

TAB 7

Strategic Plan for the Completion of Approved Walkways through the Old Golf Course

ISSUE:

Provide a safe place for children walking to/from the bus stop and residents to walk/run/bicycle – and guide residents to and through one of our community's newest amenities, the Country Club Park.

BACKGROUND:

In 2017, the Board of Directors approved a plan to create gravel walkways along the Old Golf Course. The first walkway was completed in 2019 (marked in PURPLE) and provides a pleasant and safe way for pedestrians/bicyclists to navigate from the community – from the Club House to Country Club Park.

The Master Planning, Building and Grounds and Safety Advisory Committees have come together to finalize a master plan and schedule for the walkways to address the need to provide a safe way for students to walk to/from the bus stop and for pedestrians/bicycle riders to safely exercise.

RECOMMENDATION:

Apply a phased approach (highlighted below and attached) to the design, development, and installation of gravel walkways along the Old Golf Course. By using Country Club Park as the hub, the interconnected sections provide an amenity to the community that enhances safety and encourages members to exercise and enjoy our beautiful grounds.

BUDGET AND PHASES:

A multiyear CIP funding approach will be required to complete the walkway project (2020 through 2026). Two figures were utilized in the funds required (amounts may vary in the future based on the terrain and current pricing):

1. A half-mile equates to approximately \$17k based on the cost to install Phase 0 (Country Club Park to the Mail Stop across the road from the Club House).
2. A mile equates to an estimate of \$36K.

Phases – the plan would be to use the approved 2020 and 2021 CIP budget and secure future funding to complete remaining phases, as follows:

Phase 0 – Completed – original walkway from between the Club House and Country Club Park [~.5 miles].

Phase 1 – funds already designated for the installation of Phase 1 in the amount of \$17k prior; projected completion in 2021 – Loop around the Country Club Park from the park down to the pond [~.5 miles].

Phase 2a, 2b, and 2c – \$36k approved for 2021 to connect new cross walk from the Bus Stop; run behind the homes on Lake Holiday Drive; and terminate at two locations on Masters Drive 1) prior to Fairway and 2) at the Ponds. Contract will need to be negotiated for completion in 2022 [~.91 miles].

Phase 3 – Funding of ~\$36k will need to be included in the CIP in 2022 budget for Phase 3 (walkway from Masters Drive position 1, through the old golf course and woods along W. Masters to connect with the north end of the Phase 1 loop (requires tree removal along the path) [~.51 miles]. Contract will need to be negotiated for completion in 2023.

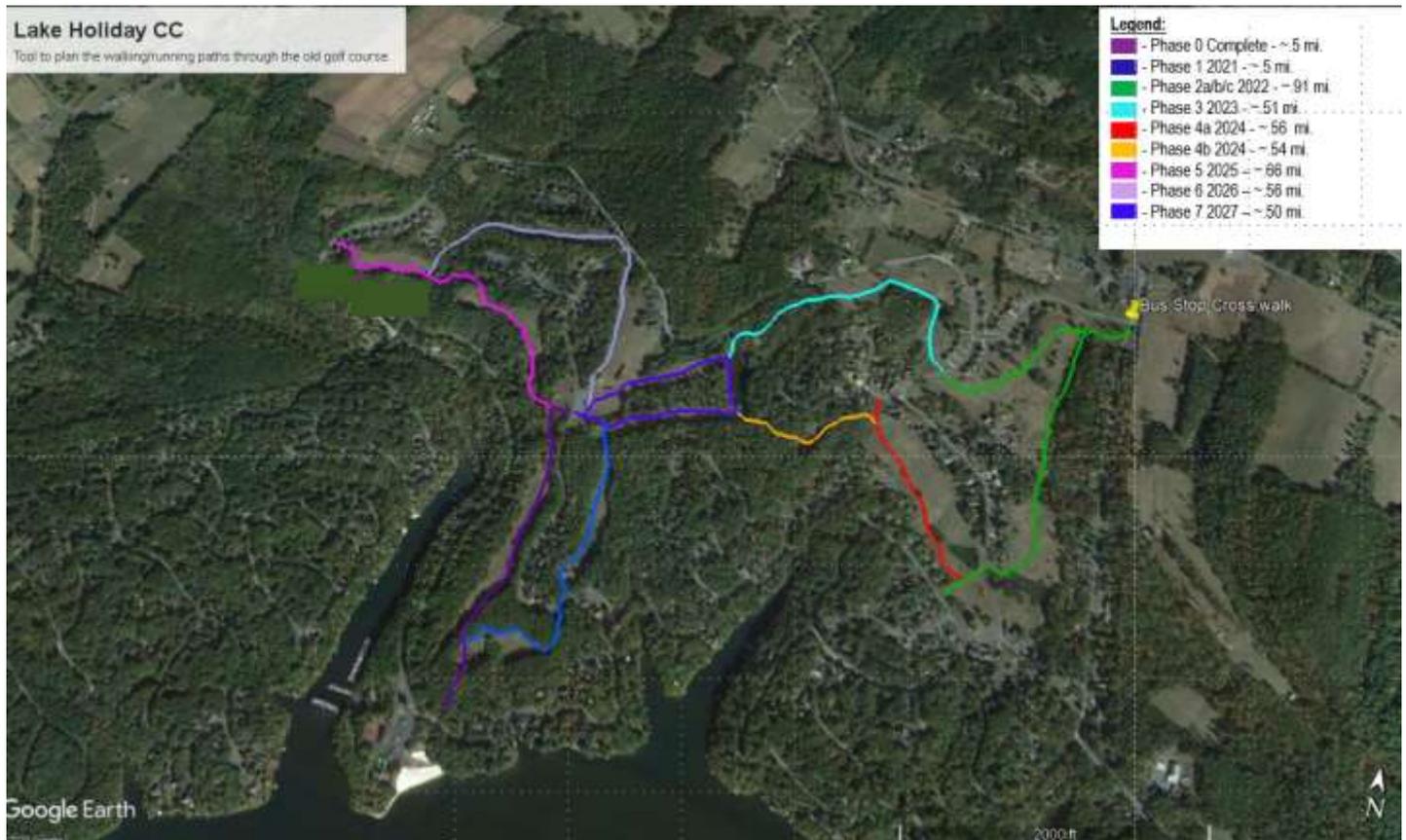
Phase 4a – Funding of ~\$15k funding will need to be included in the CIP in 2023 budget for Phase 4a to connect the walkway from Masters Drive position 2 at the ponds, west towards Fairway [~.56 miles]; request funding in 2023 Budget with projected completion in 2024.

Phase 4b – Funding of ~\$21k funding to connect fairway through the woods to connect with the south end of Phase 1 loop [~.54 miles]; request funding 2023 with projected completion in 2024 (extra \$ for tree removal to accommodate the walkway connection).

Phase 5 – Funding of ~\$36k funding to connect Phase 0 walkway at the Dog Park to W. Masters Drive [~.54 miles]; request funding in 2024 Budget with projected completion in 2025; requires replacement of old golf cart bridge (washed out in 2018) and tree removal.

Phase 6 – Funding of ~\$36k funding to connect the new walking bridge and head north and then east behind the homes on W. Masters – then back to Country Club Park [~.66 miles]; request funding in 2025 Budget with projected completion 2026 (requires tree removal).

Phase 7 – Funding of ~\$17k funding to connect Country Club Park to the original walkway (Phase 0) leading down to the Club House [~.50 miles]; request funding in 2026 budget with completion in 2027.



SUMMARY:

Using a phased approach to the design, development, and installation of gravel walkways along the Old Golf Course – we will interconnect sections of gravel walkways that converge at Country Club Park – creating a central exercise hub. An included map outlines color-coded phases, routes, distances, and approximate budget estimates.

PROPOSED MOTION(S) or ACTION(S):

Approve the recommendation to adopt a phased approach to completing gravel walkways along the Old Golf Course that will create a safe way for pedestrians and bicyclists to navigate a large portion of our community.

Authorize the General Manager to initiate a contract to complete Phase 1 in 2021.

SPONSORS: Darrell and Cathy Melcher, Safety Committee Co-Chairs

UPDATE ON BEACH II SITE PLAN

Richard Traczyk, President, Pat Majewski, Master Planning Chair, and Mike Goodwin, GM, had a conference call with Greenway Engineering and Frederick County Planning on Friday, September 4th.

Issues that were still unresolved prior to the conference call and reviewed again were parking and bathrooms. The county regulations did not support straight in parking spaces without adding curbs, gutters and sidewalk. The bathrooms were located too close to the road and did not have the 35 foot setback county regulations required. There was no room to move them further back from the road, so they might have to be moved to a less convenient location.

On Tuesday, the 8th, we were notified that the county has allowed us to keep the 20 spaces if they are slanted and Sleigh Drive made a one way road.

The county has also approved a variance for the bathroom so it will not have to be moved.

Greenway will re-draw the plan to include these changes. It will again be presented to the county for approval. This should take 4-6 weeks.

LHCC can then begin the process of sending RFPs to several contractors to get estimates for the land disturbance/construction work for Phase One of the Beach II project.

Pat Majewski, Master Planning Committee

Sept 13, 2020