



Final DRAFT

Existing Conditions Report - Volume I

Findings, Background, Existing Site Conditions

Louise F. Cosca Regional Park

January 2021

TABLE OF CONTENTS - VOLUME I

(Page numbers reflect PDF pages, including graphic only pages)

VOLUME 1**FINDINGS**

SYNOPSIS.....	2
----------------------	----------

LANDFORM AND TOPOGRAPHY.....	2
------------------------------	---

INFRASTRUCTURE.....	4
---------------------	---

GEOGRAPHICALLY DISPERSED FEATURES.....	5
--	---

THE GEMS - WHAT MAKES COSCA EXTRA SPECIAL.....	7
--	---

BACKGROUND

INTRODUCTION.....	9
--------------------------	----------

PURPOSE.....	9
--------------	---

ROLE AS A REGIONAL PARK.....	10
------------------------------	----

LOCATION.....	10
---------------	----

SITE HISTORY	13
---------------------------	-----------

CULTURAL RESOURCES.....	13
-------------------------	----

PARCEL ACQUISITION.....	13
-------------------------	----

PAST PLANS.....	15
-----------------	----

WOODLAND CONSERVATION AND TREE PRESERVATION ORDINANCE	15
---	----

Tree Conservation Plan (TCP2) at Cosca Regional Park	16
--	----

Future Development Activity or Disturbance	16
--	----

PUBLIC RIGHTS-OF-WAY AND EASEMENTS	17
--	----

CURRENT PROJECTS.....	17
-----------------------	----

Design.....	17
-------------	----

Construction	17
--------------------	----

PARK CHARACTERISTICS	19
-----------------------------------	-----------

SCALE	19
-------------	----

PARK USAGE AND DEMOGRAPHICS.....	20
---	-----------

HISTORIC USAGE TRENDS AND OBSERVATIONS.....	20
---	----

Data Sources.....	20
-------------------	----

Park Visitation.....	20
----------------------	----

DEMOGRAPHIC PROFILE FOR PRINCE GEORGE'S COUNTY.....	20
---	----

Demographic Characteristics and Trends.....	21
---	----

SUBREGION 5 DEMOGRAPHICS.....	21
-------------------------------	----

EXISTING SITE CONDITIONS

INTRODUCTION	23
---------------------------	-----------

OVERALL PARK CONDITIONS	23
-------------------------------	----

INDIVIDUAL PARK FEATURES	23
PARK SUBAREAS AND PARK AREA KEY MAP.....	23
CONTEXT.....	25
LANDFORM.....	27
TOPOGRAPHY AND SLOPE	28
EROSION.....	28
CIRCULATION	32
VEHICULAR CIRCULATION.....	32
Bus Access.....	32
Thrift Road Expansion.....	35
Vehicular Park Entrances.....	36
Parking.....	37
Tram/Train Service	45
NON-VEHICULAR CIRCULATION.....	45
Existing Trail Plans and Policy Documents.....	49
Nonvehicular Pedestrian Pathways	50
Accessibility Challenges.....	51
UTILITIES	60
EXISTING UTILITIES WITHIN THE PARK	60
Electric.....	60
Solar	61
WIFI	61
Potable Water.....	61
Sanitary Sewer/Septic System.....	61
Storm Sewer.....	62
Propane/Natural Gas.....	62
WAYFINDING	64
PARK SIGNS.....	64
ADA ACCESSIBILITY.....	65
PARK FEATURES AND CONNECTIVITY.....	65
PARK CHARACTER-DEFINING ELEMENTS.....	66
WHAT MAKES COSCA REGIONAL PARK MEMORABLE?.....	66
Cosca Lake- waterfront.....	66
Landform.....	66
Woodlands and Agricultural Lands.....	66

COMPETITIVE / COMPARABLE FACILITIES

COMPS AND TRENDS..... **68**

 PICNIC SHELTER..... 68

 CAMPGROUNDS..... 69

 SOFTBALL AND BASEBALL FIELDS..... 69

 NATURE CENTERS AND EDUCATIONAL FARMS..... 70

 TENNIS..... 71

 SKATE PARKS..... 71

RECREATION TRENDS AND USAGE..... **72**

LIST OF TABLES

 Table 1. Existing Parking Spaces Summary..... 44



FINDINGS

SYNOPSIS

Louise F. Cosca Regional Park is a magnificent resource for southern Prince George's County and its residents. At 800 acres, it is large enough to provide visitors with a wide array of experiences, from active recreation at the athletic fields and tennis courts, to informal recreation with a wide expanse of paved and natural walking trails, and a large area that remains richly invested with natural resources—birds and mammals, plant materials, and intact native forest lands.

Drawing from the Existing Conditions Assessment, there are four key takeaways to address in the development of the park's master park development plan.

1. The park's landform and topography presents significant challenges to park management, park maintenance, and enhanced vehicular and pedestrian connectivity and accessibility.

Developed incrementally since the early 1970s, Cosca Regional Park is challenged by its topography. The Master Park Development Plan must find ways to better work with the park's topography—grade changes of more than 115 feet. Opportunities include adding amenities that are more focused on taking advantage of the site's form, focusing on adventure and outdoor activities such as bike riding, a climbing wall, and camping.



Steep topography near the upper playground

The steep slopes and the soil types found at Cosca Regional Park combine to present serious erosion and stormwater management challenges. Areas of the park are being pummeled by heavy rainfall and runoff, as rainfall patterns have intensified in velocity and amounts in recent decades. The resulting soil erosion, particularly adjacent to pedestrian paths and vehicular drives and on steep slopes negatively impacts streams within the park and Cosca Lake.



Paved path near tennis bubble, with overwash from recent storm

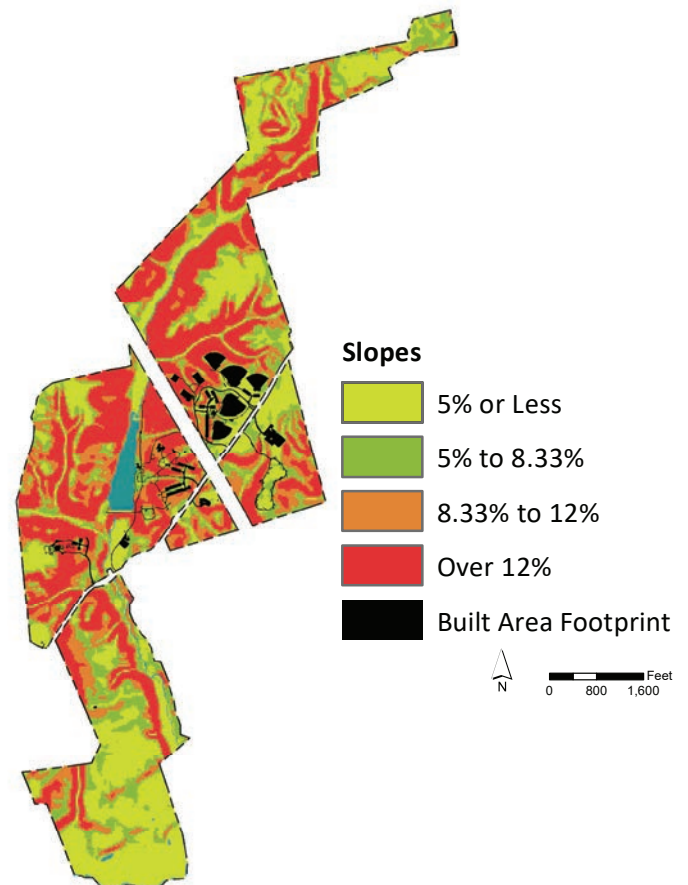
As illustrated in the diagram to the right in the light green color, there are multiple areas within the park where the slopes are 5% or less, ideal for active recreation uses and the ability to provide ADA accessible pedestrian pathways. Connecting these light green plateaus is a challenge as they are separated by slopes that exceed 12% as illustrated in the red color in the diagram.

Although a number of individual components within the park are ADA compliant, many individual components are not connected by an accessible route. For example, ADA accessible parking spaces are provided in the parking lot serving picnic shelter side B, and shelters 1 and 2 are served by

Final DRAFT January 2021

an accessible entry. However, the route between the two—parking space and picnic shelter—traverse a steep paved path that does not meet ADA accessibility standards. In years past, a train (rubber wheeled trolley bus) circulated through the park, providing an alternative means to access various features. However, about 5 or 6 years ago, the train had a serious accident and is no longer in use in the park.

More dramatic are the missing ADA accessible connections between that same parking lot and the lake below it. Two different routes, one with 25 stairs and the other with 22 stairs linked by steep paving, connect the parking lot with the lower elevation surrounding the lake. Lake visitors in the past have with special permission, made use of



Colors on the diagram indicate steepness of slopes, with light green being areas that are relatively level and red indicating slopes over 12%

the group pavilion parking area which is located a bit closer to the lake and is not accessed by stairs. However, the paved drive between the group pavilion parking area and the lake is very steep and does not meet accessible route standards.

These examples showcase the need for better connectivity, preferably links that meet ADA accessibility standards, throughout the park. More accessible facilities may also encourage additional use by park visitors and attract new visitors to more accessible and ‘doable’ trails, paths, and park features. This approach supports one of the three strategic goals of the *Formula 2040 Functional Master Plan for Parks, Recreation and Open Space* focus on Health and Wellness.

Landform Considerations for Master Planning

- Reinforce activity nodes, independently accessed from Thrift Road and link internal park features with ADA accessible routes
- Recognize the challenge (physically and financially) in providing ADA accessible routes or vehicular routes between activity nodes
- Lean into the steep topographic character of the park and site new and refreshed park features to take advantage of such grade changes
- Address serious erosion issues with best practices—bioinfiltration, grass swales—wherever possible; in specific situations provide storm infrastructure—culverts, yard drains, armored outfalls
- Maximize the limited areas of relatively flat surface (5% slope and under) for additional parking and park features

2. The park’s infrastructure and building stock is aging and not always accessible.

The park’s infrastructure needs exceed the current infrastructure’s carrying capacity.

In particular, concerns regarding the long-term viability of the sanitary sewer system via septic tanks and drainfields must be addressed in the plan. Many of the current drainfields are more than forty years old and no reserve drainfields have been identified or protected. Tank capacity is also undersized for some current uses and for many desired uses.

Public water is provided to the park, wells are only used for ball field irrigation. Water pressure is adequate, but the system is not compliant with current code requirements for elements such as fire hydrants.

Stormwater management is handled somewhat informally, with periodic culverts placed under some paths. For the most part, stormwater management is handled via sheetflow, which works in some areas, but not well in areas that are heavily used, or very steep. Cosca Lake was built as a recreational lake, so although not subject to the regulations of a formal stormwater pond, it is managed using official guidance for stormwater management features.

Electrical service is also under supplied, in particular the campground’s current electrical service is unable to support the electrical demand from current recreational vehicle use.

Vehicle parking is also a challenge. A severe shortage of parking spaces occurs on athletic field tournament days, when picnic shelters are heavily in use, and when people swarm to the park for recreational activities, walking, and playing. Adding new uses or jazzing up existing uses must take into account the impact on the existing parking available and provide ways for additional parking to be supplied. Most of the current park visitors come to the park via a private vehicle. Thrift Road does not have a paved sidewalk or path on either side, although such is planned in the long-term improvement plans for Thrift Road (four-lane road, with a separated paved trail on both sides of the road).

The park, developed organically overtime, has a number of buildings and facilities in need of refreshment or replacement.



The boathouse, with stormwater debris from flow under structure

The boathouse in particular is unusable in its current condition. The plan needs to address its future (replacement, renovation, removal) and if it is to be removed, determined what activity or facility might best take its place on the lake shore.

Most of the restrooms in the park are not currently ADA accessible. While some may be able to be retrofitted, others do not have the dimensions that will accommodate ADA compliant renovations.

Other facilities such as the nature center, the maintenance facility, the administration building, and the Park Police Substation will require renovations for space needs, access, and future use accommodations.

The picnic shelter structures for the all but the group pavilion have been replaced since the EMG Report in 2011. The group pavilion is in relatively good condition as a structure, however its grounds could use a refreshment.

Most of the outdoor features such as the athletic fields and the skatepark are in good shape. Others, such as the large playground, are not but do have plans underway for renovation and replacement.



Picnic shelter #6 on hillside above Cosca Lake
Final DRAFT January 2021

Infrastructure and Building Stock Considerations for Master Planning

- Identify necessary infrastructure improvements and tap in points for existing and proposed park features (sanitary sewer, potable water, electricity, etc.)
- Address the current shortage of parking with any proposed features and the parking each will require - there is minimal land still undeveloped in the park that is suitable for surface parking lots
- Recognize the challenge of parking the current activities in the park in each node; use a form of carrying capacity metric to determine how much additional program and activities can be parked in each activity node
- Evaluate whether replacement, renovation, or relocation is the most cost-effective and appropriate recommendation for addressing the needs of the park's existing facilities (Clearwater Nature Center, restrooms, picnic shelters, playground, boathouse, maintenance complex, administration center, tennis complex, Park Police Substation, etc.)

3. Activity areas within the park are geographically dispersed features, most are invisible to each other, and few are connected by vehicular drives or ADA accessible routes.

Connectivity is one of the three strategic goals in the *Formula 2040* plan—County residents to be both socially and physically connected.¹ But Cosca is a very large property at 800 acres and is bisected in two directions by barrier corridors: Excelon Utility Corridor generally runs north/south and Thrift Road runs east/west through the park. Current policies do not allow for any park development within the utility corridor and any crossings must be perpendicular to the corridor and approved by the property owner. Discussions are underway for an approach that would permit more public trail development within the utility corridor. Expanding that discussion to include surface parking would begin to address one of the bigger infrastructure needs in the park.

¹ Formula 2040 Functional Master Plan for Parks, Recreation and Open Space. Page 8.

There are primary clusters of discrete activity areas within Cosca Regional Park. They are:

- **Northern End/Gateway:** primarily undeveloped with some natural trails segments
- **North Core Area:** Athletic Fields, Tennis Bubble, Administration Building/Fieldhouse
- **West Core Area:** Playgrounds, Skatepark, Boathouse, Picnic Area Sides A and B, Group Pavilion, and Cosca Lake
- **South Core Area:** Clearwater Nature Center and Historic Thrift Schoolhouse
- **East Core Area:** Southern Maintenance Facility, Campground, and Park Police Substation
- **Agricultural Leased Lands:** undeveloped farm lands leased to a private vendor for commercial farming activities

The dispersal and physical separation of activity areas within the park comes with both positive and negative attributes. As is clear with development patterns from other beloved and large parks such as New York's Central Park, dispersed activity areas are not inherently wrong or bad policy.

One approach to explore is a focus integrating park features, accessible routes, and resources within each dispersed activity area, rather than attempting to link all of the activity areas with ADA accessible and vehicular routes. However, there are drawbacks to dispersed and unconnected activity nodes, particularly in a park where visitors arrive in private vehicles and the topography of the

site leads to stair runs with as many as 45 stairs. Visitors unable to navigate steep slopes and long staircases on foot must drive from one area of the park to another, adding additional vehicle trips to the already challenging Thrift Road corridor.

Connectivity with the park is also a concern for the adjacent and surrounding neighborhoods and for more extensive trail segments. Reducing dependence on the personal automobile as the method to access the park (and thus the needed parking spaces) will only occur when an alternative multi-modal system to get people to the park is in place—for walkers, bikers, equestrians, skateboarders, or any form of people powered people movers.

The park with its eleven vehicular entries is served by one spine road, a public street, Thrift Road. Plans to upgrade the road from a two-lane cross-section to a four-lane road have been adopted. Without accommodation for pedestrian crossings of Thrift Road such as pedestrian way stations or traffic circles, connecting the east and west sides of the park will be far more challenging in the future. The proposed expansion of Thrift Road must be factored into master plan recommendations.

Linking Activity Areas Within the Park Considerations for Master Planning

- Increase connectivity between park features, park activity areas, and surrounding neighborhoods, both within each activity area and the surrounding neighborhoods
- Explore modifications to park entry roads intersections with Thrift Road to better and more safely accommodate both pedestrians and vehicles
- Recommend ways to modify the proposed Thrift Road four-lane cross section to better accommodate park visitors
- Continue work with Excelon to expand acceptance and incorporation of trail and vehicular crossings; explore opportunities for other land uses and land management activities of corridor within park boundaries



Stub trail from existing neighborhood on western side of park connecting to park

4. The Gems - What makes Cosca Extra Special.

Beyond the more traditional features found in a park at the regional level park—tournament quality athletic fields and courts, expansive playgrounds, a skatepark, camping facilities, rental picnic shelters, and an active nature center, Cosca Regional Park has a lake, unlike any of the other three regional parks in the system. It also has a significant stand of native woodlands and productive agricultural lands, features that make it a unique site.

Cosca Lake came up consistently as a cherished resource in interviews and informal conversations with park users. Many had ideas on how the lake and its shoreline could be improved, from expanded fishing opportunities, to the return of the swan paddle boat rentals, to a enhanced destination site for walking with a paved path or boardwalk encircling the lake.

The extent of intact and undeveloped woodlands is also a unique feature of Cosca Regional Park. Discussed in more detail in the *Cosca Regional Park Master Park Development Plan Existing Conditions Report* and its Appendices, any improvements or changes to the park's current layout must be cognizant of its importance.

Care will need to be taken in the siting of new or rerouting of existing trails to minimize or eliminate their impact on forest interior habitat stands.

Cherish the Gems, Considerations for Master Planning

- Improve Cosca Lake for recreational and passive recreational uses and enhance its habitat values
- Recognize the value that the natural resources within Cosca Regional Park bring to the more developed portions of the park, better linking existing activities and capitalizing on new park features that respect and work in tandem with the natural landscape as protected woodland and agricultural lands
- Attempt to keep new development within currently developed areas; with no new or only minimal disturbance to currently undeveloped lands; particular concern must be employed to protect areas that included within the Forest Interior Boundary (FIB) as delineated in the *Existing Conditions Report*.



Fishing and walking on the west side of Cosca Lake



LOUISE F. COSCA REGIONAL PARK

THE MARYLAND NATIONAL
CAPITAL PARK AND
PLANNING COMMISSION

BACKGROUND

INTRODUCTION

PURPOSE

Cosca Regional Park has grown incrementally over the past sixty years of its existence. This Master Park Development Plan provides recommendations for park improvements and upgrades over the next twenty years, building on what works in the park and what is needed in the form of a strategic vision and framework to guide redevelopment.

Task A, Inventory of the Existing Conditions, establishes a solid baseline and inventory of existing facilities, including the Clearwater Nature Center; an evaluation of park use and user attendance; current recreational needs and trends for future needs and activities and an evaluation of the Department of Park and Recreation's staffing and operational capacities.

This information is presented in two volumes:

- *Existing Conditions Report Volume I - Findings, Background, and Existing Site Conditions*
- *Existing Conditions Report Volume II - Park Features: Inventory and Assessment*

This report provides a general inventory, completed at a high level, noting conditions and any specific or unusual



Recently added public art piece along the Cosca Lake waterfront

characteristics. The inventory does not provide a detailed condition assessment, safety inspection (playground equipment for example), or a standards assessment for the historic building on site. The plan evaluates the park's existing amenities and their locations, scope, use, and conditions to determine if they meet the contemporary demands of the users. Additionally, the plan assesses the existing array of programs from the perspective of the park users and recommends how they should be enhanced, supplemented or phased out. All recommendations will be consistent with the recently adopted *Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space*, assessed as to how they mesh with the Formula 2040's health and wellness elements, social and physical connectivity, and encourages and supports economic development. Cosca Regional Park dates to the late 1960s. Originally known as Clinton Regional Park, it has served southern Prince George's County with active and passive recreation opportunities for many decades.

ROLE AS A REGIONAL PARK

Cosca Regional Park is one of four regional parks in the Prince George's County park system. It is the more southern park of the four, and while offering many similar features as do the other three—Fairland, Watkins, and Walker Mill—Cosca is in need of a comprehensive evaluation and organized improvement and facility upgrade plan for many of its existing features.



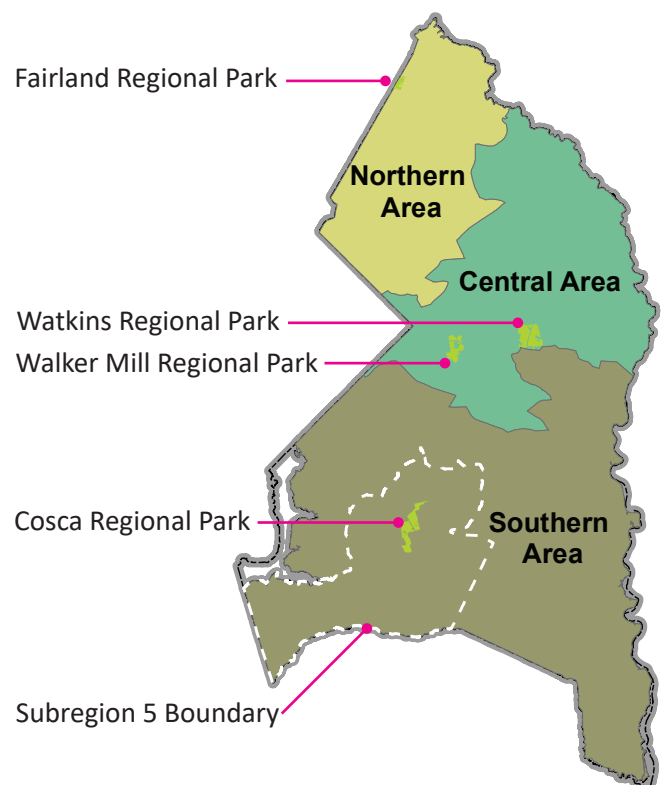
View of a typical picnic shelter

Final DRAFT January 2021

LOCATION

Cosca Regional Park, at 800.39 acres, is the second largest of four regional parks managed by the Prince George's County Department of Parks and Recreation. Cosca is located in Clinton, MD in the southern portion of Prince George's County.

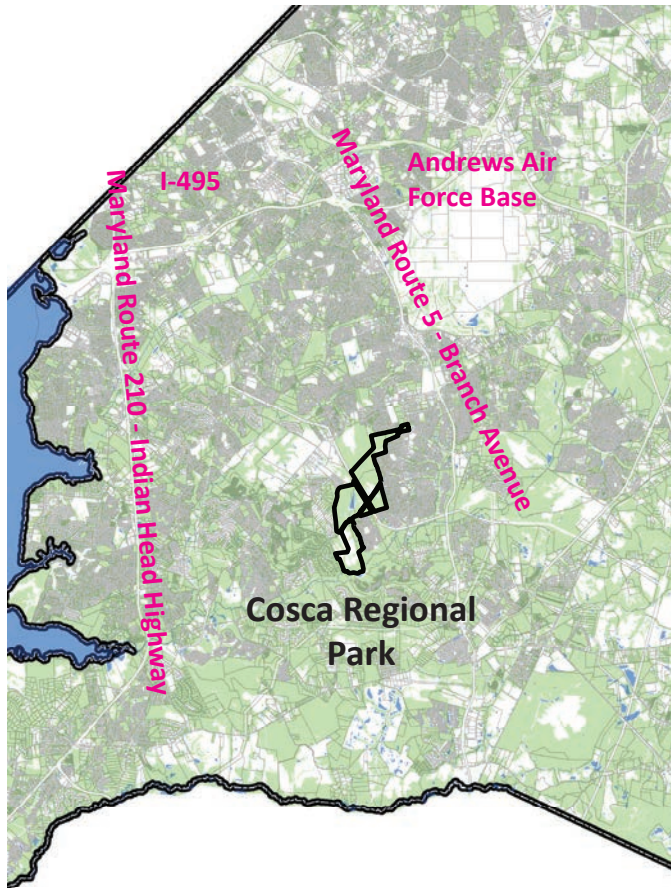
Located in the center of Subregion 5 Planning Area, surrounding communities include Accokeek, Brandywine, Clinton, Piscataway, and Tippett. Land use patterns of community development include long-standing residential development and commercial activity. Most of the land surrounding the park is zoned for single-family detached suburban development of up to 3.5 dwelling units per acre.¹



Regional park locations

¹ M-NCPPC. RFP Number: P39-133. April 3, 2019. Page 13.

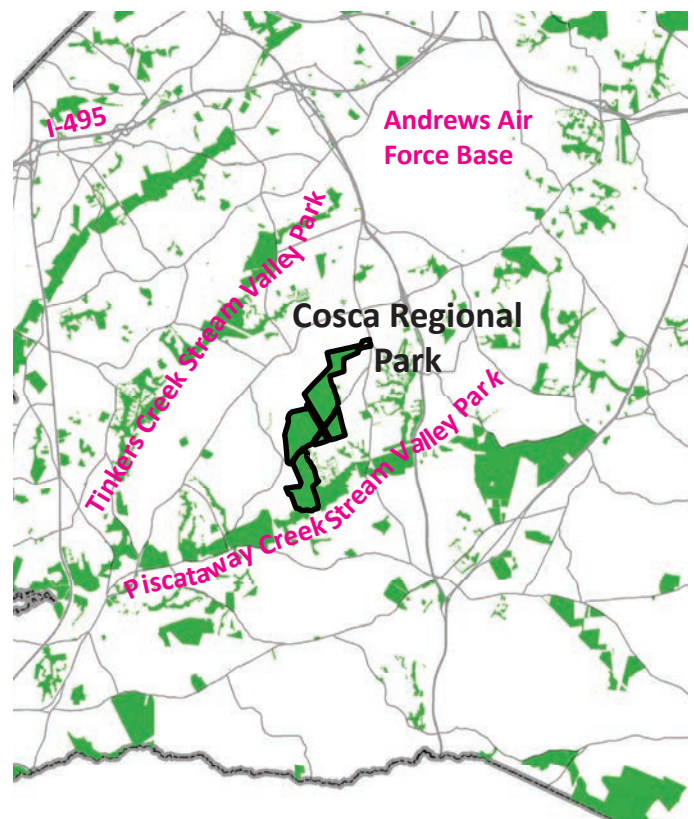
Cosca Regional Park sits south of Interstate 495, west of Maryland Route 5 / Branch Avenue, and east of Maryland Route 210 / Indian Head Highway. There are long-planned regional trail systems for bicycles and foot traffic adjacent to the park, with some segments in place and others yet to be developed.



Vicinity Map

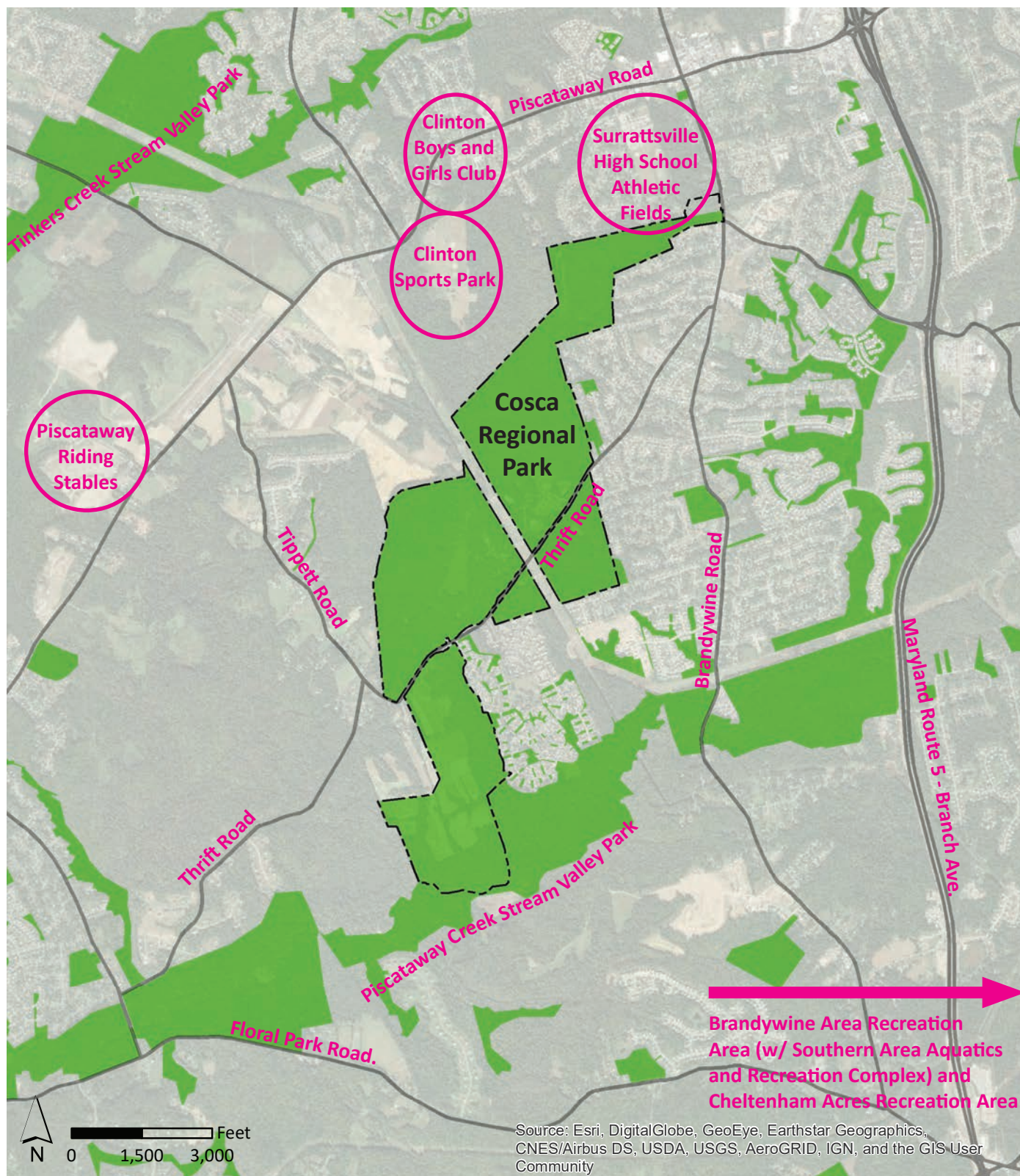
Cosca Regional Park is surrounded by a complex web of public parks and open space, providing opportunities for future connectivity and linkages to regional and local trail systems and access to more developed neighborhood parks.

The park is situated between two parallel major stream corridors, a tributary to one of them. The Piscataway Creek Stream Valley aligns with the southernmost portion of the park, the land currently leased for agricultural use. The streams within the park drain into the Piscataway. Tinkers Creek Stream Valley is situated farther north and west of the park. Smaller stream branches cut through the park on its western edge.



Surrounding Parks and Open Space lands

SURROUNDING RECREATION RESOURCES



Data Source for "Land Use - Parks and Open Space": derived from "Property_Info_Py" (2019) shapefile downloaded from Prince George's County, Maryland GIS Open Data Portal.

SITE HISTORY

CULTURAL RESOURCES

The Historic Thrift Schoolhouse is located in the far southern corner of the park, at the intersection of Tippet and Thrift Roads. Listed on the Maryland Historical Trust Maryland Inventory of Historic Properties, it dates to 1884. Across the street, outside of the park boundaries is the Wyoming Farm property, listed on the National Register of Historic Places in 1980.



Thrift Schoolhouse in Cosca Regional Park

No known archaeological excavations have been done within the boundaries of Cosca Regional Park. However, within three miles of the Thrift Schoolhouse, twenty-five sites have been identified. These sites are typical for Prince George's County, MD and include farms and Native American sites.

Given that there are identified resources around the park, there is a high potential for resources to be found in the park. Any future development activities must take this status into consideration.

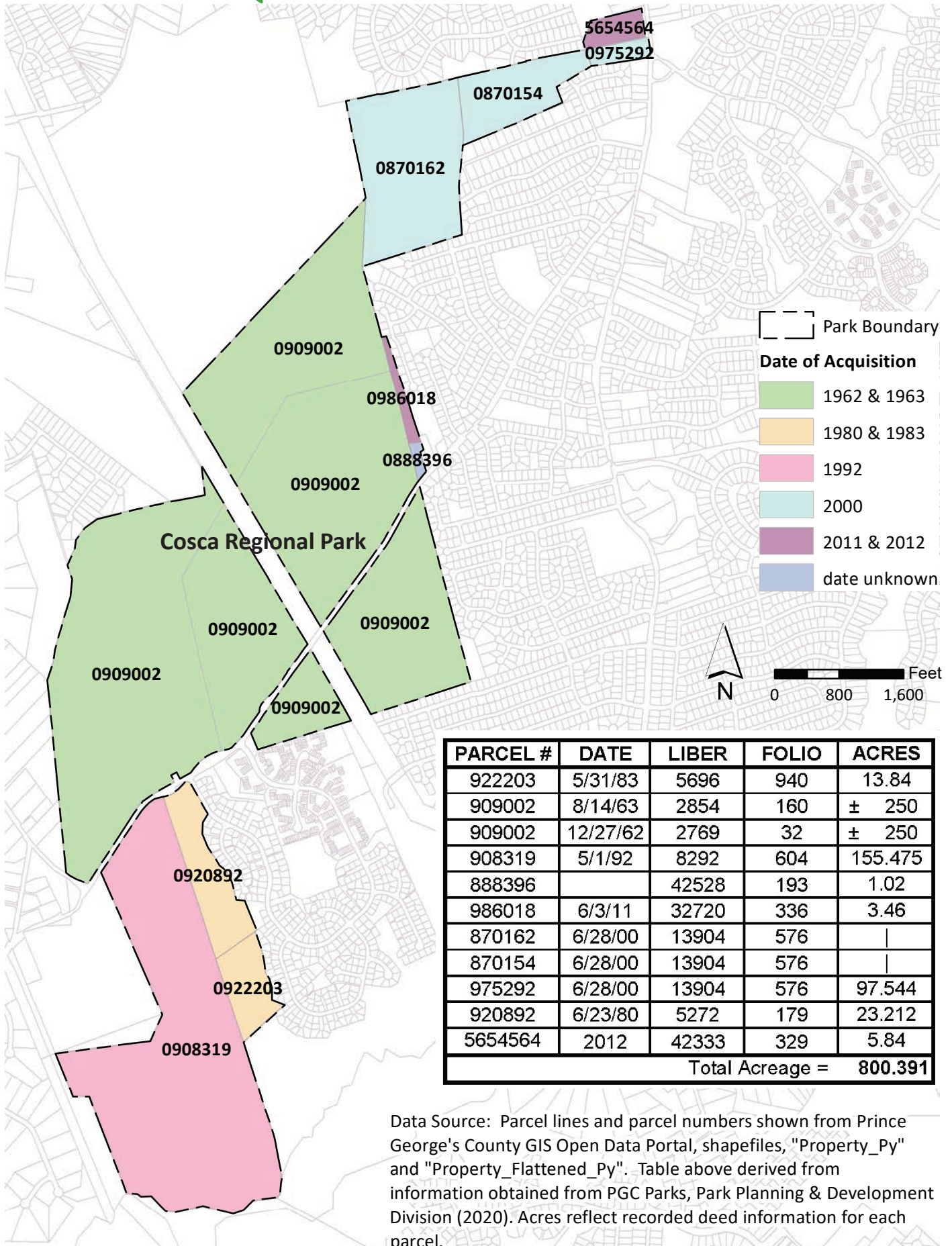
PARCEL ACQUISITION

Two of the eleven parcels that make up the current configuration of Cosca Regional Park were acquired in the early 1960s. Originally named Clinton Regional Park, it was renamed on March 30, 1970 to honor Ms. Louise F. Cosca, a former Park and Planning Commissioner who was instrumental in its development.²

More recent parcel acquisitions occurred in the 1980s and 2000s, with the final two in 2011 and 2012, bringing the park to its current size of 800.39 acres. A diagram of the parcel acquisition is on the following page.

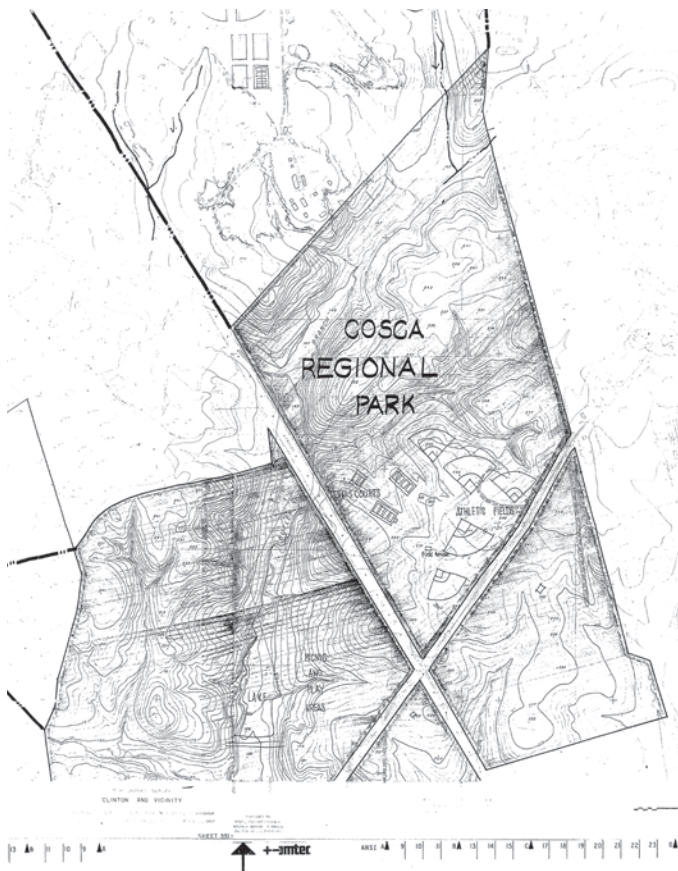
² Prince George's Planning Board of The M-NCPPC, Resolution no. 70-84, File No. 10.02.

PARK PARCEL ACQUISITION



PAST PLANS

Several iterations of plans have been generated over the decades for improving Cosca Regional Park, some far more ambitious than others. As additional land was acquired, consideration was given to relocating the existing ball fields to the agricultural lands in the park's southern section to create a large sports complex with multiple fields, recreation center, and court sports. Other plans recommended relocating the campground to the park's northwestern side. All of these plans provide useful background for future decision making in this master planning process.

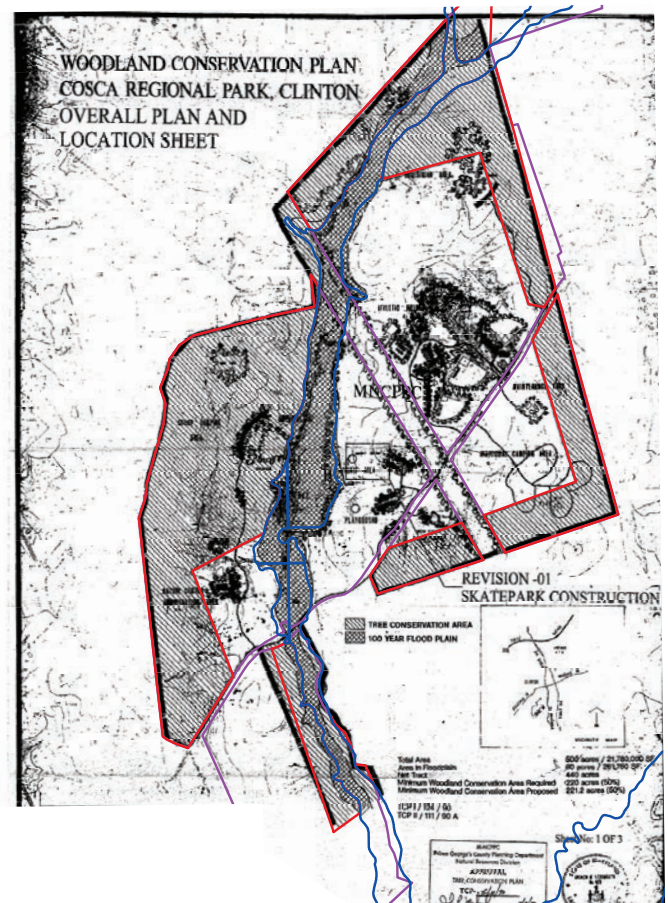


An early topographic survey drawing (date unknown) shows the baseball and softball fields in their current location at Cosca Regional Park

WOODLAND CONSERVATION AND TREE PRESERVATION ORDINANCE

In concert with other important environmental regulations adopted in 1989, The Prince George's County Woodland Conservation and Tree Preservation Ordinance (CB-73-1990) was passed to assist in the preservation of trees and woodlands. Additional standards were added to these regulations in 2010 to bring Prince George's County in conformance with state laws concerning tree and woodland preservation. At this time, The Woodland Conservation Ordinance was changed to the Woodland and Wildlife Habitat Conservation Ordinance (WCO) and tree canopy coverage requirements were added for all development activities.

All land development plans approved through Prince George's County require the preparation of either a forest stand delineation (FSD) or natural



1990 Tree Conservation Plan (TCP areas outlined in red, 100 year floodplains outlined in blue, and parcel boundaries outlined in purple)

resource inventory (NRI) and the preparation of a tree conservation plan (Type 1 or 2, dependent upon application type). *“Tree conservation plans are the legal mechanisms used to illustrate how the woodland conservation requirements will be met both during the land development process and in perpetuity as required by the Forest Conservation Act”*³.

Tree Conservation Plan (TCP2) at Cosca Regional Park

A plan for Cosca Regional Park (TCP2 -111-90) was initially approved on July 9, 1990 by the Prince George's County Planning Department Environmental Planning Section. At that time, the park was 500 acres, 60 acres of which were located within the floodplain and thus exempt, leaving a net track of 440 acres subject to the requirements. Per policy at the time, the minimum woodland conservation area required was 50% of the net track, or 220 acres. The 1990 TCP2 plan identified 221.2 acres, or 50% of the park acreage, as tree conservation area, areas subject to severe development restrictions. An additional six parcels were acquired since 1990 and have no additional TCP restrictions.

In 2012 a revision was made and approved to expand the protected acreage in the 1990 approved TCP2 plan for the skatepark construction project—Revision-01 Skatepark Construction. However, following approval of the revision, the skatepark project disturbance area was reduced in size to 0.92 acres (below the threshold for additional TCP conservation actions) and the three specimen trees that had been slated to be removed were not taken out. No additional acreage was subsequently added to the original 221.2 protected acres. However, the TCP documentation was not revised to reflect this.⁴

Future Development Activity or Disturbance

Because a significant amount of the Cosca Regional Park acreage is under the conditions of the Tree Conservation Plan, the allowances for any incursions into already set aside conservation land will impact any master plan recommendations. Exemptions, as outlined in the Environmental

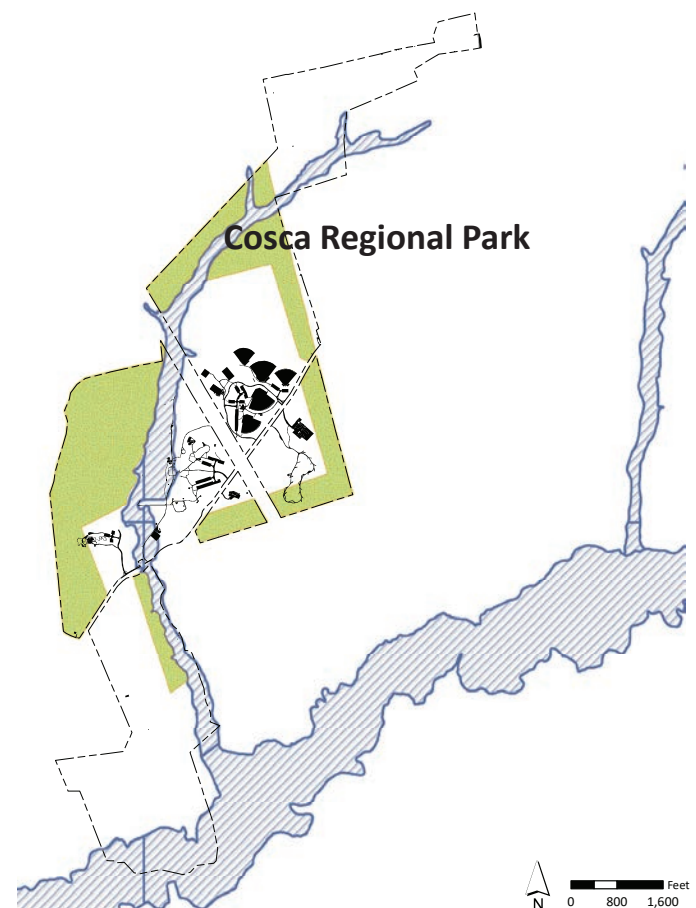
³ Environmental Technical Manual, A-3

⁴ Email correspondence with Jeff Newhouse, March 3, 2020

Technical Manual, A-23, are not allowed as the park has a previously approved tree conservation plan that is not expired.

Any future proposed development activity or disturbance that would require over 5,000 square feet of woodland clearing is subject to the woodland conservation requirement. The woodland conservation requirement is based on several factors:

- Amount of total clearing proposed
- The existing zoning of the property which determines the woodland conservation threshold percentage (WCT) as well as the afforestation threshold (AFT)



Note: The tree conservation area linework was derived from the Woodland Conservation Plan document for Cosca Regional Park, TCP2-111-90 (1990), provided by M-NCPPC.

- Tree Conservation Area (Approx.)
- Built Area Footprint
- 100 Year Floodplain (2016)
- Park Boundary

Current Tree Conservation Areas

Once the thresholds are determined, woodland conservation requirements may be met either through preservation of existing woodland or reforestation strategies. Woodland conservation requirements must be met on-site whenever possible, with the following methods being considered in order of priority below:

1. On-site preservation of connected woodland and wildlife habitat areas
2. On-site afforestation/reforestation of connected planting areas using transplanted native stock
3. On-site afforestation/reforestation of connected planting areas using native whip and seedling stock
4. On-site specimen trees
5. On-site natural regeneration
6. Off-site afforestation/reforestation using relocated stock in an approved woodland conservation bank
7. Off-site afforestation/reforestation using native whip and seedling stock in an approved woodland conservation bank
8. Off-site preservation
9. On or off-site habitat enhancement
10. Off-site natural regeneration
11. On-site landscaping
12. Street trees
13. Fee-in-lieu⁵

PUBLIC RIGHTS-OF-WAY AND EASEMENTS

A diagram illustrating the known rights-of-way and easements located within Cosca Regional Park is shown on the following page. The primary utility corridor is the Excelon-owned high voltage transmission line which bisects the park (indicated with red hatching).

The other prominent utility alignments include the AT&T (now Verizon) right-of-way located within the eastern portion of the park. It is 16.5' wide and runs from the southern property boundary near the campground to the northern property boundary,

⁵ Environmental Technical Manual, A-34;
Source: Environmental Technical Manual, The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department, 2010

east of the athletic fields. Another primary alignment is the sanitary sewer right-of-way (30' wide) which is located in the southern park parcel adjacent to the stream. Several easements and right-of-ways connect the sanitary sewer to the adjacent neighborhoods, and are indicated in the inset on the map on the following page.

Another known right-of-way is a farm road noted on parcel 0909002, south of Thrift Road where the Cosca Park Police facilities are located. Likely for an old road, it is assumed that the road has since been abandoned.⁶

CURRENT PROJECTS

Several projects are under design or construction in Cosca in 2020.

Design

One project is under design, a new Imagination Playground. The original concept is to replace the upper playground in its current location with a stellar, larger, thematic playground.

Construction

Two projects are currently under construction. One project would provide a slight expansion to the skatepark to provide a shade structure, drinking fountain and additional stormwater management facilities. The other project involves repairs to the spillway at the Cosca Lake dam.

⁶ Discussion in meeting with M-NCPPC staff, 1-28-20



A photo of recently-installed amenities at the skatepark

16.5' AT&T R/W

25' Storm Drain R/W/

15' Sanitary Sewer R/W

15' Sanitary Sewer R/W

15' Storm Drain R/W

20' Sanitary Sewer Esmt.

15' Sanitary Sewer R/W

15' Storm Drain R/W

18' Storm Drain R/W

25' Storm Drain Easement

25' Sanitary Sewer Esmt.

inset X2

20' R/W (Farm Road)

30' Sanitary Sewer R/W

see inset

Excelon Utility Property

Park Boundary

Built Area Footprint

Hydrological Features (2017)

AT&T R/W

Sanitary Sewer R/W or Easement

Road R/W

Storm Drain R/W or Easement

100' wide utility easement

Final DRAFT January 2021

PARK CHARACTERISTICS

SCALE

At 800 acres, Cosca Regional Park is similar in size to Watkins Regional Park in Upper Marlboro, MD and Central Park in New York City.

Cosca is split by Thrift Road as it runs from the northeast to the southwest through the park and the Excelon (formerly Pepco) utility corridor that bisects the park from the northwest to the southeast. Both corridors create barriers to connectivity between the sections of the park, essentially breaking the property into five distinct zones divided by road and a high voltage utility corridor.



Diagrams¹ comparing scale of Cosca Regional Park Watkins Regional Park, local neighborhood park, Central Park, and Washington D.C. National Mall Central Core—all images are pictured at the same scale for comparison purposes

¹ Data source for Central Park: NYC Open Data, download date 3-10-20; NPS Open Data, 7/1/20, <https://public-nps.opendata.arcgis.com/datasets/nps-boundary-1/data?geometry=-84.697%2C38.130%2C-74.244%2C39.627>

PARK USAGE AND DEMOGRAPHICS

HISTORIC USAGE TRENDS AND OBSERVATIONS

Data Sources

CHMGS, a member of the planning team, requested and received data related to visitor use of the facilities at Cosca Regional Park (“the Park” or “Cosca”). This data was used to understand historical usage of activities within the park. Additionally, CHMGS undertook interviews with park staff responsible for activities at Cosca to understand the data provided as well as to provide perspectives on current and future needs of visitors to the Park. CHMGS also undertook secondary market research, to understand the competitive market supply for these activities.

Usage data, to inform the development of the Cosca Regional Park master plan, was collected from multiple sources using different data systems. The primary data source was ParksDirect, the online activities platform used by the Department of Parks and Recreation. Data from this system was available for picnicking, tennis courts, and tennis programs, and registered activities at the Clearwater Nature Center. Data on athletic field rentals, boat rentals, camping, and special events was provided from other databases.

In addition to this quantified use, the Cosca Regional Park attracts general visitation, including playground use, skatepark, and individuals using the park for recreational fitness (e.g., trails and non-reservable day use). This information is not tracked and is only available on an anecdotal observation basis.

Park Visitation

The Department of Parks and Recreation does not have traffic counters installed at the Park and therefore, vehicle counts were not available. The data sets received from ParksDirect did not consistently include visitors associated with the activity. Therefore, a summation of visitation to the Park is not available.

DEMOGRAPHIC PROFILE FOR PRINCE GEORGE’S COUNTY

Based on data obtained from the 2010 Decennial Census and the U.S. Census Bureau’s American Community Survey program, according to *Formula 2040: the Functional Master Plan for Parks, Recreation and Open Space* (M-NCPPC, 2013), Prince George’s County is the third most populated jurisdiction in the Washington Metropolitan area with an estimated population of 863,420.

Key demographic findings from the *Formula 2040* Plan include the following:

- In 2009, median household income - \$69,947
- In 2009, approximately 17% of adults age 25 and older had a bachelor's degree or higher
- In 2009, approximately 12% of adults age 25 and older had a graduate or professional degree
- In 2010, 85% of the County's residents were of African American, Asian, multiracial, or Hispanic origin
- In 2010, the County had an estimated 299,227 full-time jobs
- In 2010, the County's annual unemployment rate was 7.4%

Demographic Characteristics and Trends

Based on data acquired (in May 2012) from the U.S. Census Bureau Website and Environment Systems Research Institute, Inc. (ESRI), the *Formula 2040* Plan provides a demographic analysis with key points listed below:

- It was projected that the population of Prince George's County would increase to 899,712 by 2020
- According to the 2010 census data, the largest age segment was 35-54 year olds and the smallest was the 55 and older age segment. By 2015, the 55 and older age segment was expected to grow by 2.4%
- According to the 2010 census data, gender was evenly distributed with 48% of the population being male
- According to the 2010 census data, people identifying as Black or African American made up 64.5% of the population. Those who self identified as Hispanic or Latino in 2000 (7.12%) was expected to grow to 26.72% in 2025

SUBREGION 5 DEMOGRAPHICS

The *Subregion 5: Approved Master Plan and Sectional Map Amendment* (M-NCPPC, 2013) provides "land use concepts and policies for the communities of Accokeek, Brandywine, Clinton, and Tippett", located within Prince George's County (*Subregion 5* Plan, vi). The area designated as subregion 5 is located in the south and southwestern portions of Prince George's County, with Cosca Regional Park being located in the Clinton/Tippett community, planning areas 81A and

81B. Demographic data for the *Subregion 5* Plan was obtained from the Metropolitan Washington Council of Governments Round 7.0 (2000 data) and the M-NCPPC Community Planning Division (2005, 2008, and 2030 data).

Key demographic findings drawn directly from the *Subregion 5* Plan for the Clinton/Tippett community include the following:

- The total population in 2008 was 38,699 (54,511 for subregion 5)
- The total dwelling units in 2008 was 13,086 (18,670 for subregion 5)
- The total employment in 2005 was 11,502 (16,246 for subregion 5)
- The plan projects that by 2030, though population and dwelling units are projected to grow within all of subregion 5, the rate of growth in Accokeek and Brandywine will be greater than in Clinton/ Tippett

Key demographic findings drawn directly from the *Subregion 5* Plan for *Subregion 5* include the following:

- Age: The percentage of seniors (age 60 and above) in the subregion (13 percent) was slightly higher than the County (11 percent).
- Employment: The unemployment rate (4 percent) was slightly lower than that of the County (6 percent). The majority (51 percent) of employed persons living in the subregion worked in the private sector; 25 percent worked for the federal government and 13 percent for local or state government.
- Occupation: Occupational categories accounting for the highest percentage of employed persons were public administration (22 percent), education, health and social services (17 percent), and professional services (11 percent). Agricultural-related occupations accounted for the smallest percentage of all occupations (0.4 percent).
- Income: The median household income for the subregion was \$72,244, higher than that of the County (\$55,256) and the Washington DC metropolitan area (\$62,216).
- Education: Educational attainment was similar to the County as a whole: 89 percent of the population age 25 and above were high school graduates and 25 percent held bachelor's degrees or higher.⁷

⁷ Subregion 5 Plan, pages 18-19



EXISTING SITE CONDITIONS

INTRODUCTION

The Existing Conditions report lays the groundwork for the recommendations to come in the Master Park Development Plan. This inventory and condition assessment builds upon work completed to date, including the EMG *Twenty Year Capital Plan* (2011) with a site assessment performed in January 2010 and the ADA Inspection for Cosca Regional Park completed in March 2012.

Work orders and park improvements completed since the 2010 assessment and proposed work such as the spillway repairs to the Cosca Lake dam are also noted in the inventory assessment.

The *Existing Conditions Report* is presented in two volumes. **Volume I** is focused on the findings, background, and overall character of the park. **Volume II** is focused on specific park features, and includes an assessment and inventory for specific park features.

OVERALL PARK CONDITIONS

The physical characteristics of Cosca Regional Park documented in Volume I of the Existing Conditions assessment report include:

- **Context** - where Cosca is located in relation to its surrounding environment
- **Landform** - general elevations located across the site, the percentage of slopes within the site, and impacts of the park's topography on current and potential uses
- **Circulation** - vehicular, pedestrian, bicycle, and other circulation modes and connectivity concerns within and surrounding the park
- **Utilities** - adequacy of existing infrastructure and needs for any future improvements

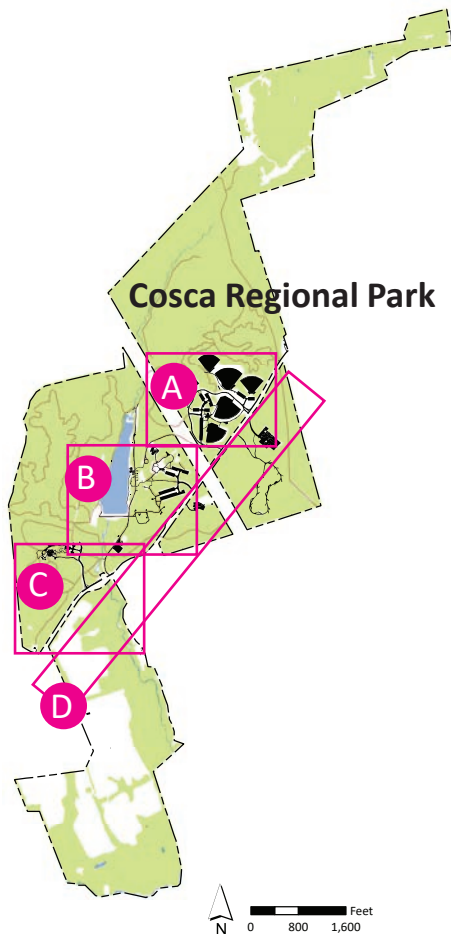
INDIVIDUAL PARK FEATURES

Volume II of this report—**Park Features: Inventory and Assessment**—delves into much greater detail regarding the condition of individual park features.

PARK SUBAREAS AND PARK AREA KEY MAP

At 800 acres, the park is sprawling with many subareas developed for recreation activities. Currently, wayfinding is incomplete, and many park features and recreation activities do not have specific place names.

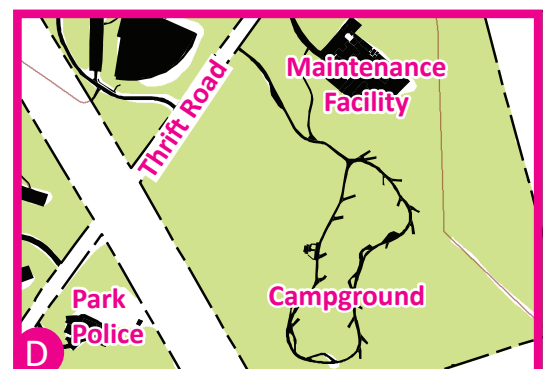
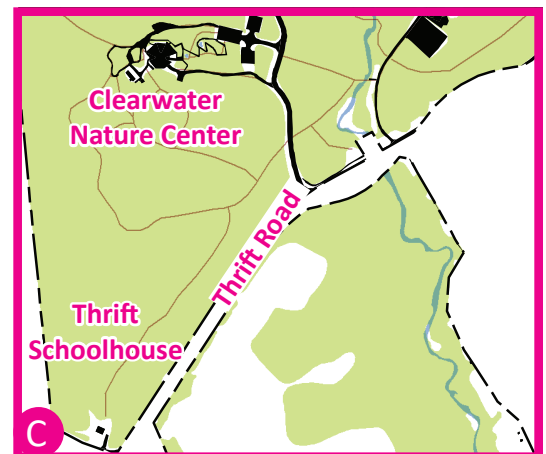
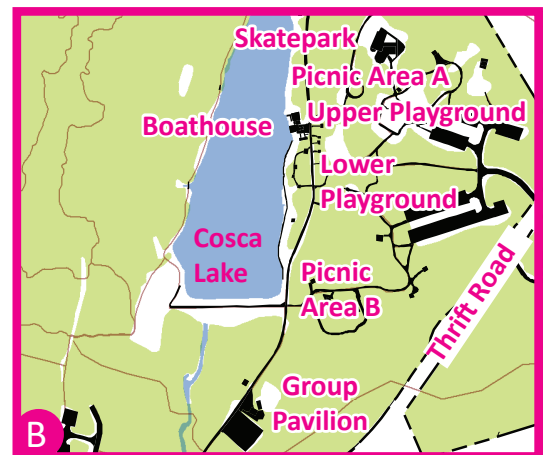
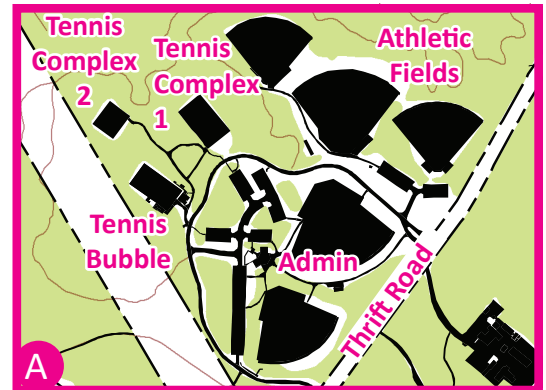
For ease of reference within this document, the park has been subdivided into four park areas: north, east, west, and south core areas. The key map on the following page identifies the four areas and the activities and park features located within each. Most probably, the core areas will shift in the discussion of recommended master plan improvements and upgrades, as portions of the park are not currently developed or incorporated in the *Existing Conditions Report Volumes I and II* are assessed in a separate document, the *Environmental Conditions Report*.



Key Map - Developed Areas of Cosca Regional Park

- A. **North Core Area:** Athletic Fields, Tennis Bubble, and Administration Building/Fieldhouse
- B. **West Core Area:** Playgrounds, Skatepark, Boathouse, Picnic Area Sides A and B, Group Pavilion, and Cosca Lake
- C. **South Core Area:** Clearwater Nature Center and Thrift Schoolhouse
- D. **East Core Area:** Southern Maintenance Facility, Campground, and Park Police Substation

Final DRAFT January 2021



CONTEXT

Cosca Regional Park is situated within the southern part of Prince George's County, bounded by Piscataway Road to the north, Floral Park Road to the South, Tippet/ Thrift Road on the West and Old Branch Avenue on the east. Thrift Road bisects the park and the park facilities are located on both sides of the Thrift Road spine.

Two linear stream valley parks bracket Cosca Regional Park. Tinkers Creek Stream Valley Park is to the west and Piscataway Creek Stream Valley Park south and east of the park. Butler Branch, flowing south toward Piscataway Creek, was dammed around 1970 to form Cosca Lake. According to Department of Park and Recreation staff, the creation of the lake was for aesthetics and not for stormwater management or other purposes. Additional information on the park's and surrounding areas is included in the *Existing Conditions Report*. Two M-NCPPC-owned parks are located along the eastern boundary of the park—Waldon Woods Park and Sweetgum Park. Other public and privately owned open space are illustrated on the map on the following page.

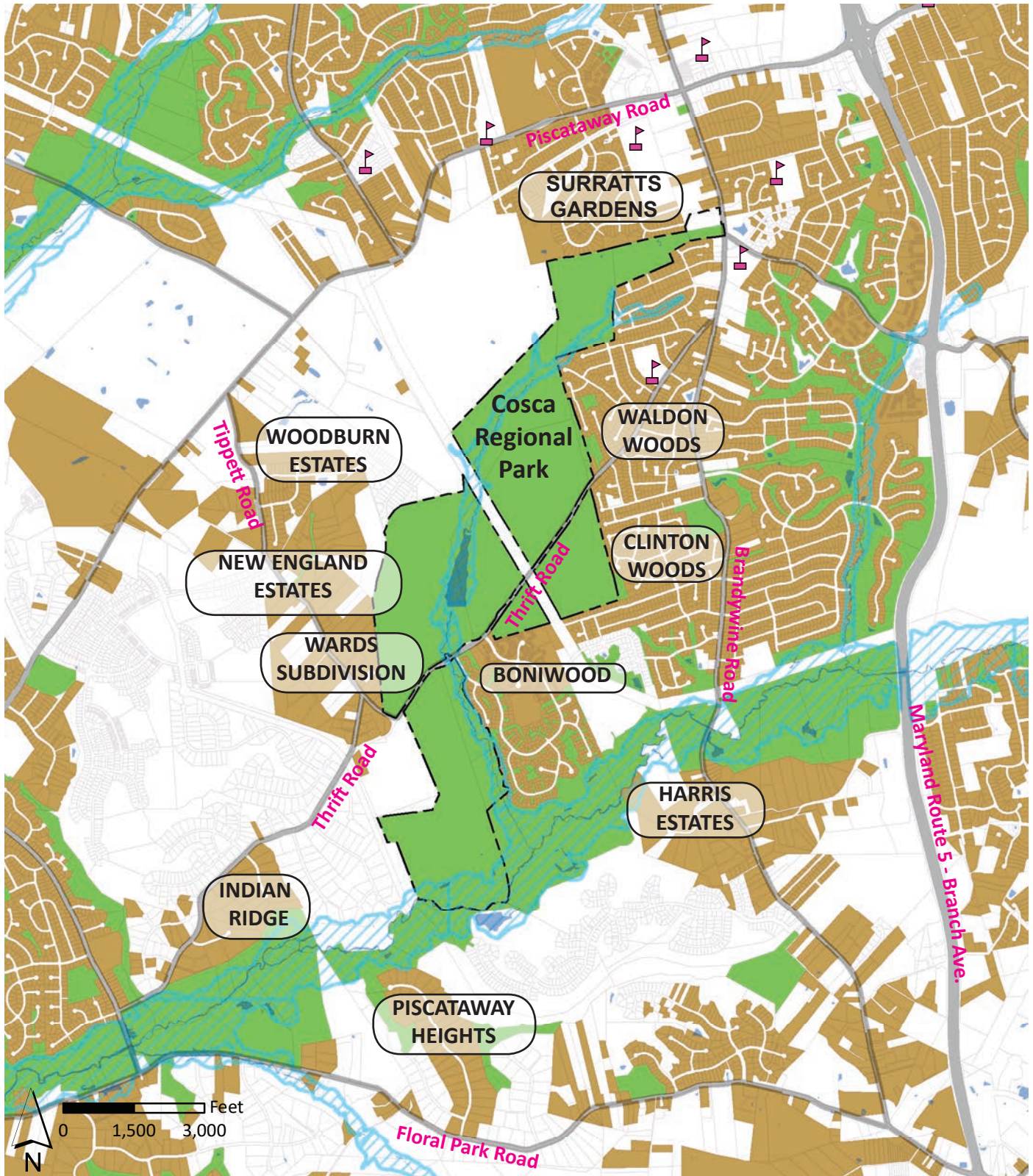
The park is bisected by a high voltage line utility corridor, owned by Excelon.

Some of the larger neighborhoods surrounding Cosca include Surratts Garden to the north; Walden Woods, Clinton Woods, and Boniwood to the east; Piscataway Heights to the south; and Woodburn Estates, New England Estates, and Wards Subdivision to the west as illustrated on the map on the following page.



The most significant natural feature of Cosca Regional Park, Cosca Lake, sits near the center of the park, near the boathouse, lower playground, and skatepark. Photo credit: ESA, 2020

CONTEXT - SURROUNDING NEIGHBORHOODS



- Land Use - Residential
- Land Use - Parks and Open Space
- Schools (2016)

- Hydrological Features (2017)
- 100 Year Floodplain (2016)
- Park Boundary

Data Source for "Land Use - Residential" and "Land Use - Parks and Open Space": derived from "Property_Info_Py" (2019) shapefile downloaded from Prince George's County, Maryland GIS Open Data Portal.

LANDFORM



A portion of the 43-step pathway that connects the parking lot and playground to Picnic Area Side A

Cosca Regional Park sits within the Atlantic Coastal Plain physiographic province of Maryland as part of the Western Shore Uplands Region, just south of the fall line. Rocks and sediments within this area consist largely of upland deposits of sand, pebbly sand, and gravel, capped by sandy pebbly loam in places and silt loam soils with hardpan, as well as Calvert formation (sand, quartz silt, and diatomaceous silt).¹

According to the Maryland Geological Survey (MGS) interactive map, the landform is “a relatively flat upland surface comprised of alluvial plains and fluvial-estuarine terraces that occupy the higher elevations of Southern Maryland. Stream incision creates steep-sided valleys. Much of the upland soils contain a fragipan.”²

- 1 Maryland Geologic Survey, <http://www.mgs.md.gov/geology/>, accessed 5-4-20.
- 2 <http://maryland.maps.arcgis.com/apps/Profile/index.html?appid=718eeb497d0e4c269be52500f09d3c8a>, accessed 5-4-20.

TOPOGRAPHY AND SLOPE

Most level areas within the Cosca Regional Park have been developed with park features, including athletic fields, playground, and the picnic area surrounding Cosca Lake. These activity areas are separated by areas of steeper topography, with some slopes in excess of 35%.

Connectivity between the developed areas is challenged by the significant slopes, particularly the creation ADA accessible pathways that meet guidelines that limit path slopes to less than 8% and preferably less than 5% slope.

EROSION

One of the primary and most readily-apparent issues facing Cosca Regional Park is soil erosion. Soil erosion has multiple causes, including:

- Concentrated water flows
- Compacted soil due to development and visitor use over time
- Steep topography
- Informal footpaths
- Insufficient drainage infrastructure
- Poor upstream construction practices

Highly eroded areas were observed during field observations and specific locations are mapped in the individual park feature assessments. Generally, areas demonstrating current erosion patterns include:

- Area surrounding the large playground adjacent to the skatepark
- On the slopes and adjacent to walkways connecting the large playground and parking lot to picnic area A
- Areas immediately surrounding the Clearwater Nature Center parking lot
- Blue Trail connector between the parking lot at the Clearwater Nature Center and Cosca Lake
- Access drive to former quarry site in northern portion of the park
- Trail on western side of Cosca Lake

The EMG 2011 Report noted several items related to drainage systems and erosion control.

- Active wet spring at group picnic pavilion causing major ponding and a flow of water across the parking areas
- Erosion in the vicinity between the lower

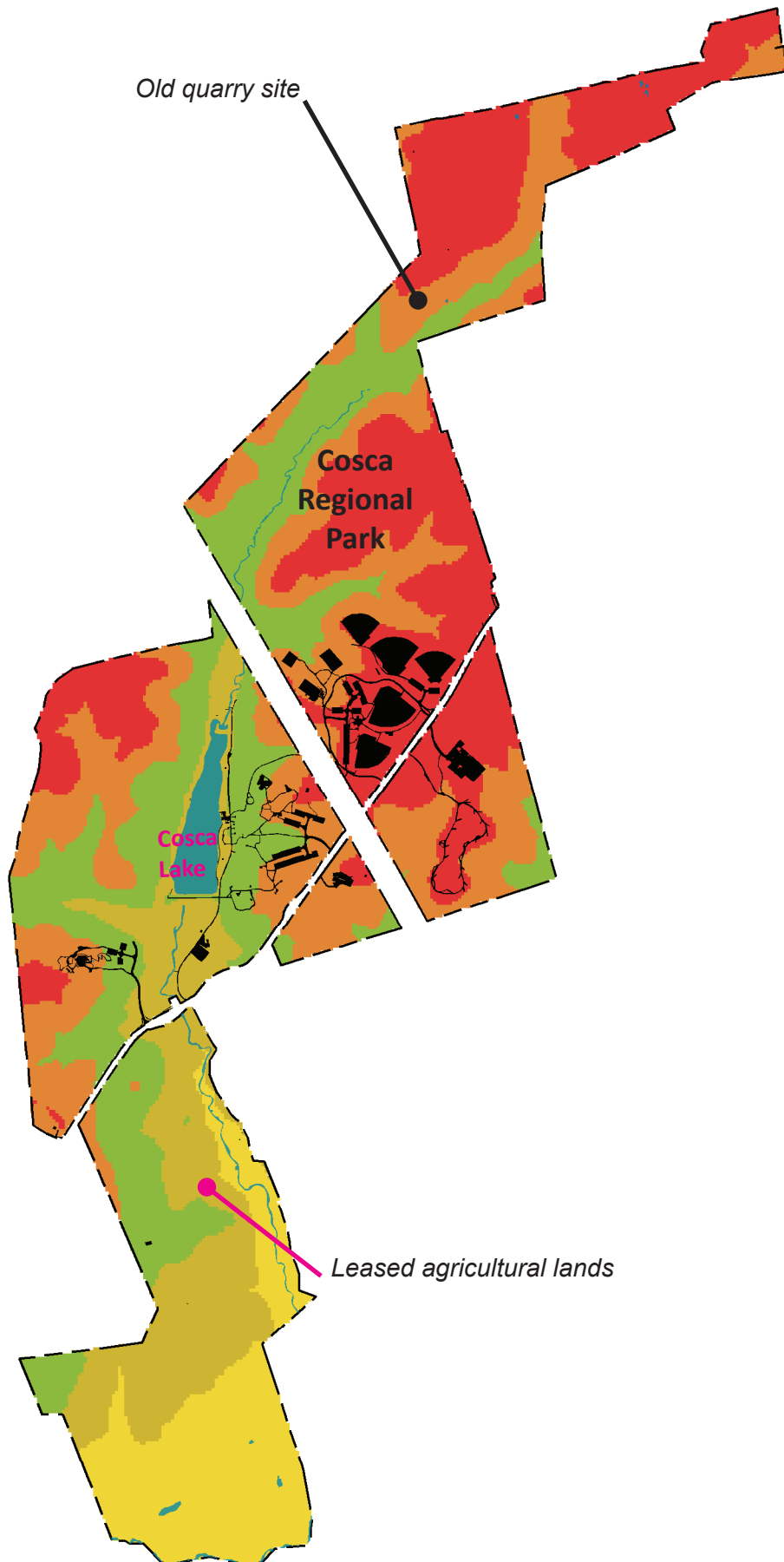


Erosion at upper end of Cosca Lake

playground and Cosca Lake due to a combination of stormwater runoff, moderate elevation changes, and high foot traffic

Others have reported instances of stormwater drainage flowing downhill and under the boathouse, into Cosca Lake.

ELEVATION/TOPOGRAPHY



Elevation

Elevations within the boundaries of Cosca Regional Park differ by more than 180 feet across the site, with the lowest elevations located on the leased agriculture lands adjacent to Piscataway Creek, to the highest elevation within the park near the old quarry site in the most northern section of the park.

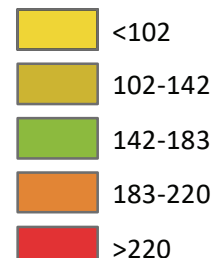
Lower elevations also include Butler Branch waterway and its associated floodplain that flows into Cosca Lake near the park's center. Elevations generally rise moving away from the floodplain, with the majority of the developed parkland located at the higher elevations.

The park's landform undulates, with topography changes making site development and ADA accessible site connections challenging within the park.



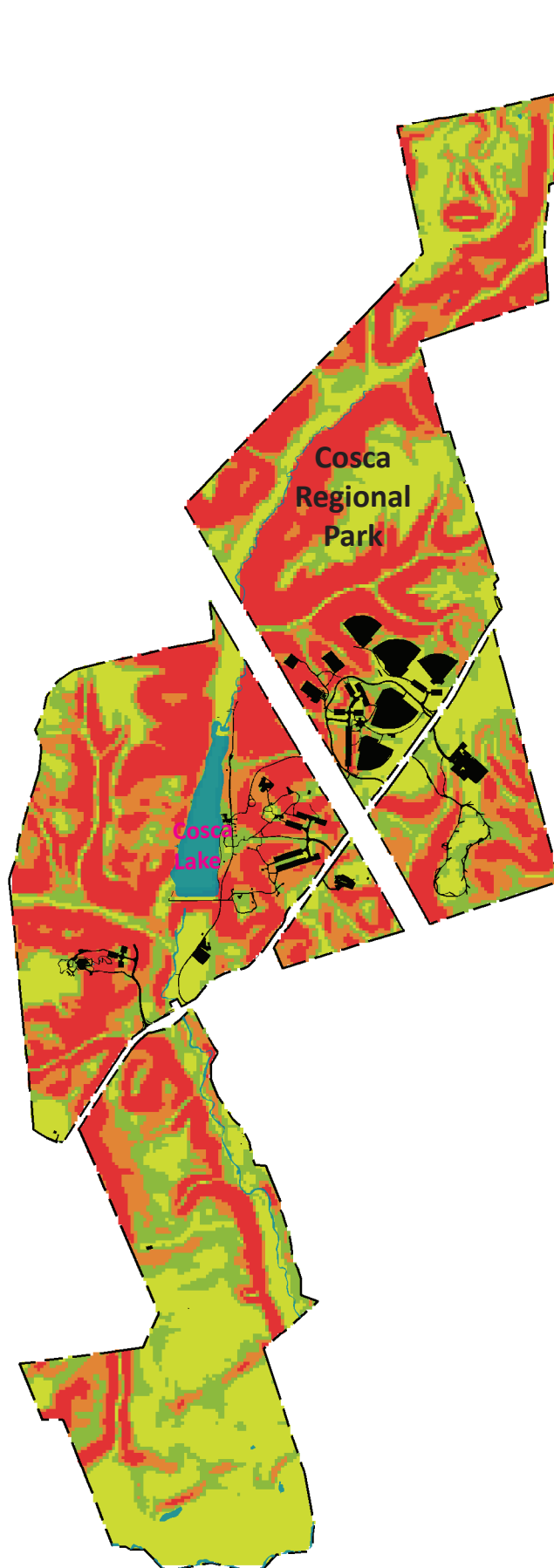
0 800 1,600 Feet

Elevation Range



Built Area Footprint

SLOPES



Slope

Light green indicates slopes 5% or less which are relatively flat areas and are suitable for siting park features such as buildings, parking lots, and more easily accommodate ADA accessible pathways.

Dark green indicates slopes in the 5% to 8.33% range. These slopes, while gentle, may be manipulated to accommodate ADA accessible recreation features and ADA accessible pathways by using a system of level landings and ramps lined with hand railings.

Light orange indicates slopes areas where more significant earth moving and shaping is required to insert ADA accessible recreation features and pathways. These areas warrant investigation into recreation features that take advantage of the steeper slope configuration.

Red indicates slopes that exceed 12%. Any proposed 'flat land' type recreation feature will require significant grading to provide ADA accessible access. These areas may lend themselves to more novel means to take advantage of the topography such as zip lines or long ground-based slides, or BMX bicycle tracks or similar more adventure-based outdoor activities. These steeper slope areas tend to also be more fragile, subject to erosion and other environmental degradations.



0 800 1,600 Feet

Slopes

	5% or Less
	5% to 8.33%
	8.33% to 12%
	Over 12%
	Built Area Footprint

AREAS OF EROSION



Area surrounding Upper Playground



Area adjacent to picnic shelter



Trail on western side of Cosca Lake



Blue Trail between the parking lot at the Clearwater Nature Center and Cosca Lake



Area surrounding Clearwater Nature Center parking lot



0 800 1,600 Feet

CIRCULATION

Cosca Regional Park is challenged by its internal circulation system for vehicles and pedestrians. In reality, the park currently functions as a series of separate parks and supporting services. Each section of the park is served by a single entrance and exit that is not interconnected with other park sectors for internal vehicular access and only minimally connected for pedestrian access. The park's significant changes in topography further challenges connectivity issues.

VEHICULAR CIRCULATION

Cosca Regional Park vehicular access is provided by multiple entry/exits along Thrift Road, a busy local-serving neighborhood road that bisects the park. Park Police plan to place a speed camera on Thrift Road in summer 2020 to collect data as speeding and traffic are of concern.

With no curb and gutter or adjacent sidewalk or paved trail, Thrift Road winds through the park with steep vertical and horizontal curves. At the park's southern end, between the leased farmlands east of Thrift Road and the Thrift School on the west, the road takes a 90 degree bend to the west before becoming Tippet Road which creates a blind exit from the school property. Concerns regarding the status of the box culvert's condition near the group pavilion park entry have been raised

Although there is no counting data for vehicular use of the park, it is assumed through anecdotal reports that approximately 80 - 90 percent of park visitors arrive by vehicle.

Vehicular access to Thrift Road is primarily served by Branch Avenue (MD Rt 5), with several exits signed to direct the traveler to Cosca Regional Park—Woodyard Road (MD Rt 223) and Surratts Road.

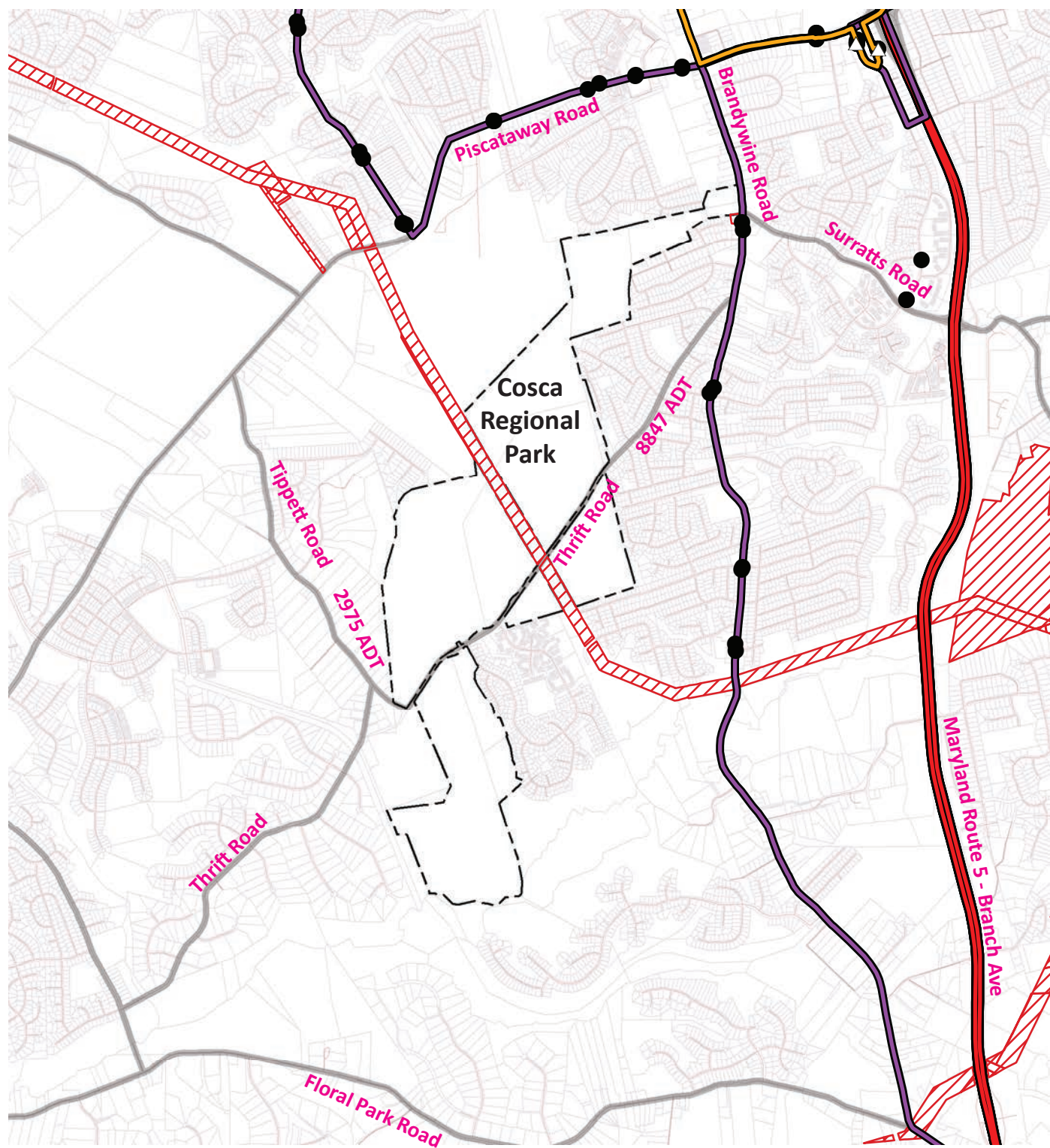
A series of maps and diagrams have been prepared to document the existing vehicular circulation issues and follow this page:

- External Vehicular Circulation (surrounding park)
- Internal Vehicular Circulation and Parking Areas
- Vehicular entrances to the park
- Enlargements of specific subareas within the park and associated parking

Bus Access

Several bus routes are indicated on the map on page 33. The area surrounding the park is served by both the county bus system—The Bus—and WMATA, the regional network.

EXTERNAL VEHICULAR CIRCULATION



△ WMATA Bus Stops (MDimap, 2020)

▨ Excelsior Utility Properties
 [] Park Boundary

0 1,500 3,000 Feet
 N

WMATA Bus Lines (MDimap, 2019)

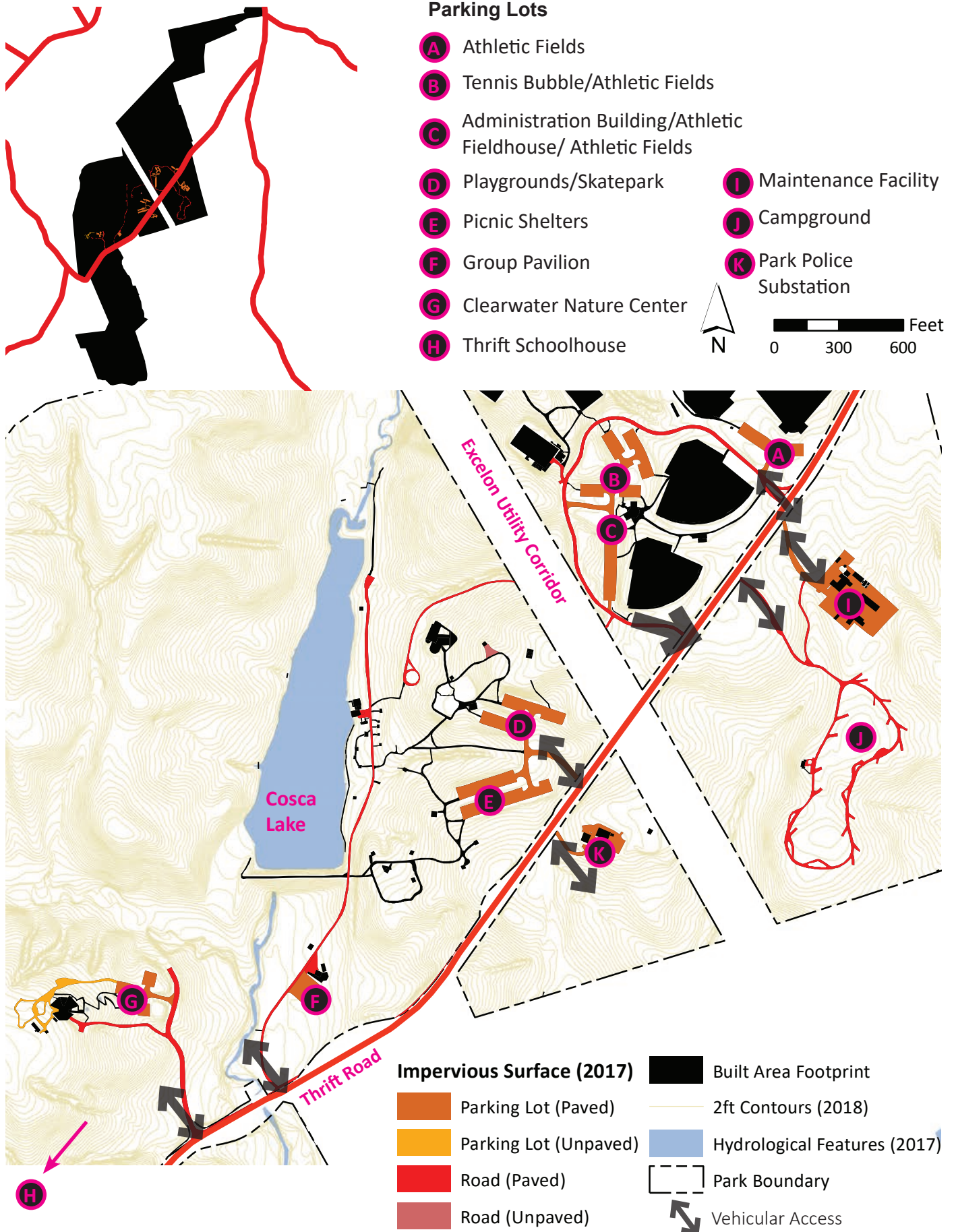
● "The Bus" Bus Stops (2019)

"The Bus" Bus Routes (2019)

MTA Bus Lines (MDimap, 2020)

Final DRAFT January 2021

INTERNAL VEHICULAR CIRCULATION



There are no signed bus stops immediately adjacent to the park or on segments of Thrift or Tippet Roads near the park.

Thrift Road Proposed Expansion

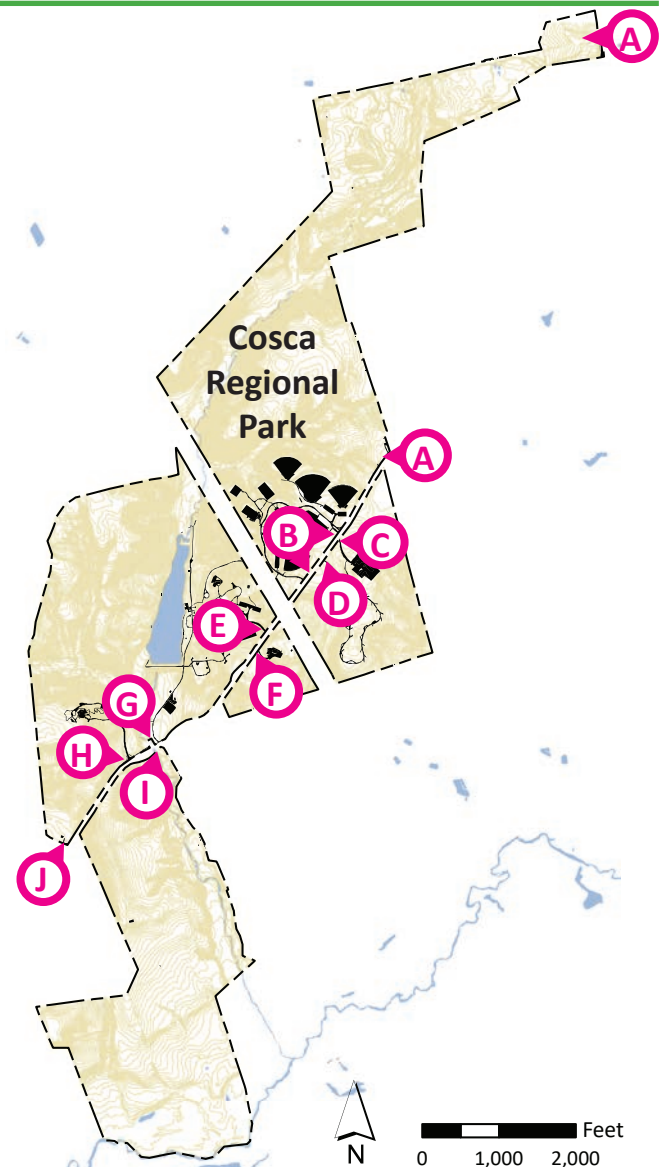
There are long-term plans to widen Thrift Road through the park to a four-lane cross section, with a pavement width of 60 feet. Separated walking trails will be built on either side of the widened road.

There are no current plans for traffic calming elements at the Cosca park entrances, but tools such as roundabouts, splitters, pedestrian waystations, and other tools should be incorporated in any road widening effort.

Vehicular Park Entrances

Vehicular roads within Cosca Regional Park serve specific and separate areas of the park. Each subarea of the park is accessed with its own separate vehicular entry point. All but one area is served by a two-way system. Park entries include:

- **A. Northern End** - undeveloped former gravel quarry - is accessed by two separate gated gravel lanes
- **B. Athletic Field Complex/Tennis Bubble/ Administration Building/Fieldhouse** is accessed by a one-way loop road that serves the baseball and softball fields, the park's Administration Building, and the tennis bubble complex. This entry is signed as the main park entrance. Two-way access is available between the entrance and the first parking lot on the north.
- **C. Southern Maintenance Facility** - entry is on the east side of Thrift Road
- **D. Campground** - entry is on the east side of Thrift Road
- **E. Playgrounds/Skatepark/Picnic Area Sides A and B, Cosca Lake** - two-way entry accesses the central parking lots that serve the playgrounds, picnic areas, and skatepark
- **F. Park Police Cosca Substation** - two-way entry accessing the Cosca Park Police Substation on the east side of Thrift Road
- **G. Group Pavilion** - two-way entry that primarily serves the group picnic pavilion (paved road continues north to boathouse and lake with restricted vehicular access)
- **H. Clearwater Nature Center** - two-way entry accessing the Clearwater Nature Center and trail heads in the southern portion of the park
- **I. Farmland** - gated drive to the portion of Cosca Regional Park that is leased for agriculture land use, located on the east side of Thrift Road
- **J. Thrift School** - gated driveway access to the school, located on the inside of a blind curve in Thrift Road



Vehicular Entries

- A** Northern End - undeveloped, former quarry site
- B** Athletic Field Complex/Tennis Bubble/ Administration Building/Athletic Fieldhouse
- C** Southern Maintenance Facility
- D** Campground
- E** Playgrounds/Skatepark/Picnic Area Sides A and B, and Cosca Lake
- F** Park Police Cosca Substation
- G** Group Pavilion
- H** Clearwater Nature Center
- I** Farmland
- J** Thrift Schoolhouse

Parking

Each of the four core park areas provide paved or gravel parking areas. Some of the lots formally designated ADA parking spaces and some reserve specific space for staff parking. Several of the lots are currently being used for storage or trash pickup, reducing the overall available number of parking spaces for public use.

As indicated on the diagram to the right, the lots are primarily clustered in the North Core and West Core areas of the park. Other than parking for registered campers provided at the campground, there is no public parking in the East Core area of the park.

North Core Area

- **A/B/C - Athletic Field Complex/Tennis Bubble/Administration Building/Fieldhouse** - six separate paved parking lots serve this portion of the park

West Core Area

- **D/E - Playgrounds/Skatepark/Picnic Area Sides A and B, Cosca Lake** - five separate parking lots serve this portion of the park
- **F - Group Pavilion** - one parking lot serves this rental pavilion, although it is open for public parking when the gate is unlocked

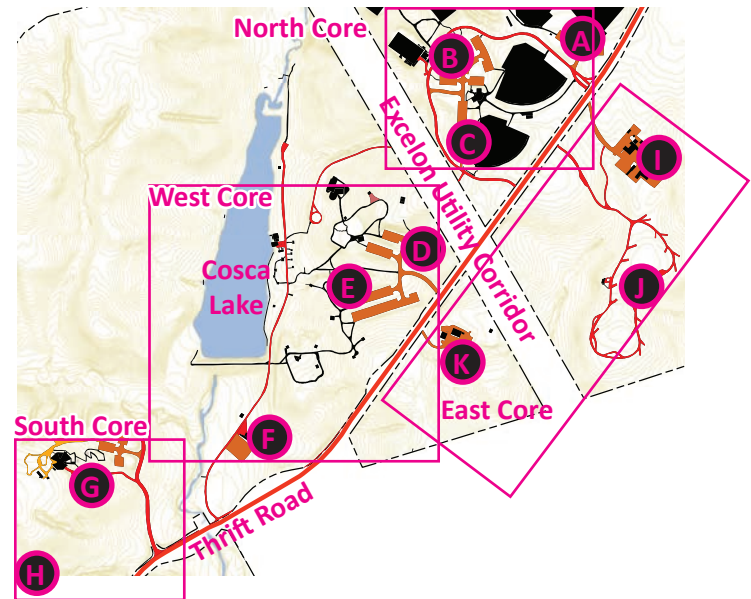
South Core Area

- **G - Clearwater Nature Center** - two public parking lots serve the nature center and adjoining trails
- **H - Thrift Schoolhouse** - gravel single parking space

East Core Area

- **I - Southern Maintenance Facility** - staff parking only
- **J - Campground** - individual parking areas associated with each campsite
- **K - Park Police Cosca Substation** - staff parking only

The four core park areas' parking capacity and parking space locations are mapped on the following pages. The total number of regular, staff, and ADA designated parking spaces are noted on each diagram. A summary table of all parking available in the park follows the map diagrams.



Location of parking lots within Cosca Regional Park

Condition

The asphalt parking lots were considered to be in good to fair condition in 2011³.

Parking Capacity

The 2011 EMG Report stated that the park had 542 parking spaces, based on a physical count. Seventeen of those spaces were handicapped-accessible parking stalls, none were reserved for vans.

Today, the park appears to have adequate parking capacity for ordinary use days, but is unable to accommodate demand when the park hosts special events, ball tournaments, or on busy beautiful summer weekends. One of the reasons that the Wine Festival was relocated away from Cosca Regional Park was due to the lack of parking infrastructure. Attendees parked along Thrift Road and park driveways when existing park lots were filled. Thrift Road and the internal park driveways do not have adequate shoulder parking and vehicles were perched on the edge of steep drainage channels.

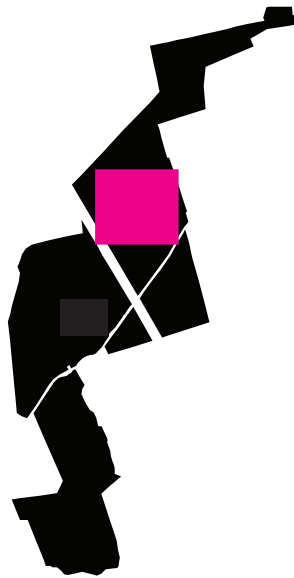
3 EMG. Twenty Year Capital Plan of Cosca Regional Park. 2011.

Compliance with ADA Standards

Two studies have documented parking lot compliance with the ADA requirements. Each are summarized in the table below.

ADA Findings	
EMG Report (2011)	<ul style="list-style-type: none"> No van accessible space provided at Administration Building/ Athletic Fieldhouse or at group picnic pavilion or at the playground or near athletic field #2 Existing parking stalls do not have compliant access aisles at Administration Building/ Athletic Fieldhouse or at group picnic pavilion or at the playground or at picnic shelter side B or near tennis facility or near athletic field #2
Parking ADA Findings - M-NCPPC - 2012 and 2014	<ul style="list-style-type: none"> Parking Lot #1, Ball Fields #1, 2, and 3 - inadequate number of ADA parking spaces (51 spaces, 2 ADA spaces provided - min. is 3 ADA spaces); cross slope exceeds maximum 2% in any direction; Ball field #1 missing proximate space; signage incorrect Parking Lot #2, Ball Field #2 - inadequate number of ADA parking spaces (88 spaces, 3 ADA spaces provided); missing access aisle and van accessible space, cross slope exceeds maximum 2% in any direction (2.7%); signage incorrect; does not connect space with accessible entry Parking Lot #3, Tennis Complex area - ADA concerns regarding inadequate signage Parking Lot #4, Ball Field #5 - cross slope exceeds maximum 2% in any direction (3.4%); signage incorrect Parking Lot #5, picnic pavilion side B - accessible space not closest to shortest AR from accessible parking to accessible entry; space dimensions in correct and not visible - paint worn or non-existent; no van accessible space; access aisle is not level with accessible parking space Parking Lot #6, upper playground - inadequate number of ADA parking spaces (89 spaces, 2 ADA spaces provided); accessible spaces are located with shortest distance to playground and restroom, but not for accessible access to picnic area side A; access aisle is not level with accessible parking space; no fine sign is mounted Parking Lot #7, next to Clearwater Nature Center - cross slope in parking space exceeds standards (5.5%); no fine sign is mounted

NORTH CORE AREA: PARKING SPACES



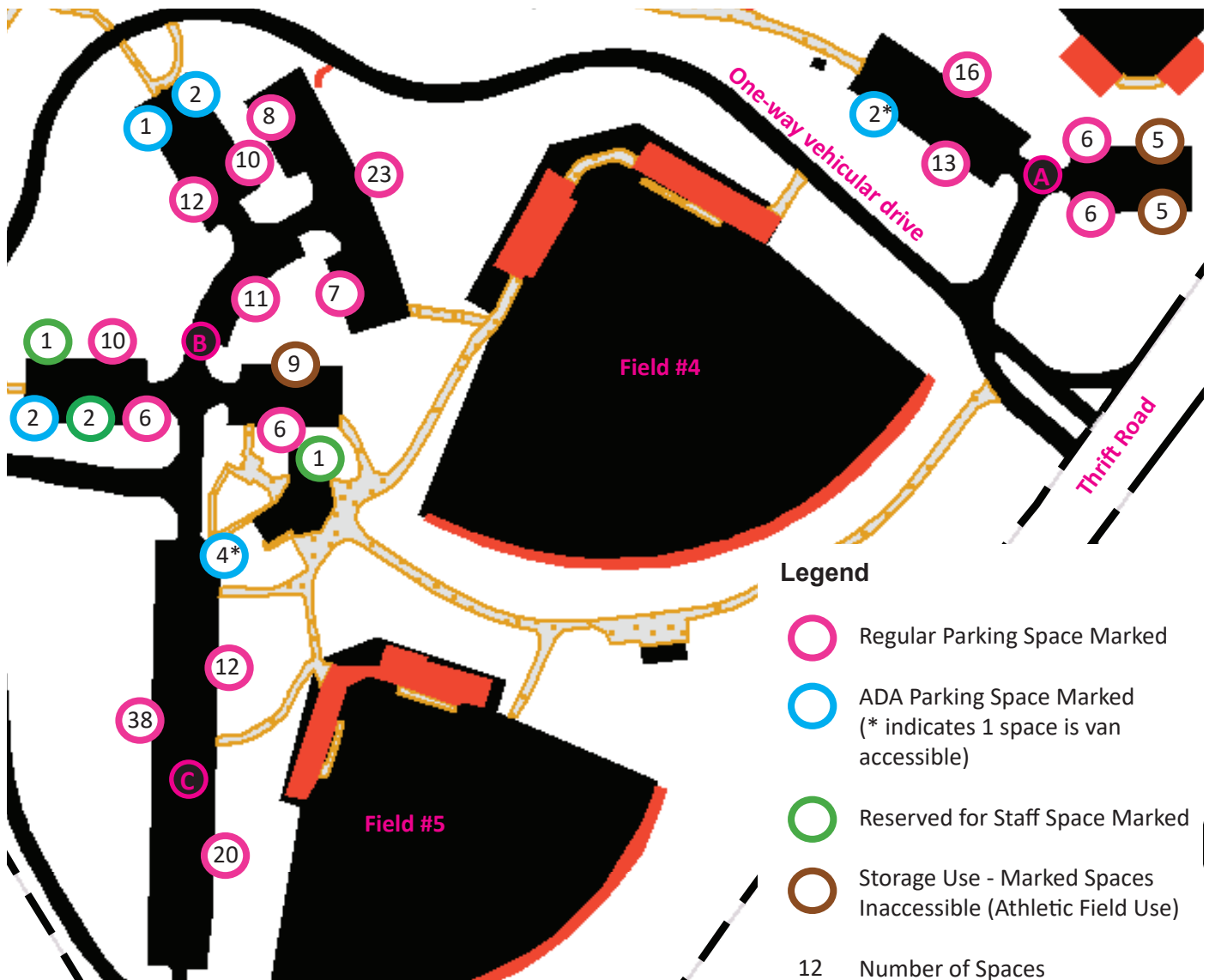
North Core Area Parking Spaces				
Location	Regular	ADA	Staff	Storage
Lot A. Athletic Fields	41	2 ¹	0	10
Lot B. Tennis Bubble/ Athletic Fields	93	5	4 ²	9
Lot C. Administration Building/ Athletic Fieldhouse/ Athletic Fields	70	4 ³	0	0
	204	11	4	19
Total Spaces	238			

1 1 van accessible

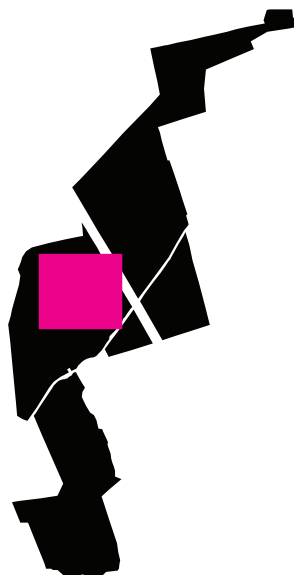
2 3 spaces signed and reserved for staff; 1 space informal use by staff

3 1 van accessible

Athletic Fields, Tennis Bubble, Administration Building / Athletic Fieldhouse



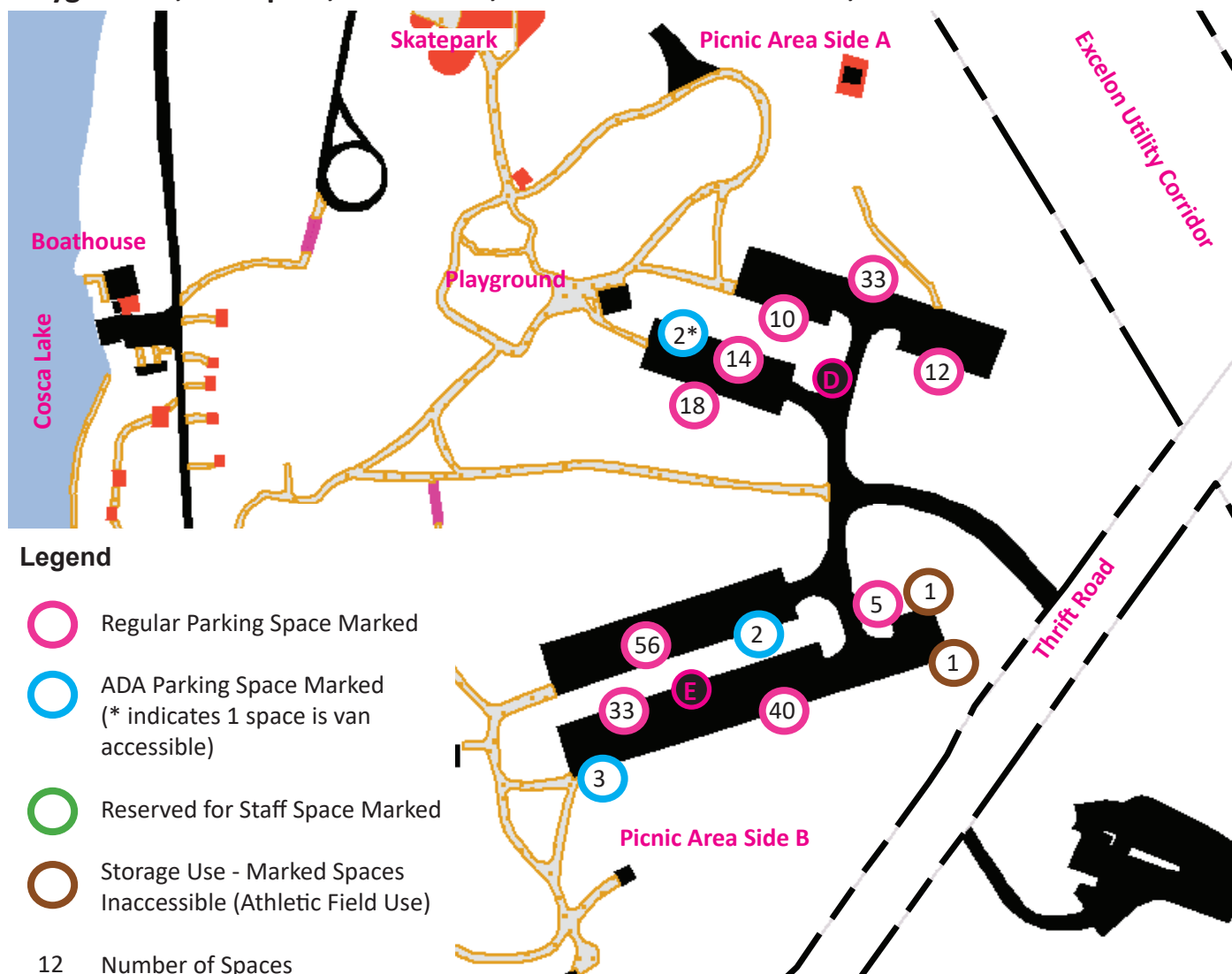
WEST CORE AREA: PARKING SPACES



West Core Parking Spaces: Playgrounds, Skatepark, Boathouse, Picnic Areas A and B, and Cosca Lake				
Location	Regular	ADA	Staff	Storage
Lot D: Playground/Skatepark/ Picnic Area Side A	87	2 ¹	0	0
Lot E: Picnic Side B/ Playground/ Cosca Lake	101	5	0	2
	188	7	0	2
	Total Spaces			

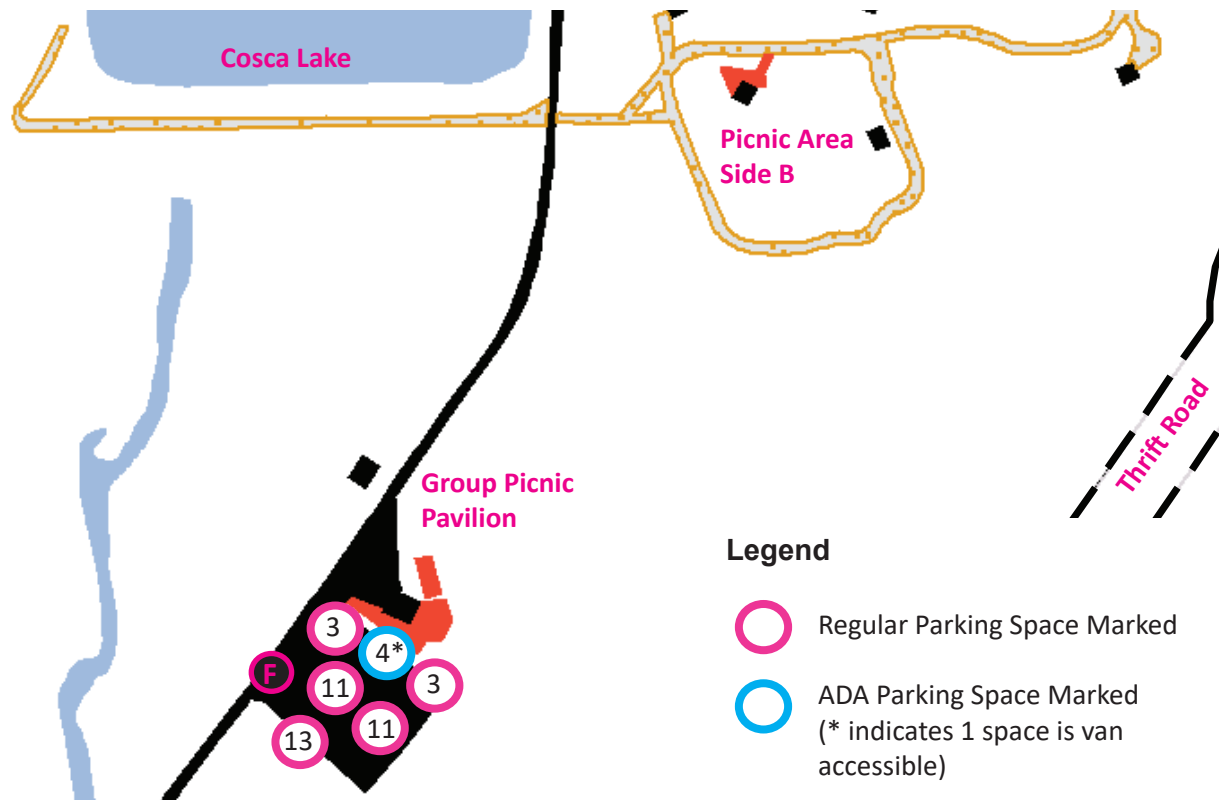
1 1 van accessible

Playgrounds, Skatepark, Boathouse, Picnic Area Sides A and B, and Cosca Lake



WEST CORE AREA: PARKING SPACES, CONTINUED

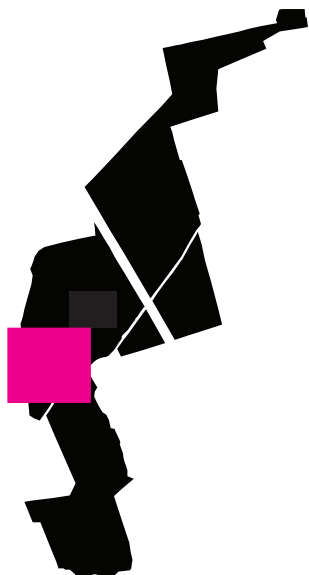
Group Pavilion



West Core Parking Spaces: Group Pavilion				
Location	Regular	ADA	Staff	Storage
Lot F. Group Pavilion	41	4 ¹	0	0
Total Spaces	45			

1 1 van accessible

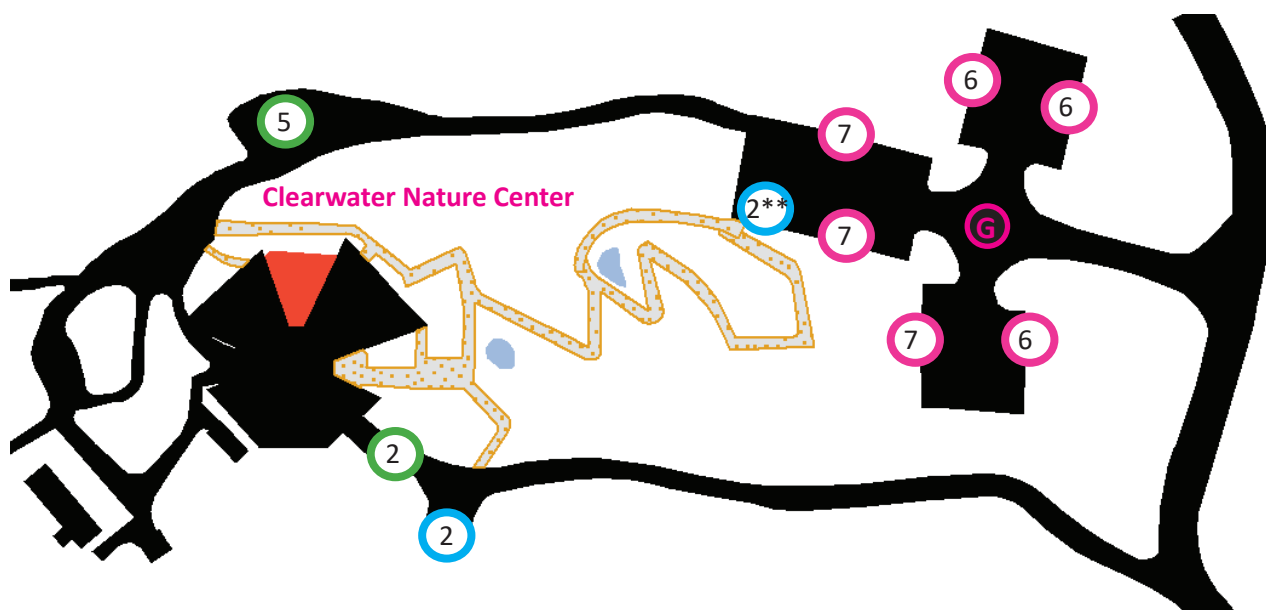
SOUTH CORE AREA: PARKING SPACES



South Core Parking Spaces: Clearwater Nature Center and Thrift Schoolhouse				
Location	Regular	ADA	Staff	Storage
Lot G. Clearwater Nature Center	39	4 ¹	7	0
Lot H. Thrift Schoolhouse	1	0	0	0
Total Spaces		50		

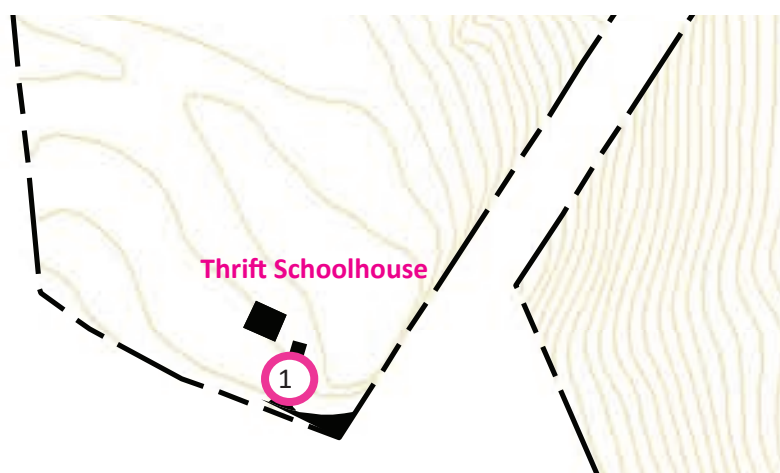
1 2 van accessible

Clearwater Nature Center and Thrift Schoolhouse

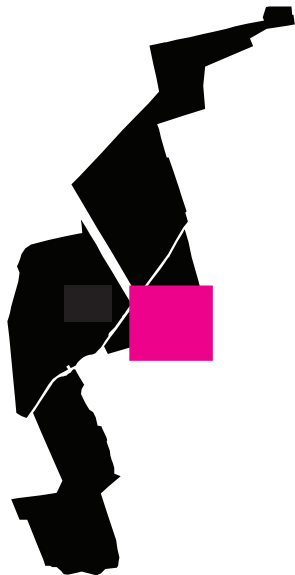


Legend

- Regular Parking Space Marked
- ADA Parking Space Marked
(* indicates 1 space is van accessible)
- Reserved for Staff Space Marked
- Storage Use - Marked Spaces Inaccessible (Athletic Field Use)







EAST CORE AREA: PARKING SPACES



East Core Area Parking Spaces: Maintenance Facility, Campground, and Park Police Substation				
Location	Public	ADA	Staff	Storage
Lot I. Southern Maintenance Facility		0	27	0
Lot J. Campground	1/site @ campground = 25			
Lot K. Park Police Substation			4	
	25	0	27	0
	Total Spaces		52	

Southern Maintenance Facility, Campground, and Park Police Substation

Legend

-  Regular Parking Space Marked
-  ADA Parking Space Marked (* indicates 1 space is van accessible)
-  Reserved for Staff Space Marked
-  Storage Use - Marked Spaces Inaccessible (Athletic Field Use)

12 Number of Spaces

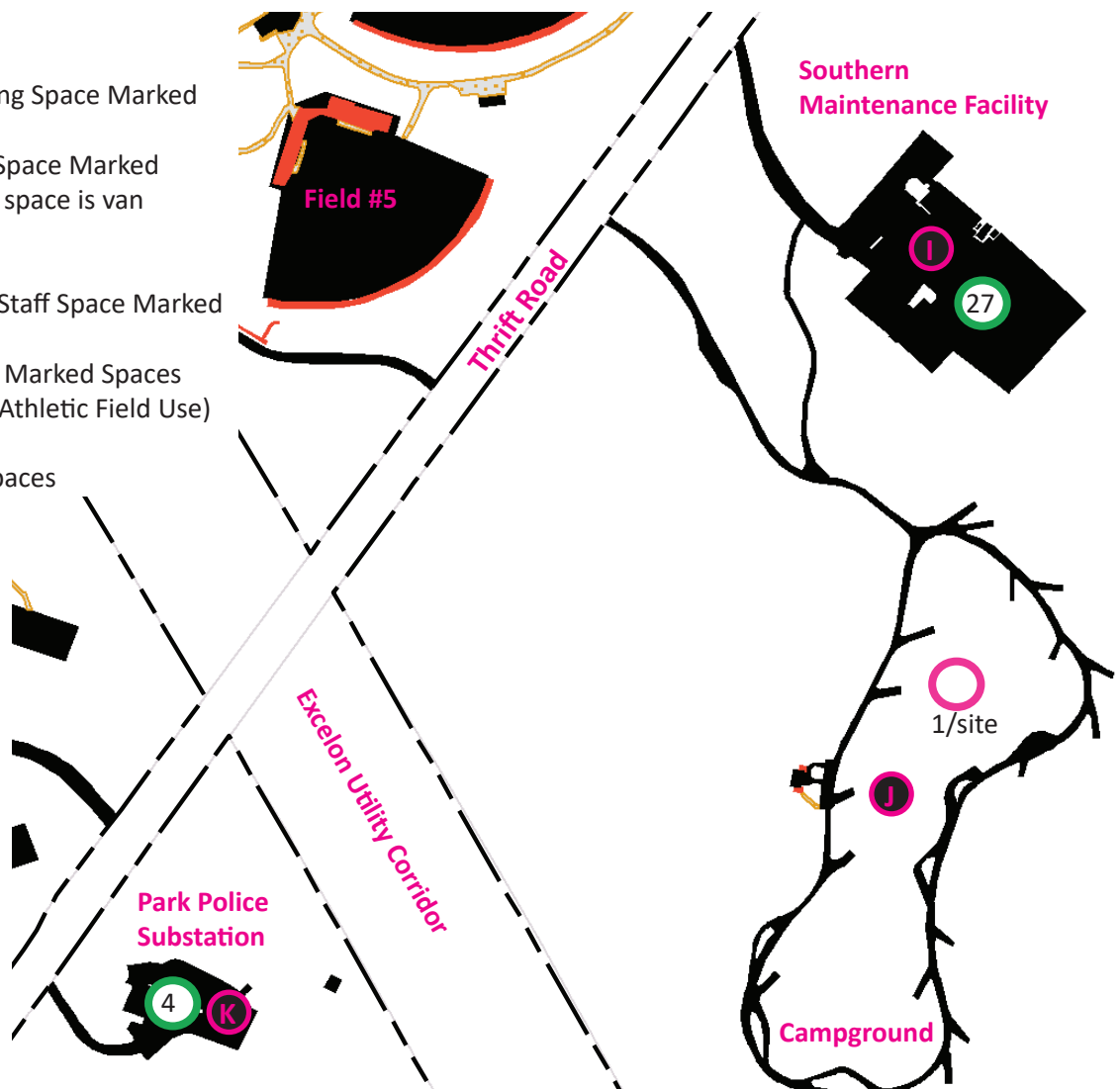


Table 1: Existing Parking Spaces Summary¹

(does not include undefined parking areas such as gravel pull-outs or pull-offs)			
	Provided		Required (ADA % of total)
	Total Spaces²	ADA Spaces	Total Spaces
North Core Area			
A. Athletic fields	51	2	400 ³
B. Tennis bubble/Athletic fields	106	5	
C. Administration Building/Athletic Fieldhouse/ Athletic fields	70	4	
Subtotal North Core	227	11	
West Core Area			
D. Playground/skatepark/picnic shelter side A	87	2	varies
E. Picnic shelter side B/ playground/ Cosca Lake	103	5	167 ⁴
F. Group pavilion	41	4	83 ⁵
Subtotal West Core	227	11	250 + playground/ skatepark/picnic side A parking needs
South Core Area			
G. Clearwater Nature Center	46	4	
H. Thrift Schoolhouse	1	0 marked	
East Core Area			
I. Maintenance Facility	27 (staff only)	0 marked; past ADA spaces were on top of septic tank - now blocked	
J. Campground	1/ site = 25 - each site has single lane paved or gravel drive that serves as parking space	0 marked	
K. Park Police Substation	4	0 marked	

1 Field Visit 2/3/20, 6/8/20, 7/08/20

2 Includes spaces marked for public use, staff, and storage

3 Assume 80 spaces per field

4 Assume 500 people for permitted picnic side area B; assume 3 people per vehicle

5 Assume 250 people for permitted group shelter; assume 3 people per vehicle

Train/Tram Service

Until four or five years ago, a 'train' served the park, with a circuit that linked the various activity centers to each other. Actually a trolley type bus with rubber wheels, the service did provide an alternative form of access to disparate park features. The service was discontinued following a serious accident on a steep slope near the upper playground.

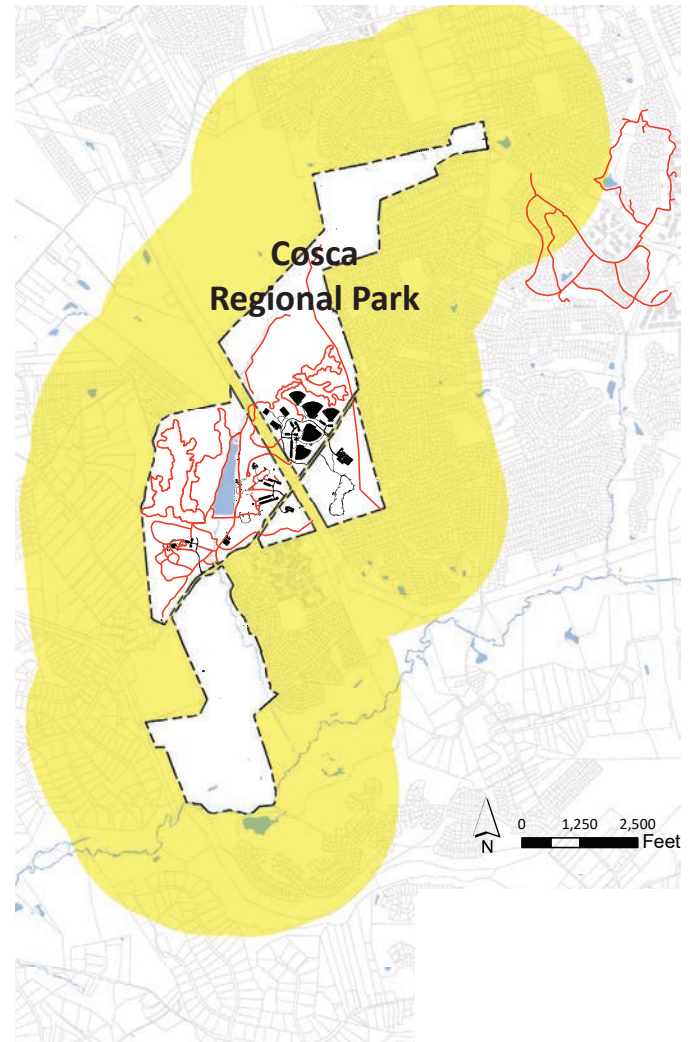
NON-VEHICULAR CIRCULATION

Cosca Regional Park offers an array of non-vehicular pathways and trails for pedestrians, bicyclists, and equestrians. Reports of ATV and motorcycle trail use exist, although such activity is currently prohibited within the park. Facilities range from paved pathways that connect one park feature to another to natural surface trails that wind throughout the north, west, and southern portions of the park. There is demand for more paved trails, and complaints that the existing natural trails are too rustic.

There is no single, ADA compliant accessible route that connects all activity areas of the park to each other. There is a clear lack of connectivity between park activity areas, and most visitors must get in and out of their vehicles to drive to different areas of the park. There needs to be direct pedestrian and accessible connections between the Clearwater Nature Center and the campground; the campground and Cosca Lake; and Clearwater Nature Center and the picnic areas at a minimum. Additional connections to the undeveloped northern section of the park, the agricultural lands to the south and to Thrift Schoolhouse are also needed. Some neighbors currently access the park from the Excelon utility corridor.

Paved and natural surface trails are used by walkers and hikers, bikers, and equestrians. Most of the equestrian use comes from riders crossing into the park adjacent properties to the west. Riders trailering their horses look for a much longer trail system—10 - 12 miles minimum, and supportive infrastructure for trailer parking and trail access. There has not been an issue with the shared trail use between bikers, hikers, walkers, or equestrians.

Illegal trail use by dirt bikes and ATV's have presented problems in the past. Park Police have



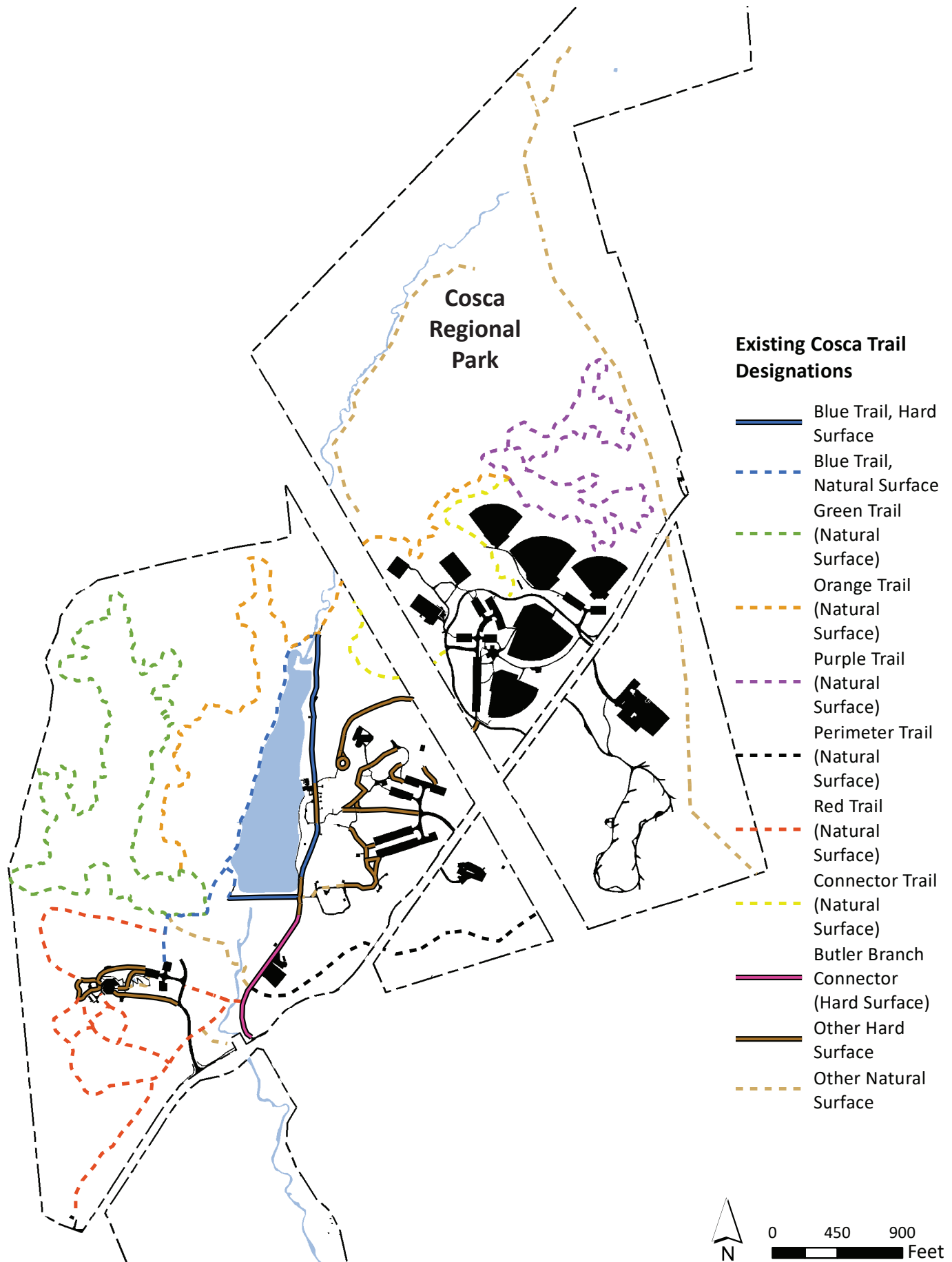
The diagram¹ above shows Cosca surrounded by a 1/2 mile walkshed (yellow), illustrating the distance that people would be willing to walk to reach the park.

- <https://www.smartcitiesdive.com/ex/sustainablecitiescollective/pedestrians-and-park-planning-how-far-will-people-walk/24937/>

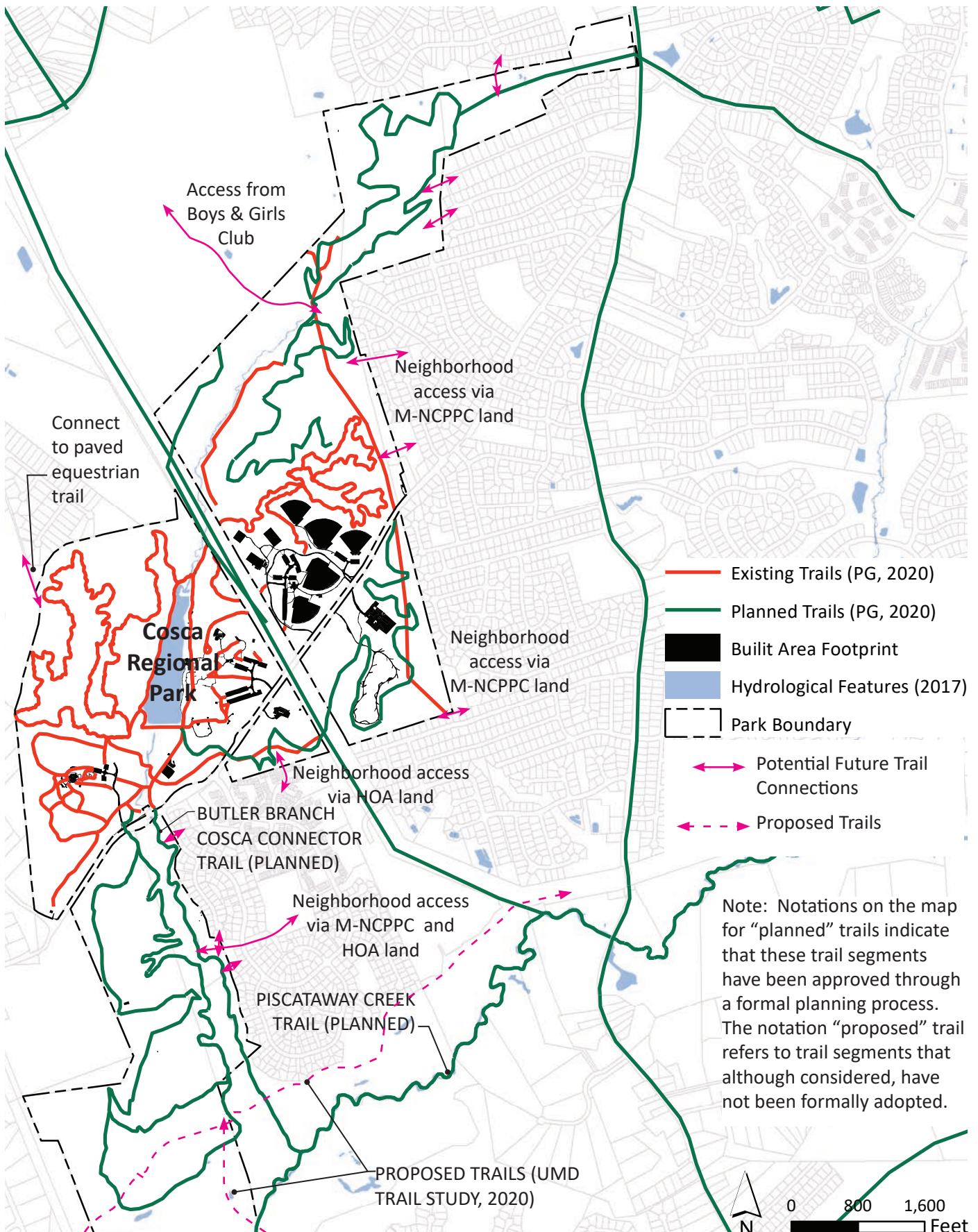


The paved portion of the Lake Trail along the east bank of Cosca Lake

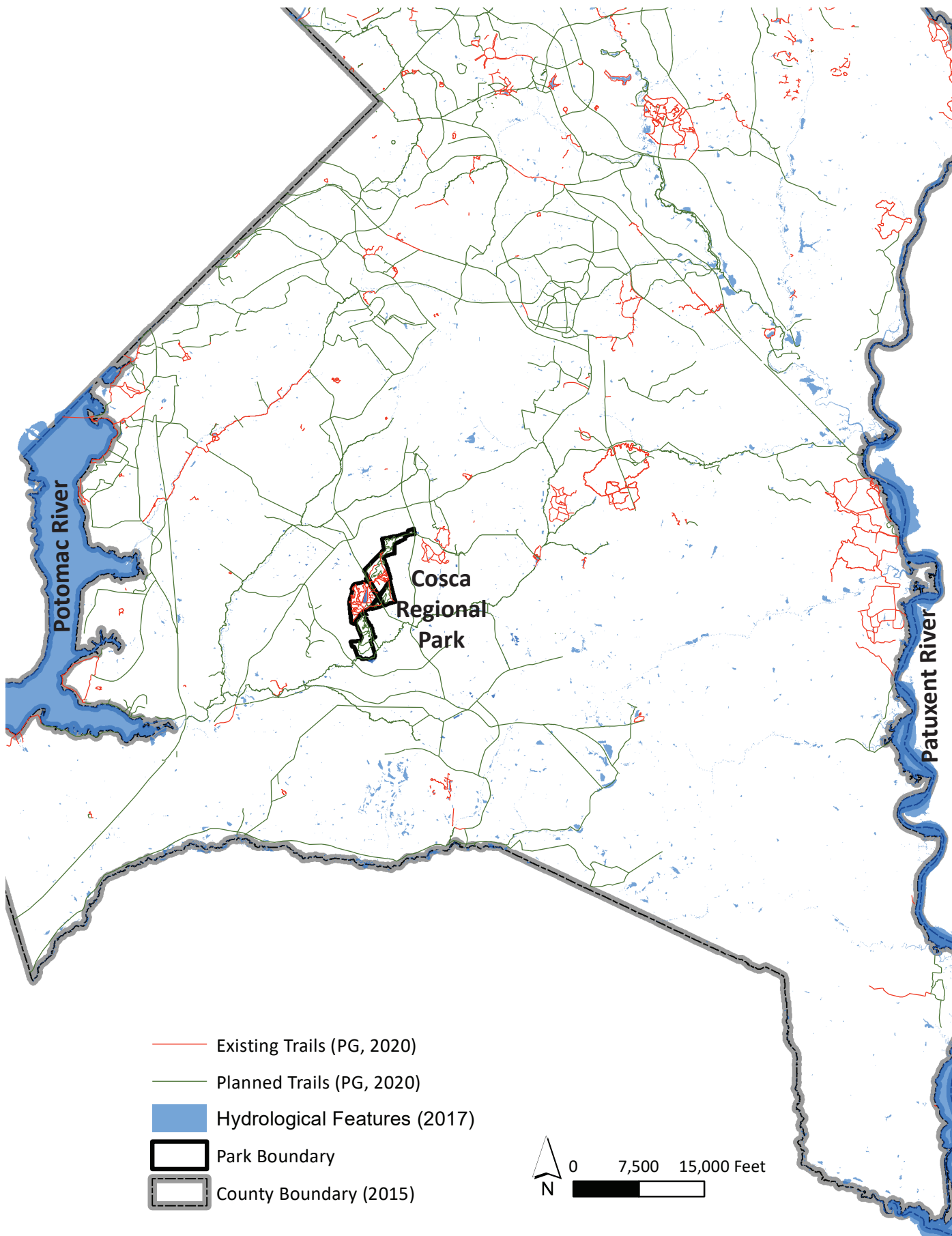
COSCA REGIONAL PARK EXISTING TRAIL SYSTEM



EXISTING AND POTENTIAL NEIGHBORHOOD AND PARK CONNECTIVITY



REGIONAL TRAIL CONNECTIONS



used ATV's to try and catch illicit users, but such use precipitated a form of a chase game instead and became counter-productive. Other ATV's and dirt bikes were entering the park from off-site facilities and by the time a report was called in, they were no longer in the park. Strategic use of boulders and bollards could help to reduce these uses. Although ATV use has not been an issue in the core area of the park near the lake, there is intermittent use of ATVs in these areas:

- Excelon utility corridor
- Clearwater Nature Center and the Piscataway stream valley east of the Boniwood neighborhood
- Fiber optic line near the athletic fields
- Former quarry area in the northern section of the park

Known safety concerns within the park include pedestrian crossings of Thrift Road and isolated trail loops. There are multiple park entrances along the west side of Thrift Road, and one public entrance to a park feature on the east side of Thrift Road. There is no marked pedestrian crossing connecting the campground on the east side of the road to the remainder of the park. Separately, Park Police have raised concerns about existing or new trails located in isolated or remote areas of the park.

Current trails are a maze and don't always have clear connections. Better wayfinding and orientation at trail intersections, potentially with the inclusion of trail maps is needed.

Existing Trail Plans and Policy Documents

Prince George's County guidance for trail planning principally references two M-NCPPC planning documents, the *Strategic Trails Plan (Draft, 2018)* and the *2009 Approved Countywide Master Plan of Transportation (MPOT)*.

The Department of Parks and Recreation is currently working on a short-term natural surface trail plan that focuses on maintenance operations and staffing strategies.

Strategic Trails Draft Plan (STP)

The Strategic Trails Plan (in progress) builds upon the goals, policies, and recommendations

set forth in the MPOT. Many of the specific planned trail locations surrounding Cosca Regional Park as set forth in the MPOT have been revised within the *Strategic Trails Plan (STP)*. The plan includes recommendations for better connectivity to and within Cosca Regional Park, including recommendations for ties to adjacent neighborhoods.

The STP outlines detailed guidance on trail project priorities and implementation strategies, as well as creates a framework for trail types. Both existing and planned/ proposed trails are classified into three groups:

- Primary - paved, shared use for bicyclists and pedestrians, high comfort level and accessibility standards, critical to long-distance continuous network
- Secondary - primarily paved, some unpaved, local access, spurs
- Recreational - trails used exclusively for recreation and include fitness loop trails, shared use natural surface trails (biking, hiking, equestrian) and one user group only natural surface trails⁴

Cosca Regional Park and the Clearwater Nature Center are listed as priority destinations within the STP. Recommended priorities in relation to Cosca include Priority 4: Fund natural surface trail rehabilitation and development:

- Complete construction of planned trails in Cosca Regional Park
- Connect Cosca Regional Park with Rosaryville State Park⁵

Master Plan of Transportation (MPOT)

The Master Plan of Transportation (MPOT) outlines the vision for multimodal transportation in Prince George's County, including guidance for trails. Goals for trails, bikeways and pedestrian mobility include the following:

- Provide a continuous network of sidewalks, bikeways, and trails that provide opportunities for residents to make some trips by walking or

4 Strategic Trails Plan, Part 1: Plan Summary, Priorities, and Recommendations, pg. 13-15. Accessed 5/6/20. <http://mncppc.org/273/Strategic-Trails-Plan>

5 Strategic Trails Plan, Part 1: Plan Summary, Priorities, and Recommendations, pg. 20. Accessed 5/6/20. <http://mncppc.org/273/Strategic-Trails-Plan>

bicycling, particularly to mass transit, schools, employment centers, and other activity centers.

- Develop a comprehensive and accessible trail network designed to meet the recreational needs of all trail groups, including equestrians, mountain bikers, pedestrians, and bicyclists.
- Provide bicycle-compatible road improvements along the Potomac Heritage National Scenic Trail on-road bicycle route.
- Improve pedestrian and bicycle access to the existing parkland, natural features, historic sites, and recreational opportunities along the Potomac River corridor from surrounding communities.
- Accommodate trail connections within this corridor on public parkland and within public road rights-of-way. However, the CMPOT recognizes that trail easements are still necessary to preserve equestrian trails in the Rural Tier and for some master plan trails that will be implemented on private homeowners association land.”⁶

6 *The Approved Countywide Master Plan of Transportation Brochure* (November 2009 (PDF), accessed 5/6/20. <http://www.mncppc.org/DocumentCenter/View/1651/The-Approved-Countywide-Master-Plan-of-Transportation-Brochure-PDF?bidId=>

Nonvehicular Pedestrian Pathways

Paved Paths

Paved paths are found within the more developed portions of the park, near the skatepark and the playgrounds, the picnic shelters, Cosca Lake, and immediately adjacent to the Clearwater Nature Center. Paved pedestrian walkways are constructed of cast-in-place concrete or asphalt paving. Cast-in-place concrete stairs with metal handrails are located throughout the North and West Core areas of the park. Wooden stairs are located in the trail system in the South Core area of the park.

Natural Trails

The park has a well developed natural trail system, primarily located in its western and northern sections. The system is extensive and connects the Clearwater Nature Center to Cosca Lake and the Thrift Schoolhouse, with additional trail loops extending to the tennis bubble and the west side of the athletic fields.

Recommendations for trail expansion were proposed in 2007 by IMBA (International Mountain Bicycle Association) in conjunction with the Department of Parks and Recreation staff for trails within the park, some that have been developed and others that remain on brochures as aspirational and planned trails. Many of the natural surface trails located within the woodlands in the north are



Trail sign for the blue trail, originating at the nature center, it continues around Cosca Lake. Photo credit: ESA, 2020.

segmented by color coding by name and by trail markers and blazes in the park. More recently, the Department of Park and Recreation staff has worked on realigning the existing natural trail system to reduce erosion by more closely following the contours and make the trail system more sustainable.

Brochures distributed in the park name and illustrate the color-coded trails, and identify paved trail links and segments. Proposed trails are also illustrated, although their noted date of completion - 2016 - has passed.

Maps on the proceeding pages display the existing trail network within and surrounding the park, and are built from the most recent inventory work completed by the Department of Park and Recreation. Many of the paved walkways indicated in other maps as “built area footprint” or “paved roads” are classified on these maps as part of the existing trails network. The map on page 48 shows both the existing and planned trails. Regional trail connections, from the Patuxent River to the Potomac River, are also noted and may one day expand connectivity to and with Cosca Regional Park.

The trail network within Cosca is isolated and does not provide much connectivity to the surrounding community. Planned trails include a hard surfaced trail along Piscataway Creek Stream Valley Park with a connecting trail from the stream valley park through the park’s acreage currently leased as farmland connecting with the Blue Trail near the Clearwater Nature Center. There is another planned trail for Old Branch Avenue, connecting to Cosca at its northern end with pedestrian/bicycle facilities.

Discussion concerning future trails has considered the Excelon utility corridor that bisects the park, where a potential trail would link the park with the Piscataway Stream Valley Park.

Adjacent Neighborhood Trail Networks

Many of the neighborhoods surrounding the park have their own internal trail systems, sidewalks, or footpaths. Some of these systems connect to Cosca Regional Park and its internal trail network. These existing and potential connector links are illustrated in the map on page 47.

Final DRAFT January 2021

Accessibility Challenges

Cosca Regional Park was primarily constructed prior to the passage of the Americans with Disabilities Act (ADA) in 1990. As new elements are added to the park and renovations completed, the park continues to move towards full compliance with current ADA standards.

Compliance with ADA Standards

A separate ADA compliance inspection was not performed as a part of the existing conditions assessment for the Master Park Development Plan. Any ADA deficiencies noted in this document were referenced from the following reports:

- *The Twenty-Year Capital Plan of Cosca Regional Park* prepared by EMG (2011, with on-site date of 2010)
- ADA Inspections Report for Cosca (2012/2014)

Many of the park features in the core of the park do not meet current ADA standards. Many of the pedestrian paths exceed the maximum allowable slope and do not incorporate ramps or railings. Two studies have documented concerns and issues related to compliance with the ADA requirements for paths and walkways within the park. Each are summarized in the tables on the following pages. Additional information such as the number of stairs or steep slopes for specific paths are noted on the diagrams that follow the tables.

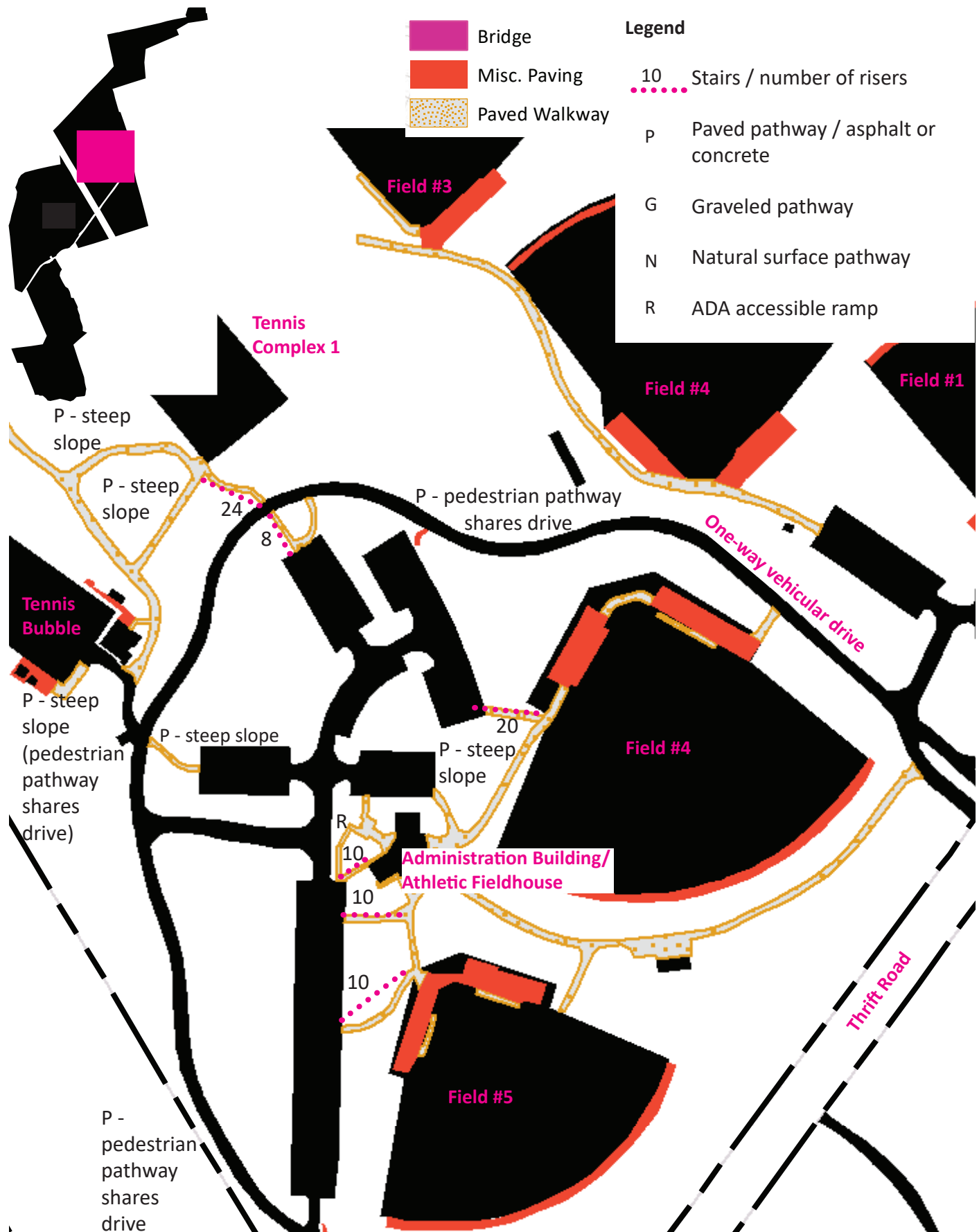
ADA Findings	
EMG Report (2011)	<ul style="list-style-type: none"> • Access aisle to tennis building is uneven with more than a 1/4" change in level • Lack of a compliant path of travel from accessible parking stalls to both sides of the group pavilion, the playground equipment, the water fountain, and sport court • Lack of a compliant path of travel from the upper parking areas to the boathouse and restroom • Lack of accessible path from the concession area to the dock area • Lack of an accessible path to the playground areas and the adjacent picnic shelter 2 • Picnic areas A and B are not accessible • Lack of an accessible path to the campsite restrooms and playground • Lack of an accessible path from the parking area to athletic field #1 • Lack of an accessible path from the parking area, across the main entrance drive to athletic field #4 • Lack of an accessible path from the parking area to the lighted, outdoor tennis court
ADA Findings - M-NCPPC - 2012 and 2014	<p>Ramps</p> <ul style="list-style-type: none"> • Ramp at Administration Building/ Athletic Fieldhouse exceeds maximum slope of 8.33% (9.2%); landing exceeds percent allowed for slope and is undersized (48" - 49" instead of 60" x 60"); handrails do not extend 12" beyond top and bottom of ramp • Ramp between parking area and upper playground exceeds 8.33% maximum slope (20.8%); and exceeds 2.08% cross slope (7.5%); and does not have handrails on each side as required (rise of 6" or 72" in length) • Ramp between picnic area side A and upper playground exceeds 8.33% maximum slope (15.6%); and exceeds 2.08% cross slope (4.5%); handrails are located on only one side - required on both sides; handrails do not extend 12" beyond top and bottom of ramp • Ramp to deck at Clearwater Nature Center exceeds 8.33% maximum slope (11.9%); level landing at top and bottom of ramp exceed maximum slope (4.1%); gripping surface top exceeds 34" - 38" (42"); handrails are not continuous; handrails do not extend 12" beyond the top and bottom of ramp onto landing • Ramp at boathouse exceeds 8.33 maximum slope (wooden ramp to dock 8.5%); level landing exceeds maximum slope (3.1%); handrails are not continuous <p>Picnic shelters</p> <ul style="list-style-type: none"> • Access to shelter 1 on picnic area side A - path not flush with slab maximum difference is <.25" (8.5") • Accessible entry to shelter 4 exceeds maximum cross slope (7.1%) • Accessible entry to shelter 2/5 Side A - path not flush with slab, maximum difference is <.25" (5.25") • Accessible entry to shelter 6 - path not flush with slab, maximum difference is <.25" (2.25"); running slope exceeds 8.33% (9.6%) • Accessible entry to shelter 3, picnic side A - path not flush with slab, maximum difference is <.25" (8 7/8") • Accessible entry to shelter 8 exceeds maximum cross slope (2.6%) • Accessible entry to shelter 9 - path not flush with slab, maximum difference is <.25" (1.755"); running slope exceeds 8.33% (18.1%) • Accessible entry to shelter 10 - path not flush with slab, maximum difference is <.25" (1.5"); cross slope exceeds 2.8% (5.2%)

ADA Findings, Continued	
<p>ADA Findings - M-NCPPC - 2012 and 2014</p>	<p>Stairs</p> <ul style="list-style-type: none"> • Stairs leading to athletic field #4 from parking lot - no detectable warning strip on top step; handrails do not extend 12" to width of tread and 12" beyond bottom stair; top of gripping surface 31.5" and inconsistent height does not meet 34"-38" requirement above walking surface • Stairs leading to tennis bubble from parking lot - no detectable warning strip on top stair; handrails are not included on both sides of stairs; handrails do not extend to the width of tread and 12" beyond bottom stair; top of gripping surface 29.5" does not meet 34"-38" requirement above walking surface • Stairs leading to lake - no detectable warning strip on top stair; no handrails (split rail fence on one side) • Stairs from picnic area side B to lake - timber stairs do not have a detectable warning strip; handrails do not extend to the width of tread and 12" beyond bottom stair (5"); top of gripping surface 36"-47" does not meet 34"-38" requirement above walking surface • Stairs leading to athletic field #5 from parking lot - no detectable warning strip on top stair; handrail does not meet extension to width of tread and 12" beyond bottom stair (15") • Stairs (timber) between picnic area side B and lake - no detectable warning strip at top of stair run; no continuous handrail • Stair from foot path to lake - stair risers are not between 4" - 7" (8"); treads are not 11" (8 7/8"); only one side of risers is closed - all must be closed; tread openings are not <0.5" and in the opposite direction of travel (6.5"); handrails do not extend to width of tread and 12" beyond bottom stair; top of the gripping surface 18 1/2" does not meet 34"-38" requirement above walking surface; gripping surfaces are interrupted by vertical dowels; handrails are not free of sharp edges and abrasive elements • Stairs from boathouse to train ride - no detectable warning strip at top of stair run; handrail not provided on both sides of stairs (split rail fence on one side) • Stair 10 - no detectable warning strip at top of stair run; no continuous handrail (split rail fence on both sides) • Stair 11 leading to athletic field #5 from parking lot - no detectable warning strip at top of stair run • Stair 12 picnic area side A upper playground to lower playground to lake - no detectable warning strip at top of stair run; no continuous handrail on both sides (only one side) • Stair 13 leading to Administration Office from parking lot - no detectable warning strip at top of stair run • Stair 14 picnic area B to upper playground - no detectable warning strip at top of stair run; no continuous hand railings (no hand railings) • Stair 15 Outdoor tennis court from parking lot - no detectable warning at the top of stair run; no continuous handrails (no handrails) • Stair 16 picnic area side B to small red bridge - no detectable warning strip at the top of stair run; no continuous handrail on both sides (split rail fencing on both sides)

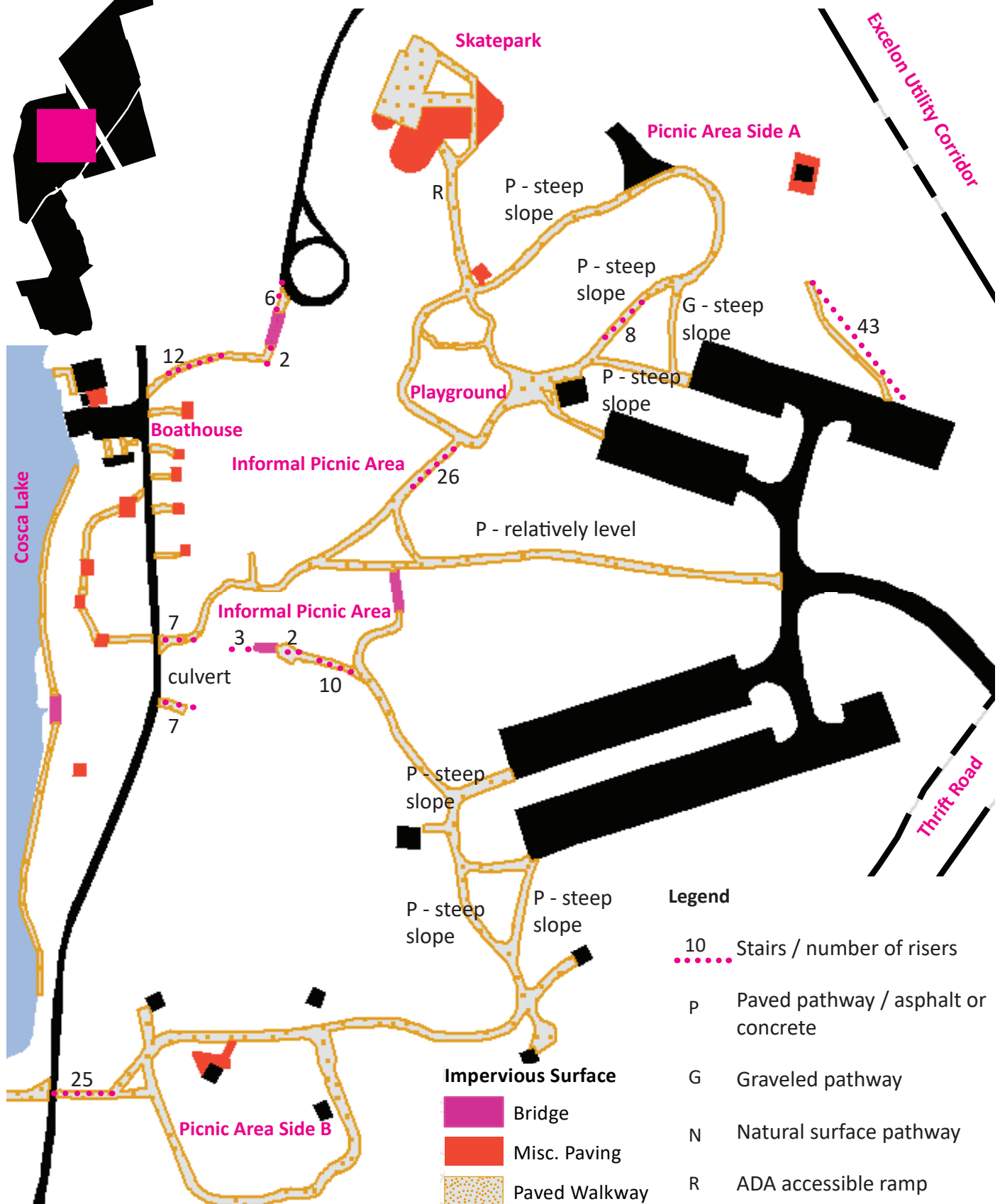
ADA Findings, Continued	
<p>ADA Findings - M-NCPPC - 2012 and 2014</p>	<p>Accessible Route</p> <ul style="list-style-type: none"> • Group pavilion - amenities not connected by accessible route; cross slope exceeded (4.7%); running slope of 5% exceeded (10.8%) • Picnic area, lake, playground - no marked pedestrian path at vehicular way; park amenities not linked by accessible route; head clearance impacted by tree overhang; change in level excess <0.25 in multiple places (1 3/8" - 2.75"); gaps exceed 0.5" (1 3/8" - 8"); cross slope of 2.08% exceeded in multiple places (4.8%- 9.4%); running slope 5% or less exceeded in multiple places (11.5%- 19.2%); no accessible route between picnic area and playground - all gravel for main entry • Athletic fields - Fields are not connected by an accessible route with exception of athletic field #1; marked pedestrian path at vehicular way inconsistent and accessible parking spaces on opposite end of parking lot: amenities are not connected by accessible route; head clearance does not meet standards; change in level <0.25" exceeded (2"); gaps at 0.5" maximum exceeded (1.5" - 84"); cross slope exceeds 2.08% (4.3% - 9.4%); running slopes exceeds 5% (7.5% - 23.2%); does not meet standard of at least 1 accessible route to each amenity

NORTH CORE AREA: PEDESTRIAN PATHWAYS

Athletic Fields, Tennis Bubble, Administration Building / Athletic Fieldhouse

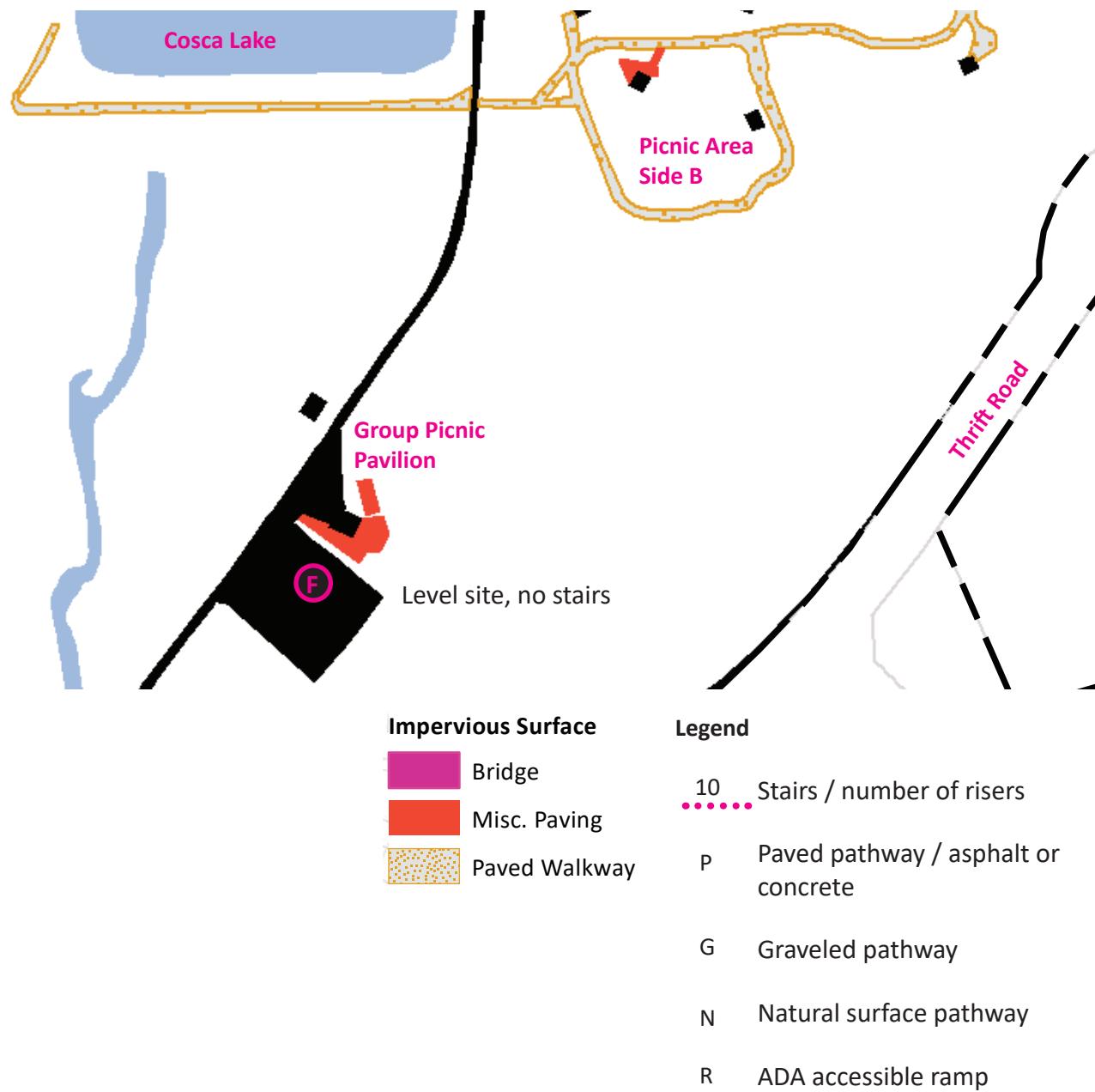


Playground, Skatepark, Boathouse, Picnic Area Sides A and B, and Cosca Lake

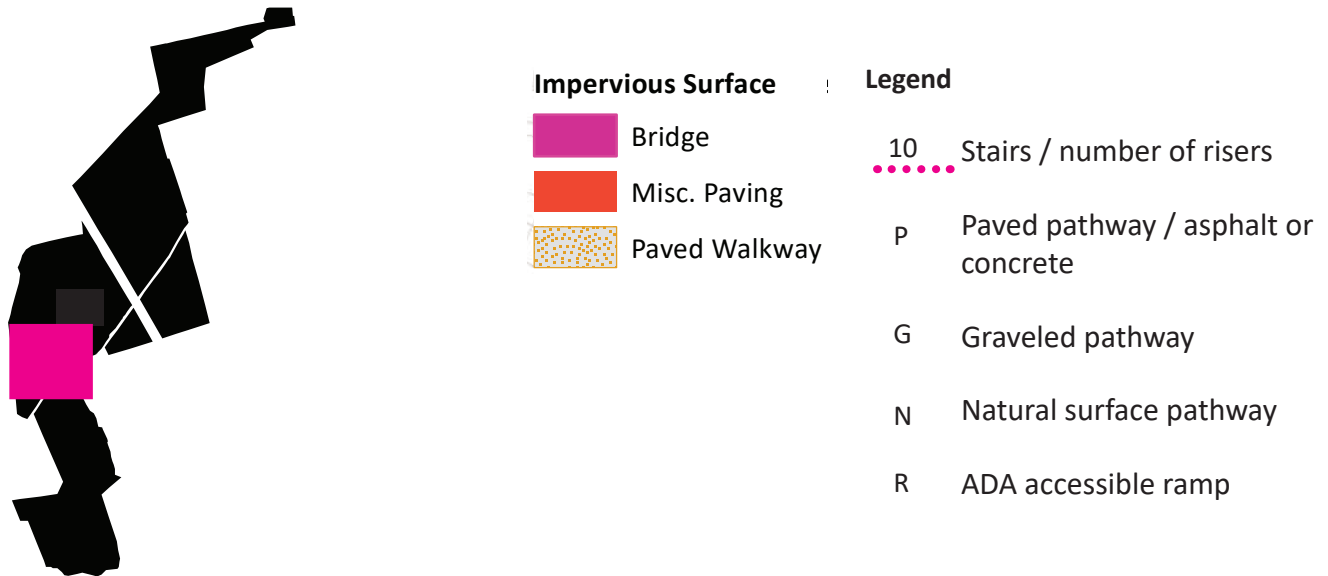


WEST CORE AREA: PEDESTRIAN PATHWAYS, CONTINUED

Group Pavilion

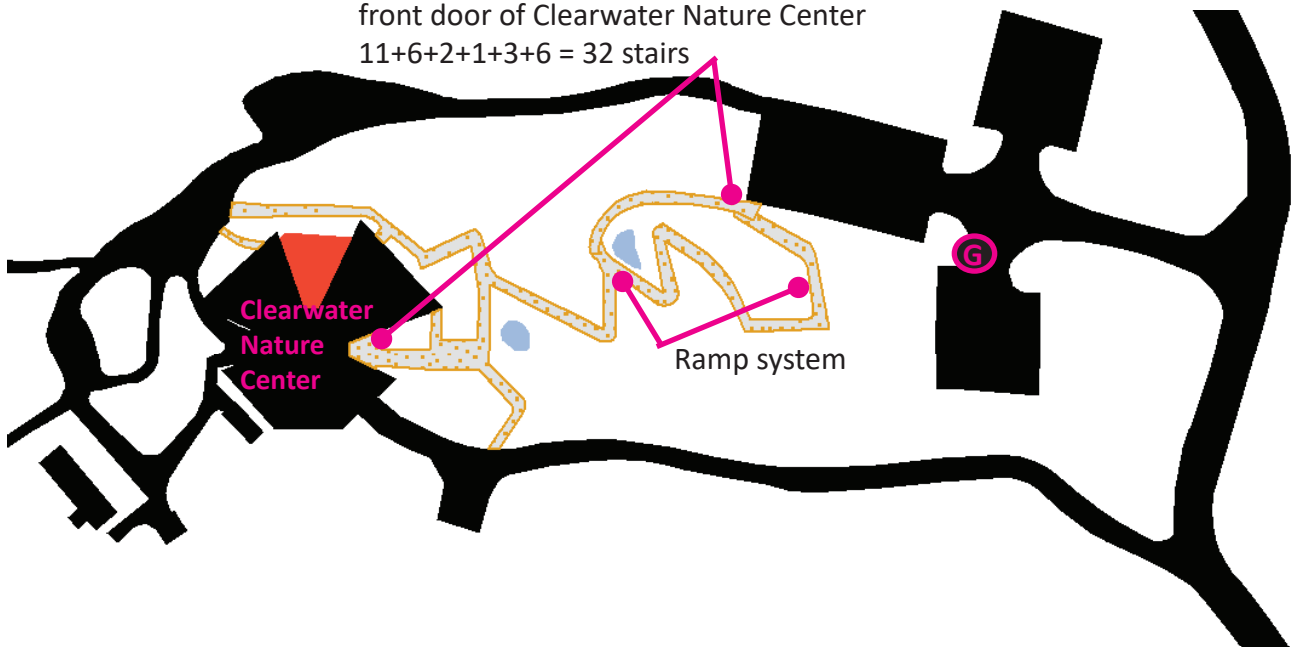


SOUTH CORE AREA: PEDESTRIAN PATHWAYS

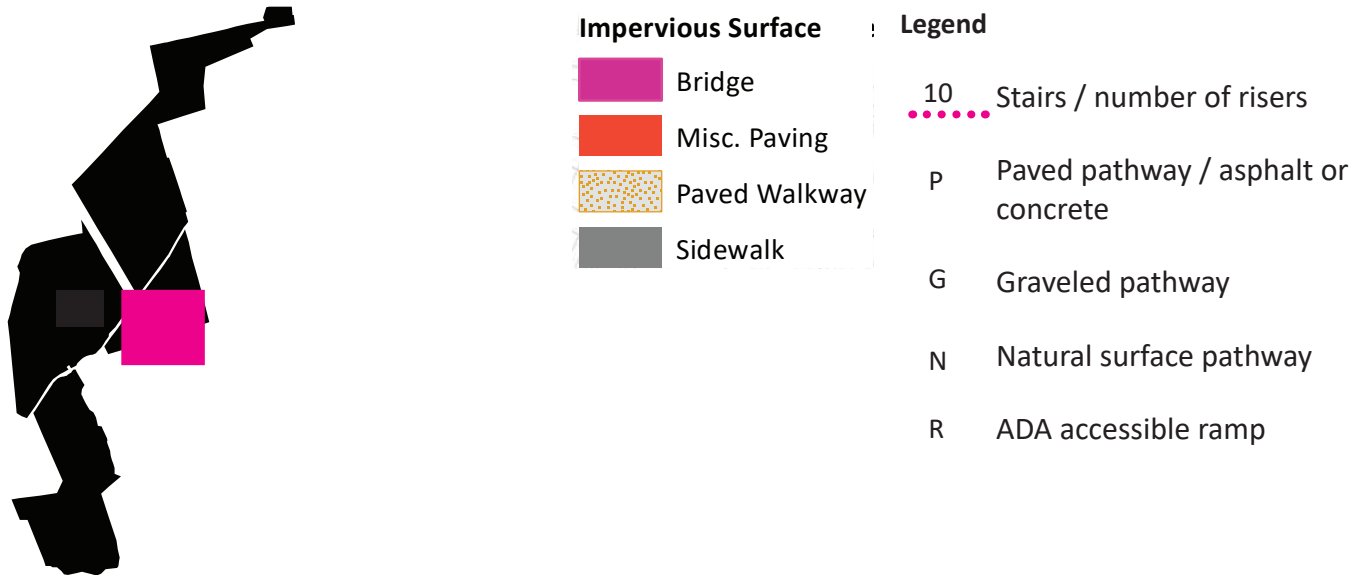


Clearwater Nature Center and Thrift Schoolhouse

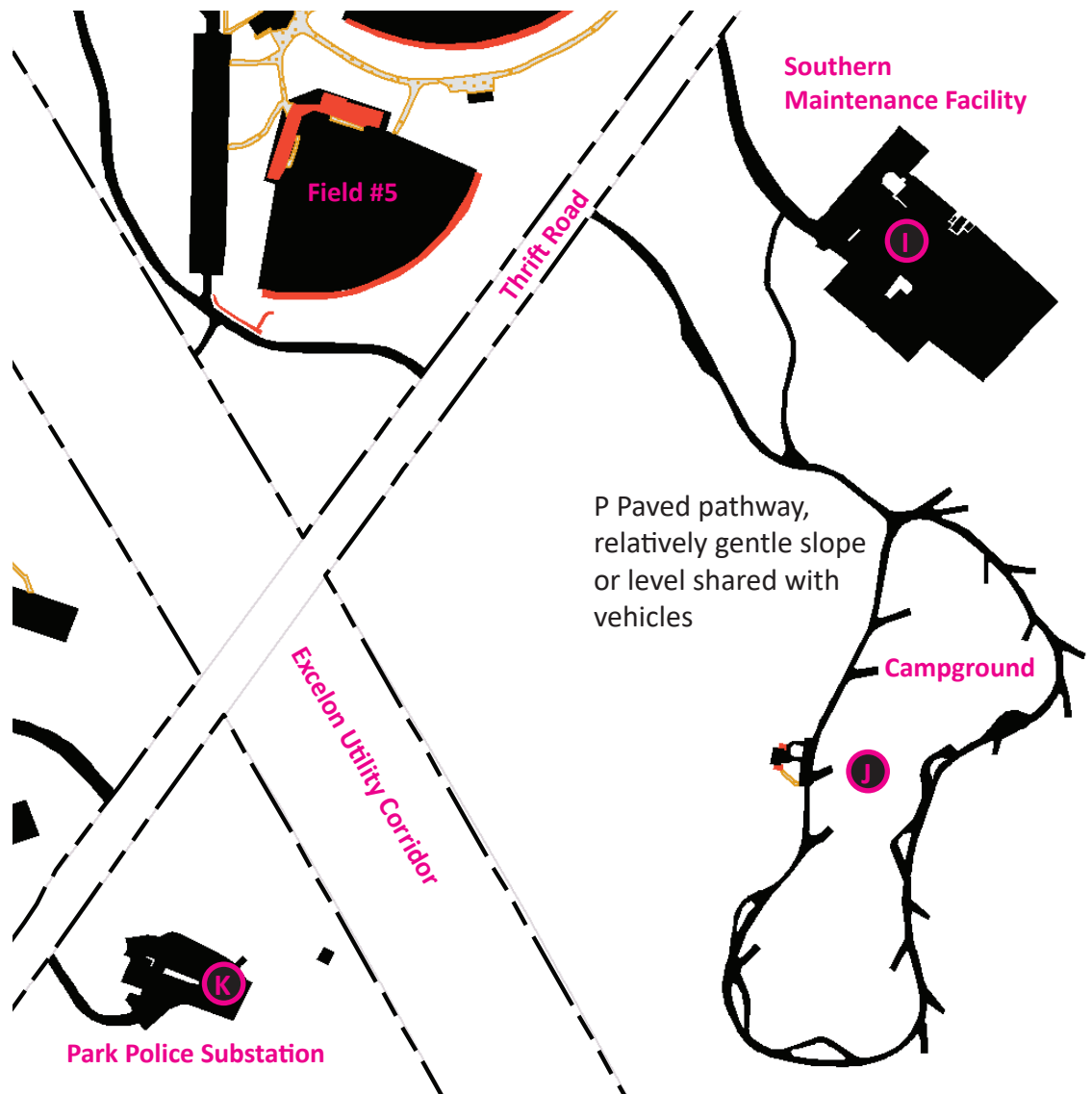
Stairs (interspersed with landings) from parking lot to front door of Clearwater Nature Center
 $11+6+2+1+3+6 = 32$ stairs



EAST CORE AREA: PEDESTRIAN PATHWAYS



Southern Maintenance Facility, Campground, and Park Police Substation



UTILITIES

EXISTING UTILITIES WITHIN THE PARK

Portions of Cosca Regional Park are served by electrical (Excelon, formerly known as Pepco), sanitary sewer (private septic tank), storm sewer (WSSC), public water (WSSC), well water (private well), propane gas (Suburban Propane), and communication lines. The park is not currently served by natural gas lines.

Electric

The park is served by overhead utility lines for electrical service. Distribution and the amount of service available is of concern throughout the park.

New electrical service is desired for the picnic shelters for power needs such as microphone use, amplified music, or phone charging and throughout the park to allow for cell phone recharging and special event support. Upgraded service is desired at the campground to support modern demands from RV campers (refrigerator, tv, microwave, etc.) and increased power at the group pavilion to support event use, festivals, and concerts.

The park does not have much pedestrian-scaled lighting, other than the series of pedestrian fixtures along the one-way drive near the athletic fields and at the Clearwater Nature Center. Additional lighting that can be controlled for use in conjunction with evening events is desirable.



Changing campground uses put pressure on current electrical supply

Solar

Currently there are no solar powered facilities within the park. However, consideration should be given to the addition of site furniture with built-in solar recharging stations for cell phones and other small equipment, and potentially the incorporation of solar on roofs of new and renovated facilities. Long-term, explorations for creating a solar farm, perhaps in conjunction with the Excelon utility corridor should be explored.

WIFI

There is no public wifi service currently available in the park. A desire for such service is particularly wanted at the campground and for the picnic shelters.

Potable Water

Cosca Regional Park is served by wells and public water. The current piping for potable water is a 'mash-up' of galvanized, ductile, and plastic pipe. Wells are used to irrigate the two baseball infields, the well pumphouse is located near the parking lot at the athletic fields. Clearwater Nature Center is also served by well water. Public potable water is supplied to the park from the 12" water mainline in Thrift Road. Currently the tie-in points are with 3" lines, which given the change in practice to a standard pipe size of 2" or 4" (3" parts are no longer used and are hard to replace) should be upgraded to 4" lines. Existing water pressure, potential tie in locations, and service needs need to be identified.

The park currently does not have fire hydrants within the park, there are WSSC hydrants along Thrift Road. Water pressure, anecdotally, is good and is adequate for park needs at this time.

WSSC is in the process of upgrading the water line in Thrift Road from Surratts Road to Brandywine. Park staff spoke of numerous water main breaks in the section of Thrift Road in the park, which then clog the filters within the park system with sediment.

New or expanded public water service is possible within the park. Confirmation from Development Services (301-206-8650) at WSSC is necessary once the needs are established. Per a phone



ADA compliant water fountains are located throughout the park's developed area

conversation with WSSC, water service availability can be an issue.

Sanitary Sewer/Septic System

The 2011 EMG report noted that the sanitary sewer septic collection system was in good to fair condition. The system was reported to incur occasional clogging, but most of the septic tanks were in good working order.

Additional information gained through field work and interviews in 2020 indicates that most if not all of the septic drainfields are 40 -50 years old. It is unknown if alternate field locations have been identified or protected, any identification of new field locations would require the involvement of the Health Department.

Park features within Cosca that are served by septic systems include:

- Tennis bubble and outdoor courts (restroom is inside tennis facility)
- Park Police Substation (restroom is not open to the general public)
- Campground (restroom includes public showers)

- Administration Building/Athletic Fieldhouse (restrooms are located within the facility for staff and outside of the facility for the public)
- Southern Maintenance Facility (restroom is not open to the general public)

Sewer capacity issues have limited park operations from hosting large events, even with supplemental portable toilet units. Septic tank capacity is as follows:

- Campground - 1500 gallon (This is the capacity for the restroom/ shower facility)
- Southern Maintenance Facility - 1000 gallon
- Administration Building/ Athletic Fieldhouse - 1500 gallon

Public sanitary sewer service is available and provided in the park by WSSC. A 27" sanitary sewer mainline crosses through the park, from the northern end along Butler Branch, to the eastern side of Cosca Lake, and then exiting the park near the Boniwood neighborhood. Restrooms and facilities served by public sanitary sewer service include:

- Clearwater Nature Center
- Cosca Lake (next to the boathouse)
- Picnic shelter side A and upper playground
- Picnic shelter side B

Follow up with WSSC Development Services at 301-206-8650 is required to determine future tap locations and their cost. There is not a capacity issue with sanitary sewer service, it is a cost consideration for tap fees and line installation.⁷

Storm Sewer

There are few structures within the park specifically dedicated to stormwater management. There are some culverts under paved paths and drives. Stormwater is primarily handled via sheet flow and drainage ditches adjacent to the road system. Recent efforts to manage stormwater and subsequent soil erosion have resulted in improved maintenance and horticultural practices.

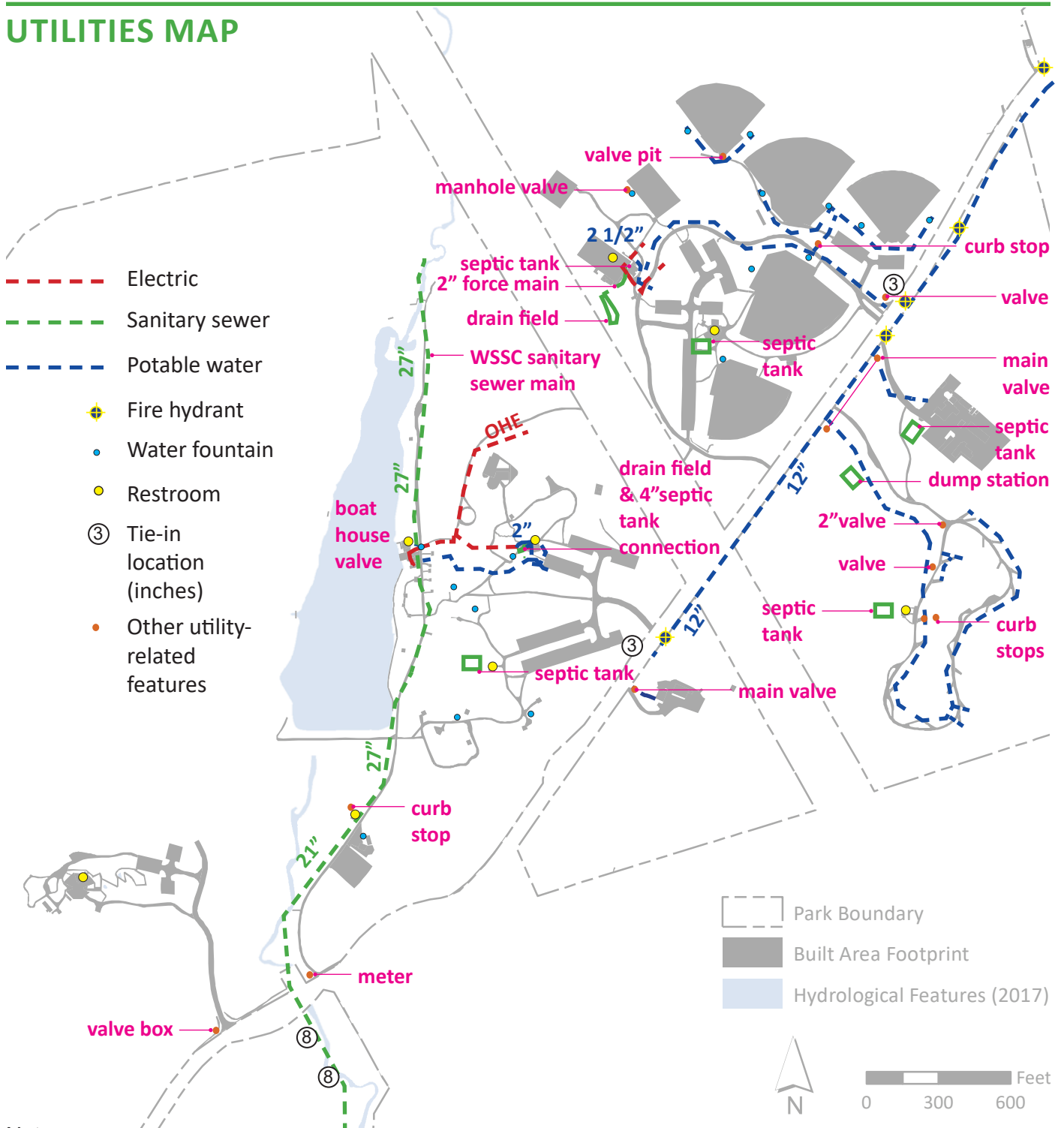
Propane Gas / Natural Gas

Park facilities currently rely upon propane tanks for back up service at the Park Police Substation, the tennis bubble, and the Southern Maintenance Yard.

There is currently no natural gas service in the park. Washington Gas should be able to confirm if the park is in an existing or proposed service area and if so, can service be extended into the park. The tennis bubble is inflated using electrical power, with propane serving as a back up. Should there be an electrical power outage, and the propane tank is emptied, the bubble will collapse.

⁷ Phone conversation with Rob Gleeson, WSSC.
July 17, 2020
Final DRAFT January 2021

UTILITIES MAP



Notes:

- 1) Utility linework and symbols shown on map are approximate and traced from multiple sources.
- 2) Data sources include the following plan archives provided by M-NCPPC (2020):
 - 2012 Skatepark Plans from URS (electric, potable water)
 - 2006 WSSC Plans (water and sewer)
 - 1999 Forebay and Dredging Plans
 - 1997 Restroom Building Site Plan (sanitary sewer, septic, potable water)
 - 1990 Boathouse Topographic Survey (sanitary sewer or potable water line)
 - 2011 URS Utility Mapping (area around boathouse, large playground, skatepark, picnic area A) (electric, potable water)
 - 1976 Racquet Club and Tennis Bubble Plans (potable water, electric, septic)
- 3) Data Sources also include utility notes provided by M-NCPPC (2020).

WAYFINDING

PARK SIGNS

Cosca Regional Park has minimal wayfinding or directional signage, beyond park entry signs and trail signs. Visitors frequently relayed confusion in their ability to move from one park activity area to another, some saying that they gave up trying to find for example the Clearwater Nature Center from the upper playground.

Similarly, the natural surface trails and trail signs are undergoing changes, with trails being rerouted to be located in a more sustainable form. Trail signs from several generations of signs remain in the park, and can confuse a hiker in some points, particularly on the orange and green trails west of Cosca Lake.

No signs invite visitors into the northern, undeveloped section of the park, although there are numerous informal hiking trails (and ATV use) in this area.

M-NCPPC and the Prince George's County Department of Parks and Recreation do not have standard wayfinding signs for their park system. This provides both an opportunity and a challenge to generate a systemic, attractive wayfinding sign package for Cosca. Current entry sign vocabularies vary, from the standard 'reader board' digital style monument sign at the entry by the athletic fields, to a more standard 'park font' routed or pseudo-routed and painted wooden sign at most of the park entries and park activity areas. A totally different sign vocabulary is employed at the Clearwater Nature Center with a monumental concrete retaining wall/formed sign and stacked stone pillars with lights at the driveway entrance.

Better and more well-located directional signage to draw people to the park is also needed. Specific needs are for travelers approaching from the south via Tippet Road.

ADA ACCESSIBILITY

PARK FEATURES AND CONNECTIVITY

Cosca Regional Park was primarily constructed before the 1990 Americans with Disabilities Act was signed into law. As park features have been renovated over the years, efforts have been made to bring those features into compliance. There is still work to be done, as identified in this document drawn from the EMG Report in 2011 and the M-NCPPC review in 2012 and 2014. An independent assessment is not a part of this report.

It is particularly challenging to connect all of the portions of Cosca with an ADA accessible route due to its natural topography, with more than a 115 foot difference in elevation from one part of the park to another. But, the Master Park Development Plan should try. And at a minimum, accessible routes between accessible parking spaces and park features should be standard within each activity area.

M-NCPPC is currently working on a mapping system that will display which activities in the park and throughout the overall system are accessible and the degree to which they are accessible⁸.

⁸ Interview with Rose Harris, July 6, 2020.

PARK CHARACTER- DEFINING ELEMENTS

WHAT MAKES COSCA REGIONAL PARK MEMORABLE?

Cosca Lake—waterfront

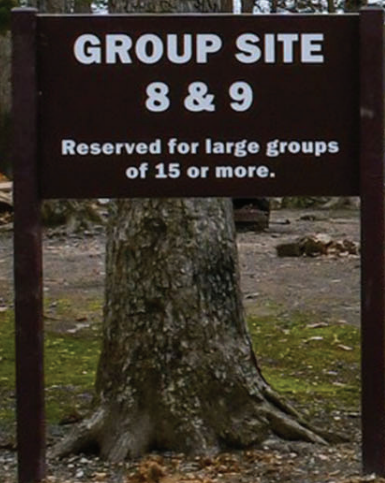
Through site observations and interviews, Cosca Lake itself kept coming forward as to what was special and unique about Cosca Regional Park. The park is the only regional park in the system to have such a water feature, and at a scale that once was home to a thriving boathouse and paddleboat and kayak rental service. Although the boathouse and boat rental facility is currently on hiatus, the lake continues to be stocked by the Maryland Department of Natural Resources (DNR) for fishing.

Landform

The park, at just over 800 acres, is immense. Its landform of steep hillsides incised with existing or ancient stream valleys serves to create a series of mini-parks within the overall property. Rethinking how to better provide accessible pedestrian and vehicular connectivity, and identifying activities that work well in the context of the site's topography will be two challenges in the upcoming master plan in the context of the site's landform. Make the topography an asset, find activities that fit well with the park's landform, use the terrain to the park's advantage.

Woodlands and Agricultural Lands

The size of Cosca Regional Park's woodlands and agricultural lands lends portions of the park valuable natural and cultural resource value. In particular, expansive areas of the native woodlands provide important habitat for interior forest loving woodland birds. As the surrounding metropolitan area becomes more developed and urbanized, there are fewer significant stands of unfragmented woodlands and those that remain are precious and should be cherished.



COMPETITIVE / COMPARABLE FACILITIES

COMPS AND TRENDS

Cosca Regional Park provides a wide range of recreational activities to serve the needs of users. The full complement of activities and facilities available in one location at Cosca is unique in the metropolitan Washington, D.C., area. Each of the studied Cosca land uses is available at parks within a 30 mile or 45-minute drive time radius. CHMGS created a listing of parks in the region with comparable facilities, and then undertook secondary market research to identify competitive and/or comparable park operations. Our list of comparable and competitive facilities focused on parks with facilities like those found at Cosca including fields, nature centers, tennis bubbles, and

other park components. The following tables summarize the competitive/comparable supply of facilities by land uses and observations of how they relate to Cosca Regional Park.

PICNIC SHELTER

CHMGS considered the competitive/comparable set to include those picnic facilities located within other M-NCPPC Regional and neighborhood parks as well as other park authorities with picnic areas within the geographic drawing area. This comparison identified that Cosca Regional Park's large picnic pavilion (e.g., 250 people) is a unique asset in the market due to its size. The Pavilions occupancy profile of over 70 percent usage indicates that it is a highly desirable asset. Most of the other picnic pavilions are smaller in size, ranging from 50 to 100. It is interesting to note that at M-NCPPC neighborhood parks, the 50-person picnic areas are priced higher than those at the Cosca Regional Park.

Picnic Shelters	Location	Operator	Distance from Cosca	Site Count	Size	Pricing	
						PG/MG Residents	Non Residents
M-NCPPC: Prince Georges County							
Cosca Regional Park	Clinton, MD	M-NCPPC		7			
The Pavilion				1	250	\$425	\$550
Shelters #1 to 4				4	100	\$225	\$325
Shelters # 5 and 6				2	50	\$125	N/A
Watkins Regional Park	Upper Marlboro, MD	M-NCPPC	20	15			
#0-4				5	150	\$325	\$425
#5 to9				5	100	\$225	N/A
#10-14				5	50	\$125	N/A
Neighborhood Parks							
Acredale	College Park,MD	M-NCPPC		1	50	\$200	N/A
Authority Village Park	Suitland,MD	M-NCPPC		1	50	\$200	N/A
Calvert Park	College Park,MD	M-NCPPC		1	40	\$200	N/A
Fairwood Park	Bowie,MD	M-NCPPC		1	50	\$200	N/A
Fletcher Park	Riverdale,MD	M-NCPPC		2	100/100	\$200	N/A
Highbridge Park	Bowie,MD	M-NCPPC		1	100	\$200	N/A
North Barnaby Park	Temple Hills,MD	M-NCPPC		1	50	\$200	N/A
Oxon Run Park Shelter	Temple Hills,MD	M-NCPPC		1	100	\$200	N/A
Paint Branch Shelter	College Park ,MD	M-NCPPC		1	50	\$200	N/A
Rose Valley Park	Ft. Washington,MD	M-NCPPC		1	100	\$200	N/A
Temple Hills Park	Temple Hills,MD	M-NCPPC		1	100	\$200	N/A
University Hills Park	Adelphi,MD	M-NCPPC		1	50	\$200	N/A
Walker Mill Regional Park	District Heights	M-NCPPC		1	100	\$200	N/A
M-NCPPC- Montgomery County							
Cabin John Regional Park	Rockville, MD	M-NCPPC	29	11	40	\$170	\$200
Wheaton Regional Park	Wheaton, MD	M-NCPPC	31	8	40	\$170	\$200
Black Hills Regional Park	Boys, MD	M-NCPPC		5/5	40/100	\$250	\$300
Fairfax County Park Authority							
Lake Accotink	Springfield, VA	FCPA	30				
Picnic Area 1					150	\$100 M-TH \$125 S/SN	
Picnic Area 2					125	\$75 M-TH \$90 S/SN	
Picnic Area 3					125	\$100 M-TH \$125 S/SN	
Picnic Area 4					90	\$75 M-TH \$85 S/SN	
Small Shelter					40	\$85 M-TH \$110 S/SN	
Large Shelter					180	\$225 M-TH \$335 S/SN	
McLaren Sargent Shelter					185	\$250 M-TH \$350 S/SN	

CAMPGROUNDS

The Cosca Regional Park campgrounds are unique to the market in that they provide water and electric utilities. The only other proximate campground with utilities is the Cedarville State Forest Campground.

Most of the other campgrounds in the market have less than 30 sites, except for the NPS's Greenbelt Park a 157-site campground. Cosca Regional Park's nonresident rates are comparable to the market, but their resident rates are significantly below the market (e.g. \$15 vs. \$20 to \$25).

Campgrounds	Cosca Regional Park	Watkins Regional Park	Patuxent River Park Pavilion & Campsite Area Jug Bay	Greenbelt Park	Cedarville State Forest Campground
Location	Clinton, MD	Upper Marlboro, MD	Patuxent, MD	Greenbelt, MD	Brandywine, MD
Operator	M-NCPPC: PG	M-NCPPC: PG	M-NCPPC: PG	NPS - Agency	MDDNR
Distance from Cosca		20	15	24	13
Total # of Sites	25	25	6	157	33
# of Sites: Primitive/No Electric	N/A	25	N/A	157	17
Rates: Primitive/No Electric	\$12R/\$20NR/\$10S	\$12R/\$20NR	N/A	\$20	\$18.49
# of Sites: W/E	23	N/A	N/A	N/A	9
Rates: W/E	\$15R/\$23NR/\$13S	N/A	N/A	N/A	\$24.49
# Sites: W/E/S	N/A	N/A	N/A	N/A	N/A
Rates: W/E/S	N/A	N/A	N/A	N/A	N/A
# of Sites: Cabins	N/A	N/A	N/A	N/A	N/A
Rates: Cabins	N/A	N/A	N/A	N/A	N/A
# of Sites: Group	2	Included above	6	30 Group Only	7
Rates: Group	\$30R/\$45NR (15 People) \$2R/\$3NR Per person	\$30R/\$45NR (15 People) \$2R/\$3NR Per person	\$15R/\$20NR (15 People) \$25R/\$33 NR (25 People)	\$100 (0-99)/\$150 (100-149)/\$225 (150-200)	\$11.75 Group Camping/ \$96.75 (100 P) \$196.75 (200 P)

SOFTBALL AND BASEBALL FIELDS

Cosca Regional Park field inventory is like Fairland's, less than Watkins and more than Walker Mill's. Field prices are lower at the M-NCPPC: Prince George's than Montgomery County sites.

Multipurpose Fields	Cosca	Watkins Regional Park	Walker Mill Regional Park	Fairland Recreation Park
Location	Clinton, MD	Upper Marlboro, MD	District Heights, MD	Laurel, MD
Operator	M-NCPPC: PG	M-NCPPC: PG	M-NCPPC: PG	M-NCPPC: M
Distance from Cosca		20	15	32
Site Count	5	6	3	5
Softball	3	5	2	2
Baseball	2		1	
Soccer				3
Football		1		
Hourly Rental Rates- Natural Grass Fields				
Youth				
Lights	\$20.00	\$20.00	\$20.00	\$33.00
No Lights	\$10.00	\$10.00	\$10.00	\$18.00
Adult				
Lights	\$40.00	\$40.00	\$40.00	\$42.00
No Lights	\$20.00	\$20.00	\$20.00	\$27.00

NATURE CENTERS AND EDUCATIONAL FARMS

Both the M-NCPPC Prince George's and Montgomery County provide nature centers at their regional parks. Programming at each of the facilities is similar including programs and activities for drop in and scheduled classes (e.g., spring and summer

camps), and outreach events. The Cosca facility's aviary and butterfly garden are unique attributes. The only facilities offering overnight environmental education programs are the Schmidt and Hard Bargain Farm Environmental Center. These locations are providing curriculum based overnight education as part of the Prince George's County Schools. Cosca does support Prince George's County Schools with day use programming support.

		Watkins Regional Park	Merkle Wildlife Sanctuary and Visitor Center	Schmidt Outdoor Education Center	Hard Bargain Farm Environmental Center
Nature Centers	Cosca Regional Park				
Distance from Cosca		22	18	14	12
Location	Clinton, MD	Upper Marlboro, MD	Upper Marlboro, MD	Brandywine, MD	Accokeek, MD
Operator	M-NCPPC: PG	M-NCPPC:PG	Maryland State Parks	Prince Georges County Schools	Alice Ferguson Foundation
Farm	N	Y	N	N	Y
Wildlife/Birds	Y	Y	Y	Y	Y
School Day Camps	Y	Y	Y	Y	Y
School Overnight Camps	N	N	N	Y	Y
Free and Fee Programming	Y	Y	Y	Y	Y

TENNIS

There is a substantial supply of indoor tennis bubbles within the comparable market; however, few are in the southern part of the county. Therefore, Cosca benefits from its southern most

location. Discussions with properties identified, that while the location of tennis facilities in a park setting provides for an attractive setting, is not critical for rental and program success. The pricing of the Cosca indoor courts is lower than the competitive market and yet their condition is superior based upon their recent renovation.

Tennis Courts	Cosca Regional Park	Watkins Regional Park	Fairland Tennis Bubble	East Potomac Tennis Center
Indoor Courts	4	5	6	5
Outdoor Courts	6	4	8	19
Location	Clinton, MD	Upper Marlboro, MD	Laurel, MD	Washington, DC
Operator	M-NCPPC:PG	M-NCPPC: PG	M-NCPPC: PG	NPS/GSI
Distance from Cosca		20	35	20
Indoor Court Rates/Hourly Contract		TBD	TBD	
	(32 Week Season)			
	R \$12-\$14 M-F & \$20 S/SN //NR \$16-\$19 M-F & \$26 S/SN			
	Standard			
	Senior			
	Junior			
	Spot			
	(32 Week Season)			
	R \$19-\$25 M-F & \$25 S/SN //NR \$25-\$33 M-F & \$33 S/SN			\$33-\$45 Winter \$26 Summer
	Standard			
Private Lesson Rates	Senior			
	Junior			
	R \$16-17 M-F & \$17 S/SN //NR \$21-\$23 & \$23 S/SN			
Group Lesson Rates	\$9 R/ \$11.83 NR	\$10R/\$13 NR	\$16R/\$20.83NR	\$90 H \$26 H

SKATEPARKS

While there are numerous skateparks in the region, Cosca, is one of the few that provide the mix

of vert and street elements and are considered “intermediate” level. Most are located within other park settings, but none have the “graffiti” walls that are a feature of the Cosca Skatepark.

Skate Parks	Distance from Cosca	Location	Operator	Elements
Cosca Regional Park		Clinton, MD	MNPPC	Vert/Street
Melrose Skate Park	20	Hyattsville, MD	City of Hyattsville	Street
Mt. Rainer Skate Park	25	Mt. Rainer, MD	M-NCPPC:PG	Vert/Street
Sunnyside Skate Park	27	Beltsville, MD	M-NCPPC:PG	Vert
Walker Mill Skate Park	15	Walker Mill, MD	M-NCPPC:PG	Street
Greenbelt Skate Park	24	Greenbelt, MD	City of Greenbelt	Vert/Street

RECREATION TRENDS AND USAGE

The analysis contained within this report indicates that most recreational activities continue to experience stable or increasing usage based upon their availability during the seasons offered. The table below summarizes park activity usage trends for consideration by the master planning team.

Activity	Usage Trend	Recommendation
Picnic	Increasing	Consider adding up to five reservable picnic shelters in the park and upgrading the quality of the existing structures. Picnic shelters accommodating up to 100 people with adequate parking nearby should be considered.
Camping	Increasing	Consider reducing the number of campsites to 15, including consideration of up to three “camper cabins”. Evaluate creation of group campsites adjacent to the Clearwater Nature Center.
Athletic Fields	Increasing	Consider adding a rectangular field space to the Park. Consider converting one of the current triangle fields to include Astroturf
Boat Rentals	Decreasing	Evaluate improvements to the Boat house, dredging of the lake and adding developed trail system around the lake.
Nature Center	Stable	Consider adding additional outdoor amenities adjacent to the Nature Center. This would include a Nature Center Pavilion for programming and activities (e.g., and not public use), outdoor nature playground and group campsite.
Tennis	Increasing	Maintain and continue to improve the quality of indoor and outdoor courts.
Skate Parks	N/A	Consider adding “flat” areas, expand and create new concrete “graffiti” walls.



Final DRAFT

Existing Conditions Report - Volume II

Park Features: Inventory and Assessment

Louise F. Cosca Regional Park

January 2021

TABLE OF CONTENTS - VOLUME II

(Page numbers reflect PDF pages, including graphic only pages)

VOLUME II**PARK FEATURES: INVENTORY AND ASSESSMENT**

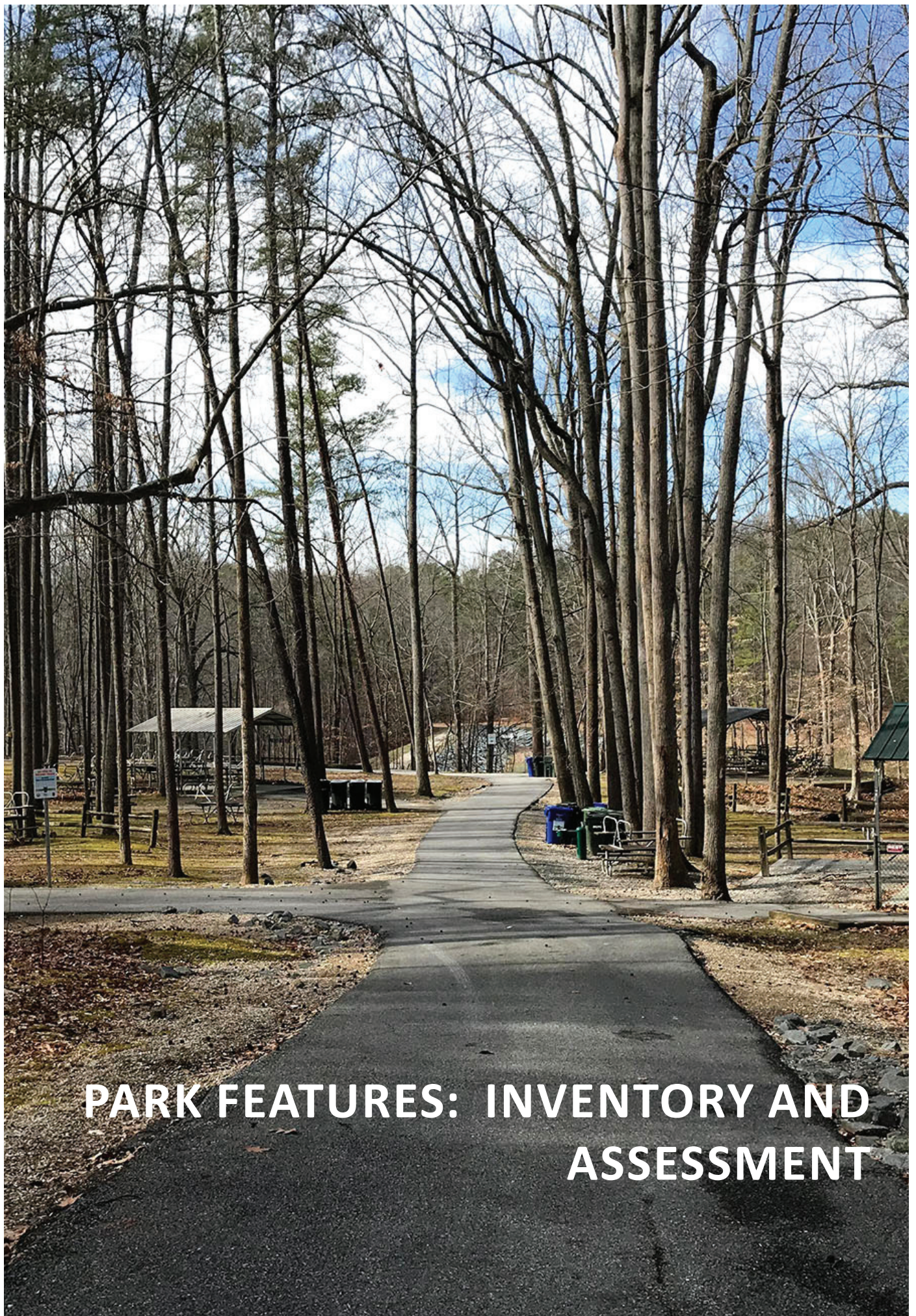
PARK FEATURES	2
NORTH CORE AREA	2
WEST CORE AREA	2
SOUTH CORE AREA	3
EAST CORE AREA	3
SPECIAL EVENTS	3
OVERVIEW	5
NORTH CORE AREA: PARK FEATURES	6
NORTH CORE AREA	6
ATHLETIC FIELDS	8
ACCESS AND PARKING	8
LIGHTING	9
AMENITIES	9
DESIRES	9
FIELD USAGE PATTERNS	15
TENNIS FACILITIES	18
TENNIS BUBBLE	19
OUTDOOR TENNIS COURTS	19
Outdoor Tennis Complex 1	19
Outdoor Tennis Complex 2	19
DESIRES	19
TENNIS COURT USAGE PATTERNS	30
ADMINISTRATION BUILDING/ ATHLETIC FIELDHOUSE	32
WEST CORE AREA: PARK FEATURES	36
WEST CORE AREA	36
COSCA LAKE	38
DESIRES	39
BOATHOUSE	40
DESIRES	41
BOAT RENTALS AND USAGE PATTERN	50

PICNIC AREAS	51
PICNIC SHELTER SIDE A	51
PICNIC SHELTER SIDE B	52
GROUP PAVILION	52
FAMILY AND INDIVIDUAL PICNIC AREAS	53
Informal Picnic Sites (Minor Picnic Areas)	53
DESIRES	53
PICNIC AREA USAGE PATTERNS	75
PLAYGROUNDS	78
UPPER PLAYGROUND	78
LOWER PLAYGROUND	79
INDIVIDUAL PLAY AREAS (MINOR PLAY AREAS)	79
SKATEPARK	91
DESIRES	92
SKATE PARK USAGE PATTERNS	96
SOUTH CORE AREA: PARK FEATURES	97
SOUTH CORE AREA	97
CLEARWATER NATURE CENTER	99
FACILITY	99
PARKING	100
TRAILS	100
DESIRES	100
CLEARWATER NATURE CENTER USAGE PATTERNS	109
THRIFT SCHOOLHOUSE	110
FACILITY	110
PARKING	111
DESIRES	111
EAST CORE AREA: PARK FEATURES	116
EAST CORE AREA	116
CAMPGROUND	118
FACILITY	118
TRAILS	118
DESIRES	118
CAMPGROUND USAGE PATTERN	129

SOUTHERN AREA MAINTENANCE FACILITY	131
DESIRES.....	131
PARK POLICE SUBSTATION	138
FACILITY.....	138
DESIRES.....	138

LIST OF TABLES

Table 1: Athletic Fields (Baseball and Softball).....	11
Table 2. Tennis Bubble.....	21
Table 3. Outdoor Tennis Complex 1.....	24
Table 4. Outdoor Tennis Complex 2.....	27
Table 5. Administration Building/ Athletic Fieldhouse.....	33
Table 6. Boathouse.....	43
Table 7. Paddle Boat Storage.....	46
Table 8. Restroom - Boathouse.....	48
Table 9. Picnic Area Side A.....	55
Table 10. Picnic Area Side B.....	59
Table 11. Restroom - Picnic Area Side B.....	64
Table 12. Group Picnic Pavilion.....	67
Table 13. Restroom - Group Picnic Pavilion.....	73
Table 14. Upper Playground.....	81
Table 15. Restroom - Playground.....	84
Table 16. Lower Playground.....	87
Table 17. Skatepark.....	94
Table 18. Clearwater Nature Center.....	102
Table 19. Clearwater Greenhouse.....	105
Table 20. Clearwater Bird Of Prey.....	107
Table 21. Thrift Schoolhouse.....	113
Table 22. Campground, Sites 1-8.....	121
Table 23. Campground, Sites 9-16.....	123
Table 24. Campground, Sites 17-25.....	125
Table 25. Restroom - Campground.....	127
Table 26. Southern Area Maintenance Facility.....	133
Table 27. Southern Buildings (Maintenance).....	135
Table 28. Park Police Substation.....	140



PARK FEATURES: INVENTORY AND ASSESSMENT

PARK FEATURES

Louis F. Cosca Regional Park's developed park features include playgrounds, athletic facilities, a skatepark, picnic shelters and pavilions, a boathouse and concession stand, a campground, tennis facilities, restrooms, a nature center, and a robust paved and natural surface trail system.

Developed areas for use by the general public are located in the core of the park, separated by the Excelon utility corridor into an East and West Core Area and by Thrift Road. The campground is on the eastern side of Thrift Road and the Thrift Schoolhouse is at the far southern end of the park.

Support services are provided in a centrally located administrative building, a maintenance facility and a Park Police Substation.

NORTH CORE AREA

This portion of the park has been in place since the park's early inception, the athletic fields appear on early maps of the park from the 1970s. Accessed by a two-way entrance off of Thrift Road, this area includes these park features:

- Athletic fields
- Tennis facilities (outdoor tennis courts 1 and 2 and tennis bubble with 4 indoor courts)
- Administrative Building/ Athletic Fieldhouse
- 2 Restrooms (tennis bubble, Administrative Office)

WEST CORE AREA

Some of the park features in this portion of the park also date from the park's inception. Cosca Lake was constructed in 1970, and the Clearwater Nature Center celebrated its 50th birthday in April 2020. Accessed by three noncontiguous drives off of Thrift Road, each serving a sub area, this area includes the following park features:

- Cosca Lake (fishing and recreational trails)
- Boathouse with concession stand and boat storage
- Picnic areas A and B
- Group picnic pavilion
- Lower and upper playgrounds
- Skatepark
- 5 Restrooms (upper playground, group picnic pavilion, boathouse, picnic area B, nature center)

SOUTH CORE AREA

The Clearwater Nature Center celebrated its 50th birthday in April 2020. Accessed by three noncontiguous drives off of Thrift Road, each serving a sub area, this area includes the following park features:

- Clearwater Nature Center
- Thrift Schoolhouse

EAST CORE AREA

The group and individual campground is located across Thrift Road from the active areas of the park. Served by a single drive access from Thrift Road, the developed campsites offer hookups and power for tent and RV camping. The site includes:

- 23 campsites
- 2 group sites
- 1 shower/restroom

South of the campground is a large parcel that is currently leased for commercial farming. Fenced and irrigated, its produce is sold in local markets.

The Park Police Substation, currently being used for K-9 dog training was formerly home to the mounted unit. It is located south of the campground.

Immediately north of and adjacent to the campground is the Southern Area Maintenance Facility, currently squeezed into a site that would benefit from expansion.

Icons are used to locate and identify the developed park features on the map on the following page.

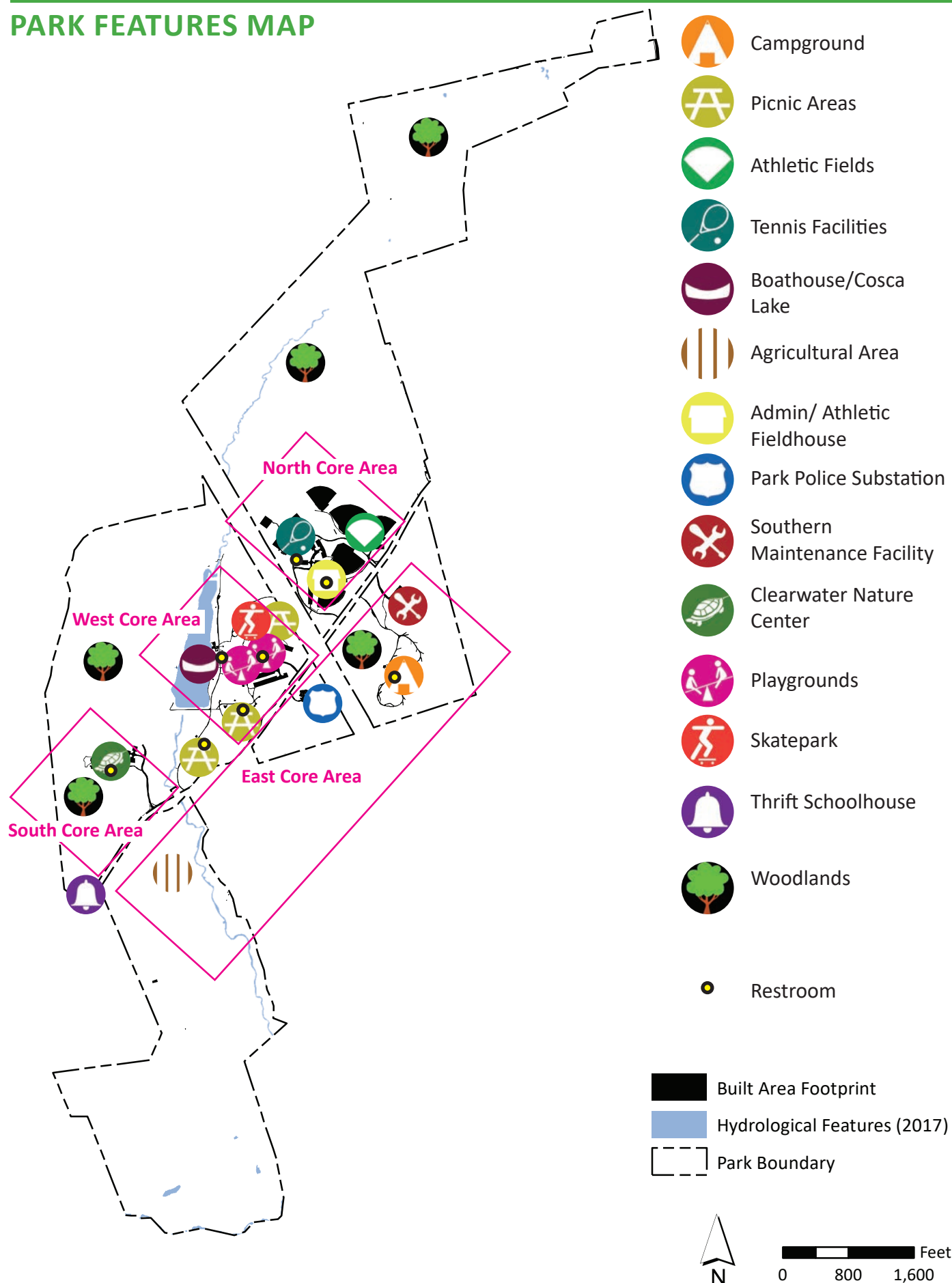
Following the overview, an inventory of each of the individual features is included, along with documentation and findings from prior studies and plans.

SPECIAL EVENTS

Cosca Regional Park hosts or has hosted in the past numerous special events and activities. From its origins as Clinton Regional Park and the 4th of July festivities to the recent wine festival with more than 1,400 attendees, movie nights, outdoor concerts, and pop ups, Cosca's outdoor spaces must be planned to better accommodate these uses.

Large level areas, with turf could serve as a multi-purpose area to house events or free, unstructured play activities. A covered facility or expanded group pavilion could be used for events where weather protection is needed. The current group pavilion is not programmed for event use as it is so often already rented for group use. Infrastructure limitations—parking, restrooms, utilities—must all be addressed to better support activities within the park.

PARK FEATURES MAP



OVERVIEW

Volume II of the *Cosca Regional Park Existing Conditions Report* contains a thorough physical inventory and assessment of the park's built features. Contents are drawn from direct site observations and a review of relevant documents including the *Twenty-Year Capital Plan of Cosca Regional Park* prepared by EMG (2011, with on-site date of 2010), an ADA Inspections Report for Cosca (2012), and Prince George's County Department of Parks and Recreation archives.

Each park feature assessment contains general information about the feature such as intent and location and a comprehensive chart with the following information:

- Date of the site observations
- General condition of the feature
- Inventory of elements such as tables, water fountains, trash receptacles, small play areas, etc.
- Condition of individual elements in comparison to observations from the EMG report
- Known upgrades since the EMG report
- ADA findings (derived from relevant documents only)
- Issues noted or opportunities and recommendations

Features and amenities were assessed in the field using the following rating system:

- **Good** - Average to above-average condition for the feature or materials assessed, with consideration of its age and design. Generally, other than normal maintenance, no remedial work is recommended or required.
- **Fair** - Average condition for the feature or materials evaluated. There are signs of wear or deterioration though the feature is generally performing its intended purpose. Some rehabilitation is required or recommended to return the feature to a good condition.
- **Poor** - Below average condition for the feature evaluated. The feature or element shows advanced signs of imminent failure or breakdown. Significant work (major repair or replacement) should be anticipated to restore the feature or material to an acceptable condition.

Also included with each park feature assessment are photos taken during the site observations and park features maps. While the Park Features Map on page 4 illustrates the general location and arrangement of the features in relation to one another, additional maps in each feature discussion provide more detail related to individual features, amenities, problem areas, and circulation patterns.

NORTH CORE AREA: NORTH CORE AREA PARK FEATURES

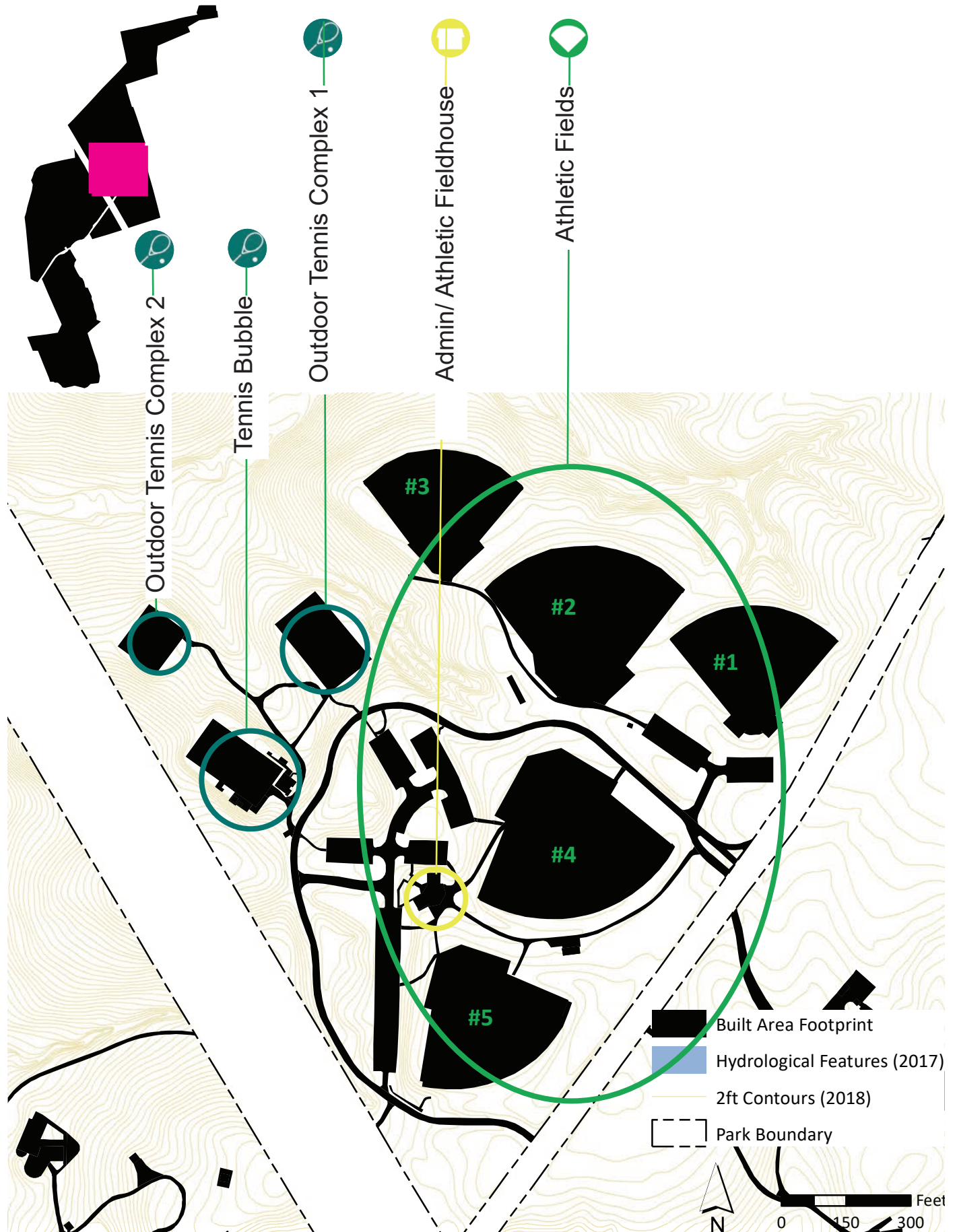
This portion of the park has been in place since the park's early inception, the athletic fields appear on early maps of the park from the 1970s. Accessed by a two-way drive off of Thrift Road, this area includes these park features:

- Athletic fields
- Tennis facilities (outdoor tennis courts 1 and 2 and tennis bubble with 4 indoor courts)
- Administrative Building/ Athletic Fieldhouse
- 2 Restrooms (tennis bubble, Administrative Office)



Entrance sign to Cosca Regional Park located at two-way drive in North Core Area

NORTH CORE AREA: PARK FEATURES



ATHLETIC FIELDS

Five athletic fields used for baseball and softball are located in the north core area of Cosca Regional Park. Two of the athletic fields are used primarily for high school and adult baseball games and three of the athletic fields are used for adult league softball games and tournaments. Each field is identified by number - 1 through 5.

Adult leagues play softball on Sundays, and church leagues use the softball fields throughout the weekend. In past years, some softball league play took place on Fridays.

Baseball draws players countywide and from adjacent counties. The proximity of the two baseball fields is attractive to players. There is no demand to expand the field beyond the current 90 foot side distance. Discussions with PGPS regarding high school play and field access is underway and may impact the future use of these fields.

Kickball is not currently being played at Cosca, but demand for play is doubling every year in the county as interest grows. The softball fields could easily accommodate kickball play in their current configuration and the baseball fields could if removable pitcher mounds were to be installed.

ACCESS AND PARKING

Vehicular access to the athletic fields, tennis bubble, and administration building is by way of a two-way drive with its entrance near athletic field #1 and a one-way exit near athletic field #5.

Parking for average daily use activities is adequate, although some of the lots are not readily visible and if one of the available parking lot entrances is missed, the one-way traffic loop forces the user back onto Thrift Road to then try again to access the lot. During tournament play, or when other activities are ongoing in the park, the lots fill and overflow parking occurs along the access drive and along Thrift Road.

Storage uses occupy 19 of the existing parking spaces. The parking lot immediately adjacent to athletic field #2 currently has ten spaces and nine additional parking spaces near the Administration Building are being used to house a large metal shipping container that serves as a storage site for the athletic fields.

There is no formal loading area designated in the lot nearer athletic field #2. As a result, that lot will occasionally get jammed by vehicles being double parked and blocking other vehicles in while equipment is loaded or unloaded.

Additional parking is accessed farther south along the drive with an entrance across from the across from the tennis bubble and near the Excelon utility corridor. These lots serve athletic field #4, the Administration Building, the tennis complex, the general park user, and provide overflow parking to the parking lots near athletic field #2.

LIGHTING

Athletic field lighting is provided for all of the fields with the exception of athletic field #3.

AMENITIES

Amenities include individual benches, team and viewing bleachers (two fields provide shade structures), score tables, equipment storage at two of the fields, and ADA compliant drinking fountains. All fields are fenced and locked with the exception of athletic field #3. Athletic field #4 has an electronic scoreboard in place. Two additional electronic scoreboards are waiting installation and are located at the Southern Area Maintenance Facility.

Per the 2011 EMG report, the softball fields have groomed dirt infields with natural grass outfields and the baseball fields have raised pitching mounds, groomed dirt, base running paths, and natural grass infields and outfields. Two of the fields' infields are irrigated—athletic fields #2 and 4.

The fields are primarily reserved for league or tournament play and fields are locked to prevent general public use. Athletic field #3 remains open for public use.

DESIRES

Additional facilities such as a picnic pavilion, even if permitted for ball field use only, was not recommended as such would increase demand on the limited facilities and further strain the successfully provision of parking for athletic events. Concerns were also raised regarding the lack of rectangular fields for flag football, lacrosse, soccer, or football and basketball facilities.

ATHLETIC FIELDS

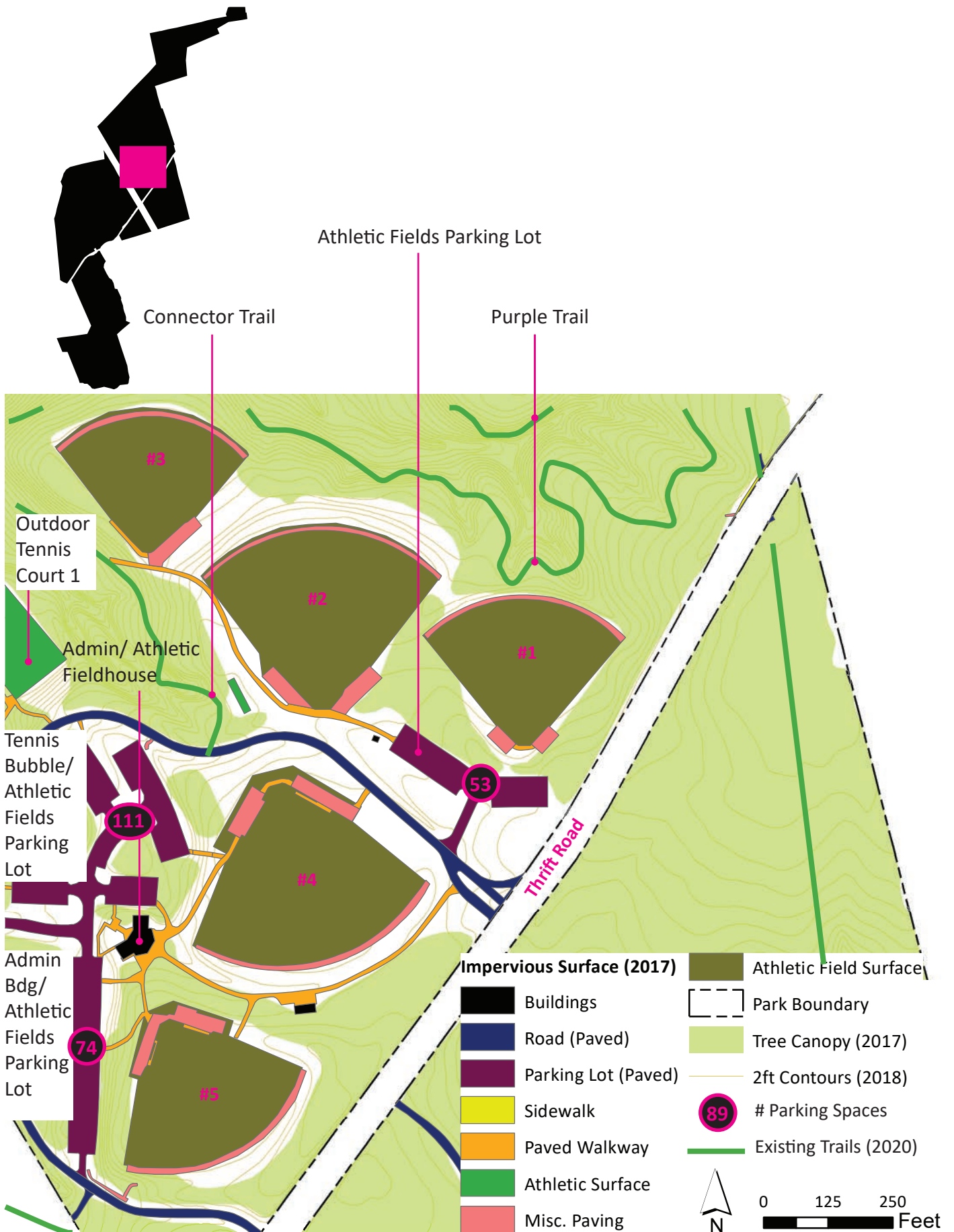


Table 1. ATHLETIC FIELDS (Baseball and Softball)

Field Features					
	#1 Softball	#2 Baseball	#3 Softball	#4 Baseball	#5 Softball
Conditions 2020¹					
Natural Grass Fields	good/ fair	good/ fair	good/ fair	good/ fair	good/ fair
Dirt Infields	good	good	good	good	fair to poor
Metal Bleacher Stands - 10 risers	none	none	none	2	none
Metal Bleacher Stands - 5 risers	2	2	1	none	2
Metal Bleacher Stands - 3 risers	2	2	none	none	1
Awning / Shade Cover for Spectators	none	yes	none	yes	none
Awning / Shade Cover for Dugout	none	yes	none	yes	none
Metal Dugout Benches	2	2	2	2	2
Metal Scoring Bench	1	2	none	2	2
ADA Accessible Drinking Fountains	2 - not ADA compliant AND no AR	2 ADA compliant fountains, no AR	2 ADA compliant fountains, no AR	2 ADA compliant fountains, non compliant surrounding grade at base	1 ADA compliant fountain, no AR
Electronic Scoreboard	none	none	none	yes	none
Pole Field Lights	6	6	none	6	6
Backstop Fencing	galv chain link	black metal chain link	galv chain link	black metal chain link	galv chain link
Outfield Fencing	galv chain link - 12' - 16' tall	black painted chain link	galv chain link - fair condition	galv chain link - fair condition	galv chain link
Field Locked outside of play	yes	yes	no	yes	yes
Raised Pitcher's Mound	none	yes	none	yes	none
Batting Cage	none	yes	none	none	none
Equipment Storage Locker	none	yes	none	yes	none
Field Irrigation	none	yes	none	yes	none
Erosion					dirt infield wash over walkway
Outfield Fence Depth	276 feet	320 feet	255 feet	327 feet	278 feet
Overall Condition	Good/ Fair	Good	Fair	Good	Fair/ Poor

1 Observation Dates 02.03.20 and 06.08.20

Table 1. Athletic Fields - Field Features, continued					
	#1 Softball	#2 Baseball	#3 Softball	#4 Baseball	#5 Softball
Conditions 2010 (EMG Report)					
# Metal/Wood Bleacher Stands	2	2	2	2 w/steel frame canvas cover	2
# Metal/Wood Dugout Benches	4	4	4	4	4
Drinking Fountains	1 to 2	1 to 2	1 to 2	1 to 2	1 to 2
Field Irrigation	no	yes - infield only (potable/well source)	no	yes - infield only (potable/well source)	no
<ul style="list-style-type: none"> • Recommend turf maintenance program to include aeration, fertilization, over seeding; soil testing as part of routine maintenance • Bleachers require replacement during assessment period (2010-2030) • Water fountains require replacement during assessment period (2010-2030) • Pole lights require replacement during assessment period (2010-2030) • Back stops require replacement during assessment period (2010-2030) • Fencing require replacement during assessment period (2010-2030) • Some portions of irrigation system required during assessment period (2010-2030) 					

Field	Fixtures	Remarks
#1 Softball Field	2 -metal 50' light poles. Each pole contains three 1,500 watt metal halide fixtures 4 -metal 50' light poles. Each pole contains six 1,500 watt metal halide fixtures	Approximately 5-10 years old/ Good to fair condition
#2 Baseball Field	8 -metal 50' light poles. Each pole contains four 1,500 watt metal halide fixtures	Approximately 5-10 years old/ Good to fair condition
#3 Softball Field	Not applicable. The field does not contain lighting	Not applicable. The field does not contain lighting
#4 Baseball Field	6 -metal 50' light poles. Each pole contains nine 1,500 watt metal halide fixtures	Approximately 20 years old/ Fair condition
#5 Softball Field	2-metal 25' light poles. Each pole contains four 1,500 watt metal halide fixtures 2 -metal 25' light poles. Each pole contains six 1,500 watt metal halide fixtures 2 -metal 25' light poles. Each pole contains seven 1,500 watt metal halide fixtures	Approximately 20 years old/ Fair condition

Upgrades / Changes Since 2010	
<ul style="list-style-type: none"> Fixed, metal trash receptacles have likely been replaced with portable M-NCPPC plastic bins for recycling and trash 	
ADA Findings	
EMG Report (2011)	<ul style="list-style-type: none"> Water fountains not accessible. ADA 4.27.4 Water fountains at Ball field #1 are not accessible Parking and Pathways addressed separately
M-NCPPC ADA Inspections (2012)	<ul style="list-style-type: none"> Exterior Accessible Route 3 Ball Fields - Ball Field #1 is the ONLY ball field with an AR; park amenities not on an AR; poor surface condition of pavement; cross slopes and running slopes not always in compliance; accessible parking not always on appropriate side of lot Ball Field #1 - entrance too narrow (29"), gate locked, bleachers for sitting, not designed for wheelchair use, no AR to field, players seating, no AR to other nearby elements Parking and Pathways addressed separately

Summary: Athletic Fields and Associated Parking		
Conditions	2010 Condition (EMG Report)	2020 Condition
Natural Grass Fields	Good to Fair	Good to Fair
Dirt Infields	Good to Fair	Good to Poor
Metal/ Wood Bleachers	Good to Fair	Good
Metal/ Wood Dugout Benches	Good	Good
ADA Water Fountains	Good	Good to Fair
Pole Lights	Good to Fair	Good to Fair
Chain Link Back Stops	Good	Good to Fair
Chain Link Metal Fencing	Good to Fair	Good to Fair
Irrigation System	Good to Fair	unknown

Issues	Opportunities
<ul style="list-style-type: none"> ADA Accessible Routes do not consistently connect features and ADA accessible parking 	

*Athletic field #1**Athletic field #2**Athletic field #3**Athletic field #4**Athletic field #5*

FIELD USAGE PATTERNS

Cosca Regional Park offers three softball and two baseball fields, all of which are lighted and available from April to October. The softball fields are primarily used for adult softball leagues and the baseball fields are used both for youth leagues and tournaments. Data for softball and baseball athletic fields was provided for a five-year period in a schedule format by hour. CHMGS analyzed the field usage by weekday or weekend and then by day vs. night period. In the five-year trend

period, 2019 is identified as the highest usage year. Baseball fields appear to experience higher usage than the softball fields. The baseball fields highest utilization is on weekend days and softball fields appear to experience higher occupancy on weekday nights. Softball field #3 is the most used field experiencing between 40 and 50% usage during weekday nights and weekend days. The tables on the following page detail the effective occupancy of each field for the months of peak usage for each facility type.

Softball 1	Weekday Day	Weeknight	Weekend Day	Weekend Night
2015				
April	3%	6%	5%	0%
May	0%	24%	5%	0%
June	0%	18%	0%	0%
July	0%	13%	0%	0%
2016				
April	0%	15%	20%	0%
May	1%	40%	17%	0%
June	0%	36%	29%	0%
July	0%	32%	33%	10%
2017				
April	3%	9%	20%	0%
May	4%	23%	20%	6%
June	2%	26%	20%	3%
July	0%	8%	14%	0%
2019				
April	0%	9%	35%	0%
May	0%	25%	25%	0%
June	0%	10%	25%	0%
July	0%	0%	15%	0%

Softball 3	Weekday Day	Weeknight	Weekend Day	Weekend Night
2015				
April	0%	0%	5%	0%
May	1%	7%	0%	0%
June	0%	50%	4%	0%
July	0%	28%	3%	0%
2016				
April	0%	17%	0%	0%
May	0%	50%	0%	0%
June	3%	49%	0%	0%
July	0%	26%	9%	5%
2017				
April	0%	38%	3%	0%
May	0%	50%	3%	0%
June	0%	50%	0%	0%
July	0%	24%	0%	0%
2019				
April	0%	50%	40%	0%
May	0%	50%	38%	0%
June	0%	50%	40%	0%
July	0%	24%	20%	0%

Softball 5	Weekday Day	Weeknight	Weekend Day	Weekend Night
2015				
April	0%	2%	6%	0%
May	5%	21%	26%	20%
June	0%	14%	3%	0%
July	0%	7%	0%	0%
2016				
April	0%	4%	11%	0%
May	5%	11%	17%	0%
June	0%	8%	28%	0%
July	2%	11%	35%	20%
2017				
April	0%	4%	5%	0%
May	3%	17%	8%	13%
June	0%	11%	15%	3%
July	0%	1%	15%	0%
2019				
April	0%	7%	19%	0%
May	0%	16%	25%	0%
June	0%	8%	26%	0%
July	0%	0%	16%	0%

Baseball 4	Weekday Day	Weeknight	Weekend Day	Weekend Night
2015				
April	3%	38%	50%	0%
May	0%	61%	72%	53%
June	0%	61%	60%	50%
July	0%	2%	10%	6%
2016				
April	0%	7%	53%	0%
May	7%	24%	43%	3%
June	6%	40%	44%	19%
July	10%	24%	45%	30%
2017				
April	0%	0%	15%	0%
May	1%	7%	8%	0%
June	7%	36%	30%	0%
July	5%	4%	24%	5%
2019				
April	0%	3%	24%	0%
May	0%	29%	16%	0%
June	1%	31%	6%	8%
July	0%	7%	13%	6%

Baseball 2	Weekday Day	Weeknight	Weekend Day	Weekend Night
2015				
April	8%	25%	60%	25%
May	7%	55%	57%	43%
June	0%	50%	60%	50%
July	3%	5%	8%	0%
2016				
April	7%	5%	49%	0%
May	2%	18%	39%	3%
June	1%	47%	43%	16%
July	8%	12%	47%	35%
2017				
April	6%	0%	26%	0%
May	2%	8%	6%	0%
June	7%	53%	33%	0%
July	4%	0%	33%	0%
2019				
April	0%	2%	21%	0%
May	0%	15%	13%	0%
June	1%	33%	9%	0%
July	3%	17%	0%	0%

Qualitative discussions with Cosca staff responsible for scheduling and developing programming athletic fields indicated that athletic fields at Cosca are not allowed to be used for practice, primarily due to the maintenance standards that are required. Currently, most leagues use neighborhood parks for practice. Interviews indicate that the selection of Cosca Regional Park fields for league play is typically tied to a group's geographic proximity to the park. Most Cosca leagues are comprised of Prince George's County residents. Interviews indicate that the supply of fields available for league play, may increase over the course of the next year.

Prince George's County Executive is evaluating a policy shift which would allow usage of high school fields for recreational league play. At the time of this assessment, this decision is unknown, but dependent on the policy adopted, it could shift the regional park field usage overall. Currently, there are no kickball leagues at Cosca, but the rate of request for triangle fields is increasing yearly.

Interviews indicated a need for rectangle fields for lacrosse, soccer, and flag football as well as group fitness. Presently, youth lacrosse programming is expanding, and staff are of the opinion that the availability of a rectangle field would allow for the expansion of youth leagues. Soccer remains a high demand sport and a rectangle field would be used.

Additionally, while tackle football demand remains flat, flag football leagues for both adults and youth remains popular and could also be accommodated at Cosca.

CHMGS requested insight as to the demand for cricket fields and it was noted that there are two cricket fields in the northern section of the county and only one in the southern section. While a cricket field could be added to the Cosca program, the consensus was that a rectangle field added to this park would likely receive more demand.

Finally, there is a lack of large open unstructured space at Cosca for use by for fitness and wellness programs for adults, youth, and general recreational programming (e.g. nature center, pop-up activities, etc.).

CHMGS queried the field staff regarding future athletic field needs and the following were identified:

- Need for rectangular fields, AstroTurf and/or grass
- Creation of a triangle AstroTurf field/ artificial turf field, which could include an upgrade of one of the existing fields
- Desire to permit kickball leagues at Cosca
- Improvement to parking signage in relation to the fields
- Overall improvement in wayfinding in the park
- Addition of a bullpen and warm up area for baseball fields

TENNIS FACILITIES

Cosca Regional Park's tennis facilities are clustered in the north core area. Facilities include two separate outdoor tennis areas, one with two courts and the second with four courts and an indoor facility that includes 4 courts and an office and restroom. This is the only indoor facility in the southern section of Prince George's County. Both Watkins Regional Park and Fairland Regional Park have indoor facilities. Players drive as much as 30-40 miles to reach Cosca Regional Park. In addition to individual players, tennis leagues and summer camps use the facilities. The facilities indoor and outdoor courts are not used for pickle ball as is being common throughout the region. Pickle ball facilities are provided at the county's community centers.

Vehicular access to the facility is by the one-way loop with its entry by the athletic field #1 and exit near athletic field #5. A large parking lot with multiple parking bays serves the tennis facility, the administration office, and several of the athletic fields.

The surrounding landscape is heavily wooded steep slopes. Players like the setting due to its natural environment, with birds and deer. They can walk from the tennis facility directly into the larger park. The wooded slopes help to provide coolness and shade for the paths and outdoor courts.



Paved road leading to the tennis facilities

TENNIS BUBBLE

The tennis bubble, closed in 2015 due to damage to the bubble was reopened following renovation in 2016. It is located in a valley west of the one-way vehicular drive. Tennis players typically park in the lot across the one-way drive from the bubble, and cross the vehicular drive in a marked crosswalk. Interior restrooms, a small clubhouse, a lounge area with a TV, and a front desk are located within the air conditioned tennis bubble.

OUTDOOR TENNIS COURTS

There are two outdoor tennis court complexes, one with four courts and the other with two courts. Both are located near the tennis bubble.

Outdoor Tennis Complex 1

Outdoor tennis complex 1 is the larger of the two outdoor court complexes, with four courts surrounded by a chain link perimeter fence and athletic court lighting. New LED lights were installed during the tennis bubble renovation. Amenities for the court include benches and an ADA accessible drinking fountain. However the amenity is not linked to the court by an ADA accessible route.

Located west of the vehicular drive and north of the tennis bubble, the court is directly accessed by a paved walkway with stairs from the parking lot. The court complex is also connected to the tennis bubble by a short walk, leading to its greater use than the two court complex farther away. The existing path between the bubble and the complex is not ADA accessible.

The four court outdoor complex operates under a first-come, first-served process, with no reservations accepted or fees charged for use.

Outdoor Tennis Complex 2

The smaller of the two outdoor court complexes is located west of the tennis bubble and the outdoor tennis complex 1. Accessed by a steep asphalt path from the tennis bubble, the two courts are not lighted. Less popular than the other outdoor courts, it does not include amenities other than a few plastic benches.

DESIRES

Players would like a more 'signature' facility, much larger than the existing bubble and in a more permanent building type, located somewhere in the southern portion of the county. It would be challenging to locate it in Cosca, due to the challenging terrain.



View of the Outdoor Tennis Complex 1, which includes outdoor lighting and is the larger of the two outdoor court facilities

TENNIS FACILITIES MAP

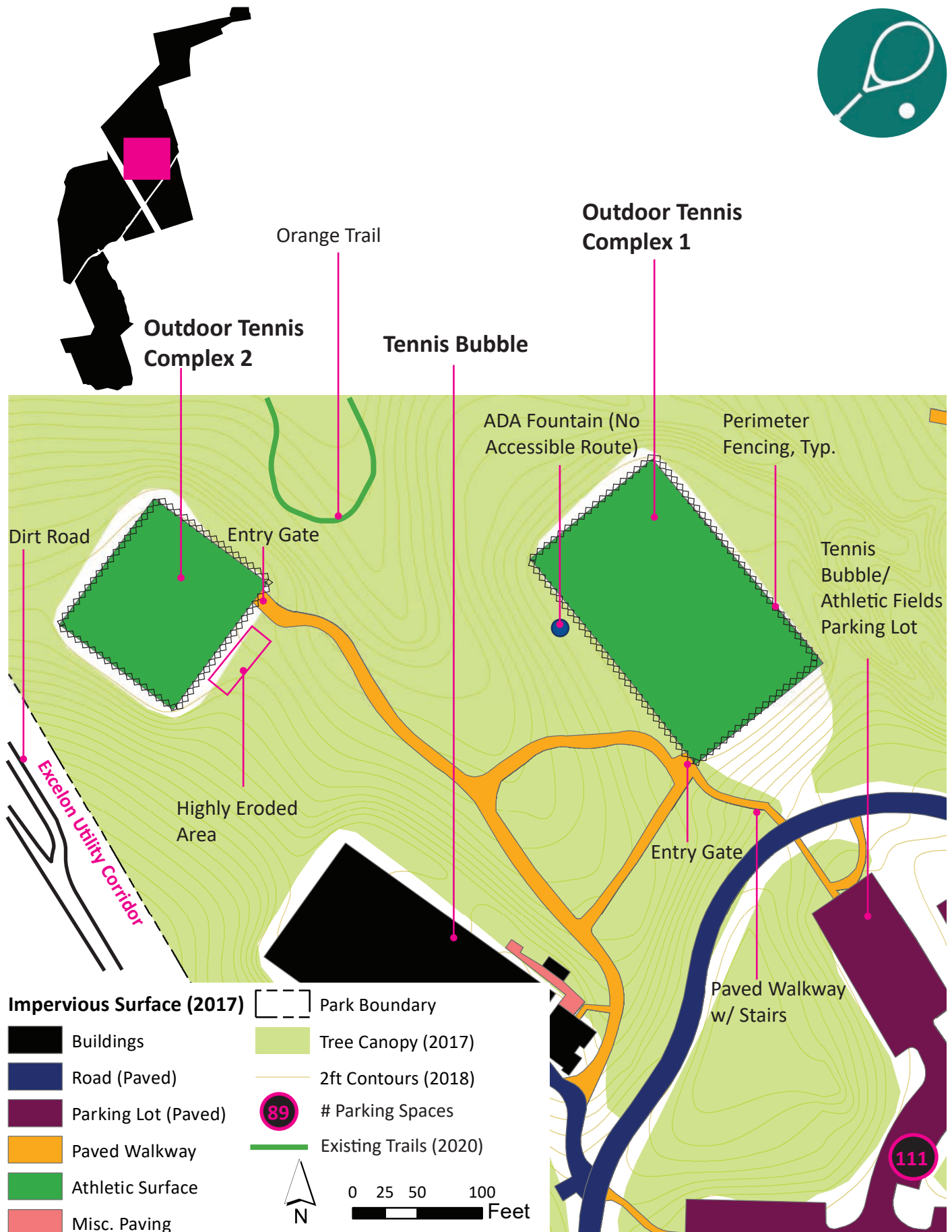


Table 2. TENNIS BUBBLE

Features		
Conditions 2020 ¹		
General Condition	Good	
Constructed	2016	
Size	Office 1,100 sq. ft. and Bubble 24,950 sq. ft.	
Bubble	Air dome (fabric)	
Tennis Court	Synthetic tennis floor	
Roofing	Standing seam metal roof	
Exterior Walls	Vinyl siding	
Exterior Windows	Aluminum	
Exterior Doors	Aluminum storefront and revolving doors, flush metal service doors	
Interior Finishes	Gypsum board, vinyl tile floor, and paint	
Upgrades/ Changes Since 2010		
	Reconstructed in 2016	
ADA Findings		
	Tennis bubble: The access aisle that leads to the tennis building is over broken and settled pavement which has over a 1/4” change in level. There is only 1 ADA parking space.	
ADA Inspections Report (2012)	The tennis bubble and office were reconstructed in 2016	
Conditions	2010 Condition (EMG Report)	2020 Condition
Superstructure	No evidence of movement	Good
Bubble	Fair	Good
Tennis Court	Good	Good
Roofing	Fair	Good
Exterior Walls	Fair	Good
Exterior Windows	Good	Good
Exterior Doors	Good to Fair	Good
Interior Finishes	Good	Good

Issues	Opportunities
<ul style="list-style-type: none"> Snow creates issues on the bubble; staff must move moderate to heavy snow off of bubble during storms to prevent collapse 	
<ul style="list-style-type: none"> No easy access to the back side making it difficult to remove leaves and snow and access MEP units 	

¹ Observation Date 02.03.20 and 05/26/20



View of tennis bubble office from parking lot



View of tennis bubble office from the west



Staining on the foundation



Tennis bubble interior



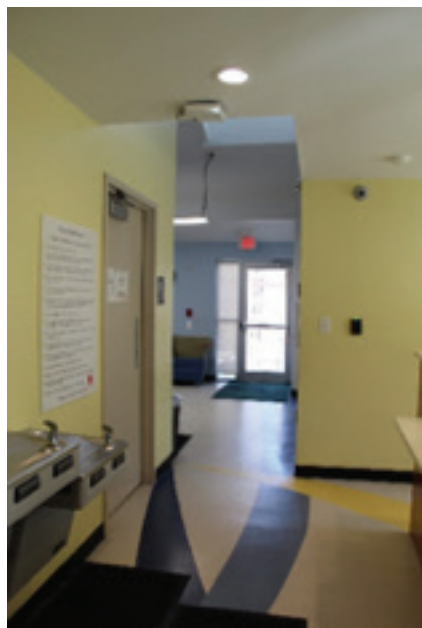
Southwest elevation with limited access



Revolving door to bubble



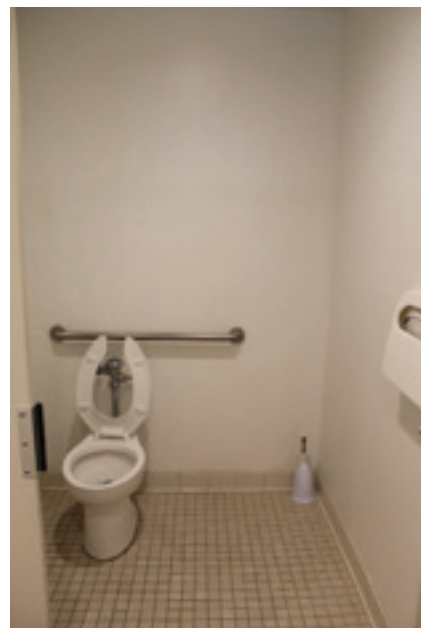
ADA access to tennis bubble



Lobby area of tennis bubble



Main entrance to tennis bubble



Indoor restroom facility at tennis bubble

Table 3. OUTDOOR TENNIS COMPLEX 1

Features	
Conditions 2020¹	
General Condition	Good
Number of courts	4
Lighting	6 poles - 2 with 4 lamps each at midpoint; 4 with 2 lamps each at each end of complex
Fencing	10' galvanized chain link fence and gates
Surfacing/stripping	Asphalt with paint, striped for tennis only
# Plastic coated metal picnic tables	2
# Wooden benches	2
# M-NCPPC portable trash bins	yes
Drinking Fountain	1 ADA compliant; no AR - located in grass
Facility Locked	no
Clear Accessible Route from tennis court to amenities (tables, drinking fountain)	no
Conditions 2010 (EMG Report)	
General Condition	
Number of courts	4
Lighting	Eight 25' wood light poles; each pole has 2 light fixtures each with 400 watt high pressure sodium element
Fencing	10' chain link
Surfacing/stripping	Asphalt / tennis only
# Metal /wood picnic tables (fixed)	
# Plastic coated metal picnic tables	
# Grills	
# Metal Trash Receptacles	
Drinking Fountain	
Play Area	
Clear Accessible Route from Tennis Court to Amenities (tables, drinking fountain)	
<ul style="list-style-type: none"> Asphalt courts in good condition; require resurfacing and stripping during assessment period (2010-2030) Fencing requires replacement in assessment period (2010-2030) Lighting requires replacement in assessment period (2010-2030) Benches require replacement in assessment period (2010-2030) Water fountain requires replacement in assessment period and should be ADA accessible (2010-2030) Trash receptacles require replacement in assessment period (2010-2030) 	

1 Observation Date 02.03.20 and 06/08/20

Table 3. Outdoor Tennis Complex 1 cont.

Features	
Upgrades / Changes Since 2010	
<ul style="list-style-type: none"> Fixed, metal trash receptacles replaced with portable M-NCPPC plastic bins for recycling and trash Existing asphalt path and stair have been upgraded to concrete path and stairs with railings Wooden light poles have been replaced with metal light poles Metal pole pedestrian lights with traditional lantern fixture have been added along the paved road and the paths adjacent to the tennis facilities Water fountain has been replaced, fixture is ADA compliant, no AR provided - located in grass Two picnic tables (plastic coated) have been added 	
ADA Findings	
EMG Report (2011)	<ul style="list-style-type: none"> An accessible path from the parking area to the lighted, outdoor tennis complex 1 is not provided to tennis areas
M-NCPPC ADA Inspections (2012 and 2014)	<ul style="list-style-type: none"> Tennis Court #1 - concerns with slope exceeding ADA standards at accessible route from entrance to element and inability to open door (slope 13.6%); players seating does not connect to accessible route; access is not provided to both sides of court; accessible route does not connect this element to other elements

Summary: Outdoor Tennis Complex 1

Conditions	2010 Condition (EMG Report)	2020 Condition
Asphalt courts	Good	Good
Chain link fencing	Good to Fair	Good to Fair
Lighting	Fair	Good
Benches	Fair	Fair
Water Fountain	Fair	Good
Trash Receptacles	Good	Good - replaced metal with plastic roller bins

Issues	Opportunities
<ul style="list-style-type: none"> Primary access path from the road to the courts incorporates stairs with railings. 	
<ul style="list-style-type: none"> Two asphalt paths provide access to the courts from the southwest—they are too steep to be considered accessible 	<ul style="list-style-type: none"> Provide accessible route to tennis courts.
<ul style="list-style-type: none"> Court amenities area is steeply sloped and eroded 	<ul style="list-style-type: none"> Provide walkway along court edge for access to seating and drinking fountain.



A stairway provides access from the paved road to the lighted courts in outdoor tennis complex 1



Entry gate at the southwest corner of court 1 in complex 1



Amenities include benches and an accessible water fountain, located along the western edge of the court in complex 1; accessible route not provided to link ADA accessible fountain with courts



Paved path connecting outdoor tennis complexes 1 and 2 with tennis bubble

Table 4. OUTDOOR TENNIS COMPLEX 2

Features		
Conditions ¹		
General Condition	Good	
Number of courts	2	
Lighting	None	
Fencing - 10 feet chain link	Galvanized chain link for fence and gate	
Surfacing/stripping	Asphalt with paint, striped for tennis only	
Facility locked	No	
Benches	None	
Conditions 2010 (EMG Report)		
General Condition	Good to Fair	
Number of courts	2	
Lighting	None	
Fencing - 10 foot chain link		
Surfacing/stripping	Asphalt/tennis	
Benches		
<ul style="list-style-type: none">Asphalt courts in good condition; require resurfacing and striping during assessment period (2010-2030)Fencing requires replacement in assessment period (2010-2030)Benches require replacement in assessment period (2010-2030)		
Upgrades / Changes Since 2010		
	<ul style="list-style-type: none">Fixed, metal trash receptacles have likely been replaced with portable M-NCPPC plastic bins for recycling and trash	
ADA Findings		
EMG Report (2011)	<ul style="list-style-type: none">Accessible path not provided from the parking lot to outdoor tennis court complex 2	
M-NCPPC ADA Inspections (2012 and 2014)	<ul style="list-style-type: none">Tennis Court #1 - concerns with slope exceeding ADA standards at accessible route from entrance to element and inability to open door (slope 13.6%); players seating does not connect to accessible route; access is not provided to both sides of court; accessible route does not connect this element to other elements	
Summary: Outdoor Tennis Complex 2		
Conditions	2010 Condition (EMG Report)	2020 Condition
Asphalt surfacing / striping	Good	Good to Fair
Chain link fencing	Good to Fair	Good to Fair
Benches	Fair	N/A
Metal Trash Receptacles	Good	Good

1 Observations 02.03.20 and 06.08.20
Final DRAFT January 2021

Issues	Opportunities
<ul style="list-style-type: none">Water damage on court surface, near court center, some mold present and tree litter (sweet gum seeds) on court surface	
<ul style="list-style-type: none">Asphalt path connects Complex 1 to Complex 2—slope too steep to meet ADA Accessible Standards	<ul style="list-style-type: none">Provide accessible route to tennis courts.
<ul style="list-style-type: none">Considerable erosion near the court entrance	<ul style="list-style-type: none">Adjust grades to achieve positive drainage and prevent settling waterConsider planting shade groundcover in area of erosion near court entrance, or allow for leaf litter to remain in place in this area to act as mulch for stabilization



View of outdoor tennis complex 2



Water damage is visible on the court surface



Significant erosion is present near the entry gate



Paved walkway at outdoor tennis complex 2



Outdoor tennis complex 2

TENNIS COURT USAGE PATTERNS

Cosca Regional Park provides six outdoor tennis courts and a tennis bubble that includes four indoor courts. In 2015, the indoor tennis bubble was replaced, and both the indoor and the outdoor courts were resurfaced and lights were added. Within the indoor tennis bubble, in addition to the courts, there is a small tennis clubhouse which includes a registration and lounge area as well as restroom facilities.

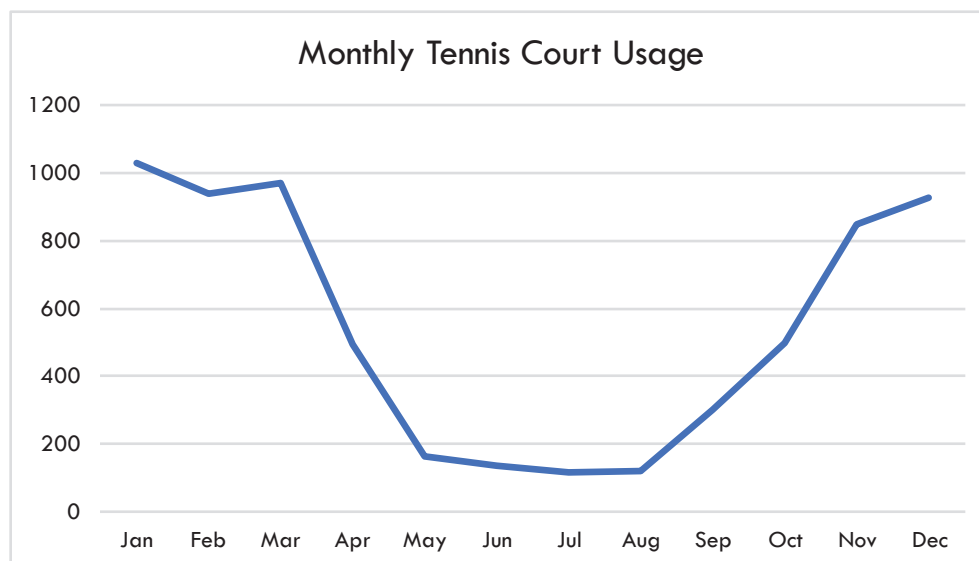
Both tennis court rentals and tennis programming are popular activities at Cosca Regional Park. Over the last five years, usage of indoor tennis courts has doubled due primarily to the improvement in the quality of the facilities, and low prices compared to the competitive market. Interviews indicate that approximately 60 percent of indoor court usage is spot, and 40 percent is contract (e.g., 32-week contract for scheduled time). Outdoor courts are available on a first-come first-serve basis and experience their highest usage in the spring and

fall. Due to the extensive tree cover and shading at the park, the outdoor courts also receive reasonable usage in the summer months. The peak court rental usage month is July, during which several youth programs occur. Both indoor and outdoor courts experience high usage due in part to their quality but also the availability of lights.

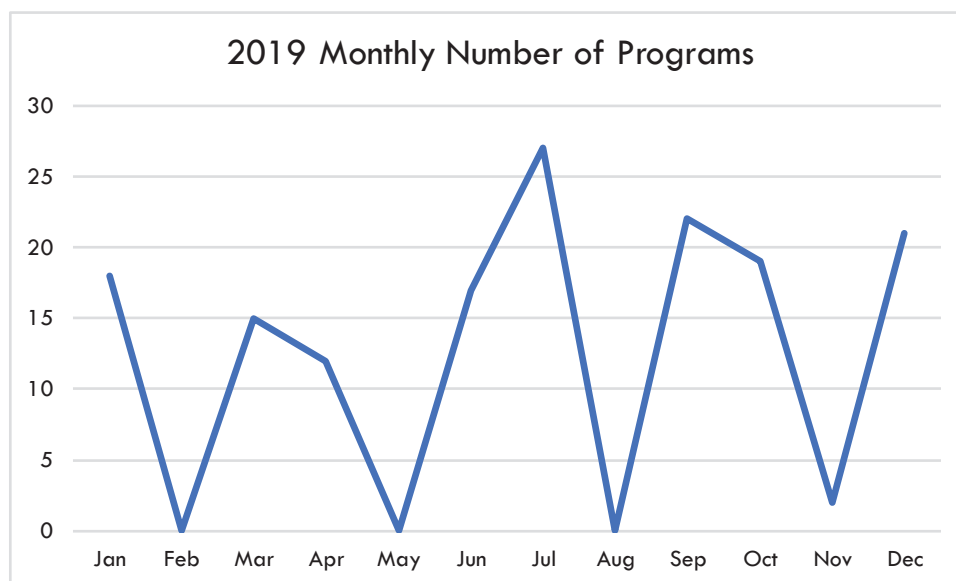
Tennis programs data was available for the last two years and indicates strong support for Preschool and Children tennis programs. Qualitative discussions with the Cosca Tennis Program Manager indicate that tennis programming is focused on getting young people excited about tennis. The number of courses and size of classes has continued to increase over the last two years. The largest contributors to revenue are the Children's Tennis Camps and Beginning Tennis programs. The major limitation on continued growth in programming is staff, not facilities. During the summer, tennis camps leverage the entire park for activities, including the lake as well as the Clearwater Nature Center. The following chart and table present Cosca tennis courts and tennis programming usage.

Tennis Court Usage by Court 2014-2019

	2014	2015	2016	2017	2018	2019
CTB-TEC1	352		312	355	714	692
CTB-TEC2	477	1	473	495	797	788
CTB-TEC3	509	1	425	559	762	831
CTB-TEC4	584	1	566	704	974	986
Grand Total	1,922	3	1,776	2,113	3,247	3,297



	Number of Classes			Number Enrolled			Total Revenue Collected		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
Active Aging Week: Seniors			1			3			\$0
Day Camp Extended Care: Children		8	8		43	28		\$937	\$609
Tennis Camp: Children		4	4		68	46		\$15,092	\$11,662
Tennis: Adults, Advanced			1			4			\$213
Tennis: Beginner 1	1	13	12	5	72	68	\$252	\$3,889	\$3,748
Tennis: Beginner 2	1	11	11	8	55	82	\$405	\$2,836	\$4,567
Tennis: Children Beginner	2	38	50	15	262	369	\$722	\$11,471	\$16,979
Tennis: Children, Beginner 2/3		1			4			\$480	
Tennis: Children, Intermediate		5	10		20	45		\$966	\$1,958
Tennis: Children, QuickStart		1			2			\$120	
Tennis: Doubles Drill			2			9			\$423
Tennis: Home-School, Children			2			5			\$240
Tennis: Intermediate 1	1	3	4	4	16	20	\$162	\$866	\$979
Tennis: Mixed Ages, Beginner	1	9	11	9	85	70	\$398	\$3,476	\$2,692
Tennis: Mixed Ages, Intermediate		1			0			\$0	
Tennis: Mixed Ages, MJTL	1	8	3	11	53	21	\$1,160	\$4,900	\$2,396
Tennis: Pre-Schoolers	2	17	17	15	122	123	\$698	\$5,181	\$5,225
Tennis: Teens, Beginner		11	8		53	64		\$2,539	\$3,160
Tennis: Teens, Intermediate	1	12	9	2	51	25	\$96	\$3,485	\$2,001
Grand Total	10	142	153	69	906	982	\$3,892	\$56,237	\$56,850



ADMINISTRATION BUILDING/ ATHLETIC FIELDHOUSE

The Administration Building, also referred to as the athletic fieldhouse, serves the entire park, housing administrative staff members, providing park information and issuing campground permits. A small conference room is available for park meetings and can comfortably accommodate 8-10 attendees. Small storage rooms are located on the back side of the building, and also provide an separate employee entrance.

The athletic fieldhouse originally served a snack bar for the athletic complex. More recently the park's administrative staff was moved to this more central location to better serve park users needing campground permits and other information. The building is situated between the tennis facilities on the west and the two athletic field facilities to the east. A large parking lot on the west provides access to the building.

Public restrooms are housed within the building, with public access available outside of the building.



Administration Building/ Athletic Fieldhouse located in the heart of the North Core Area, it formerly was the snack shop serving the nearby athletic fields

Table 5. ADMINISTRATION BUILDING / ATHLETIC FIELDHOUSE

Conditions¹	
General Condition	Good to Fair
Constructed	1968
Size	2,000 sq. ft.
Foundations	No evidence of movement
Superstructure	No significant signs of defection
Roofing	Asphalt shingles, built up membrane
Exterior Walls	Brick veneer, vinyl siding, wood trim
Exterior Windows	Vinyl framed, insulated glass units
Exterior Doors	Aluminum storefront, metal service doors
Interior Finishes	Vinyl tile, gypsum board, CMU, stained concrete, ceiling tiles
Railing	Painted metal pipe
ADA Findings	
EMG Report (2011)	Exterior Restroom: The flush handle in the women's exterior accessible stall is located on the closed side. Interior Restroom: The interior employee restroom needs the height of the paper towel dispensers adjusted to a compliant height, mirror is not at a compliant height, grab bars are not present, compliant signage and lever handle not provided. Entrance Area (Front Desk): The reception desk does not have a compliant writing surface.
M-NCPPC Inspections Report (2012)	Ramp is too steep at 9.2%, landings not level, handrail doesn't extend 12" beyond top and bottom, 60"x 60" change of direction landing not provided

¹ Observations 02.03.20 and 05.26.20

Summary: Administration Building / Athletic Fieldhouse

Conditions	2010 Condition (EMG Report)	2020 Condition
Roofing	Good	Good to Fair
Exterior Walls	Good to Fair	Good to Fair
Exterior Windows	Good	Good to Fair
Exterior Doors	Good	Fair
Interior Finishes	Good	Good
Railings	Good	Good

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> One service door was covered in plastic and not visible during both surveys 	<ul style="list-style-type: none"> Relocate admin staff to more suitable facility; one option is to construct a 2-story maintenance building with office space on the upper floor with expanded parking to include space for some park users who need to access the Administration office for permits, etc. (lack of public parking was one of the reasons the Administration office was moved from the maintenance facility to its current location in the middle of the North Core Area of the park)
<ul style="list-style-type: none"> Building constructed as a snack bar; the odd shape leads to odd shaped rooms 	
<ul style="list-style-type: none"> Parking is only an issue during large events 	
<ul style="list-style-type: none"> The conference room needs to seat 8-15 people 	



South elevation



North elevation



Conference room



Office space



Restroom

WEST CORE AREA: PARK FEATURES

WEST CORE AREA

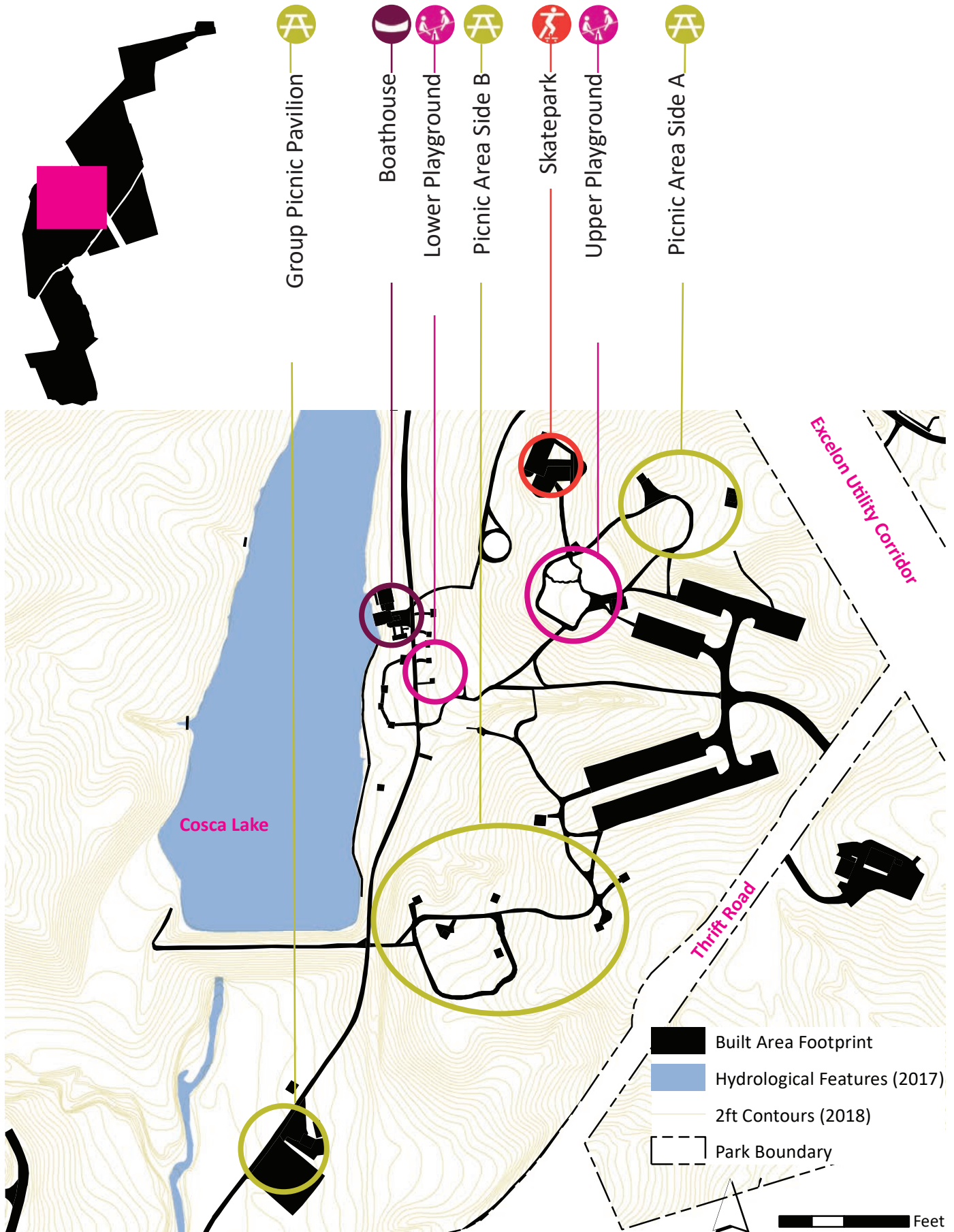
Some of the park features in this portion of the park also date from the park's inception. Cosca Lake was constructed in 1970. Accessed by two noncontiguous drives off of Thrift Road, each serving a sub area, this area includes the following park features:

- Cosca Lake (fishing and recreational trails)
- Boathouse with concession stand and boat storage
- Picnic areas A and B
- Group picnic pavilion
- Informal picnic areas
- Upper and lower playgrounds
- Skatepark
- 5 Restrooms (upper playground, group picnic pavilion, boathouse, picnic area B, nature center)



View of Cosca Lake from the boathouse

WEST CORE AREA: PARK FEATURES



COSCA LAKE

Created in the early 1970s as the park was developed, Cosca Lake was built by M-NCPPC as a recreational facility with paddle boats. A shoreline restaurant, leased to a third party, was proposed but did not come to fruition. At 15 acres, the lake is the centerpiece of Cosca Regional Park and is one of the few lakefront properties in the park system and the only lake found at a regional park. While the lake creates a beautiful area, it is not well connected to other activity areas within the park. The lake does not have adjacent ADA compliant accessible parking nor is it connected to the rest of the park by an ADA accessible pedestrian route.

Butler Branch, the stream that runs through the park, was damned to create the lake. The lake is currently 12 -16 feet deep at its deepest point. Much of the lake's upper end has silted in and is very shallow.

Cosca Lake is stocked for recreational fishing with freshwater fish by the Maryland Department of Natural Resources (DNR). Due to COVID-19, limited stocking was done in the spring of 2020 by DNR. Cosca Lake received 2,000 brown, golden, and rainbow trout in early 2020. In comparison, Lake Artemesia was stocked with 3,000, Laurel Lake with 600, and Mellwood Pond with 250 trout. There is great interest in additional fish management, as the trout primarily serve a spring and fall fishing season due to fluctuating water temperatures. The additional stocking of warm water fish that could survive the summer season and heat is desired.



View of Cosca Lake dock and spillway

Fishing occurs around the perimeter of the lake, with the majority of people fishing off the bulkhead on the east side of the lake, or near the grassy lawn area on the southern end of the dam.

Better management of the vegetation on the lake's perimeter would enhance fishing and other recreational activities. This is discussed more fully in the *Cosca Regional Park Environmental Conditions Report*, prepared as a part of the Cosca Regional Park Master Park Plan process.

There are signs of past beaver activity on the lake's western shore, but there is no indication of current beaver activity. Tree guards have been used in the past to protect vegetation.

There are no known water quality monitoring stations associated with the lake, or upstream, or downstream of the lake¹. There is major erosion and siltation that challenges the establishment and maintenance of the natural trail on the western side of the lake and contributes to the sediment in the lake.

Due to the dam and spillway that form Cosca Lake, there is an *Emergency Action Plan for Cosca Lake* that is updated annually. Replacement of the spillway gates and riser trash rack are included in a planned CIP maintenance project, out for bid in May 2020.

A small forebay was constructed at the lake's upper end in the late 1980s and early 1990s by the Prince George's County Department of Environmental Resources (DER), now known as the Department of the Environment (DoE). The forebay has routinely silted in and then been dredged two to three times since it was constructed, approximately every ten years. The most recent dredging occurred about five years ago. The effort was not adequate and did not achieve the desired results and the work could not be completed as desired. Dredging is done to remove sediments and silt that have accumulated from the stormwater that empties into the lake and is necessary to preserve water quality and required depths for recreational activities².

The lake's edge conditions vary from unvegetated to stands of invasive species. There is no active management plan for the lake and its immediate surroundings. Some guidance is provided from two agency documents and a regional document, all dating from around the late 1980s.

- *Stormwater Management Pond Landscape Design Guidelines*. undated
- Schueler, Thomas P. *Controlling Urban Runoff; A Practice for Planning and Designing Urban BMPs*. Metropolitan Washington Council of Governments. July 1987.
- Appendix 4-20. *Guidelines for Stormwater Management Facilities to be Located on M-NCPPC Property in Prince George's County*. undated.

The eastern edge of the lake is armored with a wooden bulkhead along its perimeter between the boathouse and the dam.

DESIRES

Fishing could be improved by upgrading the walkway around the lake's perimeter and creating several accessible fishing spots. Accessible parking and an ADA accessible route that serves the lake area is also desired. Current parking is provided by the parking lots by the upper playground and picnic shelter side B, neither that has an accessible route connecting to the lake. In the past, fishers were allowed to park at the group pavilion parking lot, but although closer to the lake, it too is not connected to the lake by an accessible route.

Invasive vegetation in the lake should be addressed, to reduce eutrophication and hanging up fishing lines. The lake could benefit from an aeration system to reduce summer algae growth and to improve fish habitat, making the water more suitable for both fishing and recreational boating. Regular maintenance of the forebay would also improve the lake's water quality.

The addition of a pole nesting platform for osprey or eagle could be installed in conjunction with improved fish habitat (underwater concrete pipe) to add interest and better wildlife habitat to the lake.

¹ Email correspondence with Laura Connelly, May 20, 2020

² EMG Report 2011

BOATHOUSE

The boathouse was a beloved feature at Cosca Regional Park. In operation until the 2018 summer season, the boats have been moved to the maintenance yard for storage and the rentals and concession stand closed. Both activities were very popular park features, receiving heavy summer camp use and a key train stop. The boathouse is not rented for private use, although the area around the building has been used for photo shoots, weddings, and other ceremonies.

Other parks that provide similar boating experiences include Bladensburg with paddle boat rentals, canoe and kayak rentals at Patuxent Park, and boat rentals and a concession stand at Lake Artemesia in College Park.

The boathouse is in poor condition and does not meet ADA accessibility standards. If its use is to remain in the park, the facility will require renovation or replacement of the building, the docks, the boat access, and the surrounding pedestrian paths and parking. Compliance with the ADA standards is required for any improvements, the most challenging being access from an accessible parking space.



View of Cosca Lake from the boathouse

The 2011 EMG Assessment noted that stormwater runoff comes down the nearby hill and traverses the playground area and then runs under the boathouse and boat storage facility which has contributed to the misaligned and deteriorated foundation piers. Although some interviewed mentioned that the boathouse is under water during heavy storms or following hurricanes, the storm on July 6, 2020 that dropped 3 -4 inches of rain did not inundate the structure, although debris was noticed in the driveway against the building and on the dock.

Picnic tables and benches are located around the perimeter of the building and are used by current park visitors. The boathouse, like the lake, is not connected to ADA accessible parking with an accessible route. The restrooms adjacent to the boathouse appear to be of a configuration that they could be renovated to meet ADA accessibility standards.

DESIRES

Some see the boathouse as a hindrance, that it blocks the beautiful view of the lake and occupies space that could be used more successfully for special events or additional fishing access. Others of course long for the return of the 'swans' and the 'yellow ducky'.

Yet others would like to reuse the space currently occupied by the boathouse for additional fishing access and opportunities.



THE swans and yellow duck paddleboats in storage at the Southern Maintenance facility
Final DRAFT January 2021

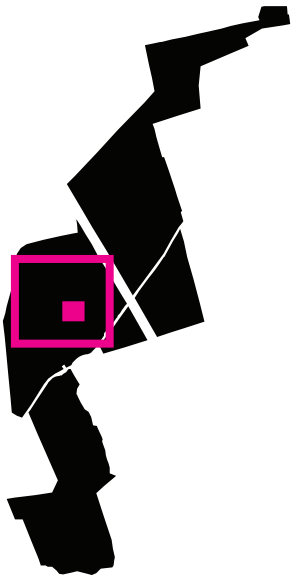


Table 6. BOATHOUSE

Conditions ¹		
General Condition	Poor to Fair	
Constructed	1972	
Size	500 sq. ft.	
Foundations	Foundation piers	
Deck	Wood deck	
Roofing	Asphalt shingles	
Exterior Walls	Painted wood siding	
Exterior Windows	Vinyl framed, insulated glass units	
Exterior Doors	Aluminum storefront, metal service doors	
Interior Finishes	Painted wood	
Upgrades/ Changes Since 2010		
	Per park employee, dock heaved about 12 years ago and hasn't been fixed. The boathouse has been closed for 2-3 years.	
ADA Findings		
EMG Report (2011)	The building was not designed to meet ADA and there is no accessible route to the water. There is no accessible route from the concession area to the dock. The concession and boat rental counters are not compliant.	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Foundation	Poor	Poor
Roofing	Good	Fair
Exterior Walls	Good to Fair	Fair
Exterior Windows	Good	Fair
Exterior Doors	Good	Fair
Deck	No condition noted	Poor
Interior Finishes	Good	Fair
Railings	Good	Fair

¹ Observations 02.03.20 and 05.26.20

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> Doors were locked for the season and COVID-19. Interior not observed. 	
<ul style="list-style-type: none"> Although there are many ADA compliant items, the building was not properly designed to be ADA compliant and does not provide an accessible route to the water. 	<ul style="list-style-type: none"> Rehabilitate or rebuild the boathouse to meet ADA.
<ul style="list-style-type: none"> Rotted areas observed on wood deck. 	<ul style="list-style-type: none"> Repair or replace wood deck.
<ul style="list-style-type: none"> According to park staff, boathouse has flooded up to counter height. 	
<ul style="list-style-type: none"> Wood dock heaved about 12 years ago according to park staff and has not been fixed. 	<ul style="list-style-type: none"> Needs ADA compliant parking, security lighting and upgraded utilities.
<ul style="list-style-type: none"> Boathouse has been closed for 2-3 years. 	<ul style="list-style-type: none"> Examine whether to rehabilitate, replace or find a new use for the site.



View of the boathouse across Cosca Lake



View from the south



View of the concession counter and boathouse from east

Final DRAFT January 2021



Wood dock with areas of rot



Heaved dock



Boathouse wood structure



Concession counter from interior



Boathouse interior



Office in boathouse

Table 7. PADDLE BOAT STORAGE

Table 7. PADDLE BOAT STORAGE		
Conditions ¹		
General Condition	Poor	
Constructed	1972	
Size	1,000 sq. ft.	
Foundations	Foundation piers	
Superstructure	Wood frame pole barn	
Roofing	Asphalt shingles over plywood	
Upgrades/ Changes Since 2010		
		Trusses have been repaired but the repairs appear temporary.
ADA Findings		
EMG Report (2011)		A compliant path leading to the Paddle Boat Storage is not provided.
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Foundation	Poor	Poor
Structure	Poor	Poor
Issues		Opportunities/ Recommendations
<ul style="list-style-type: none">Piers are cracked and trusses have been sistered along the bottom chord.		<ul style="list-style-type: none">The structural integrity should be evaluated and repaired as necessary.
<ul style="list-style-type: none">Concrete foundation is cracked.		<ul style="list-style-type: none">Water run off from the playground area runs under the boathouse and through the paddle boat storage area. The concrete foundation should be repaired to prevent further deterioration.

¹ Observations 02.03.20 and 05.26.20
Final DRAFT January 2021



View of paddleboat storage from playground



View of paddleboat storage from the north



Paddleboat storage roof



Paddleboat storage trusses

Table 8. RESTROOM - BOATHOUSE

Conditions ¹		
General Condition	Poor to Fair	
Constructed	1995	
Size	200 sq. ft.	
Foundations	Assumed to be a reinforced concrete slab-on-grade with integral and perimeter footings bearing directly on the soil.	
Superstructure	Concrete masonry unit and wood stud frame exterior and interior bearing walls supporting the roof diaphragms.	
Roofing	Gabled asphalt shingles, approximately 14 years old	
Exterior Walls	Painted wood siding	
Exterior Door	Painted wood	
Interior	Unfinished concrete floor, Marlite wall panels, stained tongue and groove decking	
ADA Findings		
EMG Report (2011)	Relocate paper towel dispensers in both restrooms. Relocate or modify the soap dispensers in both bathrooms. The sink pipes are not insulated. The sink faucets in the men's restroom require twisting and grasping to operate.	
ADA Inspections Report (2012)	ADA clearance is not provided at the door, 80" door height not provided. The push/pull force of the door is 10 lbs (5-8.5 lbs. is ADA compliant).	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Roofing	Good	Poor to Fair
Exterior Walls	Fair to Good	Fair
Exterior Door	Fair to Good	Fair
Interior	Poor to Good	No condition noted

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> Doors were locked for the season and COVID-19. Interior not observed. 	
<ul style="list-style-type: none"> Restrooms do not meet ADA. 	<ul style="list-style-type: none"> Restrooms should be renovated to be ADA compliant.
<ul style="list-style-type: none"> Roofing covered in biological growth. 	<ul style="list-style-type: none"> Provide routine maintenance on roof.

¹ Observations 02.03.20
Final DRAFT January 2021



Boathouse restroom from the north



West elevation



Boathouse restroom from east



Boathouse restroom from the playground

BOAT RENTALS AND USAGE PATTERN

The Cosca Regional Park boathouse is located adjacent to the lake, which is a signature park feature. The boathouse and lake are used for recreational fishing, day use boat rentals and camp programs. Over the last year, the lake has become silted and as a result, the ability to rent boats and provide food service concessions has declined and been eliminated. Historically, boat rentals included two and four-seater paddle boats rented on the half and full hour. Due to the silting, rental volume has decreased by over half.

Qualitative discussions with Cosca operational and maintenance staff indicate that access to the boathouse and the lake could be improved, since presently visitors are required to park and walk down a steep hill. This has greatly reduced access to this signature component of the park. The lake feature is a highly desirable park element and expanding/improving the trail system around the lake is a high priority. Dredging the lake, managing the runoff from the surrounding residential area and improving the boathouse and ramp condition were the highest staff priorities.

Years	Boat Rental Revenue
2014	\$ 16,665
2015	\$ 17,424
2016	\$ 11,765
2017	\$ 8,123
2018	\$ 8,628
2019	\$ 4,236

PICNIC AREAS

There are multiple picnic areas within Cosca Regional Park, including two shelters and open picnic area that are not reserved and referred to as picnic shelter side A, six rental picnic shelters referred to as picnic shelter side B, a rental group pavilion, and first come, first served individual tables throughout the park. Some shelters exceed their permitted capacity, with reports of uneven enforcement of the permit limit, and the resulting excessive parking demand in the picnic area side B lot spilling out on the park drives and along Thrift Road.

Accessibility is an issue for all the picnic shelter areas. Only one picnic area (newly installed pad near the skatepark) in addition to the group pavilion is clearly accessible and connected by an accessible route to accessible parking. Any renovations or adjustments in the plan must ensure that accessible picnic shelters, with accessible routes, parking, and furniture are provided.

PICNIC SHELTER SIDE A

Picnic shelter area side A has two shelters and a separate open picnic area available for use on a first-come, first-served basis (the third shelter was removed sometime after 2012). All three sites have grills and multiple tables. Located above the large, upper playground and immediately adjacent to the Excelon utility corridor, the site offers long views of the park, and long walks to carry picnic provisions from the parking lots. A small play area serves the shelters with a swing and climbing object.



The landscape slopes dramatically behind picnic shelter 7 located in picnic area Side B, revealing broad views of the park beyond

Side A is not connected to accessible parking with an accessible route. A gravel 'drive' connects it to the parking lot near the Administration Building, but as it crosses the privately owned Excelon utility corridor is it not a public entrance. Parking within the park is below the shelters, and connected with steep pedestrian paths and a 43-step stairway. Public restrooms are located below the shelters, adjacent to the upper playground.

PICNIC SHELTER SIDE B

Picnic shelter area side B is located in the core park area, on the hillside above Cosca Lake. The shelters in Side B are reserved for permit use only between the first weekend in May through the second weekend in October between 10 AM and 7 PM. Shelters numbered 1-4 in side B can be reserved for up to 100 guests while shelters 5 and 6 on side B can accommodate 50 guests. Side B has public restrooms and a drinking fountain located between the parking lot and the shelters.

Anecdotal information is that the 50 person shelters are rented most frequently as they are less expensive, although the permit records do not confirm this. Similarly, a perception is that the two shelters with lake views, shelter #s 5 and 6, are the most popular, but the data points towards shelter #s 1 and 2 as they are the closest to the parking lot and restrooms. Shelter #6 is actually rented the least frequently.

Renters unfamiliar with the park arrive to find challenging terrain between their vehicle and rental shelter, in particular shelter #s 5, 6, and 7 and discover that they must carry (no vehicular access) their gear up and down several steep slopes. Permits are issued out of the central office, not in the park, so the situation can be compounded by the permit issuer also being unfamiliar with the site's steep terrain.

None of the shelters in picnic area side B have direct public vehicular access. A steep, asphalt, paved, gated pathway connects picnic shelter side B to the parking lot near shelter #1.

Picnic shelter side B is served by an extensive parking lot, separate from the lot that serves the upper playground, skatepark and side A shelters. Although the existing lot provides spaces for 108



Damaged corrugated plastic pipe located near shelter 6

vehicles, the shelters alone if occupied with their legal permitted capacity (500 people total for all six shelters and an assumed vehicle load of 3 per vehicle) require 167 parking spaces. This parking lot, like others in the park, is also used by many different park users in addition to those associated with shelter rentals.

A detached restroom, located west of the parking lot, serves the picnic area side B. All six shelters are connected by a wide asphalt path, with an access gate at the parking lot. A path and stairway with 25 steps connects picnic area side B with the Lake Trail, near shelter # 6.

GROUP PAVILION

A large covered pavilion encircled by a chain link fence with privacy strips, the group pavilion, located between Cosca Lake and Thrift Road is the most popular shelter in the park. Somewhat isolated from many of the other park features, the pavilion is accessed by a separate vehicular drive connecting to Thrift Road. The group pavilion is not used for special event programming due to its constant booking in the summer season. The shelter needs updating, with better electrical service and fencing.

The pavilion, only available for permitted use, has a 45 space parking lot dedicated for use for the group pavilion. However, as the shelter is permitted for up to 250 users, using a metric of 3 people per vehicle, 83 parking spaces are actually needed.

A public restroom, available for the group pavilion and other park users, is located outside of the fenced area near the facility. Within the fence, a volleyball court and horseshoe pits are located on the perimeter of a large grassy lawn.

Cosca Regional Park, with only one group pavilion, does not have readily available covered outdoor space for special events or for use in conjunction with school groups visiting the park and the Clearwater nature Center.

FAMILY AND INDIVIDUAL PICNIC AREAS

Other, small, individual use picnic areas are located throughout Cosca. In this document, they are referred to as “minor picnic areas”.

Informal Picnic Areas (Minor Picnic Areas)

Several smaller picnic areas are located within Cosca Regional Park that are not considered to be part of the primary picnic areas with shelter structures. The minor picnic areas can be defined as those areas that contain at least one picnic table and at least one grill. Minor picnic areas noted during the field observations include the following locations:

- Adjacent to boathouse
- Area between boathouse and playground near Cosca Lake
- Area north of picnic area B (2 grills, tables and drinking fountain)
- Area east of picnic area B
- Picnic table and grill at large playground
- ADA accessible table at entrance to skatepark

Many of the minor picnic area locations are mapped as part of the individual park feature maps. For example, the Lower Playground map on page 86 also provides information on the adjacent picnic area.

DESIRES

Upgraded picnic shelters, with more modern facilities similar to those found at Hillantrae Park in Clinton, MD, are desired. Shelters could use electrical service, grills that are located undercover, and shelter locations would benefit from being more widely spaced apart within the park. How can the Cosca picnic areas become more modern and reflect the positive characteristics of the park?

PICNIC AREA SIDE A MAP

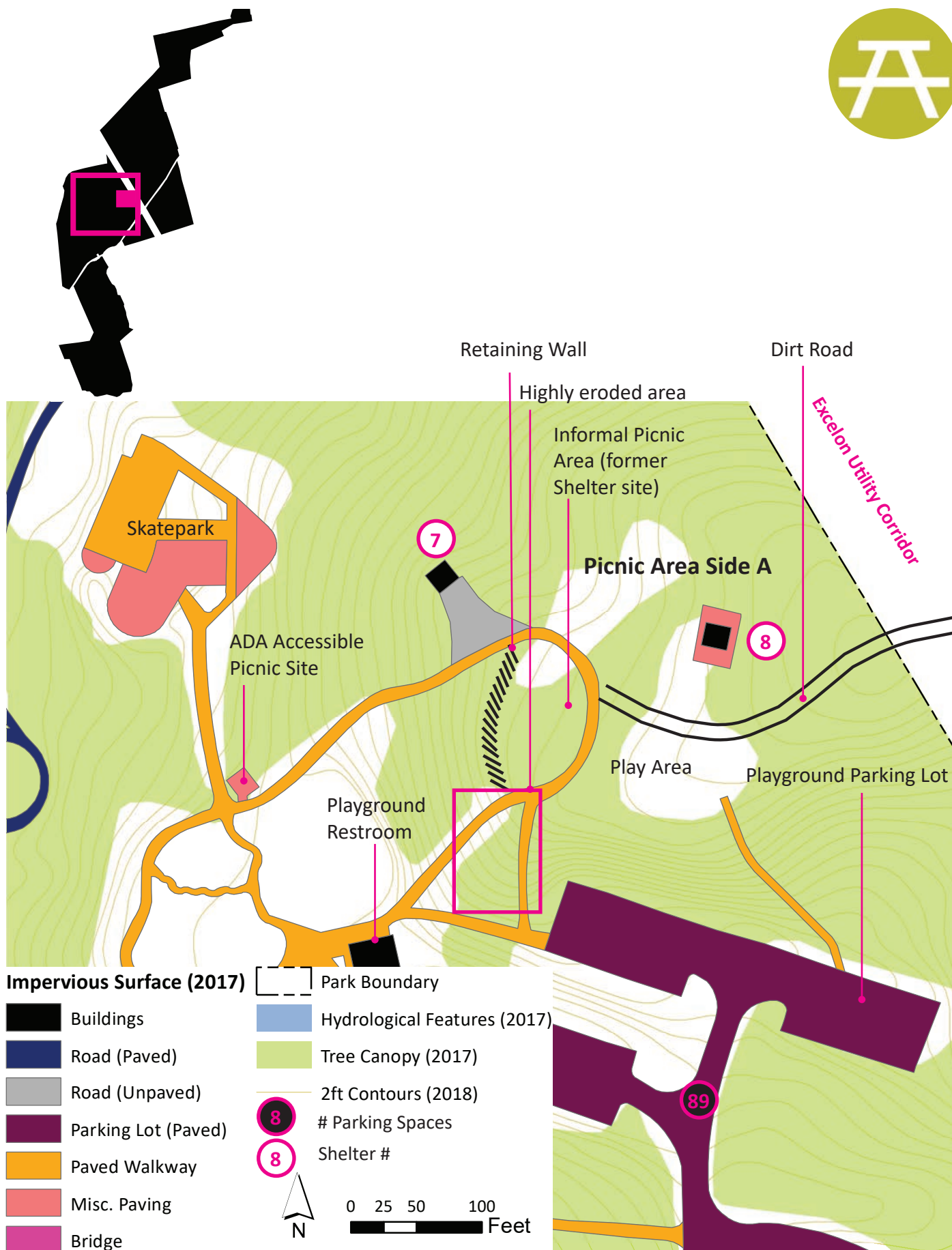


Table 9. PICNIC AREA SIDE A

Table of Conditions - Shelter #7			
	S1 (Assume reference is to shelter #7, Overlook Location - no diagram is available with location noted)	S2¹ (Assume reference is to shelter #8, adjacent to the Excelon Utility Corridor - no diagram is available with location noted)	
Conditions²			
General Condition	Good	Good	
Shelter structure	Light gauge steel, roofs finished with painted metal panels; low galvanized fence on two sides	Light gauge steel, roofs finished with painted metal panels; low galvanized fence on two sides	
Shelter slab	Concrete (1 foot lower than adjacent grade on southeast side; wood retaining wall)	Concrete (not flush with surrounding grade, difference of more than 2")	
# Wood picnic tables	7 (1 is accessible) in shelter; 2 tables outside of shelter	6 in shelter; 9 outside of shelter	
# Grills	2	3 (one grill southwest of the shelter)	
Drinking Fountain	no	no	
Play Area	<ul style="list-style-type: none">• yes - swing set with 2 baby swings• 1 plastic green dinosaur		
Clear route to access shelter pad	no	no	
<ul style="list-style-type: none">• A gravel/dirt road bisects the area between the shelters and the small play area• There are two grills and four wood picnic tables located on the west side of the access road as well as a wooden retaining wall			
Conditions 2010 (EMG Report)	S1	S2	S3
General Condition			
Shelter structure	Light gauge steel, roofs finished with painted metal panels; fair to poor condition	Light gauge steel, roofs finished with painted metal panels; fair to poor condition	Light gauge steel, roofs finished with painted metal panels; fair to poor condition
Shelter slab	Concrete	Concrete	Concrete
# Wood/metal picnic tables			
# Bar-b-que Grills			
Drinking Fountain			
Play Area			
Clear Route to Access Shelter Pad			

1 Shelter 3 removed (DATE unknown), open picnic area with tables remains, no shelter

2 Observations 02.03.20 and 06.08.20

Table 9. Picnic Area Side A, continued	
Conditions 2010 (EMG Report), continued	
<ul style="list-style-type: none"> Picnic tables in good to fair condition, require replacement during assessment period (2010-2030) Bar-b-que grills in good condition, require replacement during assessment period (2010-2030) Trash receptacles in good to fair condition, require replacement during assessment period (2010-2030) Children's play equipment in fair condition, will require repairs and replacement during assessment period (2010-2030) Picnic shelter structure in fair to poor condition due to age, require replacement during assessment period (2010-2030) 	
Upgrades / Changes Since 2010	<ul style="list-style-type: none"> One shelter has been removed (only 2 covered shelters currently exist); location now houses 2 grills and 5 wooden picnic tables Cluster of 7 wooden picnic tables near playground area separate from shelters Fixed, metal trash receptacles have been replaced with portable M-NCPPC plastic bins for recycling and trash The shelter structures have been replaced since the time of the report (refer to EMG photos)
ADA Findings	
EMG Report (2011)	<ul style="list-style-type: none"> No ADA accessible path connects picnic area side A to other park elements or parking lot Picnic area A is not accessible
M-NCPPC ADA Inspections (2012)	<ul style="list-style-type: none"> Shelter #3¹/shelter 1 A side - concerns no accessible entry; 20% of tables are not accessible; no accessible route to all amenities; protrusions and overhead clearance out of compliance; slab edge out of compliance CIL < .25" Shelter #5/ shelter 2 A side - concerns no accessible entry; 20% of tables are not accessible; no accessible route to all amenities; protrusions and overhead clearance out of compliance; slab edge out of compliance CIL < .25" Shelter #7/shelter 3 A side - concerns no accessible entry; 20% of tables are not accessible; no accessible route to all amenities; protrusions and overhead clearance out of compliance; slab edge out of compliance CIL < .25"

1 Shelter numbers per ADA Inspections conducted by M-NCPPC in 2012 and 2014; differ from signed shelter numbers in the field

Summary: Picnic Shelter Area Side A		
Conditions	2010 Condition (EMG Report)	2020 Condition
Shelter structure and pad	Fair to Poor	Good
Chain link fencing	Good to Fair	Good to Fair
Metal trash receptacles	Good to Fair	Good to Fair
Play equipment	No condition noted	Good to Fair
Wood timbers	Good	Good
Picnic tables (wood/metal)	Good to Fair	Good to Fair
Grills	Good	Good to Fair

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> No ADA accessible route connects parking or playground to picnic shelter side A (very steep climb from the upper playground to the picnic area) 	<ul style="list-style-type: none"> Provide accessible route between park elements (small playground at picnic shelter side A and shelters, parking, and large playground)
<ul style="list-style-type: none"> Playground safety surface - engineering wood chip surface within the play areas in need of maintenance 	<ul style="list-style-type: none"> Provide regular maintenance of engineered wood chip surface within play areas
	<ul style="list-style-type: none"> Site has excellent views across park towards lake
	<ul style="list-style-type: none"> Address grade change adjacent to newly paved path - treat as drainage swale or bring grade flush with path



Picnic area side A, former shelter location, now used for informal picnicking (not reservable)



Picnic shelter 7



Small play area located within picnic area side A



Picnic shelter 8

PICNIC AREA SIDE B MAP

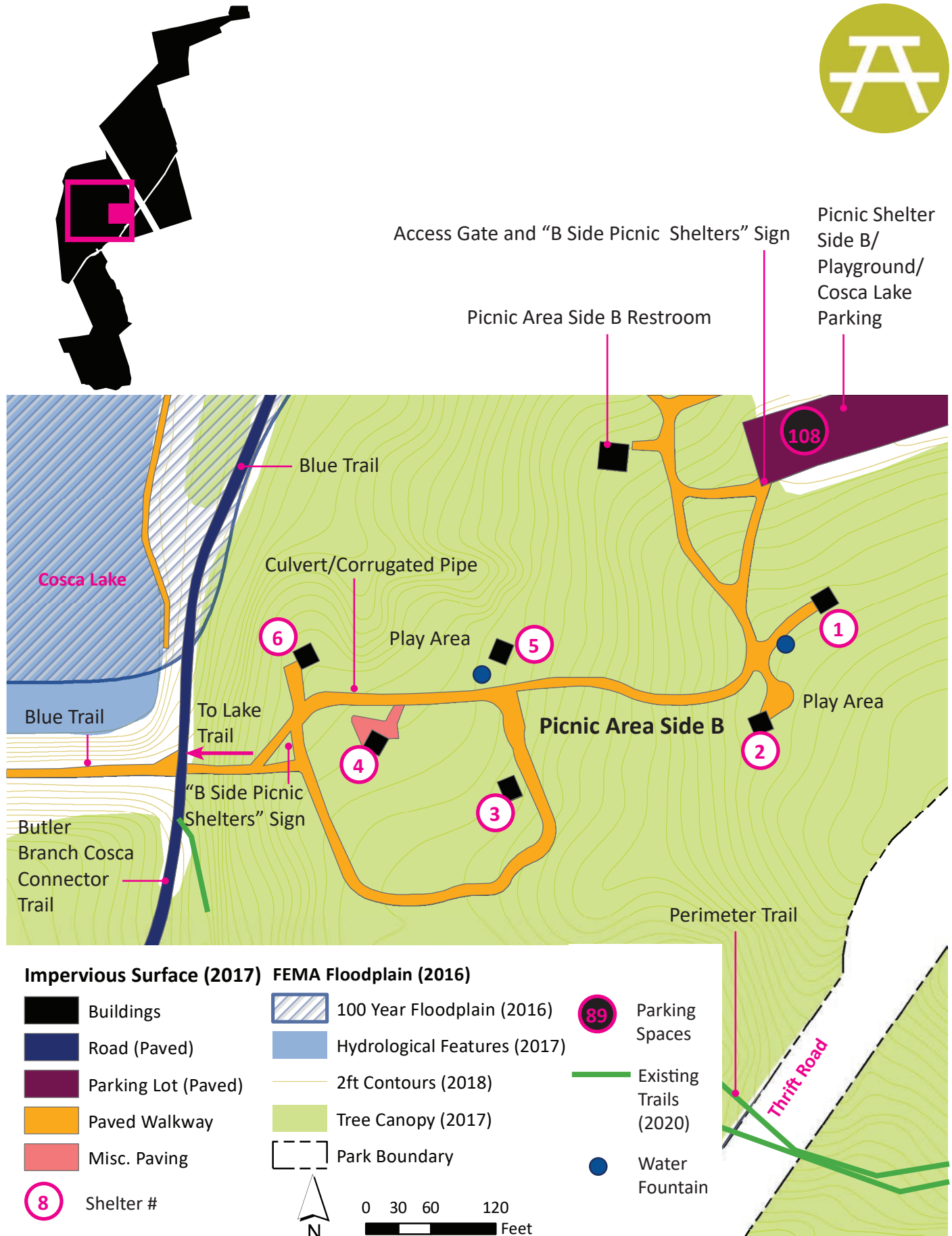


Table 10. PICNIC AREA SIDE B

	S1 ¹	S2	S3	S4	S5	S6
Conditions 2020 ²						
Permitted Capacity	100	100	100	100	50	50
General Condition	Good	Good	Good	Good	Good	Good
Shelter structure	Good	Good	Good	Good	Good	Good
Shelter slab	Good: Concrete, slab flush with walk	Good: Concrete, slab flush with walk	Good: Concrete, slab not connected to walk	Good: Concrete, slab not connected to walk	Good: Concrete slab above adj grade and not connected to walk	Good: Concrete, slab flush with walk
# Wood/metal picnic tables	7	6	20	20	21	15
# Plastic coated metal picnic tables	13	15	0	0	0	0
# Grills	3	2	3	3	3	2
Drinking Fountain	1	0	0	0	1	0
Play Area	none	swing set w/ two toddler swings; not connected to shelter with AR	none	none	swing set w/ two toddler swings; not connected to shelter with AR	none
Clear Route to Access Shelter Pad	yes	yes	no	yes	no	yes
Other Observations	• One fixed, plastic waste receptacle and one fixed, plastic recycling receptacle is located at the pedestrian entry to picnic area side B					
Conditions 2010 (EMG Report)						
General Condition						
Shelter structure	Light gauge steel, roofs finished with painted metal panels; fair to poor condition					
Shelter slab	Concrete	Concrete	Concrete	Concrete	Concrete	Concrete
# Wood/metal picnic tables						
# Metal trash cans						
# Bar-b-que Grills						
Drinking Fountain						
Swing set						
Clear Route to Access Shelter Pad						

1 Assume EMG Report numbers match existing shelter numbering sequence

2 Observation Date 02.03.20 and 06.08.20

Other Observations	
<ul style="list-style-type: none"> Picnic tables in good to fair condition, require replacement during assessment period (2010-2030) Bar-b-que grills in good condition, require replacement during assessment period (2010-2030) Trash receptacles in good to fair condition, require replacement during assessment period (2010-2030) Children's play equipment in fair condition, will require repairs and replacement during assessment period (2010-2030) Engineered wood chip surface replaced on as needed basis Picnic shelter structure in fair to poor condition due to age, require replacement during assessment period (2010-2030) 	
Changes / Upgrades Since 2010	
	<ul style="list-style-type: none"> Fixed, metal trash receptacles replaced with portable M-NCPPC plastic bins for recycling and trash Shelter structures replaced in past six years
ADA Findings	
EMG Report (2011)	<ul style="list-style-type: none"> Accessible picnic area/shelter is not provided Picnic area B and restroom are not accessible
ADA Inspections Report (2012)	<ul style="list-style-type: none"> Shelter 4¹ - concerns regarding slope and cross slope exceeding ADA guidance into shelter; no provision of 20% picnic tables as accessible; no accessible route connecting shelter to amenities; protrusions and overhead clearance do not meet ADA compliance; shelter amenities are not accessible design Shelter 6² - concerns regarding slope and cross slope exceeding ADA guidance into shelter; CIL, .25"; no provision of 20% picnic tables as accessible; no accessible route connecting shelter to amenities; protrusions and overhead clearance do not meet ADA compliance; shelter amenities are not accessible design Shelter 8³ - concerns regarding slope and cross slope exceeding ADA guidance into shelter; no provision of 20% picnic tables as accessible; no accessible route connecting shelter to amenities; protrusions and overhead clearance do not meet ADA compliance; shelter amenities are not accessible design Shelter 9⁴ - concerns regarding slope and cross slope exceeding ADA guidance into shelter; CIL, .25"; no provision of 20% picnic tables as accessible; no accessible route connecting shelter to amenities; protrusions and overhead clearance do not meet ADA compliance; shelter amenities are not accessible design Shelter 10⁵ - concerns regarding slope and cross slope exceeding ADA guidance into shelter; CIL, .25"; no provision of 20% picnic tables as accessible; no accessible route connecting shelter to amenities; protrusions and overhead clearance do not meet ADA compliance; shelter amenities are not accessible design

1 Shelter numbers as assigned in ADA Inspection report - there is no diagram to illustrate how they align with on-site conditions and actual shelter numbers

2 Ibid

3 Ibid

4 Ibid

5 Ibid

Summary: Picnic Area Side B		
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Shelter structure and pad	Fair to Poor	Good to Fair
Chain link fencing	Good to Fair	Good to Fair
Metal Trash receptacles	Good to Fair	Removed
Plastic Trash receptacles		Good
Play equipment	No condition noted	Fair
Wood timbers	Good	Good
Picnic tables (wood/metal)	Good to Fair	Fair to Poor
Picnic tables (plastic coated)	No condition noted	Good
Grills	Good	Good to Fair
Water fountain	No condition noted	Good; ADA compliant fixture, not connected with AR to features

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> Immediate path to shelters 1, 2, 4 and 6 are flush with concrete slab in shelter but are not connected with parking, restrooms, large playground or adjacent play area by accessible route Picnic area side B is not connected to other park elements with accessible routes (current paths are steeply sloping) 3 ADA parking spaces located within parking lot closest to picnic area side B, in portion of parking lot closest to picnic area side B pedestrian entry but are not connected to picnic shelters or amenities by accessible route 	<ul style="list-style-type: none"> Provide accessible route connecting parking and picnic shelters and associated amenities, including lake and playgrounds
<ul style="list-style-type: none"> Playground surface of engineered wood fiber requires maintenance 	<ul style="list-style-type: none"> Provide regular maintenance of engineered wood fiber in play areas
<ul style="list-style-type: none"> Clogged/smashed black plastic corrugated pipe under the cracked asphalt loop path between picnic shelters #4 and #6 in picnic area side B 	<ul style="list-style-type: none"> Maintain pipe
<ul style="list-style-type: none"> Picnic shelter number signs posted on shelters are small and difficult to see 	<ul style="list-style-type: none"> Include new shelter signage in wayfinding system
	<ul style="list-style-type: none"> Recognize and feature nice views from picnic shelter #6 to Cosca Lake
<ul style="list-style-type: none"> No electricity in rental shelters 	
<ul style="list-style-type: none"> Inadequate parking; inaccessible (not meeting ADA standards for accessible route) 	



Picnic shelter area side B sign located near the parking lot, steep pedestrian path to shelter 1



Fixed plastic trash and recycling receptacles located near the parking lot



Picnic area side B detached restroom



Water fountain located near shelter 1



Shelter 1



Shelter 2 with adjacent play area



View from the parking lot towards picnic shelter 1 in picnic area side B



Shelter 3



Shelter 4



Shelter 5 with adjacent water fountain and play area



Shelter 6

Table 11. RESTROOM - PICNIC AREA SIDE B

Conditions ¹		
General Condition	Fair	
Constructed	1970s	
Size	400 sq. ft.	
Foundations	Assumed to be a reinforced concrete slab-on-grade with integral and perimeter footings bearing directly on the soil.	
Superstructure	Concrete masonry unit and wood stud frame exterior and interior bearing walls supporting the roof diaphragms.	
Roofing	Gabled asphalt shingles, approximately 25 years old	
Exterior Walls	Wood siding	
Exterior Windows	Wood	
Exterior Door	Flush metal	
Interior	Unfinished concrete floor, painted plywood panel and Marlite walls, painted structural ceiling members	
ADA Findings		
EMG Report (2011)	Restrooms not designed for ADA. There are no grab bars, no ADA compliant signage, does not have 80" vertical clearance on an accessible route, toilet not 16-18" from side wall, space requirements do not meet ADA.	
ADA Inspections Report (2012)	ADA clearance is not provided at the door, 80" door height not provided and door is 28" wide (32" is ADA compliant) . The push/pull force of the door is 14 lbs (5-8.5 lbs. is ADA compliant). Change in level is 3.75" (ADA maximum is .25")	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Roof	Fair	Fair
Exterior Windows	Fair to Good	Fair
Exterior Walls	Fair to Good	Fair
Exterior Door	Fair to Good	Fair
Interior	Poor to Good	No condition noted

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> Doors were locked for the season and COVID-19. Interior not observed. 	
<ul style="list-style-type: none"> Restrooms do not meet ADA. 	<ul style="list-style-type: none"> Restrooms should be renovated to be ADA compliant.

¹ Observations 02.03.20



Picnic area restroom



Rear elevation



Men's room entrances



Women's room entrances

GROUP PICNIC PAVILION MAP

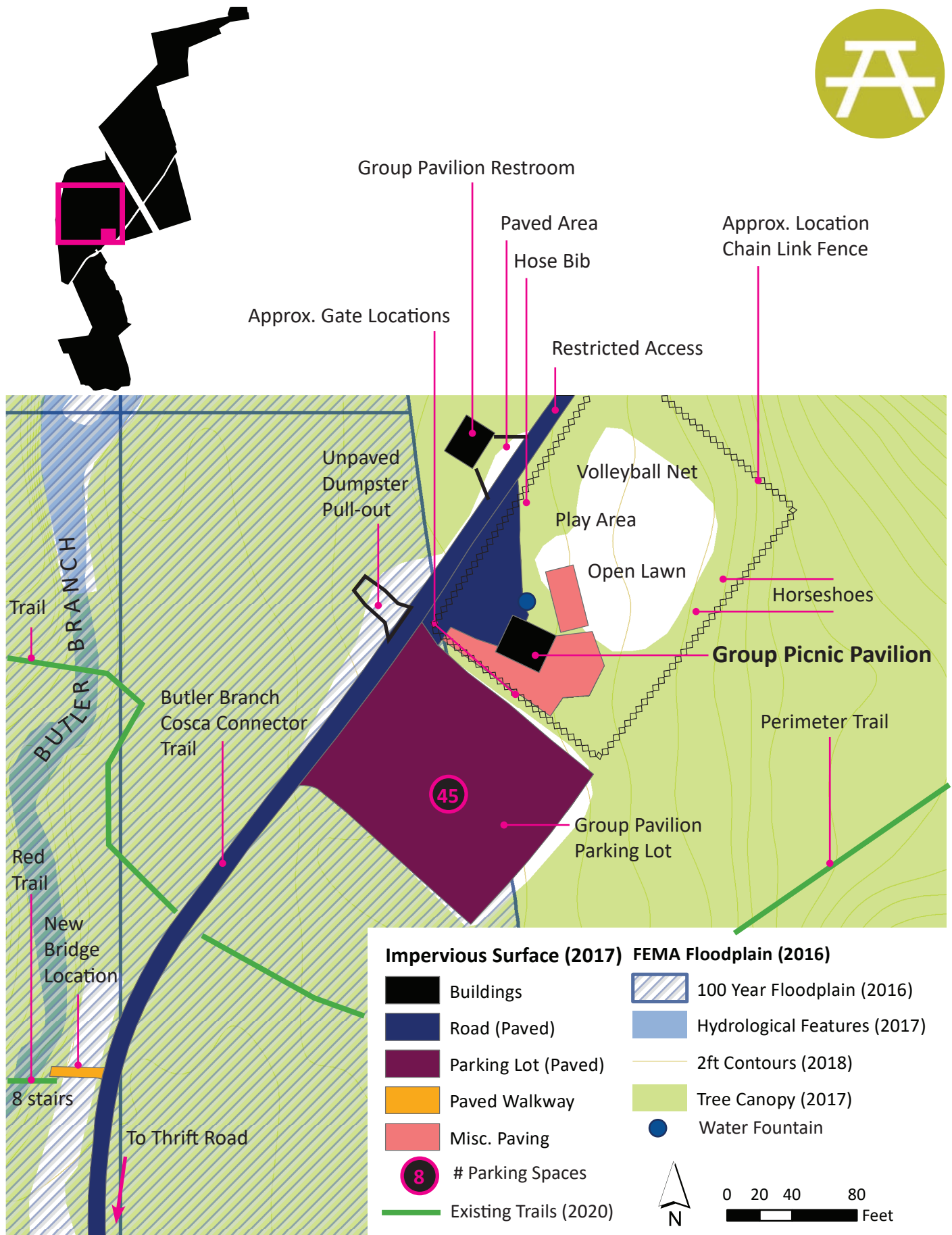


Table 12. GROUP PICNIC PAVILION

Conditions 2020¹	
Permitted Capacity	250
General Condition	Good to Fair
# Metal /wood picnic tables (fixed)	6
# Plastic coated metal picnic tables	28 plastic coated
# Grills	3
# Metal Trash Receptacles	1
Drinking Fountain	yes, ADA accessible
Play Area	Yes - 2 belt and 2 baby swings, slide
Clear Access Route from Parking Area to Pavilion	yes
Other Amenities	Dumpster on concrete pad, shed on concrete pad, sand volleyball court, horseshoe pit, hose bib
Other Observations	There is a light on the pavilion exterior (may or may not be functional)
Conditions 2010 (EMG Report)	
General Condition	Wood-framed group picnic pavilion constructed on slab on grade; roof finished with asphalt shingles over plywood sheathing; interior ceiling and gable ends are finished with T1-11, painted plywood siding
# Metal /wood picnic tables (fixed)	19 metal/wood tables under structure and 9 metal/wood picnic tables mounted in the ground adjacent to the pavilion
# Plastic coated metal picnic tables	
# Grills	3 grills
# Metal Trash Receptacles	Metal trash receptacles
Drinking Fountain	ADA accessible water fountain
Play Area	Slide, swing set, a volleyball court, a horseshoe pit
Clear Access Route from Parking Area to Pavilion	
Fence	6' chain link fencing with an entrance gate
Other Amenities	

1 Observation Date 02.03.20

<ul style="list-style-type: none"> Picnic tables in good to fair condition, require replacement during assessment period (2010-2030) Bar-b-que grills in good condition, require replacement during assessment period (2010-2030) Trash receptacles in good to fair condition, require replacement during assessment period (2010-2030) Children's play equipment and volleyball court in fair condition, the play equipment will require repairs and replacement during assessment period (2010-2030); volleyball court requires routine maintenance Engineered wood chip surface replaced on as needed basis Wood timbers in good condition and will require routine maintenance during assessment period (2010-2030) Chain link fencing is in good to fair condition, will require routine maintenance during the assessment period (2010-2030) Superstructure and roofing system of the group picnic pavilion are in good to fair condition; shingles will require replacement during the assessment period (2019-2030); cleaning, painting, and minor repairs of the superstructure should be performed regularly during the assessment period Accessible path is not provided to the group pavilion's amenities and an accessible picnic area/shelter is not provided 	
Changes / Upgrades Since 2010	
	<ul style="list-style-type: none"> Fixed, metal trash receptacles replaced with portable M-NCPPC plastic bins for recycling and trash 5 metal/wood picnic tables mounted in the ground adjacent to the pavilion, rather than the 9 noted in the EMG report Several newer plastic coated metal picnic tables have been added - all metal/wood moveable picnic tables have been removed
ADA Findings	
EMG Report (2011)	<ul style="list-style-type: none"> Accessible path from parking stalls to both sides of group pavilion, the playground equipment, the water fountain, and sport court is not provided Existing parking stalls do not have compliant access aisles Van accessible space not provided
M-NCPPC ADA Inspections (2012)	<ul style="list-style-type: none"> Site amenities are not accessible design Cross slopes exceed 2.08% Running slope exceeds 5% Volleyball court is not designed for wheelchair use; no accessible route from entrance to element; no accessible players seating; no accessible route to other elements

Summary: Group Picnic Pavilion		
Conditions	2010 Condition (EMG Report)	2020 Condition
Superstructure and roofing system	Good to Fair	Good to Fair
Chain link fencing	Good to Fair	Fair
Metal Trash receptacles	Good to Fair	Good to Fair
Play equipment (Slide and Swing Set)	Fair	Fair
Volleyball Court	Fair	Fair
Horseshoe Pit	No condition noted	No condition noted
Wood timbers	Good	Good
Picnic tables (wood/metal)	Good to Fair	Good to Fair
Picnic tables (plastic coated)	No condition noted	Good
Grills	Good	Good to Fair
ADA accessible water fountain	No condition noted	Good
Issues	Opportunities/ Recommendations	
<ul style="list-style-type: none"> Grills, trash receptacle, and drinking fountain all located on southwest side of structure are not connected by an accessible route Play area and other amenities are not accessible to parking and other elements by accessible route 	<ul style="list-style-type: none"> Establish accessible routes connecting all elements and parking spaces 	
<ul style="list-style-type: none"> Vehicular access road to pavilion area is narrow (approximately 12' wide). There are large areas of gravel flanking either side—not defined as parking, but looks like cars use these areas for parking (compaction of gravel). 	<ul style="list-style-type: none"> For area along access road which has been used for parking, consider clearing defining these areas as parking (refresh gravel and add wheel stops) or deter parking with boulders or other natural barriers 	
<ul style="list-style-type: none"> Vent on upper front of pavilion is dented 		
<ul style="list-style-type: none"> Brown plastic slats in chain link fence are in fair to poor condition 	<ul style="list-style-type: none"> Recommend alternate screening/ privacy shield 	
<ul style="list-style-type: none"> Volleyball court needs surface improvements (refresh sand surface) 	<ul style="list-style-type: none"> Make volleyball court accessible (surface) 	



Front of the group picnic pavilion, view from the west



4 ADA parking spaces (1 designated for vans)



View of the group pavilion from the south side, fixed metal trash receptacle and grills



Front of group picnic pavilion.



Sand volleyball with play area in background



Front view with play area in the distance



Perimeter fencing



Group picnic pavilion detached restroom



No through access heading north along paved road



A fixed, metal table at the small picnic area adjacent to the boathouse



Picnic area located just west of the lower playground near Cosca Lake and east of the boathouse



A small individual picnic area located downslope, north of picnic area side B

Table 13. RESTROOM - GROUP PICNIC PAVILION

Conditions ¹		
General Condition	Fair	
Constructed	1996	
Size	400 sq. ft.	
Foundations	Assumed to be a reinforced concrete slab-on-grade with integral and perimeter footings bearing directly on the soil.	
Superstructure	Concrete masonry unit and wood stud frame exterior and interior bearing walls supporting the roof diaphragms.	
Roofing	Gabled asphalt shingles, approximately 20 years old	
Exterior Walls	CMU walls	
Exterior Door	Flush metal doors	
Interior	Unfinished concrete floor, painted CMU walls, painted plywood ceiling	
ADA Findings		
EMG Report (2011)		
ADA Inspections Report (2012)	ADA clearance is not provided at the door. The push/pull force of the door is 11 lbs (5-8.5 lbs. is ADA compliant).	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Roof	Fair to Good	Fair to Good
Exterior Walls	Fair to Good	Good
Exterior Door	Fair to Good	Good
Interior	Poor to Good	No condition noted

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> Doors were locked for the season and COVID-19. Interior not observed. 	
<ul style="list-style-type: none"> Restrooms do not meet ADA. 	<ul style="list-style-type: none"> Restrooms should be renovated to be ADA compliant.

¹ Observations 02.03.20



Restroom near group pavilion



Front elevation



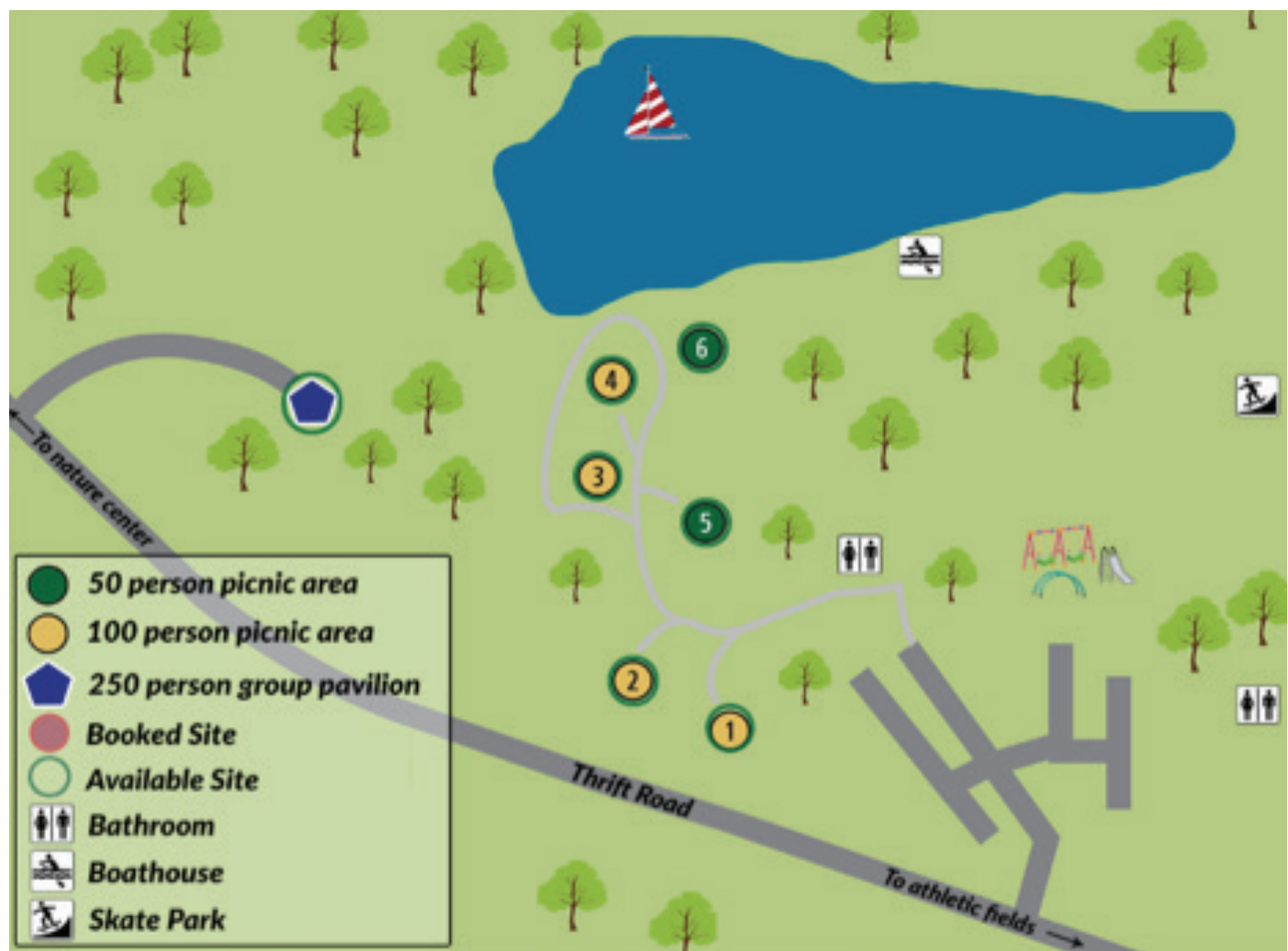
View from the north



View of the rear elevation

PICNIC AREA USAGE PATTERNS

Cosca Regional Park provides seven reservable picnic areas located east of Cosca Lake. The picnic areas capacities include one 250-person group pavilion and four 100-person and two 50-person picnic areas with shelters. The picnic areas are available for rental from May through October. A map of the picnic area location in relation to other park amenities is provided below.



Picnic shelter area side B

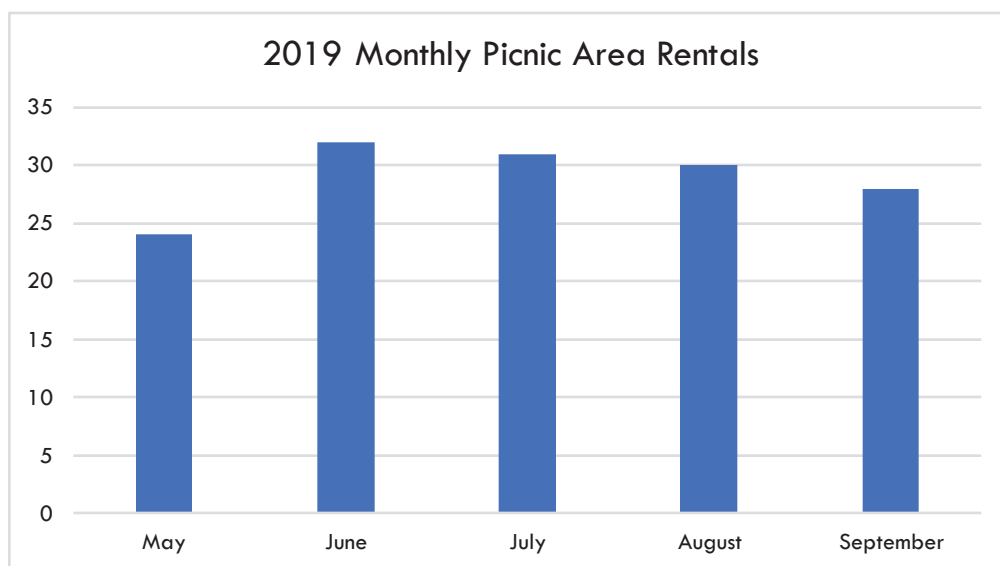
CHMGS analysis indicates that the picnic shelters are well-utilized throughout the months they are available for rent. CHMGS calculated effective occupancy of the picnic shelters by counting total available rental days as only weekend days and holidays during the months the shelters are open (for a total of 47 days). Occupancy analysis indicates that the group pavilion which accommodates 250 plus, exhibits the highest occupancy trends averaging 70 percent over the six years of evaluation.

The picnic areas accommodating 50 persons experienced an average occupancy of 66 percent and the 100-person picnic areas experience an average occupancy of 44 percent. The monthly occupancy profile illustrates that June is the peak usage month. Total number of visitors were not provided, but if the maximum occupancy is applied to each pavilion rented, total visitation averages about 11,000 picnic visitors per year.

The charts below provide information regarding the performance and utilization of the Cosca picnic shelters including monthly visitation trends, individual picnic shelter occupancy and revenue per shelter for the last six years.

Qualitative discussions with Cosca operational and maintenance staff indicate that picnic areas #5 and #6 are popular due to their location in relation to the restrooms, view of lake, parking proximity, and lower cost. Interviews indicate that there is no active enforcement of group size and many times the shelters are being used above their stated capacity. When staff were queried about desired improvements related to picnic areas the following were identified.

- Additional and well-located parking in relation to picnic areas
- Improvements/replacement of structures (e.g., Hillantrae Park Picnic Pavilion in the Hillantrae Estates in Clinton, MD was mentioned)
- Additional picnic structures
- Picnic structures that include electricity



Picnic Shelter Occupancy, 2014 - 2019

Picnic Shelter	2014	2015	2016	2017	2018	2019
#00	72%	74%	68%	66%	64%	77%
#01	47%	57%	68%	55%	55%	53%
#02	36%	49%	40%	43%	43%	43%
#03	36%	36%	34%	38%	47%	40%
#04	36%	40%	36%	34%	38%	40%
#05	68%	81%	74%	70%	68%	62%
#06	64%	77%	64%	60%	47%	53%
Total Occupancy	44%	52%	50%	47%	48%	47%

Total Picnic Visitors, 2014-2019

Picnic Shelter	2014	2015	2016	2017	2018	2019
#00	8,500	8,750	8,000	7,750	7,500	9,000
#01	2,200	2,700	3,200	2,600	2,600	2,500
#02	1,700	2,300	1,900	2,000	2,000	2,000
#03	1,700	1,700	1,600	1,800	2,200	1,900
#04	1,700	1,900	1,700	1,600	1,800	1,900
#05	1,600	1,900	1,750	1,650	1,600	1,450
#06	1,500	1,800	1,500	1,400	1,100	1,250
Total Visitors	10,400	12,300	11,650	11,050	11,300	11,000

Total Revenue Per Shelter 2014-2019

Picnic Shelter	2014	2015	2016	2017	2018	2019
#00	\$14,125	\$14,875	\$13,650	\$13,300	\$13,088	\$15,250
#01	\$4,975	\$6,075	\$7,300	\$5,850	\$5,950	\$5,725
#02	\$3,825	\$5,275	\$4,275	\$4,600	\$4,600	\$4,800
#03	\$3,375	\$3,825	\$3,600	\$3,825	\$5,050	\$4,263
#04	\$3,475	\$4,475	\$3,825	\$3,600	\$4,350	\$4,575
#05	\$4,000	\$4,750	\$4,375	\$4,125	\$4,000	\$3,625
#06	\$3,725	\$4,450	\$3,750	\$3,500	\$2,650	\$3,125
Total Average Rental	\$37,500	\$43,725	\$40,775	\$38,800	\$39,688	\$41,363

PLAYGROUNDS

There are two main playgrounds located within Cosca Regional Park, referred to in this report as the upper playground and the lower playground. The upper playground is much larger in size but in poorer condition than the lower playground.

Two small play areas and additional individual swings are dispersed throughout the park. One small play area is located at picnic area side A, and another in the campground. Swings about several shelters in picnic area side B.

UPPER PLAYGROUND

The upper, larger, playground is located centrally within the park, surrounding by the skatepark on the north, picnic area A to the northeast, picnic area B to the south, the boathouse to the west, and the smaller playground near the boathouse.

The upper, larger, playground is surrounded by steep slopes. No ADA accessible routes connect it with other elements within the park other than the skatepark. Newer renovations include an ADA path which connects the playground parking lot to the playground entry and adjacent restroom. Additionally, the playground is connected to the skatepark by an ADA access path which provides a series of ramps and landings with handrails to provide a comfortable route.



Upper playground

According to the description from the 2011 EMG report, the play equipment is composed of wood or metal and includes three tot playgrounds and one school age piece of playground equipment, six climbing toys, spring toys, and three swings sets. Surfacing includes engineered wood fiber and rubber areas and there is both wood timber edging and concrete retaining walls.

The existing equipment and playground surface are in fair to poor condition. Plans are underway for its redevelopment and replacement with an M-NCPPC-themed Imagination Playground.

Parking is a concern, as the upper and lower playgrounds share central parking areas with uses in the core area of the park—general use, walkers, hikers, fishers, permitted and open picnic areas, and the skatepark. The current parking lots are inadequate for the current demand. Any expansion of activities, or playground expansion will require the provision of additional parking.

LOWER PLAYGROUND

The lower, smaller playground sits downslope and southwest from the upper playground. Located east of the boathouse and Cosca Lake, the playground is surrounded by mature canopy trees.

Much smaller than its counterpart, its equipment and surfacing are in good condition. An ADA accessible water fountain is located adjacent to the playground (outside of the timber edging), but

playground elements and the fountain are not connected by an accessible path.

The description in the 2011 EMG report is of a metal and wood playground with one school age piece of playground equipment, two spring toys, and two swing sets. Surfacing at that time was engineered wood fiber with wood timber edging.

A small picnic area (minor picnic area) is located just west of the playground, upslope from the boathouse.

INDIVIDUAL PLAY AREAS (MINOR PLAY AREAS)

Several smaller play areas are located within Cosca Regional Park. These minor play areas typically include at least one swing set and sometimes include a slide or other play equipment. Minor play areas noted during the field observations include the following locations:

- Picnic area A
- Picnic area B
- Campground

The play area locations are mapped as part of the individual park feature maps. For example, the Picnic Area B Map on page 58 also provides the locations of the small play areas.



Lower playground
Final DRAFT January 2021

UPPER PLAYGROUND MAP

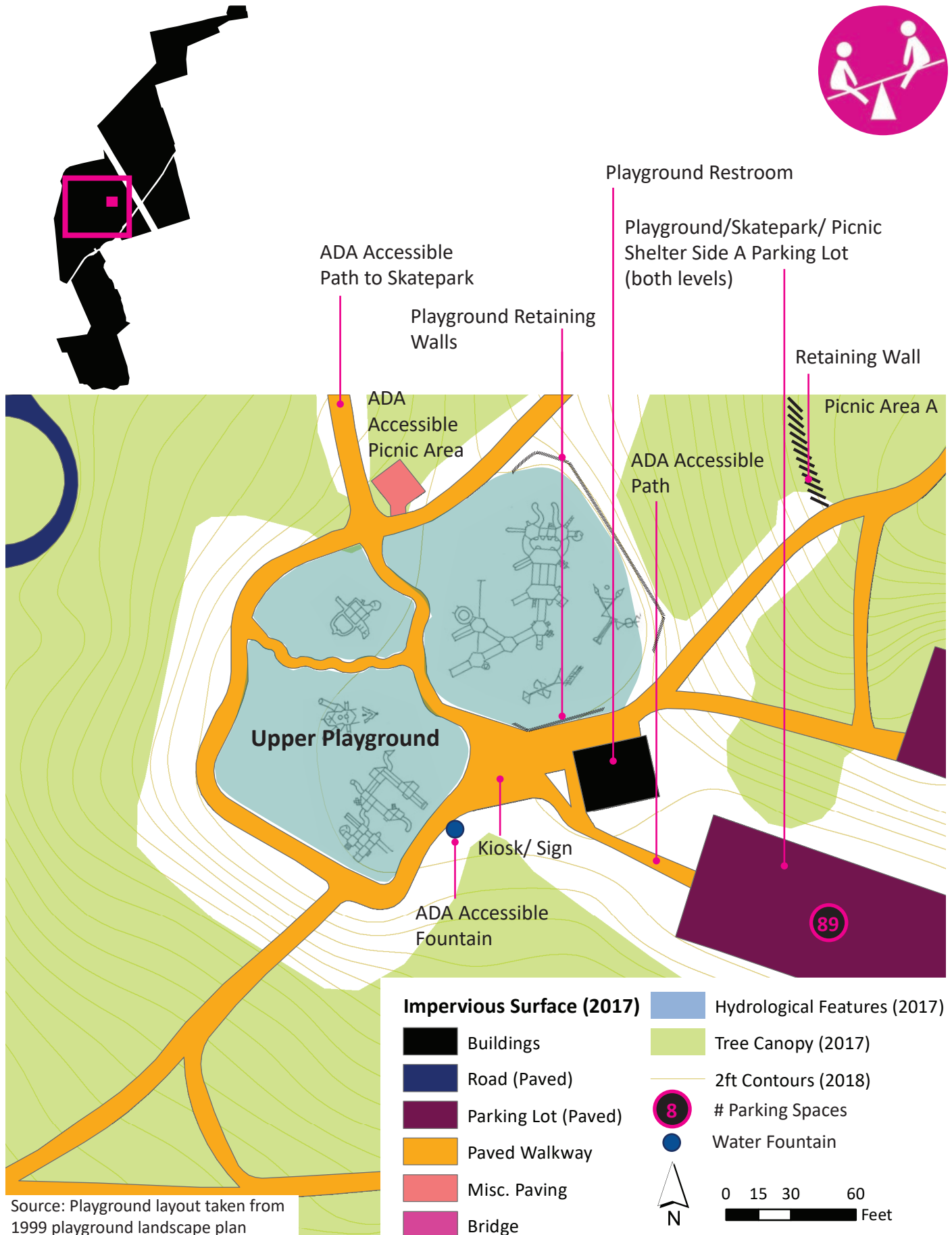


Table 14. UPPER PLAYGROUND

Conditions 2020¹	
General Condition	Fair
# Metal Benches	10 total metal benches: 3 newer ones with backs; 1 older black bench with back; 1 older black bench with back; 6 older red benches with no back
(Minor Picnic Area) # Metal picnic tables	1
(Minor Picnic Area) # Grills	1
Drinking Fountain	1 ADA accessible drinking fountain
Other Observations	see below - missing swings 3-sided kiosk for event postings located at the entry
Conditions 2010 (EMG Report)	
General Condition	
# Metal Benches	6 metal benches
(Minor Picnic Area) # Metal picnic tables	
(Minor Picnic Area) # Grills	
Drinking Fountain	1 ADA Accessible drinking fountain
Other Observations	<ul style="list-style-type: none"> • Three tot playgrounds equipment • One school age playground equipment • Equipment consists of metal and plastic structures with rubber fall zones and engineered wood fiber surfaces enclosed by wood landscaping timbers and cast-in-place concrete retaining walls • Six climbing toys, three swing sets • Metal trash bins
<ul style="list-style-type: none"> • Equipment in children's play areas (report appears to reference only the upper and lower playgrounds) is in good condition; will require replacement during the assessment period (2010-2030) • Engineered wood chip surface is replaced on as-needed basis • Wood timbers are in good condition and will require routine maintenance during the assessment period • Trash receptacles are in good to fair condition; will require replacement during the assessment period (2010-2030) 	
Changes / Upgrades Since 2010	
	<ul style="list-style-type: none"> • Fixed, metal trash receptacles replaced with portable M-NCPPC plastic bins for recycling and trash • ADA accessible route connections between parking lot and large playground area, restroom (construction drawings dated 2011), and skatepark • Missing swings (one 2-bay w/ no swings; one 2-bay with one belt swing; one single bay with 2 baby swings)

1 Observations 02.03.20

ADA Findings	
EMG Report (2011)	<ul style="list-style-type: none"> No ADA accessible path connects the playground areas and adjacent picnic shelter #2 (unclear on shelter location; no diagram in report); Report noted that improvements would be completed by May 2010 Existing parking stalls do not have compliant access aisles Van accessible space is not provided
M-NCPPC ADA Inspections Report (2012)	<ul style="list-style-type: none"> Playground 2-5 (unsure which structure this assessment applies to - assume applies to larger playground; no diagram in assessment indicating location) is not in compliance for running slope (5%); cross slope (2.08%); has inconsistent changes of level, does not meet best practice of more than one toddler swing provided; step is not in compliance with consistent riser height of 8"; CIL is not 0.25"; vertical clearances not in compliance - 80" Playground 'Other' - running slope exceeds 8.33% and 5%; cross slope exceeds 2.08%; CIL does not meet 0.25"; vertical clearances not in compliance - 80"; inconsistent changes in level; handrail height not in compliance; missing level landing of 60" x 36" Not in compliance with Smart Practice of playground providing an entrance to elevated/ground components; no posted age group of intended users of playground; running slope exceeds 5%; cross slope exceeds 2.08%; inconsistent changes in level

Summary: Upper, Larger, Playground		
Conditions	2010 Condition (EMG Report)	2020 Condition
Play equipment	Good	Good to Fair (some equipment removed)
Rubber fall zones	No condition noted	Fair to Poor
Engineered wood chip surface	No condition noted	Good
Wood timbers	Good	Not present
Metal Trash receptacles	Good to Fair	Not present
Benches	No condition noted	Good to Fair
ADA accessible water fountain	No condition noted	Good
Picnic table	No condition noted	Good
Grill	No condition noted	Good to Fair

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> Rubber playground surface has considerable damage and is a safety hazard 	<ul style="list-style-type: none"> Playground upgrade and replacement - redesign and/or relocate
<ul style="list-style-type: none"> Current site provides little shade cover. 	<ul style="list-style-type: none"> Incorporate shade cover in new or redesign.



View of playground equipment at upper playground



Accessible route connects parking lot, playground, and detached restroom at upper playground



Kiosk near entrance



View of upper playground near entry



Play structure with missing equipment and torn rubber surfacing at upper playground

Table 15. RESTROOM - PLAYGROUND

Conditions ¹		
General Condition	Good	
Constructed	2001	
Size	750 sq. ft.	
Foundations	Assumed to be a reinforced concrete slab-on-grade with integral and perimeter footings bearing directly on the soil.	
Superstructure	Concrete masonry unit and wood stud frame exterior and interior bearing walls supporting the roof diaphragms.	
Roofing	Gabled asphalt shingles, approximately 19 years old	
Exterior Walls	Split-faced CMU, tile, wood	
Exterior Door	Flush metal	
Interior	Ceramic tile floors, painted CMU walls, and painted gypsum board ceilings	
ADA Findings		
EMG Report (2011)		
ADA Inspections Report (2012)	ADA clearance is not provided at the door. The push/pull force of the door is 13/14 lbs (5-8.5 lbs. is ADA compliant). Threshold is 1.25" (ADA maximum is .25")	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Roof	Fair to Good	Fair to Good
Exterior Walls	Good	Good
Exterior Door	Good	Good
Interior	Good	Good

¹ Observations 02.03.20; some condition assessments added following facility opening in Summer 2020

Issues	Opportunities/ Recommendations
	<ul style="list-style-type: none"> Restrooms in relatively good condition¹
<ul style="list-style-type: none"> Restrooms do not meet ADA. 	<ul style="list-style-type: none"> Restrooms should be renovated to be ADA compliant

¹ Site visit in Summer 2020, when restroom was reopened following COVID-19 closure



View of restroom from playground



West elevation



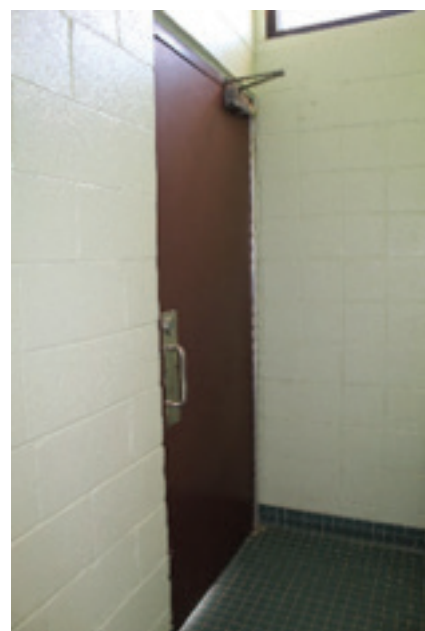
West elevation



Restroom stalls



Restroom sink and mirrors



Entrance door from the interior

LOWER PLAYGROUND MAP

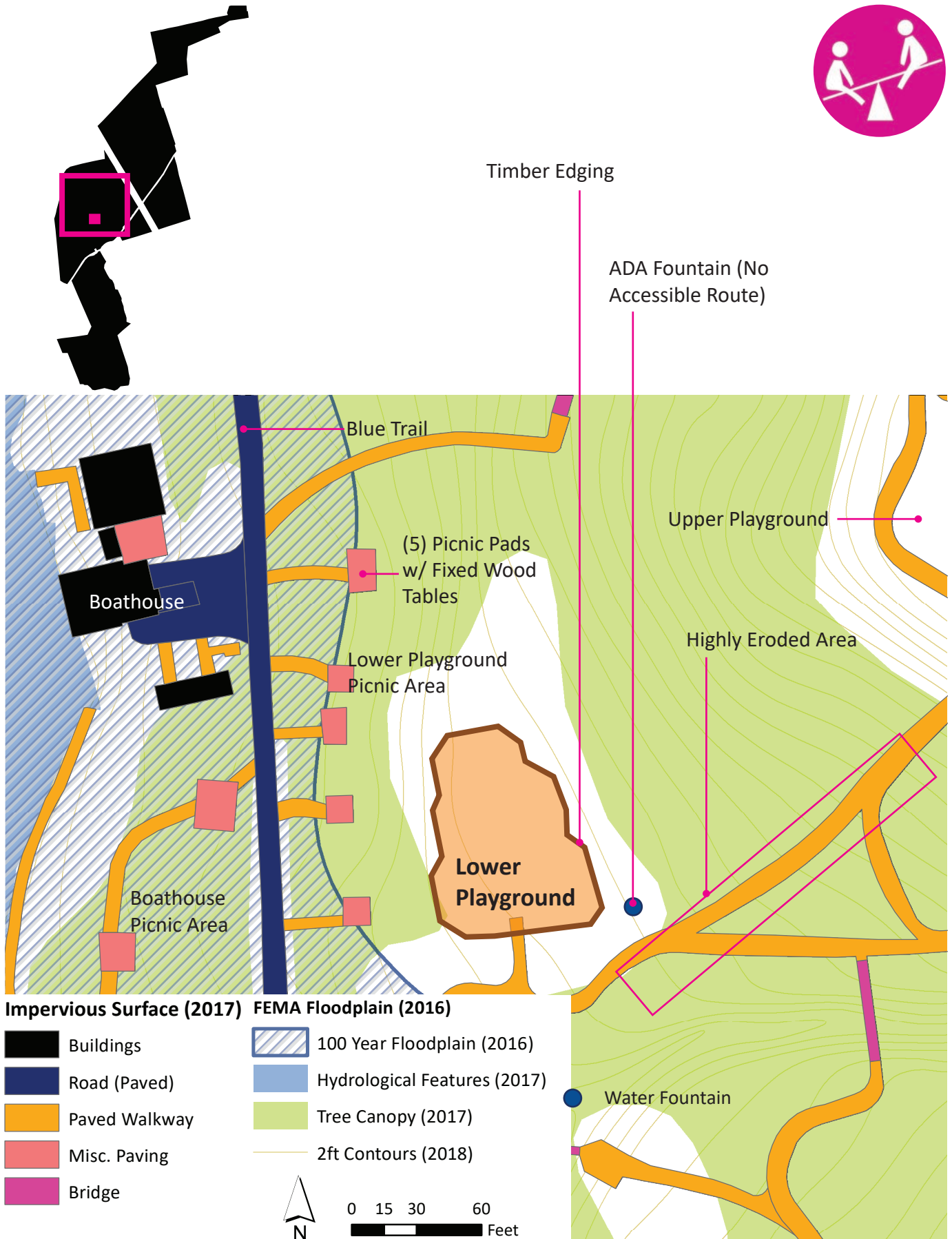


Table 16. LOWER PLAYGROUND

Conditions¹	
General Condition	Good
# Wood composite benches	4 (noted one replaced bench slat)
(Minor Picnic Area) # Fixed, wood picnic tables on concrete pads	5
(Minor Picnic Area) # Non-fixed picnic tables	15 total (3 at each picnic pad)
(Minor Picnic Area) # Grills	5 total (1 at each picnic pad)
Drinking Fountain	1 ADA accessible
Other Observations	<ul style="list-style-type: none"> Swings include 2 baby and 4 belt swings 1 concrete dolphin for climbing GFRC (or similar material) climbing rock 6+ feet high
Conditions 2010 (EMG Report)	
General Condition	Good
# Wood composite benches	
# Metal benches	4
# Metal trash cans	unknown quantity, but exist
# metal/wood picnic tables	5
# Grills	5
Drinking Fountain	
Other Observations	<ul style="list-style-type: none"> 1 school age playground equipment 2 spring toys 2 climbing toys Playground equipment metal and plastic structures Engineered wood fiber surface Enclosed by wood landscaping timbers
<ul style="list-style-type: none"> Equipment in children's play areas (report appears to reference only the upper and lower playgrounds) is in good condition; will require replacement during the assessment period (2010-2030) Engineered wood chip surface is replaced on as-needed basis Wood timbers are in good condition and will require routine maintenance during the assessment period Trash receptacles are in good to fair condition; will require replacement during the assessment period (2010-2030) 	
Changes / Upgrades Since 2010	
	<ul style="list-style-type: none"> Fixed, metal trash receptacles replaced with portable M-NCPPC plastic bins for recycling and trash

¹ Observation Date 02.03.20

ADA Findings		
EMG Report (2011)	<ul style="list-style-type: none">The EMG report noted that an accessible path to the playground areas and the adjacent picnic shelter 2 was not provided. ADA 4.3.	
M-NCPPC ADA Inspections Report (2012)	<ul style="list-style-type: none">Playground 2-5 (<i>M-NCPPC report #, unsure which structure applies to - this document assumes the report applies to larger playground</i>) is not in compliance for running slope (5%); cross slope (2.08%); has inconsistent changes of level, does not meet best practice of more than one toddler swing provided; step is not in compliance with consistent riser height of 8"; CIL is not 0.25"; vertical clearances not in compliance - 80"Playground 'Other' - running slope exceeds 8.33% and 5%; cross slope exceeds 2.08%; CIL does not meet 0.25"; vertical clearances not in compliance - 80"; inconsistent changes in level; handrail height not in compliance; missing level landing of 60" x 36"Not in compliance with Smart Practice of playground providing an entrance to elevated/ground components; no posted age group of intended users of playground; running slope exceeds 5%; cross slope exceeds 2.08%; inconsistent changes in level	
Summary: Lower, Smaller, Playground		
Conditions	2010 Condition (EMG Report)	2020 Condition
Play equipment	Good	Good
Engineered wood chip surface	No condition noted	Good
Wood timbers	Good	Good
Metal Trash receptacles	Good to Fair	Not Present
Benches	No condition noted	Good
ADA accessible water fountain	No condition noted	Good
Picnic tables	No condition noted	Good to Fair
Grills	No condition noted	Good to Fair

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> Area around ADA accessible fountain is not accessible (no accessible route) 	<ul style="list-style-type: none"> Install accessible route to the drinking fountain
<ul style="list-style-type: none"> Channelized erosion from the playground entrance down to the asphalt path (between the picnic areas and the boat house) 	<ul style="list-style-type: none"> Let leaves remain in place in areas not designated as paths or playground to help with erosion control prevention and soil amendment under tree canopy; plant groundcover on steep banks and/or use existing fallen trees to create "natural" terracing for erosion control/ embankment stabilization.
	<ul style="list-style-type: none"> Provide regular maintenance of engineered wood chip surface within play area.



View of lower, smaller, playground



Water fountain with no access path



Paved walkway to lower playground



Play equipment at lower playground



View from upper playground to lower playground



Play area at picnic Area Side A



Play area near picnic shelter #2, one of two play areas at picnic area side B



Campground play area

SKATEPARK

The skatepark, constructed in 2013, is a more recent addition to Cosca Regional Park. Designed by American Ramp Company, the skatepark showcases an array of features such as a vertical wall and boomerang quarterpipe. Having been constructed recently, the skatepark is in good condition with only a few minor repairs needed in the concrete surfacing.

The skatepark was envisioned to be a family skate experience, and the original plans included a new group picnic shelter area, wifi, an accessible route connecting the upper playground with the lake, and rerouting the train (no longer in use) to connect to the lake road. Although some of these elements were not constructed due to budget concerns, recent improvements were made in May and June 2020 and include a drinking fountain, an awning for shade, and benches.

The skatepark at Cosca is one of the largest in the region. It attracts both local riders and skaters traveling a park circuit around the country. It accommodates both vert (bowl) and street skating, and includes a 21 stair set; a 15 foot vertical wall; and a snake run. With minimal shade, it is used more



Entry sign at skatepark

Final DRAFT January 2021

heavily before 2 PM in the summer. Spring and early fall also have considerable use, with weekend use the heaviest.

The skatepark is used primarily by teenagers, offering a much-needed park amenity for this often underserved user group. The teens working on the project suggested the tie-in with tech and have worked together to manage and protect the five mural walls. Paint jams are held every quarter or so, often in conjunction with a bar-b-que cookout. The walls can be painted if space exists or if the artist feels they can do a better piece. Likely because of this ownership, there has been minimal vandalism and the graffiti art or copy cat tagging has not extended through the park.

The upper playground is located between the skatepark and the parking lot. The skatepark and the parking area are connected by an accessible path, ramp, and picnic pad. No accessible routes connect the skatepark to other park elements at other levels.

DESIRES

In addition to the work under construction in the spring of 2020, extending the skate experience through the larger Cosca Regional Park would allow the incorporation of skating experiences for less experienced skaters. The art could also be extended, bringing a sense of ephemeral joy throughout the site.

SKATEPARK MAP

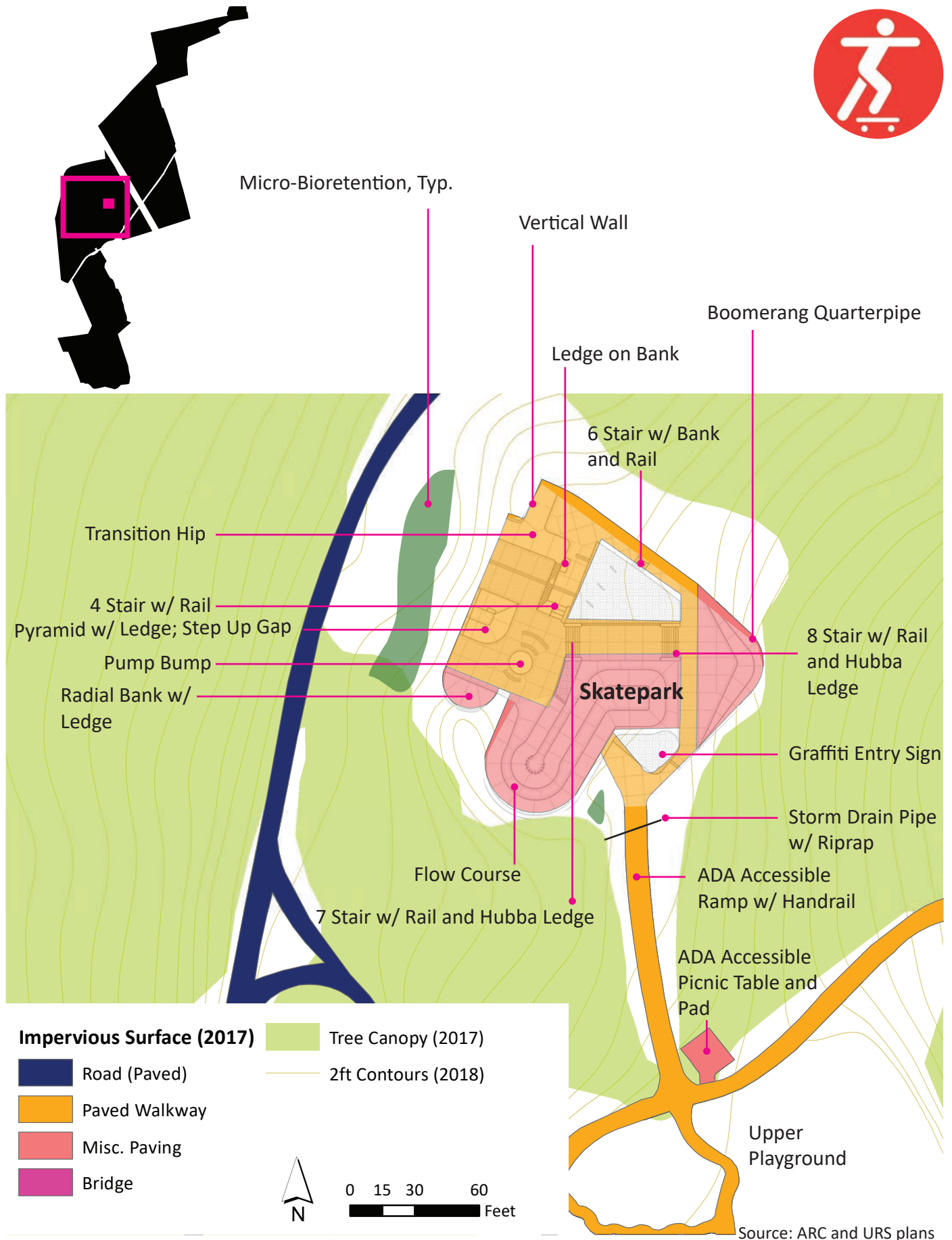


Table 17. SKATEPARK

Conditions ¹		
General Condition	Good	
Features	<ul style="list-style-type: none">Constructed in 2013, includes vertical wall, stairs with rails, hubba ledges, a boomerang quarterpipe, a flow course, and a pump bump	
Amenities	<ul style="list-style-type: none">Graffiti entry sign and signs throughoutM-NCPPC plastic bins for recycling and trash	
Drinking Fountain	no	
Other Observations	<ul style="list-style-type: none">Planted micro-bioretenion basins located along the bank between the lake trail and the skatepark and adjacent to the ADA ramp	
Conditions 2010 (EMG Report)		
	<ul style="list-style-type: none">Skatepark built after completion of EMG Report	
Changes / Upgrades Since 2010		
	<ul style="list-style-type: none">Skatepark construction in 2013Additional improvements added Summer 2020	
ADA Findings		
EMG Report (2011)	<ul style="list-style-type: none">Report predates skatepark construction	
M-NCPPC ADA Inspections Report (2012)	<ul style="list-style-type: none">Skatepark not addressed in 2014 inspection and predates 2012 work	
Summary: Skatepark		
Conditions	2010 Condition (EMG Report)	2020 Condition
General Condition	Not Built in 2010	Good

¹ Observation Date 02.03.20

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> ADA ramp/route with railing provides access from the playground to the skatepark 	<ul style="list-style-type: none"> Devise a way for an accessible route to not cut through playground when connecting skatepark with parking lot Devise accessible route connections with skatepark and other park amenities and elements
<ul style="list-style-type: none"> Minor repairs to concrete surface needed 	<ul style="list-style-type: none"> Regular maintenance is required for the micro-bioretenion areas



Graffiti art incorporated as an active part of the skatepark



View from skatepark toward Cosca Lake; no accessible route connects the two features



Flow course



ADA accessible ramp to the skatepark



Stormdrain pipe passes under accessible route



Micro-bioretention feature adjacent to skatepark

SKATEPARK USAGE PATTERNS

The Cosca Regional Park skatepark provides both “vertical” and “street” skating. In vertical or “vert” skateboard riders move from the horizontal (on the ground) to the vertical (on a ramp or other incline) to perform tricks, thus “vert”. Swimming bowls and ramps are part of vertical skating. Street skateboarding involves the use of urban obstacles like stairs and handrails, planter boxes, ditches, and benches. In “street” skaters perform tricks around, on, onto or over these obstacles. The availability of both these types of features makes Cosca a local and regional skatepark destination.

The skatepark is considered an “intermediate” level park, in that a skateboarder needs to have some level of experience before being able to use the facility effectively. One of the unique elements of the skatepark is its “graffiti” mural walls. These walls are designed to allow for artists to contribute their graffiti talent on an ongoing basis. This “art in the park” element has been well maintained and respected by the local and regional community.

There are no official usage stats regarding the skatepark. Interviews with the skatepark manager indicates that the area receives its highest usage in the spring and early fall with summer as the lowest period of demand due to the heat and lack of shade cover. Most of the skatepark users are from the local area, but he also sees demand coming from Charles County, since the skatepark in their area is primarily a vertical vs. street park. The skatepark attracts individuals between the ages of 15 and 35 and mirrors the ethnic profile of the county with African American, Hispanic and White being the major user groups.

When the skatepark was originally designed it included a shade structure, water fountain and benches for seating; however, due to budget issues, these elements did not get constructed. These features are being programmed and budgeted to be added soon. These basic features will enhance viewing and improve the quality of experience for current users. The skatepark currently lacks enough “flat space” where individuals can practice their capabilities before trying them in a more challenging environment.

The skatepark manager indicated the following attributes that could expand the market and usage for the skatepark.

- Expand the “flat area” to provide for more learning opportunities for beginner skaters
- Create large graffiti walls and make them out of concrete vs. the current aluminum
- Consider incorporating public art beyond that existing in the skatepark

SOUTH CORE AREA: PARK FEATURES

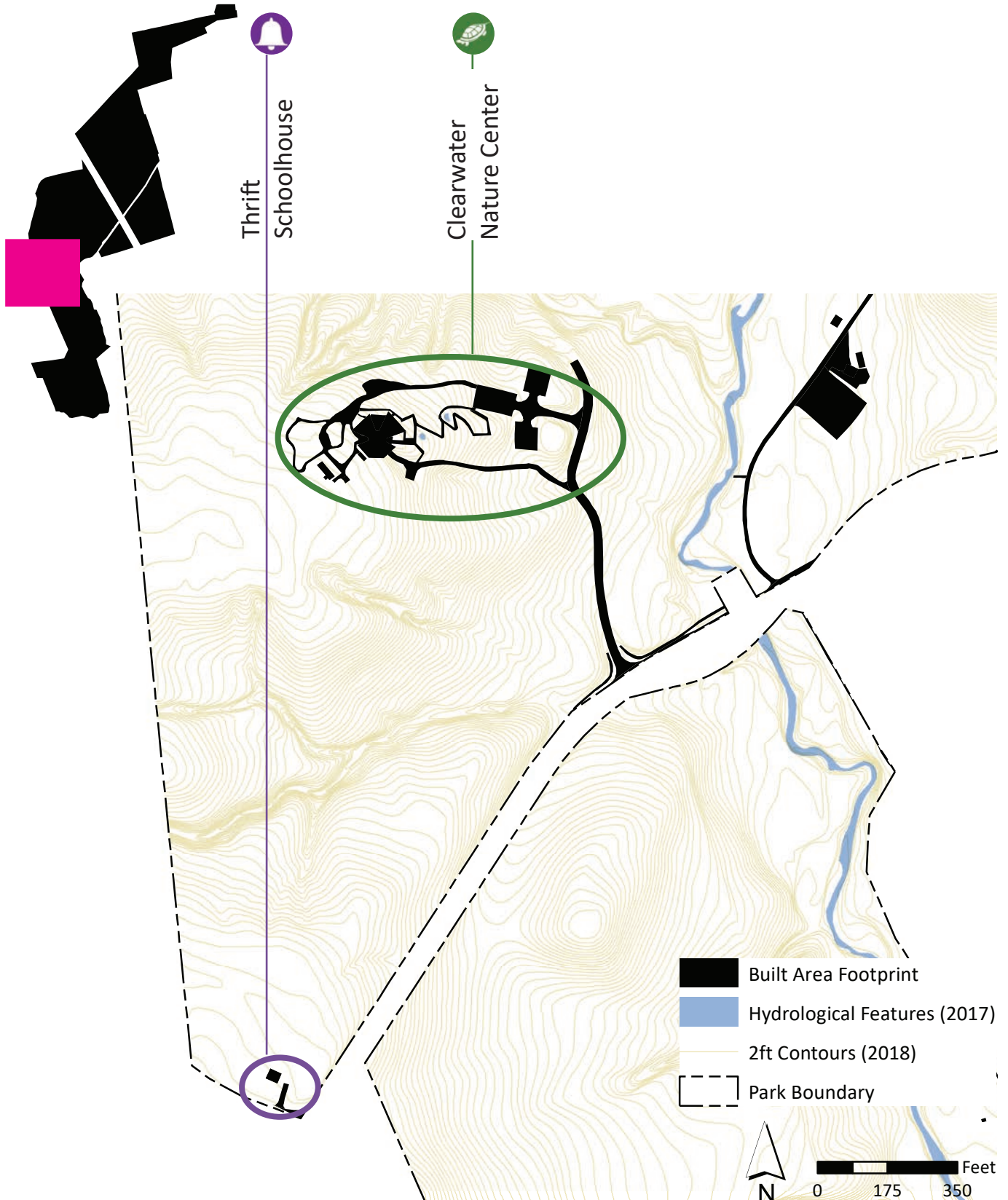
SOUTH CORE AREA

The southern section of the park is far less developed than the North and West Core areas. Two park features are located in this core area, the Clearwater Nature Center which celebrated its 50th birthday in April 2020 and the Historic Thrift Schoolhouse.



Clearwater Nature Center entrance from public parking lot

SOUTH CORE AREA: PARK FEATURES



CLEARWATER NATURE CENTER

The Clearwater Nature Center is located in the far southwestern portion of Cosca Regional Park. Vehicular access to the nature center is from Thrift Road. There is no internal vehicular connection between the Nature Center and other activity areas within the park.

Clearwater Nature Center is used primarily to support environmental education. Staff host a variety of interpretive programs for visitors and school groups. Outreach programming covers Prince George's County. Many visitors return again and again to visit specific animals and birds, housed indoors and outdoors.

FACILITY

The 50-year old structure is limited in classroom and office space and its facilities are dated. The ground floor (walkout basement) is not internally connected to the main floor and is not climate controlled. The lack of restrooms on the lower level present challenges for classroom management on that level. In addition to a multi-purpose classroom space, the lower level also includes:

- Animal care workspace/utility area
- Storage for a weeks worth of food for the birds and animals; food preparation space; a sink and refrigerator; and two freezers for additional food storage located outside the lower level



A constructed pond along the “direct route” to the nature center.

- Lapidary club meeting space and materials storage
- Rock club meeting space and materials storage

The upper, main level of the nature center houses a reception desk, office space for staff, a large multi-purpose classroom, and public restrooms. The current office space is inadequate for the current staffing level at the nature center. There are insufficient computers and desk space for all staff, some staff are assigned a drawer in a desk in lieu of an actual desk or workspace.

The nature center does not have any indoor or outdoor facilities for groups to eat lunch or spend the night. Some groups informally use the front deck for picnics, but larger groups must be split up with some of them eating at a picnic shelter in another area of the park. Overnights at the nature center, although desired by some groups, do not have the infrastructure necessary to support such visits. The active campfire program run through the nature center is actually a daytime event. In the past, there has been specific night time programming with activities such as hikes and star gazing.

Outdoor facilities around the nature center building include the aviary, a greenhouse, a butterfly garden, and raised beds with vegetables grown for animal feed.

PARKING

Paved parking lots serving the nature center are accessed from the vehicular drive from Thrift Road and are connected to the nature center by multiple pedestrian paths. One route, built in 2007, provides an at that time of construction an ADA accessible route through a series of ramps and switchbacks with a raised deck structure. The raised deck accessible route is designed around a series of interpretive signs and a constructed water feature, adding interest along the pathway. Another route between the parking lot and building entry, includes a series of stairs, totaling 32 steps.

TRAILS

Natural surface trails connect the nature center to Cosca Lake and the group picnic pavilion, and

lead the visitor into a series of natural surface trails in the park's western side. Trail use is limited by visiting time, particularly for visiting school groups. Some of the red and blue trails receive heavy use from school groups, but long hikes on the green and orange trails are problematic due to the time shortage often present with school group visits. Summer camps, with longer blocks of time available, do use the green trail.

There is a strong pedestrian link between the group pavilion and the nature center, park features in relatively close proximity. Many of the individual nature center visitors come from the group picnic area. If that physical relationship is disrupted, the visitor count at the nature center may be adversely affected.

DESIRES

The current facility is squeezed for space, aged, and not fully accessible. Consideration should be given to relocating the entire facility if the decision is made to rebuild the structure. Providing additional support structures for picnics, lunch groups, and overnight camping could reinforce and extend the nature center's programming.

Shifting and expanding the focus of the center from a purely science education focus nature center to one that introduces visitors to the science through a more active outdoor play environment should be explored for any future programming or facility recommendations.

Regardless of relocation or rebuilding, the area would benefit from an open immediately adjacent play area for visiting school groups. Time—the limitations of time—does not allow groups to participate in a full program at the nature center and a walk to and from the area around Cosca Lake.

CLEARWATER NATURE CENTER MAP

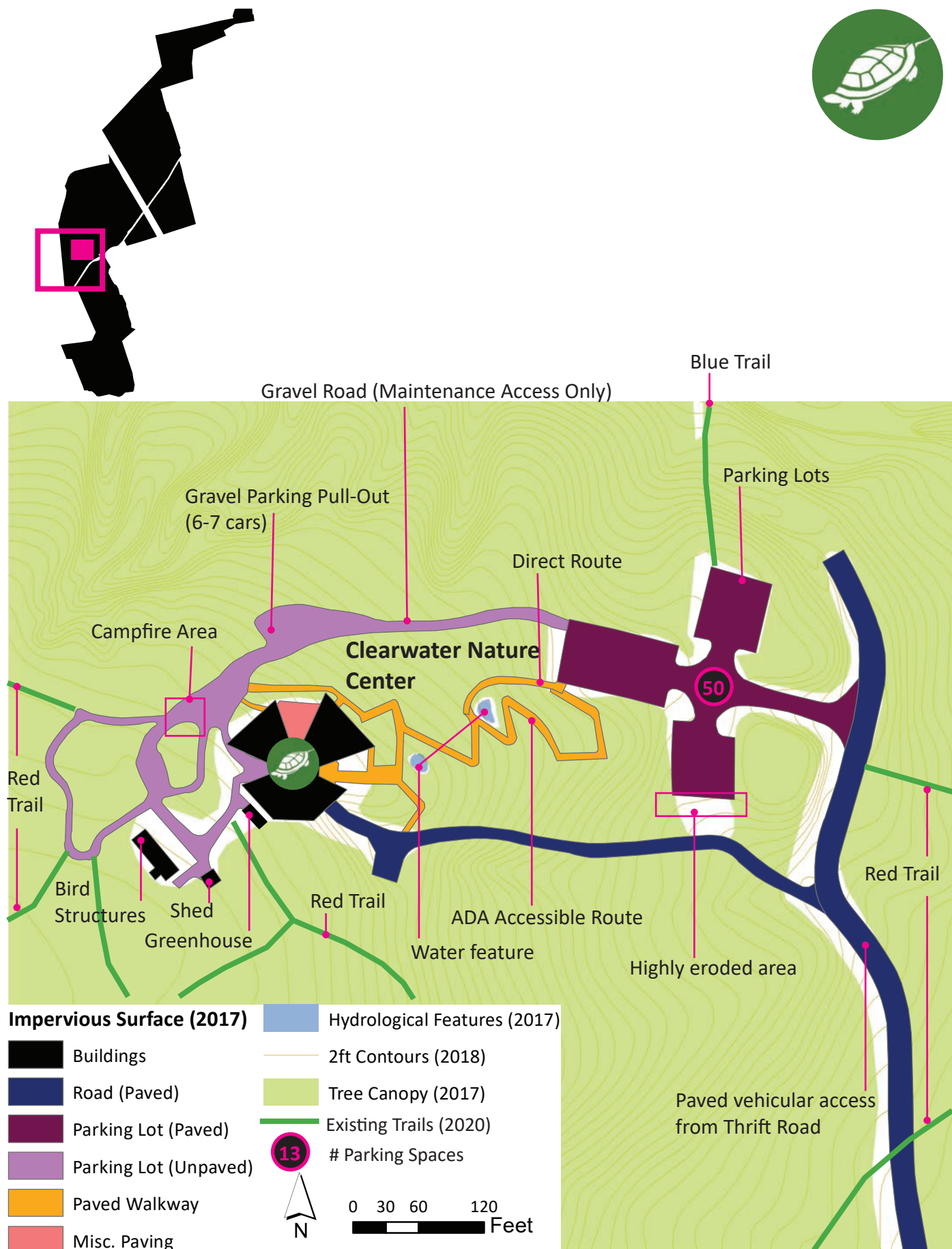


Table 18. CLEARWATER NATURE CENTER

Conditions ¹		
General Condition	Good	
Constructed	1970	
Size	6,025 SF approximately.	
Foundations	Assumed concrete. No evidence of movement or excessive settlement	
Superstructure	Exposed steel beams and CMU walls.	
Roofing	Metal sheet and asphalt shingle roofing	
Exterior Walls	Wood siding, signs of deterioration due to water at the bottom touching the deck. Fake stone is generally good but some pieces are missing on the west side.	
Exterior Windows	Energy efficient windows installed around 2010	
Exterior Doors	Aluminum in good condition. Wood in fair condition and splintering from the bottom.	
Interior: Lobby/Circulation	Tile floor	
Interior: Offices	CMU walls, wood siding, painted wood ceiling and carpet floors	
Interior: Exhibit Room	Carpet floor, wood paneling and painted wood ceiling	
Interior: Auditorium	Tile floor, wood paneling and painted wood ceiling	
Interior: Restrooms	Tile floor, CMU, tile and gypsum board walls	
Lighting	Fluorescent	
Decks	Engineered wood is generally good but some warping	
ADA Findings		
	Paths to get to the exhibits outside do not meet ADA. Ramp slope to entrance is too steep at 11%, top of gripping surface is 42”, handrails aren’t continuous and do not extend 12” beyond the top and bottom of ramp.	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Superstructure	No condition noted	Good
Roofing	No condition noted	Good
Exterior Walls	No condition noted	Generally good
Exterior Windows	No condition noted	Good to Fair
Exterior Doors	No condition noted	Aluminum-Good, Wood-Fair
Interior Finishes	No condition noted	Good
Decks	No condition noted	Good with some warping

¹ Observations 02.03.20
Final DRAFT January 2021

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> The only way to get to the lower level classroom is to go outside and use the exterior stair and ramp. 	
<ul style="list-style-type: none"> Per park staff, struggle to keep temperature correct for animals with current HVAC system. 	
<ul style="list-style-type: none"> Need more storage. Staff has to go to the basement. 	
<ul style="list-style-type: none"> No specific bathroom for classrooms. 	



Northeast elevation of Clearwater Nature Center



North deck of Clearwater Nature Center



West (rear) entrance to Clearwater Nature Center



Missing 'stone' near west entrance



Main circulation/exhibit area at the nature center



Exhibit room at the Clearwater Nature Center



Pedestrian scaled lighting along the Nature Center paths



Seating area and a fire pit used for campfire events is located behind the nature center



Entrance sign to the nature center



A typical interpretive sign along the walkway from the nature center to the parking lot



One of two pedestrian routes connecting the parking lot with the nature center



ADA accessible route between the parking lot and the nature center

Table 19. CLEARWATER GREENHOUSE

Conditions ¹		
General Condition	Poor	
Constructed	TBD	
Size	230 SF approximately.	
Exterior Walls	CMU with fake stone facing	
Exterior Windows	Greenhouse glass and aluminum	
Exterior Door	Wood	
ADA Findings		
	Not ADA accessible due to pea gravel path, knob on the door and narrow aisle in the greenhouse.	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Exterior Walls	No condition noted	Poor
Exterior Windows	No condition noted	Fair
Exterior Door	No condition noted	Poor
Issues		Opportunities/ Recommendations
<ul style="list-style-type: none">Fake stone veneer is covered in algae where remaining but many pieces are missing. Open and failed mortar joints.		<ul style="list-style-type: none">Reconstruct greenhouse or at a minimum, replace stone and repoint joints.
<ul style="list-style-type: none">Water damage at bottom of exterior door..		<ul style="list-style-type: none">Replace door and install ADA compliant lever.
<ul style="list-style-type: none">Many glazing joints are missing or deteriorated on the west side.		<ul style="list-style-type: none">Glazing joints should be repaired/replaced and continually monitored for deterioration due to direct sun exposure.
<ul style="list-style-type: none">No ADA compliant path leading to the greenhouse.		<ul style="list-style-type: none">Install an ADA compliant path.

¹ Observations 02.03.20



View of the greenhouse at the nature center



Deterioration of the mortar and stone



Greenhouse glass showing a few cracked pieces

Table 20. CLEARWATER BIRD OF PREY

Conditions ¹		
General Condition	Fair to Good	
Constructed	TBD	
Size	600 SF approximately	
Roofing	Asphalt Shingles	
Exterior Walls	Prefabricated metal	
Exterior Door	Flush metal	
Fence	Black chain link	
ADA Findings		
	The paths leading to the Birds of Prey are uneven and in poor condition	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Roofing	No condition noted	Fair
Exterior Walls	No condition noted	Good
Exterior Doors	No condition noted	Fair
Fence	No condition noted	Good

1 Observations 02.03.20

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> The path leading to the exhibit does not meet ADA 	<ul style="list-style-type: none"> Install an ADA compliant path
<ul style="list-style-type: none"> Algae and debris on roof 	<ul style="list-style-type: none"> Perform routine maintenance on roof



View from the southeast



View from the northwest



View of bird of prey exhibit

CLEARWATER NATURE CENTER USAGE PATTERNS

The Clearwater Nature Center is in the southwest section of the park. The usage data for the Nature Center is drawn from a combination of ParksDirect registrations, rentals, and all other programs (e.g., curriculum programs, club meetings, lapidary lab use, etc.).

The Clearwater Nature Center delivers programs on-site and off-site (e.g., schools). On-site programs include summer camp programs including before and after care, specialty programs, parent and youth drop-in fee programs and home school programs. On-site registrations were reviewed to identify the geographic markets that are served. Data indicates that approximately 60 percent of the on-site program registrations are from Prince George's County with the remaining 40 percent from either Charles County or the Washington D.C. metro area.

Off-site programs include fee-based animal nature programs in schools as well as non fee-based career days. There is also "walk-in" demand that is not captured in the usage data. Over the course of the last five years, the number of on-site programs has appeared to increase but the number of participants has remained stable. Off-site program numbers have fluctuated both in number offered and number of participants. Since many of the off-site programs are non-fee based, the number of visitors varies and therefore the counts are not as reliable. Overall usage trends are provided in the chart below.

Qualitative discussions with Cosca Clearwater Nature Center staff indicate that current programming and activities could be enhanced and expanded with some additional facilities adjacent to the Clearwater Nature Center. Currently, the geographic isolation and topographic setting of the Clearwater Nature Center prohibits nature center programs from leveraging many of the parks facilities and amenities. The Clearwater Nature Center staff identified some opportunities that could be created adjacent to the center that would enhance programming opportunities.

- Covered pavilion including sinks and bar-b-que - this could be used for expanded programming as well as support existing programs (e.g., groups that come but cannot be accommodated for lunch)
- Nature playground that would provide outside play and experimentation - this could be used by younger age groups including both drop in users as well as scheduled programs
- Open space/field that could be used for programming
- Group camping sites - there have been requests in the past for group camping sites and by locating these sites near the Clearwater Nature Center it opens programming opportunities
- Reconfiguration of existing building to accommodate additional classroom space, however, an outdoor pavilion would create similar functionality

Clearwater Nature Center Programs: On and Off Site						
Fiscal Year	# Programs On-site	# Programs off-site	On-site Program Participants	Outreach Program Participants	Total # of Programs	Total # of Participants
2015	85	101	3,639	4,552	186	8,191
2016	82	95	3,493	4,481	177	7,974
2017	120	29	3,404	1,375	149	4,779
2018	73	57	3,363	6,832	130	10,195
2019	138	94	3,304	7,654	232	10,958

THRIFT SCHOOLHOUSE

The Historic Thrift Schoolhouse is a one-story, three-bay schoolhouse of wood-frame construction. The building has been located at the same site since its construction in 1884, and was likely constructed on the same location of a prior school building. The property for the schoolhouse was condemned from a larger 400-acre piece of land, land that was likely in agricultural use for centuries.

FACILITY

The building's interior was altered to serve as a single family dwelling, but the alterations did not compromise its architectural form's integrity. Recent stabilization efforts include:

- New roof
- New siding
- Fresh exterior paint
- New piers
- Hazmat remediation
- Motion sensor installed
- Updated electrical service (in process)

The schoolhouse is one of the oldest extant schoolhouses in Prince George's County. Established for white students



Thrift schoolhouse. Photo credit: ESA, 2020.

in the county following emancipation, the school served several communities until a new school site was selected in 1909.

The school sits on a 1.12-acre parcel governed by the County's Environmental Setting regulations and is surrounded by dense and mature vegetation at the bend where Tippet Road becomes Thrift Road¹.

PARKING

There is a single narrow driveway at the intersection of Tippet and Thrift Roads. Getting on the site is easy, exiting is terrifying, given the 90 degree turn in the road and the lack of any useful sightlines due to the turn and the topography. The danger of the intersection is visible in the condition of the guard rail across Tippet Road from the schoolhouse.



Damaged guardrail across Tippet Road from Schoolhouse, Wyoming Farm driveway on left side of image

limited to 60 feet due to the historic nature of the resources (Wyoming Farm, listed on the National Register of Historic Places is located across the street from the schoolhouse), but that width will not easily accommodate four traffic lanes at 10 or 11 feet and two separated pedestrian paths.

The Schoolhouse is in need of a use for work to move beyond stabilization of the resource. Ideas for future use include a satellite office for park staff, an entry marker / indicator for Cosca Regional Park, or placing the structure into a residential lease program for a park staff member's use or other interested party's use.



Draft diagram illustrating potential 60 foot road cross-section impact on Wyoming Farm (south) and Thrift Schoolhouse (north)

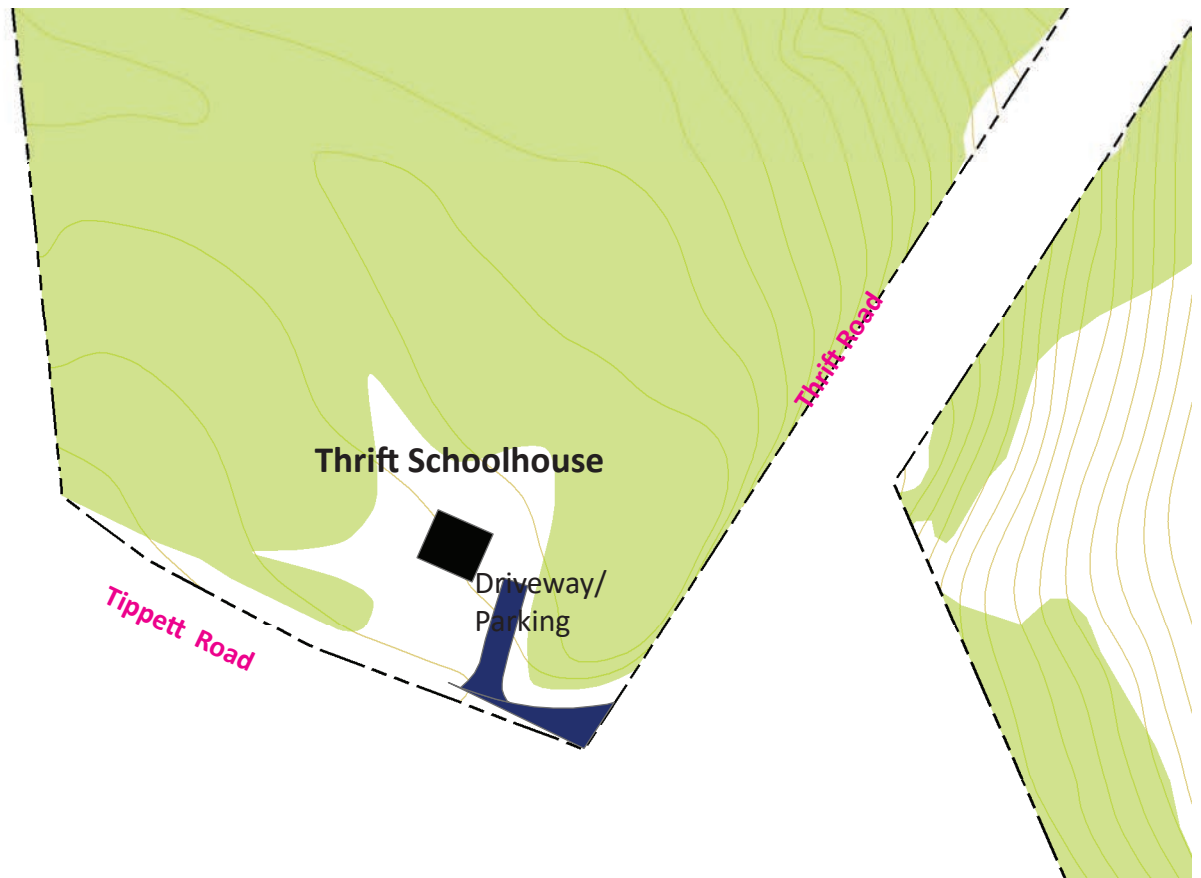
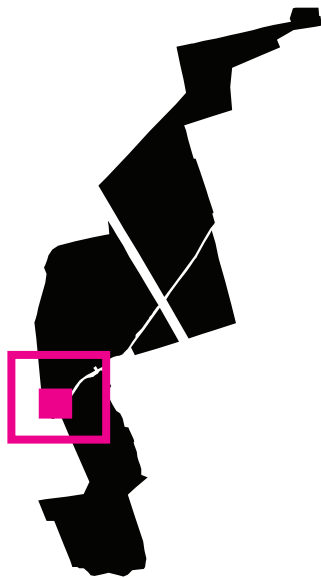
DESIRES

Any future access driveway and parking needs to address this traffic safety issue and reflect the proposed expansion of Thrift Road to a four-lane cross section with separated pedestrian paths on either side of the road.

Initial research states that the proposed expansion of Thrift Road to four lanes includes a cross section

¹ Information taken from Maryland Historical Trust Maryland Inventory of Historic Properties Form Inventory No. PG: 81B-003, prepared by EHT Tracerics, Incorporated. October 2007.

THRIFT SCHOOLHOUSE MAP



Impervious Surface (2017)






-  Buildings
-  Road (Paved)
-  Park Boundary
-  Tree Canopy (2017)
-  2ft Contours (2018)



Table 21. THRIFT SCHOOLHOUSE

Conditions ¹		
General Condition	Fair to Poor	
Constructed	1884	
Size	1 story, 3 bay	
Foundations	Common bond brick piers	
Superstructure	Wood Frame	
Roofing	Side gabled / metal corrugated	
Exterior Walls	Painted German wood siding	
Exterior Windows	Not observed / boarded up with plywood/wood surrounds	
Exterior Doors	3-panel wood door with glass lite	
Interior Finishes	Wood floor, wainscotting and plaster	
ADA Findings		
	The building was not designed to meet ADA. Temporary steps lead to the front door but there is no ramp.	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Roofing	No condition noted	Good to Fair
Exterior Walls	No condition noted	Good to Fair
Exterior Windows	No condition noted	No condition noted
Exterior Doors	No condition noted	Fair
Interior Finishes	No condition noted	Poor
Railings	No condition noted	Poor

¹ Observations 02.03.20

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> Boards and fallen plaster cover the floor. 	<ul style="list-style-type: none"> Restore the interior. Finishes deteriorate due to a lack of humidity control and temperature swings.
<ul style="list-style-type: none"> Temporary steps to the school are separating from the building. 	<ul style="list-style-type: none"> During a restoration, provide a compliant entrance that meets building codes.
<ul style="list-style-type: none"> The driveway is hidden at a sharp corner creating a dangerous entrance. 	<ul style="list-style-type: none"> Study an alternative entrance to the school.
<ul style="list-style-type: none"> Questions have come up regarding the location. Per MHT this is the original site. 	<ul style="list-style-type: none"> Connect this site to the nature center with a designated path and create bridge over stream.
<ul style="list-style-type: none"> Windows remain in original location but boarded up so not observed. 	<ul style="list-style-type: none"> The windows should be assessed and rehabilitated as necessary.
<ul style="list-style-type: none"> The house has remained vacant since the 1960s. 	<ul style="list-style-type: none"> The interior is deteriorating and should be assessed, rehabilitated or at a minimum mothballed.
<ul style="list-style-type: none"> One of the oldest extant schoolhouses in Prince George's County. Dates of significance 1884-1909 	<ul style="list-style-type: none"> Determine a new use for the house and tie to the park. The park could be connected with by trails.
<ul style="list-style-type: none"> Changed to a single dwelling but MHT states integrity remain intact. 	<ul style="list-style-type: none"> The house has deteriorated significantly on the inside. The house should be assessed to determine if its integrity is still intact and rehabilitated.



View of Thrift Schoolhouse from driveway



View of Thrift Schoolhouse from north



Historic marker



Stair at entrance



East elevation



View of interior



Brick pier

EAST CORE AREA: PARK FEATURES

EAST CORE AREA

The group and individual campground is located across Thrift Road from the active areas of the park. Served by a single drive access from Thrift Road, the developed campsites offer hookups and power for tent and RV camping.

The site includes:

- 23 campsites
- 2 group sites
- 1 shower/restroom

South of the campground and across Thrift Road from the Thrift Schoolhouse is a large parcel that is currently leased for commercial farming. Fenced and irrigated, its produce is sold in local markets.

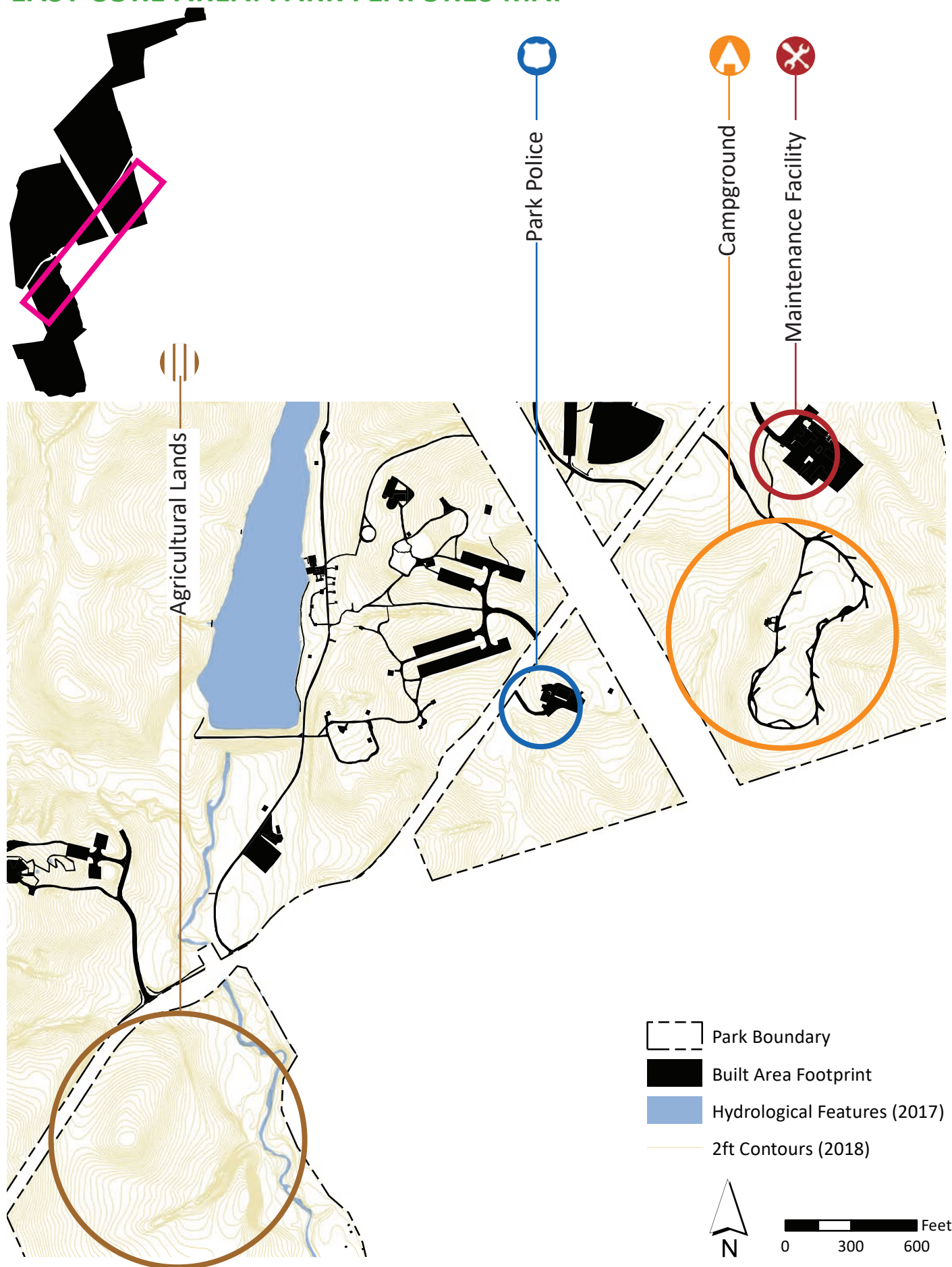
The Park Police Substation, currently being used for K-9 dog training was formerly home to the mounted unit. It is located south of the campground.

Immediately north of and adjacent to the campground is the Southern Area Maintenance Facility, currently squeezed into a site that would benefit from expansion.



Campsite #21 in the campground

EAST CORE AREA: PARK FEATURES MAP



CAMPGROUND

The campground is located south of Thrift Road in Cosca Regional Park and east of the Excelon utility corridor. A paved vehicular access road connects the campground to Thrift Road. Frequented by visitors both local and afar, many are drawn by the positive online ratings it receives. Weekend use, as might be expected, is skewed towards younger people. Interviews with the Department of Parks and Recreation Natural Resource staff indicated that the campground is positioned within the system as an entry-level facility, a place to be introduced to overnight camping and is frequented by school groups. All sites have a 14-day limit.

FACILITY

The campground provides year-round individual camp sites and two group sites. Same day rentals are allowed for the 23 individual sites, available for campers in groups of six people or less. If visiting with a party larger than six, advanced reservations are required. Group sites have a 15-person minimum and 30-person maximum restriction and require advance reservation.

Each of the 23 individual camp sites include a paved driveway that can accommodate parking of up to a 40-foot long Recreational Vehicle, a picnic table, grill, and tent pad. Water and electrical hookups are available at each site. The two group sites include gravel drives with parking, electrical and water sources, picnic tables, grills, and tent sites.

A single restroom is centrally located, with one shower stall available for men and one shower stall available for women along with toilet facilities. Its configuration does not lend itself



Campground group site

to a renovation to make the facility fully accessible. It must be replaced, as the building is in poor condition and cannot be successfully modified to meet ADA accessibility standards.

A small play area, located adjacent to the restroom, has metal and plastic play equipment. The playground's safety surface is engineered wood fiber framed by timber edging.

An underground septic tank, available for RV pump outs, is located adjacent to the main entrance.

TRAILS

The campground is isolated from the other recreational areas of the park. Sandwiched between the Southern Maintenance Facility and the Park Police Substation, access to the lake and large playgrounds, the nature center, and the athletic fields all require crossing Thrift Road. There is not marked pedestrian crosswalk and no paved sidewalks on Thrift Road. This coupled with a speeding problem on this stretch of the road presents challenges in connecting the campground and its users to the remainder of the park.

DESIRES

When upgraded or renovated, ADA accessible campsites will be required along with supporting features such as ADA accessible routes that connect the park features and a ADA accessible restroom and a playground.

Another option is to relocate a portion of the campsites, particularly the group sites, in closer proximity to the nature center and to the undeveloped woodlands. They currently back right up against a subdivision.

CAMPGROUND MAP

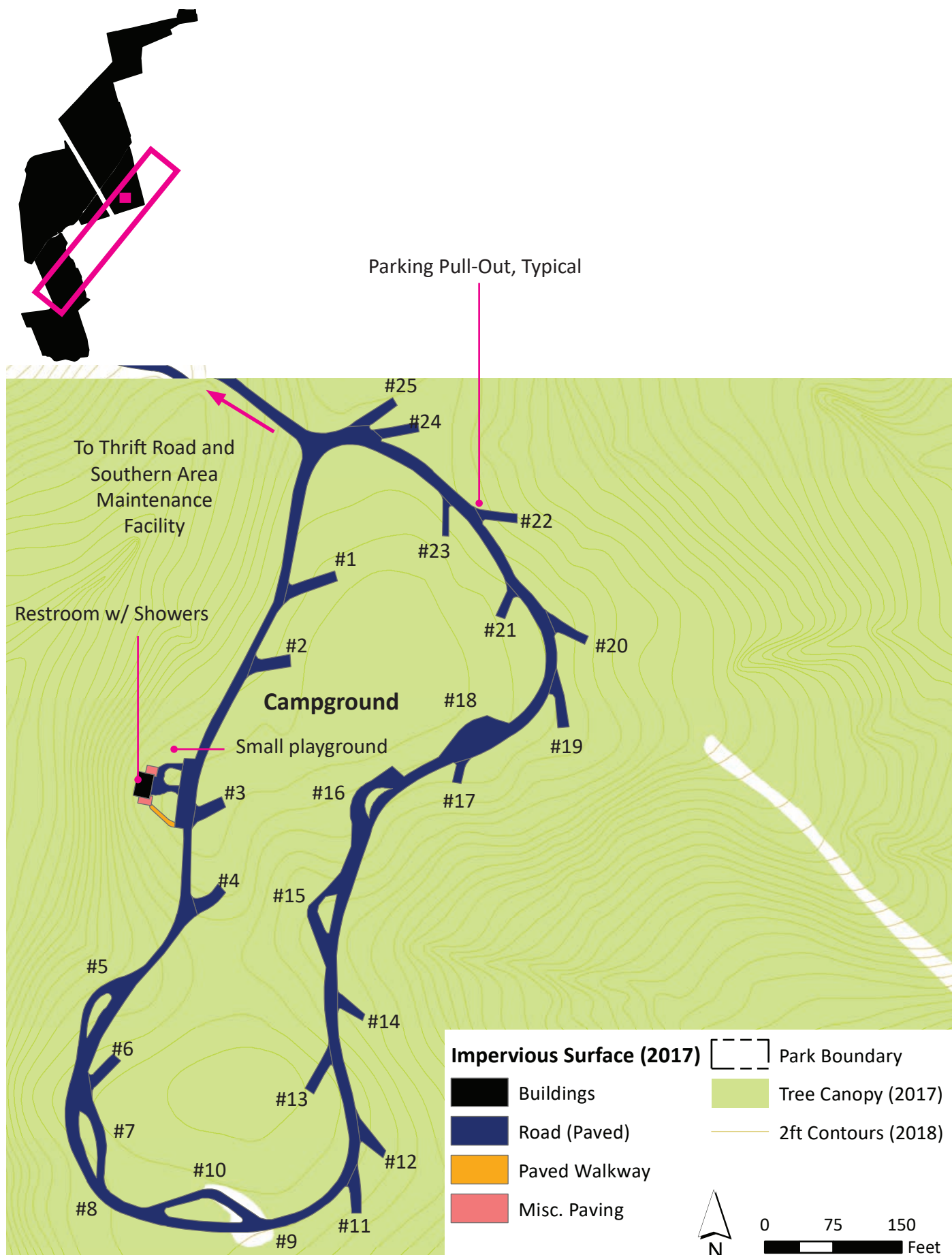


Table 22. CAMPGROUND, Sites 1-8

Conditions 2020 ¹	#1	#2	#3	#4	#5	#6	#7	#8
General Condition								
# Individual campsite	X	X	X	X	X	X	X	
# Group campsite								X
#Wood/metal picnic table	1	1	1	1	1	1	1	multiple
#Grills/stone firepit	1	1	1	1	1	1	1	
# Metal trash receptacles (can on post)	1	1	1	1	1	1		
Parking	Paved	Paved	Paved	Paved	Paved	Paved	Paved	
Potable water spigot	yes	yes	yes	yes	yes	yes	yes	yes
Tent pad/RV parking location	yes	yes	yes	yes	yes	yes	yes	yes
110 volt electrical outlet	yes	yes	yes	yes	yes	yes	yes	yes
Other Observations								
Conditions 2010 (EMG Report)								
General Condition								
# Individual campsite	25 total							
# Group campsite								
#Wood/metal picnic table								
#Grills per site								
# Metal trash receptacles								
Parking per site								
Potable water source								
Tent pad/RV parking location per site								
110 volt electrical outlet per site								

1 Observation Date 02.03.20 and 07.08.20



Tent camping at site #2

Final DRAFT January 2021

Other Observations - Campground, Sites 1-8	
<ul style="list-style-type: none"> • 25 primitive campsites • Each has bar-b-que grill; grills in good to fair condition - will require replacement during assessment period (2010-2030) • At least one metal/wood table; picnic tables in good to fair condition - will require replacement during assessment period (2010-2030) • Tent pad • Metal trash can; trash receptacles are in good to fair condition - will require replacement during assessment period (2010-2030) • Gravel or paved parking area • Water hydrant that supplies potable water; water hydrants are in good to fair condition - some small water hydrants will require replacement during the assessment period (2010-2030) • 110-volt electrical outlet; electrical outlets - some small outlets will require replacement during the assessment period (2010-2030) • Common area restroom with showers that is centrally located in the campground • Pump out station at entry to campground for RV vehicles - underground septic tank • Playground located adjacent to restroom - consists of metal and plastic structures with engineered wood fiber surfaces and wood landscaping timber; equipment is in good to fair condition - will require replacement during the assessment period (2010-2030) 	
Changes / Upgrades Since 2010	
EMG Report (2011)	<ul style="list-style-type: none"> • Accessible path is not provided to campground restroom and playground amenities • Restroom is not accessible
ADA Inspections Report (2012)	<ul style="list-style-type: none"> • None

Summary: Campground, Sites 1-8		
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Metal/ wood picnic tables	Good to Fair	Fair
#Grills/stone firepit	Good to Fair	Fair
Metal trash receptacles	Good to Fair	Good
Water hydrants	Good to Fair	Good
Electrical Outlets	Good to Fair	Good (under powered)
Play Area	Good to Fair	Fair
Tent Pads	Not included	Good

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> • Inadequate power supply to operate demand from RV use 	<ul style="list-style-type: none"> • Upgrade power service
<ul style="list-style-type: none"> • Proximity to residential community - Site #8 	<ul style="list-style-type: none"> • Consider relocating some of the sites to develop bigger buffer to adjacent neighborhood

Table 23. CAMPGROUND, Sites 9-16

Conditions 2020 ¹	#9	#10	#11	#12	#13	#14	#15	#16
General Condition								
# Individual campsite		X	X	X	X	X	X	X
# Group campsite	X							
#Wood/metal picnic table	multiple	1	1	1	1	1	1	1
#Grills/stone firepit	1	1	1	1	1	1	1	1
# Metal trash receptacles (can on post)	1	1	1	1	1	1	1	1
Parking	Paved	Paved	Paved	Paved	Paved	Paved	Paved	Paved
Potable water spigot	yes	yes	yes	yes	yes	yes	yes	yes
Tent pad/RV parking location	yes	yes	yes	yes	yes	yes	yes	yes
110 volt electrical outlet	yes	yes	yes	yes	yes	yes	yes	yes
Other Observations								
Conditions 2010 (EMG Report)								
General Condition								
# Individual campsite	25 total							
# Group campsite								
#Wood/metal picnic table								
#Grills per site								
# Metal trash receptacles								
Parking per site								
Potable water source								
Tent pad/RV parking location per site								
110 volt electrical outlet per site								

1 Observation Date 02.03.20 and 07.08.20



Tent camping at site #15
Final DRAFT January 2021

Other Observations - Campground, Sites 9-16	
<ul style="list-style-type: none"> • 25 primitive campsites • Each has bar-b-que grill; grills in good to fair condition - will require replacement during assessment period (2010-2030) • At least one metal/wood table; picnic tables in good to fair condition - will require replacement during assessment period (2010-2030) • Tent pad • Metal trash can; trash receptacles are in good to fair condition - will require replacement during assessment period (2010-2030) • Gravel or paved parking area • Water hydrant that supplies potable water; water hydrants are in good to fair condition - some small water hydrants will require replacement during the assessment period (2010-2030) • 110-volt electrical outlet; electrical outlets - some small outlets will require replacement during the assessment period (2010-2030) • Common area restroom with showers that is centrally located in the campground • Pump out station at entry to campground for RV vehicles - underground septic tank • Playground located adjacent to restroom - consists of metal and plastic structures with engineered wood fiber surfaces and wood landscaping timber; equipment is in good to fair condition - will require replacement during the assessment period (2010-2030) 	
Changes / Upgrades Since 2010	
EMG Report (2011)	<ul style="list-style-type: none"> • Accessible path is not provided to campground restroom and playground amenities • Restroom is not accessible
ADA Inspections Report (2012)	<ul style="list-style-type: none"> • None

Summary: Campground, Sites 9-16		
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Metal/ wood picnic tables	Good to Fair	Fair
#Grills/stone firepit	Good to Fair	Fair
Metal trash receptacles	Good to Fair	Good
Water hydrants	Good to Fair	Good
Electrical Outlets	Good to Fair	Good (under powered)
Play Area	Good to Fair	Fair
Tent Pads	Not included	Good

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> • Inadequate power supply to operate demand from RV use 	<ul style="list-style-type: none"> • Upgrade power service
<ul style="list-style-type: none"> • Proximity to residential community - sites #9 and 11 	<ul style="list-style-type: none"> • Consider relocating some of the sites to develop bigger buffer to adjacent neighborhood

Table 24. CAMPGROUND, Sites 17-25

Conditions 2020 ¹	#17	#18	#19	#20	#21	#22	#23	#24	#25
General Condition									
# Individual campsite	X	X	X	X	X	X	X	X	X
# Group campsite									
#Wood/metal picnic table	1	1	1	1	1	1	1	1	1
#Grills/stone firepit	1	1	1	1	1	1	1	1	1
# Metal trash receptacles (can on post)	1	1	1	1	1	1	1	1	1
Parking	Paved	Paved	Paved	Paved	Paved	Paved	Paved	Paved	Paved
Potable water spigot	yes	yes	yes	yes	yes	yes	yes	yes	yes
Tent pad/RV parking location	yes	yes	yes	yes	yes	yes	yes	yes	yes
110 volt electrical outlet	yes	yes	yes	yes	yes	yes	yes	yes	yes
Other Observations									
Conditions 2010 (EMG Report)									
General Condition									
# Individual campsite	25 total								
# Group campsite									
#Wood/metal picnic table									
#Grills per site									
# Metal trash receptacles									
Parking per site									
Potable water source									
Tent pad/RV parking location per site									
110 volt electrical outlet per site									

1 Observation Date 02.03.20 and 07.08.20



Tent camping at site #21

Final DRAFT January 2021

Other Observations - Campground, Sites 17-25	
<ul style="list-style-type: none"> • 25 primitive campsites • Each has bar-b-que grill; grills in good to fair condition - will require replacement during assessment period (2010-2030) • At least one metal/wood table; picnic tables in good to fair condition - will require replacement during assessment period (2010-2030) • Tent pad • Metal trash can; trash receptacles are in good to fair condition - will require replacement during assessment period (2010-2030) • Gravel or paved parking area • Water hydrant that supplies potable water; water hydrants are in good to fair condition - some small water hydrants will require replacement during the assessment period (2010-2030) • 110-volt electrical outlet; electrical outlets - some small outlets will require replacement during the assessment period (2010-2030) • Common area restroom with showers that is centrally located in the campground • Pump out station at entry to campground for RV vehicles - underground septic tank • Playground located adjacent to restroom - consists of metal and plastic structures with engineered wood fiber surfaces and wood landscaping timber; equipment is in good to fair condition - will require replacement during the assessment period (2010-2030) 	
Changes / Upgrades Since 2010	
EMG Report (2011)	<ul style="list-style-type: none"> • Accessible path is not provided to campground restroom and playground amenities • Restroom is not accessible
ADA Inspections Report (2012)	<ul style="list-style-type: none"> • None

Summary: Campground, Sites 17-25		
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Metal/ wood picnic tables	Good to Fair	Fair
Grills/stone firepit	Good to Fair	Fair
Metal trash receptacles	Good to Fair	Good (missing two cans from two sites; frame remains)
Water hydrants	Good to Fair	Good
Electrical Outlets	Good to Fair	Good (under powered)
Play Area	Good to Fair	Fair
Tent Pads	Not included	Good

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> • Inadequate power supply to operate demand from RV use 	<ul style="list-style-type: none"> • Upgrade power service

Table 25. RESTROOM - CAMPGROUND

Conditions ¹		
General Condition	Poor	
Constructed	1970s	
Size	450 sq. ft.	
Foundations	Assumed to be a reinforced concrete slab-on-grade with CMU foundation	
Superstructure	Concrete masonry unit and wood stud frame exterior and interior bearing walls supporting the roof diaphragms.	
Roofing	Gabled asphalt shingles, approximately 25 years old	
Exterior Walls	Wood siding	
Exterior Windows	Vinyl	
Exterior Door	Flush metal	
Interior	Painted plywood ceiling, painted CMU walls, metal toilet partitions, stained concrete floors	
ADA Findings		
EMG Report (2011)	Restrooms not designed for ADA. There are no grab bars, no ADA compliant signage, does not have 80" vertical clearance on an accessible route, toilet not 16-18" from side wall, space requirements do not meet ADA. Restroom stalls and shower do not meet ADA, thresholds do not meet ADA.	
ADA Inspections Report (2012)	ADA clearance is not provided at the door, 80" door height not provided. The push/pull force of the door is 14/15 lbs (5-8.5 lbs. is ADA compliant)	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Roof	Fair	Poor (collapsing)
Exterior Windows	Fair to Good	Fair
Exterior Walls	Fair to Good	Poor
Exterior Door	Fair to Good	Poor
Interior	Poor to Good	Poor
Issues		Opportunities/ Recommendations
<ul style="list-style-type: none">The restrooms are in very poor condition - there are holes in the roof, the exterior wood base has pulled away from the CMU, the interior floors and walls are deteriorated and need to be replaced, and metal doors are rusted.		<ul style="list-style-type: none">The restroom is in poor condition and it may be more economical to replace the building so that it can be structurally sound and meet ADA.Restrooms should be renovated to be ADA compliant. The restroom needs ramps to make the building accessible, the stalls need to be reconfigured to have one stall on each side meet ADA. The shower on both sides are step up and need to be modified to meet ADA. The restroom requires grab bars and turning radius to meet ADA.
<ul style="list-style-type: none">Restrooms do not meet ADA		
<ul style="list-style-type: none">Security - the campground restroom has limited security with only dead bolt locks and minimal lighting		

¹ Observations 02.03.20 and 05.26.20



Campground elevation from the road



Hole in the roof



Men's restroom entrance



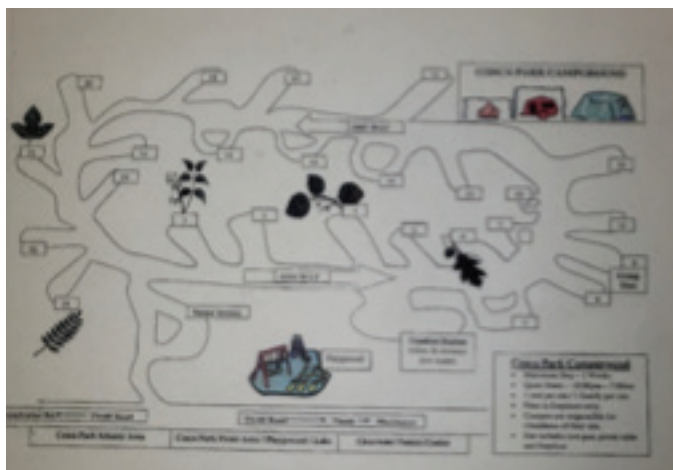
Restroom stalls



Restroom sinks

CAMPGROUND USAGE PATTERN

The Cosca Regional Park campground is located across Thrift Road, separate from the main park area and north of the Cosca Park Police Substation. The campground provides 23 individual and 2 group campsites, with all the sites having 30 amp electric and water. The group camp sites have a minimum of 15 and a maximum of 30 people per site. The campground includes a bathhouse with showers and a small playground area. A map of the campground is provided below.



Campground layout diagram

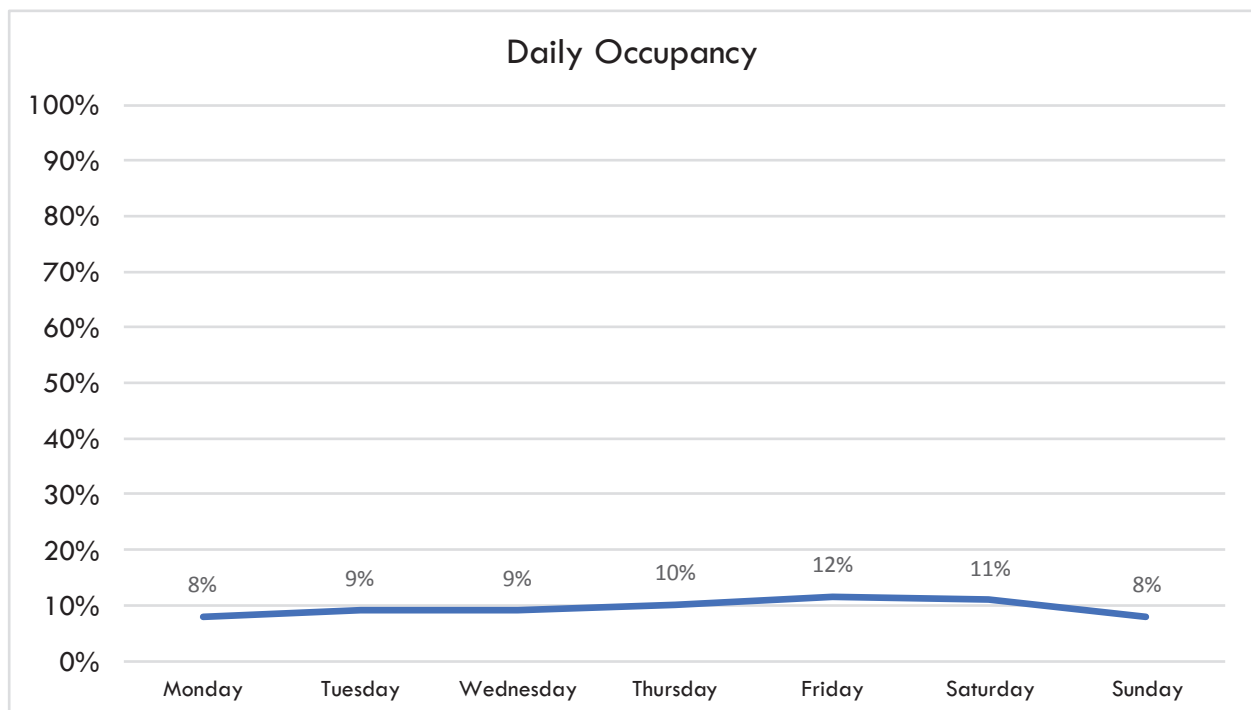
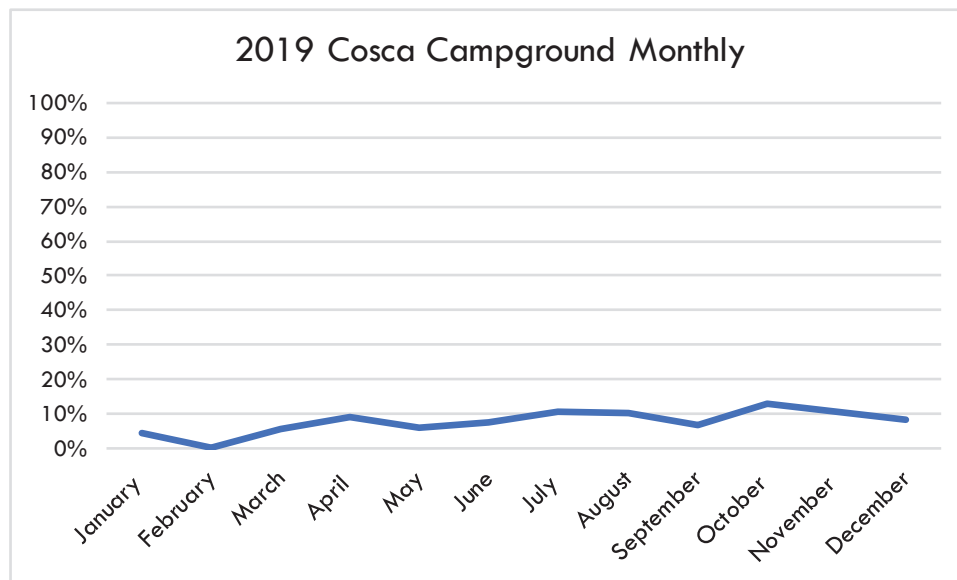
CHMGS analyzed 2019 usage information for the Cosca campground and the data indicates that the campground is available for use year-round. Interviews with Cosca maintenance staff responsible for the campground indicated that 2019 was one of their busiest years. A review of the reservation data indicates that approximately 30 percent of the demand comes from out of state/ country and the multiple occupancy factor ("MOF") is approximately 2.25 people per site. Qualitative interviews indicate that approximately 80 percent of the campers are in RV's and 20 percent use tents.

It is important to note that currently the campground is on a first come first serve basis and does not have an online reservation system. As such, its ability to market to individuals is limited and most demand comes from word of mouth referrals.

The opportunity to expand the market for this campground could occur with the addition of online reservations. Interviews indicate that the proximity of the campground to the Metro as well as its low price point are two major reasons individuals use the campground.

In 2019, the peak month of occupancy was October at 16 percent, followed by July, August and November at 13 and 12 percent. CHMGS evaluated weekday and weekend occupancy to understand usage patterns. The data indicates that weekend occupancy peaks on Friday and Saturday at 12 and 11 percent. Typical public campgrounds that are in destination locations achieve occupancies in the range of 30 to 40 percent. This campground is not achieving that level of occupancy. Therefore, consideration of reducing the number of sites and enlarging them to better accommodate RV's as well as moving the group campsites close to the nature center should be evaluated as part of the master plan.

Qualitative discussions with Cosca operational and maintenance staff responsible for the campground indicates that the main campground concerns are small (e.g., dimensions), unlevel sites that cannot accommodate RV's, and low amperage (e.g. 30 vs. 50). Additionally, the current bathhouse is not designed with an adequate number of restrooms and showers by gender.



SOUTHERN AREA MAINTENANCE FACILITY

The Southern Area Maintenance Facility located in Cosca Regional Park serves the park and surrounding area. Limited in expansion potential and with aged facilities, the current complex is inadequate in size and facilities and its current facilities are out of date. At one time the complex housed both the maintenance and the administration operations. The administration component was relocated to the former snack building near the athletic fields due to space limitations for officer work and no available public parking.

The existing complex has developed over time, with many disparate buildings in poor to fair condition. The *Formula 2014 Functional Master Plan* calls for a new facility in the Southern Area Maintenance region to replace or complement the Bock Road facility, also located in the Southern Region.¹

DESIRES

The facility is worn out and undersized and requires renovation or replacement and expansion. One idea is to expand the facility south to the campground. Another is to co-locate a new maintenance facility with office administration and Park Police functions.

¹ Formula 2040 Functional Master Plan for Parks, Recreation and Open Space. January 2013



View of Southern Maintenance Facility yard, with gas pumps for fleet use

SOUTHERN AREA MAINTENANCE FACILITY MAP

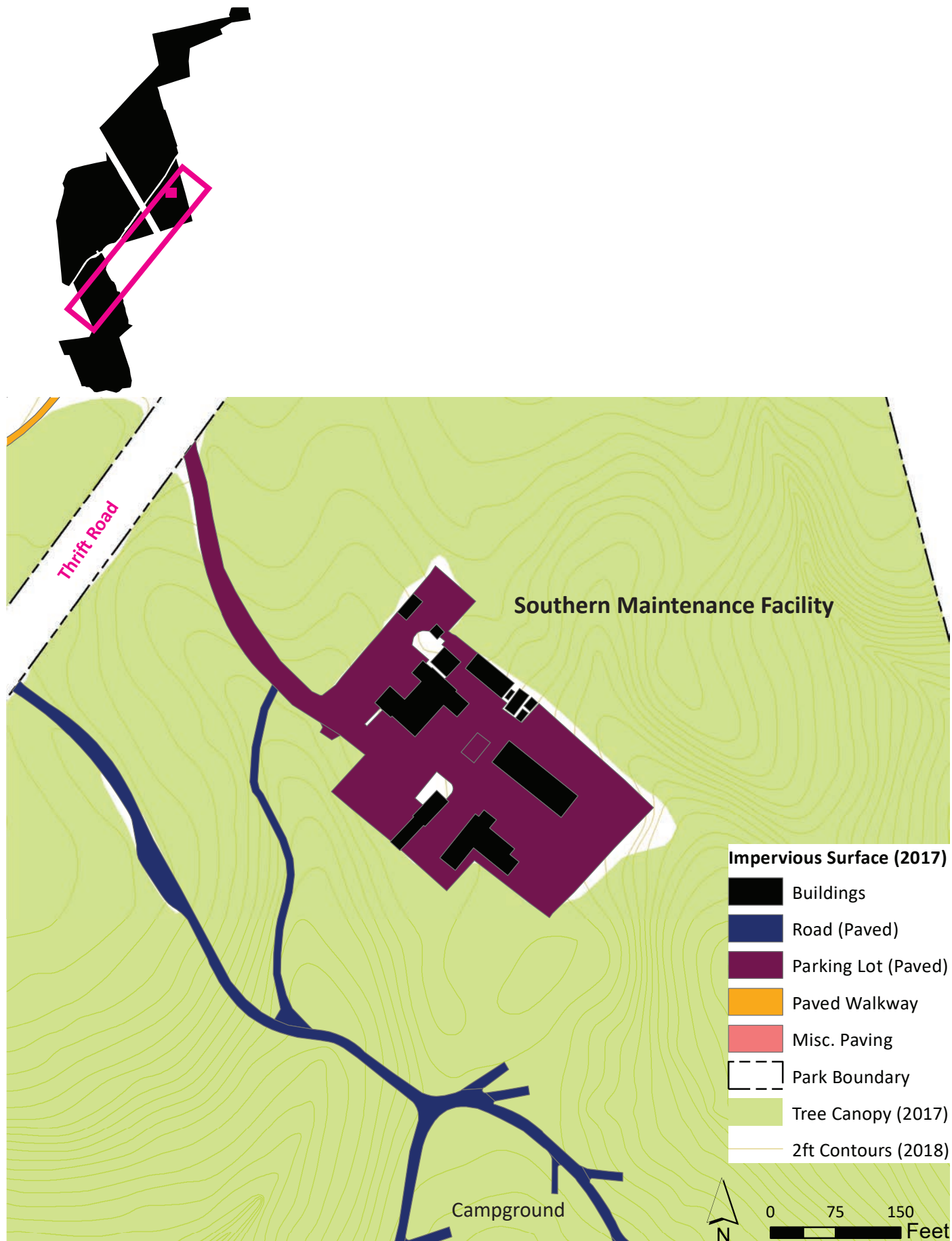


Table 26. SOUTHERN AREA MAINTENANCE FACILITY

Conditions ¹		
General Condition	Fair	
Constructed	TBD	
Size	3,385 SF approximately	
Foundations	Concrete	
Superstructure	Steel	
Roofing	Corrugated metal	
Exterior Walls	Metal	
Exterior Windows	Vinyl	
Exterior Doors	Metal doors and garage doors	
Interior Finishes	Tile, 2x4 acoustical ceiling tile, vinyl wall covering	
ADA Findings		
	Bathroom sink is not ADA accessible as access is 29” wide, toilet not ADA compliant, ramp is provided but is not ADA compliant and there is no handrail.	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Roofing	No condition noted	Fair
Exterior Walls	No condition noted	Fair (dents and some deterioration at bottom)
Exterior Windows	No condition noted	Fair
Exterior Doors	No condition noted	Fair
Interior Finishes	No condition noted	Fair

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none">There is not enough parking for workers/ employees and storage buildings scattered.	<ul style="list-style-type: none">Study options such as constructing a new two story building with administrative offices and storage combined with maintenance garage.
<ul style="list-style-type: none">Attempts have been made to make the building more accessible but it is not ADA compliant.	<ul style="list-style-type: none">Correct ADA issues.

¹ Observations 05.26.20



View of maintenance building from south



View of ramp and entrance



Interior of maintenance building



Interior of maintenance building



Office in maintenance building



Restroom in maintenance building



Interior of maintenance building

Table 27. SOUTHERN BUILDINGS (MAINTENANCE)

Conditions ¹		
General Condition	Poor to Fair	
Constructed	TBD	
Size	Varies	
Foundations	Concrete	
Superstructure	Wood posts	
Roofing	Corrugated metal	
Exterior Walls	Wood and metal siding	
Exterior Doors	Metal, wood paneling and garage	
ADA Findings		
	Not designed for ADA. Doors, door handles and turning space is not compliant.	
Current Condition Compared to 2010	EMG Noted Condition	2020 Condition
Superstructure	No condition noted	Poor
Roofing	No condition noted	Poor to Fair
Exterior Walls	No condition noted	Poor to Fair
Exterior Doors	No condition noted	Poor

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> Maintenance needs 30% more area 	<ul style="list-style-type: none"> It would be more efficient to combine storage buildings and provide the additional space needed
<ul style="list-style-type: none"> Attempts have been made to make the building more accessible but it is not ADA compliant. 	<ul style="list-style-type: none"> A new building with multiple floors and planned storage would allow the park to create parking and operate more efficiently
<ul style="list-style-type: none"> The storage buildings at the maintenance yard are put together with various materials 	

¹ Observations 05.26.20



Open and closed storage building in maintenance yard



Open storage with deteriorated roof structure



Site maintenance storage



Maintenance storage



Site maintenance storage



Maintenance storage



Maintenance storage



Maintenance open storage

PARK POLICE SUBSTATION

The Park Police Substation currently serves as the headquarters for the K-9 program, providing office space and a training facility. The Park Police's mounted unit once stabled their unit at this facility, but left the park around 2010-2011 for a more centrally located facility at Enterprise. Minimal renovations have been made to the facility since then. The facility now serves as the headquarters for the Park Police's K-9 operations and training.

FACILITY

The current building houses an office space, washroom, and storage area. The stable remains intact, in a large room within the building. Outside, a 200 x 160 yard facility serves as the training space for the dogs. Although too small, the former horse paddock has been repurposed as best it can. Fenced with a four foot high split rail fence, a taller, more secure fence is desirable.

DESIRES

Interest exists in relocating the K-9 unit to a more central portion of the county perhaps in conjunction with the renovation of Walker Mill Regional Park. If that were to happen, a mounted unit could perhaps be returned to Cosca Regional Park.

If the K-9 facility is to remain at Cosca, the existing facilities require renovation to better meet their purpose. An eight foot high fence is needed for the training area. In addition, the building must be renovated to meet the Maryland standards for housing animals on-site and for animal training facilities as well as being brought into compliance with current ADA standards. Three dog kennels are needed, as the current facility is not acceptable and any emergency dog kenneling must currently be done through a private vendor.

PARK POLICE SUBSTATION MAP

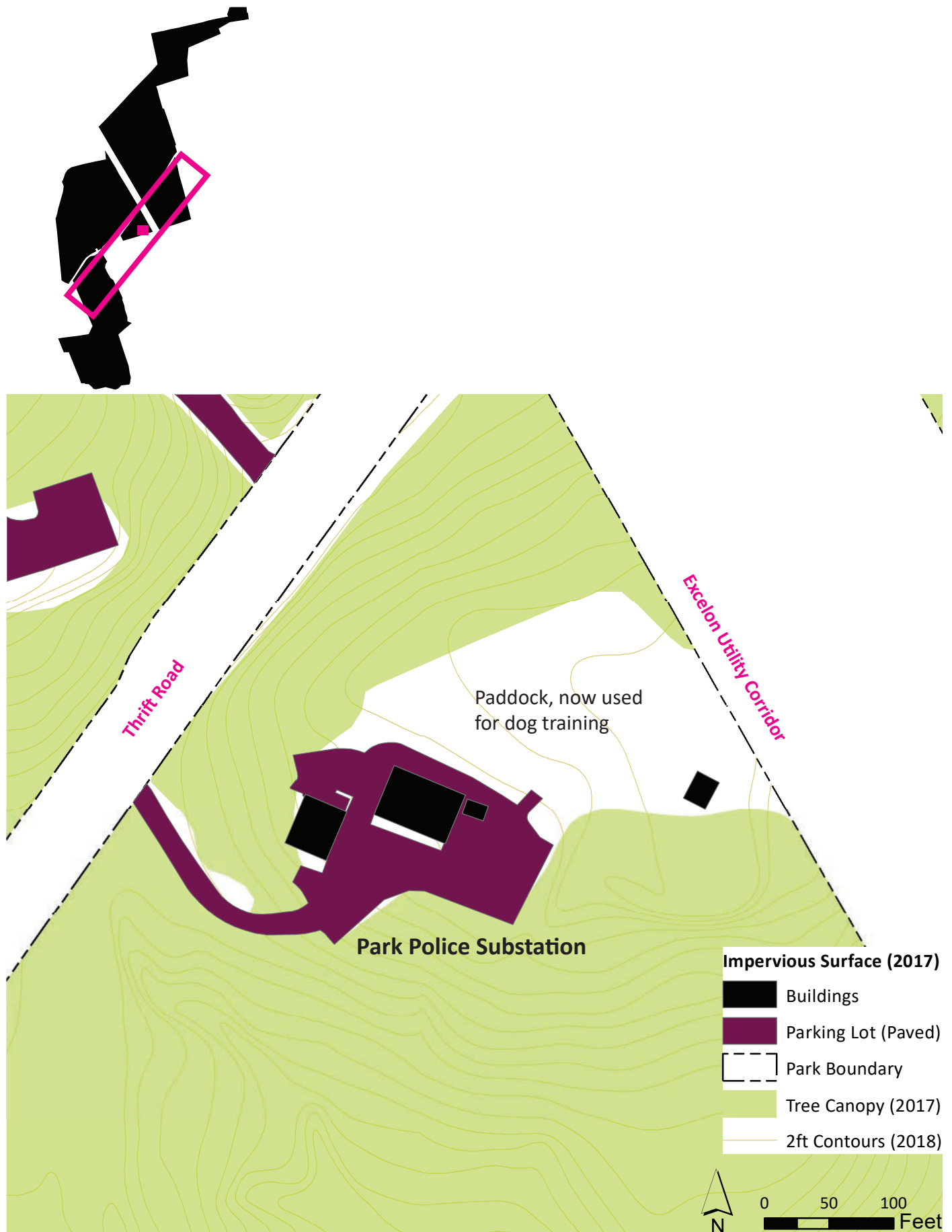


Table 28. PARK POLICE SUBSTATION

Conditions¹	
General Condition	Fair to Good
Constructed	TBD
Size	1,200 SF approximately
Foundations	CMU
Roofing	Asphalt shingles
Exterior Walls	Painted CMU
Exterior Windows	Vinyl framed, covered with metal grills on exterior and cardboard on interior
Exterior Doors	Flush metal doors
Interior Finishes	VCT floor, 2x4 acoustical ceiling tile, gypsum board
ADA Findings	
	No grab bars in restroom. Shower does not meet ADA but has handheld faucet. The main door sticks and is difficult to open.
Current Condition Compared to 2010	EMG Noted Condition
Roofing	No condition noted
Exterior Walls	No condition noted
Exterior Windows	No condition noted
Exterior Doors	No condition noted
Interior Finishes	No condition noted
2020 Condition	
	Fair
	Fair to Good
	Fair
	Fair
	Good

Issues	Opportunities/ Recommendations
<ul style="list-style-type: none"> Per park employee, horses have been gone for 7-8 years 	<ul style="list-style-type: none"> The buildings and horses paddock are used for Park Police K-9 training.
<ul style="list-style-type: none"> The K-9 training is not year round. Is there a better use for the building and site? 	

¹ Observations 05.26.20



View of Park Police Substation from south



View of Park Police Substation from north



Office in Park Police Substation



Restroom in Park Police Substation



Stable interior



Former stable at Park Police Substation



3-sided barn at former paddock

