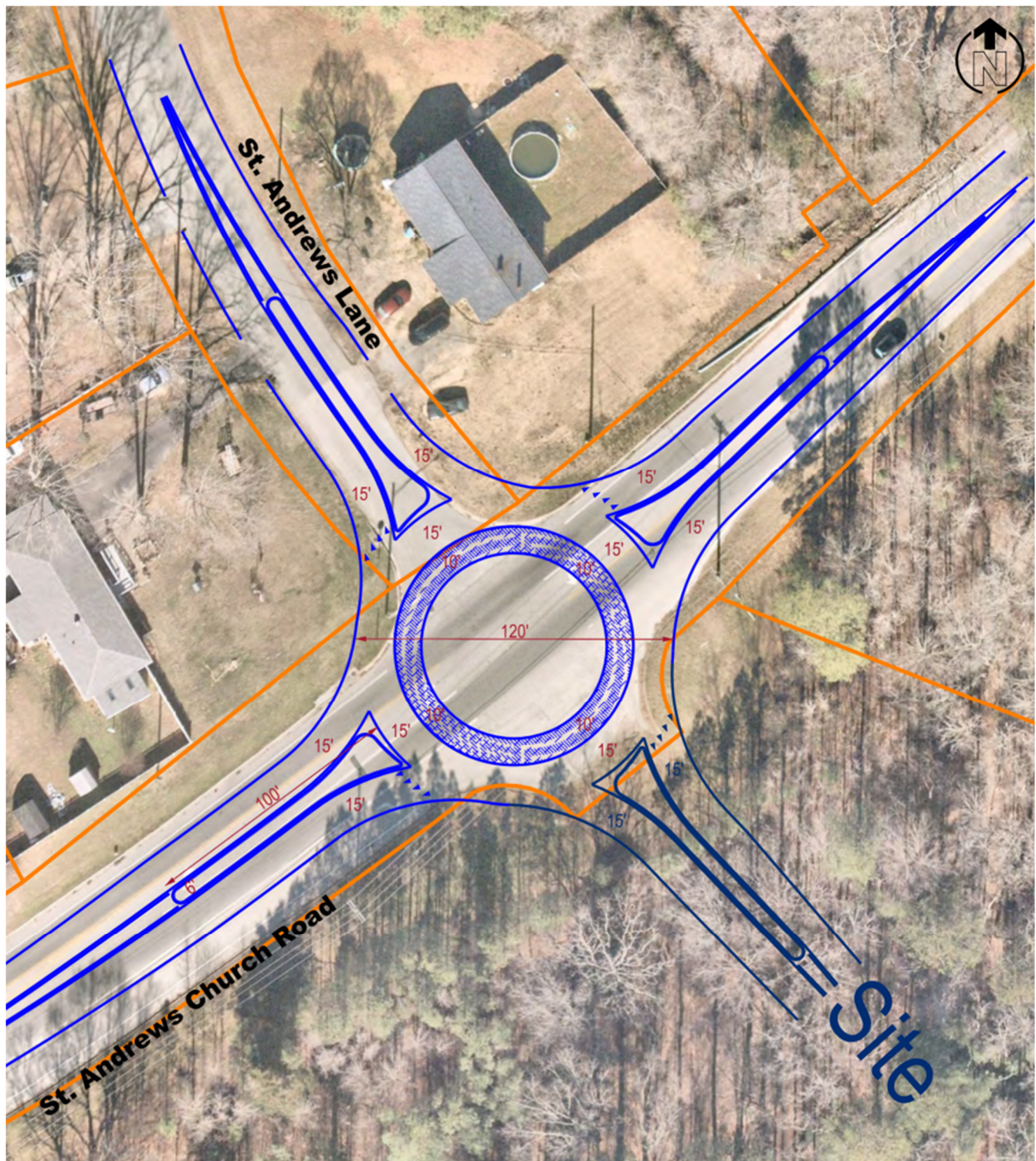
MALL ARCHITECTURE



Study Intersection 1 (Option B) - Proposed roundabout option at St. Andrews Church Road (MD 4) & Indian Bridge Road



BEALL ARCHITECTURE

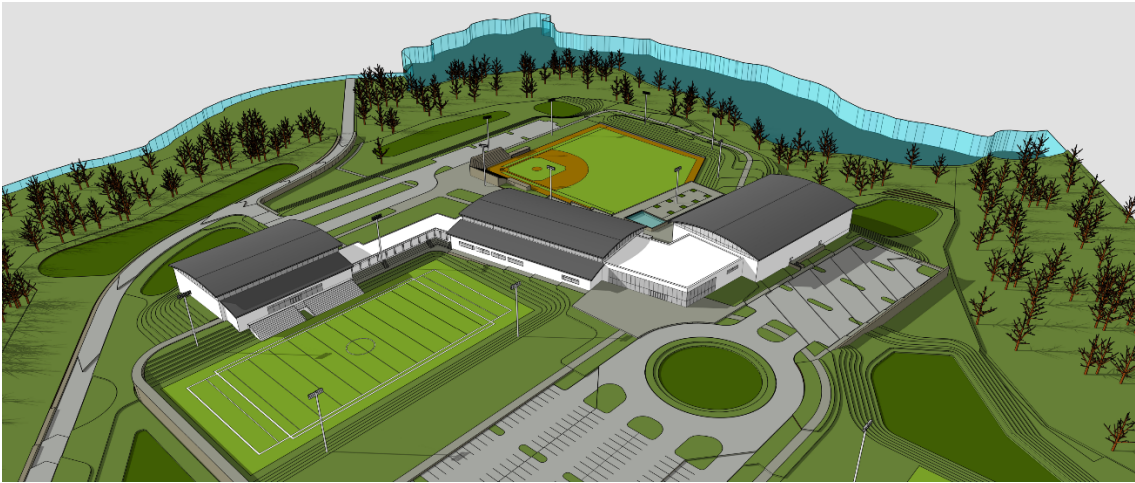


Study Intersection 2 (Option B) - Proposed roundabout option at St. Andrews Church Road (MD 4) & St. Andrews Lane



BEALL ARCHITECTURE

PRELIMINARY DESIGN - SPORTS COMPLEX BUILDING



Massing – Aerial
Facing South

Conceptual Designs

The conceptual design and building plans create flexible and divisible design that can accommodate simultaneous events. The main building lobby is prominent and visible from the parking lot and drop off area for easy navigation for first time complex visitors. The lobby is designed as an atrium with a grand staircase. Designed into the grand staircase is an interior amphitheater or bleacher which will serve as both a group/team gathering and a safe waiting area for youth athletes to meet up with their parents or guardians. The indoor gymnasiums, similar to the outdoor fields, are designed so temporary bleacher seating can be positioned between courts. The preliminary design contemplates the locations for scoreboards and timing systems for each court.

Building Plans

Conceptual floor plans were developed based on the selected site in California, Maryland. The “Bent Line” building parti was selected to be further advanced into a conceptual building plan. The Indoor Complex Building was sited on the eastern half of the project site. This area of the site had more topography grade changes for which the “Bent Line” parti was best suited for.

The massing of the Indoor Complex Building is designed to flow with the existing topography as well as to create dynamic backdrops for the featured football/soccer/lacrosse stadium and the featured larger ballpark. The building program was located to serve both indoor and outdoor needs as much as possible, thus creating a building that serves more than just indoor events and activities. This will help to reduce the overall project cost for the sports complex and to expose visitors to the other complex amenities and offerings.

The massing also contemplates multiple potential naming rights signage locations. Naming rights were listed as a potential additional revenue source for St. Mary’s County. By setting the building masses as backdrops to outdoor programming, the building becomes more attractive for naming rights pursuers.

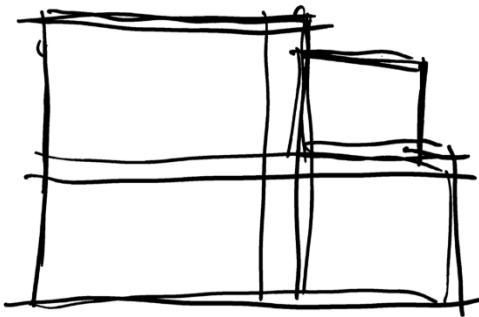


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Design Process

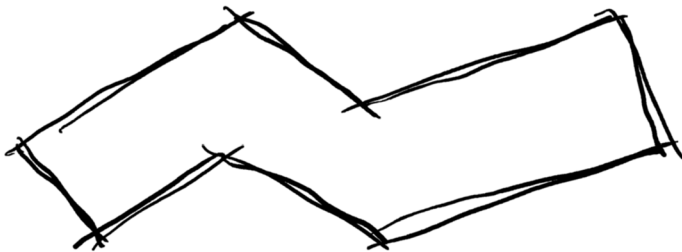
The design team was tasked with exploring several conceptual design options, each with their own unique advantages. After establishing the preliminary program, the design team generated three (3) building parti options for organizing the space based on varied goals. Early site concepts explored placing all the fields in one area, dispersing them across 3 areas of the site, and dispersing them across 5 distinct areas of the site. The placement of the indoor sports complex building was contemplated in order to share program between the indoor and outdoor activities, as well as to be a focal point destination on the complex.

The first of these was called “4 Pods”. As the name would imply, the program was divided into 4 distinct two-story pods. Three of these pods contained gymnasium space, while the fourth housed locker rooms and building administration.

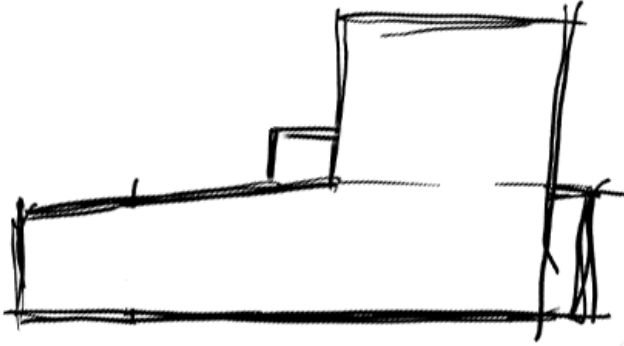


This option would allow each pod to host a different sport/tournament simultaneously.

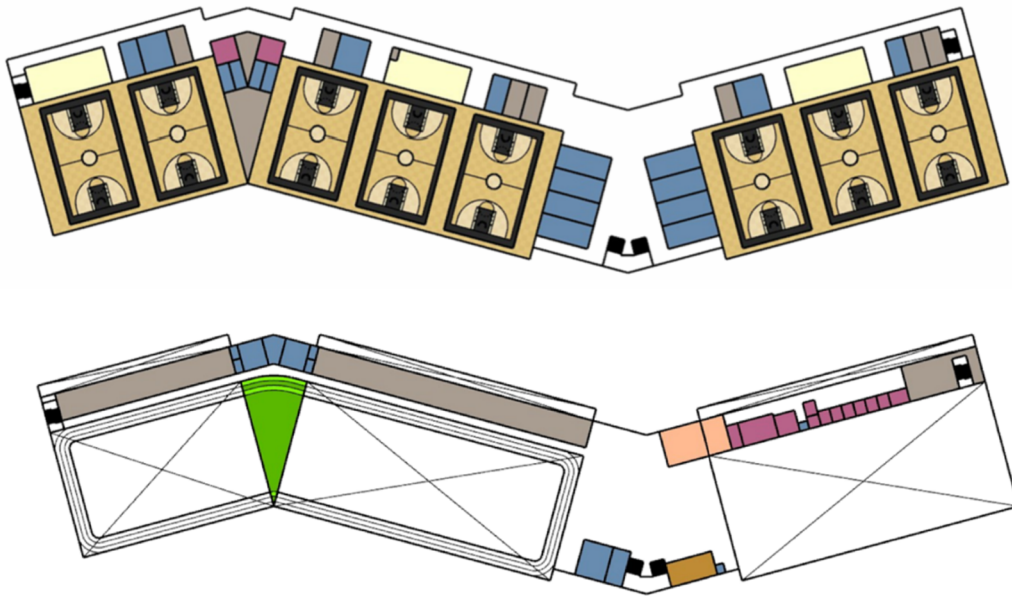
The second option was called “Bent Line”. In this option the program was divided into 3 distinct larger masses linked by 2” knuckles”. The three masses contained the gymnasium space, while the two knuckles housed the locker rooms. This option not only allowed each mass to host a different sport/tournament simultaneously, but also allowed for the gymnasium floor to be at different elevations to best blend into the existing topography, and for each mass to be zoned or opened independently of the other masses.

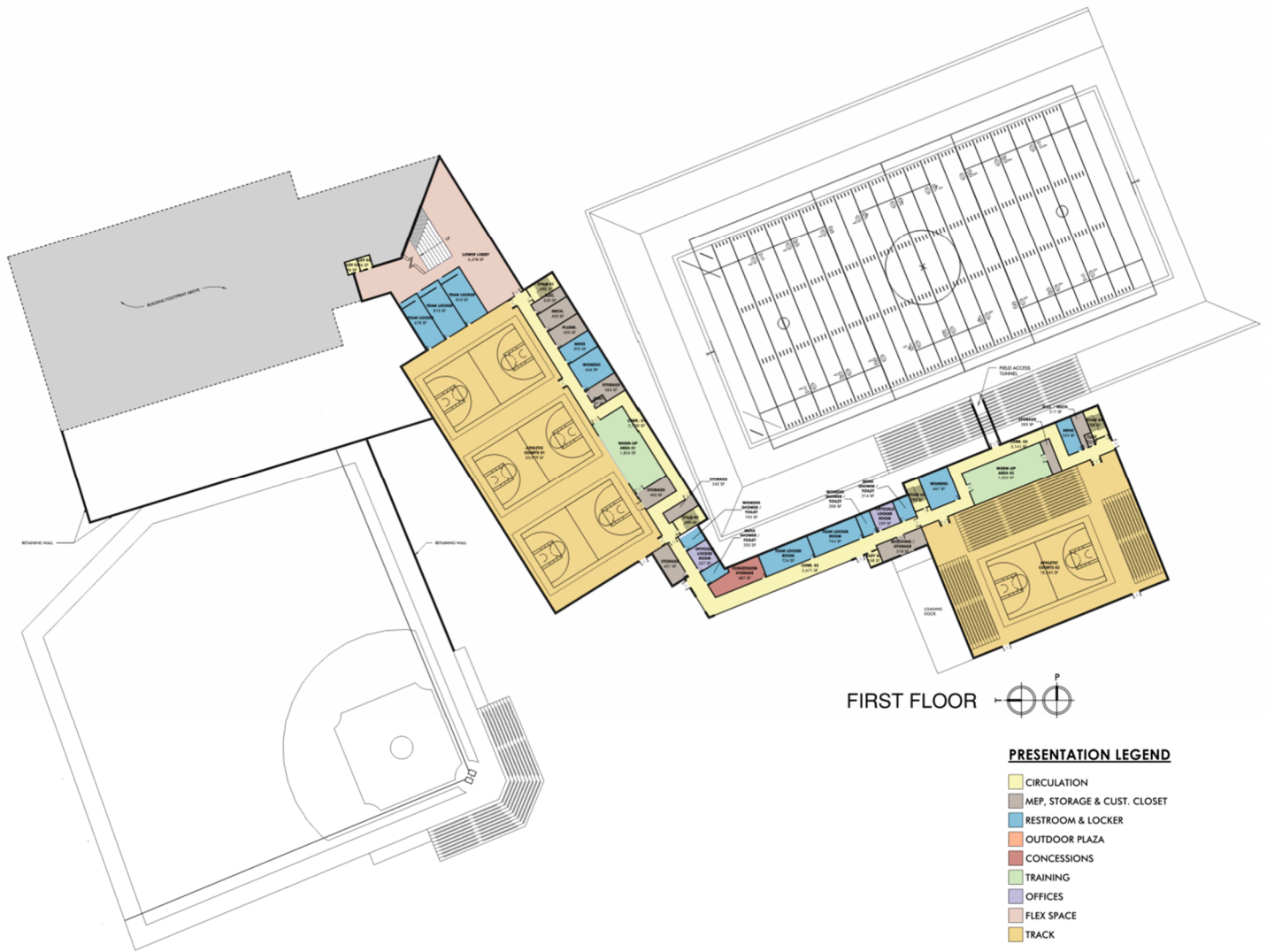


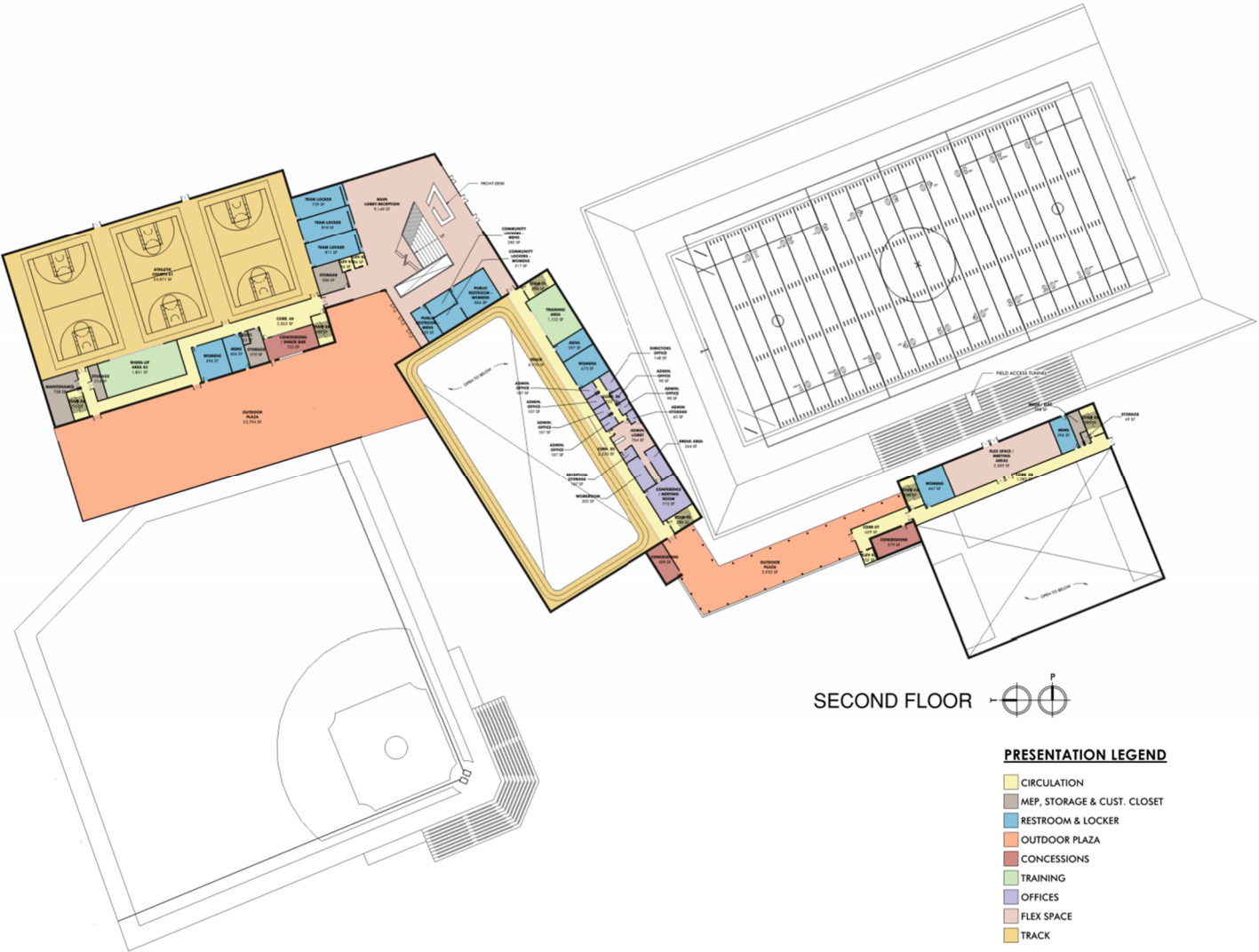
Option three was called “2 Masses”. As the name implies, this option consisted of two interlocking masses of space. The larger mass contained all the gymnasium program, and the longer mass contained all the building support spaces. This option allowed the gymnasium to host very large events in one space.

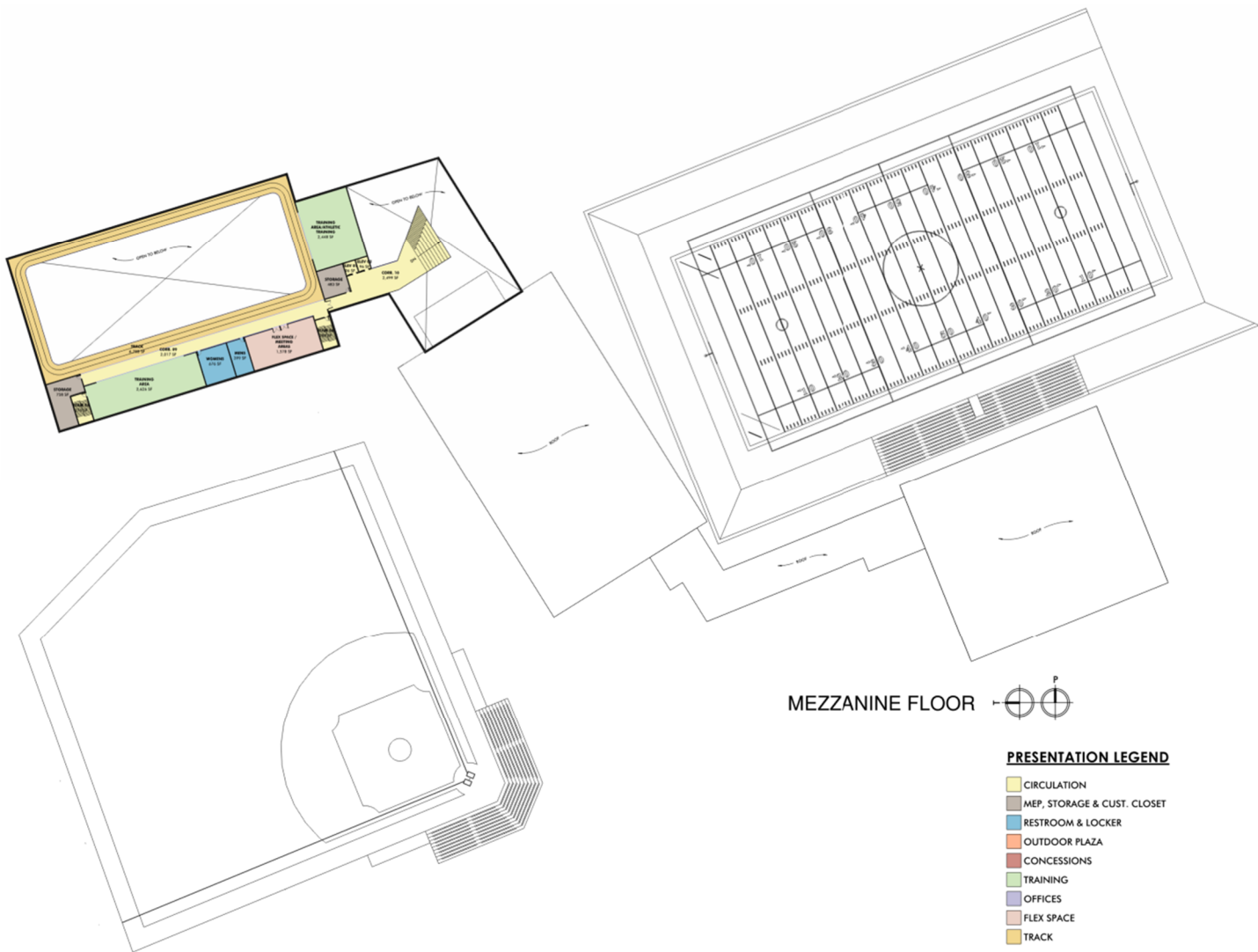


Ultimately the project stakeholders chose the second option, “**Bent Line**”, for continued development. This option was chosen for its aesthetics and well as its operational advantages, along with its interaction and layout flexibility to the site topography. The two “knuckles,” structure located between the three masses, allowed for adjustments to be made (longer or shorter) without compromising the conceptual approach.



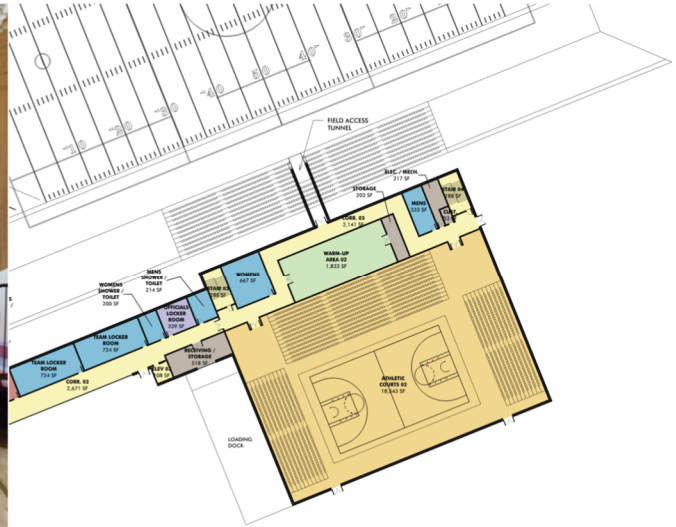






Feature Court

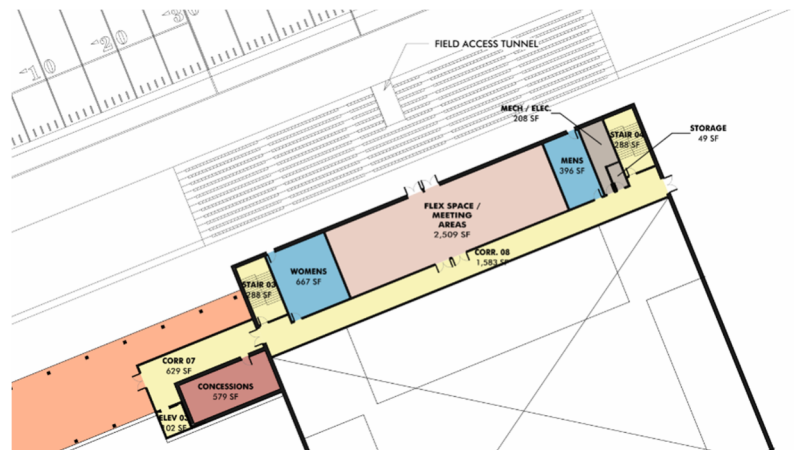
The smallest of the three building masses has a 2-basketball court gymnasium that can convert to a small feature court arena. This building mass is prominently designed to be the first building seen when traversing over the vehicular bridge. It is also located at the 50-yard line of the feature rectangular multipurpose field stadium. It contains restrooms for the stadium and is accessed by a field level tunnel which takes athletes and officials to their locker rooms. The feature court sinks into the landscape and appears to be its own structure from the vantage point of the football field, but from the baseball diamond just north of it, the feature court building is seen as part of the overall building.



Proposed feature court (converts to 2-basketball court space)

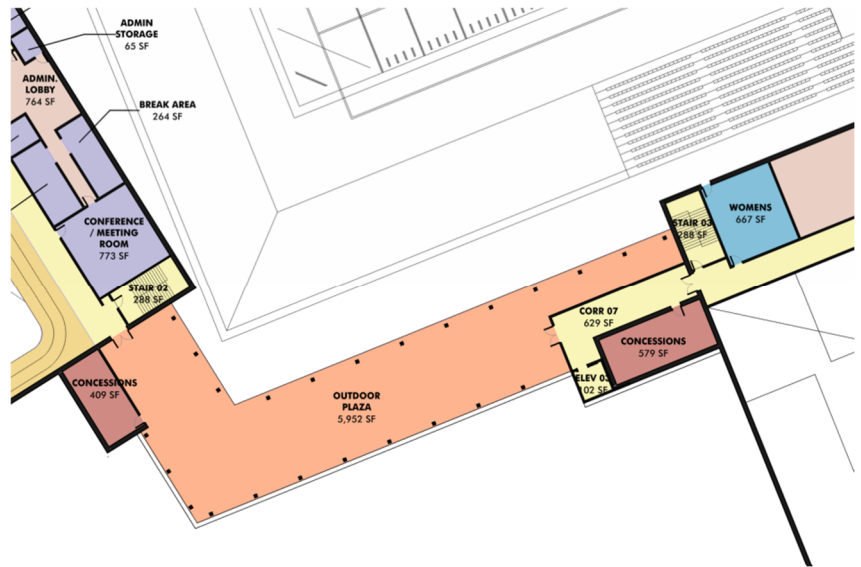
Flex Space and Meeting Areas

These spaces located on the second and mezzanine floors were conceived to have several uses, such as for parties, banquets, press gatherings, and general hospitality functions. As shown on the second level, this space allows the user to view the sporting event on the multi-purpose field from above, creating a unique experience. On the opposite side, a similar experience occurs by looking down on the athletic courts and watching a game or several at one time.



Covered Outdoor Plaza

The plaza located on the second floor acts functionally as open air circulation, attaching the middle mass (office space, track and training) to the smaller mass (plan east). Beyond typical function, this space will serve the concessions on either end with chairs, tables and shade, so a person can eat and take a break. It also will have a great view for the user to watch a football, soccer or lacrosse game from above.



Code Compliance Strategies (Preliminary)

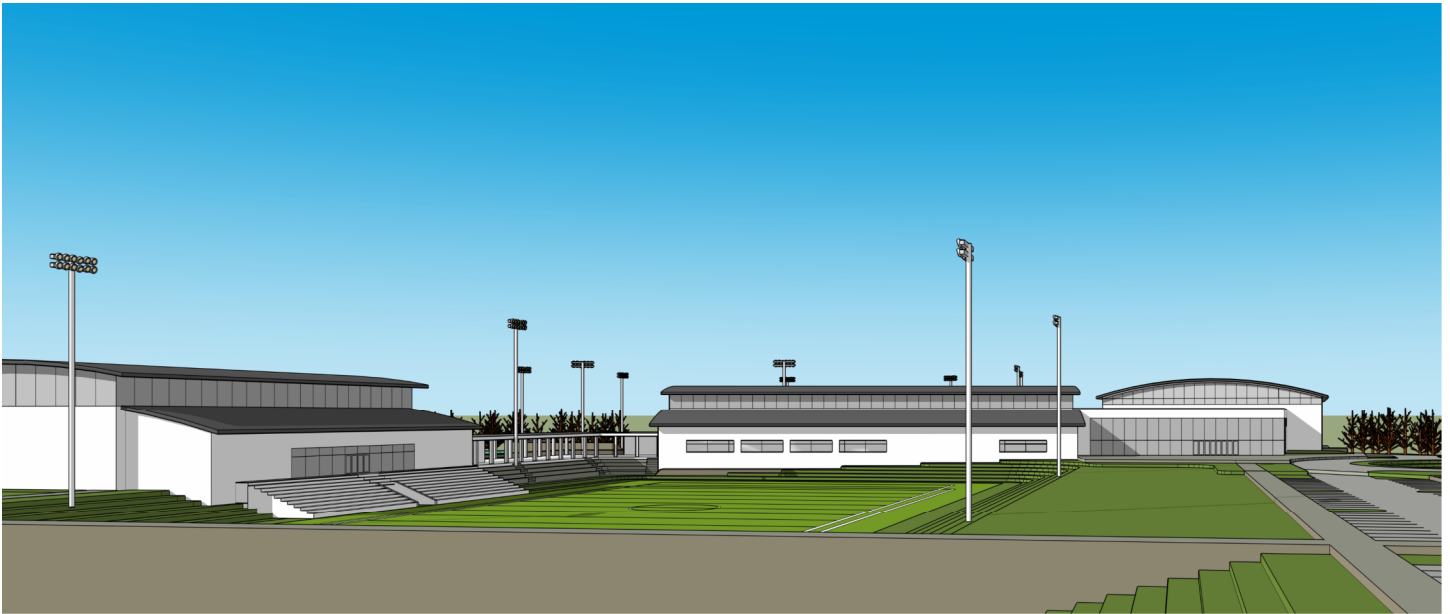
The sports complex building is proposed to be approximately 175,000+ square feet in total building area. Based on the anticipated building use(s) it will likely be considered a “mixed use” building having a primary occupancy type “A-4” in accordance with requirements of the International Building Code (IBC). This is primarily due to the large areas of spectator seating being proposed. Further, the semi-attached, open-air “stadium” areas adjacent to the sport complex building will need to be taken into consideration from a code-compliance perspective, and the architect of record (AOR) should determine if those areas will be “added” to the sports complex building or “compartmentalized” off from the remainder of the indoor building areas to achieve code compliance.

Based on the requirements of chapters 5 and 7 of the IBC, as well as other applicable life safety code requirements, the sports complex building will likely require an “NFPA-13” automatic fire suppression sprinkler system to be extended throughout the entire building area and possibly into the adjacent outdoor stadium areas, as determined by the AOR and other design professionals of record. If there is indeed no public water supply available, extensive private water supply facilities, as well as fire pump(s) equipped with the appropriate sources of emergency power, will likely be necessary to provide the means of achieving a code-compliant building fire protection strategy.

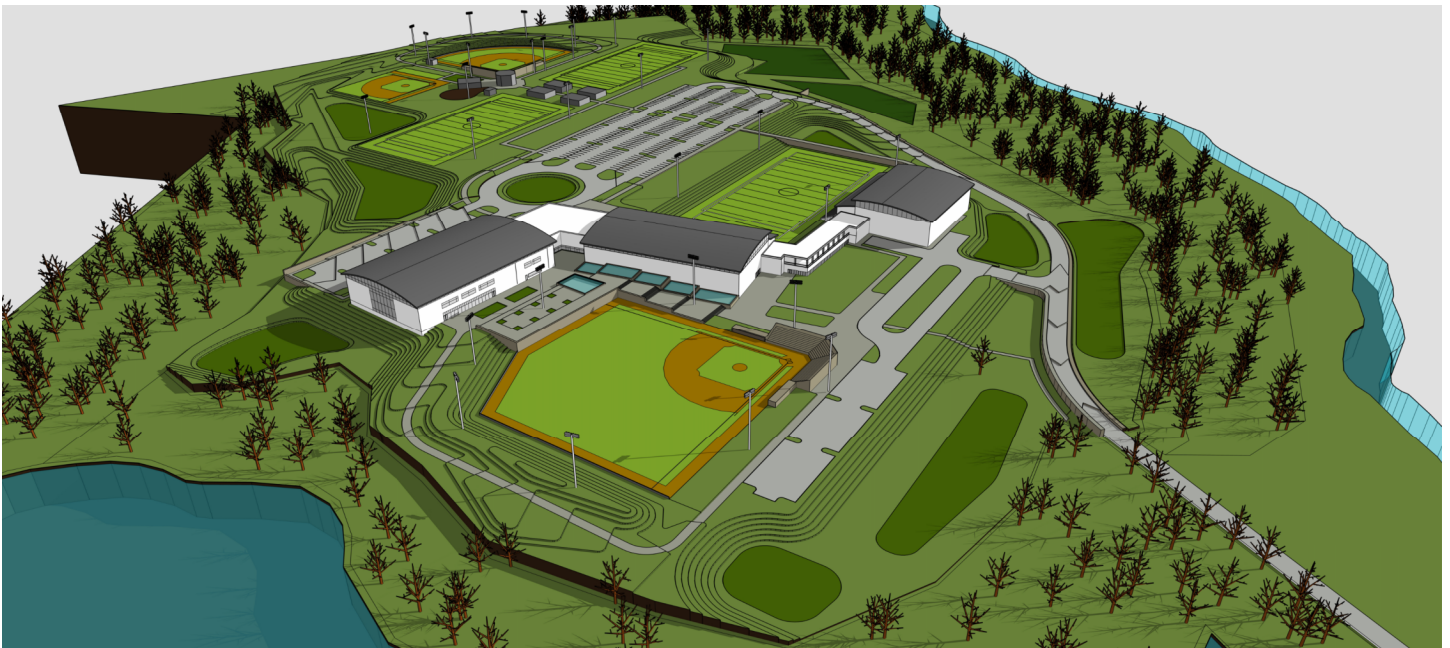
Based on the anticipated “assembly” use and occupancy type, as well as the overall size and magnitude of the proposed sport complex building, we recommend that a construction “Type 1” building with an unlimited area provision be explored, or a compartmentalized “Type 2B” construction be considered as potential code compliance strategies. However, the final determination of code compliance, building type, and the like, will need to be made by the project’s AOR.



Sports Complex Massing Renderings



Massing – Eye-level Facing North



Massing – Aerial Facing South

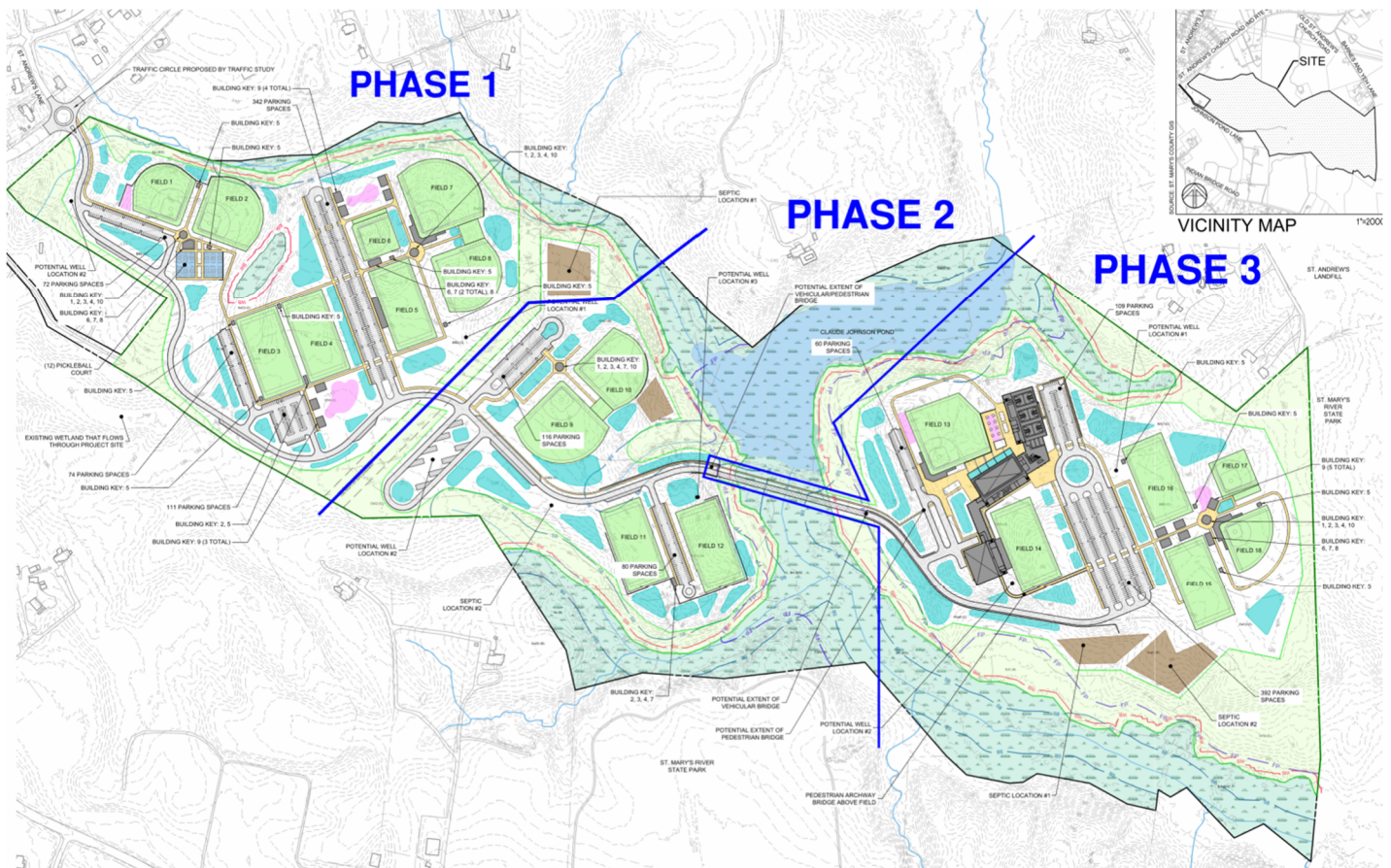


COST ESTIMATE SUMMARY (YA Group)

The project was divided into three phases extending from 2027-2032. Phase 1 integrates the entrance to the complex, along with multipurpose fields, baseball/softball fields, pickleball courts, and parking. Phase 2 also includes the development of multipurpose fields, baseball/softball fields, and parking, but on a smaller scale versus Phase 1. Finally, Phase 3 highlights the construction of the sports building, feature fields, bridge, and main parking, along with more multipurpose and ball fields.

• Phase 1 (includes escalation @ 9.44%, mid-point Dec. 2027)	\$31,742,341
• Phase 2 (includes escalation @ 18.53%, mid-point Dec. 2029)	\$14,222,868
• Phase 3 (includes escalation @ 29.26%, mid-point Dec. 2031)	\$173,754,369
• Total Cost	\$219,719,578

Note: Refer to Appendix G for a detailed version of the cost estimate. For additional project cost reference MSA Total Cost of Construction estimate at the end of the report.



WALL ARCHITECTURE

SUMMARY OF RECOMMENDATIONS AND NEXT STEPS

The new St. Mary's County Sports Complex is estimated to have a significant impact on the youth sports industry as well as the local economy of St. Mary's County through the anticipated increase in sports tourism. The decision to move forward with the sports complex's development, design and construction, and operations should consider the following recommendations and next steps:

- Design a building that takes advantage of the potential views of Johnson Pond and other landscape highlights of the project site.
- Design a building that can host multiple sports tournaments simultaneously.
- Design a building that is a focal point backdrop to the outdoor fields and programming.
- Design a sports complex that is accessible, inclusive, and allows visitors to “shop the opportunities”.
- Design a sports complex that fosters team unity and achievement.
- Create a complex that entertains the siblings of the athletics participating in events at the sports complex. The inclusion and disbursement of playgrounds and walking paths can help achieve this desired outcome.
- Create complex wayfinding that allows navigation to various games, events, and activities for those visiting the complex for the first time to be simple and easy.
- Establish an operating strategy including booking policy and rate structure.
- Develop a well-defined mission statement that can be mirrored in the complex architecture and planning.

Regarding the site design, several factors will need to be considered pertaining to the outdoor fields and the support structures that service the separate park-like destinations:

- Confirm baseball field sizes to accommodate a variety of levels (age ranges) and tournament play:
 - 60' length bases with 46' mound distance
 - 70' length bases with 50' mound distance
 - 90' length bases with 60'-6" mound distance
- Confirm softball field sizes and usage:
 - 60' length bases with 46' mound distance
 - Fences between 180' and 225' for little league, junior and senior divisions
- Determine which fields are real grass versus artificial turf. This will have an impact on field use and stormwater management/calculations.
- Determine the size, quantity and design of support structures (pavilions, restrooms, food and retail) necessary to accommodate the entire complex.



|| BALLPARCHITECTURE

The site, from a civil perspective, has several next steps including design and analysis:

- This location is intended to have well and septic. The site design may require additional revisions if the areas identified in the concept site plan are not suitable for their intended use. Percolation Tests throughout the site are necessary to confirm all assumptions made regarding well and septic locations along with coordination with County agencies.
- A geotechnical study is required with a focus on identifying the various levels of groundwater and soil infiltration rates to confirm the best locations for different forms of stormwater management practices.
- A topographic and boundary survey are needed to conduct more in-depth site analysis and design. An ALTA/NSPS Land Title Survey is also recommended.
- Coordination with State and local agencies having jurisdiction is recommended to review site concepts and confirm requirements for site development processing.

Archeology Work

- Conduct a Phase IB archaeological assessment prior to the next phase of design. Refer to Appendix A for detailed recommendations of scope to be included in the Phase IB assessment.

Wetland and Watercourse Delineation Work

- Conduct a wetland and watercourses field investigation (including a preliminary joint permit site walk session with applicable Agencies Having Jurisdiction) for the purpose of identification and delineation of non-tidal wetlands and watercourses, during the next phase of design.
- It is anticipated that a Joint Permit Application (JPA) through MDE will need to be conducted to address wetlands, watercourse, and flood zone related site elements.

Floodplain Work

- Identify and delineate flood zones that exist on the site. Establish applicable code requirements as they pertain to flood zone compliance.
- It is anticipated that a Joint Permit Application (JPA) through MDE will need to be conducted to address wetlands, watercourse, and flood zones related site elements.

Flora, Fauna, and RTE Work

- Conduct coordination with the United States Fish and Wildlife Service (USFWS) and Maryland Department of Natural Resources (DNR) Wildlife & Heritage Service and Environmental Review in regard to potential impacts to rare, threatened and endangered species.



BEALL ARCHITECTURE

- Implementation measures potentially may include but are not limited to time of year restrictions for in stream construction activities, time of year restrictions or acreage limitations for tree cutting/clearing activities, additional species and habitat surveys, and potential design modifications to better accommodate RTE's.
- While no critical habitats for the proposed endangered and proposed threatened species were mapped within the project study area; however, it is still necessary to determine if the project may have effects on those listed species.

Environmental Hazards Work

- Conduct a Phase IA Environmental Site Analysis (ESA) prior to the next phase of design. It is also recommended that the project engineer verify if an ESA is required to fulfill the site permitting and approvals process.

Natural Resources Inventory and Forest Conservation Work

- Conduct a forest stand delineation, natural resources inventory, including but not necessarily limited to specimen tree inventory, and create a preliminary natural resource conservation plan prior to the next phase of design.
- This will aid in determining if the entirety of the project's anticipated natural resource conservation measures can be accomplished on-site, or if off-site measures may need to be employed to gain site permitting and approvals.

Geotechnical Work

- Conduct geotechnical exploration, field work, and laboratory/testing work culminating in a project Geotech report, as described in the geotechnical section as well as Appendix C

Well and Septic Work

- We recommend continued coordination with METCom to explore the possibility of bringing public water and sewer services to this site. However, it's more likely that the project will need to be served by private wells and septic.
- Conduct additional study related preliminary design and engineering services for private water and sewer disposal systems during the next phase of project design. The consultant performing this work should work closely with the St. Mary's County Health Department and the Maryland Department of the Environment (MDE) to determine the site-specific requirements applicable to the project. Percolation and hydrogeology tests will be required to verify / determine suitable locations for these systems. Testing is required during the wet weather season months.
- Physically explore well feasibility later in the design process.

Natural Gas Service

- Determine if the site should be served with a new natural gas connection (note, Maryland's BEPS law may have an impact on this determination).
- Coordinate with Washington Gas Light (WGL) as it relates to a potential natural gas connection to the project site if it is determined to be feasible and warranted.



BEALL ARCHITECTURE

Zoning Work

- Determine or rule out any zoning variances, which may be required to develop the property as a sports complex.
- Determine what, if any, special requirements or restrictions will be implemented due to the project lying within the airport environs (AE) overlay.
- Coordinate with the zoning director to gain clarity with regard to the vehicle parking space quantity requirement. Determine if a variance will be required, or if a shared parking facility plan can be developed and utilized for this project to gain zoning compliance.

Traffic Study Work

- Conduct a full Traffic Impact Study (TIS) to satisfy the full requirements of St. Mary's County Adequate Public Facilities Ordinance (APFO) after the site and building plans are approved at a preliminary/concept level of detail.

General Next Steps

- Preparing a detailed building program, project cost estimate, development schedule and site plan.
- Solidify an operating strategy for the facility that includes a management team with extensive experience booking, marketing and servicing the target market as well as a well-defined mission statement, booking policy and rate structure.
- Develop a solid, sustainable financial plan that addresses both the ongoing operational and long-term capital improvement needs of the facility.
- Create a funding plan that covers development costs, which may include both public and private sector partners.



MALL ARCHITECTURE