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## Frederick Gateway Alternative Sites Analysis

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## Introduction

The proposed project is to construct a cricket field. The field will be used for instruction, practice, and competition associated with the Washington Freedom cricket franchise. Temporary bleachers will be used during the cricket season. Viewers will also be able to bring chairs and blankets.

During the initial screening process looking for a parcel or portion of parcel large enough for the cricket field, several criteria were utilized to evaluate the land. The criteria are as follows: a minimum of 12 acres, access to interstates, surrounding land use, zoning, regulated resources, parking, and availability.

## Current Option and Alternative Sites Analysis

### Option 1: Current proposed parcel.

This property is currently utilized as a golf driving range, is predominately cleared land except for trees located around the property perimeter. It has minimal adjacent properties since the property is bound by I-70 to the north and the Monocacy River to the south. Parcel size is sufficient and has easy access to and from I-70 and RT 144. The size allows for all event parking to be located on the property and any increased traffic will have little impact to the surrounding parcels/area. The property does need to be rezoned from General Commercial to Institutional, this is in process and is expected to be rezoned in August 2025. While the property was not available initially, the property owner was open to sale and the property is under contract for sale. Below is an aerial of the parcel and surrounding area with wetlands and stream identified. It should be noticed that the proposed grading is at a minimum of 100 feet away from the Monocacy River.



### Option 2: Westside Regional Park.

The Site is located off of Contender Way immediately south of the Butterfly Ridge Elementary School. The property is predominately cleared land. This is a city owned property and while there is the possibility to utilize a portion of the park for the cricket field, the property is intended for public use and is zoned a mixture of Park and R4 Residential. This minimized the ability to manage and maintain the field for cricket. While the site does have easy access to I-70, the park is surrounded by neighborhoods. Rezoning would be required and with the surround land use, high opposition was anticipated. While the NWI map does not show wetlands or streams on the property, the aerials do show some drainage patterns that would have needed further investigation. Aerial of the property and surrounding area is below.



### Option 3: Trinity Property.

The site is located northeast of the New Design Rd and Stadium Dr intersection and is broken into several parcels. The total site is a mix of cleared vacant land with some trees, a parking lot and a building currently utilized as the Trinity Food Bank. This is also a city owned property; however, it has the institutional zoning required for the project. Lumping all the parcels together would be the smallest of potential properties. The site has easy access from I-70 through commercial properties and is adjacent to existing sport stadiums. The adjacent stadiums could have significant conflicts from a parking and traffic standpoint since there would be overlap of sport seasons and coordination of games would need to occur. Below is an aerial of the site and surrounding area.





### Conclusion

The current proposed parcel meets the required criteria and is available for sale. There were additional sites investigated, but quickly ruled out because of lack of availability, zoning, or land use.