



# Quiet Waters Retreat Stakeholder Meeting and Workshop

Saturday, July 27, 2024, 9:00am-12:00pm

Quiet Waters Park - Visitor Center Cafe

600 Quiet Waters Park Road Annapolis, Maryland 21403

# Welcome

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Thank you for coming to help the County achieve its vision for the future of Quiet Waters Park Retreat.





# Meeting Purpose

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The purpose of this meeting is two-fold:

## Process

- Meet the Stakeholder Advisory Group members
- Provide an introduction to DRP's planning process
- Outline the Master Plan process

## Plan

- Review existing conditions the Retreat property
- Share and consider possible features and amenities
- Discuss next steps in the development process

# Agenda

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- Welcome
- Agenda/Introductions
- Meeting Purpose
- Overview of the Project Development Process
- What is a Master Plan? Master Plan Process
- Role of Stakeholder Advisory Group
  
- Set the Vision
- Retreat Area History/Background
- Existing Conditions and Constraints
- Share Ideas and Opportunities
- Possible Features and Amenities/Site Layout and Locations
- Discuss Next Steps

# Introductions

## County Staff and Consultants:

Lisa Deanes - Public Works  
Bruce Bruchey - Recreation & Parks  
Alison Woodfield - Recreation & Parks  
Shelley Ridge - Recreation & Parks  
Vincent Moulden - Office of the County Executive

Randy Hughes - TranSystems, Inc.

## Stakeholders:

Jon Chapman  
Matt Johnston  
Kristina Loignon  
EJ Amyot  
Zoe Johnson  
Ray Sullivan

Theresa Pierno  
Ann Swanson  
Anastasia Hopkinson  
Crystal Monkton  
Meredith Rizek

**anne rundel**  
RECREATION AND PARKS  
ENJOY • EXPLORE • RESTORE

## QUIET WATERS PARK RETREAT STAKEHOLDERS

The Department of Recreation and Parks is seeking volunteers to participate in a stakeholder group to help with the development of Quiet Waters Park - Retreat Area.

Specific Factors:

- 19 acre park expansion used for passive recreational use.
- Revise Masterplan for Retreat Area.
- Application deadline is 9/22/23.

[aarecreation.org/QWPstakeholders](http://aarecreation.org/QWPstakeholders)

# 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](http://www.aacounty.org/departments/recreation-parks/capital-projects/Projects)



# What is a Master Plan?

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- ✓ A Master Plan is a road map to achieve a long-term vision for the park:

- Overall theme

- Needs and desires

- Amenities and programming

- ✓ Community input is sought and considered:
  - Not all preferences can be accommodated

# Master Plan Development Process

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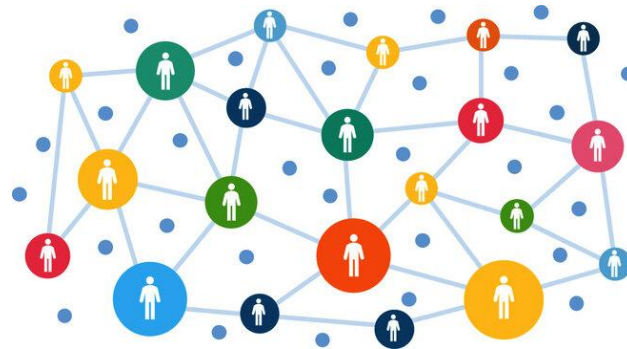
- Identify vision
- Establish a Stakeholder group
- Meet with Stakeholders:
  - Hear their thoughts and desires
  - Discuss physical limitations of the site
  - Analyze needs and preferences
  - Develop a prioritized plan to achieve the vision
- Review initial concepts with Stakeholders
- Integrate ideas and comments to develop a preferred concept and review draft plan with Stakeholders
- Present draft to public for additional input
- Finalize Master Plan



# Role of a Stakeholder Advisory Group

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- Provide input during the decision-making process
- Help Rec & Parks define how to achieve its vision
- Provide insight and knowledge
- Be a champion for the project
- Collaborate, seek solutions, and compromise
- Consider the greater good
- Compile feedback from the community and present it to the group for consideration
- Work toward a common goal
- Synergize – the parts as a whole should result in a greater outcome than the individual parts



# Break time!

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# Vision for Quiet Waters Retreat

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# County Vision for Quiet Waters Retreat

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cover letter, Annapolis Neck Park Master Plan, July 22, 1988

# Project Site



# Project and Site Background

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- Purchased in 2019 - 19.4 acres
- Retreat property is owned by Anne Arundel County and managed by the Department of Recreation and Parks
- The property was purchased by the County using funding provided by:
  - Anne Arundel County
  - Maryland Department of Natural Resources Program Open Space
  - U.S. Navy Readiness & Environmental Protection Integration Program
  - Chesapeake Conservancy
- 5.82 acres is leased to the Chesapeake Conservancy

# Existing Conditions and Constraints

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- Site primarily used by neighbors
- Walking access to site only from Forest Hills Drive and Quiet Waters Park
- Roadway/Former driveway
- Large population of invasive plant species (removal in progress)
- Dilapidated well house and boathouse
- No parking access
- Specimen trees
- Steep slopes / erosion
- Critical Area Expanded Buffer
- Southern shoreline

# Project Site – Current Uses

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- Walking
- Photography
- Wildlife viewing
- Enjoying views of the water
- Pedestrian access to/from Quiet Waters Park (no vehicular access)
- Beekeeping



# Existing Conditions

CRITICAL AREA DESIGNATION LINE  
THE SITE INCLUDES BOTH LDA AND RCA CRITICAL AREA DESIGNATIONS

CRITICAL AREA EXPANDED BUFFER  
ENCOMPASSING STEEP SLOPES & PRIORITY FOREST AREA

EXISTING SPECIMEN TREES (typ.)

EXISTING FORESTED AREA  
STEEP SLOPES

100-YEAR FLOODPLAIN BUFFER

Note:  
Information from mapped resources &  
field delineation



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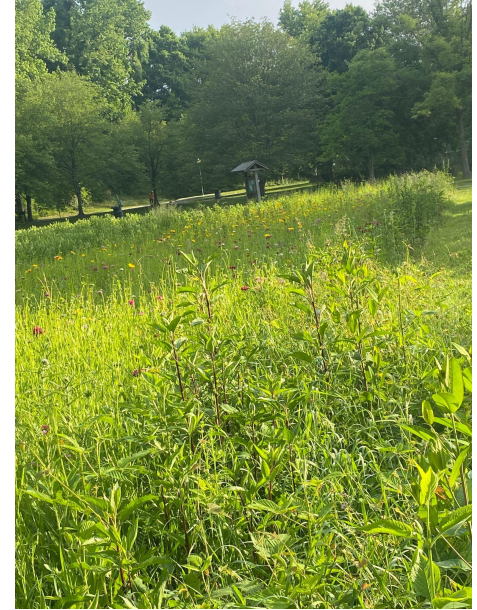
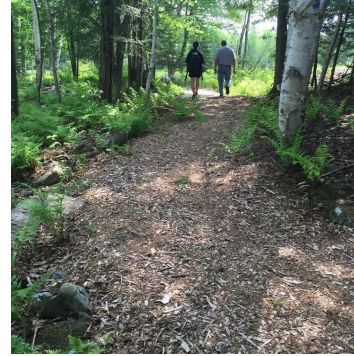


# Existing Conditions



# Possible Park Amenities

- Trails/Paths/Roads
- Meadows/Groves/Gardens
- Wildlife viewing areas
- Interpretive/Education signage
- Outdoor classroom/amphitheater
- Comfort station/Restroom
- Benches
- Picnic tables
- Maintenance shed/Restroom
- Environmental Restoration/Protection





# Break time!

# Questions

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# Next Steps

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## STAKEHOLDER PROCESS

- TranSystems to prepare three concept plans
- County to answer outstanding questions
- Stakeholder Meeting #2: late-September 2024
  - Notes, concept plans, and answers to outstanding questions will be emailed in advance of the meeting. Please be prepared to discuss.
- Stakeholder review/discussion of concepts
- Discussion/consensus on unified concept

# Next Steps

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## STAKEHOLDER PROCESS

- TranSystems to prepare conceptual Master Plan
- Stakeholder Meeting #3: TBD
  - Notes, conceptual Master Plan, and answers to outstanding questions will be emailed in advance of the meeting. Please be prepared to discuss.
- Consensus on draft Master Plan

# Next Steps

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## PUBLIC PROCESS

- Publish draft Master Plan based on the results of Stakeholder process
- Present draft Master Plan at in-person Public Meeting
  - Mailing to neighbors within 300 ft of the park's boundary (OPZ guidelines)
  - Post notice on DRP website, social media, and weekly newsletter
  - CE's office and County Council members post the notice in their newsletters
  - Ask Stakeholders to publicize the meeting in their newsletters and social media
- Public comment period (min. 30 days)
- DRP review of public comments and input
- Final Master Plan

# Questions

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