

DPW & YOU

— *Making a difference, together* —

South River Farm Park

Master Plan
Public Meeting | June 27, 2024



DPWandYOU.com

Important Meeting Information

- Tonight's meeting will be audio recorded
- Please hold questions until the end of the presentation
 - An opportunity to ask questions will be provided at the meeting
 - Contact information for follow-up questions will be provided

Agenda

- Introductions
- Meeting Purpose
- What is a Master Plan?
- Master Plan Development Process
- Existing Conditions
- Master Plan Development
- Questions & Answers



Introductions



Meeting Purpose

Meeting Purpose

The purpose of this meeting is to:

- Provide background for this planning effort
- Convey existing conditions analysis of South River Farm Park
- Share outline of Draft Master Plan
- Answer questions



South River Farm Park Entrance
Source: AECOM



What is a Master Plan?

What is a Master Plan?

- Master Plans include the following actions:
 - Assess current and future needs
 - Develop a strategic action plan
 - Budget for long-term improvements
- Master Plans establish a long-term vision for the park
 - Amenities
 - Programming
 - Parking
- Community input is sought and considered to create a balanced park network
 - Not all preferences can be accommodated





Master Plan Development Process

ANNE ARUNDEL DEPARTMENT OF RECREATION AND PARKS

Project Development Process



Vision



Plan



Build



PROJECT INCEPTION

- Identify need in LPPRP Plan
- Select potential location
- Acquire land (if needed)



MASTER PLAN

- Develop major park elements w/ stakeholder group
- Present masterplan to public for feedback



BUDGET APPROPRIATION

- Request funding
- County Executive proposes Budget (May)
- County Council Approval (June)



CONCEPT DESIGN

- Select consultant
- Develop initial design
- **Public meeting at 30% design stage**



FINAL DESIGN

- Adjust design based on public feedback
- Department approves 60% design (**additional public meeting if needed**)
- Finalize design and obtain permits



BID AND AWARD

- Advertise project
- Award bid according to county procurement process



CONSTRUCTION

- Pre-construction public meeting
- Construction begins and project is completed for public use

* **Bold** denotes public input opportunities

A complete list of Rec&Parks projects is available online at

www.aacounty.org/departments/recreation-parks/capital-projects/Projects



Master Plan Development Process

- Identify goals of the study
- Establish a stakeholder group
- Meets with the stakeholders to:
 - Hear their needs
 - Discuss physical limitations of the site
 - Analyze needs and preferences
 - Develop a prioritized plan
- Review initial concepts with stakeholders
- Integrate ideas and comments to develop a preferred concept and review with stakeholders

Stakeholders

- Neighbors of the Mayo Peninsula
- Arundel Rivers Federation
- Recreation Advisory Board
- Mayo Civic Association
- Loch Haven Civic Association

Master Plan Development Process

- Draft master plan and submit for public review and comment (public meeting or online)
- Balance stakeholder desires with its overall needs
- Revise and finalize master plan
- Obtain capital funding for implementation
 - Detailed design
 - Engineering
 - Construction



South River Farm Park
Source: AECOM



Existing Conditions

Existing Conditions

Data Collection

- Site visit
 - Verify existing landscape features, buildings and structures
 - Review and document conditions of features
- Data review:
 - Natural resource maps
 - Trail and visitor facilities
 - Cultural resource reports
 - 2018 Master Plan

Data Analysis

- Existing recreation feature and visitor use
- Existing building condition
- Regulatory context
- Natural features
- Topography

Existing Conditions












SRFP RECREATION FEATURES

- 5 miles of natural surface trails
- Picnic areas
- Fishing spots
- Water access
- Educational programs during summer

VISITOR USE

- Visitors predominantly from adjacent community
- Weekends and summer months are peak use periods
- On weekends the Park serves as a destination for a broader geographic area



-  South River Farm Park
-  Poplar Path
-  Terrapin Trail
-  Laurel Loop
-  Service Road Access
-  Existing Building
-  Paved Surface
-  Rip Rap
-  100 - Yr Floodplain
-  500 - Yr Floodplain
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested / Shrub Wetland
-  Forest
-  Open Field
-  Sandy Shoreline
-  Stairs
-  Trailhead
-  Structure
-  Picnic Tables (3)
-  Information Kiosk
-  Parking
-  Portable Restroom
-  Barn
-  Storage Containers (3)
-  Maintenance Office Trailer
-  Greenhouse
-  Fishing

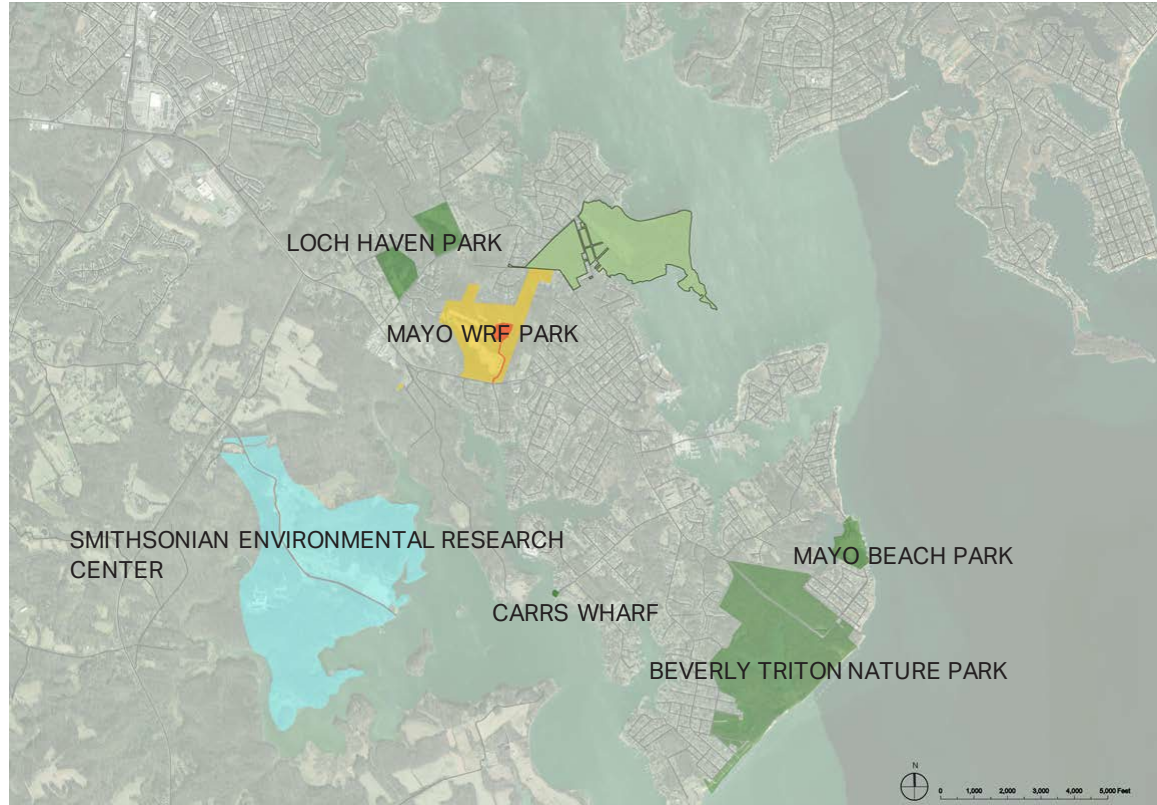


Map 1. Existing Conditions

Source: AECOM

MAYO PENINSULA RECREATION OPPORTUNITIES

- South River Farm Park
- Nearby Existing Park
- Nearby Area Designated for Park Use
- Gresham Historic House
- Smithsonian Environmental Research Center (SERC)
- Street Centerline



Map 2. Nearby Parks

Source: AECOM

Existing Conditions

EXISTING BUILDINGS CONDITIONS

- Two-story barn
- Single-story greenhouse
- Two trailers
- Parking lot

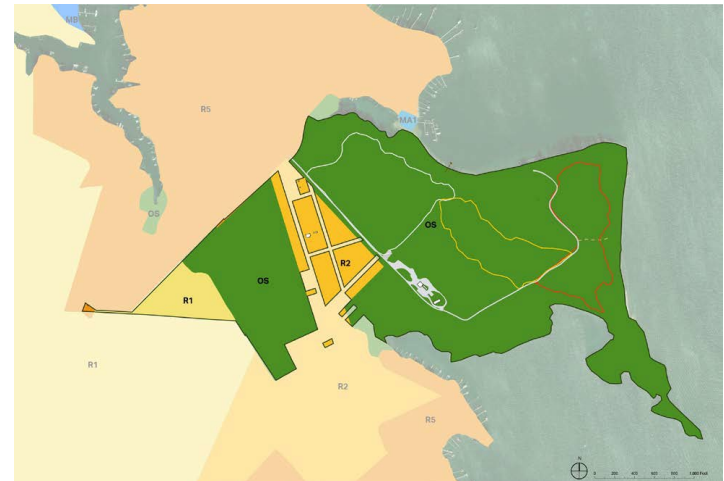


Existing Conditions

REGULATORY CONTEXT

DEED RESTRICTION/ EASEMENT

- Two easements adjacent to the park on the northwest
- Several easements on the southwest side
- Land use is restricted to park use due to acquisition funded by Maryland Program Open Space



Map 3. Zoning Map
Source: AECOM

VEGETATION

- South River Farm Park
- Poplar Path
- Terrapin Trail
- Laurel Loop
- Service Road Access
- Existing Building
- Paved Surface
- Pier
- Forest
- Open Field



Map 4. Vegetation
Source: AECOM

WATER RESOURCES

- South River Farm Park
- Poplar Path
- Terrapin Trail
- Laurel Loop
- Service Road Access
- Existing Building
- Paved Surface
- Pier
- 100 - Yr Floodplain
- 500 - Yr Floodplain
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested / Shrub Wetland

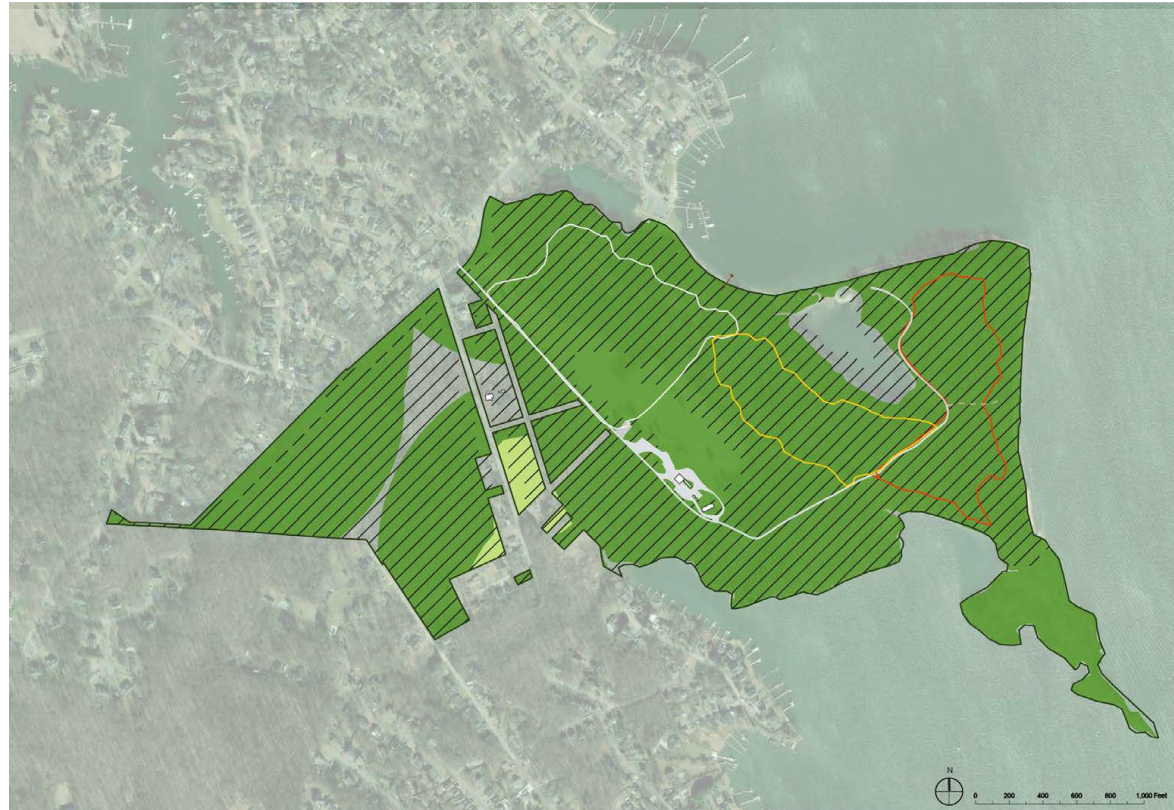


Map 5. Water Resources

Source: AECOM

CHESAPEAKE BAY CRITICAL AREAS (CBCA) & FOREST HABITAT

- South River Farm Park
- Poplar Path
- Terrapin Trail
- Laurel Loop
- Service Road Access
- Existing Building
- Paved Surface
- Forest Interior Dwelling Species (FIDS)
Potential Habitat Chesapeake Bay
Critical Area
- LDA - Limited Development Area
- RCA - Resource Conservation Area



Map 6. CBCA and FIDS

Source: AECOM

TOPOGRAPHY

-  South River Farm Park
-  Poplar Path
-  Terrapin Trail
-  Laurel Loop
-  Service Road Access
- Elevation (1ft Contour Lines)
-  -1
67
-  Existing Building
-  Paved Surface
-  Pier



Map 7. Topography
Source: AECOM

Focus Area



Map 9. Focus Area
Source: AECOM

Existing Park Uses



*Walk/hike on trails,
walk with dogs*



Have a picnic



Fish, catch crabs



Fly kites and drones (for fun)



Visit nature, watch wildlife



Practice photography

Other Existing Activities

- ROTC Training
- Environmental restoration projects
- Activities with local Boy Scouts groups
- Day camp activities

Existing Park Uses

CHALLENGES EXPERIENCED AT THE PARK

- Access
 - Limited parking availability
 - Unregulated physical access from the north
- Public services
 - Lack of restroom facilities and potable water sources
- Maintenance
 - Limited trash and/or waste management
 - Need for lifecycle planning
- Operations
 - Lack of staff on site
 - Restrictions on programming and other activities on site
 - Lack of integrations into neighborhood



Master Plan Development

Master Plan Development

GUIDING PRINCIPLES

Special consideration should be given to the following opportunities:

- Enable more formal access to water
- Expand visitor experience with water views from the park
- Maintain the undisturbed character of the western portion of the park
- Conserve and interpret floodplain and wetlands
- Limit environmental impact
- Improve accessibility



South River Farm Park
Source: AECOM

Master Plan Development

SUMMARY OF 2018 SOUTH RIVER FARM PARK MASTER PLAN

- Hike/bike paved trail
- 2 pavilions + restroom
- Volleyball court
- Fishing pier
- Office and restrooms + outdoor showers
- Tot lot/playground
- Picnic areas
- Wading beach
- Pedestrian ramps to shoreline
- Portable restroom/rinse station
- Dog beach
- Kayak/canoe boat launch
- Existing nature trails maintained
- Improved entrance road with gate
- Parking for 210 vehicles



Map 8. South River Farm Master Plan
 Source: Human & Rohde, Inc. Masterplan

CONCEPTS A & B

April 2024

CONCEPT A: TARGETED OPPORTUNITIES

- Property Line
- Trailways
- Service Road Access
- Buildings
- Trailhead
- Poplar Path
- Terrapin Trail
- Laurel Loop
- Greenhouse/Comfort Station
- Parking
- Picnic Tables (3)

Proposed Elements

- Erosion Control
- Connector Trail
- Bus Turn-around
- Camping Area Outline
- Parking Expansion
- Restoration Area - Closed to Public
- Revegetation
- Boat Launch
- Camping Area
- Pavilion
- Pollinator Meadow



Map 10. Concept A: Targeted Opportunities
Source: AECOM

CONCEPT B: WIDER EXPERIENCES

- Property Line
 - Trailways
 - - - Service Road Access
 - Buildings
 - ★ Trailhead
 - 🚶 Poplar Path
 - 🚶 Terrapin Trail
 - 🚶 Laurel Loop
 - 🏠 Greenhouse
 - P Parking
 - 🚗 Picnic Tables (3)
- Proposed Elements**
- Erosion Control
 - - - Connector Trail
 - - - ADA Trail
 - Bus Turn-around
 - Camping Area Outline
 - Parking Expansion
 - ▨ Temporary Parking / Drop-off
 - ▨ Revegetation
 - 🚤 Boat Launch
 - 🏕️ Camping Area
 - 🏠 Pavilion
 - 🎣 Accessible Fishing Platform
 - 🚶 Pier
 - 🌿 Nature Play / Learning
 - 🏠 Nature Center / Comfort Station
 - 🐝 Pollinator Meadow



Map 11. Concept B: Wider Experiences
Source: AECOM

STAKEHOLDER FEEDBACK

FEATURES SUPPORTED

- **New trail** along wooded edge
- **New pavilion**
- Continued **picnic uses**
- **Nature play**
- **Fishing piers**, especially with relocation of the island piers to the northeast corner of the park
- New **pollinator meadow**
- **Revegetation of maintenance area**
- **Revegetation of Long Point**
- **Kayak launch at Brickhouse Creek**, possibly with fishing pier and accessible route
- **New parking reconfiguration**, of existing parking lot and maintenance

STAKEHOLDER FEEDBACK

CONCERN EXPRESSED

Stakeholders expressed concern for the following features:

- **Kayak launch at Selby Bay** due to potential conflict with erosion control efforts
- **Paved (i.e., asphalt)** improvements could be incompatible with natural character of the park
- **Camping** as a result of fire hazard and ability to control access

OTHER COMMENTS

- **Parking at entrance.** Stakeholders indicated parking should be appropriate for proposed facilities upon demand and capacity
- **Education center.** Stakeholders had mixed opinion on nature center, with concerns that it could bring many more people to the site, support may depend on size of the facility
- **Restroom locations.** Siting depends on inclusion of education center
- **Closure of Long Point.** Stakeholders raised concerns about campfires in the park and the fire service access

MASTER PLAN CONCEPT

June 2024

MASTER PLAN

Legend

Existing Elements

- Property Line
- Trails
- Service Road Access
- Buildings
- Trailhead
- Poplar Path
- Terrapin Trail
- Laurel Loop
- Greenhouse / Maintenance Storage
- Picnic Tables (3)

Proposed Elements

- Erosion Control
- Connector Trail
- ADA Trail
- Bus Turn-around
- Parking Gate
- Revegetation
- Parking
- Stabilized Overflow Parking
- Accessible / Staff Parking & Drop-off
- Accessible Kayak Launch
- Group Camping
- Pavilion
- Accessible Fishing Platform
- Nature Observation Platform
- Nature Play / Learning
- Education Center / Comfort Station / Administrative Space
- Pollinator Meadow
- Bus Parking



Map 12. Master Plan: Accessible Experiences
Source: AECOM

MASTER PLAN

Legend

Existing Elements

- Property Line
- Trails
- - - Service Road Access
- Buildings
- ★ Trailhead
- ★ Poplar Path
- ★ Terrapin Trail
- ★ Laurel Loop
- 🏠 Greenhouse / Maintenance Storage
- 🪵 Picnic Tables (3)

Proposed Elements

- Erosion Control
- - - Connector Trail
- - - ADA Trail
- - - Bus Turn-around
- ⋯ Parking Gate
- 🌱 Revegetation
- P Parking
- P Stabilized Overflow Parking
- P Accessible / Staff Parking & Drop-off
- 🚣 Accessible Kayak Launch
- 🏕 Group Camping
- 🏠 Pavilion
- 🎣 Accessible Fishing Platform
- 🔍 Nature Observation Platform
- 🌱 Nature Play / Learning
- 🏠 Education Center / Comfort Station / Administrative Space
- 🌱 Pollinator Meadow
- 🚌 Bus Parking



Map 13. Master Plan: Accessible Experiences
Source: AECOM

MASTER PLAN ELEMENTS

RECREATION

- New Trail Head at Park Entrance
- New Pavilion
- Group Camping Area
- Continue Existing Picnic Uses
- Kayak Launch near Brickhouse Creek
- New Education Area
- Nature Play Area
- Nature Observation Platform
- Fishing Piers

MOBILITY & INFRASTRUCTURE

- Expansion of Existing Parking
- Upgraded Greenhouse
- Removal of Existing Structures
- New Bus Turnaround by Greenhouse
- Comfort Station in Education Center
- Removal of Entrance Parking
- Improved Accessibility

REHABILITATION

- New Pollinator Meadow
- Erosion Control
- Revegetation of Maintenance Area
- Close and Rehabilitation of Long Point

Next Steps

- Post draft Master Plan online for review
- Public input comments via email to:
South-River-Farm-Park-Planning@aacounty.org
- Finalize Master Plan
- Hold for future design process (FY2026)

Questions?

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