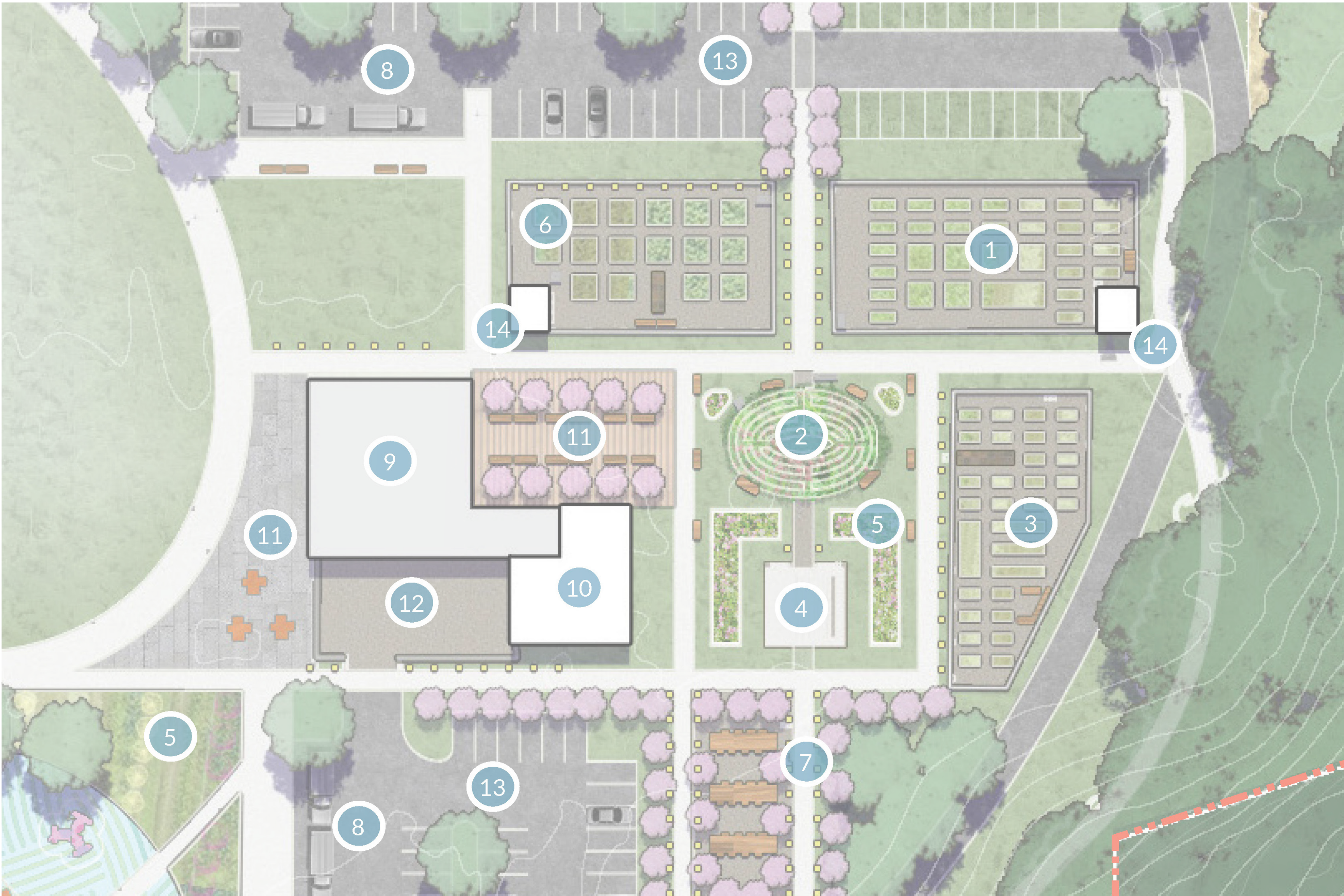
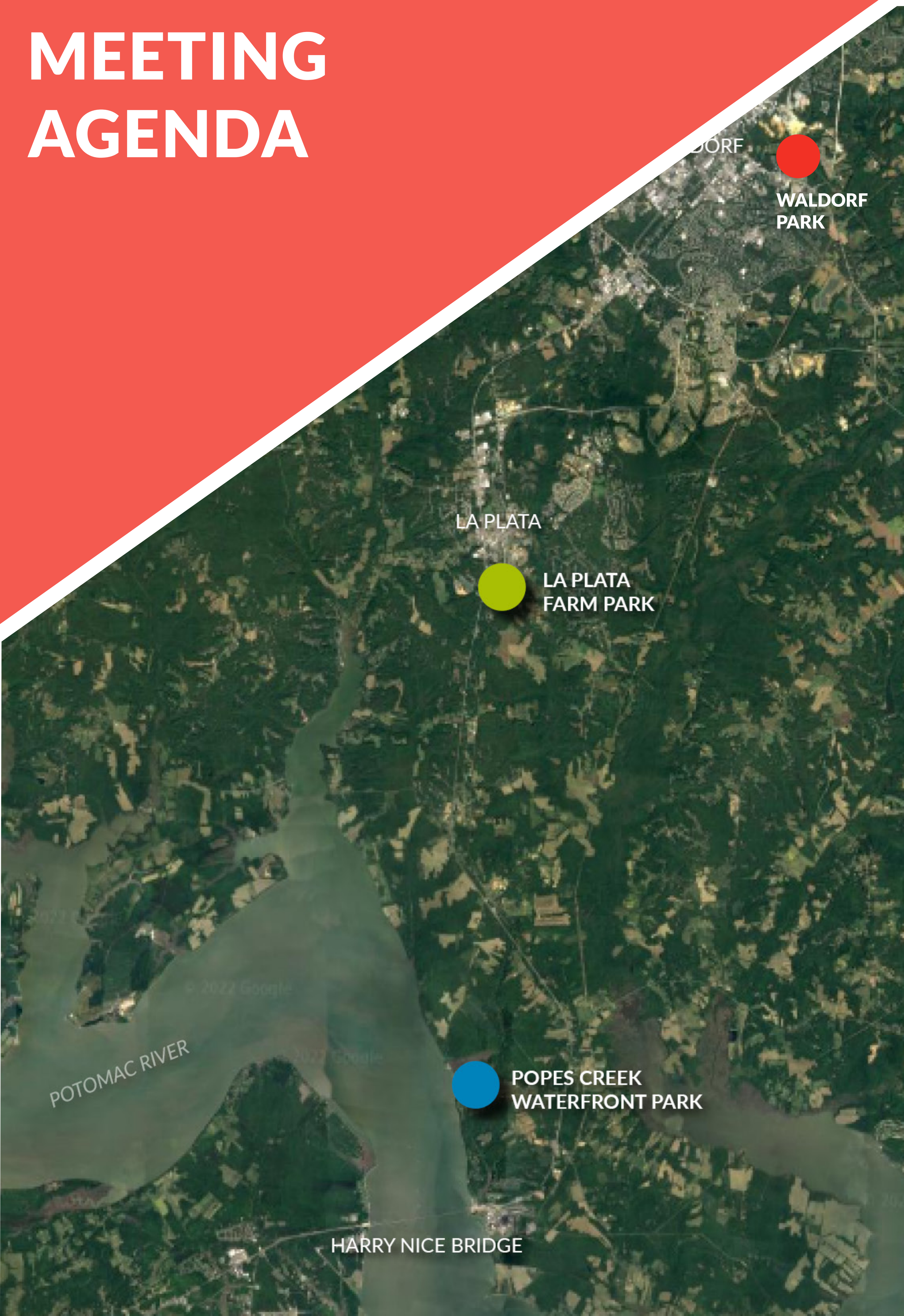


CHARLES COUNTY RECREATION, PARKS, & TOURISM

PROJECT PLANNING VOLUNTEER TASK FORCE
MEETING #3- APRIL 12, 2023





MEETING AGENDA

- SUMMARY OF PUBLIC COMMENTS/CONCERNS
- REFINEMENTS TO CONCEPT PLANS
- OVERVIEW OF PHASING
- OVERVIEW OF COST ASSUMPTIONS
- TASK FORCE ACTIVITY

50 VIRTUAL ATTENDEES

40 IN-PERSON ATTENDEES

250 SURVEY RESPONSES



LA PLATA FARM PARK



HIGHER INTEREST USES:

- SPLASH PAD
- DEMONSTRATION & HOW-TO EVENTS
- FARMERS & VENDOR MARKETS
- HOLIDAY EVENTS
- TRAILS

LOWER INTEREST USES:

- SKATE PARK
- DOG PARK
- EVENT FACILITY RENTALS
- PLAYGROUND

KEY THEMES:

- EXCITED FOR NEW PLAY OPTIONS
- DESIRE FOR INTERACTIVE & SEASONAL ACTIVITIES
- IMPORTANCE OF TRAIL SYSTEM & CONNECTIVITY

LA PLATA FARM PARK - PHASING



PHASING ELEMENTS

PHASE I

- 1 SUNFLOWER FIELD
- 2 RENOVATED BARN + EDUCATION CENTER, COMMUNITY KITCHEN
- 3 COMMUNITY GARDEN
- 4 LABYRINTH
- 5 GREENHOUSE
- 6 PARKING
- 7 COMMUNITY TABLES
- 8 EVENT LAWN
- 9 RENOVATED HOMESTEAD
- 10 DESTINATION PLAYGROUND
- 11 FARM-THEMED SPLASH PAD
- 12 MEADOW MOUNDS
- 15 DEMONSTRATION GARDENS
- 16 PAVILIONS

PHASE 2

- 6 PARKING
- 10 PLAYGROUND
- 13 BIKE PUMP TRACK + SKILLS COURSE
- 14 SKATE PARK
- 16 PAVILION
- 17 DOG PARK

PHASE 3

- BRIDGES AND TRAILS

LA PLATA FARM PARK - INVESTMENT ALTERNATIVES

North Park
\$16,800,000

General Site Development,
Access & Parking

\$2,400,000



Gardens Barns
& Plazas

\$3,500,000



Community
Kitchen

\$4,500,000



Splashpad, Playgrounds
& Changing Area

\$5,000,000



Exhibit Lawn/
Additional Parking

\$1,400,000



South Park
\$8,000,000

General Site Development,
Access & Parking

\$2,100,000



Skatepark, Pump Track
& Playground

\$3,900,000



Trail Connections to
North Park & Dog Park

\$2,000,000



POPES CREEK WATERFRONT PARK



POPES CREEK
WATERFRONT PARK

HIGHER INTEREST USES:

- PUBLIC BEACH / SWIMMING
- TREEHOUSE & CANOPY WALK
- KAYAKING, SUP, & OTHER AQUATIC ACTIVITIES
- CONCERTS & FESTIVALS

LOWER INTEREST USES:

- NATURE BASED ACTIVITIES & PROGRAMMING
- TRAILS & HIKING
- FISHING
- CAMPING & PAVILION RENTALS

KEY THEMES:

- WATER SAFETY AND QUALITY ARE KEY TO USABILITY
- SITE IS SOMEWHAT ISOLATED; ENSURE THERE IS ACCESS TO FOOD AND BEVERAGE, RESTROOMS.
- KEEP WELL MAINTAINED

POPES CREEK PARK - PHASING



1 GILLIGAN'S PIER

- PARKING LOT
- ENTRY PLAZA WITH SEATING
- TREE HOUSE WITH STAGE AND RENTALS
- EXPANDED PUBLIC BEACH
- BEACH ACCESS WITH SHORELINE HABITAT RECONSTRUCTION
- PIER RECONSTRUCTION
- KAYAK LAUNCH

PHASE 1

- 2 CANOPY WALK
- 3 WILDERNESS CLASSROOM
- 4 ENTRANCE AND PARKING

PHASE 2

- 5 BOARDWALK CONNECTION TO BIKE TRAIL
- 6 SWITCHBACK TRAIL
- 7 NATURE CENTER, OUTDOOR CLASSROOM, AND BATHROOMS

PHASE 3

- 8 DESTINATION PLAYGROUND WITH OBSERVATION TOWER
- 9 STAGE
- 10 ADDITIONAL PARKING AND SHUTTLE STOP
- 11 SOLAR MEADOW
- 12 VEHICLE AND ON-FOOT CAMPSITES WITH BATHROOMS, FIRE PIT

PHASE 4

- 13 ROPES COURSE TRAIL NETWORK

POPES CREEK PARK - INVESTMENT ALTERNATIVES

Waterfront
\$16,200,000

General Site Development, Access & Parking (inc. Beach/Living Shoreline)

\$1,600,000



Fishing Pier & Kayak Launch

\$800,000



Tree House, Canopy Walk, Access Path & Parking

\$12,800,000



Wetland Observation Area

\$200,000



Boardwalk Connection to Trail & Overlook to Rail Trail

\$800,000



Upper Park
\$16,700,000

General Site Development, Access & Parking

\$1,400,000



Ropes Course

\$1,300,000



Vehicle & On-Foot Campgrounds

\$2,600,000



Lower Boardwalk & Switchback Trail/Wilderness Classroom

\$4,700,000



Playground & Observation Tower

\$3,700,000



Nature Center

\$3,000,000



WALDORF PARK



HIGHER INTEREST USES:

- PLAYGROUNDS
- NINJA OBSTACLE COURSE
- ATHLETIC FIELDS
- NATURE-BASED ACTIVITIES
- FOOD TRUCKS & PAVILIONS

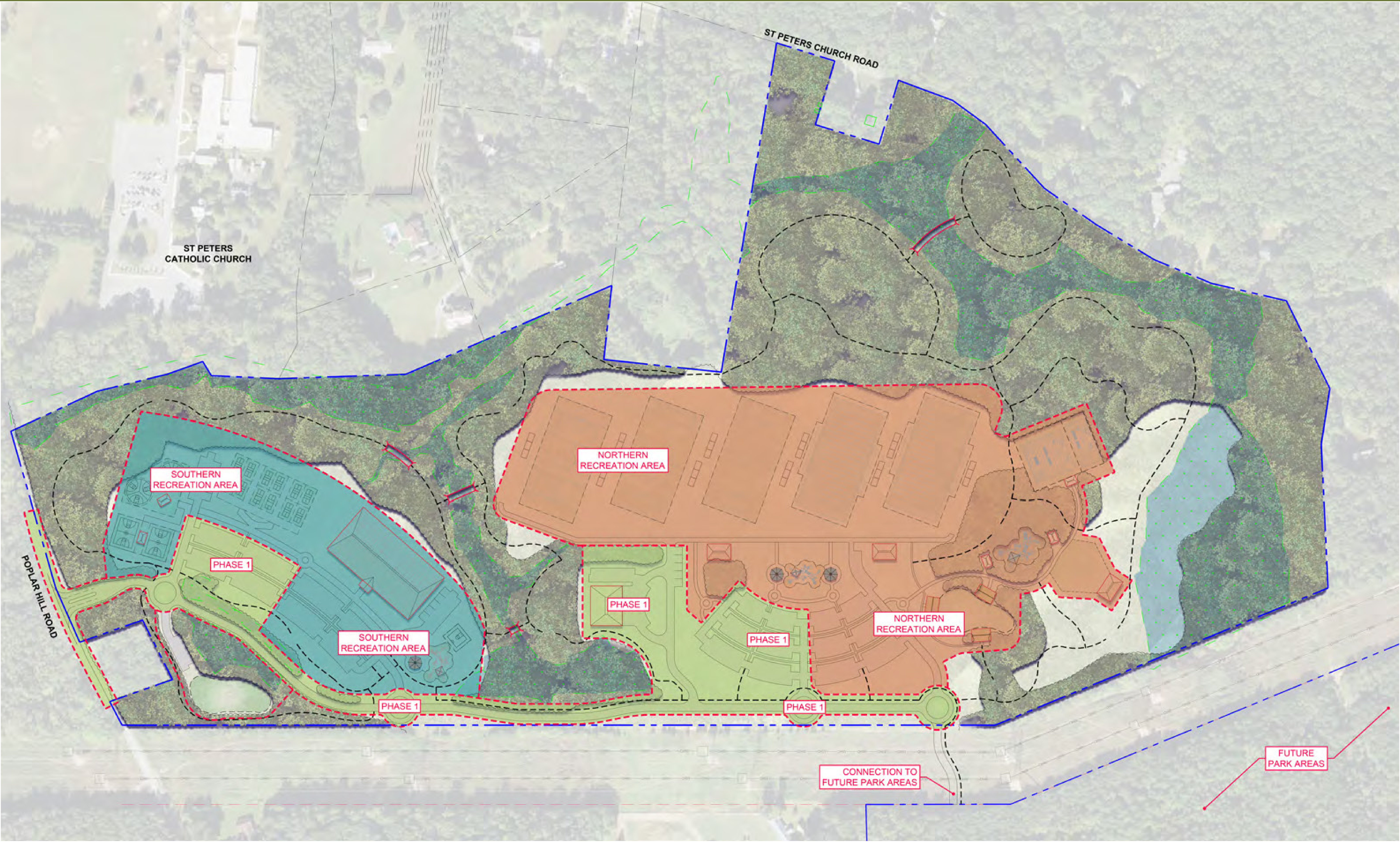
LOWER INTEREST USES:

- DOG PARK

KEY THEMES:

- IMPORTANCE OF MULTIPLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES NEEDS OF ALL AGES AND ABILITIES; DIFFERENT INTERESTS AMONG FAMILY MEMBERS ATTENDING EVENTS.
- RECOGNIZE COMMUNITY IMPACTS PARKING, SECURITY, LIGHTING AND ADDRESS EARLY IN PROCESS.

WALDORF PARK - PHASING



WALDORF PARK - INVESTMENT ALTERNATIVES

Southern Recreation Area
\$23,640,000

General Site Development,
Initial Infrastructure & Trails
\$5,000,000



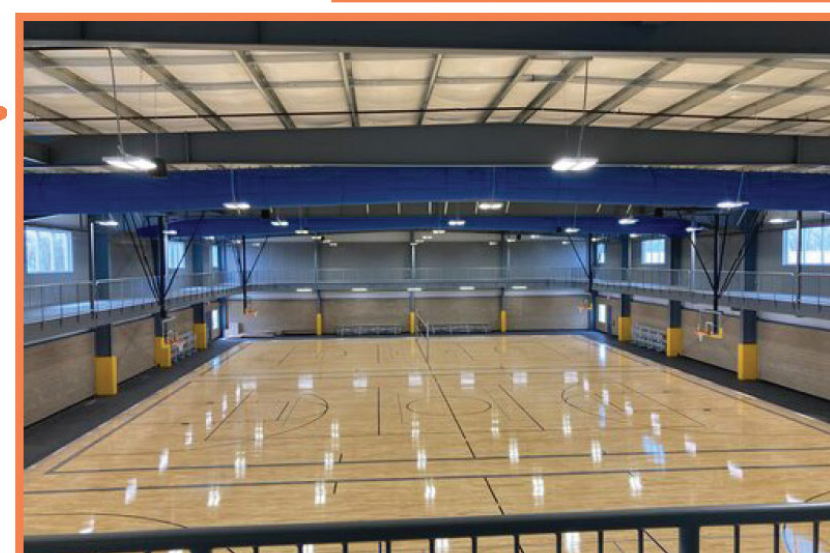
Pickleball & Basketball;
Balance of Southern Parking
\$5,200,000



Sensory Playground &
Kiddie Basketball Court
\$2,600,000



Indoor Sports Complex
\$10,500,000



All Breeds Dog Park
\$340,000



Northern Recreation Area
\$21,800,000

Initial 3 Turf Fields, ADA
Playground & Remaining Parking,
Trails & Bridges
\$9,800,000



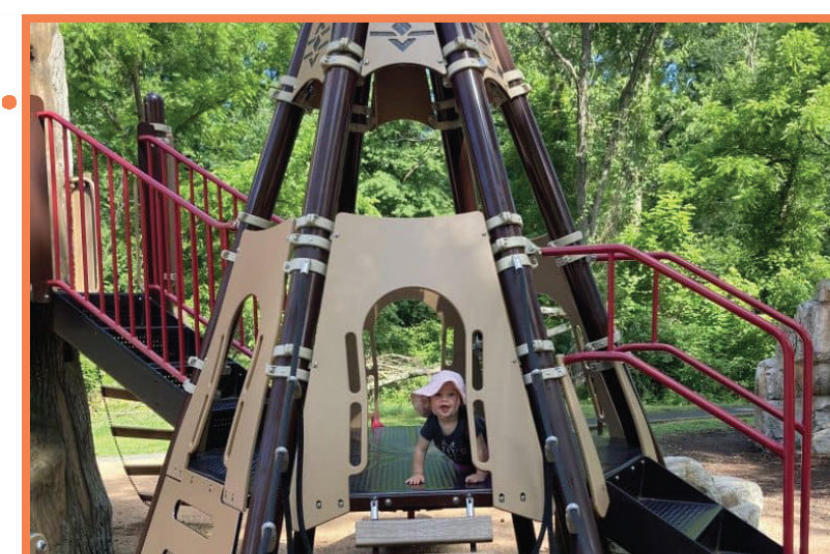
Final 2 Turf Fields
\$3,400,000



Ninja/Obstacle Courses
\$2,100,000



Imagination Playground
\$2,700,000



Rental Pavilions
& Lawn Area
\$1,800,000



Community Space/
Event Space
\$2,000,000



Northern Recreation Area
\$21,800,000

SUMMARY OF COST ESTIMATES

IMPORTANT CONSIDERATIONS:

- WE HAVE A VISION AND MASTER PLAN CONCEPTS, NOT DETAILED PLANS.
- THIS IS A MARATHON, NOT A SPRINT.
- PROJECTS WILL NEED TO BE PHASED; ELEMENTS CAN BE MIXED AND MATCHED.
- THINK OF COST ESTIMATES AS A RANGE; BIG CONTINGENCY AMOUNTS INCLUDED.
- NEED TO HAVE PLANS READY IF OPPORTUNITIES ARISE.
- NET OPERATING REVENUES WILL NOT COVER CONSTRUCTION COSTS.
- MULTIPLE GRANT FUNDING SOURCES ARE AVAILABLE TO SUPPLEMENT COUNTY FUNDS.
- WHAT ARE PRIORITIES & WHEN?

TASK FORCE ACTIVITY



ACTIVITY #1



Park	Total Cost	Funds Spent	Total Funds Available
La Plata Farm Park	\$24,800,000		\$70,000,000
Popes Creek Waterfront Park	\$32,900,000		
Waldorf Sports Park	\$45,440,000		
All Parks Combined	\$103,140,000		

CONSIDERATIONS:

- ALLOCATE \$70 MILLION ACROSS ALL THREE PARKS EVEN THOUGH THE TOTAL COST IS MORE THAN \$103M.
- THINK ABOUT THE NEEDS OF THE OVERALL COMMUNITY.
- ALTHOUGH YOU WILL HAVE THE REFERENCE SHEETS, DON'T WORRY ABOUT WHAT SPECIFICALLY THE AMOUNT OF \$\$\$ WILL BUY AT EACH PARK. WE WILL COVER THIS IN ACTIVITY #2.
- QUICK REPORT BACK RESULTS AND PROVIDE TWO SENTENCES ABOUT WHY THE LARGEST AMOUNT WAS GIVEN.

ACTIVITY #2

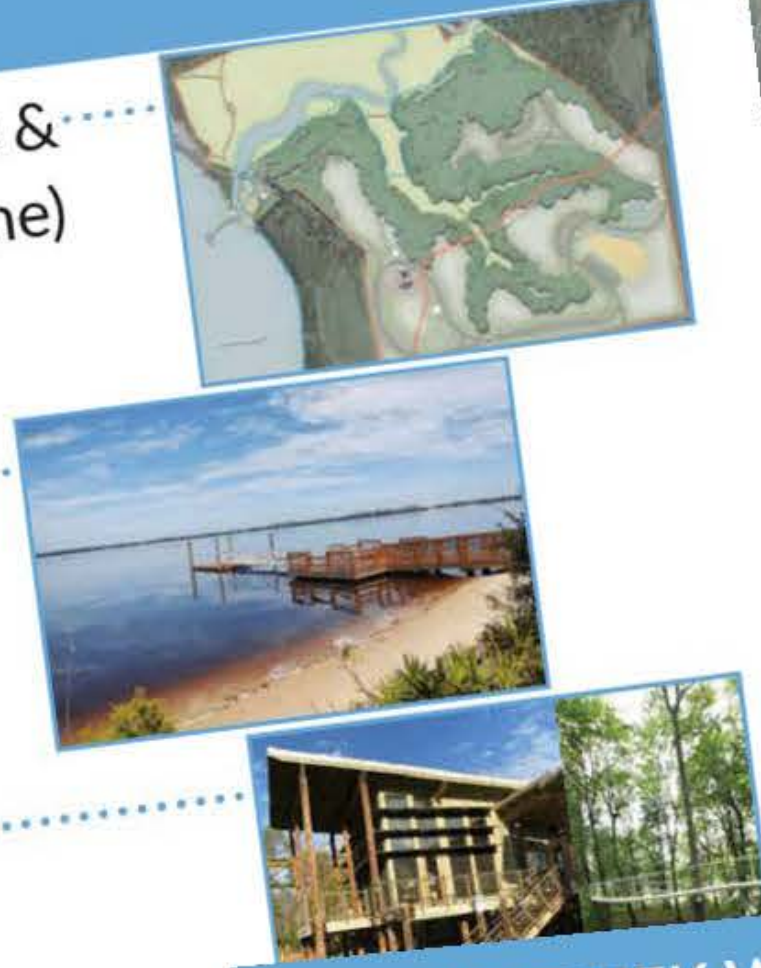
Activity #2 - Pope's Creek Waterfront Park														
Park Segment	Phase	Cost	Funds Available from 2024 - 2027				Funds Available from 2028 - 2030			Funds Available from 2031 - 2035				Total Funds Available
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
			\$8,000,000				\$4,700,000			\$4,000,000				\$16,700,000
Waterfront Park	General Site Development, Access & Parking (inc. Beach/Living Shoreline)	\$3,800,000.00	\$3,800,000.00											
	Fishing Pier & Kayak Launch	\$1,200,000.00												
	Tree House, Canopy Walk, Access Path & Parking	\$8,300,000.00	\$8,300,000.00											
	Wetland Observation Area	\$400,000.00												
	Boardwalk Connection to Trail & Overlook to Rail Trail	\$1,100,000.00												
	Subtotal Cost	\$14,800,000.00	\$12,100,000.00				\$0.00			\$0.00				
Upper Park	General Site Development, Access & Parking	\$3,400,000.00												
	Ropes Course	\$1,200,000.00												
	Vehicle & On-Foot Campgrounds	\$500,000.00												
	Lower Boardwalk & Switchback Trail/Wilderness Classroom	\$3,300,000.00												
	Playground & Observation Tower	\$1,100,000.00												
	Nature Center	\$1,400,000.00												
	Subtotal Cost	\$10,900,000.00	\$0.00				\$0.00							
Total Cost	\$25,700,000.00	\$12,100,000.00				\$0.00								
	Total Remaining Balance		(\$4,100,000.00)				\$4,700,000.00							

-  Wetland Observation Area
-  Boardwalk Connection to Trail & Overlook to Rail Trail



POPE'S CREEK WATERFRONT PARK

- General Site Development, Access & Parking (inc. Beach/Living Shoreline) \$3,800,000
- Fishing Pier & Kayak Launch \$1,200,000
- Tree House, Canopy Walk, Access Path & Parking \$8,300,000
- Wetland Observation Area \$400,000
- Boardwalk Connection to Trail & Overlook to Rail Trail \$1,100,000
- General Site Development, Access & Parking \$2,800,000
- Ropes Course \$1,200,000
- Vehicle & On-Foot Campgrounds \$500,000



POPE'S CREEK WATERFRONT PARK

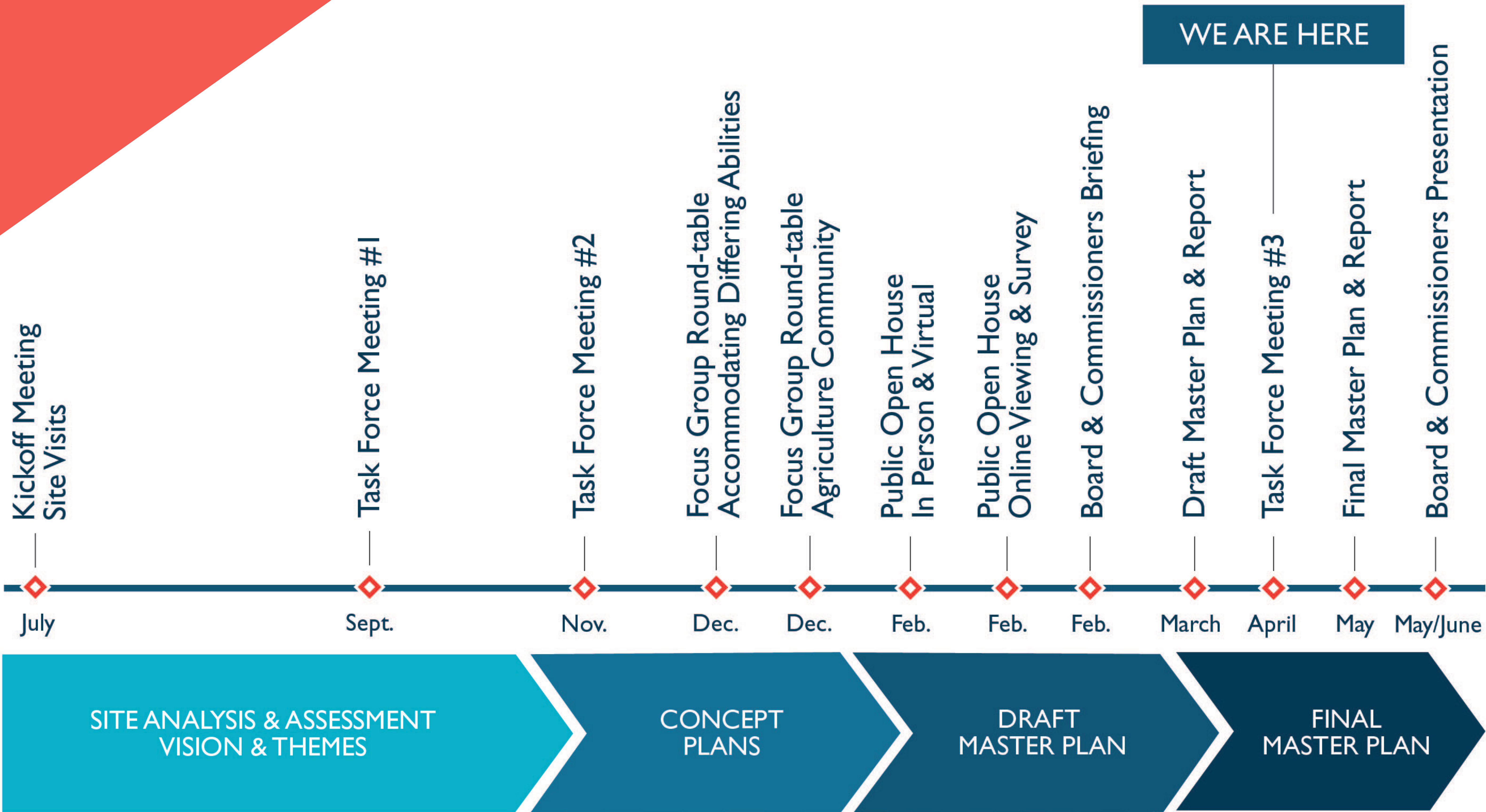
- Lower Boardwalk & Switchback Trail/Wilderness Classroom \$3,300,000
- Playground & Observation Tower \$1,100,000
- Nature Center \$1,400,000



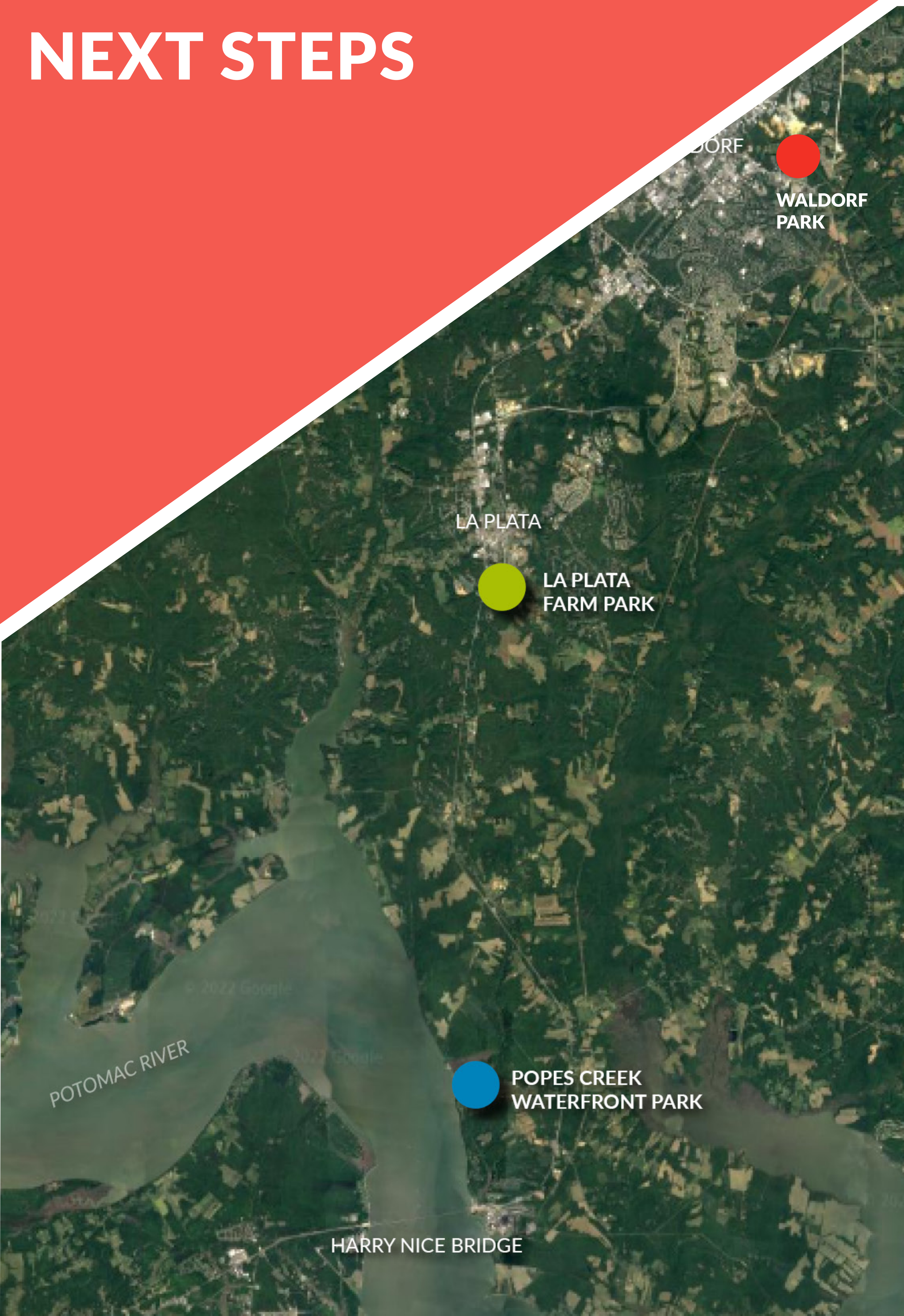
Waterfront \$14,800,000

Upper Park \$10,900,000

CLOSING REMARKS



NEXT STEPS



- DRAFT PLANS DELIVERED TO DRPT IN EARLY MAY
- OPPORTUNITY FOR PUBLIC COMMENTS
- PRESENTATION OF PLANS TO BOARD OF COUNTY COMMISSIONERS
- SEEKING FUNDING SUPPORT, GRANTS, PARTNERSHIPS AND IMPLEMENTATION OPPORTUNITIES
- WHAT CAN YOU DO TO HELP?

THANK YOU!

FOR YOUR: SERVICE, INPUT, AND INVOLVEMENT ON THE PARKS PLANNING TASK FORCE.

(P.S. There is more work to be done!)