



APPENDIX 01 ESTIMATE OF PROBABLE COST

Figure 6.01 Popes Creek. Credit: Joe Ignatius

The following charts outlines a series of categories of park features and associated estimates of probable costs for each park. Each chart includes categories of logical groupings of park features that consider phasing and funding opportunities. The charts are color coded to identify costs across a phased timeline consistent with their respective master plan.

POPES CREEK WATERFRONT PARK

		Low	Est.	High
Popes Waterfront	Parking Area, Bldg Demo & Shoreline	\$ 1,582,808	\$ 1,978,510	\$ 2,374,212
	Treehouse, Canopy Walk, and Pier	\$ 15,492,404	\$ 19,365,506	\$ 23,238,607
	Boardwalk to Rail Trail, Wetland Observation, Kayak	\$ 1,065,280	\$ 1,331,600	\$ 1,597,919
	TOTAL	\$ 18,140,492	\$ 22,675,615	\$ 27,210,738
Popes Upper	Parking & Path to Canopy Walk	\$ 1,934,933	\$ 2,418,666	\$ 2,902,400
	Nature Center, Wilderness Classroom, Playground	\$ 11,680,447	\$ 14,600,559	\$ 17,520,671
	Loop Road, Overflow Parking, and Pavillions	\$ 2,546,483	\$ 3,183,104	\$ 3,819,725
	Solar Farm, Ropes Course, and Campground	\$ 3,448,228	\$ 4,310,285	\$ 5,172,342
	TOTAL	\$ 19,610,091	\$ 24,512,614	\$ 29,415,137

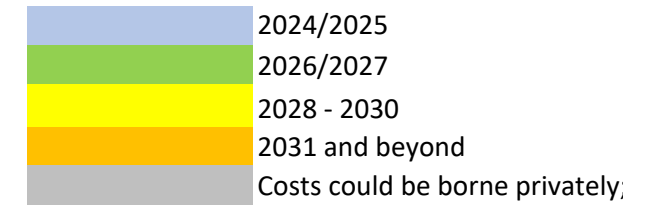
ASSUMPTIONS

The estimate of probable costs is based on the following assumptions:

1. Infrastructure Items - MDOT SHA unit prices from Q4 2022.
2. Uniform escalation of 3.5% compounded annually.
3. 60% design contingency due to lack of design development.
4. 17% architectural/engineering and permitting/

compliance fees.

5. 10% construction management and administration.
6. Cost range used as follows:
Low = 80% of cost estimate
High = 110% of cost estimate
7. Solar Farm, Ropes Course, and Campground - costs may be borne privately by outside vendor.



LA PLATA FARM PARK

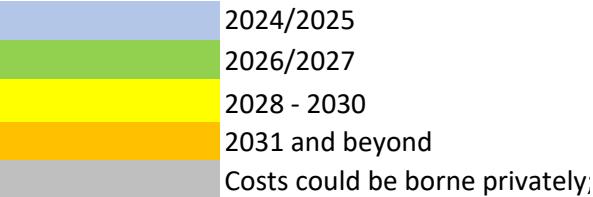
WALDORF PARK

		Low	Est.	High
La Plata North	Site Access, Parking & Initial Development	\$ 2,126,131	\$ 2,657,663	\$ 3,189,196
	Splashpad, Playgrounds, Comfort Station	\$ 4,975,066	\$ 6,218,832	\$ 7,462,599
	Barns, Gardens & Community Kitchen	\$ 8,836,380	\$ 11,045,475	\$ 13,254,570
	Maint & Homestead Bldg	\$ 1,210,070	\$ 1,512,587	\$ 1,815,105
	Sunflower Field, Gardens & Meadows	\$ 1,424,386	\$ 1,780,483	\$ 2,136,580
TOTAL	\$ 18,572,033	\$ 23,215,041	\$ 27,858,049	
La Plata South	Site Access, Parking & Initial Development	\$ 2,126,131	\$ 2,657,663	\$ 3,189,196
	Skatepark, Playground, & Pump Track	\$ 3,854,988	\$ 4,818,736	\$ 5,782,483
	Trail Connections to North Parcel	\$ 1,689,193	\$ 2,111,492	\$ 2,533,790
	Dog Park	\$ 343,181	\$ 428,976	\$ 514,771
TOTAL	\$ 8,013,493	\$ 10,016,866	\$ 12,020,240	
		\$ 64,336,109	\$ 80,420,137	\$ 96,504,164

ASSUMPTIONS

The estimate of probable costs is based on the following assumptions:

- 1. Infrastructure Items - MDOT SHA unit prices from Q4 2022.
- 2. Uniform escalation of 3.5% compounded annually.
- 3. 60% design contingency due to lack of design development.
- 4. 17% architectural/engineering and permitting/compliance fees.
- 5. 10% construction management and administration.
- 6. Cost range used as follows:
 Low = 80% of cost estimate
 High = 110% of cost estimate
- 7. Solar Farm, Ropes Course, and Campground - costs may be borne privately by outside vendor.





APPENDIX 02 ACCOMMODATING ALL AGES AND ABILITIES

Figure 6.02 Accessible playground spinner. Credit: Little Tikes Commercial

Universal Design, coined by architect Ronald L. Mace, is the practice of designing the environment and its components to be accessible by all people regardless of age, size, ability, or disability. Successful Universal Design projects go beyond the requirements of the Americans with Disabilities Act (ADA) and seamlessly integrate accessible design elements, so they do not seem like an after-thought. Retrofitting a Universal Design approach to an existing project is expensive. It is important to have accessibility at the forefront of the design process from the beginning.

Accommodating all ages and abilities means considering the physical, social, and sensory needs of people to create an engaging space for all. Physical needs may include mobility concerns of the elderly, children, wheelchair users and others who require physical accommodation to access park facilities. Social needs include amenities that make the park feel safe and inviting for all visitors, including caregivers, individuals with health concerns, and people with diverse language and literacy needs. Sensory needs address accommodations for visitors who may require high or low sensory environments, including but not limited to people who are deaf, hard of hearing, blind, or have limited vision or autism spectrum disorder. Best practices were developed in coordination with the All Ages and Abilities round-table discussion.

OVERALL DESIGN

- Wherever possible, design so that all users can have as similar and equitable an experience as possible. Integrate accessible elements into park design so that visitors with and without accessibility needs can use the same facilities, not separate ones.
- Prioritize design that gives users flexible access to nature. Provide choice in how users choose to immerse themselves in the environment.
- Provide quiet areas that are close to activity zones but provide a break from over-stimulation. Quiet areas should be able to see out and be seen (prospect and refuge) and include comfortable seating and rocking benches for soothing movement.
- Include both high and low stimulation spaces for people to experience nature.
- Provide information on park accessibility online and outside of the park so that advocates and caregivers know what to expect before visiting.

CIRCULATION

- Provide wheelchair accessible paths and entryways that allow circulation to all features of parks. Pavement is best for accessible paths.
- Prioritize short distances for accessible routes between major park features (Examples: parking to playground, splash-pad to bathroom, etc.). Integrate drop-off zones where distance to parking cannot be further reduced.

SAFETY

- Provide fencing around spaces that require higher security (Example: water, playgrounds).
- Minimize or eliminate vehicular road crossings to access park amenities.
- Where vehicular road crossings are essential, provide multiple levels of accessibility: Physical - Curb cuts; Visual - detectable warning strips, lights; Audible - crossing signal sounds.
- Minimize materials that may be a safety concern. Gravel or pebbles for example may be a choking hazard. Some plant materials may be dangerous if ingested or touched.
- Provide warnings of safety hazards.

AMENITIES & ENHANCEMENTS

- Include wheelchair accessible bathrooms and changing stations for children and adults nearby park destinations.
- Provide inclusive signage and wayfinding devices that accommodate different languages, abilities, and levels of literacy (Examples: ASL inclusive, braille, auditory signals, color coding or visual cues). Present essential information in redundant ways. One method of communication will not work for all users.
- Include park equipment of varying heights, opening sizes, indoor and outdoor sensory boards.
- Locate sensory garden away from higher activity areas.
- Provide elevated garden bed options for users

with difficulty bending over.

- Include rentable all-terrain vehicles and wheelchairs for in-park use.
- Include water fountains and water bottle refilling stations.
- In all facilities, provide space for the use of assistive devices such as wheelchairs, walkers, etc.



APPENDIX 03 PUBLIC INPUT MINUTES

Figure 6.03 Gilligan's Pier 2023.

Meeting minutes are provided for the following meetings:

1. Kick-off Meeting & Site Visits with DRPT, 7.14.2022
2. Task Force Committee Meeting #1, 9.19.2022
3. Task Force Committee Meeting #2, 11.14.2022
4. All Ages & Abilities Round-table, 12.14.2022
5. Public Open House Meetings, 2.07.2023, 2/08.2023
6. Task Force Committee Meeting #3, 4.12.2023

MEETING MINUTES

FTLA Project Name: La Plata Farm Park and Popes Creek Waterfront Park Master Plan

FTLA Project Number: 2155-08 / 2155-09

Meeting Date: 07-14-2022

Date Prepared: 08-02-2022

Prepared By: Megan Maffeo

Meeting Location: Charles County Government Building, 200 Baltimore St, La Plata, MD 20646

Subject: Kick-off Meeting & Site Visit

Attendees: Refer to sign in sheet.

Discussion:

The meeting began with introductions of the design team and county staff, followed by a presentation by Floura Teeter discussing the park planning process, an outline for public engagement, and overview of context for each park site.

Action Items in italics. Refer to the Action Item / Decision Log.

NO.	DISCUSSION
1	CCRPT views both parks as Regional Park opportunities that draw from outside the county, including DC and Virginia residents. The new parks should be viewed as destinations with unique amenities that give visitors a reason to stay overnight in Charles County with visits to multiple destinations throughout the County.
2	Explore opportunities for camping or cabins within either park. It was noted there is high demand for primitive camping and cabins throughout the state – with reservations booked a year in advance. Coordinate with DNR for management of camping reservations.
3	Explore ways to provide unique programming: <ul style="list-style-type: none"> o Concerts o Movie Nights o Farmers Markets o Hayrides o Educational Programming / Public School Outings o Parties / Weddings o Accommodations for overnight equestrian stays
4	During Task 3 at approximately December 2022, Design team and County staff to work together to gather approximate Operations and Maintenance budgets for both parks to apply for funding.
5	Popes Creek Park: <ul style="list-style-type: none"> o Large field at Popes Creek property has a Farm Easement.

	<ul style="list-style-type: none"> o There is tree mitigation planting required for the Popes Creek Rail Trail project and is designated for planting at Popes Creek Park, specifically around the steep sloped areas. <i>County to provide information to design team to coordinate the master plan.</i> o Popes Creek programming should relate to water sports (kayaking, canoeing, boating, beach access). <i>Design team to research management options implemented in other areas of the state.</i> o Existing pier to remain at Gilligan’s property. <i>Design team to identify the needs to repair/rebuild.</i> o Accommodate stage near existing building – boats will dock in the Potomac during events. o Desire for existing parking lot to remain at Gilligan’s property because of Critical Area requirements and regulations. o Design should expand the site and look at connections to surrounding projects including the rail trail and restaurants. Emphasis on building a park system.
6	<p>La Plata Farm Park:</p> <ul style="list-style-type: none"> o Consider including historical components, old tobacco barns, community gardens. <i>Design team preparing cultural and historical analysis for each park site.</i> o There are 52 wooden horses being stored by the county for a future Carousel. There might already be a project to locate them in Indian Head, but could possibly create a spot in the La Plata Farm property for a future carousel pavilion as a county attraction. Only the horses are built, not the actual carousel. o The County doesn’t have an immediate need for additional sports / recreation fields. o The desired programming for La Plata is all things farming and nature play that currently doesn’t exist in the Charles County Parks system. o Design should expand the site and look at connections to surrounding projects including Wills Memorial Park. Emphasis on building a park system.
7	<p>Steering Committees will be convened for each park. <i>Design team to provide recommendations for interest groups. Potential members to be identified and committees convened by the County in the coming month with the first steering committee meeting to be held between Labor Day and mid-September.</i></p> <p>Popes Creek Park – Potential Stakeholder Groups:</p> <ul style="list-style-type: none"> o Critical Area Commission o DNR o Dept of Tourism <p>Dept of Tourism La Plata Farm Park - Potential Stakeholders Groups:</p> <ul style="list-style-type: none"> o UMD Extension o Town of La Plata o DNR o Aging Division o Dept of Tourism o School Groups / 4H

8	Public Engagement – Floura Teeter reviewed the outline for meetings with CCRPT, Steering Committees, and Public Meetings. <i>A follow up meeting will be scheduled for coordination with the County Public Outreach Coordinator to discuss opportunities for enhanced public engagement and public notifications.</i>
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These minutes reflect the recorder’s understanding of the discussions at the meeting. The minutes shall initially be considered as draft, open to comments for a period of 5 business days beyond the date of initial issuance. If no comments are received within five days, these minutes shall be considered final.

Attachments: Sign In Sheet
Action Item / Decision Log
Presentation Slide Deck
Precedent Parks Hand-out
Project Schedule

Distribution: All invited and attendees.

**VOLUNTEER PARK PLANNING TASK FORCE
MEETING #1 – SEPTEMBER 19, 2022
WALDORF SENIOR CENTER**

Kelli Beavers, Director, and Sam Drury, Deputy Director, Departments of Recreation, Parks, and Tourism (RPT) welcomed the 30+ attendees. RPT is starting a new process for planning and developing new parks and recreation facilities across the County. Each new park/recreation facility will go through an intentional process of developing concepts that meet local and countywide needs and engaging residents from across the county. This approach builds from the community input and technical assessment conducted during the Land Preservation, Recreation, and Parks planning process in 2021-2022.

Megan Maffeo of Floura Teeter Landscape Architects (FLTA) described a typical park planning process that includes establishing a vision, theme, and guiding principles for the park, based on both community and countywide values, needs and priorities; concepts are developed and shared with the Task Force and refined, then shared with the local community for further feedback; a master plan for the park is developed that can be built with flexibility over time.

Megan and Zolna Russell of FLTA then provided a preliminary overview of the sites at La Plata Farm and Pope's Creek and Richard Polk of Vista Design provided the same for Waldorf Park. Preliminary design themes:

La Plata Farm Park – Agricultural Heritage, Community Front Porch, Discovery (Demonstration & Learn-to Events).

Pope's Creek – Tidal & Ecosystems Education; Adventure in Nature; Celebration Park; Aquatic Recreation

Waldorf Park – Active Recreation, Family Friendly, Environmental Preservation.

After the overview of preliminary themes, task force members held a brainstorm session to discuss their priorities for recreation and programming at each proposed park. A catalogue of responses is attached.

To close the meeting, Megan thanked everyone for attending, encouraged participants to share the project ideas with neighbors and friends, and to attend the next task force meeting on November 14th at Waldorf Senior Center.

Popes Creek Waterfront Park Table 1-

1. Beach/ Water access with other options nearby. Basketball Court, Volleyball, etc.
2. Fishing Pier or promenade. Ensure visitors can't be stranded.
3. Universal design. Access and amenities for all ages and abilities. Handicap and low mobility access. Signage in multiple languages.
4. Active play at forested area. Playground, nature interpretation (audio, visual)
5. Hiking Trail to link both areas.
6. Treetop walk, zipline.
7. Camping Area.
8. Events at the park to draw people in. Buddy walk?
9. Art Installations
10. Splash Pad
11. Wildlife professionals at events who can talk about endangered animals
12. Waterfront promenade or boardwalk pathways
13. Slide and Diving Board
14. Basketball hoops/court, bike racks, swing sets
15. Beach volleyball
16. Community table, lost and found, toys, garden/flowers
17. Playground / nature play
18. Sunflowers and native plant fields
19. Bathrooms and concessions
20. Rafting or kayaking
21. Boardwalk, high up like the walk at Indian Head
22. Natural walking trails like Port Tobacco
23. Concert Stage or celebration stage
24. Location for fireworks
25. Zipline
26. Campgrounds and hiking trails
27. Beach chair and umbrella rentals
28. Beach area for swimming and docking for boats
29. Splashpad and waterplay area
30. Nature play with ground level ropes course
31. Nature Center like Clearwater at Cosca
32. Fishing Pier
33. Trailer building with restrooms
34. Nature classes with CCPS, re: environmental science
35. ADA and Senior accessible spaces and equipment
36. Treehouse or wooden castle
37. Wellbeing with equestrian trainers
38. Kayak rentals
39. Signs with nature education

Waldorf Park

1. Indoor sport bubble for tennis and more
2. Cloverleaf softball field with R/R building in middle
3. Canopy shade for field
4. Field misters
5. Multi-use sports fields and track
6. Ample parking with lighting
7. Nature trail and interpretive signs
8. Pavilions
9. Aquatics
10. Playgrounds
11. Pickleball
12. Community tables for sports teams
13. Hiking Trails
14. Lit Basketball courts
15. Bird Watching Platform
16. Reference of Howard County Troy Park
17. Splash Park
18. Food truck parking
19. Zip Line in forest
20. Concession and bathroom
21. Disc Golf
22. Pickleball/tennis court
23. Outdoor track
24. Splash pad or water park like Cove Point or Our Special Harbor
25. Family Picnic Area
26. Low Impact Senior friendly park activities
27. Health and Wellness open grass area
28. Bike trail around park
29. Mini golf
30. Walking/hiking trail
31. Community garden
32. Agricultural history center
33. Indoor tennis dome
34. Turf fields for multi-sport use
35. Lights throughout park, especially in sports fields
36. Involve the local carousel committee
37. Bike and skateboard park, BMX park
38. Classroom field trips for environmental education
39. Zipline in tree area towards wetlands, ropes course
40. Events and family friendly festivals like kite flying
41. Pavilions for picnics and events
42. Age-levelled playgrounds
43. Picnic table with built in highchair, see Walkers Mill Park
44. Ninja Warrior course like Blandair Regional Park Columbia
45. Educational trails with storyboards along stream

La Plata Farm Park 1

1. 5k / 10k walking and running trails
2. Activities and facilities for all seasons
3. Dog park
4. Rental event venue
5. Nature activity center
6. Open grass / picnic area
7. Picnic table with baby seats
8. Tractor and imaginative play elements
9. Therapeutic gardens
10. Open amphitheater for concerts
11. Sunflower or vegetable/fruit fields
12. Petting zoo
13. Year-round soccer field
14. Community garden
15. Music garden like Wiek Park in Leonardtown
16. Farm themed splash pad
17. Rock climbing walls
18. New site for the farmers' market
19. Zip lines or bike course like Horse Pen Park in PG County
20. Disc Golf
21. Tandem swings for parent/child
22. Outdoor skating rink
23. Dog park
24. Rental event venues or facilities
25. Connection to adjacent Wills Memorial Park
26. Note existing animals, birds, and habitat on site; observed foxes and snapping turtles in the park area.
27. Ropes Course
28. Activities at night – bikes, hayrides, bonfires, movie night
29. Looping pathways and running trail
30. Art installations of local artists, sculpture etc.
31. Elevated boardwalk
32. Zip line
33. Natural Playground or tire playground
34. Feature Bridge over the ravine
35. More passive than active, quiet for surrounding neighborhood
36. Shade
37. Greenhouse with farming and gardening learning opportunities
38. Community garden and classes
39. Parking
40. Bathrooms
41. Working barn / farm display
42. Focal areas for 4H and boy/girl scouts
43. Dog Park
44. Open Air Theater – see Tilghman Lake for example

MEETING MINUTES

Meeting Date: 11-14-2022

FTLA Project Name: La Plata Farm, Popes Creek, and Waldorf Park

Date Prepared: 11-21-2022

FTLA Project Number: 2155-08+09

Prepared By: Megan Maffeo

Meeting Location: Waldorf Recreation and Senior Center

Subject: Task Force Meeting #2

Attendees: Refer to Sign-in Sheet

Discussion:

DISCUSSION

A recap of task force member ideas collected at the first task force meeting was presented; the ideas were cataloged by use category – active recreation, passive recreation, or programming.

Assessment of task member ideas revealed the following common threads:

- Popes Creek: Waterfront should be the gem of the park; Primary focus – active water based recreation; Secondary focus – nature based play and programming.
- Waldorf Park: Hub for organized sports and supporting uses; Family oriented including recreation options for visitors not participating in sports; Passive recreation that complement natural resources.
- La Plata Farm Park: A balance of active and passive recreation; Emphasis on programmed activities; Integrate options for revenue generating activities; Social connections with gardening and farm based organizations; physical connections to Wills Memorial Park.

A set of guiding principles were established for each park building upon the design themes and common threads. The guiding principles are a framework that guides decision making for the concept plans to check that design decisions reflect the park vision and are ultimately responsive to community preferences.

- Popes Creek:
 1. Maximize the waterfront for aquatic recreation activities and views.
 2. Consider park features as a living classroom for ecosystem education and nature immersion.
 3. Plan for programs and events that define this park as a destination and promote tourism.
 4. Connect to, rather than duplicate, surrounding attractions.
 5. Preserve and enhance natural ecosystems; plan for resiliency and a park that can adapt to potential impacts caused by a changing climate.
- Waldorf Park

1. Establish the park as a destination for the entire family.
 2. Maximize interconnectivity between various park elements.
 3. Offer a wide range of amenities that appeal to all family members and encourage cross-use of amenities by patrons.
 4. Distribute playground amenities throughout the park.
 5. Preserve and enhance natural areas while presenting opportunities for environmental education as well as physical activities in a natural setting.
- La Plata Farm Park
 1. Plan for programming and events to promote discovery of the agricultural heritage of Charles County and significance to everyday life.
 2. Promote community connections, both physical and social.
 3. Integrate a variety of active and passive uses for year-round use and seasonal events.
 4. Provide multi-functional park features as opportunities for revenue generation.

An overview of the concept plans, circulation diagrams, and precedent images were presented to the task force members followed by a breakout session. During the breakout session, task force members circulated through stations for each park where more in depth discussion and ideas were had.

Task Force members evaluated each of the parks and provided input on the most attractive park feature, features that they want to explore further, features that are NOT a good fit, and features that are missing or would enhance the experience and functionality of the park. Input and activity responses have been cataloged and are included as an attachment to these minutes.

Concerns / Missing Features

- Secure kayak dropoff/temp. storage is needed at Popes Creek Park.
- Ensure access to bathrooms, drinking water and water bottle fill stations.
- Access from St. Marys Ave into La Plata Farm Park – minimize impacts to residential neighbors, buffering between parking areas and St. Marys Ave is desired.
- Parking accommodations; review quantity of parking needed, distribution, need and realities for a shuttle between upland and Gilligan's pier at Popes Creek, explore shared parking with Captain Billy's restaurant.
- Refreshments and snacks for kids, affordable food options – specifically mentioned for Popes Creek.

Next steps

Refine concept to a draft master plan – decision making that weighs task force and CCRPT input.

The community was polled for input on scheduling a public open house in February 2023. Two public open house meetings will be held to facilitate public awareness and solicit input, these meetings will be open for County residents to attend. Meeting will be scheduled either Wed/Thurs. or Thurs/Sat. dates.

Identify participants and schedule meetings for target discussions for specific park elements or partnerships.

Refine programming and special event opportunities for each park.

Identify revenue generators and options for vendor or concessionaire operations and management (demonstration gardens & greenhouse, classes/how to events, kayak rentals, commercial kitchen).

Discussion for budget, operations, and phasing of the masterplan for each park as well as prioritizing implementation among the 3 parks.

These minutes reflect the recorder's understanding of the discussions at the meeting. The minutes shall initially be considered as draft, open to comments for a period of 5 business days beyond the date of initial issuance. If no comments are received within five days, these minutes shall be considered final.

Attachments:

1. Task Force Activity Responses
2. Sign In Sheet

Distribution: CCPRT

MEETING MINUTES

Meeting Date: 12-14-2022 **FTLA Project Name:** La Plata Farm Park

Date Prepared: 12-14-2022 **FTLA Project Number:** 2155-09

Prepared By: Maura Roth-Gormley, Floura Teeter

Meeting Location: Virtual via Teams

Subject: Accommodating All Ages & Abilities Focus Group

Attendees:

Doria Fleisher Charles County Public Outreach Coordinator

Floura Teeter Team - Megan Maffeo, Zolna Russell, Kaila Blevins

Sam Drury Deputy Director Recreation and Parks Department Charles County

Meghan Leonard Charles County Recreational Therapeutic Coordinator

Mary Flanders Kenion County Resident and parent of a disabled child

Domonique Robinson County Resident with physical disabilities

Elizabeth Calabrese Director of Residential Services, Springdale Center

Donna Depamphilis Parent of a disabled child

Discussion:

NO.	DISCUSSION
1	<p>Floura Teeter provided a brief overview of the current park master planning projects and public engagement process for the Popes Creek Waterfront Park and the La Plata Farm Park. We explained our engagement with the volunteer task force members and that inclusive design for residents of all ages and abilities has been a topic raised at each meeting. This focus group meeting was convened as a one time discussion to better understand from residents with first hand experience either through their own disabilities or interactions with disabled persons.</p> <p>It was explained that our intentions are to better understand the challenges and needs of disabled persons. Using this information we will establish a set of best practices to integrate into the design of the parks.</p> <p>The following are discussion topics and attendee responses.</p> <p>WHAT DOES ACCESSIBILITY CURRENTLY LOOK LIKE IN CHARLES COUNTY PARKS?</p> <ul style="list-style-type: none"> • Barriers <ul style="list-style-type: none"> - Accessible bathrooms with changes stations for adults - Not all sections of the park have accessible routes

<ul style="list-style-type: none"> - Inclusive playgrounds are not completely accessible - Material considerations for visitors with walking / mobility issues - Be mindful of distances of accessible routes/access points to park features - Need openings wide enough to navigate with wheelchairs or other disability devices - Bathrooms and playgrounds need to be in close proximity <ul style="list-style-type: none"> • Safety Concerns <ul style="list-style-type: none"> - Adequate fencing and secure spaces - Proximity to water – hazard – consider fencing and locking gates - Proximity of comfort / restrooms should be safe – remove the need to cross vehicular roads or paths - Signage – American Sign Language (ASL) inclusive - Safety at intersections: Mobility - Curb cuts; Visual - detectable warning strips; Audible crossing signals. - Gravel or pebbles can be choking hazard <p>WHAT HAVE YOU SEEN BE SUCCESSFUL IN ENCOURAGING ACCESSIBILITY IN PARKS?</p> <ul style="list-style-type: none"> • Match nature with accessibility – not missing the experience – immersed in the space and experience. • Pavement is best for accessible routes. • Ramps to connect structures, wider openings, sensory elements / equipment, variety of heights in equipment. • Drop off zones – reducing the distances to park features. • Signals that accommodate all abilities – detectible warnings, lights, sound to facilitate crossing and wayfinding • Kayak launch that is accessible for wheelchair or someone less mobile. • Clemyjontri Park in Fairfax, Virginia https://www.fairfaxcounty.gov/parks/clemyjontri <p>DESCRIBE THE RANGE OF ABILITIES THAT NEED TO BE ACCOMMODATED.</p> <ul style="list-style-type: none"> • Physical, Sensory, Social • Sensory Needs <ul style="list-style-type: none"> - Quite shaded areas – close to activity areas, needed as down time from overstimulation - Rocking elements/features
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<ul style="list-style-type: none"> - Options are important – provide break areas which are separate but can see out and be seen (prospect and refuge), comfortable benches, rocking benches - Consider sections for quiet time, but not necessarily separate - Consider sections that are more contemplative – nature focused - Indoor sensory boards – outdoor sensory boards - Wayfinding – special needs advocates need to know ahead of getting to the park what to expect. - Sensory Garden – smell and touch, important to locate away from higher activity areas. - Community gardens - elevated beds for seniors or those who have difficulty bending over. <p>ADDITIONAL FEATURES TO CONSIDER.</p> <ul style="list-style-type: none"> • NPS rentable all terrain vehicles, look for a funding source for adaptable/accessible equipment • Wheelchair accessible fishing pier • Accessible path to the water’s edge and accessible fishing area • Signage guidelines to ensure signage is inclusive • Melwood – horticultural therapeutic gardens https://melwood.org/recreation-programs/ <p>Sam Drury, Deputy Director, ended the call stating the County understands the importance of integrating accessibility and universal design into new parks from the start and that is their intention with new park projects. He noted that the County recently hired Therapeutic Garden Coordinator – Meghan Leonard – she was on the call.</p>
<p>3</p> <p>Project website provided and noted this is where updates will be posted.</p> <p>Next public meeting February 7 & 8th, opportunity to see revised concept plans.</p> <p>Additional ideas can be provided via email.</p>

These minutes reflect the recorder’s understanding of the discussions at the meeting. The minutes shall initially be considered as draft, open to comments for a period of 5 business days beyond the date of initial issuance. If no comments are received within five days, these minutes shall be considered final.

MEETING MINUTES

Meeting Date: 02-07-2023/02-08-2023

FTLA Project Name: La Plata Farm, Popes Creek Waterfront Park, and Waldorf Park

Date Prepared: 02-10-2023 **FTLA Project Number:** 2155-08+09

Prepared By: Megan Maffeo

Meeting Location: Waldorf Recreation and Senior Center, Virtually

Subject: Public Open House

Minutes:

The Public Open House was held in a variety of formats to provide options for Charles County residents to participate including:

1. In person meeting – 39 attendees
2. Virtual meeting – 50 attendees
3. Online recording of presentation and survey. The survey was live on the project website for two full weeks. – 259 responses

The presentation included:

1. An overview of the park master planning process for three parks- La Plata Farm Park, Popes Creek Waterfront Park, and Waldorf Park;
2. an overview of design themes, guiding principles, and concept plans for each park;
3. A question and answer session.

Popes Creek Waterfront Park:

The following summarizes the public comment and concerns collected across the three meetings for Popes Creek Waterfront Park:

Preferences

- Music.
- Open water swimming competitions.
- Integrate ways to engage with water: water slides, paddle boats, splash pad.
- Several requests for a boat launch ramp.
- Indoor space for families and small groups.
- Play for all ages including nature play structures and climbing structures.
- Include trails for walking, running, biking – include benches and rest areas along trails.
- Unique activities ropes course, observatory for stargazing, nature center, treehouse and canopy walk.

- Paddle in camping, integrate into the county-wide water trail system for kayak and canoe touring.
- Natural kayak launch in addition to floating launch.

Concerns

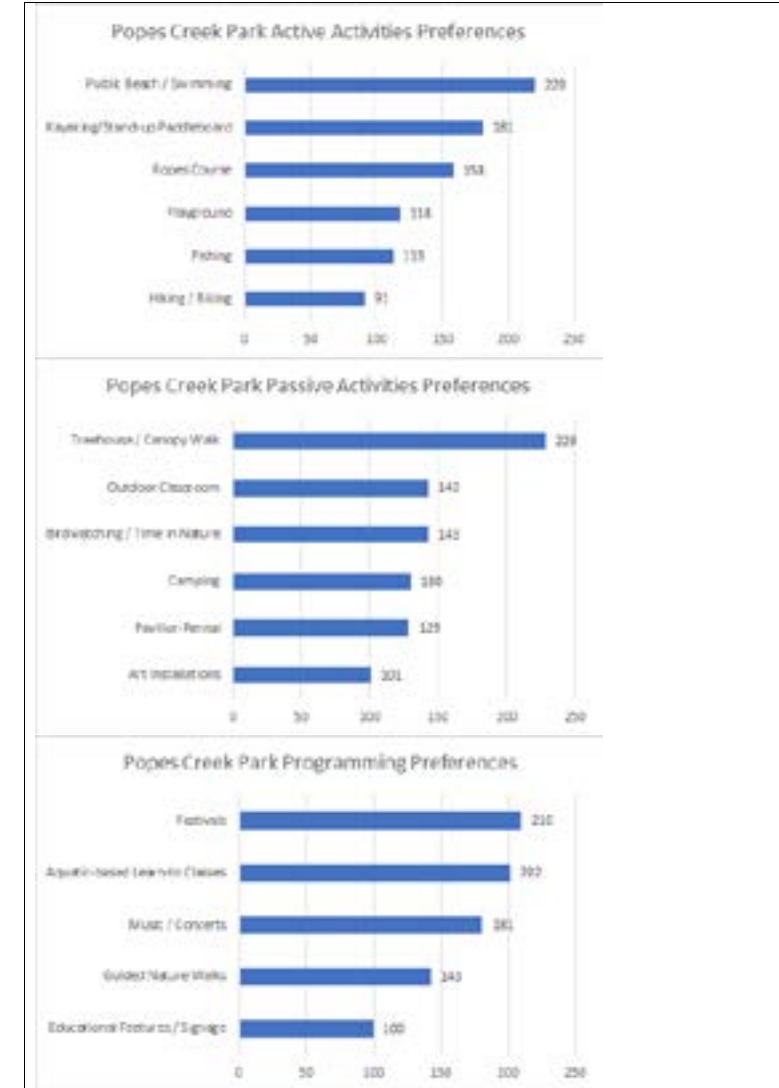
- Sufficient staffing and long term maintenance are a concern.
- Suggested free for County residents and fee for out of county visitors to offset operations costs.
- Concerns with operations for clean park and managing bad actors, consider security cameras.
- Ensure infrastructure and parking can support the proposed uses – minimize impacts to adjacent property owners.
- Water testing to ensure healthy environment for swimming.
- Comfort amenities: food, showers and restrooms for camping and swimming.
- Concern that large events will compromise natural park feel and impact sensitive habitat.
- Concern with balance of natural vs. developed areas.
- Consider overlap of uses and conflicts – establish designated fishing areas.
- Consider need for lifeguards.
- Concern with noise from concerts to surrounding properties and across Potomac.

Opportunities

- Opportunity to be model for inclusive, accessible park design in Charles County.
- Connectivity to surrounding trails, Popes Creek Rail Trail.
- Integrate educational programs for all ages.
- Smaller, regularly scheduled concerts/events with larger special attractions annually.
- Integrate sustainability, recycled materials, energy efficiency and production.
- Integrate art.

Polling Preference Charts:

The following charts aggregate the polling responses received during the virtual meeting, in person meeting, and online survey illustrating preferences for various park features included in the master plan as presented:



La Plata Farm Park:

The following summarizes the public comment and concerns collected across the three meetings for La Plata Farm Park:

Preferences

- Lots of excitement for splashpad/water play area. Make sure it's larger than the one at La Plata Town Hall. Make it imaginative. Several noted desire for a pool or waterpark.
- Desire for athletic facilities and adult fitness equipment at La Plata. Several noted that Waldorf is too far to go for these.
- Desire for roller derby track/outdoor skating rink.
- Disc golf course.
- Obstacle course.
- Festival space, including stage/amphitheater. Concerts, movies, plays.
- Carousel.
- Equestrian options.
- Space for animal demos.
- Make walking trails as long as possible.
- Lake or water feature.
- Keep playground more nature focused, less prefab equipment.
- Sufficient shade especially adjacent to playgrounds.
- Free programs, classes, demonstrations and access for county residents.
- Sustainable solar lighting.
- Information on farming history.
- Private rental space.
- Indoor spaces for families and small groups.
- Functional elements for ease of use (benches, trash receptacles, tables, pavilions, ample parking, lighting, water filling stations for people and dogs).
- Food concessions and space for grilling.

Concerns

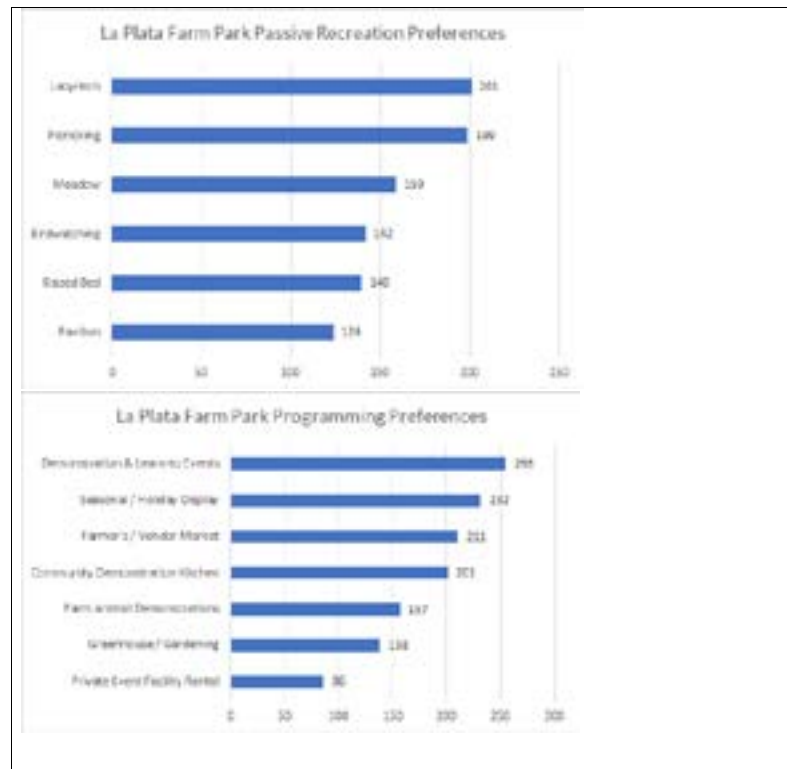
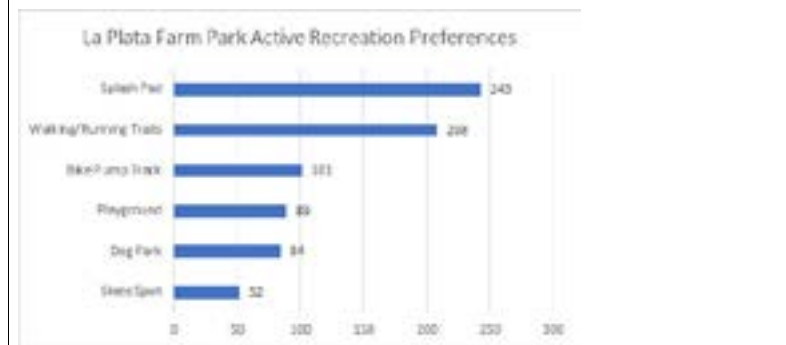
- Concern for staffing and long-term maintenance provisions?
- Is there sufficient parking for large events?
- Plans does not provide access from 301, concern that this will have a negative effect on Saint Mary's Avenue and Washington Avenue traffic.
- Rolling meadows seem like wasted space and mosquito draw.
- Bright lights, noise and security needs of skate park and bike pump track are a concern.
- Provide secure fencing around playgrounds, gardens, dog park.
- Provide shade for playgrounds.
- Concern about playgrounds and splashpad detracting from rural feeling of the park.
- Provide accessible features for visitors with disabilities.

Opportunities

- Opportunity to be model for inclusive, accessible park design in Charles County.
- Connect trails and sidewalks to residential neighborhoods and Town of La Plata.
- While land is unused during phasing, allow for private farming on unused portions of property.
- Build relationship with local food bank to donate produce from community garden.
- Cooking classes or events to offset costs of park operations.
- Therapeutic programs.
- Integrate agricultural history and education including African American, Amish/Mennonite farming communities. Field trips for school aged children.
- Partnerships with local farmers. Vendor market.
- Sustainable materials and energy efficient park.

Polling Preference Charts:

The following charts aggregate the polling responses received during the virtual meeting, in person meeting, and online survey illustrating preferences for various park features included in the master plan as presented:



These minutes reflect the recorder's understanding of the discussions at the meeting. The minutes shall initially be considered as draft, open to comments for a period of 5 business days beyond the date of initial issuance. If no comments are received within five days, these minutes shall be considered final.

Distribution:

MEETING MINUTES

Meeting Date: 04-12-2023

FTLA Project Name: La Plata Farm, Popes Creek, and Waldorf Park

Date Prepared: 04-17-2023 **FTLA Project Number:** 2155-08+09

Prepared By: Maura Roth-Gormley

Meeting Location: Waldorf Recreation and Senior Center

Subject: Task Force Meeting #3

Attendees: Refer to Sign-in Sheet

Discussion:

DISCUSSION	
A recap of public comment and preferences from the public open house meetings and online survey were shared organized by higher interest, lower interest, and key themes.	
<ul style="list-style-type: none"> • Popes Creek: <ol style="list-style-type: none"> 1. Higher Interest Uses: Public Beach & Swimming, Treehouse & Canopy Walk, Kayaking & Other Aquatic Activities, Concerts & Festivals. 2. Lower Interest Uses: Nature-based Activities & Programming, Trails & Hiking, Fishing, Camping & Pavilion Rentals. 3. Key Themes: <ul style="list-style-type: none"> - Excited for new play options. - Site is somewhat isolated; ensure access to food and beverage, restrooms. - Keep well maintained. • Waldorf Park <ol style="list-style-type: none"> 1. Higher Interest Uses: Playgrounds, Ninja Obstacle Course, Athletic Fields, Nature-based Activities, Food Trucks & Pavilions. 2. Lower Interest Uses: Dog Park 3. Key Themes: <ul style="list-style-type: none"> - Importance of multiple and inclusive recreational opportunities needs of all ages and abilities. - Recognize community impacts parking, security, lighting, and address early in process. • La Plata Farm Park <ol style="list-style-type: none"> 1. Higher Interest Uses: Splash Pad, Demonstration & How-to Events, Farmers & Vendor Markets, Holiday Events, and Trails. 2. Lower Interest Uses: Skate Park, Dog Park, Event Facility Rentals, Playground. 3. Key Themes: <ul style="list-style-type: none"> - Excited for new play options. - Desire for interactive and seasonal activities. 	

An overview of the phasing plans and summary of cost estimates for park features were presented. Also discussed were considerations for implementation.

Task Force Activity #1

Task Force members were given a pot of money to distribute across the three park projects as a means to identify preference/importance for order of construction.

Task Force Activity #2

Task Force members divided into three tables – focused on one park each. Members were asked to prioritize specific recreation and park features to be installed as part of phase one, two, or future phases. This generated discussion and hard choices for prioritizing park construction.

Next Steps were discussed.

Preparation of the Draft Master Plan Report, which will be posted for public comment.

Presentation to the Board of Commissioners.

Final Master Plan Report and completion of the master plan.

Actively seeking funding support, grants, and partnerships for implementation opportunities.

These minutes reflect the recorder's understanding of the discussions at the meeting. The minutes shall initially be considered as draft, open to comments for a period of 5 business days beyond the date of initial issuance. If no comments are received within five days, these minutes shall be considered final.

Attachments:

1. Sign In Sheet

Distribution: DPRT



PRELIMINARY LIST PARK RECREATION AND PROGRAMMING AMENITIES				
Suggestions made at Task Force & Public Meetings				
POPES CREEK WATERFRONT PARK				
Recreation or Programming Feature	Yes	Maybe	No	Justification to Not Include Feature
Beach/ Water access with other options nearby.	X			
Basketball Court, Volleyball, etc.			X	Sport courts do not support the themes for this park. Sport courts would limit the amount of people able to use the site at the same time, especially at the waterfront.
Fishing Pier or promenade. Ensure visitors can't be stranded.	X			
Waterfront promenade or boardwalk pathways	X			
Slide and Diving Board			X	Depth of water is not sufficient.
Beach volleyball			X	Sport courts do not support the themes for this park. Sport courts would limit the amount of people able to use the site at the same time, especially at the waterfront.
Beach chair and umbrella rentals		X		Consider Memorial Day-Labor Day - seasonal employee required.
Beach area for swimming and docking for boats	X			
Splash pad and waterplay area			X	Concern with splash pad in floodplain.
Splash Pad			X	Concern with splash pad in floodplain.
Rafting or kayaking	X			Ensure accessible kayak launch on north side of road and from reconstructed pier on south side
Kayak rentals		X		Consider Memorial Day-Labor Day - seasonal employee required. Or vendor provided service.
Concert Stage or celebration stage	X			
Bathrooms and concessions	X			
ADA and Senior accessible spaces and equipment	X			
Universal design. Access and amenities for all ages and abilities. Handicap and low mobility access. Signage in multiple languages.	X			
Community table, lost and found, toys, garden/flowers		X		The master plan does not include detailed design of the tree house. These features could be integrated with further design development.
Active play at forested area. Playground, nature interpretation (audio, visual)	X			
Treetop walk, zipline.	X			
Nature play with ground level ropes course	X			
Playground / nature play	X			
Basketball hoops/court, bike racks, swing sets			X	Sport courts and athletic fields are to be located at Waldorf Park.

PRELIMINARY LIST PARK RECREATION AND PROGRAMMING AMENITIES				
Suggestions made at Task Force & Public Meetings				
POPES CREEK WATERFRONT PARK				
Recreation or Programming Feature	Yes	Maybe	No	Justification to Not Include Feature
Hiking Trail to link both areas.	X			
Natural walking trails like Port Tobacco	X			
Signs with nature education	X			
Boardwalk, high up like the walk at Indian Head	X			
Art Installations		X		The master plan does not define specific art features, but this could be integrated with future design development and is encouraged.
Sunflowers and native plant fields	X			
Camping Area.	X			
Treehouse or wooden castle	X			
Nature Center like Clearwater at Cosca	X			
Events at the park to draw people in. Buddy walk?		X		Specific programming has yet to be defined, but the opportunity for a range of activities can be accommodated.
Location for fireworks	X			
Wildlife professionals at events who can talk about endangered animals		X		Specific programming has yet to be defined, but the opportunity for a range of activities can be accommodated.
Nature classes with CCPS, re: environmental science		X		
Wellbeing with equestrian trainers		X		

APPENDIX 04 RECREATION & PROGRAMMING DECISION MATRIX

Figure 6.04 Public open house preference surveys.

PRELIMINARY LIST PARK RECREATION AND PROGRAMMING AMENITIES				
Suggestions made at Task Force & Public Meetings				
LA PLATA FARM PARK				
Recreation or Programming Feature	Yes	Maybe	No	Justification to Not Include Feature
5k / 10k walking and running trails	X			
Activities and facilities for all seasons	X			
Tractor and imaginative play elements	X			
Petting zoo			X	Live animals on site full time would require elevated needs for staffing and full-time care takers. Alternative approach is to accommodate events accommodating animals.
Barn / farm display	X			
Year-round soccer field			X	Large open lawns are located in two locations where free play is allowed. Dedicated athletic fields will be located at Waldorf Park.
Community garden/raised beds	X			
Farm themed splash pad	X			
Rock climbing walls			X	Not aligned with park theme.
Zip lines or bike course like Horse Pen Park in PG County	X		X	Zip lines not aligned with park theme. Bike pump track and skills course included in master plan.
Ropes Course			X	To be located at Popes Creek Park.
Disc Golf			X	Considered, but determined area needed to provide a full course caused conflicts with adjacent uses.
Natural Playground or tire playground			X	To be located at Popes Creek Park.
Tandem swings for parent/child		X		The master plan does not include detail on specific playground features, but could be integrated with future design development.
Outdoor skating rink			X	A skating rink is not included, however, a skate park is included in the master plan and could be used by inline or traditional skating.
Dog park	X			
Parking	X			
Bathrooms	X			
Open grass / picnic area	X			
Picnic table with baby seats		X		The master plan does not define specific site furnishings, but this feature could be integrated with future design development.
Connection to adjacent Wills Memorial Park	X			
Looping pathways and running trail	X			
Art installations of local artists, sculpture etc.		X		The master plan does not define specific art features, but this could be integrated with future design development and is encouraged.
Elevated boardwalk	X			Boardwalks or bridges are anticipated as part of the trail network to traverse ravines or challenging terrain.
Feature Bridge over the ravine	X			
More passive than active, quiet for surrounding neighborhood		X		Balance of both active and passive recreation are integrated into the master plan.
Sunflower or vegetable/fruit fields	X			
Shade	X			
Note existing animals, birds, and habitat on site; observed foxes and snapping turtles in the park	X			The master plan proposed to preserve and enhance habitat.

PRELIMINARY LIST PARK RECREATION AND PROGRAMMING AMENITIES				
Suggestions made at Task Force & Public Meetings				
LA PLATA FARM PARK				
Recreation or Programming Feature	Yes	Maybe	No	Justification to Not Include Feature
Open Air Theater – see Tilghman Lake for example			X	The master plan integrates a large event lawn and several smaller plaza spaces where performances could be staged, however, a permanent stage is not included. In addition, a trail connection is planned to Wills Memorial Park where the Town of La Plata is planning to renovate an existing amphitheater.
Open amphitheater for concerts			X	
Music garden like Wiek Park in Leonardtown			X	
Greenhouse with farming and gardening learning opportunities	X			
Therapeutic gardens		X		Can be integrated into the greenhouse and raised garden features.
Community garden and classes	X			
Focal areas for 4H and boy/girl scouts	X			
Activities at night – bikes, hayrides, bonfires, movie night		X		Specific programming has yet to be defined, but the opportunity for a range of activities can be accommodated.
Rental event venues or facilities	X			
New site for the farmers' market	X			A variety of farm and vendor markets can be accommodated; coordination is needed with Town of La Plata for hosting the weekly Farmer's Market.
Nature activity center			X	To be located at Popes Creek Park.

PRELIMINARY LIST PARK RECREATION AND PROGRAMMING AMENITIES				
Suggestions made at Task Force & Public Meetings				
WALDORF PARK				
Recreation or Programming Feature	Yes	Maybe	No	Justification to Not Include Feature
Indoor sport bubble for tennis and more				
Cloverleaf softball field with R/R building in middle				
Canopy shade for field				
Field misters				
Multi-use sports turf fields and track				
Ample parking with lighting				
Pavilions				
Aquatics				
Playgrounds				
Community tables for sports teams				
Lit Basketball courts				
Reference of Howard County Troy Park				
Food truck parking				
Concession and bathroom				
Disc Golf				
Pickleball and tennis court				
Outdoor track				
Splash pad or water park like Cove Point or Our Special Harbor				
Mini golf				
Lights throughout park, especially in sports fields				
Involve the local carousel committee				
Bike and skateboard park, BMX park				
Age-levelled playgrounds				
Zipline in tree area towards wetlands, ropes course				
Ninja Warrior course like Blandair Regional Park Columbia				
Hiking Trails				
Nature trail and interpretive signs				
Bird Watching Platform				
Family Picnic Area				
Pavilions for picnics and events				
Picnic table with built in highchair, see Walkers Mill Park				
Low Impact Senior friendly park activities				
Health and Wellness open grass area				
Bike trail around park				
Walking/hiking trail				
Community garden				
Agricultural history center				
Classroom field trips for environmental education				
Events and family friendly festivals like kite flying				
Educational trails with storyboards along stream				