

Blandair Park Estimated Project Phasing Timeline**March 29, 2017**

Phase 1A (Started Construction Nov. 16, 2010, Grand Opening March 17, 2012)

- Entrance Road from Oakland Mills Road
- Three Artificial Turf Multi-Purpose Fields with lights bleachers & press-boxes
- Parking
- Playground
- Walkways

Phase 1B (Started Construction Fall 2012, Construction completed - Summer 2013)

- Comfort Station with Storage Rooms
- Pavilion
- Landscaping
- Started Design of Phase 2 (design completed – Fall 2013)

Phase 2 (Started construction late Spring 2015, estimated completion – late summer of 2017)

- Two Artificial Turf Baseball Fields with lights
- Five Tennis Courts
- Parking
- Playground
- Pavilion
- Comfort Stations with Storage Rooms
- Pathways
- Start Design of Phase 3 - Fall 2013 (estimated design completion – Spring 2016)

Phase J (South) (Started construction late Spring 2015, estimated completion - late summer 2017)

- Realignment of Oakland Mills Road
- Access and Egress Ramps to Route 175

Phase 3 (Estimated start of construction Fall 2017. Estimated construction completion, Spring 2019)

- Maintenance Building with Offices, Storage, and Fenced Yard
- Parking Lot
- Play for all Playground
- Backyard Games (Horseshoes, Bocce Ball, Croquet)
- Comfort Station with Storage Rooms
- Pavilion/Shade Structure
- Pathways & Bridges
- Dog Park (Dog Park will not be constructed until the bridge across RT 175 is constructed and Oakland Mills Road no longer goes through Phase 3.

Phase J (North) (Please confirm project dates with DPW)

- Ingress and Egress Ramps to Route 175
- Bridge over Route 175

Phase 4 (Estimated start of design Summer 2018 construction – Estimated Start of construction Spring 2020)

- Entrance Roadway
- Festival Lawn
- Parking
- Playground
- Pavilion
- Comfort Station with Storage Rooms
- Pathways
- Children's Garden

Note: Phase 4 construction cannot start until the bridge over RT 175 connecting to the northern side of Blandair Park is completed.

Phase 5 (Estimated start of design Spring 2021. Estimated start of construction Fall 2022)

- Interpretive Nature Center with Restrooms
- Environmental Education Area/Building
- Nature Trails and Pathways

Phase 6 (Estimated start of design Fall 2023. Estimated start of construction Spring 2025)

- Multipurpose Building/Indoor Sports Complex
- Skate Park
- Basketball Courts
- Parking

Phase 7 (Estimated start of design Fall 2024. Estimated start of construction Spring 2026)

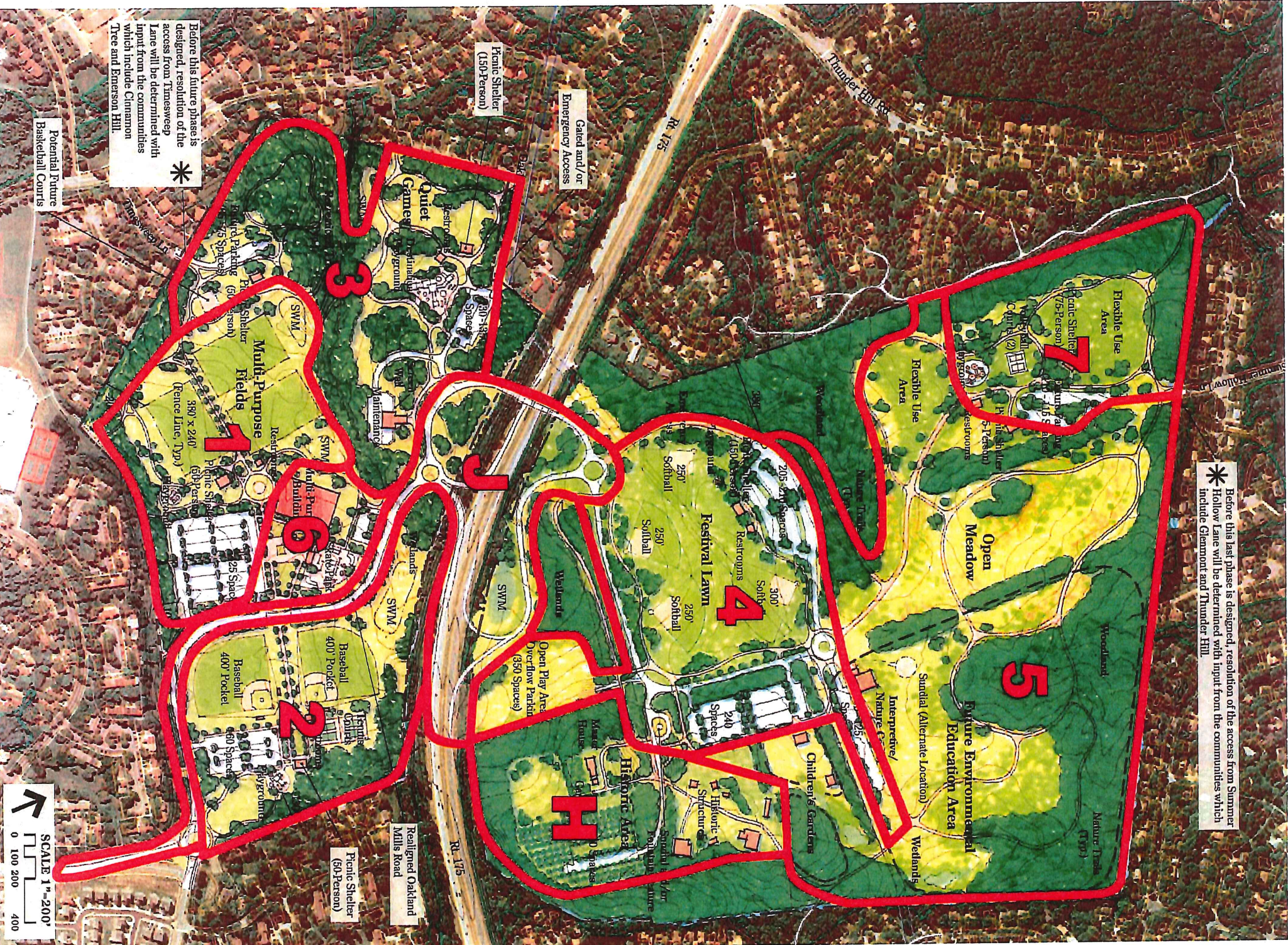
- Entrance Road, Parking
- Playground
- Pavilion
- Comfort Station with Storage Rooms
- Court Games – Volleyball
- Pathways

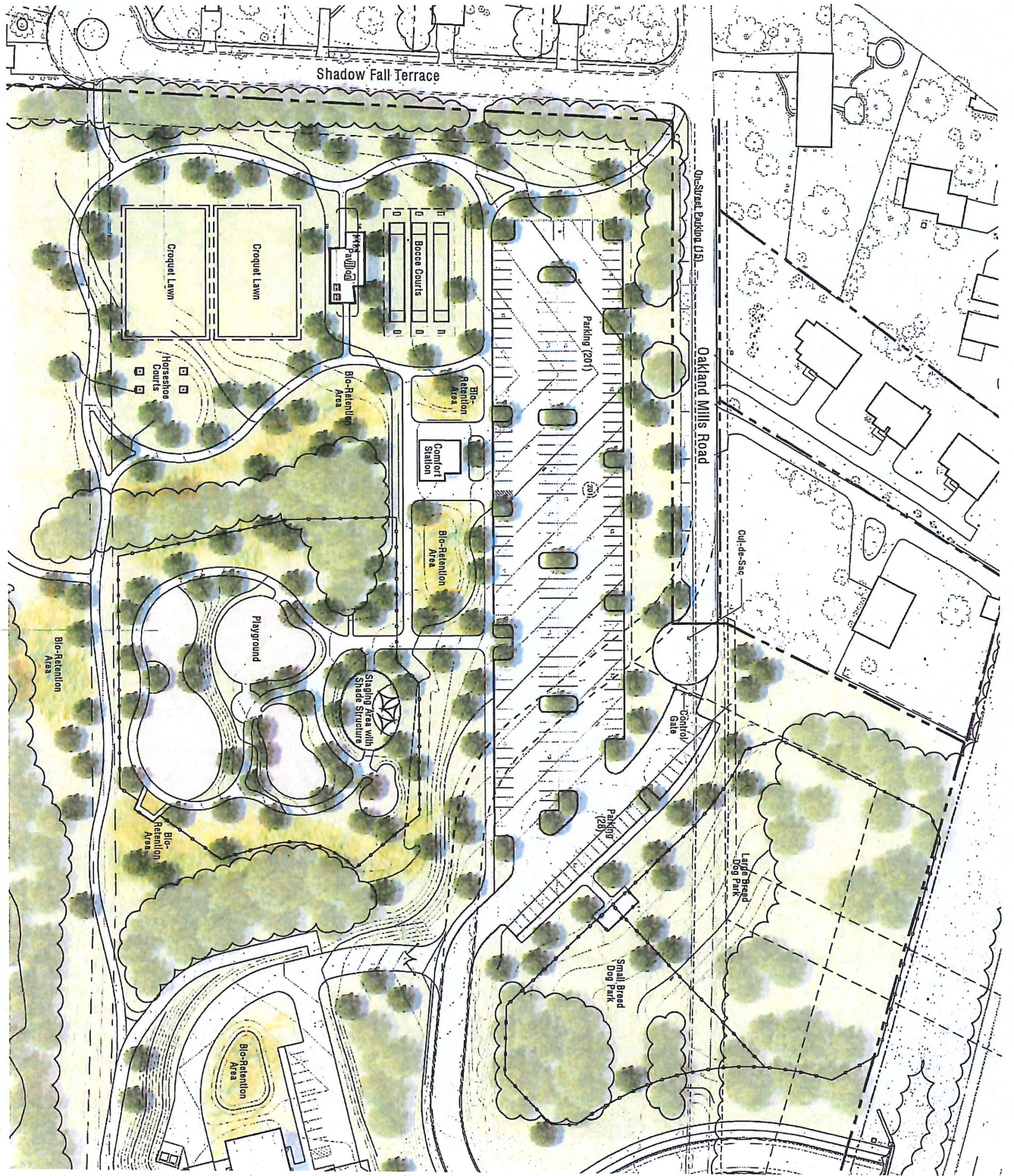
Phase H – Mansion Restoration (ongoing)

Note: This timeline is dependent on the annual capital budget allocation and are subject to change.

* Before this last phase is designed, resolution of the access from Summer Hollow Lane will be determined with input from the communities which include Glanmont and Thunder Hill.

* Before this future phase is designed, resolution of the access from Timesweep Lane will be determined with input from the communities which include Cinnamon Tree and Emerson Hill.





Troy Park Estimated Project Phasing Timeline (N3957)

April 12, 2017

Phase 1 (Started Construction June 2013, construction completed – Summer 2014)

- Entrance Road and Mass Grading
- First two Multi-Purpose Fields along Route 100
- Parking
- Playground
- Started Design of Phase 2 (design completion – Fall 2015)

Phase 2 (Started construction August 2016, est. completion – Early Fall 2017)

- One Multi-Purpose Field
- Parking
- Pavilions
- Comfort Stations (Restrooms And Storage Buildings)
- Start Design of Phase 2A (est. design completion Summer 2017)

Phase 2A (Est. start of construction - Spring 2019)

- One Multi-Purpose Stadium Field
- Start Design of Phase 3 (est. design completion Phase 3, - Fall 2019)

Phase 3 (Est. construction start date - Spring 2021)

Maintenance Facility

- Maintenance Access Road
- Trails

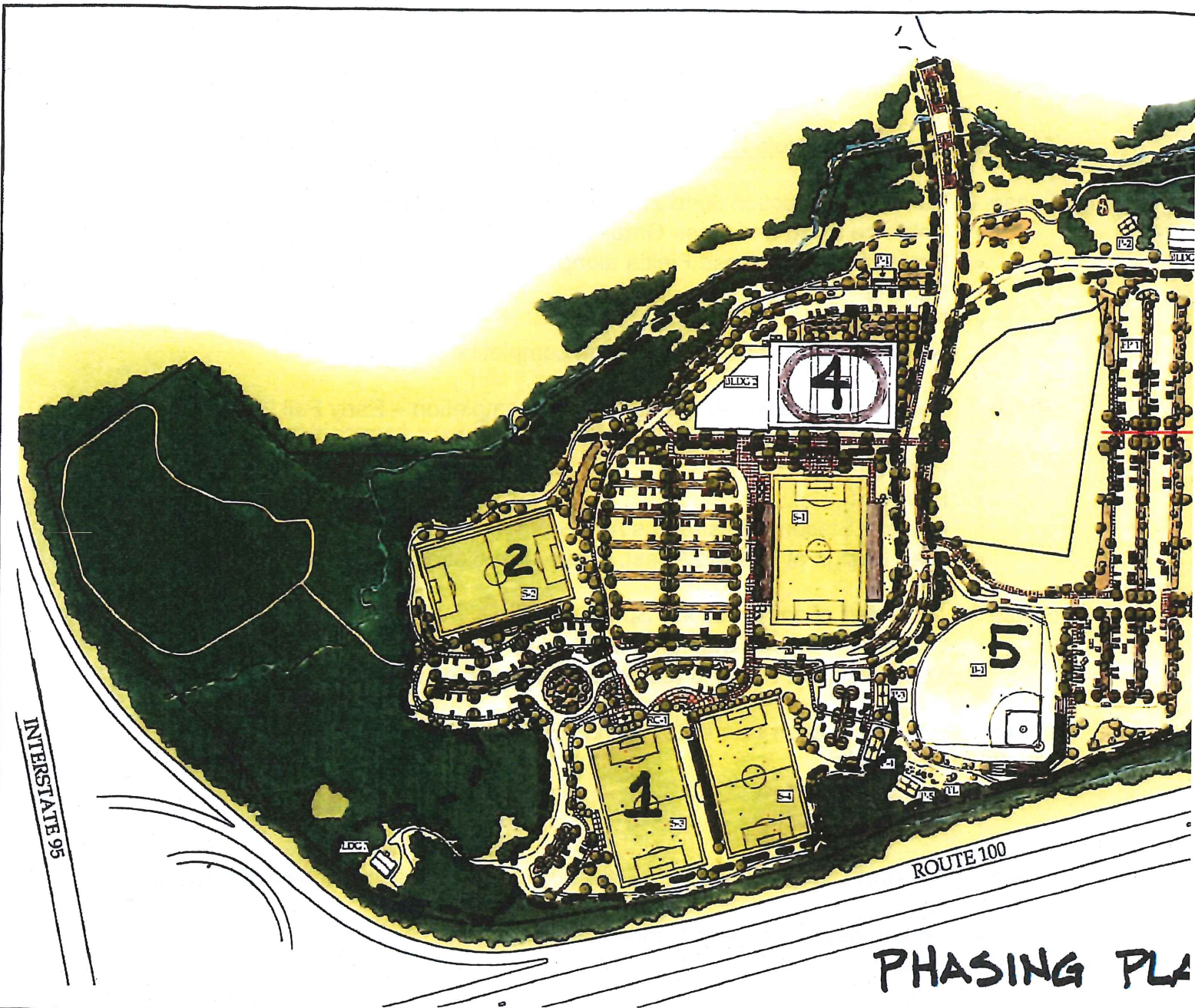
Phase 4 (Est. start Design - Fall 2025) Construction funding is not shown in 10-year plan)

- Community Center and Indoor Track
- Parking
- Trails

Phase 5 (Future Design and Construction) Design and construction funding is not shown in 10-year plan.)

- Three Synthetic Turf Baseball Fields.
- Parking
- Playground
- Trails
- Comfort Station (Restroom And Storage Building)

Mansion Restoration (Ongoing)



PHASING PLAN

HC Howard County
RECREATION & PARKS

SITE RESOURCES
UNINCORPORATED
Comprehensive Land Planning & Site Design Services

TROY PARK AT ELKRIDGE
MASTER PLAN - OPTION 2B

ACQUISITIONS IN PROCESS

PROPERTY OWNER	ACREAGE	ZONING/TIER	PROGRAM	ALPP PER ACRE	TOTAL I
Pickett/Frey	109.07	RC/IV	ALPP Purchased	\$31,214.40	\$3,404,61
Sachs	20.56	RC/IV	ALPP Purchased	\$26,094.00	\$536,51
Ziegler, PAR D (Teige)	61.50	RC/IV	ALPP Purchased	\$31,780.00	\$1,955,21
Ziegler, PAR E	50.09	RC/IV	ALPP Purchased	\$26,020.00	\$1,303,41

\$7,19:

ACQUISITIONS SETTLED

PROPERTY OWNER	ACREAGE	ZONING/TIER	PROGRAM	ALPP PER ACRE	TOTAL I
Cattail Meadows, LLC	166.82	RC/III	ALPP Purchased	\$39,468.00	\$6,584,11
Iglehart/Dunn	29.62	RC/IV	ALPP Purchased	\$26,921.00	\$797,41
AFS Farm, LLC	58.70	RC/IV	ALPP Purchased	\$28,560.00	\$1,676,51
Carroll	52.95	RC/III	ALPP Purchased	\$30,966.00	\$1,639,71
Berman	50.12	RC & R-ED/IV & I	ALPP Purchased	\$24,148.80	\$1,210,41
Our Forsythe, LLC	29.38	RC/IV	ALPP Purchased	\$21,625.60	\$635,41
Sharp	57.26	RC/III	ALPP Purchased	\$28,890.00	\$1,654,01
Pue	81.40	RR/III	ALPP Purchased	\$24,216.00	\$1,971,21
Pfefferkorn, Louis	54.40	RC/IV	ALPP Purchased	\$26,429.60	\$1,437,81
Taro	95.00	RC/IV	ALPP Purchased	\$29,044.00	\$2,759,21
Pfefferkorn, Jim	49.00	RC/III	ALPP Purchased	\$30,077.00	\$1,469,11
Pfefferkorn, LLC	78.10	RC/IV	ALPP Purchased	\$31,156.80	\$2,433,41
Cissel	50.10	RC/III	ALPP Purchased	\$26,676.20	\$1,337,01
Barrow Family LLC	70.66	RC/IV	MALPF Purchased	\$29,310.00	\$2,070,91

\$27,6

TOTAL OF IN PROCESS AND SETTLED (excludes MALPF acquisition)

TOTAL APPROPRIATED FUNDING (This includes \$5,406,832 of previously appropriated unspent funding)

46% of total appropriated has already been committed to 13 ALPP properties that have settled

Additional 13% of total appropriated will be committed if 4 in pipeline continue through to settlement

SCORED, UNCOMMITTED – COULD APPLY, DEVELOP OR DO NOTHING

PROPERTY OWNER	ACREAGE	ZONING/TIER	PROGRAM	ALPP PER ACRE	TOTAL P
Boarman (Fulton)	49.00	RR/III	ALPP Purchased	\$15,600.00	\$764,40
Brickell	25.00	RR/III	ALPP Purchased	\$13,847.20	\$346,18
Brown	24.00	RR/III	ALPP Purchased	\$10,215.00	\$245,16
Carroll, I	20.00	RC/IV	ALPP Purchased	\$19,062.00	\$381,24
Clements	57.00	RC/IV	ALPP Purchased	\$29,370.00	\$1,674,09
Cumberland	23.00	RC/III	ALPP Purchased	\$24,472.00	\$562,85
Dickey	140.78	RC/IV	ALPP Purchased	\$33,823.00	\$4,761,63
Harrison	68.00	RC/IV	ALPP Purchased	\$30,394.40	\$2,054,66
Longwood	99.00	RC/IV	ALPP Purchased	\$26,980.00	\$2,671,02
Sewell	52.00	RC/IV	ALPP Purchased	\$23,974.40	\$1,246,66
Sowell	24.00	RC/IV	ALPP Purchased	\$19,720.00	\$473,28
Swann	39.40	RR/III	ALPP Purchased	\$18,979.20	\$747,78
Von Berg	60.80	RC/IV	ALPP Purchased	\$20,521.60	\$1,247,72
					\$17,1:

IF ALL OF THE PROPERTIES ON THIS PAGE WERE TO APPLY AND PROCEED TO SETTLEMENT, WE WOULD STILL BE \$5.42 MILLION BELOW THE APPROPRIATED AMOUNT.