



Parks Planning and Development

Department of Recreation,
Parks, and Tourism

July 11, 2023

Parks Planning and Development



- Development of Master Plans for Popes Creek Waterfront Park, La Plata Farm Park, and finalize conceptual plans for Waldorf Park
- Public Engagement
 - Parks Planning Volunteer Task Force
 - Public Community Meeting
 - Presentation to the Commissioners
 - Open Public Feedback on website
- View past Task Force meeting notes and full draft master plans at:
CharlesCountyParks.com/About-Us/Development
- Exploration of Funding Opportunities

Dr. John Crompton

- Distinguished professor at Texas A&M
- Over 45 years of Parks and Recreation experience
- Visit to Charles County on May 17, 2023
 - The 7 Era's of RPT
 - RPT Economic Benefits and Strategic Financing
 - The Economic Impact of RPT

Charles County Recreation, Parks and Tourism
Presents a Conversation on the Economic Impact of Parks, Recreation and Tourism

WEDNESDAY, MAY 17 • 6:00-7:00 P.M.
WALDORF SENIOR & RECREATIONAL CENTER

The services delivered by parks and recreation departments have traditionally been viewed as "discretionary" – nice to have if there is money left over after the more important "core" services have been funded.

The key to sustaining or increasing investments in Charles County Recreation, Parks and Tourism is to reprioritize services to be repositioned in order to address the core concerns and priorities articulated by the elected officials who are responsible and accountable to the County's residents for the allocation of tax funds. You're invited to view and discuss a detailed framework from Dr. John Crompton that provides a "road map" for developing an action plan that accomplishes this repositioning.

DR. JOHN CROMPTON
Dr. Crompton has had an illustrious academic career, spanning more than 45 years, preparing park and recreation students for their future careers and publishing articles and books on marketing and financing public leisure and tourism services. Well-respected in academia, he also has provided park and recreation consulting services for many jurisdictions.

Free to the public! Visit CharlesCountyParks.com to register.

Charles County Department of Recreation, Parks, and Tourism
8190 Port Tobacco Road, Port Tobacco, MD 20677
901-932-3470 • MD Relay Service: 7-1-1 (TDD: 1-800-735-2258) • www.CharlesCountyParks.com

Funding Opportunities

- **Tourism Tax – dedicated to RPT**
 - Short Term Rental Tax
- **Parkland Dedication Ordinance**
- **Revenue Authority**



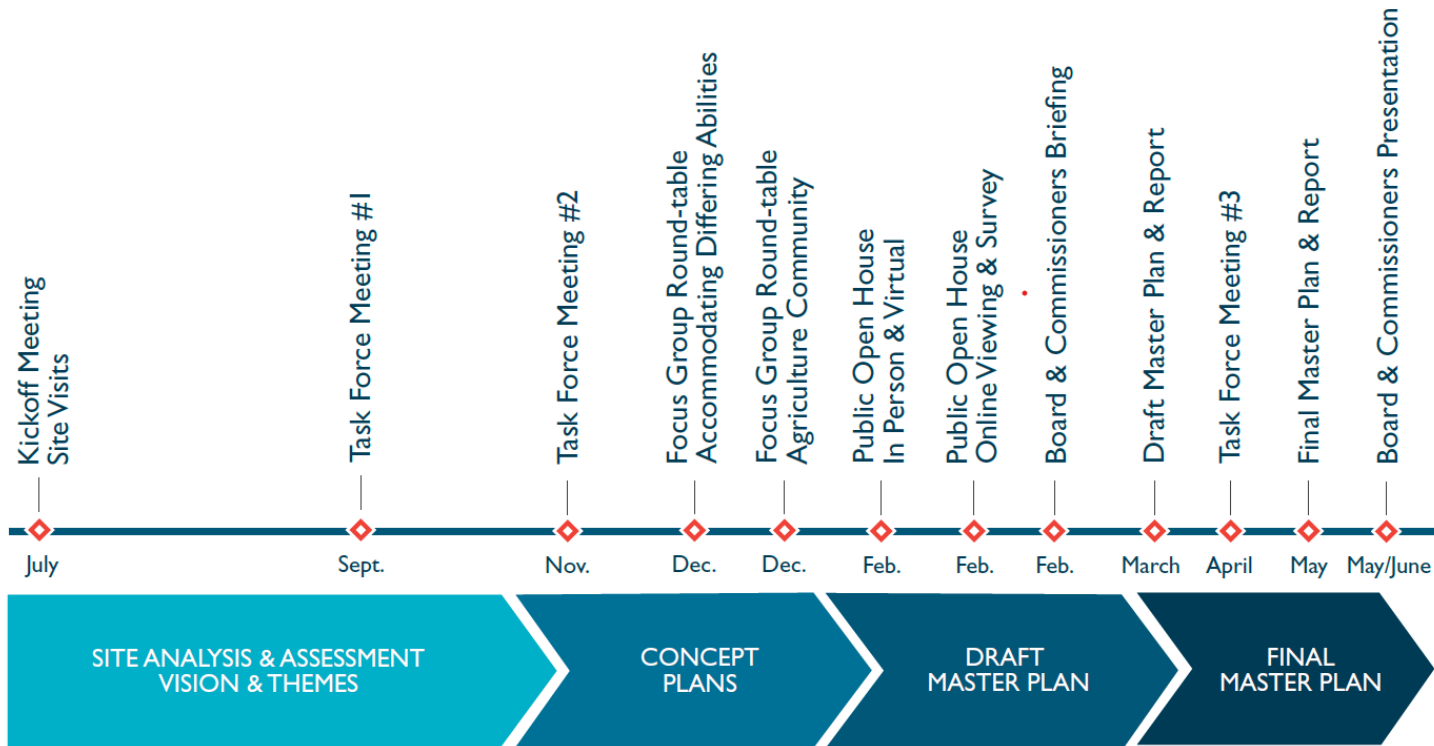
Funding Opportunities



- State and Federal Government
- Grants
 - Program Open Space
 - Charles County Relisilency Authority
- Public Private Partnerships
- Sponsorship
- Advertising

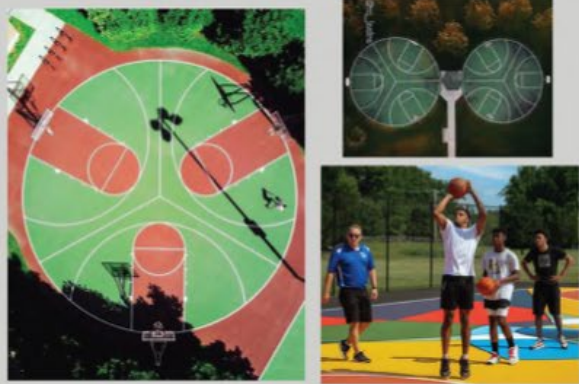


Parks Master Plans

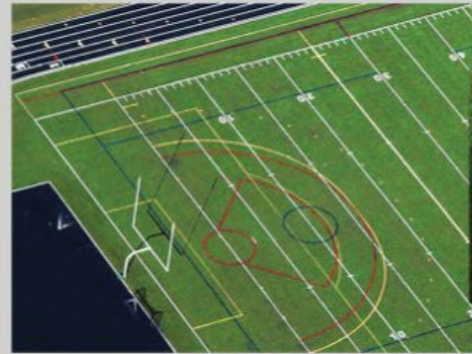


- Waldorf Park
- Pope's Creek Waterfront Park
- La Plata Farm Park

Waldorf Park



3/3 BASKETBALL COURTS



MULTI-USE FIELDS



WAYPOINT SIGNAGE / ART WORK



CHILDRENS HALF COURT BASKETBALL



ADULT NINJA / OBSTACLE COURSE



PEDESTRIAN BRIDGE CROSSINGS

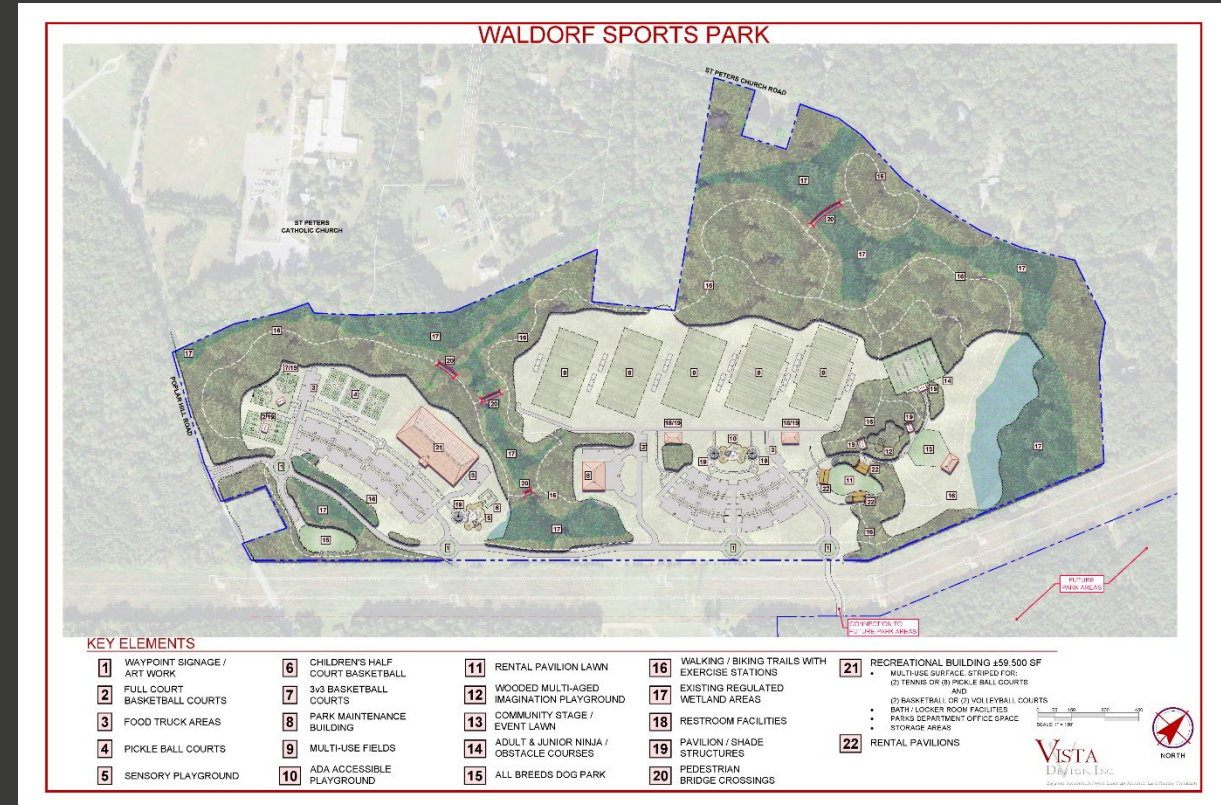


FOOD TRUCK AREAS

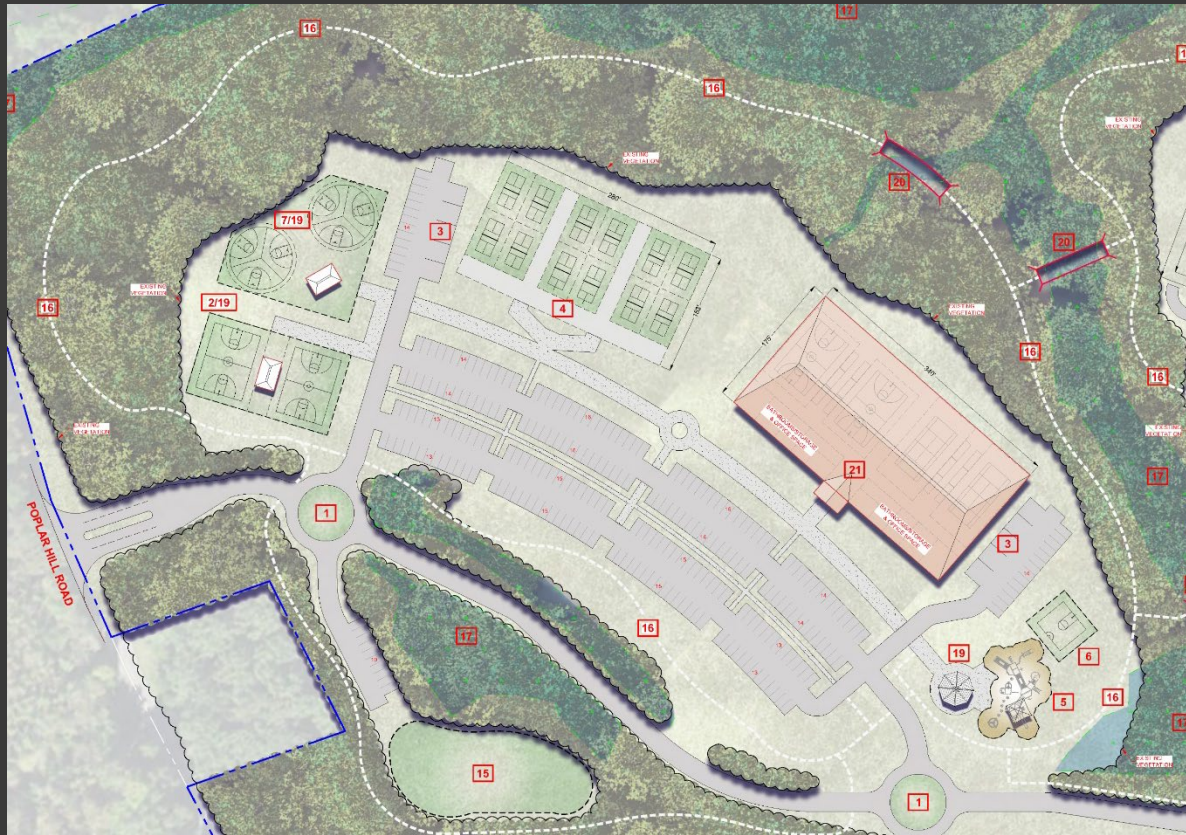
Waldorf Park

- Key Elements

- Five Multi-Sport Competitive Fields
 - Synthetic Turf
- Children's Half Court & 3 v 3 Basketball Courts
- Pickleball Courts
- Indoor Recreation Building
- Sensory Playground
- Multi-Use Fields
- Adult and Junior Ninja Obstacle Course
- Dog Park
- Walking/Biking Trails
- Rental Pavilions



Waldorf Park



Waldorf Park

- **Phase 1**
 - General Site Development
 - Infrastructure
 - Trails
 - Parking
- **Southern Recreation Area**
 - Pickleball and Basketball
 - Sensory playground and Kiddie Basketball
 - Dog Park
 - Indoor Recreation Building
- **Northern Recreation Area**
 - Synthetic Turf Fields
 - Ninja / Obstacle Course
 - Imagination Playground
 - Pavilions
 - Community/Event Space
- **Cost Estimates - \$40-\$60 million**



Popes Creek Waterfront Park



ACCESSIBLE FLOATING KAYAK LAUNCH



SHORELINE HABITAT + RESTORATION



BOARDWALK TRAIL WITH RAILING



NATURE TRAIL



TREE HOUSE + DECK + STAGE



CANOPY WALK



MAXIMIZED BEACH



OBSERVATION TOWER



DESTINATION PLAYGROUND

Popes Creek Waterfront Park

- **Key Elements**

- Gilligan's Beach
- Tree House with Stage and Rentals
- Living Shoreline
- Pier Reconstruction
- Kayak Launch
- Canopy Walk
- Hiking Trails and Boardwalk Connection to Pope's Creek Rail Trail
- Nature Center
- Solar Meadow
- Ropes Course
- Campgrounds

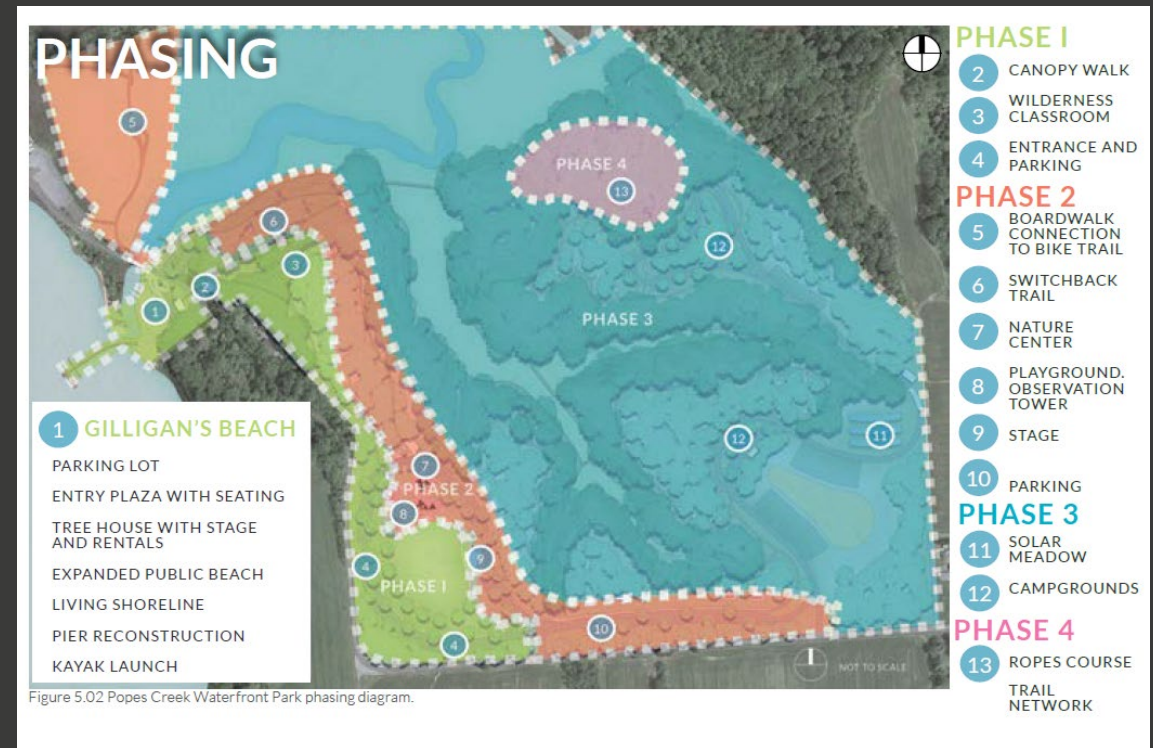


Popes Creek Waterfront Park



Popes Creek Waterfront Park

- **Phase 1A – Gilligan’s Beach**
 - General Site Development and Infrastructure
 - Parking
 - Beach Restoration / Living Shoreline
 - Pier Reconstruction
- **Phase 1B – Canopy Walk**
- **Phase 2 – Increase Connectivity and Expand Amenities**
 - Additional Parking
 - Trails and Boardwalk to Pope’s Creek Rail Trail
 - Playground, Observation tower
- **Phase 3 – Meadow Area**
 - Solar Meadow
 - Campground
- **Phase 4 – Ropes Course**
- **Cost Estimates - \$37-\$56 million**



La Plata Farm Park



RENOVATED BARN + EDUCATION CENTER



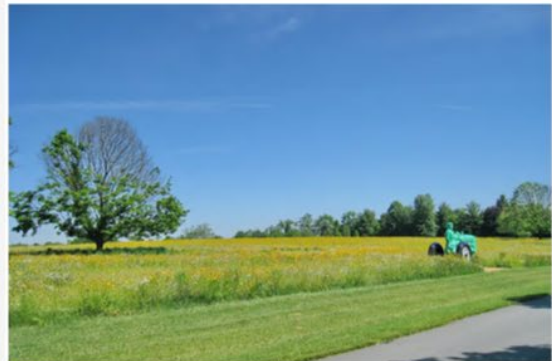
EVENT LAWN



RAISED GARDEN BEDS



DESTINATION PLAYGROUND



MEADOW + APIARY



GREENHOUSE + CULINARY GARDEN



COMMUNITY TABLES



FARM THEMED SPLASH PAD

La Plata Farm Park

- **Key Elements**

- Event & Exhibit Lawn
- Farm-Themed Splash Pad
- Destination Playground
- Renovated Barn & Education Center
- Community Kitchen, Tables, and Garden
- Picnic Pavilions
- Accessible Walking Paths
- Nature Trails
- Bike Pump Track /Skatepark
- Dog Park



La Plata Farm Park



La Plata Farm Park

- **Phase 1 – Northern Site**
 - General Site Development and Infrastructure
 - Parking
 - Event Lawn
 - Farm Themed Splash Pad
 - Destination Playground
 - Renovated Barn / Educational Center
 - Demonstration and Community Gardens
 - Pavilions
- **Phase 2 – Southern Site**
 - Additional Parking
 - Bike Pump Track and Skateboard Park
 - Pavilions
 - Playground
 - Dog Park
- **Phase 3 – Connection**
 - Trail Network
- **Cost Estimates - \$26-\$41 million**



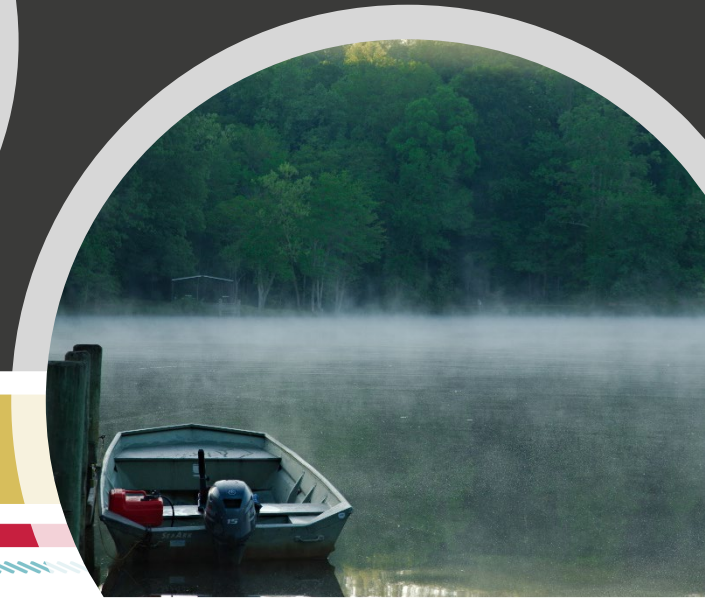
Acknowledgements

- CCG Staff
- Volunteer Task Force
- Community Focus Groups



Timeline and Next Steps

- Approve the Draft Master Plans/Concept Plans for the 3 parks
- RPT hiring Planning and Development Supervisor
- Waldorf Park
 - Current Capital Improvement Project
 - Program Open Space Funds
 - RFP for design/build for Phase I
- Pope's Creek Waterfront Park
 - South Parcel - RMEDF Grant Popes Creek Amphitheater – Design
 - North Parcel - Popes Creek Rail Trail Construction, Shoreline Restoration
- La Plata Farm Park
 - No current CIP for development



Questions?

Charles County Government

200 Baltimore Street • La Plata, Maryland 20646

301-645-0550 • 301-870-3000 • MD Relay Service: 7-1-1 • Relay TDD: 1-800-735-2258



Learn more at...

www.CharlesCountyMD.gov



Mission Statement – The mission of Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient and courteous manner. To achieve this goal, our government must be operated in an open and accessible atmosphere, be based on comprehensive long- and short-term planning and have an appropriate managerial organization tempered by fiscal responsibility. We support and encourage efforts to grow a diverse workplace.

Vision Statement – Charles County is a place where all people thrive and businesses grow and prosper; where the preservation of our heritage and environment is paramount; where government services to its citizens are provided at the highest level of excellence; and where the quality of life is the best in the nation.

Equal Opportunity Employer – It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.