



WALKER MILL REGIONAL PARK

PRINCE GEORGE'S COUNTY, MARYLAND

MASTER PLAN

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EXECUTIVE SUMMARY

Vision Statement

The development of the northern portion of Walker Mill Regional Park will reveal the **natural, historical, and cultural resources** that are important to this region and will provide a unique setting that will allow park users to **explore, engage and educate** themselves with these resources, through passive and active recreational opportunities. Program development will create **synergy between existing elements** on the south and future programs on the north, ensuring significant benefit to the community.



Concord Manor House
Source: LSG Landscape Architecture

Situating the Park

Walker Mill Regional Park is a unique recreational asset in Prince George's County. It includes over 500 acres of developed and undeveloped open space, yet it is located less than three miles from the eastern boundary of Washington D.C. The park site is a mile from Ritchie Marlboro Road, exit 13 on the Beltway, and near a rapidly changing part of Prince George's County. One mile to the east, Ritchie Station Marketplace, a planned one million square foot retail center, began development in 2010. Diagonally, across the Beltway to the northeast, extensive new commercial and residential development is occurring surrounding the Largo Metro Station. Walker Mill Regional Park's location and its existing and potential facilities offer a significant, if not yet fully realized, resource to the surrounding community.

Park History

Walker Mill Park contains a wealth of historic and archeological resources. The manor house named Concord was constructed prior to 1798 by Zachariah Berry, who had inherited the property in 1769. The house remained in the Berry family for five generations and was listed on the National Register of Historic Places (NRHP) in 1982. The house and remaining 191.44 acres was sold to the M-NCPPC in 1999 by Virginia Berry. The grounds are significant for their intact plantation core, which has remained undeveloped, as well as their connections to the Ridgley family, prominent African American landowners and entrepreneurs in Prince George's County. Berry land was sold to members of the Ridgley family over time, including the Ridgley Methodist Episcopal Church and cemetery, a National Register of Historic Places (NRHP) property. Another related and important nearby site is the Ridgley School, a 1920s two-room schoolhouse now operated as a museum by M-NCPPC. It is one of the Rosenwald schools, built across the south during the early 20th century primarily for the education of African American children.

The history of Walker Mill Regional Park is both representative of the establishment and evolution of plantation agriculture in Prince George's County and more uniquely, of the relationship of one plantation to expanding African American entrepreneurship and cultural institutions. This history helps point to how the park can be best developed as a recreational resource, and how those stories can reflect this place through themes reinforced in facilities, programs or activities offered here.

Public Process

Input from a representative portion of the community is imperative to ensuring equity and to the success of plan recommendations. This is especially important for a large regional park, such as Walker Mill Regional Park. The community engagement process was designed to inform, consult, and involve people at every stage of the project.

To help inform the residents of Prince George's County and users of Walker Mill Park, a project specific website, an online survey, and informational videos about the various aspects of the site, including its context and history posted online. Information gathering tools included In person staff interviews and group meetings, and three focus groups to consult with community stakeholders, community leaders, and interested residents.

After this outreach, the planning team went back to the community with concept designs, to seek input on the proposed programming of the park and involve them in the actual planning process. This was achieved through three virtual community meetings. A variety of tools were used including online polling and breakout sessions to gather feedback on the concepts presented and verify the development of the plan.

Planning Objectives

The three major goals and objectives outlined in the *Formula 2040* plan and the *Land Preservation Parks and Recreation Plan* are Connectivity, Health and Wellness, and Economic Development. The plan for Walker Mill Regional Park can support these goals through the identified objectives of Parkland, Recreation, Trails, Programs and Health and Wellness. The County's Vision Zero strategy to eliminate traffic related injuries and deaths provides significant guidance for development along Walker Mill Road, as well as internal park roads, and pedestrian and bicycle crossings.

M-NCPPC's mission in Prince George's County includes encouraging and facilitating the conservation and preservation of the Prince George's County's historic and cultural heritage. The standards and guidelines established by the Maryland Historic Trust will be applicable to work proposed within existing easements at Walker Mill Regional Park. Applying sensitive and protective adaptive re-use principles to the resources on site will preserve these elements for future generations.

Park Program: Major Themes

Based on the extensive community engagement and detailed site analysis, five major themes or principles were developed to guide the planning and development of the northern portion of the Walker Mill Regional Park.



PRESERVATION OF HISTORY

Concord Manor House and its agricultural history provide a unique framework to interpret the settlement and growth of Prince George's County. The site has strong links to the County's early African American entrepreneurship and institutions. This is an important aspect for the community and was discussed throughout the engagement process. The significance of the area's African American history is integral to the history of the County. The Chesapeake Beach Railroad, as well as significant archeological remains related to Native American settlements, are other important aspects of cultural and historical significance.



AGRICULTURE

Significant portions of the northern half of Walker Mill Regional Park contain prime agricultural soils of statewide importance. This is land that has remained intact since the early settlements and has never been developed.

The topic of the agricultural history of the county and the impact on the region were brought up repeatedly by senior community members, who desire not to have this knowledge lost. The park already contains a small but thriving community garden area and the community is overwhelmingly interested in preserving this program and potentially expanding this program as part of the master plan.

Development of basic infrastructure such as access, utilities, and other facilities necessary to have a thriving community garden and community agriculture program are to be explored. It is also important to find creative ways to engage younger generations to get interested and involved in agriculture and gardening. Programs such as a Farmers Market will further help to address issues such as access to healthy food and support for the local economy.



View of Western Garden Zone

Source: LSG Landscape Architecture



NATURAL RESOURCES

Walker Mill Regional Park is the only Prince George's County regional park inside the Beltway, with expansive natural resources that make it an unusual and valuable ecological asset. There are few similar large tracts of mature forest, associated wetlands and open former agricultural fields in urbanized parts of Prince George's County. This site provides environmental services to the surrounding community which will only be more important as time goes on, as well as potential access to nature for residents.

The community recognized the importance of the forests and throughout the community engagement process they strongly supported the idea of conserving Natural Resources, as well as providing opportunities to explore and learn about them.

The theme of Natural Resources will guide planning for the conservation of forested land, protection of endangered species, and habitat enhancement in general. It will also provide recommendations for the use of the park as an educational resource for current and future nature lovers.

However, it is also important to tread lightly on this resource and care must be taken regarding wetlands, floodplains, steep slopes, erodible soils and potential impacts of trails construction on the fragile forest land.



COMMUNITY ACCESS & GATHERING

Parks provide a special place for people to gather. Be it family groups, church picnics, school or sports celebrations, weddings or holidays, being together in a beautiful setting is important to everyone. The advent of Covid-19 has further heightened the understanding of how important it is to have outdoor alternatives. Walker Mill Regional Park can provide a platform to strengthen community relationships with room for small gathering spaces and larger event spaces, bringing value to all members of the community regardless of age or physical ability.

The first three themes, History, Agriculture, and Natural Resources, will generate tremendous opportunities for large-scale gatherings and

programs that could be beneficial to all segments of society. The Community Access and Gathering theme will help to explore this enormous potential for providing a great outdoor place for active and passive recreation, as well as education and social gathering. Higher capacity picnic shelters will be located to accommodate group gatherings, an amenity in high demand. A central event space can be used for live music and other performances. Lawns can support festival uses with temporary parking and restroom facilities for special events. The park should be a central place for the community to gather and celebrate.

The plan will focus on easy, equitable and safe access for all and providing infrastructure necessary to hold events and programs while respecting the historic significance of the land and its natural resources. The planning process will endeavor to evaluate various potential programs and provide them with the necessary infrastructure.



HEALTH & RECREATION

One of the goals of the Prince George's County's *Formula 2040* functional master plan is to use the County's park facilities and programs to provide wellness components that will contribute to the physical and mental health of patrons and to the environmental health of communities. Throughout the community engagement sessions, residents were keen on identifying more opportunities for walking and biking trails, outdoor picnics, as well as organized sports or recreation.

The Health and Recreation theme will focus on incorporating various amenities that the community requested through the engagement process, as well as the amenities identified by County's PPRP and *Formula 2040* Master Plan. In particular, it was noted that many nearby residents are seniors, and would benefit from walking trails of varying lengths, seating opportunities, and adult fitness stations. Children's needs were also highlighted, particularly the desire for a splash pad to enjoy on hot summer days.

The planning team must also consider and balance the need to provide more recreational amenities with the unique historical context, restrictions posed by MHT easement and the need to conserve natural resources.

Experience Zones

The northern portion of the Walker Mill Regional Park constitutes over 500 acres of wooded and formerly cultivated land with vast historical and cultural resources. To effectively plan and capitalize on the various unique characteristics of the site, the planning team divided the site into six experience zones.

Central Zone/Concord Grounds

This is the central portion of the northern half of Walker Mill Regional Park, bounded by Walker Mill Road to the south and the PEPCO Easement on the north. This 42 acre zone includes the MHT and NRHP easements. The overall character of this zone is dominated by the historic Manor House and its beautiful agricultural setting. The proposed activities and programs within this zone will complement the setting.

Considerations for this zone include:

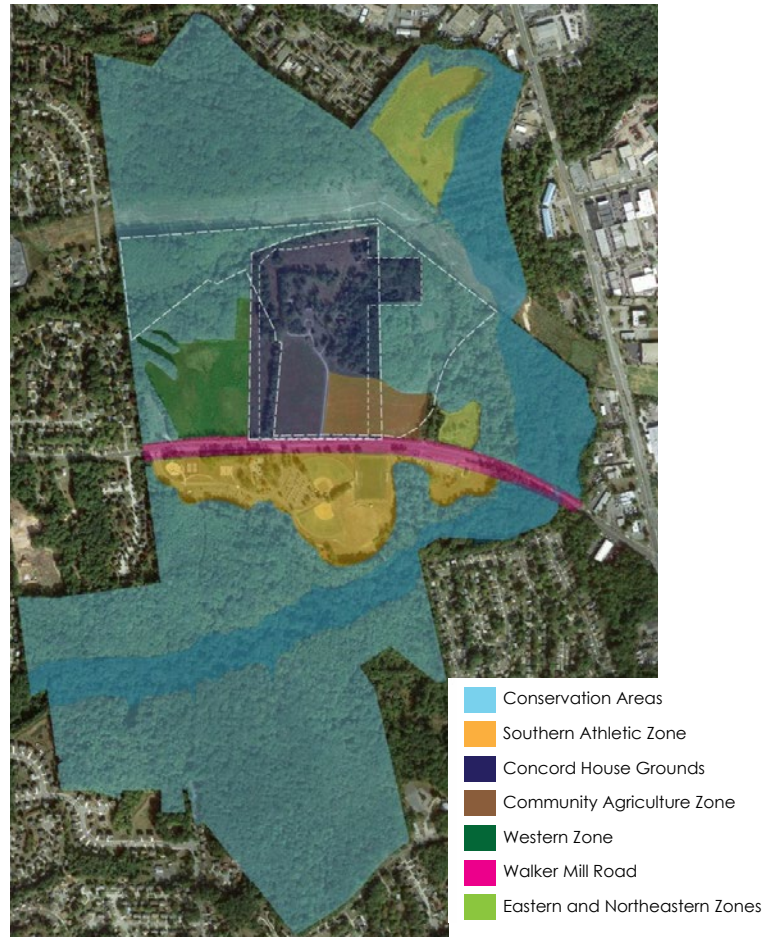
- Vehicular and pedestrian access and circulation.
- Protecting the viewshed and historical context.
- Infrastructure requirements for program elements such as historic tours, festivals, agriculture, and other gatherings.
- Development in the immediate vicinity of the Concord Manor House and other historically significant structures.
- Interpretation of the historic core and archeological resources within the area .

Western Zone

The area to the west of the historic core contains the largest contiguous parcel of developable land. It is largely already cleared land, and lacks the steep slopes associated with the forested conservation area. Its location directly across from the existing programs on Walker Mill South makes it a convenient place to expand programming. The soils in this parcel are excellent for agricultural or other planting uses. The area is envisioned as a flexible area that can be used for active and passive recreation, with a focus on garden programming.

Considerations for this zone include:

- Space for the passive enjoyment of nature and gardens.
- Providing safe access and parking to support program uses.
- A central focal space for event use.
- Separate spaces for group gatherings such as picnic facilities.



Walker Mill Experience Zones
Source: LSG Landscape Architecture

- Access to the adjacent conservation lands.
- Creation of an art walk with installations on a permanent or rotating basis, connecting the community's past to its present.
- Engaging all age groups by creating a children's garden, and the addition of a splash pad or spray element.
- Convenient walking paths and places for seniors, or those with differing abilities, to enjoy outdoor activity.
- Active recreational opportunities such as a ninja course and an obstacle course.

Community Agriculture and Eastern Zones

This zone extends east from the historic core to an existing entrance driveway, and includes the field beyond. It is bound on the north by the slopes and forested conservation land, and by the 100-year floodplain to the east. The area has good access to the main road and infrastructure, and opportunities for crossing over to programs on the south side. Its topography and soils suggest a natural extension of the agricultural landscape, complementing the historic Concord grounds.

Considerations for this zone include:

- Preservation of prime agricultural soils.
- Infrastructure and access for facilities necessary to support the agricultural programs.
- Creation of a pathway network providing a unique experience through the agricultural plots and fields as well as general access.
- Area and existing infrastructure to situate a new Park Police substation facility, meeting the desired program elements of proximity and visibility to Walker Mill Road, with a physical separation from other major program elements.

Conservation Lands

The park's conservation lands are extensive, regionally unique, and provide critical habitat for ecosystems and animals within the capitol Beltway. No further development of the conservation lands on the southern portion of Walker Mill Regional Park is indicated at this time. The northern portion contains a number of distinct forest types and a wide variety of plant and animal species. It holds wetlands and streams in addition to the river, and extensive topographic relief.

Considerations for this zone include:

- Minimization of habitat disruption caused by construction activity.
- Avoidance of the 100-year floodplain and other wetland areas.
- Creating pedestrian access through careful and site-sensitive approaches.

Active Recreation Zone on the South side

The southern active recreation zone is largely built out with successful active recreation programming. Recent improvements include additional restroom facilities, and a food truck pad.

Considerations for this zone include:

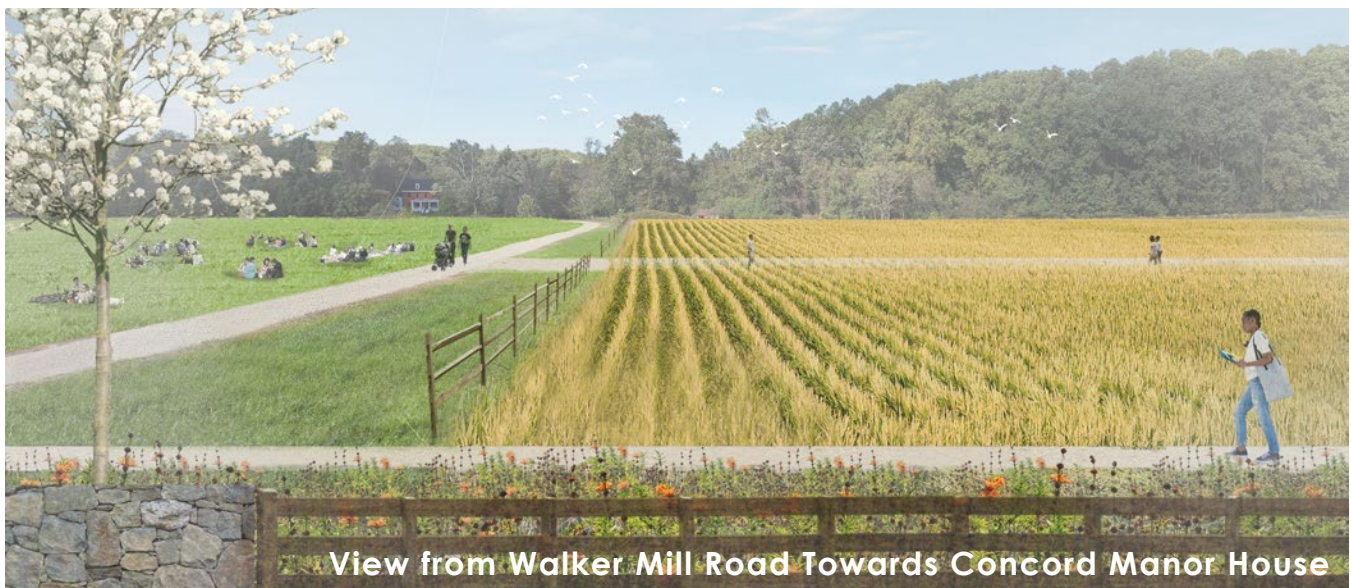
- Existing opportunities for program location on the east end of the zone, adjacent to existing parking.
- Creating connection and relationships to existing program elements.
- Not disturbing existing forest lands.

Walker Mill Road

The Walker Mill Road Zone includes the road, bicycle and pedestrian ways, and adjacent buffer areas on either side. It is primarily characterized by the nature of the road and necessary responses to traffic and vehicular safety.

Considerations for this zone include:

- Creating clear and visible gateway markers to signify the park.
- Providing safe pedestrian and bicycle crossings.
- Providing safe pathways parallel to the road for bicycle and pedestrian users.
- Creating distinct entry signage with clear indicators of program locations.
- Creating a strong park edge through tree planting and appropriate fencing.
- Creation of safe and visible intersections to improve vehicular speed and safety concerns.



View from Walker Mill Road Towards Concord Manor House

Source: LSG Landscape Architecture



Source: LSG Landscape Architecture

Implementation and Phasing

The programs and amenities indicated in this masterplan will not happen overnight. The masterplan is intended to project a twenty year timeframe. As such, the phasing strategy is vital to the implementation of the masterplan goals. The implementation strategy is divided into four phases:

- The first phase includes items that can be addressed immediately, in some cases with funding already secured, and with a lower level of regulatory concern. It will open up the historic core and conservation area to public access, and set the stage for future development.
- The second phase addresses the major community concerns of road safety, agricultural programs, and opens up the western zone for picnic and recreation areas.
- In the third phase, the major western zone garden programs will be developed, along with further enhancements to the historic core.
- The fourth phase consists of aspirational items for future consideration after the major program elements described herein are built.

Summary

The final Draft Master Plan was the culmination of extensive research into the social, archeological and natural resources present. It was developed in concert with a series of meetings with the community, DPR and staff from other departments within Prince George's County. Through these meetings the planning team identified the amenities, programs and facilities that should be part of the final master plan and the two scenarios were used to determine preferred locations, arrangement, and configuration of those facilities.

This Plan creates a unique vision for the development of Walker Mill Regional Park by promoting the conservation of natural and historical resources; promoting environmental stewardship; fostering healthy communities; promoting the awareness of the agricultural history of the community to inspire future generations; stimulating economic activity; and improving access to the park for all.

WALKER MILL REGIONAL PARK: Park Masterplan



Source: LSG Landscape Architecture

BACKGROUND AND CONTEXT



INTRODUCTION

Walker Mill Regional Park is a large park located in Capitol Heights, Maryland. It is one of four regional parks operated by The Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation, Prince George's County. It is the only regional park within Prince George's County that is inside the Capital Beltway.

Regional parks in Prince George's County are defined as parks larger than 200 acres in size and having unique features that attract visitors from surrounding regions, that protect and interpret the county's natural and cultural resources, or that provide specialized outdoor recreational opportunities. Such parks feature regional road access and sufficient parking and trail networks that extend to adjoining areas, towns, and other trail networks.

The purpose of this document is to develop a Master Plan for the northern section of the Walker Mill Regional Park. This Master Plan will act as a road map for future development of the park, respond to the needs of the people, and preserve the unique natural, cultural and historic resources within the park for enjoyment of current and future generations. A thorough assessment of underlying site conditions, community desires, demographics, and policy analysis was performed. Based on that, the feasibility of various options was studied. These options were further assessed with community input to develop the final master plan. The master plan is intended to serve the County in the near future and provide a blueprint for future development.

This document describes the master plan process and resulting recommendations.

METHODOLOGY

The methodology of this planning process is based on creating a balance between three major drivers of what can occur within the park. The first is what facilities and activities the park site itself can support. The second is what good planning recommends; uses and programs appropriate to the site, per prior adopted policies and plans. The third key factor is what the public desires. By balancing these, a program of potential recreational facilities and programs evolves. This program is one that can be uniquely and best provided on this site, Walker Mill Regional Park. The art of the plan is how these are arranged, in space and over time, to serve the needs of the community. The methodology tests alternative arrangements and combinations and identifies an optimal combination which is explored with the public and key stakeholders. The final plan is documented in the plan documents, including projected costs and implementation recommendations.

Creating a Balance

Site Analysis: What Can the Park Site Support

The methodology for assessing the site's natural and cultural resources used a combination of desktop analysis and targeted on-site field evaluation in order to study and confirm existing conditions within the park. The site's natural and cultural resources were evaluated and a Natural Resource Inventory (NRI) was completed. Site structures and facilities were studied, including access, potential relationships to less developed areas of the site, the extent and condition of road and trail access, and utility availability. The product of this study is an understanding of the capacity of the area north of Walker Mill Road to accommodate different levels of new programming and facilities, and the limits of those areas that should not be developed.

Community Engagement: What the Community Desires

Assessing what the community desires in the era of Covid-19 proved complex and required a series of novel approaches. A series of short videos introduced community members to the park and initial site findings, also encouraging participants to complete a survey of recreation interests and preferences. Subsequent virtual focus groups discussed the park's opportunities and constraints and identified areas of interest for the virtual public meetings that followed. Virtual community engagements explored the topics from the prerecorded videos and input collected from the focus group meetings, presenting various options

for community feedback. This feedback was critical in understanding community recreation desires at a more local level.

Demographics and Policy Analysis: Policy and Planning Goals and Objectives

The review of plan and policy considerations pointed to key recreation and open space objectives. These included the need to provide additional recreational resources, to accommodate a park staffing needs, to restore, protect and interpret the Concord historic site, to continue to preserve the site's extensive natural areas, and to complete internal trail segments and link the site to the regional trail network. Accomplishing each of these will impact the way and extent to which the others are also accomplished. This analysis was further enlarged by evaluations of regional demographics and of evolving recreational trends.

Creating a Program and Testing Alternatives

The final park program reflects a balance of site opportunities and constraints, adopted policies and community engagement. We drew upon the findings of the virtual public engagement process, already identified elements, and projected trends to create a list of recreation elements that could be located within Walker Mill Regional Park. We then generated alternative Master Plan options that accommodate varying combinations of these elements for the County, to determine if specific combinations offered greater benefits or were more successful in meeting project goals.

Publishing the Plan

Based on the input received, a conceptual plan was developed and with further public and stakeholder input was refined to the final recommended Master Plan. The final plan includes a phasing strategy that was developed based on M-NCPPC's requirements, available funds, grant opportunities, infrastructural requirements, and in accord with the community's desires. Cost of construction, maintenance and operations are all important aspects of this Master Plan and were an integral part of the planning process. The ultimate goal is a plan that serves the community now, and in the future; is feasible, practical, ecologically beneficial, and brings delight to its visitors; improving a local attraction and creating a regional destination.

PLANNING GOALS AND OBJECTIVES

Adopted Goals

The Master Plan for the northern part of the Walker Mill Regional Park will provide a strategic framework to guide the future development of the park in accordance with adopted Department of Parks and Recreation's (DPR) goals and objectives.

Three key documents outline these prescriptions: the *Project Charter* adopted in March 2019, *Formula 2040 Functional Master Plan for Parks, Recreation and Open Space (Formula 2040)* and the *2017 Land Preservation, Parks and Recreation Plan*. The project charter further outlines site specific objectives that apply the requirements of the other policies to the unique setting of the north side of the park:

- **ENSURE** that the northern part of Walker Mill Regional Park provides a variety of recreational, cultural and educational experiences; preserves and enhances the park's natural landscape and provides areas to experience nature and habitats
- **STRENGTHEN** the connection between the park and the adjacent neighborhoods through creative landscaping, park signage, furnishings, lighting and other means.
- **MAKE** meaningful connections to the surrounding trail and pedestrian network as well as the rich history and cultural heritage of the Central Avenue Corridor.
- **CREATE** pedestrian connections between the north and south sides of the park and enhance the park entrances on both sides of Walker Mill Road.
- **PROPOSE** a plan for circulation within the park, including vehicular traffic and both paved and natural surface trails for pedestrian and bicycle traffic.
- **EXPLORE** the potential for a new Park Police facility on the north side of the park.
- **ENVISION** an adaptive reuse of the Concord Manor House historic site and preserve its viewshed.
- **IDENTIFY** whether or not this is an ideal location to meet the outdoor aquatic space and dog park needs in Service Area 4 identified in *Formula 2040* and the 2017 Land Preservation, Parks and Recreation Plan (LPPRP).
- **ENSURE** that new recreational facilities, including trails, are designed to be accessible to all people, regardless of physical abilities.
- **PROPOSE** future programming to reflect the changing demographics and constituent demands.
- **IDENTIFY** opportunities to incorporate summer camp programs at the park.
- **IDENTIFY** ways to ensure the safety of park users.
- **INCLUDE** the utilities capacity for the overall park.
- **RECOMMEND** events that could be suitable for the northern part of the Walker Mill Regional Park.
- **IDENTIFY** opportunities for integrating public art into the park.
- **DEVELOP** an implementation strategy for improving the park.

Objectives

Objectives for the northern part of Walker Mill Regional Park are outlined in the Charter and embrace the goals and objectives presented in *Formula 2040*. It identifies three major goals – **CONNECTIVITY**, **HEALTH** and **WELLNESS**, and **ECONOMIC DEVELOPMENT**. To achieve these, the plan enumerates ten measurable objectives:

1. **LEVEL OF SERVICE (LOS)** – use measurable standards to match facilities and services to the County's population.
2. **COST RECOVERY** – recover 35% of operating costs.
3. **CAPITAL IMPROVEMENTS** – use the Capital Projects Evaluation Model to justify new facilities.
4. **CAPITAL REINVESTMENT** – reinvest 2% of capital cost annually in asset protection efforts.
5. **PROGRAMS** – ensure 70% enrollment minimums and that 75% of programs address health and wellness.
6. **PARKLAND** – increase parkland acreage.
7. **RECREATION/AQUATIC CENTERS** – meet new level of service guidelines.
8. **TRAILS** – add over 300 miles of new trails.
9. **ECONOMIC IMPACT** – increase the fiscal benefit of park and recreation to the County.
10. **HEALTH AND WELLNESS** – reduce the county's level of obesity figures for County residents.

Many of the above objectives relate directly to currently envisioned or suggested program elements for the northern part of Walker Mill Regional Park. As this plan evolves, proposed park program elements will be evaluated against them to create a master plan that is consistent with these adopted policies.



Concord Manor House
Source: LSG Landscape Architecture

SITE ANALYSIS



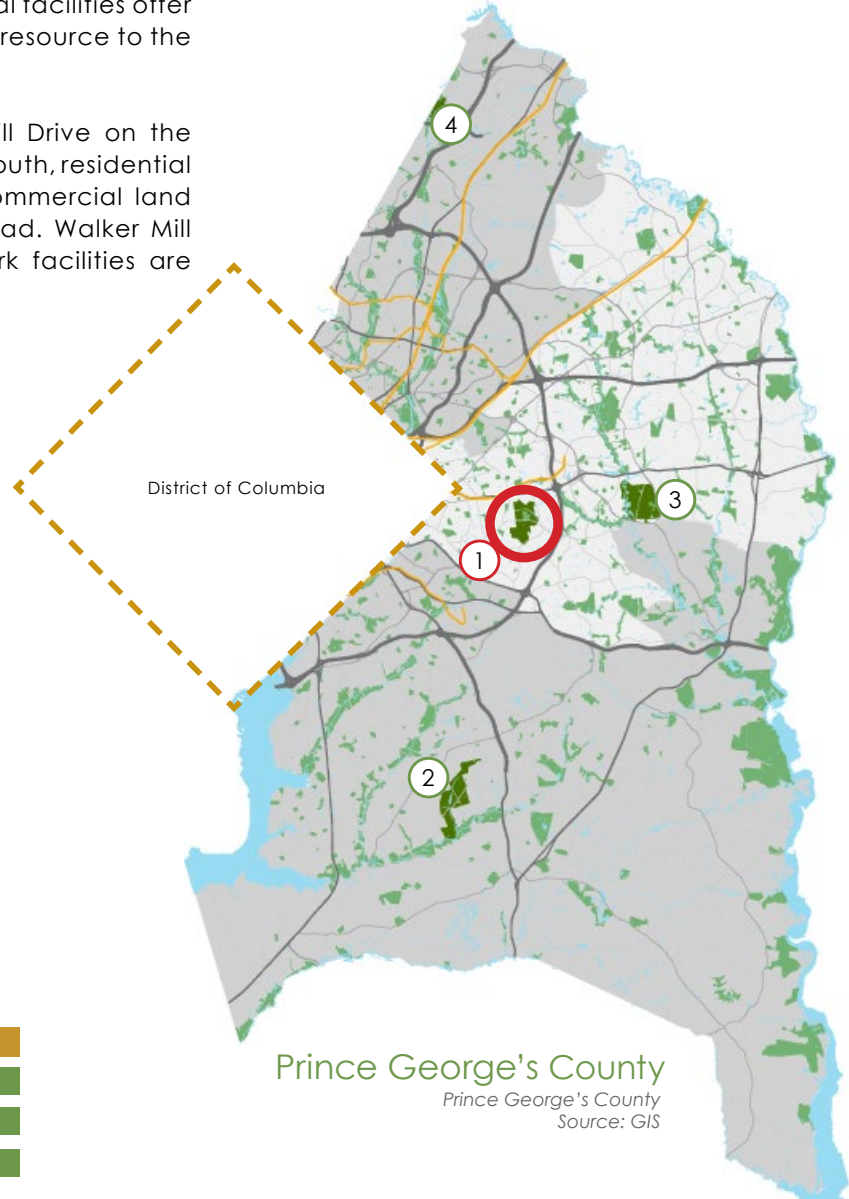
PARK LOCATION

Prince George's County Regional Parks

Walker Mill Regional Park is a unique recreational asset in Prince George's County. It includes over 500 acres of developed and undeveloped open space, yet it is located less than three miles from the eastern boundary of Washington D.C. The park site is a mile from Ritchie Marlboro Road, exit 13 on the Beltway, and near a rapidly changing part of Prince George's County. One mile to the east, Ritchie Station Marketplace, a planned one million square foot retail center, began development in 2010. Diagonally, across the Beltway to the northeast, extensive new commercial and residential development is occurring surrounding the Largo Metro Station. Walker Mill Regional Park's location and its existing and potential facilities offer a significant, if not yet fully realized, resource to the surrounding community.

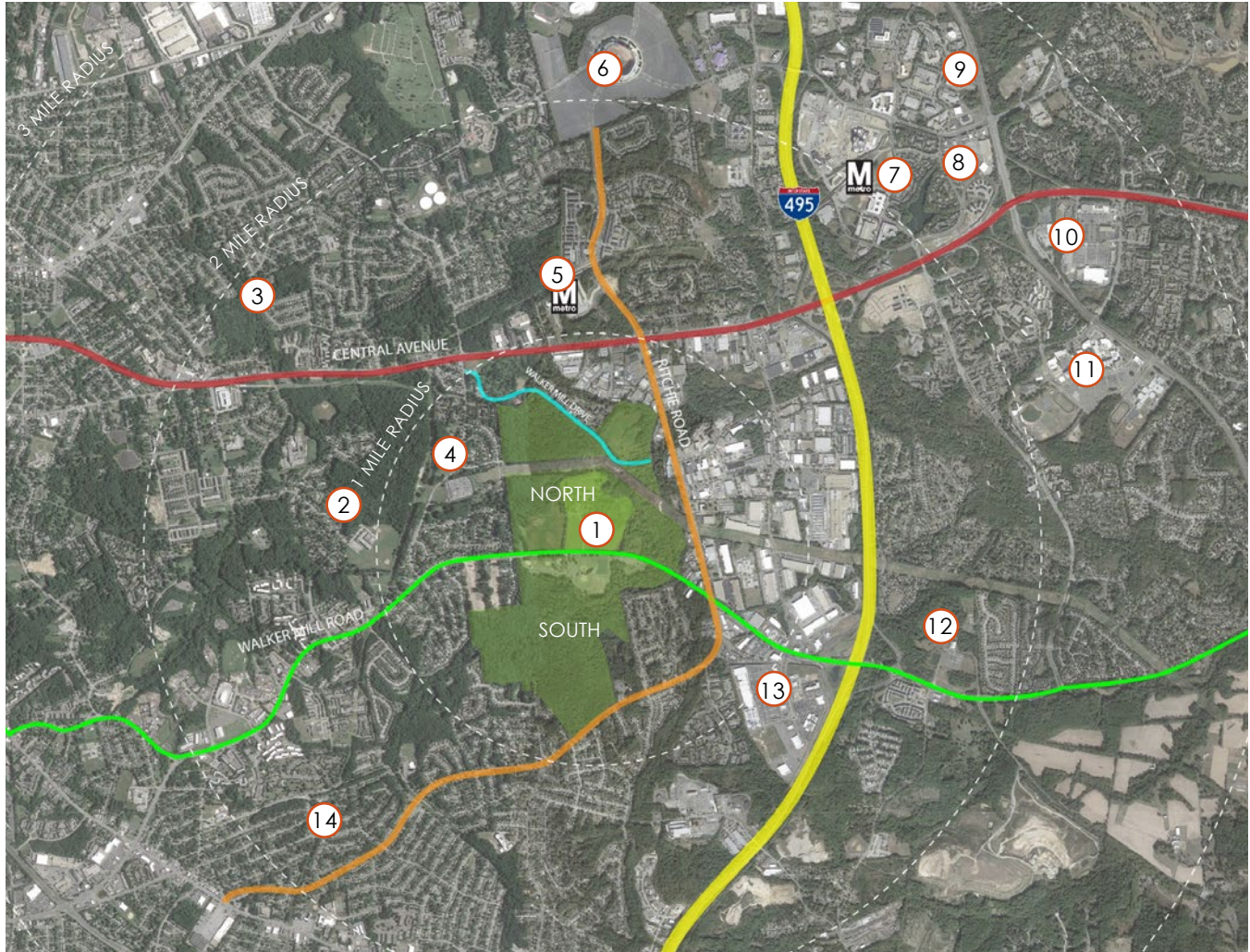
The park is bounded by Walker Mill Drive on the north, Ritchie Road on the east and south, residential neighborhoods to the west and commercial land uses to the east beyond Ritchie Road. Walker Mill Road bisects the park. Existing park facilities are

concentrated in the 247.1 acres south of Walker Mill Road. It includes a playground, athletic fields, picnic shelters, trails and supporting parking and infrastructure. North of the road and subject to this study are 257.5 acres of wooded and formerly cultivated land and the preserved portions of the former Concord plantation, an historic property listed on the National Register of Historic Places (NRHP). This northern section is further bisected by a separate parcel, a high-tension transmission line corridor owned by the Potomac Electric Power Company (PEPCO). North of that, Walker Mill Drive further divides the farthest north part of the site from the remainder.



1. Walker Mill Regional Park
2. Cosca Regional Park
3. Watkins Regional Park
4. Fairland Regional Park

Park Area Context



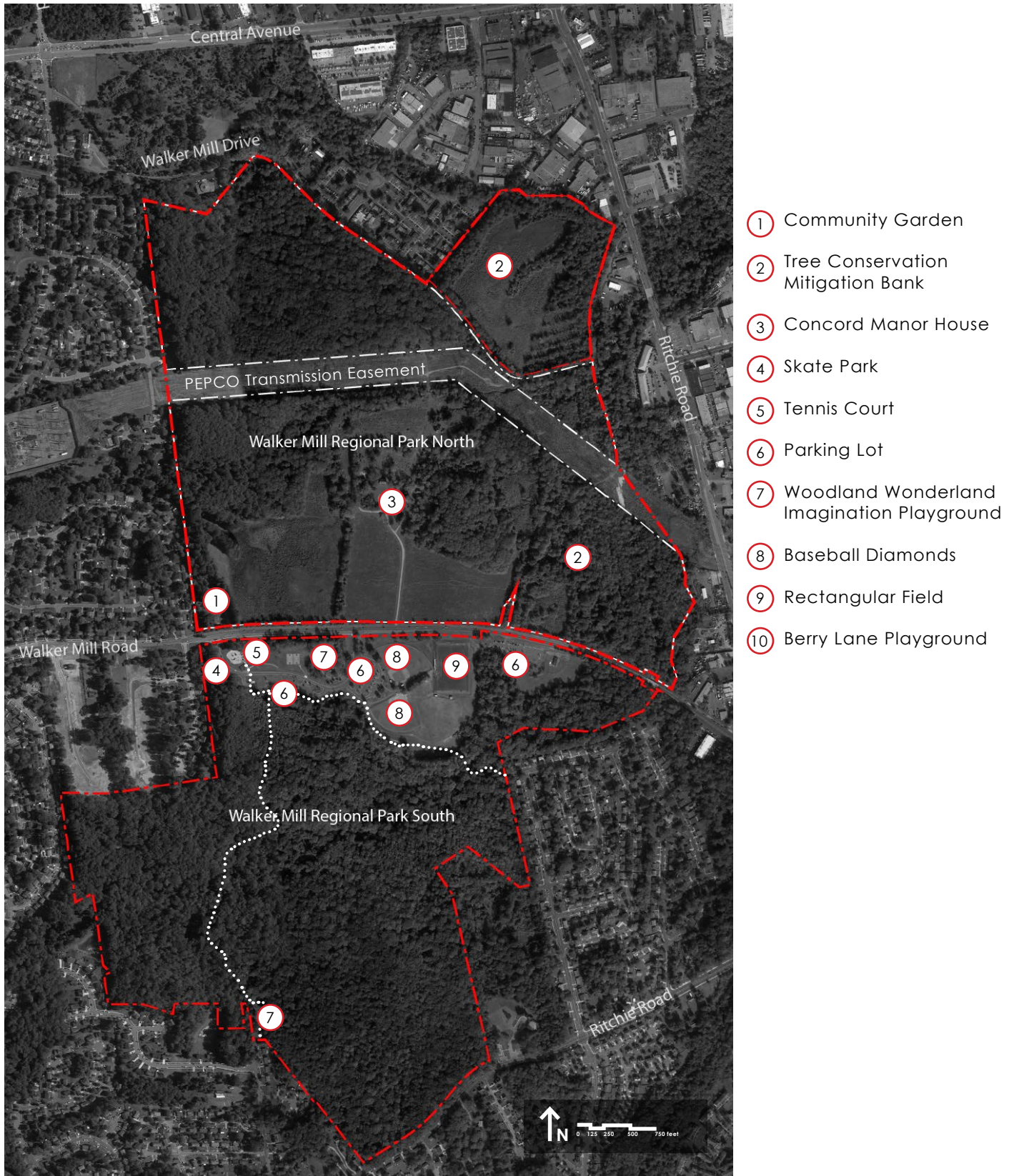
Park Context
Source: Google Maps

Walker Mill Regional Park is the only Prince George's County Regional Park inside the Beltway. It has great potential to serve a growing area of the county. The park site is divided into multiple, essentially distinct, parts by roads and powerlines.

Regional Map
Source: GIS

- ① Walker Mill Regional Park
- ② Walker Mill
- ③ J. Franklyn Memorial Swimming Pool
- ④ Millwood Recreation Center
- ⑤ Morgan Metro
- ⑥ FedEx Field
- ⑦ Largo Town Center Metro
- ⑧ Largo Town Center
- ⑨ Kaiser Permanente Largo Medical Center
- ⑩ Largo Plaza
- ⑪ Prince George's Community College
- ⑫ McCarthy Park
- ⑬ Ritchie Station Marketplace
- ⑭ District Heights

Existing Park Amenities



Park Map
Source: GIS

EXISTING PARK INFRASTRUCTURE

Vehicular Access

Principal access to Walker Mill Regional Park is provided off of Walker Mill Road, a two-lane undivided arterial road running in a generally east west direction. Although it has a posted speed of 35 mph, actual speeds are frequently higher according to discussions with Park Police. Portions of Walker Mill Road to the west of the park have been identified as high priorities in the County's Vision Zero roadway safety plan.

There are two developed vehicular access points to the south part of the park that connect via a loop drive that accesses parking for the Imagination Playground, skate park, ballfields and other facilities. The first entrance (image 1) is approximately 140 feet east of Beechnut Road. The second (image 2) is 1,000 feet further east. At the far southwest of the park, Berry Lane dead-ends into the park, providing only a service access point only (image 3).

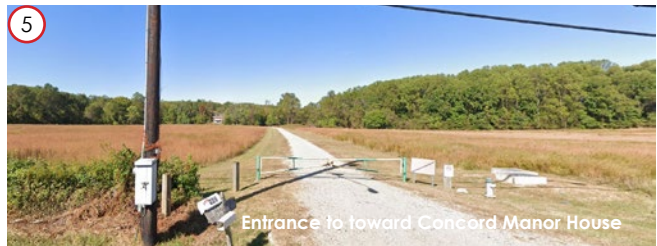
There are three, largely undeveloped access points into the northern part of the park. From the west, the first entrance (image 4) is a driveway serving the community gardens in the south west corner of the site. This is located approximately 150 feet east of the first entrance to the southern part of the park. The second (image 5), the access to the Concord Manor House, is located approximately 300 feet east of the current main entrance to the park's southern amenities. The third (image 6) is the intersection with the former Old Walker Mill Road, now gated. It is located opposite the eastern parking lot and location of the temporary Park Police facility on the south part of the park.

There is one undeveloped entrance off of Walker Mill Drive in the north of the property. This is a gated access to the PEPCO easement, which crosses the park property. It is located where southbound Walker Mill Drive turns east toward Old Ritchie Road (image 7). On the west property boundary, two local residential streets terminate at the property line. Millwright Street extends east to the property line just south of the PEPCO easement (image 8), and Millrace Road ends at the park just north of the PEPCO easement (image 9). There is another undeveloped entrance where Richville Drive dead ends at the southern park boundary near the eastern parking lot and ball fields (image 10).

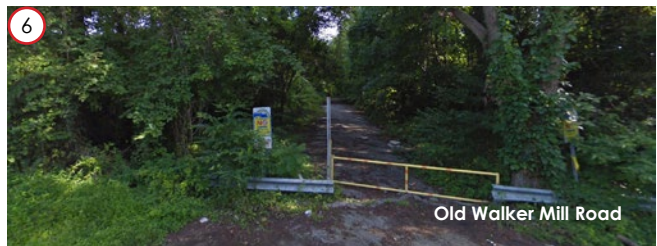
Primary entrances to the northern part of WMRP



Entrance near community gardens



Entrance to Concord Manor House

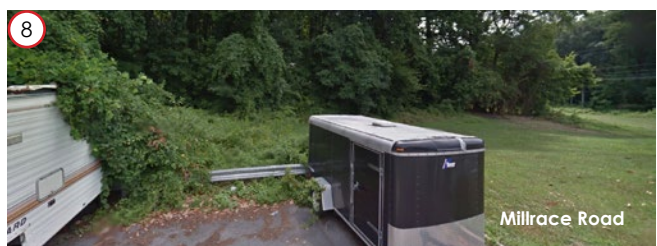


Old Walker Mill Road

Undeveloped access to the northern part of WMRP



Walker Mill Drive



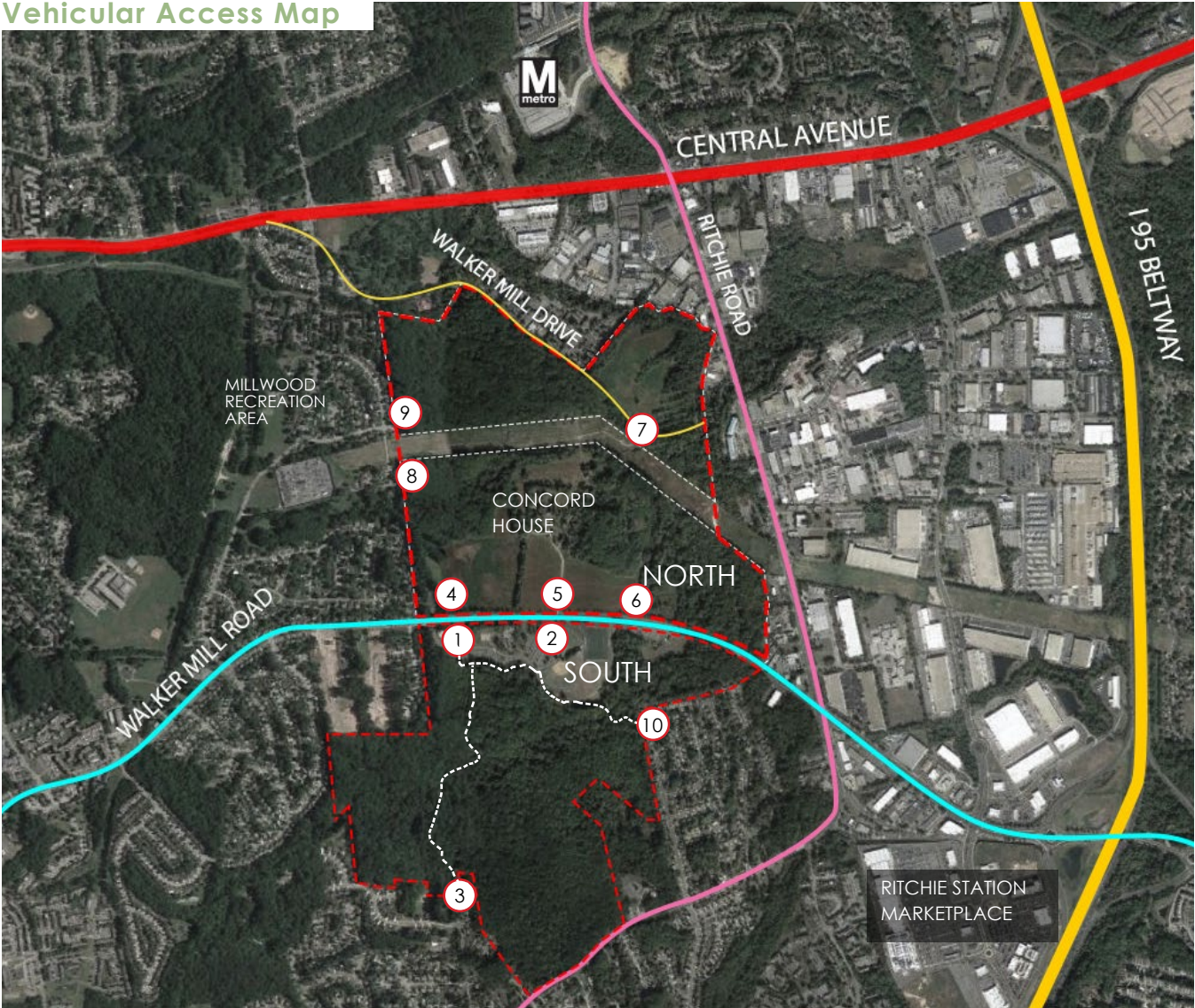
Millrace Road



Millwright Street

Undeveloped North Park Entrances
Source: Google Maps

Vehicular Access Map



Existing access to the southern part of WMRP

Park and Surroundings
Source: Google Maps



Park Entrances
Source: Google Maps

Transit Access

The site has limited nearby transit accessibility. The bus network encircles all of Walker Mill Regional Park, however currently no bus route provides direct and easy access to the park. The closest mass transit to the site is the V12 METRO bus which stops on Walker Mill Road west of its intersection with Shady Glen Road. The Capitol Heights/District Heights Route 24 of the County operated 'The Bus' makes a stop near the Ritchie Road/Ritchie Marlboro Road intersection east of the site. No buses travel the length of the park's Walker Mill Road frontage, extending over a half mile.

The closest METRO rail station, Morgan Boulevard, is located on Garrett Morgan Boulevard just north of Central Avenue. It is approximately one mile from the park's Walker Mill Drive access. For Walker Mill Park, Metro could provide a convenient way for visitors to access this great resource. This will be more important if the park develops into a major destination for events or festivals.

Today, the shortest way to access the Metro from the park by foot or bicycle is via Walker Mill Drive to Ritchie Road or from Walker Mill Road to Ritchie Road. However, these routes are missing several trail/sidewalk connections to effectively serve the park from Metro station. As discussed earlier, the bus route is not conveniently accessed from the main entrance to the park, and it is critical to develop these missing connections. More effective pedestrian, bicycle and bus transit connections will take full advantage of the Metro station and make the park more accessible to people across the county and metro region. These facilities and ideas will be discussed in more detail later in this report.

Pedestrian & Bicycle Access

Pedestrian access to the site is similarly limited at present. A sidewalk extends from Ryon Way on the south side of Walker Mill Road to the western entrance to the park's south side. It then extends further to the central entrance drive closer to the center of the park. The sidewalk does not connect to all internal park facilities. While the Ryon Way intersection provides sidewalk ramps at all four corners, they do not meet ADA requirements and there are no marked crossings across Walker Mill Road.

No other sidewalks exist on Walker Mill Road. A paved trail from the end of Berry Lane connects the recreational facilities on the south side of Walker Mill

Road with the residential areas south of the Walker Mill Park. Similarly, a small paved trail connection from the ball fields to Richville Dr. connects the park with the residential area southeast of the park.

The site can be accessed by bicycle and bicycle lanes are striped on both sides of Walker Mill Road. A system of planned multi-use trails, including the Central Avenue Connector Trail, will provide additional connectivity to the site from elsewhere in the county. These trails are covered later in this report in conjunction with the future park program.

Currently, Walker Mill Regional Park is primarily accessed by vehicle. Local sidewalks and area-wide multi-trail systems need to be improved to provide greater and more convenient public access to the park.

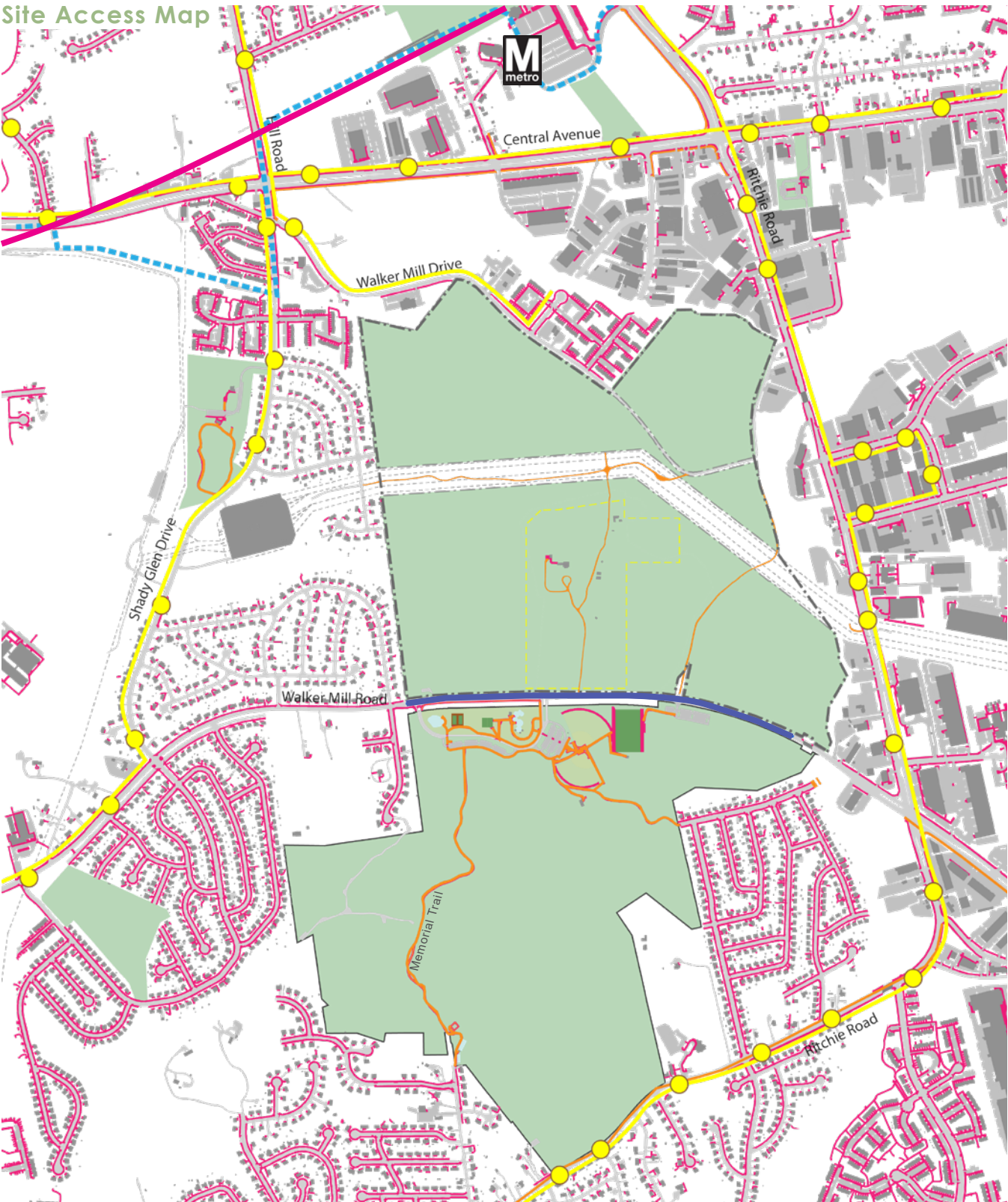


Washington, DC WMATA System Map
Source: Wikimedia Commons



Source: Center for Disease Control and Prevention

Site Access Map



Neighborhood Circulation
Source: GIS

- Central Avenue Connector Trail
- Bus Route
- Bus Stop
- Bicycle Lane

- Metro Line
- Roadways
- Existing Trails
- Sidewalk



Site Utilities

Similar to most sites inside the Beltway, Walker Mill Regional Park is well served by available potable water and sewer. Those services were enhanced when, in 2014, the Washington Suburban Sanitation Commission (WSSC) completed water and sewer improvements, including extending services to the northern undeveloped parts of the park to the Concord Manor House and grounds and to the potential location of a future park police station to the east of the historic area.

A 12" water line extends the length of the north side of Walker Mill Road through the park. A four-inch water line was extended from near the current intersection with the Concord entrance drive north, past the barn and terminating at the front of the Manor House. The same WSSC plans show that provisions had been made for supplying the south east portion of the site (the previously identified location for a potential park police facility) with a future eight-inch meter and vault, although these were not constructed.

An eight-inch sanitary sewer was extended from that park police station location north-west toward the Concord Manor House, south of the existing barn. From there, the line extends north, east of the manor house where a lateral line extends west to serve it. The line continues north, connecting and draining into a 10-inch sewer that roughly parallels the south side of the PEPCO transmission easement.

Both power (PEPCO) and communications (Verizon) are available as both providers have overhead facilities along Walker Mill Road. The alignment used by the WSSC sewer line between Walker Mill Drive south to the PEPCO easement is also lined with apparently abandoned Verizon (marked Chesapeake and Potomac) communications poles, with multiple downed cables.

Areas of the park immediately adjacent to Walker Mill Road have an easy access to utilities. However in some cases, further extensions of sewer and/or water may be required to serve specific locations for new facilities such as bathrooms, pavilions, and aquatic facilities, etc. Power and communications would also need to be extended in most cases.

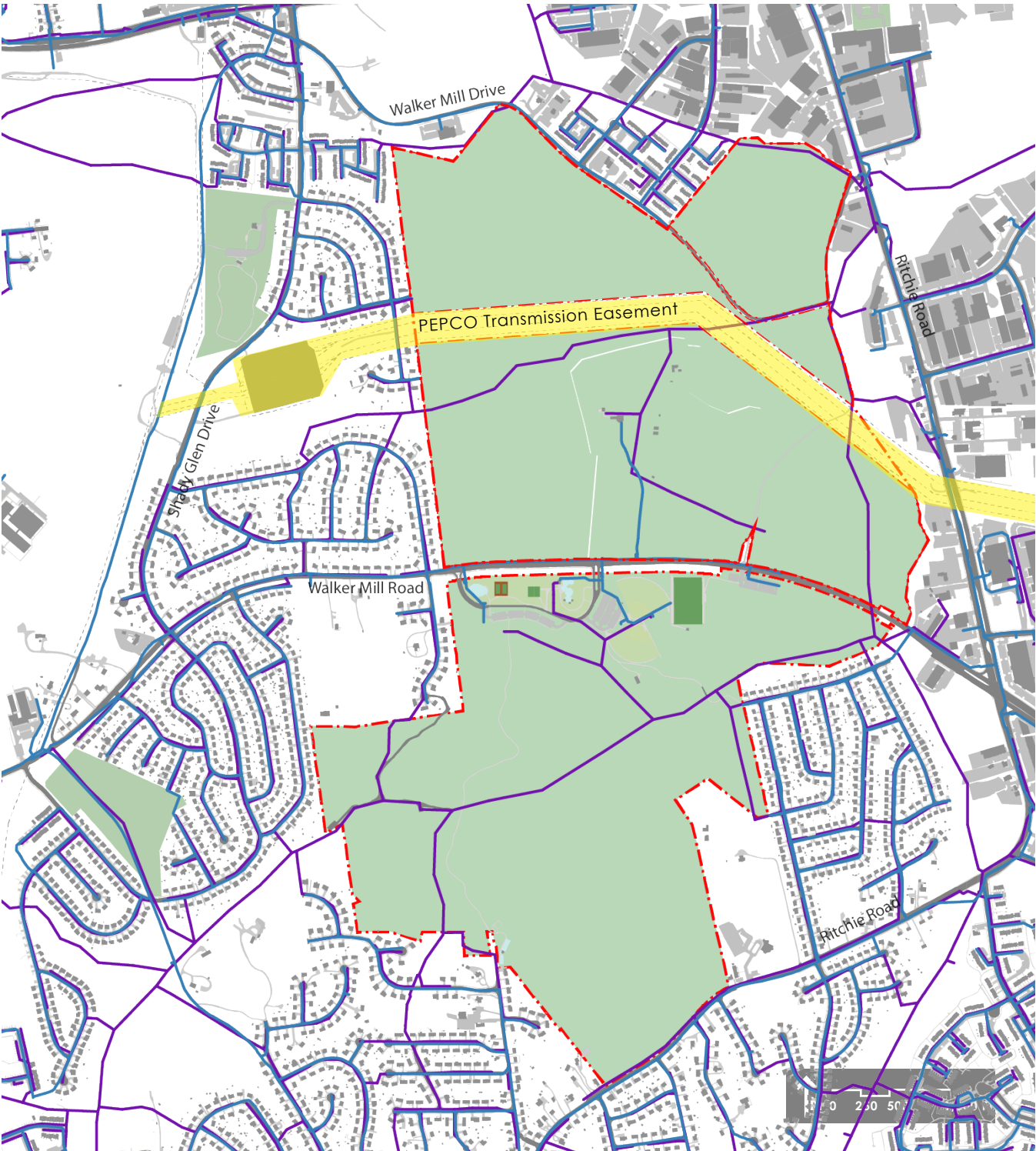


Power Lines
Source: Google Maps



PEPCO Easement
Source: LSG Landscape Architecture

Site Utilities Map



-  Sewer Line
-  PEPCO Easement
-  Water Line

Utilities Map
Source: GIS

EXISTING PARK FACILITIES

Facilities South of Walker Mill Road



Southern Part of Walker Mill Regional Park
Source: Prince George's County

Following the adoption of a master plan in 2004, the south part of Walker Mill Regional Park was developed in a series of successive projects over the next decade. Completed facilities support a range of active and passive recreation activities. These facilities are located close to Walker Mill Road. Park land to the south and west of these developed facilities is largely within floodplains and tree conservation areas and thus limitations exist to any future development.

The current site includes the Woodland Wonderland Imagination Playground and Misting Pad, a skate park, basketball and tennis courts, an artificial turf football/soccer field, two lighted softball fields and an additional lighted field, a 128-seat group picnic shelter, two trail connections to residential areas on the south side and support infrastructure such as restrooms and parking. There is also the Maryland State Trooper 2 Memorial to the victims of a fatal 2008 medical-helicopter crash within the park. This



Woodland Wonderland Playground
Source: LSG Landscape Architecture



Nationals All-Star Field
Source: M-NCPPC

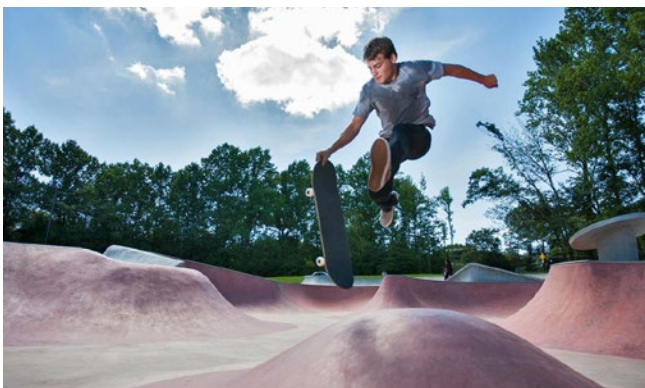
part of the park is popular and well attended, with staff and park police both noting anecdotally that existing parking is often full near the athletic fields when multiple events are scheduled.

In addition to park areas reached from Walker Mill Road, the southwestern part of the park, accessible from Berry Lane, includes a half basketball court, a playground and open shelter and picnic area.

The process to complete all these facilities has resulted from a robust and sustained capital program as illustrated below:

The southern part of Walker Mill Regional Park has benefited from a sustained effort to develop new recreational facilities. The active recreational facilities are popular and well attended.

| COMPLETED WALKER MILL REGIONAL PARK PROJECTS | | |
|---|-----------|-------------|
| PARK IMPROVEMENTS | YEAR | DEBIT |
| ARTIFICIAL TURF FIELD | 2010 | \$984,055 |
| PAVILION | 2012 | \$198,005 |
| MISTING PAD | 2013 | \$213,043 |
| SKATE PARK | 2015 | \$946,714 |
| INFRASTRUCTURE (Sewer, water, parking, roadway, playground restroom, trail/bridge to Richville Dr, site work) | 2006-2012 | \$3,748,646 |
| WOODLAND WONDERLAND PLAYGROUND | 2012-2014 | \$940,095 |
| INTERPRETIVE SIGNS | 2016 | \$1,983 |
| TOTAL YEAR TO DATE EXPENDITURES | 2006-2016 | \$7,032,541 |



Skate Park
Source: Spohn Ranch Skateparks



Pavilion
Source: Park RX America

Facilities North of Walker Mill Road

The 257.5 acres of land north of Walker Mill Road is largely undeveloped and currently unused. The only public facility on this side of the park is near its western property line, a small community garden space that is located in a clearing between hedgerows. The facility is popular and relatively well maintained.

The northern part of the park is mainly defined by the historic Concord Manor House, its out buildings, open fields, large swaths of mature hardwood forests, streams and wetlands.



Park Map
Source: GIS



Concord Manor House

①

Community Garden

②

Tree Conservation Mitigation Bank

③

Barn and Outbuilding

④

Possible Quarters of Enslaved Laborers

⑤

Stable and Corn Crib

⑥

Pond

⑦

Cemetery

⑧

Maryland Historical Trust Preservation Easement Boundary

⑨

Hedgerow

⑩

Walker Mill Regional Park South Play Areas

⑪

PEPCO Utility maintenance access

The Chesapeake Beach Railway

One cultural and historic resource at Walker Mill Regional Park is the remnants of the historic Chesapeake Beach Railway corridor. "The Chesapeake Beach Railway (CBR), now defunct, was an American railroad of southern Maryland and Washington, D.C., built in the 19th century. The CBR ran 27.629 miles from Washington, D.C., on tracks formerly owned by the Southern Maryland Railroad and then on its own single track through Maryland farm country to a resort at Chesapeake Beach. It was built by Otto Mears, a Colorado railroad builder, who planned a shoreline resort with railroad service from Washington and Baltimore. It served Washington and Chesapeake Beach for almost 35 years, but the Great Depression and the rise of the automobile marked the end of the CBR in 1935." (Wikipedia, 2020)

Previously in the site's history a rail stop was located to serve the Concord Plantation. Further research is needed to identify the location and possibly note the connection with interpretive signage.

Today, a portion of the abandoned route serves as a rail-trail, while yet other portions now serve as

the foundations for local roads. Along the northern edge of Walker Mill Regional Park the old alignment of this historic trail is visible on closer inspection. At several locations within the park boundary bridges formerly serving as rail stream crossings are no longer present, providing some challenges to the trail's reuse.

The alignment provides a significant opportunity to discuss the history of the Southern Maryland Railway and its influence on the region's development and culture. DPR had already identified this right of way as part of its future trail system and it is further discussed in later parts of this report.

The remains of Chesapeake Beach Railway alignment are a significant cultural and historic resource at Walker Mill Regional Park and they should be integrated in the future planning of the park.



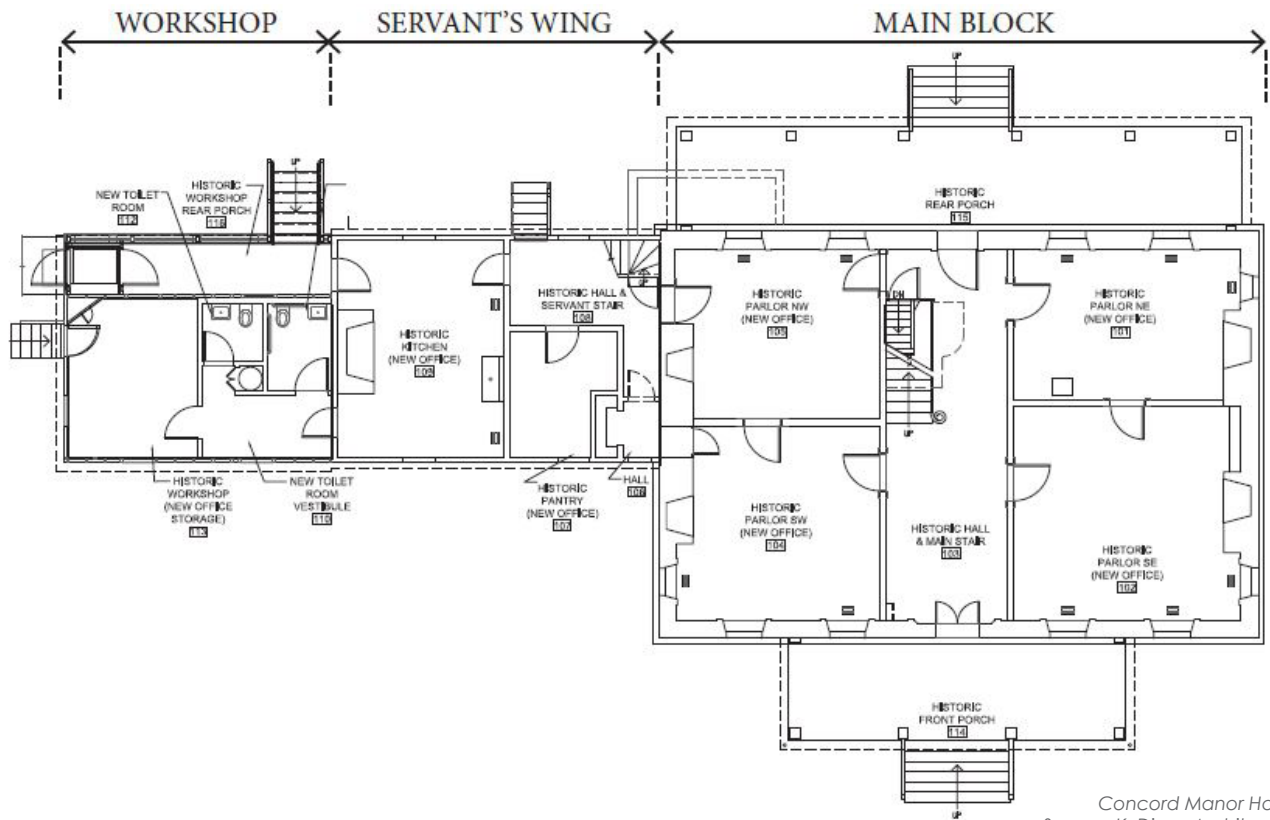
Chesapeake Beach Railway, 1888
Source: Flickr, David J Witty

Concord Manor House

While the original boundaries of the Concord plantation extended south of Walker Mill Road, the Concord Manor House and plantation core are located in the north part of Walker Mill Regional Park. This important historic area also encompasses the extant out-buildings and the surrounding landscape. Concord Manor House is listed on the National Register of Historic Places (NRHP). The boundaries of this resource include 44 acres of land that extend from Walker Mill Road to the PEPCO transmission line. *A more detailed discussion of Concord Manor's history and associated regulatory constraints related to its use is found later in this report, under park archeology and history.*



Concord Manor House
Source: LSG Landscape Architecture



Concord Manor House
Source: K. Dixon Architecture

The manor house at Concord was constructed prior to 1798 and is a large 2½ story brick Federal-style house with two framed wing additions, a servants' wing and the workshop wing. With those later additions, the house is quite large, and includes four first floor parlors, a grand hall, eight bedrooms, and a kitchen, workshop, and servants' quarters.

M-NCPPC's mission in Prince George's County includes encouraging and facilitating the conservation and preservation of the Prince George's County's historic and cultural heritage. Following the acquisition of Walker Mill Regional Park, the Department of Parks and Recreation began to actively study the potential reuse of the Concord Manor House. Consultants prepared plans and specifications for the historic rehabilitation of the structure.

The department has funded and initiated a number of projects to assess, document, preserve, renovate

and/or restore the Concord Manor and its significant outbuildings according to the standards of the US Secretary of Interior. A contractor was selected, and work commenced. It was halted by M-NCPPC in 2014 as the contractor did not execute the work appropriately. Since then, a new consultant has been selected to complete the project.

Once completed, the M-NCPPC Natural and Historic Resources Division (NHRD) will occupy the manor house as staff offices (estimated at between 8 and 12 employees), with space for limited natural and historic resources programming, including exhibit space for the installation of educational and informational displays.

The project would also include site improvements such as an ADA accessible driveway and parking area to meet business use and occupancy needs and regulations.

Outbuildings and Grounds

Historically, a number of outbuildings were located on the plantation to support agricultural activities. Currently extant outbuildings include a 19th century corn crib, stable, and shed situated to the east of the manor house, the remains of a 19th century timber-framed tobacco barn that has been stabilized and held together with straps and guy wires to the northeast of the manor house, and two 20th century structures, a cinder block tobacco stripping building situated adjacent to the tobacco barn, and a circa 1950 garage to the north of the 1860s frame addition to the manor house. Dendrochronology on timbers has established the date of construction for the corn crib as 1854-1855, the stable as 1856-1857, and the tobacco barn as 1858. There is a collapsed structure in the woods to the northeast of the manor house that is believed to be remnants of quarters of the enslaved laborers. A possible well and chimney base identified by a 2011 archeological survey indicates that there may be an additional quarters of enslaved laborers in the vicinity of the first.

A cemetery with seven headstones is situated to the southeast of the house, with interment dates ranging from 1793 to 1876.

No recent stabilization or renovation work has occurred to the manor outbuildings. Concord Manor House has lost several outbuildings. Most recently, a badly deteriorated barn (near the cemetery) collapsed due to a storm in 2010. The



Corn Crib
Source: The Ottery Group



Stable
Source: The Ottery Group



Tobacco Stripping Shed
Source: The Ottery Group



Tobacco Barn
Source: LSG Landscape Architecture



Garage
Source: The Ottery Group

tobacco barn is severely deteriorated, while the two other outbuildings remain in fair condition but will continue to deteriorate if structural work is not executed immediately.

A summary of the status of the historic structures on the north part of the park is as follows:

Concord Manor House and the associated historic structures on the north part of Walker Mill Regional Park are a potential resource although significant work remains to both protect them and to make them usable.

| Existing Structures | Circa | Current Condition | Current Use | Proposed Use | Proposed Scope of Work |
|--------------------------|-------|---|-------------|-------------------------------------|---|
| Concord House | 1789 | under construction - ongoing rehabilitation underway | unoccupied | M-NCPPC Offices (2-3) Exhibit space | Restore/Rehabilitate existing structure |
| Former Tobacco Barn | 1858 | 2 story timber-framed barn in partial state of collapse | unoccupied | Rental event facility | Restore existing structure |
| Corn Crib / Outbuildings | 1855 | Wood structures in need of rehabilitation | unoccupied | TBD | TBD |
| Cemetery | 1793 | Stable | fenced off | TBD | Stabilize and Protect |



Cemetery
Source: LSG Landscape Architecture

PARK ARCHEOLOGY AND HISTORY

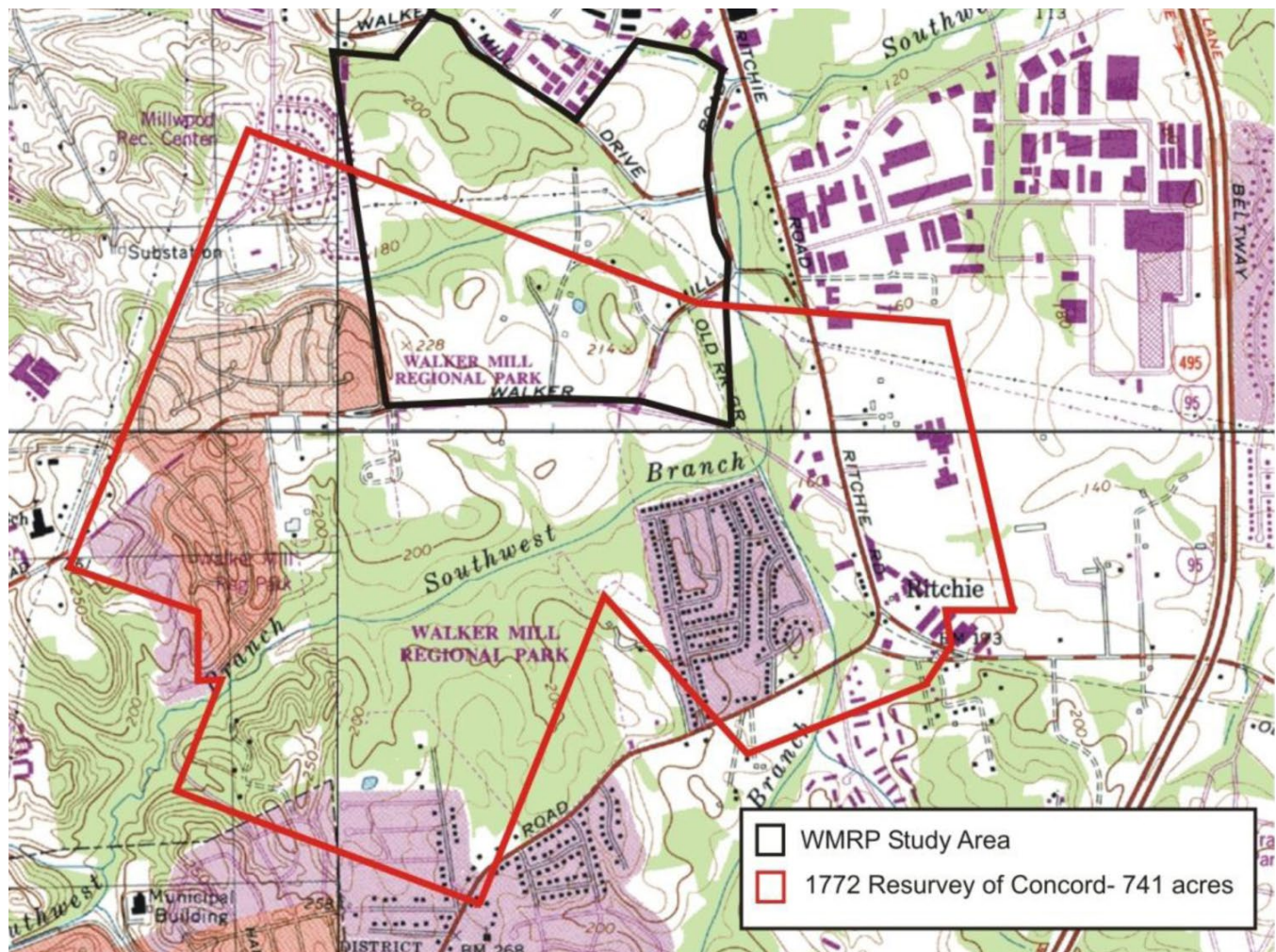
The History of Concord Plantation

The history of Walker Mill Regional Park is both representative of the establishment and evolution of plantation agriculture in Prince George's County and more uniquely, of the relationship of one plantation to expanding African American entrepreneurship and cultural institutions. This history helps point to how the park can be best developed as a recreational resource, and how those stories can reflect this place through themes reinforced in facilities, programs or activities offered here.

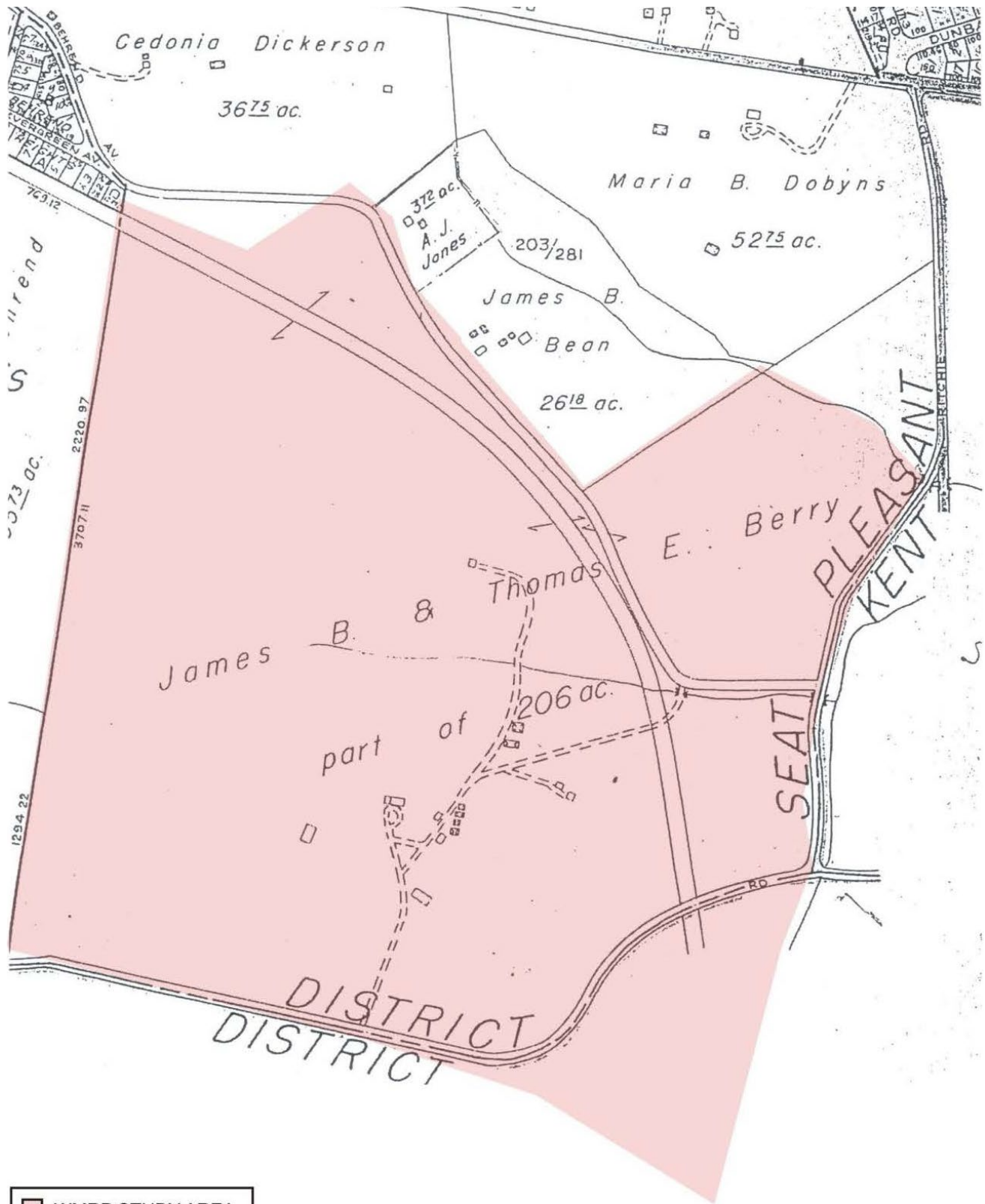
Prior to the historic era settlement of the area surrounding Walker Mill Regional Park, hunters and gatherers traveling over smaller territories of 50 to 100 miles visited and used the site. This use is evident in prior archeological investigations of the park. Diagnostic artifacts were collected at

multiple sites that dated occupation to the Early Archaic and Middle or Late Archaic periods. The Archaic period is considered to be from 11,500 BP – 3,250 BP (before present). Over time, use patterns changed and lands in the county were inhabited by the Piscataway tribe, whose reliance on agriculture allowed them to live year-round in permanent villages. A summary of these past archeological investigations is included in the appendix.

Historic era occupation of Prince George's County followed the expansion of English settlements, begun on the western shore of Chesapeake Bay. Beginning in the 1650s, large land patents or grants were issued for tracts of land in what would become Prince George's County. The land patent for Concord, including present day Walker Mill



1783 Survey of Concord
Source: The Ottery Group



Survey Plat of the Concord Property
Source: The Ottery Group

Regional Park, was issued in 1686 to Colonel Henry Darnall. Darnall continued to add to the original 406 acres, eventually accumulating additional patents totaling over 7,000 acres. While Darnall never lived at Concord (he resided in a manor house in Clinton), his daughter Mary married Charles Carroll (the Settler) in the 1690s. The Concord portions of Darnall's land thus passed to the Carroll family.

Carroll's grandson, also called Charles, sold the Concord tract to Jeremiah Berry in 1767. Additional surveys prepared for Concord corrected an earlier survey, expanding the tract to 741 acres. An additional resurvey in 1783 fixed the total at 783½ acres. The expanded property contained tobacco barns, orchards of apple and cherry trees and small wood framed dwellings. The manor house named Concord was constructed prior to 1798 by Zachariah Berry, who had inherited the property from his father Jeremiah in 1769. The house remained in the Berry family for five generations and was listed on the National Register of Historic Places (NRHP) in 1982. The house and remaining 191.44 acres was sold to the M-NCPPC in 1999 by Virginia Berry.

Concord is considered significant due to its association with Zachariah Berry, who was a principal landowner of the county, at one time owning 7,862 acres of property. It is also important for its intact plantation core, which has remained undeveloped. As described earlier, the Concord Manor House was constructed as a large Federal style house and expanded multiple times. The 1798 Federal Tax assessment listed the manor house, along with several outbuildings and ancillary structures including: kitchen, store house, meat house, milk house, poultry house, corn house, stable, and two houses for enslaved laborers measuring 32-x-12 feet. The manor house originally measured 54-x-36 feet. A 1½ story addition to the south side of the house around 1860 extended the house to the west and renovated many interior elements in the Greek Revival style.

The Ridgley Family

The Berrys and Concord have a unique connection to the Ridgley family. Beginning in the 19th century, the Berrys began selling off parts of the Concord estate. Lewis Ridgley and his wife Mary purchased 52 acres of land from Thomas and Bettie Berry in 1871. The land is located north of what is now Central Avenue. Ridgley was formerly enslaved,

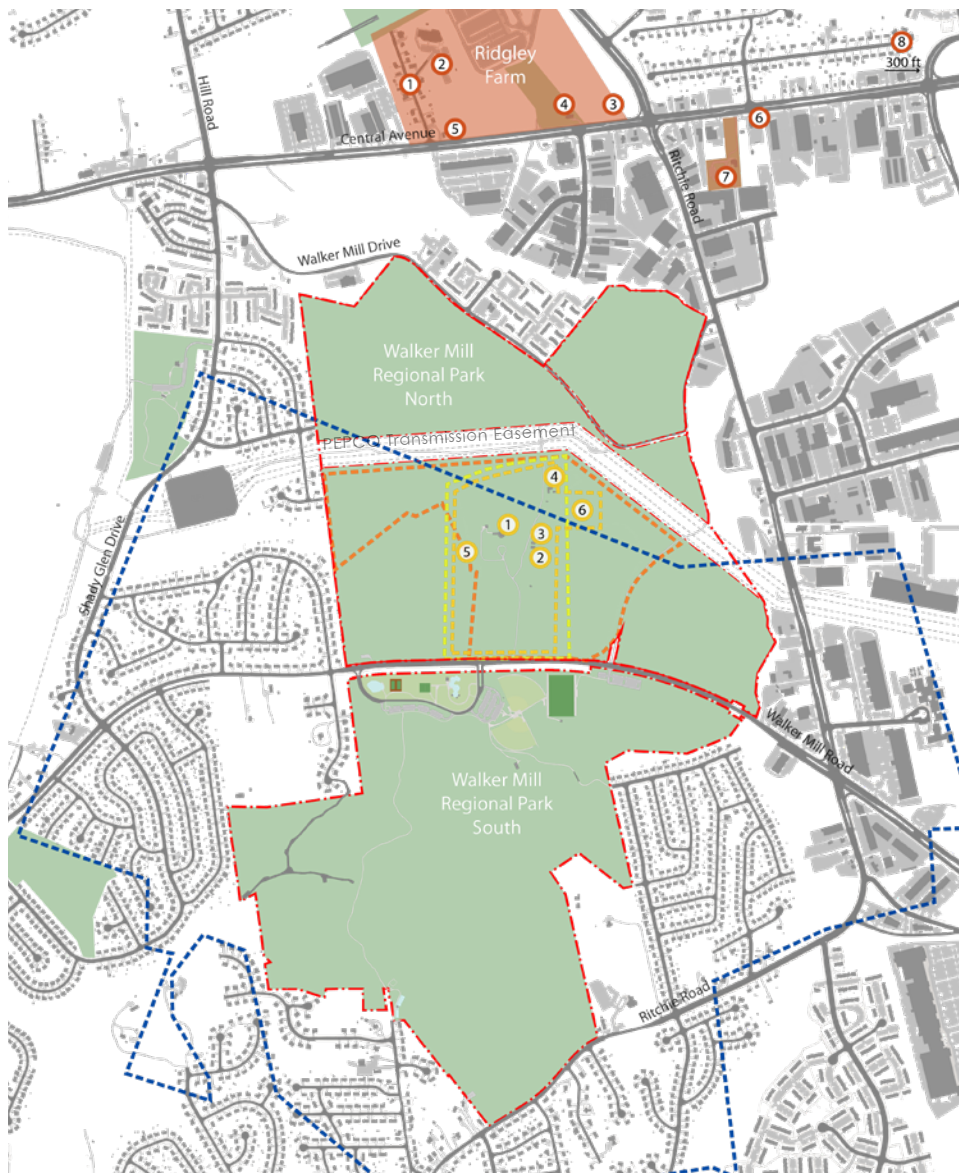
possibly at Concord, and later served with the United States Colored Troops in the Civil War. Lewis and Mary Ridgley farmed the acreage, cultivating tobacco, and raised several children. Over time the original farm was subdivided and deeded to members of later generations of Ridgleys, who remain prominent in the local community.

Additional Berry-owned lands were later conveyed to Lewis Ridgley and others for what is now the Ridgley Methodist Episcopal Church and cemetery, a National Register of Historic Places (NRHP) property. Another related and important nearby site is the Ridgley School, a 1920s two-room schoolhouse now operated as a museum by M-NCPPC. It is one of the Rosenwald schools, built across the south during the early 20th century primarily for the education of African American children.

The history of Concord is yet incomplete. A limited archeological study was performed as part of this study and is included in the appendix. This followed multiple separate investigations of individual site areas accomplished since M-NCPPC acquisition. No complete comprehensive survey of the entire north part of Walker Mill Regional Park has been undertaken, however, and a number of questions remain. These are the location and type of plantation habitation before the construction of the existing manor house and the location and uses of multiple outbuildings noted on historic documents, but for which there is no easily visible evidence on site.

Concord Manor House and its history provide a unique framework to interpret the settlement and growth of Prince George's County and link it to the stories of the County's early African American entrepreneurs and institutions. Further study will help expand that story.

Historic Areas on and Around Walker Mill Regional Park



Because of its importance, federal, state and local preservation rules limit the types of development activities that may occur in or around the Concord Manor House and its surroundings. The Master Planning Team needs to coordinate its efforts with MHT, M-NCPPC and the Prince George's County HPC.

Historic Regions Map
Source: GIS

Previously Established Easement and Resource Boundaries

- National Register of Historic Places Boundary for Concord
- Maryland Historical Trust Preservation Easement Boundary
- Prince George's County Historic Preservation Commission Environment Setting for Concord
- 1783 Survey of Concord

Site Historic Resources - Concord Green

- 1 Concord Manor House
- 2 Corn Crib
- 3 Stable
- 4 Barn & Outbuilding
- 5 Cemetery
- 6 Possible Slave Quarters

Off-Site Historic Sites

- 1 Ridgley Manor Subdivision
- 2 Tobacco Barn
- 3 A. Ridgley Jr. Farmstead
- 4 Mildred & William Gray House
- 5 Deatley Ridgley House
- 6 Possible location of Benevolent Hall
- 7 Ridgley Rosenwald School
- 8 Ridgley Methodist Episcopal Church & Cemetery

Regulatory Authority

Because of its historical importance, Concord has been protected by overlapping levels of jurisdiction. These occur at the federal, state and local level and combine to limit the types of construction or development actions that can occur on the site. To date, only activities to stabilize existing structures or which rehabilitate them for a limited range of purposes have been approved.

Specific physical limits of jurisdiction have been established for each entity. The boundaries of the NRHP listing were established to preserve the rural visual setting. They extend across open fields to tree lines on three sides, with the fourth boundary being Walker Mill Road. The Maryland Historical Trust (MHT) holds a preservation easement of 42.68 acres that mimics the NRHP-boundary, with an additional area that extends the northeastern boundary out to incorporate the location of possible slave quarters recorded as archeological site 18PR1014. Finally, M-NCPPC has defined the environmental setting for the Concord Manor House as the entirety of the real estate parcel it is located on, 79.11 acres.

Its listing on the National Register of Historic Places affords the Concord historic site procedural protections under federal law, The National Historic Preservation Act (NHPA). Undertakings that include federal funding and/or federal permitting, such as U.S. Army Corps of Engineers wetlands permitting, will trigger project review by the Maryland Historical Trust (MHT) under Section 106 of the NHPA. Consultation with MHT as part of the Section 106 process can result in additional requirements such as identification, evaluation, and potentially mitigation of impacts to historic resources that are listed or eligible to be included on the NRHP.

The Maryland Historical Trust and M-NCPPC entered into the easement on July 20, 2010. The document is perpetual in duration and prescribes a number of key considerations for the use of the property. It guarantees public access, for a minimum of 35 hours a year. It requires M-NCPPC to maintain the property to preserve its historic, cultural and aesthetic character. It also prohibits any alteration of the property without the written consent of the Maryland Historical Trust. Further, no new construction may occur within the easement without the same permission. Finally, no grading or alteration of the grade shall occur without that same permission from MHT. Additionally, the MHT may require additional archeological investigations

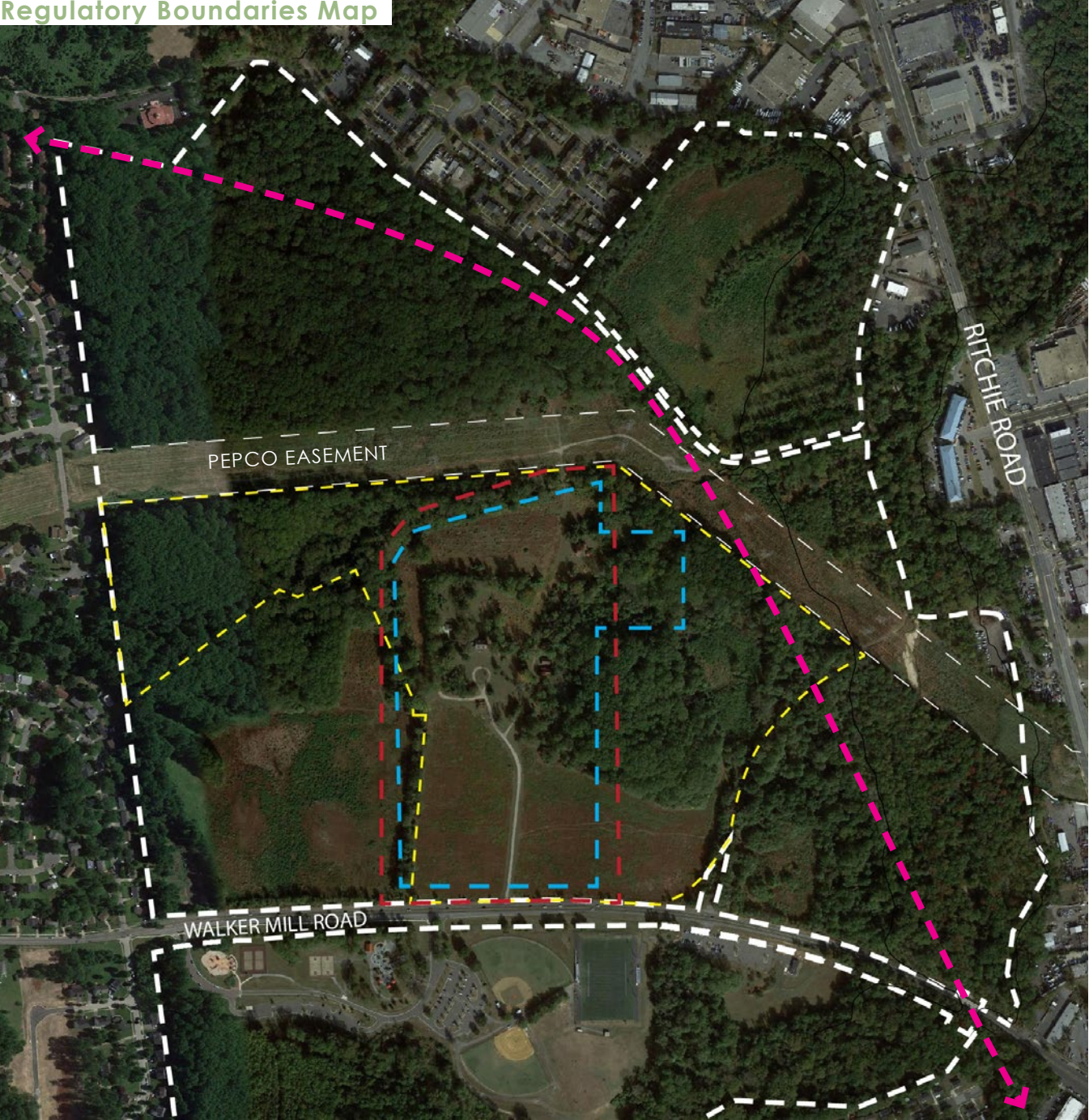
to determine the significance of potential archeological deposits. If found, such deposits may need to be recovered and documented and reported to MHT.

The MHT preservation easement on the property is tied to state grant money provided for the rehabilitation of the Concord Manor House. The easement gives MHT, the state governing body for cultural resources, input into any projects that could compromise the historic integrity of the resource. In return for the provided funds, M-NCPPC agreed to provide the MHT Easement Committee with advance notice of any substantive alteration to the easement area, which may result in the need for historical or archeological studies specific to proposed future development of the property.

In general, for the portion of the grounds around the house that falls within the MHT easement area, the Prince George's County Historic Preservation Commission (HPC), the body charged by appointment of the County Executive with administering historic regulatory ordinances within the county, would concur with the decisions of the MHT Easement Committee. Where the M-NCPPC environmental setting extends beyond the limits of the MHT preservation easement, additional regulations may apply to proposed development within the project area. Where the environmental setting is solely under the jurisdiction of the County, any proposed work would be subject to a historic area work permit (HAWP), which would be issued by the HPC. The HPC has the authority to review proposed construction to ensure that it maintains compatibility of character with the associated resource, among other elements.

Changes or alterations to easement properties funded by the MHT or other organizations will most likely require a separate approval process. The MHT recommends that proposed projects are presented for review to the easement committee prior to obtaining approval by other departments or organizations, including local historic preservation/district commissions. The Standards and Guidelines established by MHT will be applicable to the historic Concord Manor House and the related Easement at Walker Mill Regional Park. These standards are applicable to materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's and Easement's landscape features, site, environment, as well as related new construction.

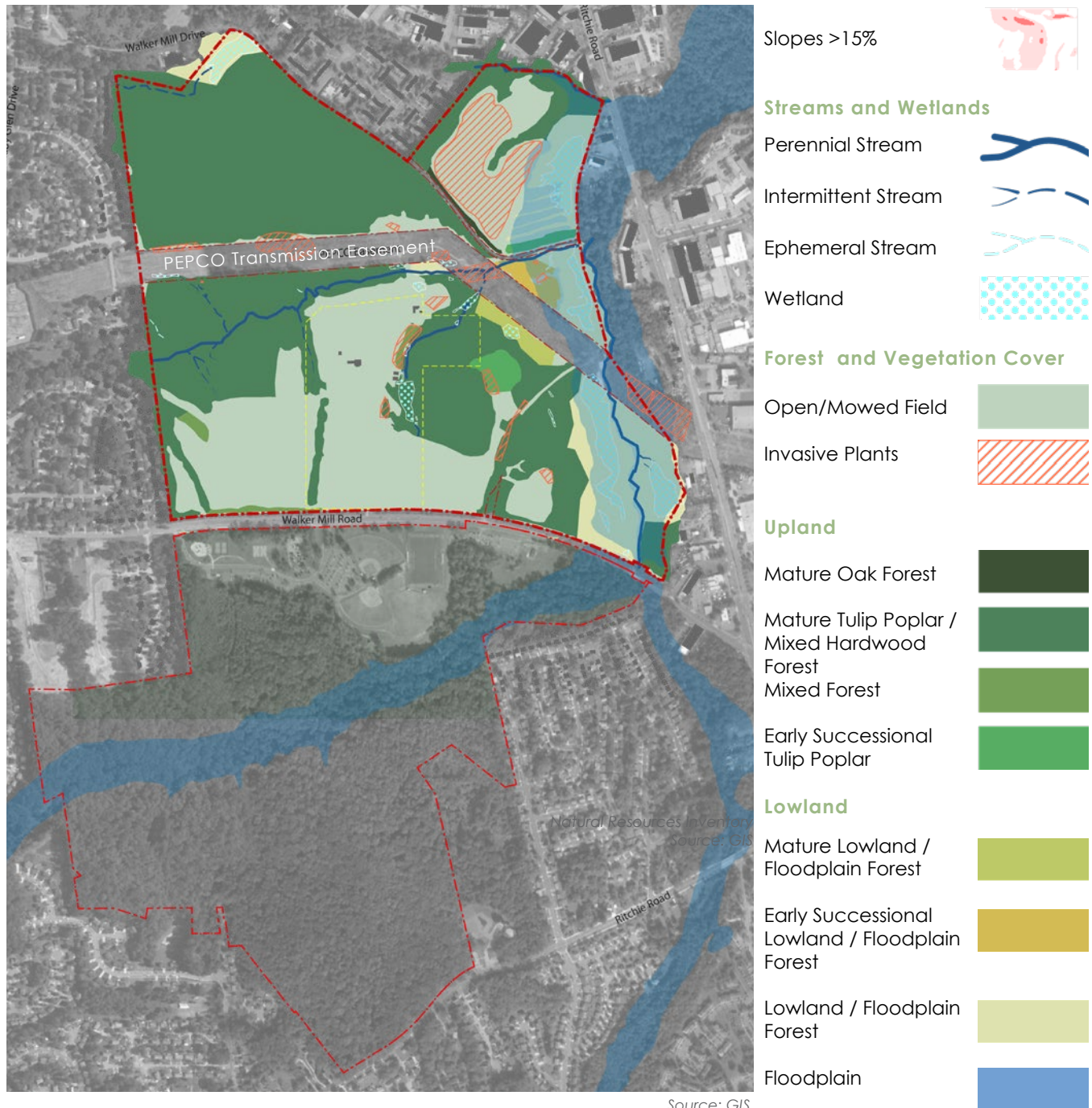
Regulatory Boundaries Map



Previously Established Easements and Resource Boundaries within the WMRP
Source: The Ottery Group and Google Maps

| | |
|-----------|---|
| — — — — | WMRP Study Area |
| - - - - | NRHP Boundary For Concord |
| - - - - | MHT Preservation Easement Boundary |
| - - - - | PG County HPC Environmental Setting For Concord |
| ← - - - → | Chesapeake Beach Railway Alignment |

EXISTING NATURAL RESOURCES



To plan for the north part of Walker Mill Regional Park, a Natural Resource Inventory (NRI) provides key insights into the site's important natural resources and the steps necessary to protect them. The northern portion of Walker Mill Regional Park features rich natural resources such as seven different types of mature forests, fifteen wetlands, nine waterways and open fields. Invasive species are of a significant concern.

Natural Resources Inventory

M-NCPPC has, as a central mission, the protection and stewardship of natural, cultural and historic resources and the provision of leisure and recreational experiences for the communities and citizens of Prince George's County. Because this master plan is designed to guide the future development of Walker Mill Regional Park, and especially its undeveloped north side, a preliminary natural resources inventory (NRI) was completed for park lands north of Walker Mill Road; the results of that inventory are summarized here. The field investigations associated with this were conducted to summarize general site conditions, map the approximate limits of regulated wetlands and waters of the U.S., and to characterize the extent and composition of the forests and other vegetation cover types within the project study area. A copy of the NRI document is included in the appendix.

The NRI followed the typical requirements for an NRI plan required as part of a development application. It informs the master planning process and identifies important environmental features that exist on-site. This information will be used to avoid and minimize impacts to valuable resources but also to influence the overall master plan and help create a vision for the park that embodies its environmental characteristics.

The natural resource base of Walker Mill Regional Park is an unusual and valuable asset within the Beltway. There are few similar large tracts of mature forest, associated wetlands and open former agricultural fields in urbanized parts of Prince George's County. This site provides environmental services to the surrounding community and potential access to nature for residents. Similar to other natural areas close to urbanized areas, the influence of urban development on natural systems is evident in stream erosion, invasive species, dumping and other human impacts that will be long term challenges to the management of this site. At the same time, some of these impacts – utility corridors and the alignments of abandoned railroads and roads - have the potential to present a lower impact way of accessing and traversing the site.

The major natural features identified on the site include the following:

EXTENSIVE MATURE FORESTS: Seven different forest types were identified on site, but the largest in size and extent was mature tulip poplar/mixed hardwood forest. This forest is located in three major blocks, the area north of the PEPCO powerline right of way, the forest south of that and west of the Concord Plantation historic area, and the block east of Concord Manor House. One champion and one near-champion tree are located within these blocks. Because of their size and association with stream corridors, these forests are considered as potential forest interior dwelling bird species (FIDS) habitat. Presence of these species is indicative of forest and ecosystem health as they require large forest areas to breed successfully and maintain viable populations.

STREAM CORRIDOR AND ASSOCIATED WETLANDS: Fifteen wetlands and nine waterways were mapped during field investigations, all associated with site drainage toward the Southwest Branch Western Branch Patuxent River in the north east corner of the site. These wetlands form an extensive system associated with the river's floodplain on the eastern boundary of the site. New development or improvements to existing facilities that impact regulated waterways, wetlands, wetland buffers, and the 100-year floodplain will need to be authorized by Maryland Department of the Environment (MDE) and the US Army Corps of Engineers (USACE) in accordance with federal and state regulations.

FORMER AGRICULTURAL LANDS: Open fields suitable for crops are concentrated between the manor house and Walker Mill Road. These fields do not appear to have been cultivated in the last few years, although a small area on the southwest corner of the site is used for community gardens. But the extent of these open fields is rare inside the Beltway and they provide an important setting for the Concord Plantation.

SIGNIFICANT AREAS OF INVASIVE SPECIES: In the preparation of the Natural Resources Inventory for the site, seventeen areas of dense invasive plant-cover were mapped. Chinese silver grass (*Miscanthus sinensis*, a widely used ornamental grass) was the most widespread mapped invasive plant, including high concentrations in the PEPCO Easement and on adjacent park lands.

Geology and Topography

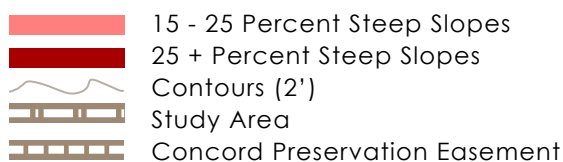
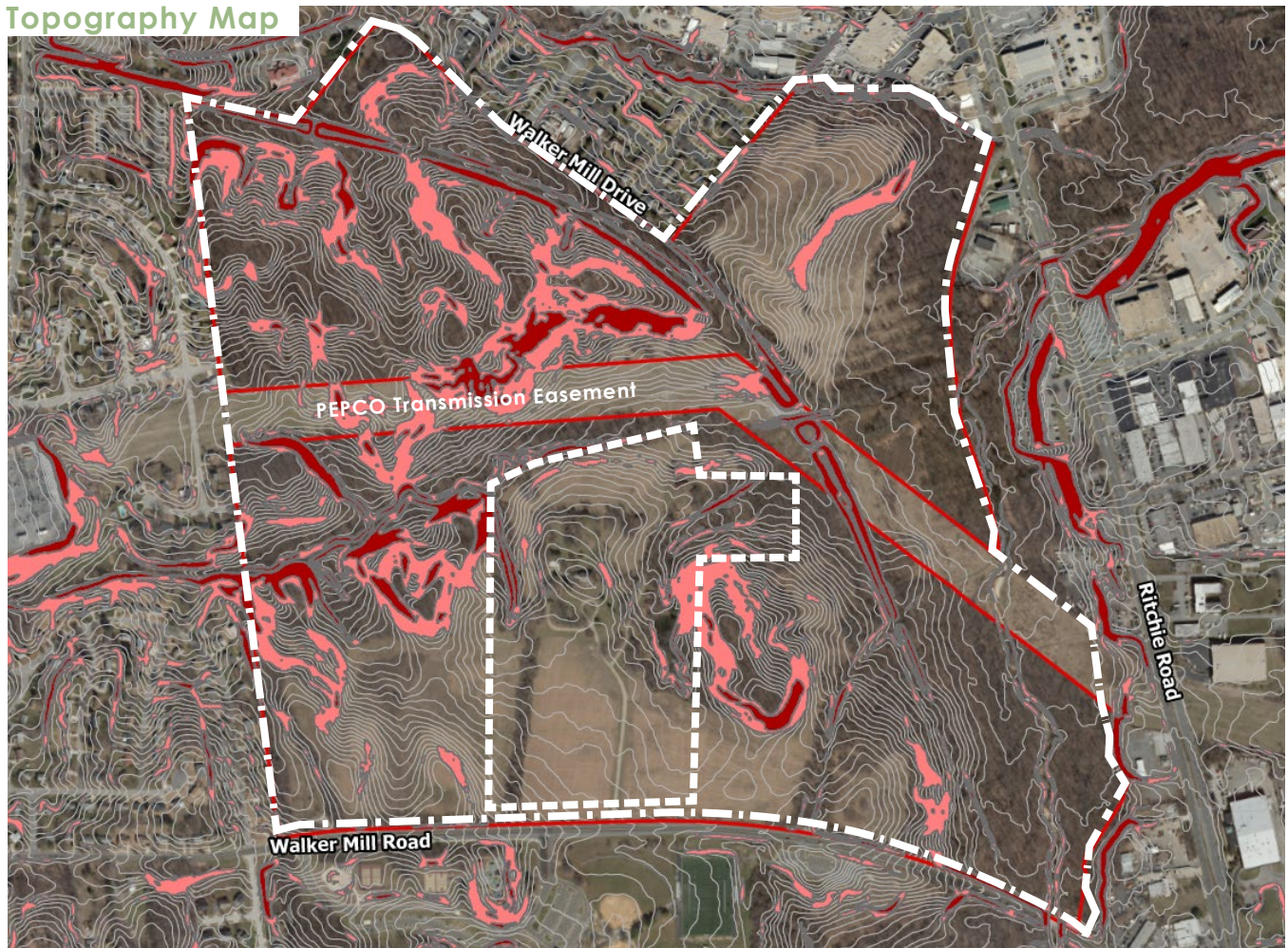
Walker Mill Regional Park is located within the Upper Atlantic Coastal Plain Province. The Atlantic Coastal Plain Province is composed of unconsolidated sediments that range in age from Cretaceous to recent, consisting of gravels, sands, silts, and clays, with varying mixtures. The surface relief of the Upper Atlantic Coastal Plain includes significant topography and elevations within the study area that range from 120 to 220 feet above sea level.

The topographic study of the site also reveals alignment of the historic Chesapeake Beach Railway. The old embankment follows the northern

edge of the park site and extends all the way down to Walker Mill Road.

There are few areas on site with slopes that are steeper than 25%, but they are mostly along the stream corridors and are largely vegetated. Most of the land along the north side of Walker Mill Road was formally cultivated as part of Concord plantations. This land gently slopes either towards the stream corridor on the eastern side of the park or towards the stream corridor that runs parallel to the PEPCO easement. This formally cultivated area, subject to other constraints, provides a potentially developable area within the park boundaries.

Topography Map



NRCS Steep Slopes Map
Source: RK&K



Steep Slopes
Source: LSG Landscape Architecture



Steep Slopes
Source: LSG Landscape Architecture

Soils

The Natural Resources Conservation Service (USDA-NRCS) provides farmers with financial and technical assistance to help improve and protect natural resources. This organization completed a Web Soil Survey for Prince George's County, Maryland by mapping thirteen soil units within the north part of Walker Mill Regional Park (Appendix A, Figure 3). Soils on site are important in two key ways. Some exhibit characteristics that limit their development potential. A second group of soils are historically important for farming.

Mapped soil unit WE (Widewater and Issue soil) is classified as highly erodible and predominantly hydric soil. The hydric and erodible Widewater soils are located along the Western Branch and an unnamed tributary. Development should be avoided in these areas.

The other mapped soil units are identified as not highly erodible and predominantly non-hydric. Of these, the most extensive are soils of the Collington-Wist and Marr-Dodon complexes. Soil type CnB, Collington-Wist complex, 2 to 5 percent slopes, makes up the majority of open land farmed around the Concord Manor House. These soils are considered prime farmland by the Natural Resources Conservation service. The soils are considered to be favorable for growing tobacco as they are easily worked. Small areas of soil types MnB and MnC, Marr-Dodon complex, 2 to 5 percent and 5 to 10 percent slopes, are located in the open field fronting Walker Mill Road, including the area used for community gardens. Soil type MnB is considered prime farmland and MnC soils are considered farmland of statewide importance.

Soil Type Map



Legend, See facing page

NRCS Soil and Contours Map
Source: RK&K

| Map Unit Symbol | Map Unit Name | K-Factor* | Highly Erodible Soils | Hydric Rating**/ Status | Description |
|-----------------|-------------------------------------|-----------|-----------------------|------------------------------------|--|
| AeB | Adelphia-Holmdel-Urban land complex | - | - | 0 (Predominantly non-hydric) | 0 to 5 percent slopes |
| CnB | Collington-Wist complex | 0.17 | No | 0 (Predominantly non-hydric) | 2 to 5 percent slopes, well drained |
| CnC | Collington-Wist complex | 0.17 | No | 0 (Predominantly non-hydric) | 5 to 10 percent slopes, well drained |
| CnD | Collington-Wist complex | 0.17 | No | 0 (Predominantly non-hydric) | 10 to 15 percent slopes, well drained |
| CnE | Collington-Wist complex | 0.17 | No | 0 (Predominantly non-hydric) | 15 to 25 percent slopes, well drained |
| CnF | Collington-Wist complex | 0.17 | No | 0 (Predominantly non-hydric) | 25 to 40 percent drained, well drained |
| CoB | Collington-Wist-Urban land complex | 0.20 | No | 0 (Predominantly non-hydric) | 0 to 5 percent slopes, well drained |
| CoD | Collington-Wist-Urban land complex | 0.20 | No | 0 (Predominantly non-hydric) | 5 to 15 percent slopes, well drained |
| MnB | Marr-Dodon complex | 0.20 | No | 0 (Predominantly non-hydric) | 2 to 5 percent slopes, well drained |
| MnC | Marr-Dodon complex | 0.20 | No | 0 (Predominantly non-hydric) | 5 to 10 percent slopes, well drained |
| MnD | Marr-Dodon complex | 0.20 | No | 0 (Predominantly non-hydric) | 10 to 15 percent slopes, well drained |
| MoD | Marr-Dodon Urban land complex | 0.20 | No | 0 (Predominantly non-hydric) | 5 to 15 percent slopes, well drained |
| WE | Widewater and Issue Soils | 0.37 | Yes | 60 (Predominantly hydric soils) | Frequently flooded, poorly drained |

Natural Resources Inventory
Source: The Ottery Group

Soils in the north part of Walker Mill Regional Park include areas of prime farmland. These are important to interpreting the site's agricultural history and may provide a unique programming opportunity for community agriculture.

Wetlands and Waters of the United States

Wetlands and Waters of the US are unique and valuable environmental resources. If present, they will require permitting from Federal and State agencies to cross over, modify or otherwise impact them. Such permitted activities, if allowed, may require specialized design and engineering and mitigation of impacts, by performing environmental restoration to this or other sites.

The north part of Walker Mill Regional Park is located within the Western Branch Patuxent River Watershed (HUC 02131103). The Southwest Branch stream valley runs through the park and is designated Use Class I, water contact recreation, and protection of non-tidal warm water aquatic life. Use classes are groupings or sets of designated uses that apply to a water body which, though they may not be supported at present, should be attainable.

The Southwest Branch Western Branch Patuxent River is mapped by MDNR and NWI as a riverine system, lower perennial, unconsolidated bottom, permanently flooded river (R2UBH). MDNR mapped three unnamed tributaries that flow into Southwest Branch Western Branch Patuxent River as R2UBH. Both NWI and DNR mapped several wetlands along the Southwest Branch floodplain, as well as the pond east of Concord Manor House.



Wetlands
Source: RK&K



Wetlands
Source: RK&K



Wetlands
Source: RK&K



Man-Made Pond

Wetlands
Source: RK&K

Wetlands Map



Regulated Wetlands and Waterways
Source: GIS and RK&K Combined

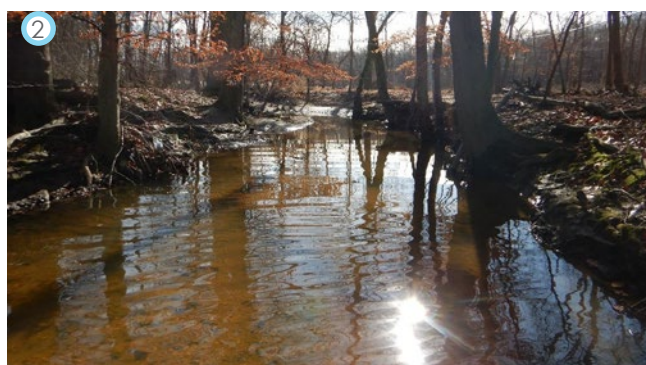


100 Year Floodplain

Similar to Wetlands and Waters of the US, development activities within floodplains, if allowed, require permitting by local, state and federal agencies. In general, park development should avoid any impacts to floodplain areas. The Federal Emergency Management Agency GIS data for Prince George's County indicated that the western portion of the north part of Walker Mill Regional Park adjacent to the Southwest Branch Western Branch Patuxent River is located within the 100-year floodplain. The 100-year flood is a flood event that has a one percent probability of occurring in any given year.



100 Floodplain Area
Source: RK&K



100 Floodplain Area
Source: RK&K



100 Floodplain Area
Source: RK&K



100 Floodplain Area
Source: RK&K

Floodplain Map



Floodplain Map
Source: GIS



Floodplain



MHT Easement

Rare, Threatened, and Endangered Species

It is important to understand the potential presence of rare, threatened or endangered species (RTEs) on site as, aside from the legal obligation to protect such species, their presence is evidence of the importance of the site's natural resources and provides a unique story that can be told in the interpretation of the site. Requests for information on the presence of rare, threatened or endangered species, their habitats and fisheries resources were sent to the Maryland Department of Natural Resources Wildlife and Heritage Section (MDNR-WH) and the MDNR Environmental Review Program (MDNR-ERP).

The USFWS on-line GIS portal, Information for Planning and Consultation (IPaC), was queried for the presence of federally listed RTE species. IPaC identified the Northern Long-eared Bat as a species of concern that may be present and indicated that projects with greater or equal to 15 acres of forest

clearing will require additional coordination. The MDNR-ERP response identified Southwest Branch as a Use 1 waterway. Instream work restrictions apply to every waterway in Maryland to help minimize impacts to aquatic habitats during construction projects. Instream construction activities are prohibited by the Maryland Department of the Environment (MDE) between March 1 and June 15 of any year.

A review of MDNR GIS data identified all the forests within the study area as potential forest interior dwelling species (FIDS) habitat. FIDS habitat is defined as a forest tract that is either greater than 50 l in size and containing at least 10 acres of forest interior habitat (forest greater than 300 feet from the nearest forest edge) or riparian forest at least 300 feet in total width and greater than 50 acres in total forest area. The total potential FIDS area is 275 acres.



Northern Long-Eared Bat
Source: Lexis Nexis

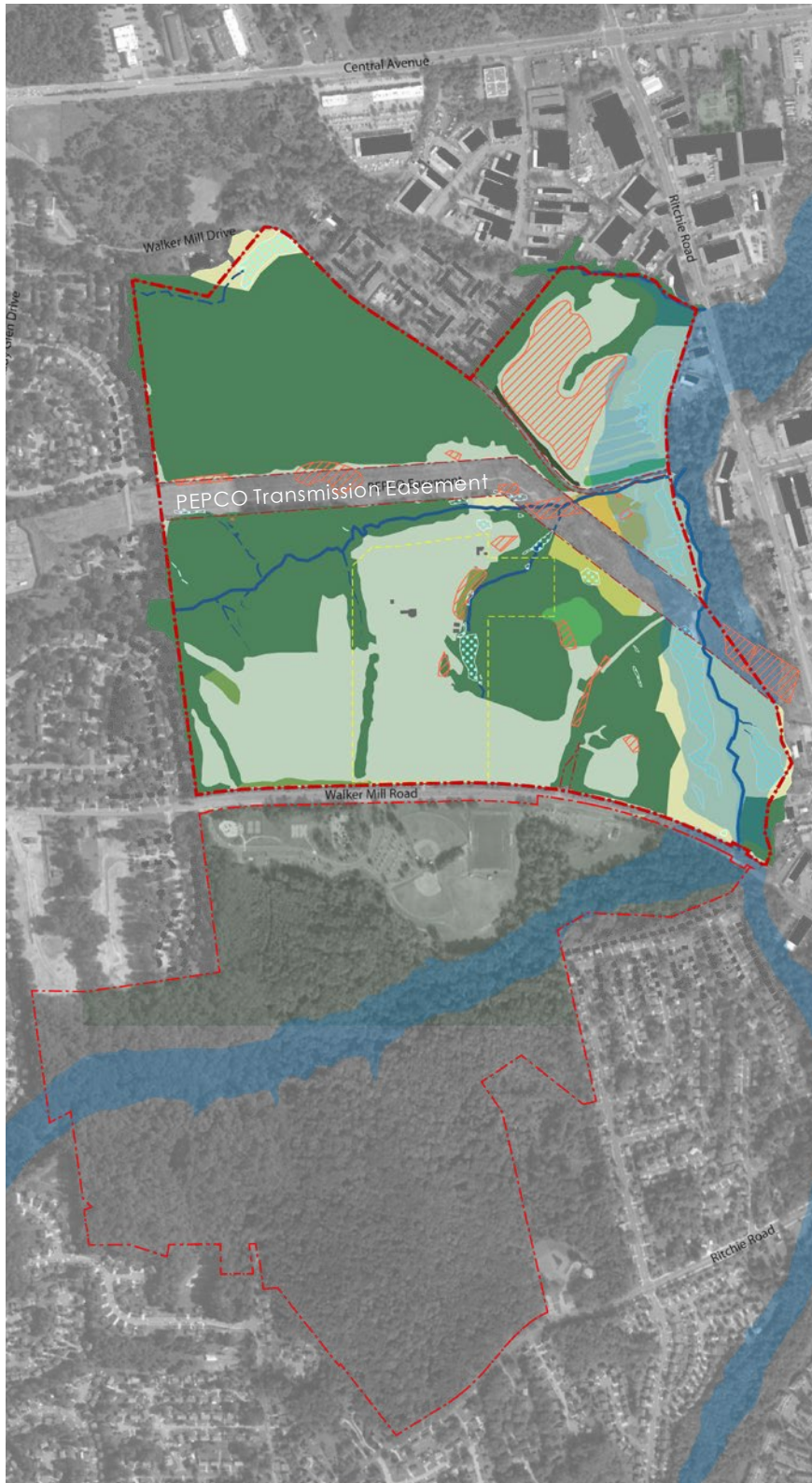
Conservation and Habitat Areas



- Concord Preservation Easement
- Existing Tree Conservation Plan 2
- DNR Potential FIDS Habitat
- Study Area

Mapped Habitat and Protection Plan
Source: RK&K

Invasive Species



Invasive Species

Natural Resources Inventory
Source: GIS



Chinese silvergrass
Source: LSG Landscape Architecture



Mile-a-minute weed
Source: Flickr

The Natural Resource Inventory identified a significant wetland and waterway system in the east and central parts of the site. Careful planning can help minimize development impacts. Similarly, the large mature forest is probable habitat for forest interior dwelling species. Impacts to this should also be limited.

The presence of invasive species is an indicator of habitat health and species diversity. Invasive plants follow human activity, particularly land disturbance. Because of their growth traits and lack of natural controls, invasive plants often overwhelm native vegetation, to which native wildlife are adapted and upon which they rely. Historically an active farm, the northern part of Walker Mill Regional Park was subject to typical farm operations that disturbed soil and resulted in abundant edge habitat. These conditions provide opportunities for invasive species to colonize. Similar land use changes were caused by the creation of the Chesapeake Beach Railroad, the build-out and expansion of adjacent county roads, the installation and maintenance of the PEPCO power corridor and the residential and commercial development of the surrounding properties.

Invasive plant species are ubiquitous across the site, and extensive areas of dense invasive plant cover were identified and mapped and are shown

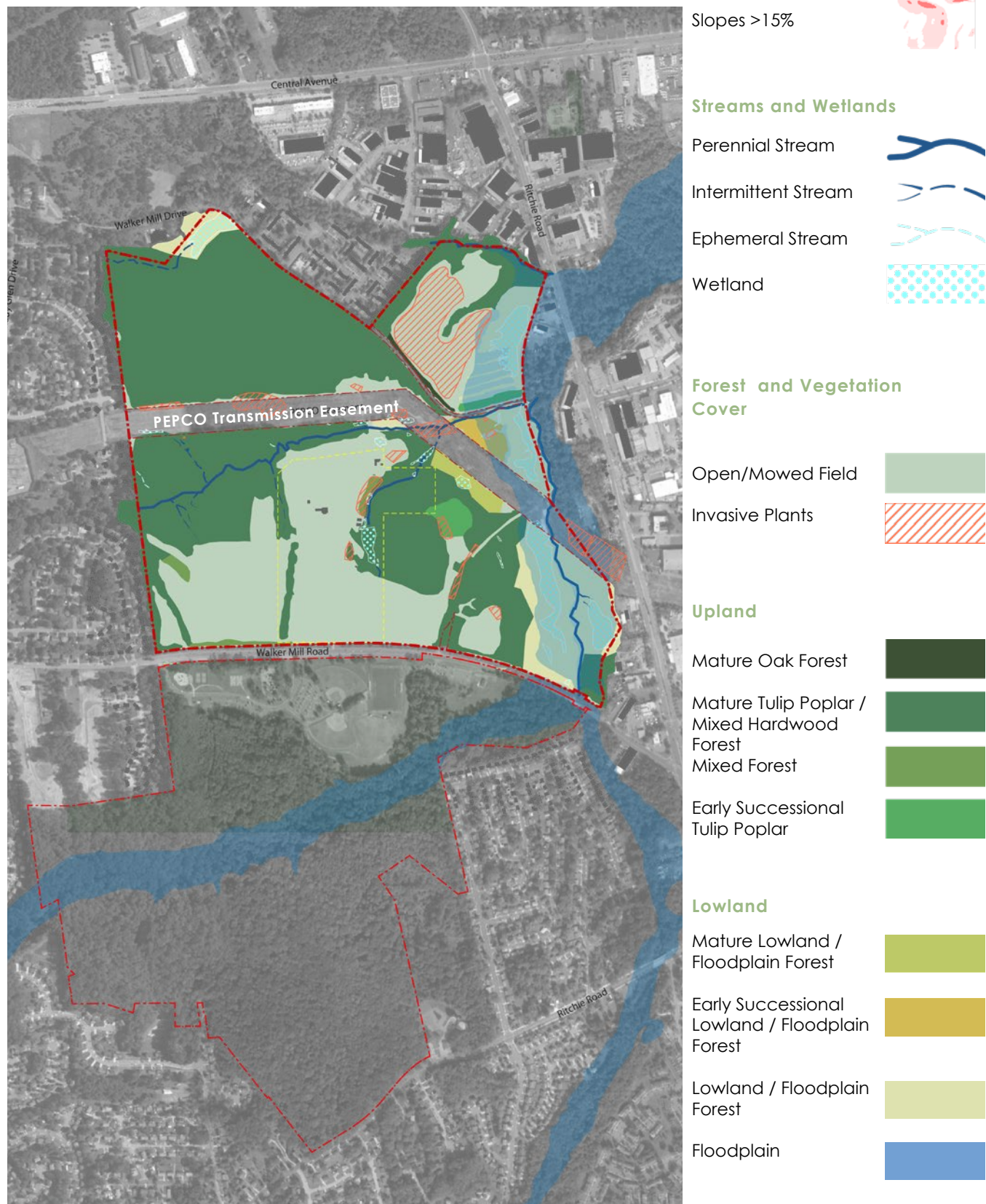
on the Preliminary Natural Resource Inventory Plan (NRI). The following table summarizes the species and percent cover for each mapped area. Chinese silver grass (*Miscanthus sinensis*) was the most widespread mapped invasive plant, including high concentrations in the PEPCO easement. *Miscanthus sinensis* is widely available commercially and planted by the commercial nursery industry, but is listed as an invasive species of concern in Maryland, by the Maryland Invasive Species Council.

The actual extent of silver grass in the easement is likely much greater than indicated on the NRI, since much of the easement had been mowed at the time of this survey. In the preparation of the NRI for the site, 17 areas of dense invasive plantcover were mapped. Chinese silver grass (*Miscanthus sinensis*, a widely used ornamental grass) was the most widespread mapped invasive plant. High concentration of such invasive plants was observed in the PEPCO easement and it is spreading in the adjacent park lands.

| Area ID | Invasive Species | % Total Invasive Cover | Comments |
|---------|---|------------------------|---|
| I-1 | Chinese silvergrass – <i>Miscanthus sinensis</i> | 70 | Not mowed |
| I-2 | Chinese silvergrass | 80 | Not mowed |
| I-3 | Wavyleaf basketgrass - <i>Oplismenus undulatifolius</i> | 80 | Small 10x10 patch in forest |
| I-4 | Mile-a-minute vine – <i>Persicaria perfoliata</i> | 70 | |
| I-5 | Chinese silvergrass | 80 | In powerline ROW |
| I-6 | Chinese silver grass | 30-90 | Reforestation area. Trees will likely shade and out compete silvergrass as they grow. |
| I-7 | Chinese silver grass, Japanese stiltgrass – <i>Microstegium vimineum</i> | 70 | Not mowed |
| I-8 | Chinese silver grass, Japanese stiltgrass | 70 | In canopy gap |
| I-9 | Chinese silver grass, Japanese stiltgrass, Mile-a-minute vine | 100 | In canopy gap |
| I-10 | Chinese silvergrass | 70 | Extent very approximate |
| I-11 | Common reed – <i>Phragmites australis</i> | 95 | Extent very approximate |
| I-12 | Chinese silver grass, Japanese stiltgrass | 60 | Partially mowed |
| I-13 | Chinese silver grass, Japanese stiltgrass, Mile-a-minute vine | 90 | Mostly stiltgrass |
| I-14 | Chinese silvergrass | 70 | |
| I-15 | Tree-of-heaven – <i>Ailanthus altissima</i> , wineberry – <i>Rubus phoenicolasius</i> | 30 | |
| I-16 | Tree-of-heaven, Japanese honeysuckle – <i>Lonicera japonica</i> | 40 | Forested area near house |
| I-17 | Chinese silver grass | 80 | Many sweetgum saplings |

Mapped Invasive Species
Source: The Ottery Group

Habitat and Cover Types on Site



Natural Resources Inventory
Source: GIS

As part of the Natural Resources Inventory, the locations and extent of different habitat types were field identified and mapped. This information will help guide the siting of any proposed facilities on site, both to avoid development and protect natural resources but also to provide access for interpretation and observation to key habitat types and areas.

Seven forest cover types were identified in the study area, as well as several open, maintained/mowed areas and two exceptionally large trees. As described above, invasive plant species were ubiquitous across the study area and varied from sparse to very dense, comprising up to 90% of the vegetation in some locations. Seventeen areas of dense invasive plant cover were mapped. This field review was conducted in the winter, therefore, several common annual and perennial invasive plants are likely present, even though they were not apparent at the time of the field review.

The seven identified forest cover types varied in species composition and dominant canopy tree size class. Forest age was determined by size of dominant tree in each cover type. Three “mature” forest cover types were identified, and all were dominated by trees in the 20 to 30-inch diameter at breast height (DBH) size class. Mature forest ecosystems typically consist of tree species over 80 years old. Two mid-successional forest types were composed of trees in the 11 to 20-inch DBH size class. Finally, two early successional forest cover types identified were composed of trees in the 2 to 11-inch DBH size class. Two individual trees of exceptional size were mapped, and both are greater than 60-inch DBH.

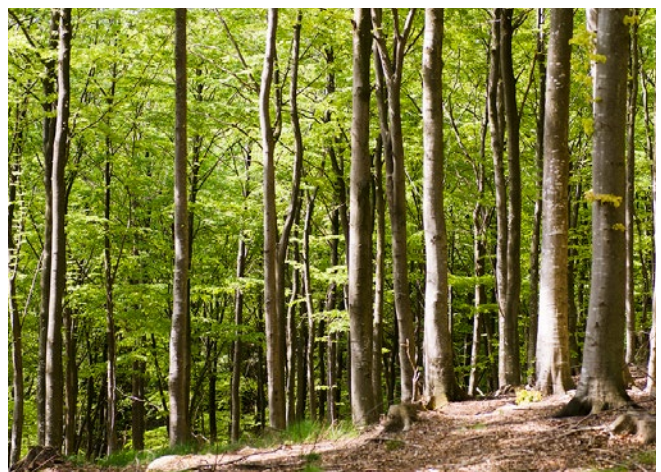
The open fields in the study area were recently mowed and the widespread presence of trimmed woody stems suggests they were not cultivated the previous growing season. The fallow field in the northeast corner parcel of the park has a dense stand of invasive grass interspersed with many volunteer tree saplings, indicating that mowing has not occurred here for several years. Seventeen areas of dense invasive plant cover were mapped, although several of these were in the PEPCO powerline easement just outside of the study area. The open fields within the study area were recently mowed, as was much of the PEPCO easement, therefore the dominant plant species were difficult to identify, and it is likely that some of these areas would have been mapped as invasive vegetation if the species present were identifiable.



Red Oak
Source: Unsplash



Flowering Dogwood
Source: Unsplash



Beech Forest
Source: CC by 2.0

Summaries of each of these habitat and cover types follow.

Lowland/Floodplain Forest

Lowland flood planning forest is associated with the park's wetlands and water features and its identification is indicative of areas that should be avoided in development. The lowland/floodplain forest cover type was identified along the Southwest Branch floodplain, within the eastern portion of the study area. Dominant canopy tree species include red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), American sycamore (*Platanus occidentalis*), elms (*Ulmus* spp.), and dead green ash trees (*Fraxinus pennsylvanica*). Pin oak (*Quercus palustris*) and river birch (*Betula nigra*) are present but less common. The canopy is dominated by trees in the 11 to 20 inches DBH size class, although this forest cover type includes a few scattered specimen trees. The understory consists of northern spicebush (*Lindera benzoin*), and pawpaw (*Asimina triloba*), with American beech (*Fagus grandifolia*) saplings present in some areas. The herbaceous cover included poison ivy (*Toxicodendron radicans*), Japanese stiltgrass (*Microstegium vimineum*), Japanese honeysuckle (*Lonicera japonica*), and woodreed (*Cinna arundinacea*). The lowland/floodplain forest has a high retention value due to the presence of several large wetlands and its function as an important buffer for the Southwest Branch.



American Sycamore
Source: Flickr.com/LouisvilleUSACE

Mature Tulip Poplar/Mixed Hardwood Forest

This forest type represents some of the park's most important resources as it makes up most of the extensive mature forest on site, that supports forest interior dwelling species and gives the park its largely forested character. The mature tulip poplar/mixed hardwood forest cover type comprises most of the forested portion of the northern portion of Walker Mill Regional Park. The dominant canopy tree species is yellow or tulip poplar (*Liriodendron tulipifera*) in the 11 to 30-inch DBH size class, although this forest cover type includes many specimen trees >30 inch DBH. Other hardwood species comprise from 5% to 40% of the canopy, depending on the location. These other canopy species include white and red oak (*Quercus alba* and *Q. rubra*), hickories (*Carya* spp.), sycamore, sweetgum and red maple. The understory in this forest is relatively sparse, although escaped ornamental cherry (*Prunus* sp.), pawpaw, northern spicebush, and American beech were observed. Very little herbaceous plant cover was observed in this forest cover. The mature tulip poplar/mixed hardwood forest cover has a high retention value due to stand age, species diversity and as Forest Interior Dwelling Species (FIDS) habitat.



Tulip Poplar
Source: CC by 2.0

Mature Oak Forest

A narrow strip of mature upland oak forest is located along the north side of Walker Mill Drive, north of the PEPCO easement. Dominant canopy trees include white and red oak and hickories, with a minor component of tulip poplar. The canopy is composed of trees in the 20 to 30-inch DBH sized class, with few specimen trees >30 inches DBH present in this small area. The understory consists of oak and hickory saplings and flowering dogwood (*Cornus florida*). The herbaceous layer includes a relatively dense cover of greenbrier (*Smilax* sp.) and blackberry (*Rubus* spp.). Mature oak forests have a high retention value due to stand age, habitat value and mast production. In addition, this forest cover shares a continuous canopy with the mature tulip poplar forest on the southern side of Walker Mill Drive and is included in the area of identified FIDS habitat.



White Oak

Source: Missouri Botanical Garden

Mature Lowland/Floodplain Forest

The mature lowland forest is south of the powerline easement and located 700 feet west of Southwest Branch. Sycamore and sweetgum in the 20 to 30 inches DBH size class comprise the canopy. Slippery elm (*Ulmus rubra*) and spicebush are common in the understory and the herbaceous layer includes Japanese stiltgrass (*Microstegium viminium*) and false nettle (*Boehmeria cylindrica*). This forest cover type has a high retention value due to stand age and habitat value. In addition, this forest cover shares a continuous canopy with the adjacent mature tulip poplar forest and is included in the area of identified FIDS habitat.

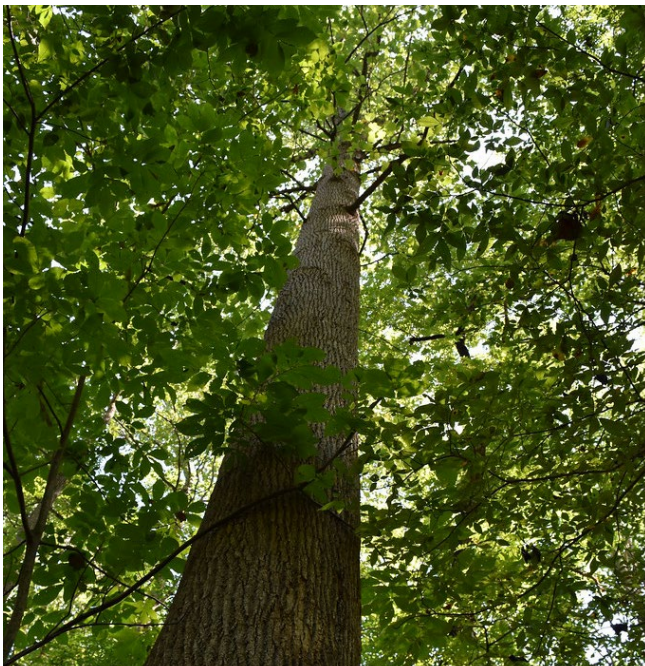


Slippy Elm

Source: North American Trees.com

Early-successional Tulip Poplar/Mixed Hardwood Forest

This early-successional, mixed hardwood forest is located on the north side of Walker Mill Drive. The canopy is dominated by tulip poplar and sweetgum in the 2 to 6-inch DBH size class, with a scattering of larger trees (10 to 12-inch DBH) along the roadside. Tulip poplar and sweetgum saplings comprise most of the woody understory and the herbaceous layer consists of Japanese stiltgrass, woodreed (*Cinna arundinacea*), Chinese silvergrass (*Miscanthus sinensis*), and greenbrier. This forest cover has medium retention value as a forested buffer to the adjacent wetlands.



Tulip Poplar
Source: CC by 2.0

Early-successional Lowland/Floodplain Forest

Early-successional lowland/floodplain forest cover is located northeast of the PEPCO easement and south of Walker Mill Drive. The canopy is dominated by sweetgum, sycamore and green ash in the 6 to 11 inches DBH size class. The canopy has several large gaps and the thick understory consists of sweetgum, spicebush, and box elder (*Acer negundo*) saplings, blackberry, greenbrier, Japanese stiltgrass and mile-a-minute (*Persicaria punctatum*). There are many vines growing into the low canopy. This forest cover has low retention value due to poor structure and invasive species cover, although it provides a forested buffer to the adjacent stream along Walker Mill Drive.



American Sycamore
Source: Missouri Botanical Garden

Mixed Forest

The mixed upland forest cover represents disturbed edge forests including the foot of the hill immediately east of the Concord Manor House driveway; a narrow strip along Walker Mill Road in the southwest corner of the study area, and a steep sloping stand of trees north of the community garden in the southwest corner of the study area. The stand near Concord Manor House is dominated by invasive tree of heaven (*Ailanthus altissima*), black walnut (*Juglans nigra*), tulip poplar, red maple and ornamental cherry in the 11 to 20-inch DBH size class. The stand north of the community garden is dominated by sassafras (*Sassafras albidum*), tulip poplar and red maple in the 11 to 20-inch DBH size class. The narrow stand along Walker Mill Road is dominated by tree of heaven, red maple, black cherry (*Prunus serotina*) and black locust (*Robinia pseudoacacia*) in the 6 to 11-inch DBH size class. The understory of the three stands is variable and includes sweetgum, sassafras, red maple, and ornamental cherry. The herbaceous layer is also variable and includes Japanese stiltgrass, blackberry, greenbrier, and Japanese honeysuckle (*Lonicera japonica*). This forest cover has a low retention value due to high invasive species cover.



Black Walnut
Source: Missouri Botanical Garden

Open/Mowed Fields

This vegetation cover type consists of open fields that are periodically mowed, with vegetation that was less than 10 inches tall at the time of our field investigations. The vegetation is predominately unidentified grasses, although large cropped grass rosettes indicate that Chinese silvergrass may be a significant component of the herbaceous plant cover. No evidence of recent row crops was observed and cropped tree saplings <1-inch DBH in size were abundant in many locations. These mowed fields have low retention value due to limited habitat value.



Open/Mowed Fields
Source: RK&K

Fallow Field/Sapling Tree Cover

The open field in the northeast corner of the study area is an abandoned agricultural field that has not been mowed for several years. Much of this field is covered by a dense stand of Chinese silvergrass, but the edges of the field within several hundred feet of the surrounding forests also have a dense growth of tree saplings from 4 to 8-feet tall. Tulip poplar, sweet gum and black locust comprise most of the tree cover. This area is covered by an existing tree conservation plan and the intended use of this area is likely natural forest regeneration.



Fallow Field/Sapling Tree Cover
Source: LSG Landscape Architecture

Champion Trees

Champion trees are some of the largest and oldest of their kind and are ideal to showcase the complexity of the canopy environment. Three large individual trees, two of which are Prince George's County Champion trees, are located on the park site. Tree #1 is a 62-inch DBH county champion American beech in good condition, located approximately 150 feet southwest of the Concord Manor House. Tree #2 is a 28-inch DBH county champion European larch in good condition, located just east of the Concord Manor House. Tree #3 is an 83-inch DBH tulip poplar, second in size to the county champion. This tree is in fair condition and located in the central portion of the site, near the old Chesapeake Beach Railway alignment.



Study of the habitat and cover types on site provides a deeper understanding of the flora and fauna that are native to the site. It also helps in the planning process to evaluate development impacts and propose steps for saving these forests for habitat and water shed protection, as well as for enjoyment by people.



American Beech
Source: LSG Landscape Architecture



European Larch
Source: LSG Landscape Architecture

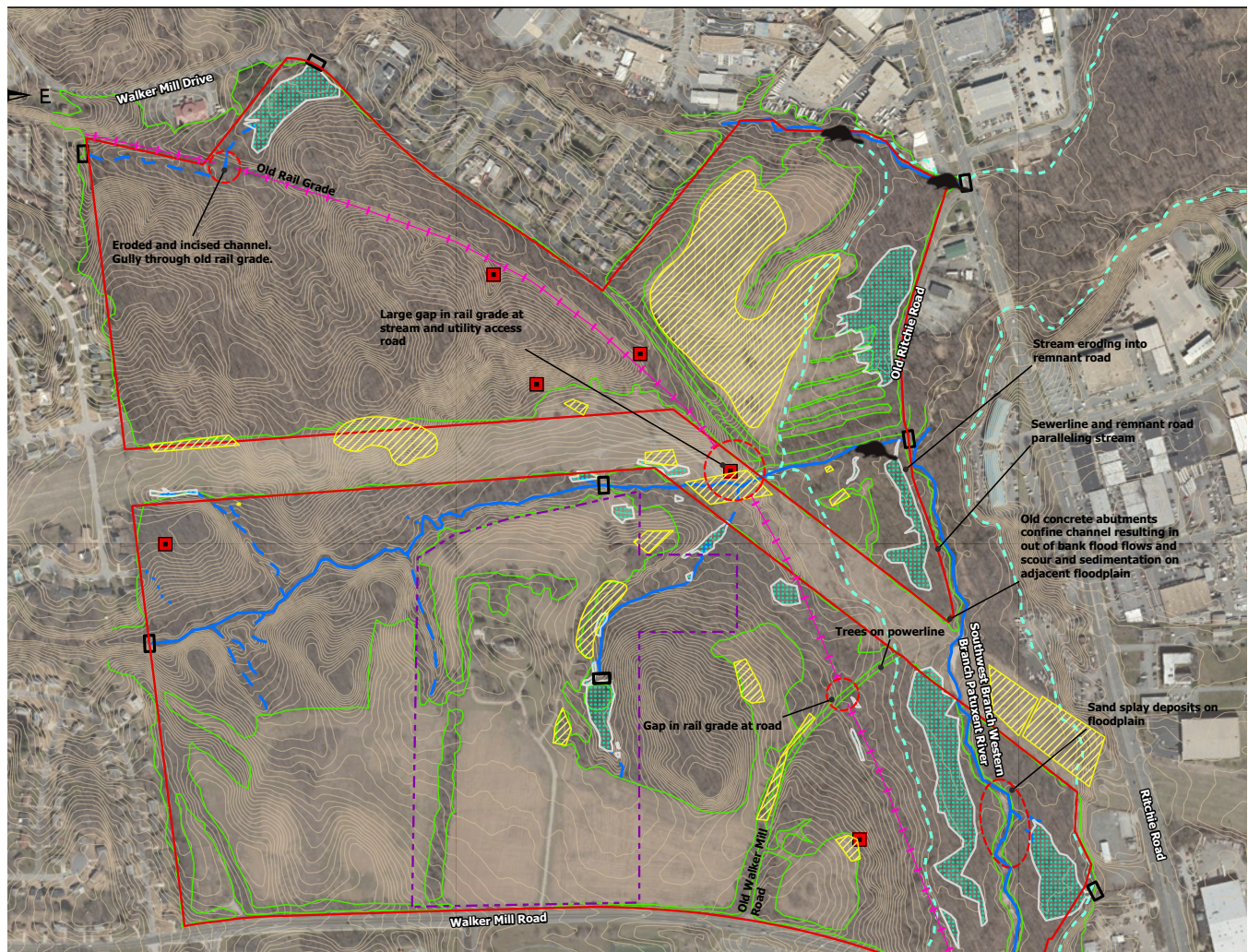


Tulip Poplar
Source: LSG Landscape Architecture

Preservation and Management Recommendations

Based on the study of the natural resources of the north part of Walker Mill Regional Park, M-NCPPC's environmental stewardship mission suggests three key objectives to guide its further development. The first is a general recommendation to minimize the disturbance of the existing natural resources in the development of new recreational facilities. The most important of these are illustrated on the map below, and can help planners identify development areas that will minimize impacts. The second is to both protect and improve those resources, addressing concerns identified in the NRI study, including stream erosion and extensive

Walker Mill Regional Park's unique status as a large and largely undeveloped site within the Beltway, with extensive mature forests, makes it a unique County resource.



- | | |
|---|---|
| Study Area | Culvert or Pipe Outfall |
| Wetland | 2' Contours |
| ... Ephemeral Stream | Dumping/Old Trash Pits |
| — Intermittent Stream | Dense Invasive Plant Cove |
| — Perennial Stream | Concord Preservation East |
| --- 100-Year Floodplain | + Old Rail Grade |
| --- Forest Boundary | — Beaver Dam/Recent Beav |

Mapped Natural Resources Inventory Plan - Management Considerations
Source: RK&K

areas of exotic invasive vegetation. The third is to create a long term and preservation management approach to the park's extensive areas of mature forest, a unique county resource within the Beltway.

Implementation of the Master Plan in the future will require more detailed protection and preservation recommendations. The primary master plan recommendation will minimize impacts to existing natural resources while still meeting the goals of the Master Plan. Proposed activities that impact regulated streams, wetlands, wetland buffers, 100-year floodplains will require authorization by the USACE and MDE. Compensatory mitigation may be required for impacts to regulated resources, through habitat creation, enhancement or the purchase of credits from an approved mitigation bank. Thus, proposed development will balance Master Plan goals with impacts to regulated resources. The habitat of rare, threatened and endangered species is also protected by statute. The clearing of woodlands is regulated under the State Forest Conservation Act and administered locally by M-NCPPC. Forest clearing will likely require mitigation through replacement planting or the utilization of credits from an existing forest mitigation bank. In addition, portions of the Master Plan study area subject to existing tree conservation plans will require revisions to those Tree Conservation Plan 2 (TCP2s) if development is proposed in those areas.

Improving existing resources and instituting measures for their future protection will ensure that the outcome will not simply be avoidance of impacts but of ongoing positive improvements. Many opportunities exist within the northern part of the Park to improve and enhance existing natural resources. Both vegetation communities and physical habitats can be improved and enhanced. *The Preliminary Natural Resource Inventory Plan – Management Considerations*, included in the Appendix, illustrates a number of locations and conditions at the Park that could be addressed to improve and protect the existing resources.

Once the plan is adopted and development activities have occurred, active vegetation management enhances native plant species diversity, can positively affect existing cover types and improves habitat quality. Active management can include planting desired tree species and the

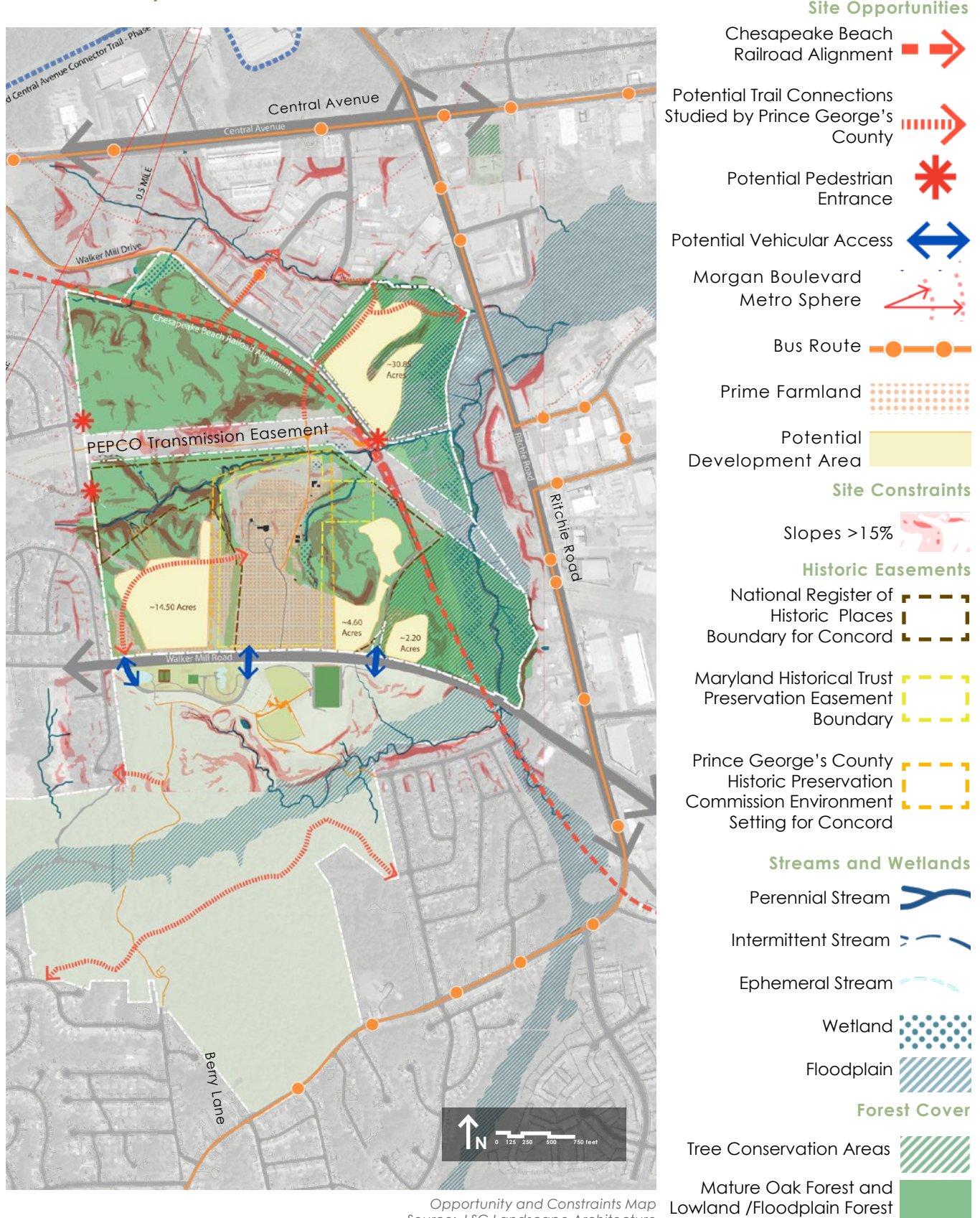
selective removal of vegetation to improve growth rates and the diversity of native species. Invasive plant species management will improve existing vegetation communities, although effective management will require a long-term management plan to obtain noticeable habitat benefits. Open fields provide the opportunity to establish new native vegetation communities or can be used for compensatory tree planting. Improvements to the physical habitats may include stabilization of eroding stream banks and drainage pathways or the removal of trash and old farm debris from the areas identified within the study area. Vegetation management and improvements to the physical habitat will enhance the existing natural resources and may provide compensatory credit for resources impacts, from proposed site development.



Walker Mill Regional Park
Source: LSG Landscape Architecture

OPPORTUNITIES AND CONSTRAINTS

Posed by the Site's Natural and Cultural Resources



Much of the developable area of Walker Mill Regional Park south of Walker Mill Road has been built out with different activity areas. The remaining forested lands are in forest conservation or are part of the floodplain associated with the Southwest Branch. From casual observation, the large open fields north of Walker Mill Road appear suited to expand the park's available recreational space. However, this site is subject to overlapping layers of physical, regulatory and policy constraints. These will significantly influence the location, size and type of activities that can best utilize the site while protecting its resources. Some of these protected resources also present unique opportunities as potential recreational program elements.

As previously detailed, the majority of the north part of Walker Mill Regional Park, 68.85%, is in mature forest cover, either upland or associated with the Southwest Branch floodplain. These forests are valuable enough to be considered important for forest interior dwelling species (FIDS). Even though they are fragmented by Walker Mill Drive and the PEPCO utility right of way, in conjunction with the already protected forests south of Walker Mill Road, they can create an exceptionally large preserve inside of the Beltway. Steep slopes and erodible soils also characterize some of the forested areas.

Development should avoid these forest resources where possible. Any potential impacts such as trail construction should attempt to minimize forest fragmentation, and continuous canopy should be promoted across any existing gaps.

Largely contained within the site's forests, the southwest branch and its associated wetlands and contributing streams are similarly important. As wetlands and waters of the United States, they are protected under the Clean Water Act and thus any actions that impact them are subject to permitting by Federal and State authorities. Avoidance of impacts, and minimization of any unavoidable ones (e.g. stream crossings for trails or utilities) are the best planning strategies to address these resources.

As much as the forests provide context, the site's cultural resources define the park's appearance and setting north of Walker Mill Road. It consists of two key features, the Concord historic site, as defined by the various historic boundaries, and the remaining formerly farmed open lands that surround it. The historic site, as defined by the MHT easement, makes up approximately 16.57% of the site. The remaining former farmlands make up an additional 15%+/-.

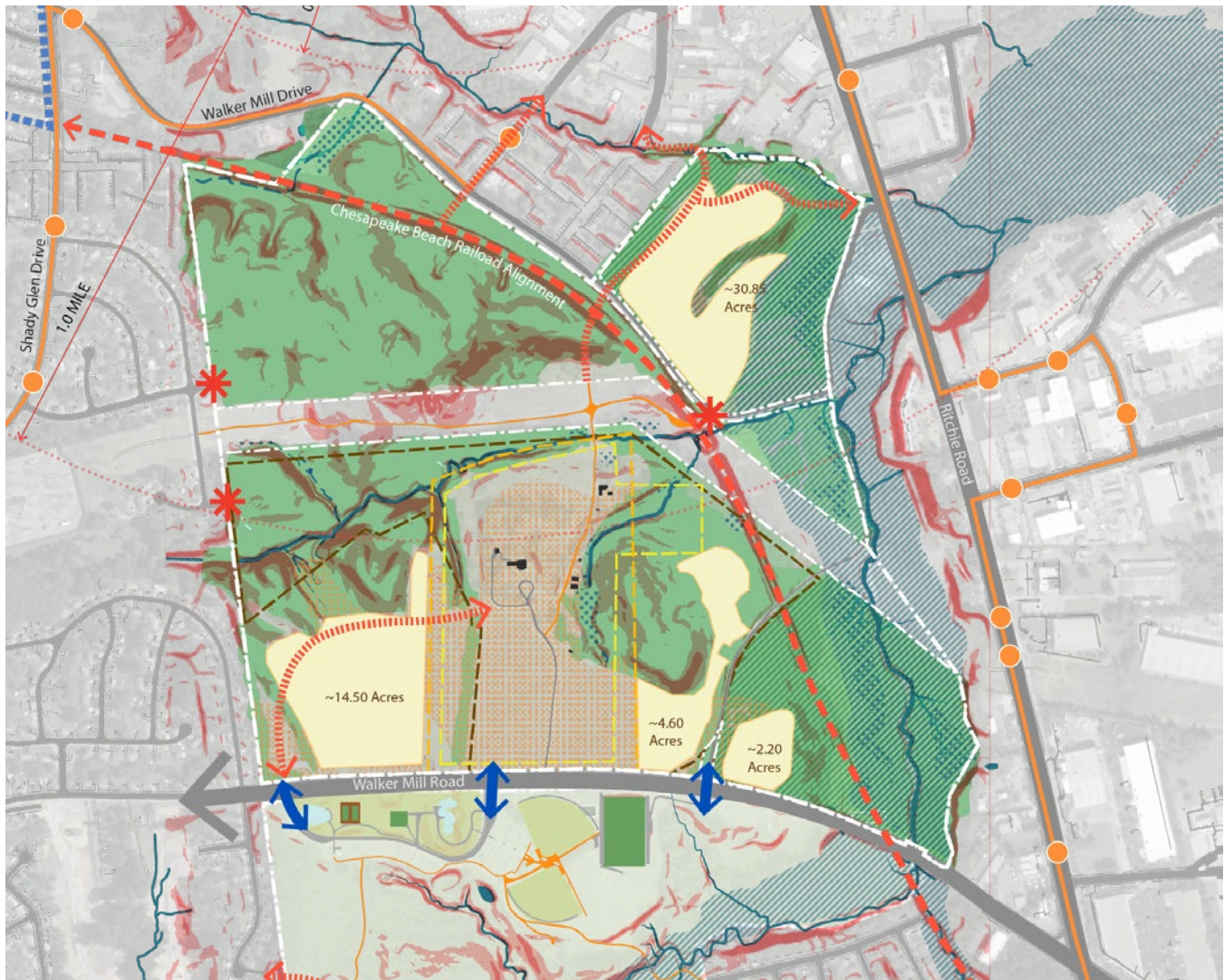


Mature Tulip Poplar/Mixed Hardwood Forest
Source: RK&K

The Maryland Historical Trust (MHT) is the key regulatory agency for any planned activities within the Concord historic area beyond those already envisioned in the current work on the Concord Manor House. Other actions such as the reuse of other structures, or siting new activities within the area will require formal consultation with MHT. While there have been multiple archeological studies conducted within the Concord property, there is still much that is not known. Little is known of its occupation prior to the construction of the Concord Manor House. Several outbuildings listed on the 1798 Federal Tax assessment have not been found, although prior archeological investigations have provided possible locations for some eighteenth-century buildings. Thus, before

any plans are made to impact the historic core of the property, further work is necessary to evaluate and if necessary, mitigate potential impacts to archeological resources associated with these no-longer-extant outbuildings.

The surrounding fallow farmlands extend the visual setting for the Concord plantation and some are in fact included in the M-NCPPC Environmental Setting for Concord Manor House. Much of the remaining farmland is considered prime or of statewide importance, although a significant area of prime farmland soils is also found within the historic easement. Although it is unlikely that the fallow farmlands will return fully to agricultural use, some use that preserves that capability is important to consider for at least some of the lands.



Opportunity and Constraints, northern portion of Walker Mill Regional Park
Source: LSG Landscape Architecture

Deciding what lands might be available for development for additional recreational facilities is a process of weighing which resources can tolerate impacts better than others, and to what degree they can or should be impacted. Assuming that the bulk of the mature forests are to be protected, and that only limited development will occur with the MHT historic easement, only three smaller areas remain. The largest, at 14.5 acres, is in the southwest part of the site, generally opposite the western entrance to the southern part of the park. This poses few limitations other than the consumption of good farmland soils, but these can also be preserved within the MHT easement. The second area, posing some additional constraints and located to the south east, is 2.2 acres. Although an open mowed field, this area is currently in forest conservation, and the associated Tree Conservation Plan would need to be modified. The site was studied previously for a park police facility and some provisions for utility service have been made. The final area is 4.6 acres to the west, outside of the MHT easement but still within the M-NCPPC Environmental Setting for Concord.

These three areas are the least constrained and present the opportunity to site new facilities. They all have good access to Walker Mill Road, with the largest area opposite the western access to the south part of the park. The two areas to the east are accessible from the gated Old Walker Mill Road entrance. The following sections of the report will describe the types of activities that were evaluated as potential appropriate uses for these sites, and the recommended program of requirements to be included in this part of Walker Mill Regional Park.

This section describes the key factors—planning issues, opportunities, and constraints—that may influence the master planning process of Walker Mill Regional Park. This is based on the detailed analysis of the park site, current and future users of the park and understanding of various policies and goals of Prince George's County.



Walker Mill conservation area
Source: LSG

Goals & Objectives, Opportunities, and Constraints

| | Goal & Objectives | Opportunities | Constraints |
|----------------------|---|--|--|
| EXPERIENTIAL VARIETY | <ul style="list-style-type: none"> Ensure that Walker Mill Regional Park provides a variety of recreational, cultural, and educational experiences; preserves and enhances the park's natural landscape, and provides areas to experience nature and habitats. | <ul style="list-style-type: none"> Walker Mill Regional Park is the only Prince George's County Regional Park inside the beltway. It has great historical and cultural resources such as Concord Manor House, several outbuildings and the Chesapeake Beach Railroad alignment. The park site has great natural resources including stream corridors, wetlands, mature hardwood forests and several champion trees. | <ul style="list-style-type: none"> The historic Concord Manor House and its outbuildings are regulated by three different agencies including MHT. There are limitations on development and programming of areas within the jurisdiction of each of these entities. Invasive species on the park land is a major concern. |
| CONNECTIVITY | <ul style="list-style-type: none"> Strengthen the connection between the park and the adjacent neighborhoods through creative landscaping, park signage, furnishings, lighting and other means. Make meaningful connections to the surrounding trail and pedestrian network as well as the rich history and cultural heritage of the Central Avenue Corridor. | <ul style="list-style-type: none"> The park site south of Walker Mill Road is already connected with neighborhoods south of the park via two trail connections. The park has potential to be connected to not only the surrounding neighborhoods, but also the major trail development along Central Avenue all the way to the Morgan Blvd Metro Station and commercial areas East of Ritchie Road. The park's natural, historic, and cultural resources provide a unique opportunity develop interpretive sites and signage while connecting the park with its surroundings. One accepted trail planning approach that can be employed on this site is the reuse of already created, maintained, or disturbed corridors. The site has four such opportunities to utilize these resources. They are the original access drive to the Concord Manor House (a.k.a. Dumont Street) and other road traces associated with it, Old Walker Mill Road and Old Ritchie Road, the former roadbed of the Chesapeake Beach Railway and the easement occupied by PEPCO transmissions lines. These possible trails can be augmented with additional carefully sited alignments that provide continuous walking loops and connect with trails on the south side of the park, to sidewalks and to the surrounding existing and planned regional trail networks. | <ul style="list-style-type: none"> The park site is divided into multiple, essentially distinct, parts by roads, powerlines, and stream corridors. The stream corridor and floodplain along the eastern side of the park may pose limitations on connectivity towards the east. Stream corridors and steep slopes may provide limitations on alignments of pedestrian and bicycle trails. |

| | Goal & Objectives | Opportunities | Constraints |
|--------------|---|--|---|
| CONNECTIVITY | <ul style="list-style-type: none"> · Create pedestrian connections between the north and south sides of the park and enhance the park entrances on both sides of Walker Mill Road. | <ul style="list-style-type: none"> · According to Countywide Master Plan of Transportation (2009) Walker Mill Road has a 120 foot right of way, although there are no current plans to improve the road. · The master plan can make recommendations to influence the design of that ROW to strengthen the connection between two sides of the park and improve pedestrian safety. · Pedestrian safety and traffic calming enhancements present an opportunity to integrate the roadway with the park rather than it feeling like a barrier or boundary. | <ul style="list-style-type: none"> · Walker Mill Road has a posted speed of 35 mph, however actual speeds along the road are frequently higher according to discussions with Park Police. · Traffic calming measures may need to take place outside the boundary of the park to make pedestrian connections between the two sides of the park safe. |
| | <ul style="list-style-type: none"> · Propose a plan for circulation within the park, including vehicular traffic and both paved and natural surface trails for pedestrian and bicycle traffic. | <ul style="list-style-type: none"> · There are two developed vehicular access points to the south side of the park. · Walker Mill Road has a bicycle lane marked on both sides of the road. · There are three existing, largely undeveloped, access points into the northern part of the park. | |
| SECURITY | <ul style="list-style-type: none"> · Identify ways to ensure the safety of park users. | <ul style="list-style-type: none"> · Incorporating a Park Police facility may provide a welcome police presence on the site. · Site, pedestrian, and roadway lighting could improve safety. · Vehicular speed management such as speed humps on internal park roadways can reduce traffic speeds. | <ul style="list-style-type: none"> · The park is over 500 acres and Park Police alone many not be enough to ensure safety of the users. Proper lighting, signage and accessibility are important throughout out the park development. |
| | <ul style="list-style-type: none"> · Explore the potential for a new Park Police facility on the north side of the park, | <ul style="list-style-type: none"> · The eastern side of the park beyond Prince George's County HPC's easement provides an approximately 2.2 acres of a developable land that may be enough for Park Police facility. · Alternatively, the park police facility could be integrated with other amenities and facilities that may happen on the Western side of MHT easement on an approximately 14.5-acre developable portion of the park. | |

Goals & Objectives, Opportunities, and Constraints (Cont.)

| | Goal & Objectives | Opportunities | Constraints |
|-------------------------|--|---|---|
| HISTORIC RESOURCES | <ul style="list-style-type: none"> Envision an adaptive reuse of the Concord Manor House Site and preserve its viewshed. | <ul style="list-style-type: none"> Concord Manor House and its history provide a unique framework to interpret the settlement and growth of Prince George's County. Opportunity exists to link the stories of the County's early African American entrepreneurs and institutions with theming of the park master plan. The existing hedgerow along the Western boundary of MHT easement and existing trees along the Easter boundary of Prince George's County HPC easement provides a good visual buffer from any activity that may happen beyond those natural features. Open fields along Walker Mill road have prime agricultural soil, which is considered prime or of statewide importance. The current access to the Concord Manor House from Walker Mill Road may need to remain in place for its historic significance. | <ul style="list-style-type: none"> Because of its importance, federal, state and local preservation rules may limit the types of development activities that may occur in and around the historic structures on site. Significant work remains to both protect and to make the Concord House useable. Even after the rehabilitation and renovation is completed the Concord Manor House may have limitations on number of occupants it can hold and thus a limitation on what may happen in and around this historic structure. Because of the need to preserve the viewshed, the majority of the open field area along Walker Mill Road can only be used for passive recreation purposes that does not require a lot of supporting infrastructure such as parking and restrooms. |
| RECREATIONAL FACILITIES | <ul style="list-style-type: none"> Identify if this is an ideal location to meet the outdoor aquatic space and dog park needs in Service Area 4 identified in Formula 2040 and the 2017 Land Preservation, Parks and Recreation Plan (LPPRP). | <ul style="list-style-type: none"> The study of various aquatic facilities within Prince George's County suggests that a minimum of 3 to 4-acre land is required for the development of a good aquatic facility. The area on the western side of the MHT easement, beyond the existing hedgerow, has an approximately 14 acres of land that can be developed without any impacts on various easements, natural resources such as forested areas, wetlands, streams, and steep slopes. Formula 2040 clearly identified the potential need for an aquatic facility, so developing a new facility at Walker Mill Regional Park to meet the demand should be considered. Further studies are being undertaken. | <ul style="list-style-type: none"> Any development in the northern portion of Walker Mill Regional Park must comply with MHT guidelines. The proposed development should preserve the viewshed of the historic site. |
| | <ul style="list-style-type: none"> Ensure that new recreational facilities, including trails, are designed to be accessible to all people, regardless of physical abilities. | <ul style="list-style-type: none"> The approximately 250-acres of land at the north side of the Walker Mill Regional Park provides significant variation topography and slopes. This variation makes this park site interesting. Despite presence of some steep slopes the park site is large enough to meet universal accessibility requirements. | <ul style="list-style-type: none"> Program elements such as ziplines or adventure sports may pose some limitations. Existing park facilities on the south side of Walker Mill lack ADA connectivity. |

| | Goal & Objectives | Opportunities | Constraints |
|-------------|---|---|---|
| PROGRAMMING | <ul style="list-style-type: none"> Propose future programming to reflect the changing demographics and constituent demands. | <ul style="list-style-type: none"> The Demographics and Trends analysis provides a good basis for the development of the park program. | <ul style="list-style-type: none"> Needs of the population within the sphere of influence may be different than needs of population immediately adjacent to the park site or people within Sub-region #4. |
| | <ul style="list-style-type: none"> Identify opportunities to incorporate summer camp programs at the park. | <ul style="list-style-type: none"> Natural, historic and cultural resources at the park provide a great backdrop for summer camp programs. | <ul style="list-style-type: none"> MHT may pose some limitations on gathering spaces within its easement, but opportunities do exist outside of MHT easement. |
| | <ul style="list-style-type: none"> Recommend signature events that could be held at the park, such as community festivals, or other amenities in the northern part of the Walker Mill Regional Park. | <ul style="list-style-type: none"> The Juneteenth celebration in Prince George's County was started at the Walker Mill Regional Park. The history of the site provides a perfect backdrop for festivals or celebration. The community has a desire for signature festivals to be celebrated here. | <ul style="list-style-type: none"> Such a festival is typically attended by thousands of people. Limitations due to occupancy limits at Concord Manor House as well as strict guidelines from MHT may have some limitations on what can happen within that easement. |
| | <ul style="list-style-type: none"> Identify opportunities for integrating public art into the park. | <ul style="list-style-type: none"> The Art in Public Places Program of Prince George's County contributes to the place-making and aesthetic significance of the Capital Improvement Projects. It is a percent-for-art initiative that integrates unique and significant works-of-art into new and substantial renovation projects of the county as part of the construction cost of a facility. Historical and cultural resources at Walker Mill Regional Park can be celebrated through public art. Agricultural history of the site may also provide inspiration for art in the park. | <ul style="list-style-type: none"> Art at Walker Mill Regional Park must be sensitive to its history and cultural resources. |
| BUILD OUT | <ul style="list-style-type: none"> Develop an implementation strategy for improving the park. | <ul style="list-style-type: none"> Phasing will allow a manageable increase in resources over time, allowing cost and staffing increases to be spread out. | <ul style="list-style-type: none"> Community and stakeholders may need to accept not all amenities can be implemented immediately. |

PARK USERS AND THEIR NEEDS



SPECIFIC PLAN
GUIDANCE



PARK USER
DEMOGRAPHIC
PROFILES



PARKS AND
RECREATION
INFLUENCING TRENDS

SPECIFIC PLAN GUIDANCE

Both the *Formula 2040* and the 2017 *Land Preservation, Parks and Recreation Plan* contain specific plan guidance for Walker Mill Regional Park. Both plans use similar methodology in evaluating deficits in levels of service that may need to be addressed by individual parks. Both documents use the same nine service areas with Walker Mill Regional Park located in Area 5.

Regional parks play a key role in addressing level of service needs as their size, accessibility and regional draw makes them logical places to site facilities efficiently and at scale. In addition to its broader goals and objectives, the adopted *Formula 2040 Functional Master Plan for Parks, Recreation and Open Space* advocated a change from building neighborhood-oriented community centers of approximately 20,000 square feet to constructing larger, 60,000 to 80,000 square foot “multi-generational community centers”. To evaluate the need for those centers, the plan divided the county into nine service areas and determined level of service calculations for indoor recreation space and indoor and outdoor pool space.

This functional master plan identified that Service Area five, which includes Walker Mill Regional Park, is lacking 21,368-square feet of outdoor aquatic facilities. The plan recommended the addition of

an outdoor aquatic facility at Walker Mill Regional Park, an attraction that residents from all over the County could enjoy. This master plan will explore feasibility of locating that facility at Walker Mill Regional Park.

The 2017 *Land Preservation, Parks and Recreation Plan* (LPPRP) for Prince George's County was prepared for submission to the Maryland Office of Planning and the Maryland Department of Natural Resources (DNR), in accordance with the requirements of Program Open Space legislation. The plan synthesizes previously adopted plans, recommendations, policies and other documents and specifically advances and refines the policies and objectives of *Formula 2040* Plan. At the time the plan was completed, it assumed that future development of the north side of Walker Mill Regional Park would include a golf facility featuring a driving range, 3-hole golf course and a miniature golf course. It also describes a restored and activated Concord Manor House including multiple public use areas for community and family events. The LPPRP updated analysis of recreation level of service identified the following service gaps in Area 5. While an outdoor aquatic deficit still exists in Area 5, unlike the *Formula 2040*, no specific recommendations are made for addressing that deficit at Walker Mill Regional Park in the LPPRP:

| KEY FACILITY TYPE | LEVEL OF SERVICE DEFICITS IN AREA 5 | SPECIFIC GUIDANCE FOR WALKER MILL PARK |
|--------------------------|-------------------------------------|---|
| Aquatics Classifications | 18,544 sf Outdoor Only | |
| Diamond Fields | 2 Level 3, 2 Level 2, 0 Level 1 | |
| Dog Park | 1 | Provide a dog park at Walker Mill Regional Park |
| Hard Courts | 0 Level 2, 0 Level 1 | |
| Parkland | 2,057 acres | |
| Developed Parkland | 608 acres | |
| Picnic Areas | 0 Level 3, 2 Level 2, 4 Level 1 | |
| Playground | 0 sf | |
| Rectangular Field | 0 Level 3, 3 Level 2, 3 Level 1 | |
| Skate Park | 0 sf | |
| Trails | 33 miles | Complete missing gaps in the regional trail network. Nearby Priority Trail Projects include Central Avenue Corridor Trail Phases 1 and 2. |

Service Area 5 Level of Service Deficits
Sources: *Formula 2040* and 2017 LPPRP

PRIOR PLANNING AND DEVELOPMENT OF WALKER MILL REGIONAL PARK

The Department of Parks and Recreation completed a series of planning activities to develop and manage the existing facilities within Walker Mill Regional Park described previously. These same adopted plans and processes will guide this plan and its recommendations for any new or expanded programs and facilities at the park, particularly within its largely undeveloped northern portion. Key plans and documents include the following:

- *Concord Green Site Resources Evaluation (2001);*
- *Walker Mill Regional Park Master Plan (2004);*
- *Walker Mill Regional Park - North and South Concept Plans (2009);*
- *Walker Mill Regional Park North – Concept Plan (2010);*
- *Formula 2040 Functional Master Plan for Parks, Recreation and Open Space (2013);*
- *Concord (75A-001) Conditions Assessment Report (2017);*
- *Land Preservation, Parks and Recreation Plan (2017);*
- *The 2009 Approved County-wide Master Plan of Transportation*
- *Strategic Trails Plan (2016);*
- *Central Avenue Connector Trail Feasibility Study and Implementation Plan (2015)*
- *Approved Subregion 4 Master Plan and Sectional Map Amendment (2010).*

Some initial studies of the north part of the park focused on uses that would take advantage of the site's large size. The 2001 study envisioned development of the Concord Green Golf Complex at Walker Mill Regional Park, including an 18-hole championship course and First Tee Youth Golf center to grow interest in the sport. The study acknowledged that despite the large size of the site, avoiding development within the historic core of the of the Concord Manor House and the large forested area on the northern part of the site would only allow for construction of an executive length course, which is essentially a shorter or more compact version of a regular length golf course. The 2008 study reduced the area allocated for golf to a driving range. Subsequent plans in 2010 and 2011 reconfigured that to include a teaching component with three small practice holes in addition to the driving range. A multipurpose clubhouse building was also proposed.

A golf facility was not developed, however. Golf use has been declining nationally and regionally, and the *Land Preservation, Parks and Recreation Plan* reported an almost 10 percent decline in the use of M-NCPPC golf facilities between 2011 and 2015. Surveys conducted for *Formula 2040* indicated that fewer county residents visited golf courses than visited historic house museums over the prior twelve-month period.

The northern part of Walker Mill Regional Park has been the focus of multiple studies of the historic core surrounding Concord Manor House, including the Concord Green Site Resources Evaluation, above. Early efforts sought to stabilize historic structures and to restore the manor house, work that is still ongoing. Remaining areas of the site have been planned for resource protection. The parcel to the far north east, across Walker Mill Drive, was designated as a Tree Conservation Mitigation Bank in the 2011 plan, with a small area on the east designated for a future Park Police facility. Both of these areas are now subject to recorded Tree Conservation Plans, TCP2-036-09 north of Walker Mill Drive, and TCP2-040-09 in the southeast corner of the study area. The balance of the park north of Walker Mill Road remains undeveloped for recreational use, other than the small community garden at the south east corner of the site.

Although the feasibility of some program elements was studied, most prior planning for the north part of Walker Mill Regional Park has focused on restoring the Concord Manor House.

CURRENT PARK USE AND USER ATTENDANCE

In addition to anecdotal observations of park attendance, two types of attendance data are currently available for the completed and open south part of Walker Mill Regional Park. These are reservation records for the athletic fields, from which use patterns and approximate participation can be estimated, and Soofa data, which measures the number of individual users at a location. These data can help create a picture of potential visitation to the north part of the park.

Field use data for the athletic facilities in the south portion of Walker Mill Regional Park indicates a popular facility drawing users regionally. The differences in demand for diamond and rectangular sports fields also reflect current trends. Over the last few years, user groups reserving the fields traveled relatively short distances (Capitol Heights, Largo, Mitchellville) and from areas well outside the 30 minutes driving distance (Germantown) used in the demographic profile. The diamond fields were generally not used more than one or two times a week until summer, when usage picked up, to a little more than 50% of the time, but with few multi-user days. Rectangular fields begin the calendar year slowly, with only a few reservations in January and February, but achieving full or near full weeks by March through the end of October. Historically, multi-use field users have represented a diverse range of sports, including football, soccer, lacrosse, rugby, and kickball.

Soofa partnered with The Prince George's County Department of Parks and Recreation Innovation Taskforce to deploy Bench and Core Pro units, which measure pedestrian activity in outdoor spaces. The sensor passively listens for Wi-Fi enabled devices within about a 150-foot radius of the bench or core in which it is embedded. With this data the system can quantify the number of people who walk by, congregate, or come back to the sensor coverage radius. At Walker Mill Regional Park, the sensor is located at the Imagination Playground and Misting Pad. Similar installations were made at Watkins Regional Park (two locations) and a range of other facilities.

For this study, the available park attendance data covered the period from June 14, 2017 to March 9, 2019. During the complete year in this time frame, January 1, 2018 to December 31, 2018, a total of 149,147 people were counted at Walker Mill

Regional Park near the playground. By comparison, Watkins Regional Park's playground area received 569,319 visitors.

Other park attendance may give rough predictive estimates of potential attendance if similar facilities were available at Walker Mill Regional Park. The Watkins Regional Park has a robust network of trails. The Trail Soofa location recorded 292,773 people in the same period, thus it is likely that a comparable and well developed trail system at Walker Mill Regional Park, in conjunction with other facilities, could generate comparable and proportionate user interest.

Similarly, the only other cultural resource attraction for which Soofa data was collected, the College Park Aviation Museum, had 155,734 visitors over that time period. The restoration and rehabilitation of Concord Manor House, the development of an interpretive program for it, and the restoration of out buildings could help increase public awareness and attendance at Walker Mill Regional Park.

The popularity of the sports field complex and Imagination Playground and Misting Pad show a strong user base that already travels to and regularly spends time at Walker Mill Regional Park. They provide a ready audience of potential new users to try new facilities developed in the north part of the park. Over time, they may begin to combine those trips to include activities in the north part of the park or to schedule separate visits. This has the potential to build attendance to levels observed at other county regional parks that provide multiple activity focuses.

Developed parts of Walker Mill Regional Park are popular and draw attendees from a distance to use its facilities. Comparison on park attendance data across various park and recreation and cultural facilities indicate that development of the northern part of the Walker Mill Regional Park will greatly increase user attendance at the park.

PROFILES OF CURRENT AND FUTURE PARK USERS

By analyzing population data, trends emerge that can inform decision making and resource allocation strategies for the provision of parks, recreation, and open space management. This demographic profile was compiled in February 2020 (prior to the COVID 19 Pandemic) from a combination of sources including the ESRI Business Analyst, American Community Survey, and U.S. Census. The following topics will be covered in detail in this report:

- **Population Summary**
- **Gender & Age Distribution**
- **Race/Ethnic Character**
- **Educational Attainment**
- **Household Data**
- **Employment**
- **Health Rankings**



Source: Unsplash

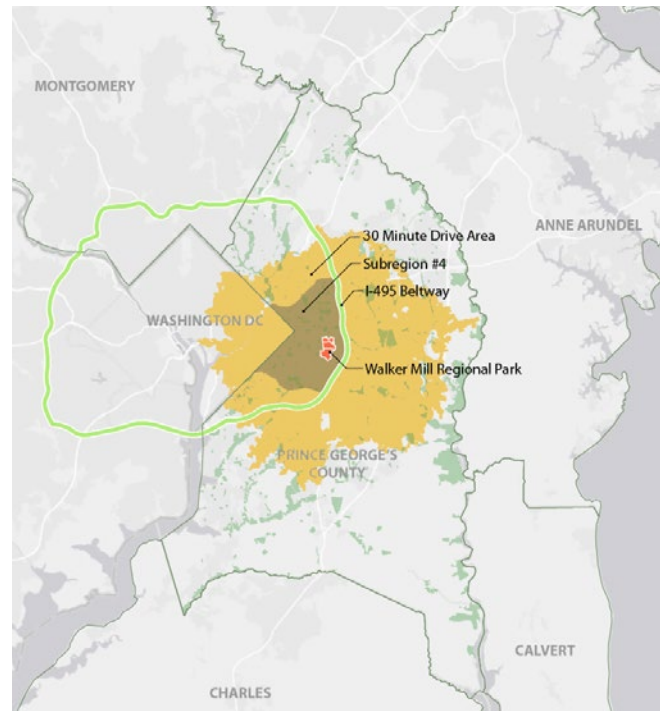
Key Findings from the Research:

- ▶ Population in the WMRP Sphere of Influence is growing faster than the State and will require additional recreational opportunities to keep up with need and demand.
- ▶ 33 percent of the residents in Subregion 4 are school-aged (under 20), compared to 28 percent in the county and 26 percent in the region requiring additional recreational opportunities to meet need and demand.
- ▶ More than 90 percent of the population in Subregion 4 is African American. This low level of diversity is not expected to change substantially. However, every race has increased marginally except the Caucasian population, which continues to decline. This trend will require diverse recreational opportunities and a mix of recreational facilities to meet user needs.
- ▶ With 10 percent of households in the WMRP Sphere of Influence received food stamps in 2019, and about 10 percent of study area residents are considered below the poverty level. It will be important to provide a mix of free and fee-based programs, as well as providing for a scholarship program for those families in need.
- ▶ Also, 18 percent of residents live with some sort of hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty. This will require WMRP to provide therapeutic recreation opportunities to meet the needs of these citizens and their families.
- ▶ Subregion 4 is largely built out, offering few opportunities for new, green space development. This means WMRP will need to fill the requirement for both a regional and local/neighborhood park role.

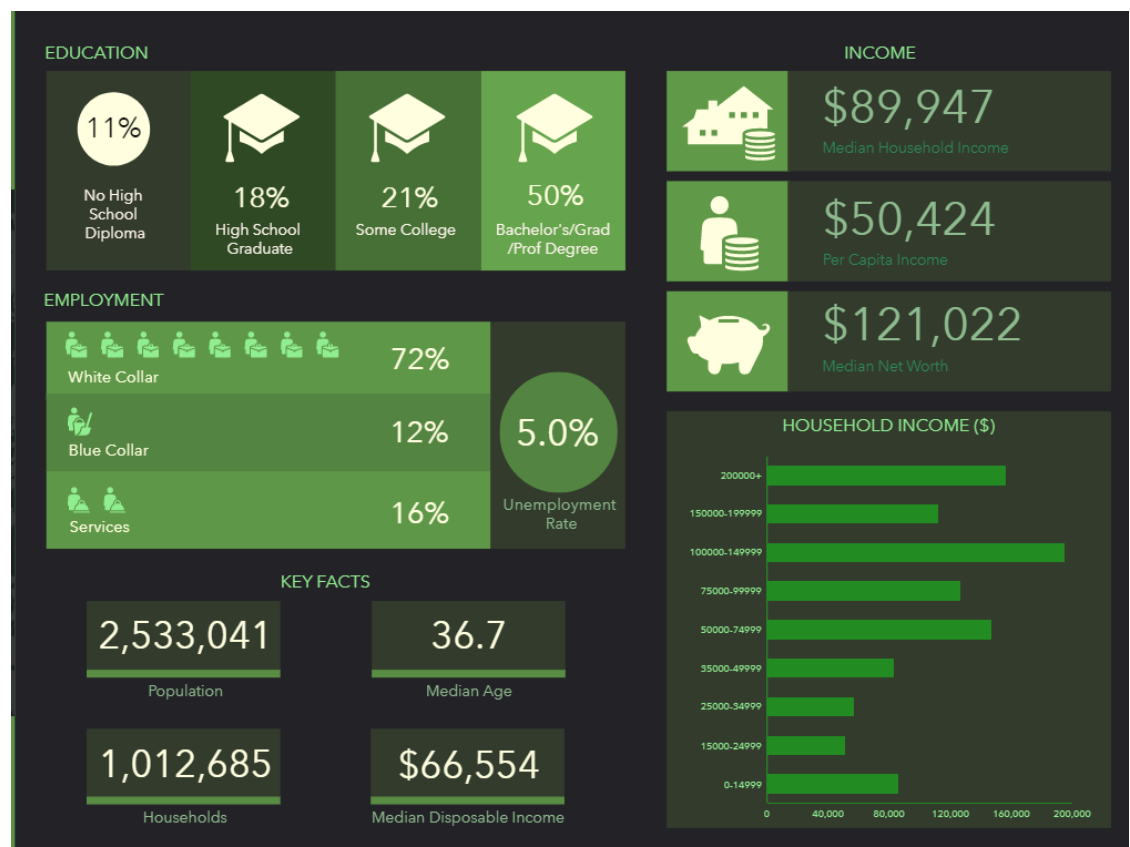
Regional Recreation and Park Demographic Profile

For the purposes of this demographics analysis, data was pulled specifically for the Walker Mill Regional Park's Sphere of Influence. Sphere of influence means the typical area that people travel from to use a service and is indicated in the map below. This area was determined as the amount of time that residents would be willing to drive to/from Walker Mill Regional Park (WMRP), which was 20 minutes. In general, the Sphere of Influence reaches Arlington to the west, Crofton to the east, Laurel to the north, and St. Charles to the south. Throughout the report, comparisons were made to Prince George's County, the State of Maryland, and the United States as a point of reference.

Separately, a review of available planning level demographic data was examined, specifically those included in the Subregion 4 Master Plan and Sectional Map Amendment. This data points to a number of contrasting characteristics between projected regional users and those communities closer to the park and more likely to be already using its developed facilities.



Sphere of Influence
Source: GIS



Demographic Profile Data
ESRI Business Analyst, U.S. Census

Population Summary

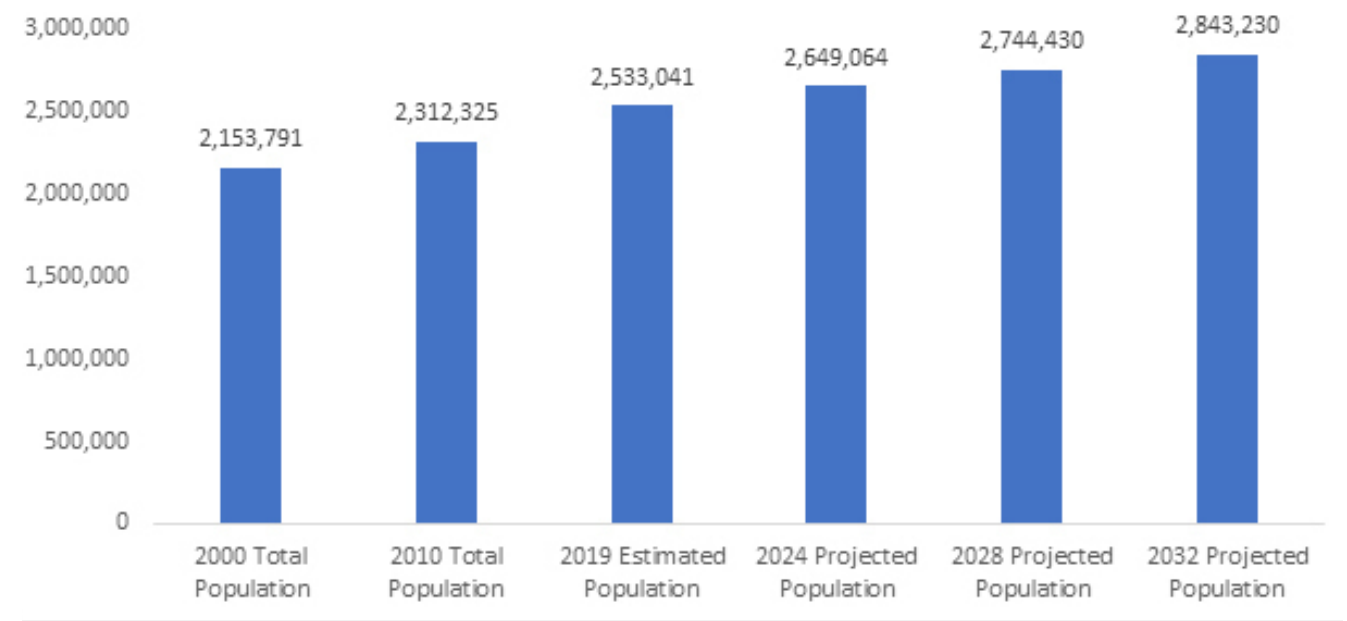
Growth rates can be a strong comparative indicator of an area's potential for economic development. From 2010 to 2019, the population of the Walker Mill Regional Park Sphere of Influence on average grew 0.99 percent annually each year, faster than the State of Maryland at 0.63 percent. From 2019 to 2024, the growth rate for the WMRP Sphere of Influence is projected to slow to 0.90 percent.

The population of the WMRP Sphere of Influence in 2019 was 2.5 million. If the projected growth rate of 0.90 (2019 – 2024) continues, the population could potentially reach 2.8 million in 2032.

Population Annual Growth Rates (2010 – 2019)



Projected Population Trends from 2000 to 2032



ESRI Business Analyst, U.S. Census, population projections from 2028 to 2032 based on 2019 – 2024 growth rate of 0.90 percent.

Gender and Age Distribution

The WMRP Sphere of Influence is made up of 51.77 percent female and 48.23 percent male, with similar distribution in Prince George's County.

Between 2010 and 2024, the median age in the Walker Mill Regional Park Sphere of Influence is projected to increase from 34.9 years to 37.4 .

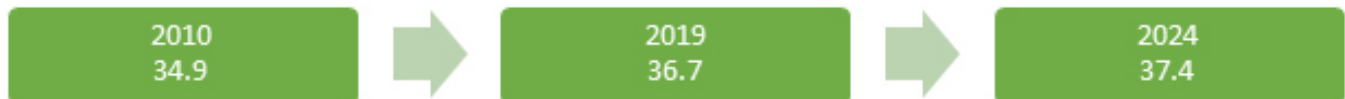
Looking at the population age breakdown by five-year increments in the Figure below, there are a few key conclusions. Those within the ages of 25 and 39 years make up roughly 25 percent of the population. The biggest changes from 2010 have been a slight decline from 25 to 29 year olds from 10 to 8 percent of the population. In addition, those 65 and older have seen an increase in population.

2019 Gender Distribution

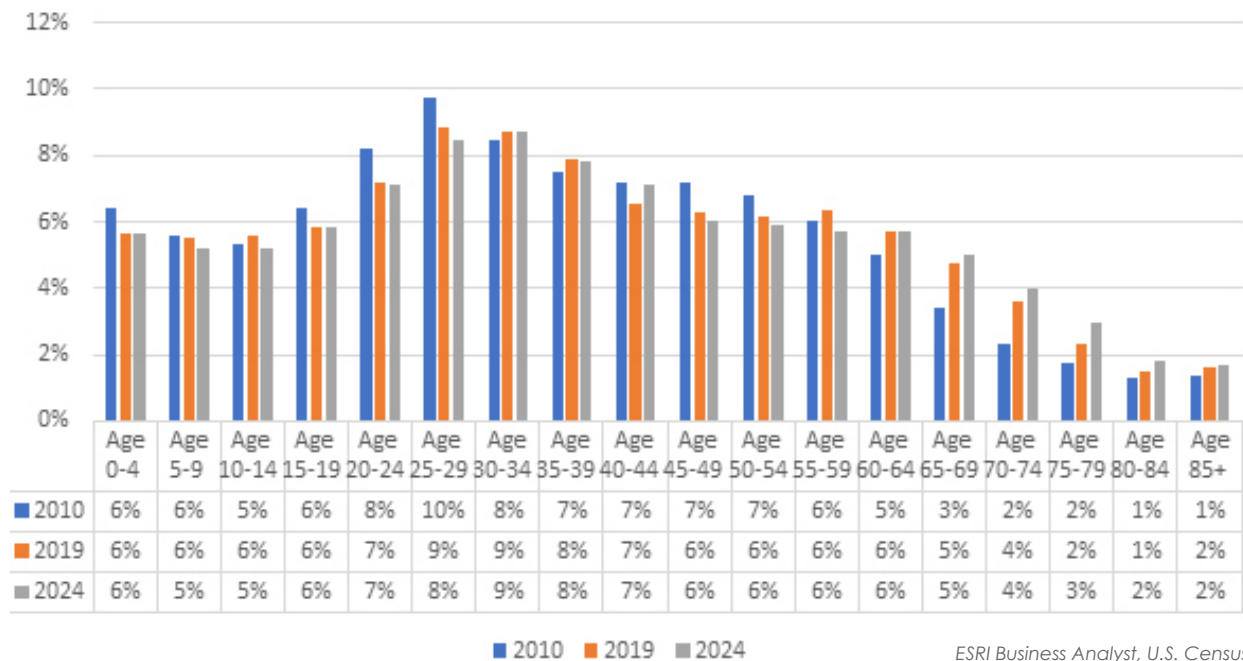
| | WMRP SPHERE OF INFLUENCE | PRINCE GEORGE'S COUNTY | USA |
|----------------------------|--------------------------|------------------------|--------|
| 2019 FEMALE POPULATION (%) | 51.77% | 51.93% | 50.75% |
| 2019 MALE POPULATION (%) | 48.23% | 48.07% | 49.25% |

ESRI Business Analyst, U.S. Census

Median Age of WMRP Sphere of Influence between 2010 and 2024



2019 Age Distribution in WMRP Sphere of Influence

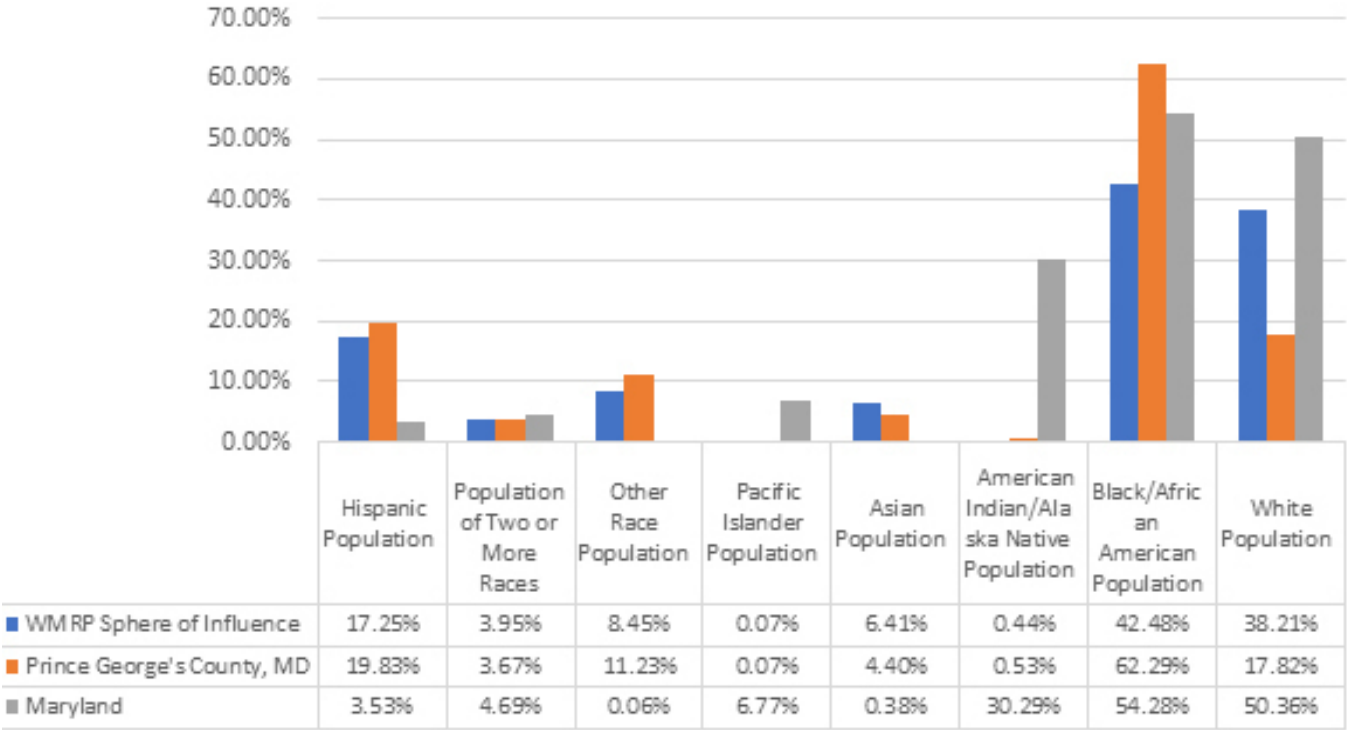


Race/Ethnic Character

In the United States, communities are generally becoming more diverse. Before comparing this data, it is important to note how the U.S. Census classifies and counts individuals who identify as Hispanic. The Census notes that Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arrival in the United States. In the U.S. Census, people who identify as Hispanic, Latino, or Spanish are included in all of the race categories. The graph below reflects the approximate racial/ethnic population distribution.

The WMRP Sphere of Influence is made up of 38.21 percent of White/Caucasian residents, with 17.25 percent of the population identifying as Hispanic. Approximately 42.48 percent of the population is Black/African-American. Prince George's County has a higher minority population with 62.29 percent Black/African-American.

2019 Racial/Ethnic Diversity of WMRP Sphere of Influence



ESRI Business Analyst, U.S. Census

Educational Attainment

Consider analyzing the highest levels of educational attainment. The data indicates that the WMRP Sphere of Influence has higher than usual levels of the population with higher education. These levels outperform Prince George's County as well as the United States. This Sphere of Influence shows that 50 percent of the population has attained either a bachelor's degree or a Graduate Professional degree. This is noticeably and unusually higher than Prince George's County (32.88 percent) and the United States (32.52 percent). Also of note, approximately 10.64 percent of the population had not graduated high school or completed and equivalent such as a GED.

| LEVEL OF EDUCATION | WMRP SPHERE OF INFLUENCE | PRINCE GEORGE'S COUNTY | USA |
|----------------------------------|--------------------------|------------------------|--------|
| LESS THAN 9TH GRADE (%) | 5.45% | 7.00% | 4.90% |
| 9-12TH GRADE/NO DIPLOMA (%) | 5.19% | 6.71% | 6.74% |
| HIGH SCHOOL DIPLOMA (%) | 15.95% | 22.07% | 23.13% |
| GED/ALTERNATIVE CREDENTIAL (%) | 2.22% | 2.82% | 3.90% |
| SOME COLLEGE/NO DEGREE (%) | 15.70% | 22.14% | 20.23% |
| ASSOCIATE'S DEGREE (%) | 5.01% | 6.39% | 8.58% |
| BACHELOR'S DEGREE (%) | 24.09% | 18.81% | 19.98% |
| GRADUATE/PROFESSIONAL DEGREE (%) | 26.39% | 14.07% | 12.54% |

ESRI Business Analyst, U.S. Census

Household Data

The median household income in the WMRP Sphere of Influence in 2019 was \$89,947, higher than the median household income in Maryland at \$81,440.

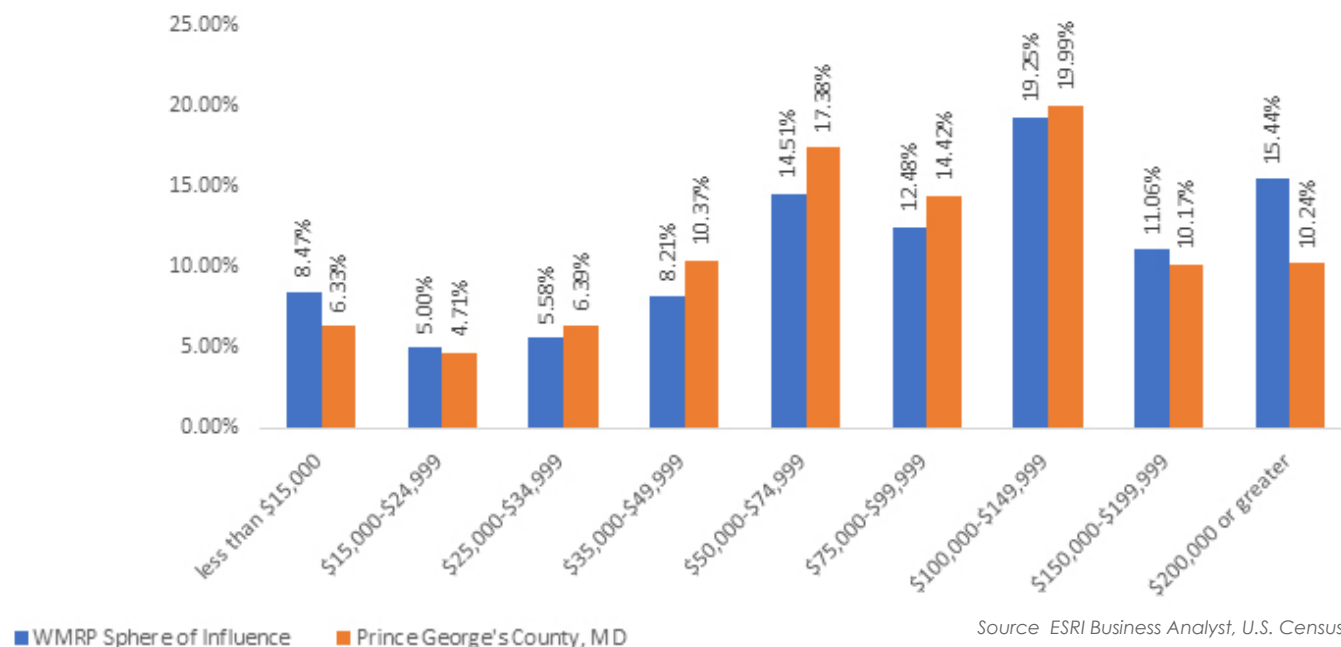
The median home value in the WMRP Sphere of Influence was \$413,600, higher than both Prince George's County (\$290,091) and the State of Maryland (\$325,338).

The average household size was 2.43 in the WMRP Sphere of Influence, compared to 2.82 in Maryland, and 2.6 in the United States.

Approximately 9.74 percent of households in the WMRP Sphere of Influence received food stamps in 2019, lower than the rate in Maryland at 11.19 percent. About 10.03 percent of study area residents are considered below the poverty level.

Approximately 18 percent of residents live with some sort of hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty. This is lower than the national average (25 percent).

Median Household Income Distribution in WMRP Sphere of Influence



Employment

Roughly 72 percent of the population is employed in white collar positions, which typically perform in managerial, technical, administrative, and/or professional capacities. Approximately 12 percent were employed in blue collar positions, such as construction, maintenance, etc. 16 percent worked in the service industry.

About 5.0 percent of the population was unemployed in 2019, higher than the rate of Maryland (4.4%) and the United States (4.6%).

In terms of commuting, about 21 percent of workers spend seven or more hours commuting back and forth to work each week, and 55.7 percent of commuters drive alone in a car to work.



Employment
Source: www.az.gov

Employment Overview in WMRP Sphere of Influence



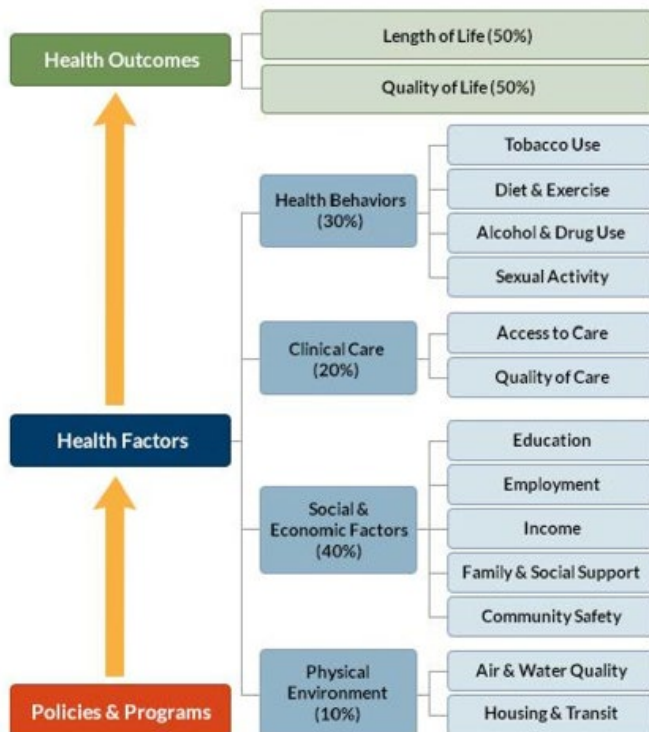
Source: ESRI Business Analyst, U.S. Census

Health Rankings

Understanding the status of the community's health can help inform policies related to recreation and fitness. Robert Wood Johnson Foundation's *County Health Rankings and Roadmaps* provide annual insight on the general health of national, state, and county populations. The 2019 Rankings model highlights the topic areas reviewed by the Foundation.

The health ranking gauged the public health of the population based on "how long people live and how healthy people feel while alive," coupled with ranking factors including healthy behaviors, clinical care, social and economic, and physical environment factors. Knowing the level of a community's health can be a factor in the design of programs, services, and facilities.

2019 Rankings model



State Health Ranking

In 2019, the United Health Foundation's *America's Health Rankings Annual Report* ranked Maryland as the 20th healthiest state nationally. The health rankings consider and weigh social and environmental factors that tend to directly impact the overall health of state populations.

Knowing the level of a community's health can be a factor in the design of programs, services, and facilities.



Source: Pixabay.com

Maryland is ranked as the 20th
Healthiest State
Nationally

Summary of Demographic Data from Subregion 4 Master Plan

The following is taken from the *A Plan for the Heart of Prince George's*, Subregion 4 Master Plan and Sectional Map Amendment that was approved June 1, 2010. It provides demographic data relative to the area directly surrounding Walker Mill Park. This data provides a closer look at the "neighborhood" impact the park will play in the everyday lives of residents surrounding the park. This data supplements the demographic data provided for the sphere of influence estimated at a 30 minute drive time from the park.

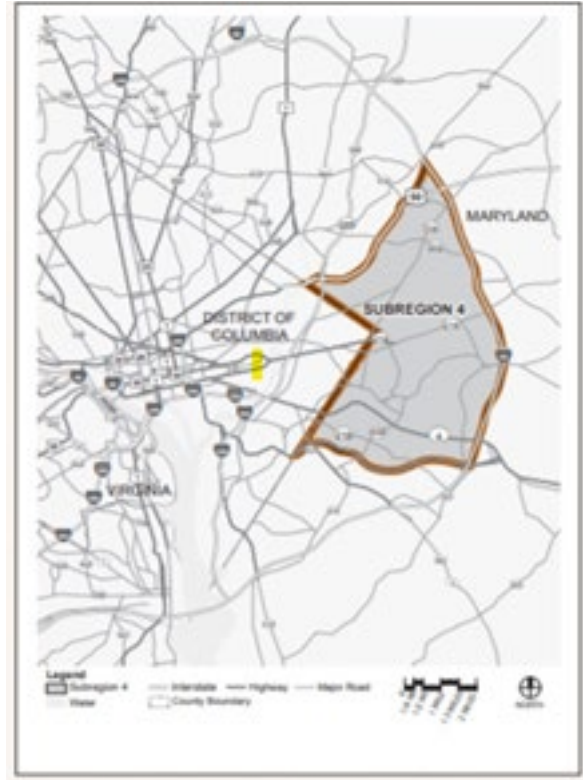
Background

The District Council initiated the Subregion 4 Master Plan and Sectional Map Amendment on September 16, 2008, and it was approved on June 1, 2010. The Subregion 4 Master Plan area includes the communities that are located in central Prince George's County from the District of Columbia boundary (Southern and Eastern Avenues) on the west, the Capital Beltway on the east, US 50 (John Hanson Highway) and the Metro Orange Line rail corridor on the north, and Suitland Parkway on the south (see Map 1-1 on page 5). This plan replaces the master plans for Planning Areas 72 and 75A and B, which compose Subregion 4.

The Subregion 4 Master Plan, developed in conjunction with the municipalities of Capitol Heights, Cheverly, District Heights, Fairmount Heights, Glenarden, and Seat Pleasant, contains goals, policies, and strategies to guide future growth in the plan area. The accompanying sectional map amendment implements the master plan recommendations by amending the zoning map.

Planning Area Boundary and Regional Setting

The Subregion 4 plan area is largely residential, but also includes seven Metro stations (Cheverly, Landover, New Carrollton, Capitol Heights, Addison Road-Seat Pleasant, Morgan Boulevard, and Suitland), significant industrial/employment areas, several shopping centers, and regional open space, such as Walker Mill Regional Park. (See Map 1.1) Subregion 4 is approximately 29 square miles.



Zoning Map
Source: BerryDunn/Greenplay

Demographic and Economic Base Analysis

An analysis of the demographic and economic conditions in Subregion 4 in relationship to Prince George's County and the surrounding region.

| Population Trends 2000-2013 Subregion 4 | | | | | | | |
|---|-----------|-----------|-----------|----------------|-----------|-----------------------|-----------|
| Population | | | | Percent Change | | Annual Percent Change | |
| Study Area | 2000 | 2008 | 2013 | 2000-2008 | 2008-2013 | 2000-2008 | 2008-2013 |
| Subregion 4 | 131,614 | 132,695 | 134,499 | 0.8 | 1.4 | 0.1 | 0.3 |
| Prince George's County | 669,901 | 722,517 | 753,162 | 7.9 | 4.2 | 1.0 | 0.8 |
| Region | 2,764,760 | 2,958,311 | 3,077,678 | 7.0 | 4.0 | 0.9 | 0.8 |

Source: Site to Do Business online (STDB online) & RKG Associated, inc. 2008

Summary of Key Findings from Subregion 4 Master Plan 2010

- ▶ **Nearly one-third of the residents in Subregion 4 are school-aged (under 20), compared to 28 percent in the county and 26 percent in the region.**
- ▶ **More than 90 percent of the population in Subregion 4 is African-American. This low level of diversity is not expected to change substantially in the next five years (2008-2013). However, every race has increased marginally except the Caucasian population, which continues to decline.**
- ▶ **The average household size in Subregion 4 (2.77) is lower than the rest of the county (2.82), but four of the six living areas have household sizes that either equal or exceed this average.**
- ▶ **Both median household and per capita income levels in Subregion 4 are growing at slower paces than in neighboring study areas. Currently, the median household income in Subregion 4 is \$51,763, which is 24.5 percent lower than in the rest of the county and 43.6 percent lower than in the region.**
- ▶ **Relatively few Subregion 4 residents 25 years of age and above have completed any form of post-secondary education (19.3 percent).**

Implications

Subregion 4 has not experienced comparable levels of growth and prosperity as the rest of Prince George's County and the Washington metropolitan area. The Subregion is largely built out, offering few opportunities for new, greenfield development. Additionally, the subregion's demographic and economic conditions have not kept pace with other study areas. Subregion 4 residents generally have lower levels of educational attainment and income, and the area experiences higher crime rates.

The demographic data indicate a substantial divide between the poorest and wealthiest residents in Subregion 4. Bringing prosperity for some at the exclusion of others does not meet the stated goals

of the county's 2002 General Plan, the expressed desires of Subregion 4 residents, nor does it create a sustainable community.

The perceptions and realities of safety impact the economic viability of Subregion 4 as an investment center. Concerns about safety were expressed almost universally by persons involved in this plan, such as elected officials, real estate professionals, and residents. Improving the perceptions and realities of safety should be a top priority.

With a disproportionate number of residents under the age of 20, Subregion 4 needs a network in place to bridge the gap between employment growth and job preparedness.

PARKS AND RECREATION INFLUENCING TRENDS

WALKER MILL REGIONAL PARK SPHERE OF INFLUENCE

(determined as the distance that residents would be willing to drive to/from Walker Mill Regional Park (WMRP), which was 30 miles)

The changing pace of today's world requires analyzing recreation trends from both a local and national level. Understanding the participation levels of district residents using data from the U.S. Census Bureau, combined with research of relevant national recreation trends, provides critical insights that help to plan for the future of parks and recreation. These new shifts of participation in outdoor recreation, sports, and cultural programs are an important component of understanding and serving community.

Covid-19 Pandemic

Much of the data gathering and analysis of this report was conducted in 2019, with final analysis and formatting in 2020. During that time, the world was struck by the coronavirus global pandemic. This is the country's most devastating pandemic in modern history. The coronavirus disease 2019 (COVID-19) public health emergency was officially declared a global pandemic on March 11, 2020, by the World Health Organization and continues to be a major global pandemic as of the writing of this report. As stated by the National Recreation and Parks Association (NRPA), parks are essential, especially during a health crisis, and a recent survey found that 83% of adults find exercising at local parks

and open spaces is essential to maintaining their mental and physical health during the Covid-19 pandemic. As community engagement for this project progressed through lockdown periods, community comments more strongly indicated how crowded the park was becoming, and how much additional gathering and walking space would be desired. M-NCPPC's parks, open spaces and recreation programs play an essential role in providing healthy and safe options for residents, staff, and visitors. For Parks and Open Space and for Recreation, this will shape our collective futures in ways beyond those possibly anticipated, and likely beyond the recommendations of this report.

Black Lives Matter Movement

The Wall Street Journal reports that the Black Lives Matter (BLM) movement may be the largest movement in U.S. history (July 3, 2020). While also in the midst of the Covid-19 pandemic, the Black Lives Matter movement has become ever present in today's society. This, along with other social equity issues, economic justice, as well as cultural, social, and political forces at play, will undoubtedly effect change in Parks, Open Spaces and Recreation systems, similar to Covid-19, in ways beyond those possibly anticipated or than we could project. Walker Mill Regional Park's location and history provides a unique opportunity to create space for gathering, celebration and retell the community's stories from a new and more inclusive angle.



**BLACK
LIVES
MATTER**

NRPA PARK PULSE

Parks Are Essential, Especially During a Health Crisis

83% of adults find exercising at local parks, trails and open spaces essential to maintaining their mental and physical health during the COVID-19 pandemic.



WALKING

JOGGING



HIKING

BIKING



59% of respondents say it is *very* or *extremely* essential to exercise in parks and green spaces to relieve stress and remain healthy during this crisis.

Numerous studies show there are physical and mental health benefits to spending time in green spaces. Local parks, trails and open spaces have recently become even more of a respite from stress. In March 2020, NRPA released a joint statement about using parks and open spaces while maintaining physical distancing. To date, more than 1,000 groups nationwide have signed on to voice support of the safe use of parks during this crisis. Visit www.nrpa.org/Coronavirus for more information.

Each month, through a poll of 1,000 U.S. residents focused on park and recreation issues, NRPA Park Pulse helps tell the park and recreation story. Questions span from the serious to the more lighthearted. The survey was conducted by Wakefield Research (www.wakefieldresearch.com).

Visit nrpa.org/ParkPulse for more information.



Source: National Recreation and Park Association

Recreation Behavior and Expenditures of Walker Mill Regional Park (WMRP) Sphere of Influence Households

- ▶ *Estimated Household Spending on Participation on Recreation*
- ▶ *Adult Participation in Team Sports*
- ▶ *Adult Participation in Fitness Activities*
- ▶ *Adult Participation in Outdoor Recreation*
- ▶ *Adult Participation in Leisure Activities*

Parks and Recreation Trends Relevant to WMRP Sphere of Influence

- ▶ *Adventure Programming*
- ▶ *ADA Compliance*
- ▶ *Aquatics & Water Recreation Trends*
- ▶ *Community Events and Festivals*
- ▶ *Generational Trends in Recreation*
- ▶ *Historic Structures*
- ▶ *Nature Programming/Nature Deficit Disorder*
- ▶ *Outdoor Fitness Trails*
- ▶ *Outdoor Recreation*
- ▶ *Recreational Preferences by Ethnicity*
- ▶ *Splashpads*
- ▶ *Sports Trends*
- ▶ *Dog Parks*
- ▶ *Therapeutic Recreation*

Recreation Behavior and Expenditures in WMRP Sphere of Influence

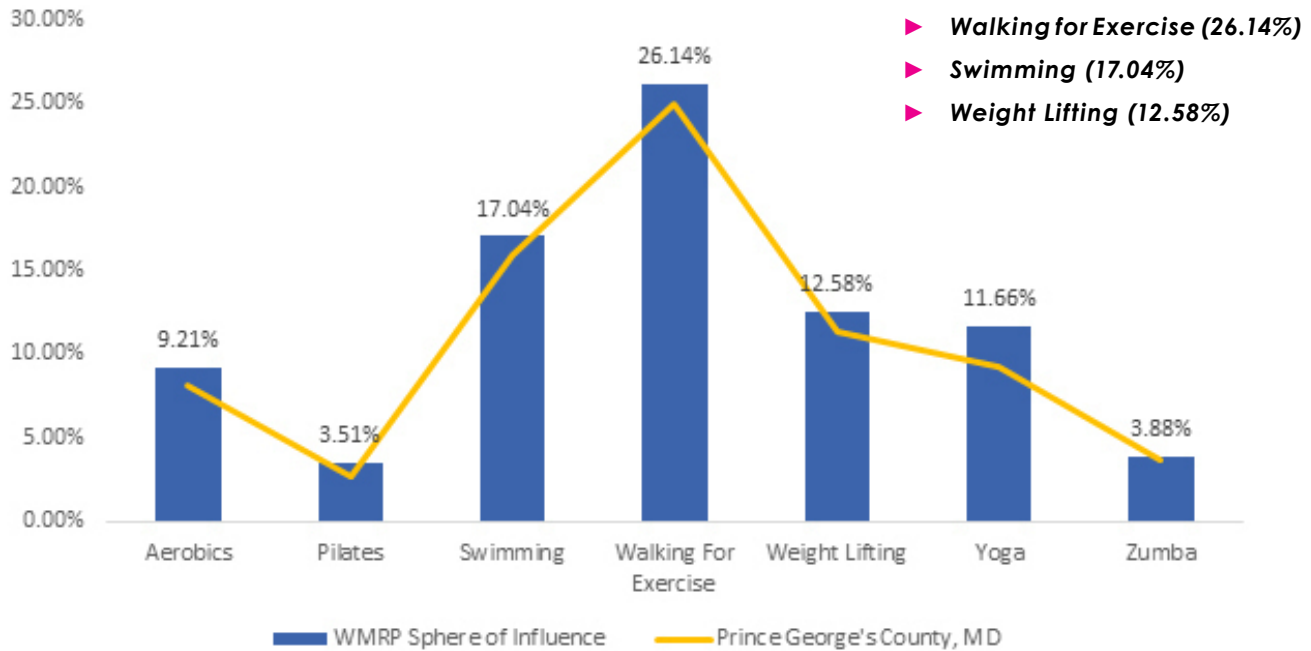
Local Recreational Expenditures

Data from the Bureau of Labor Statistics provides insights about consumer expenditures per household in 2019. The following information was sourced from ESRI Business Analyst, which provides a database of programs and services where the WMRP Sphere of Influence residents spend their money. The table below shows the average dollars spent on various recreational products/services, as well as the total amount spent from all residents. Money spent on fees and admissions related to entertainment and recreation generated the highest revenues of approximately \$1.1 billion in the WMRP Sphere of Influence.

| RECREATION EXPENDITURE | INDIVIDUAL WITHIN SPHERE/YEAR | SPHERE OF INFLUENCE TOTAL |
|--|-------------------------------|---------------------------|
| Entertainment/Recreation - Fees & Admissions | \$1,072.41 | \$1,086,008,740 |
| Membership Fees for Social/Recreation/Civic Clubs | \$361.85 | \$366,443,001 |
| Entertainment/Recreation - Sports/Rec/Exercise Equipment | \$281.26 | \$284,828,934 |
| Fees for Recreational Lessons | \$221.62 | \$224,430,837 |
| Entertainment/Recreation - Toys/Games/Crafts/Hobbies | \$166.36 | \$168,471,145 |
| Campsite Fees | \$127.78 | \$129,400,928 |
| Pet Services | \$92.23 | \$93,398,824 |
| Hunting & Fishing Equipment | \$91.41 | \$92,570,630 |
| Bicycles | \$42.63 | \$43,172,281 |
| Camping Equipment | \$27.24 | \$27,588,226 |
| Water Sports Equipment | \$10.17 | \$10,294,776 |

Adult Participation in Fitness Activities

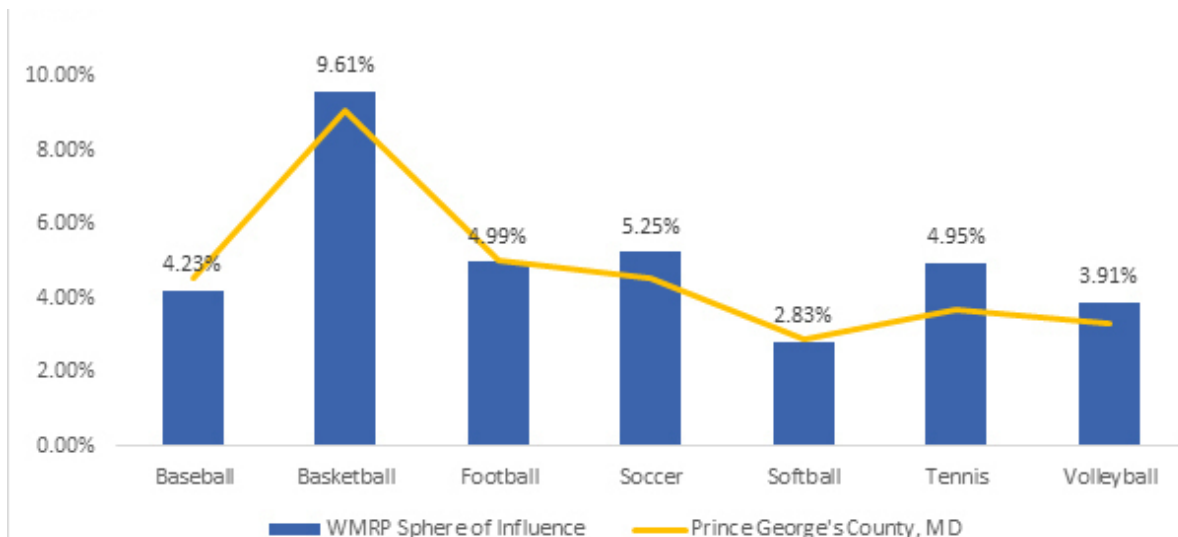
The figure below shows household participation in various fitness activities. Participation was similar across both Prince George's County and the WMRP Sphere of Influence. Participation was highest for the following activities:



Fitness and Wellness Participation of WMRP Sphere of Influence compared to Prince George's County
 Source: US Census Bureau; ESRI Business Analyst

Adult Participation in Team Sports

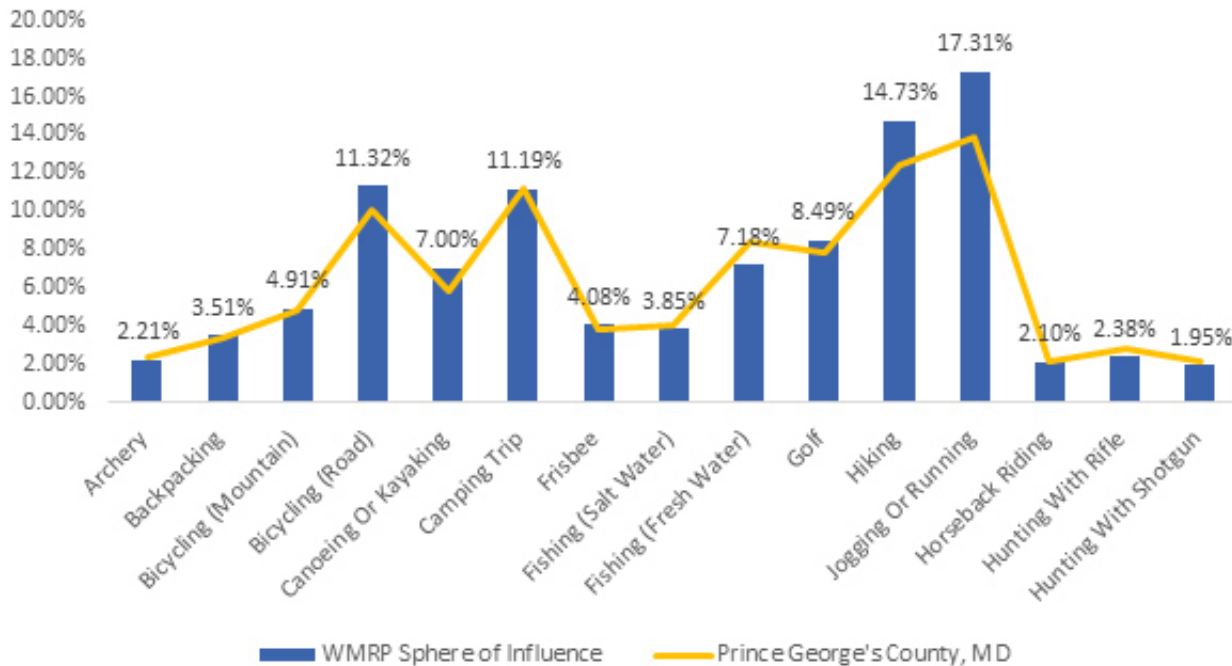
According to census data, households in the WMRP Sphere of Influence had the highest participation in basketball (9.61%), soccer (5.25%), and football (4.99%). Participation in basketball, soccer, tennis, and volleyball were higher in the WMRP Sphere of Influence than Prince George's County.



Fitness and Wellness Participation of WMRP Sphere of Influence compared to Prince George's County
 Source: US Census Bureau; ESRI Business Analyst

Adult Participation in Outdoor Recreation

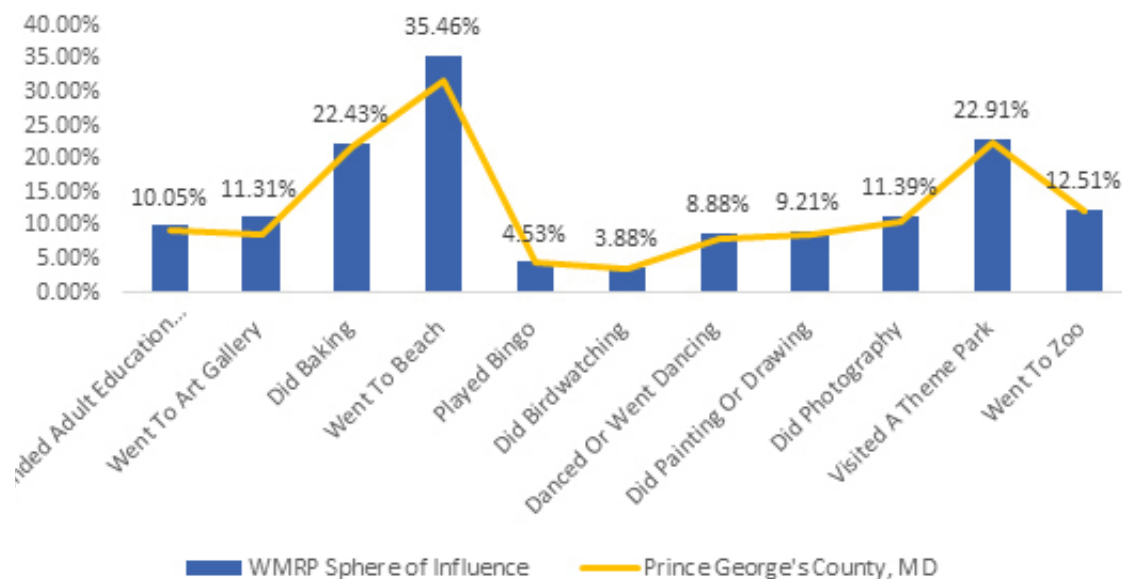
According to census data, households in the WMRP Sphere of Influence had the highest participation in jogging/running (17.31%), hiking (14.73%), and road biking (11.32%).



Outdoor Recreation Household Participation in WMRP Sphere of Influence compared to Prince George's County Source: US Census Bureau; ESRI Business Analyst

Adult Participation in Leisure Activities

In regard to the top leisure activities, households in the WMRP Sphere of Influence visited the beach (35.46%), theme parks (22.91%), or enjoyed baking for fun (22.43%).



Leisure Activity Household Participation in WMRP Sphere of Influence compared to Prince George's County Source: US Census Bureau; ESRI Business Analyst

Parks and Recreation Trends Relevant to WMRP Sphere of Influence

Adventure Programming

Many people used to look to travel or tourist agencies for adventurous excursions reserved for private companies. However, more municipalities have started to offer exciting experiences such as zip lining, challenge/obstacle courses, and other risk-taking elements on a local level. These agencies may form partnerships with specialized companies to provide adventure packages or they may offer them in-house. One example of an effective partnership for outdoor adventure is in Castle Rock, Colorado. Philip S. Miller Park offers an incredible example to how an adventure park can be effectively maintained and operated through a public private partnership. While the park is owned and operated by the Town of Castle Rock Parks and Recreation Department, one of its largest attractions, complete with zip line tours, the EPIC Sky Trek, and the EPIC Adventure Tower, is owned and operated by a company called Royal Gorge Zip Line Tours. This company hires and trains its own staff, maintains its own equipment, and does an impressive job at marketing the park through videos, social media, and other promotional tactics. The lease agreement grants the town five percent of the gross revenues.



"Explore Park" Cargo Net

Source: Roanoke County Parks and Recreation

As for the adventure elements themselves, the zip line tours offer up to ten different flying courses, some reaching 50 miles per hour. The second feature, the Epic Sky Trek, has three different levels, each for various abilities, ideal for team building. It even features some of the most popular Ninja Warrior elements. Beyond the adventure features offered through the partnership, there are also adventure elements throughout the park, managed by the parks and recreation department. On top

of the 7.4 miles of single-track trails, the Challenge Hill outdoor staircase puts walkers and runners to the test with 200 timber steps to the top of the mountain. From the trails, you'll probably notice the impressive adventure playground that takes advantage of the topographic landscape.



Epic Tower Element

Source: Castle Rock Zip Line Tours

Castle Rock, CO, isn't the only agency capitalizing on adventure programming. Roanoke County Parks and Recreation in Virginia recently redeveloped "Explore Park" – an outdoor adventure attraction with trails, camping, zip lines, and challenge obstacles. A number of programs take place at the park – such as introductions to paddle boarding, stargazing and astronomy, wildlife classes, and much more. Riverfront access provides fishing, boat launches, and tubing – managed by a local concessionaire. "Treetop Quest" is the aerial park that gives participants four and up the chance to fly on "Tarzan swings," climb cargo nets, and balance on tight ropes.

In 2018, the National Sporting Goods Association (NSGA) ranked swimming second nationwide in sports participation. However, in the past several years, a number of different aquatics trends have emerged that offer a new take on the traditional rectangle pool. Nationally, there is an increasing trend towards indoor leisure and therapeutic pools. "Swimming for fitness was the second top aspirational activity for "inactives" in all ages 25 - 44 years, according to the Sports & Fitness Industry Association (SFIA) *2018 Sports, Fitness and Leisure Activities Topline Participation Report*. Lazy rivers have become more common as a leisure pool element, but also for swim lessons, therapeutic reasons, and sports conditioning work.

To add a fun aquatics element, agencies are experimenting with using large inflatables in pools. Most of these inflatables are related to challenge course elements, with slides, rock climbing elements, and other obstacles. In regards to pool design, zero-depth entry is considered more accessible for young children, seniors, and those with disabilities. Splash pad elements are also becoming more common in shallow waters. In addition, sometimes volleyball nets and basketball hoops can be installed to encourage play.

Splash pads

Splash pads, or spray grounds, have seen enormous growth in popularity over the past decade. Simply looking at search terms over time (from 2004 to present), Google Trends show that more people are searching for this amenity.

The popularity of splash pads is geographical, and is more common in the West. According to a Feature Article from June 2016 "A Look at Trends in Aquatic Facilities," splash play areas were least common in the Northeast; only 31.9 percent of

responding agencies had this amenity, compared to 55.8 percent of those in the West. Urban areas are more likely to have splash play areas than rural areas. This shift is most likely due to the benefits of splash play areas.

Compared to a traditional aquatic facility, splash pads typically incur lower maintenance costs, less programming, and lower staffing costs. Over a third of survey respondents said they plan to add splash pads to their list of features.

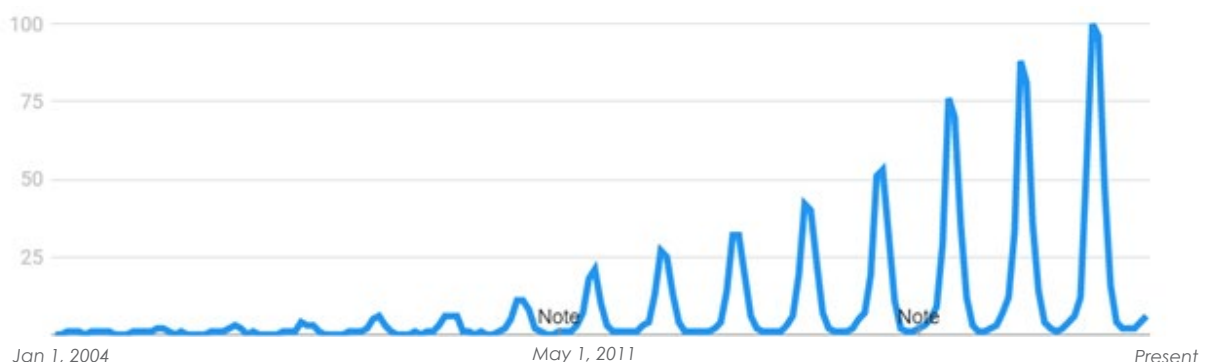
Community Events And Festivals

In the context of urban development, from the early 1980's there has been a process that can be characterized as "festivalization," which has been linked to the economic restructuring of towns and cities, and the drive to develop communities as large-scale platforms for the creation and consumption of "cultural experience."

Special events are an effective way to promote "livability" in a community. A great deal of planning, preparation, and resources are typically invested in special events. The planning process can range from 3 months to 18 months, and involve a number of local and regional stakeholders to make it a success. Many agencies employ specific special events coordinators to manage the logistics of the events.

The success of special events can often be attributed to the organization and planning of the event, but also to the resources allocated to the event. This includes time of staff and volunteers, sponsorships and in-kind donations from local and regional businesses, partnerships with similar agencies or non-profits, and monies invested in marketing and promotion.

Splash Pad Interest over time



Source: Campus Rec Magazine 2018

Dog Parks

Dog parks continue to see high popularity and have remained among the top planned addition to parks and recreational facilities over the past three years. They help build a sense of community and can draw potential new community members and tourists traveling with pets.

In 2014, a new association was formed dedicated to providing informational resources for starting and maintaining dog parks, the *National Dog Park Association*. *Recreation Magazine* suggests that dog parks can represent a relatively low-cost way to provide an oft-visited a popular community amenity. Dog parks can be as simple as a gated area, or more elaborate with “designed-for-dogs” amenities like water fountains, agility equipment, and pet wash stations, to name a few. Even “spraygrounds” are being designed just for dogs. Dog parks are also places for people to meet new friends and enjoy the outdoors.

The best dog parks cater to people with design features for their comfort and pleasure, but also with creative programming. Amenities in an ideal dog park might include the following:

- ▶ **Benches, shade and water – for dogs and people**
- ▶ **At least one acre of space with adequate drainage**
- ▶ **Double gated entry**
- ▶ **Ample waste stations well-stocked with bags**
- ▶ **Sandy beaches/sand bunker digging areas**
- ▶ **Custom designed splashpads for large and small dogs**
- ▶ **People-pleasing amenities such as walking trails, water fountains, restroom facilities, picnic tables, and dog wash stations.**



Source: The Trust for Public Land

Generational Preferences

Activity participation and preferences tend to vary based on a number of demographic factors, but can also differ based on generational preferences. According to the Pew Research Center, the following birth years identify generations into the categories below.

Generation by Age

| | |
|-------------------|----------------|
| Silent Generation | 1928 – 45 |
| Baby Boomers | 1946 – 64 |
| Generation X | 1965 - 80 |
| Millennial | 1981 – 96 |
| Generation Z | 1997 - Current |

Pew Research Center

Baby Boomers

As Baby Boomers enter and enjoy retirement, they are looking for opportunities in fitness, sports, outdoors, cultural events, and other activities that suit their lifestyles. With their varied life experiences, values, and expectations, Baby Boomers are predicted to redefine the meaning of recreation and leisure programming for mature adults. Boomers are second only to Generation X and Millennials in participation in fitness sports in 2019.

Boomers will look to park and recreation professionals to provide opportunities to enjoy many life-long hobbies and sports. When programming for this age group, a customized experience to cater to the need for self-fulfillment, healthy pleasure, nostalgic youthfulness, and individual escapes are important. Recreation trends are shifting from games and activities that boomers associate with senior citizens. Activities such as bingo, bridge, and shuffleboard will likely be avoided because boomers relate these activities with old age.

Generation X

Many members of Generation X are in the peak of their careers, raising families, and growing their connections within the community. As suggested by the 2017 Participation Report from the Physical Activity Council, members of Generation X were "all or nothing" in terms of their levels of physical activity; with 37 percent reported as highly active, and 27 percent reported as completely inactive. As further noted in the Report, over 50 percent of Generation X was likely to have participated in fitness and outdoor sports activities. An additional 37 percent participated in individual sports.

The Millennial Generation

The Millennial Generation is generally considered those born between about 1981 and 1996, and in April 2016, the Pew Research Center reported that this generation had surpassed the Baby Boomers as the nation's most populous age group.

Millennials tend to be a more tech-savvy, socially conscious, achievement-driven age group with more flexible ideas about balancing wealth, work and play. They generally prefer different park amenities, and recreational programs, as opposed to their counterparts in the Baby Boomer generation. Engagement with this generation should be considered in parks and recreation planning. In an April 2015 posting to the National Parks and Recreation Association's official blog, Open Space, Scott Hornick, CEO of Adventure Solutions suggests the following 7 things to consider to make your parks millennial friendly :

- ▶ **Group activities are appealing.**
- ▶ **Wireless internet/Wi-Fi access is a must – being connected digitally is a millennial status-quo, and sharing experiences in real time is something Millennials enjoying doing.**
- ▶ **Having many different experiences is important – Millennials tend to participate in a broad range of activities.**
- ▶ **Convenience and comfort are sought out.**
- ▶ **Competition is important, and Millennials enjoy winning, recognition, and earning rewards.**
- ▶ **Facilities that promote physical activity, such as trails and sports fields, and activities like adventure races are appealing.**
- ▶ **Many Millennials own dogs, and want places they can recreate with them.**

In addition to being health conscious, Millennials often look for local and relatively inexpensive ways to experience the outdoors close to home; on trails, bike paths, and in community parks .

Generation Z

As of the 2010 Census, the age group under age 18 forms about a quarter of the U.S. population. Nationwide, nearly half of the youth population is ethnically diverse and 25 percent is Hispanic.

- ▶ **The most obvious characteristic for Generation Z is the widespread use of technology.**
- ▶ **Generation Z members live their lives online and they love sharing both the intimate and mundane details of life.**
- ▶ **They tend to be acutely aware that they live in a pluralistic society and tend to embrace diversity.**
- ▶ **Generation Z tend to be independent. They don't wait for their parents to teach them things or tell them how to make decisions, they Google it.**

With regard to physical activity, a 2013 article published by academics at Georgia Southern University noted that the prevalence of obesity in Generation Z (which they describe as individuals born since the year 2000) is triple that of Generation X (born between 1965 and 1981). It suggests that due to increased use of technology, Generation Z spends more time indoors, is less physically active, and more obese compared to previous generations. The researchers noted that Generation Z seeks social support from peers more so than any previous generation. This is the most competent generation from a technological standpoint, but Generation Z also tends to fear, and often struggles with, some basic physical activities and sports. The 2019 Physical Activity Council Participation Report found that team sport participation in Generation Z declined over the past six years a 0.2 percent annually.

Historic Structures

Many parks and recreation sites have a rich history that goes back centuries. Some agencies choose to preserve these sites and structures as a museum, with educational and interpretive signage to tell the site's story. Guided tours can provide a unique perspective for residents and visitors alike to learn about the place, while themed exhibits are planned throughout the year to keep the experience fresh. Cultural and holiday events are often scheduled to highlight various elements of the historical site.

Beyond using a historical site for educational purposes, some agencies may renovate the structures for internal uses (ex. Office/Storage), or for external uses (Special Events, Rentals, etc.). For example, Coconino County, AZ, has repurposed many of their buildings to fit a variety of historical, recreational, and cultural needs. At Fort Tuthill County Park – which was originally constructed as a National Guard Training Facility – the buildings now serve as offices, conference rooms, storage, and multi-purpose space – in addition to having a military museum open to the public. Another historical site that they operate – Frontiere at Rogers Lake – offers rental space for weddings and special events. These facilities can also be used for overnight accommodations



Fort Tuthill Entrance
Source: Fortwiki.com

Nature Programming & Nature-Deficit Disorder

Playing in nature is an educational opportunity that has numerous benefits, from increasing active and healthy lifestyles, to developing a conservation mindset, to understanding the ecosystems and wildlife that depend on them. According to the report, *Nature Play & Learning Places: Creating and Managing Places where Children Engage with Nature* there is a genuine need in today's society for learning spaces that spark creative play with natural materials, such as plants, vines, shrubs, rocks, water, logs, and other elements.

Richard Louv introduced the term, "Nature-Deficit Disorder" in 2005, which describes the effects of urbanization, technological advances, and social changes. Scientific evidence suggests that this disorder contributes to emotional and physical illnesses, including attention difficulties, obesity, nature illiteracy, and an "epidemic of inactivity." Environmental education, provided by non-profits and parks and recreation agencies, can help combat nature-deficit disorder by sparking curiosity in the outdoors either through structured nature programming or through unstructured nature play. Nature Play is defined as "A designated, managed area in an existing or modified outdoor environment where children of all ages and abilities play and learn by engaging with and manipulating diverse natural elements, materials, organisms, and habitats, through sensory, fine motor and gross motor experiences."

Nature Play spaces can provide valuable lessons for children, not only in regards to learning their natural environment and appreciation for nature, but also for personal development. These spaces, similar to playgrounds, provide safe spaces to take risks and understand behavioral outcomes. One of the most essential elements in planning Nature Play spaces is to conduct a risk assessment to reduce the unnecessary potential of injury. For instance, natural objects such as logs and boulders may be placed strategically for climbing, but consider where the child might land if he or she were to fall or jump off. Similarly, trees can be used as natural climbing features, with consideration to removing shrubs and nearby smaller trees below. Nature Play can happen in forest-based schools, play zoos, gardens, and summer camps. American Camp Association reported that there are approximately 5,000 day camps that currently operate in the U.S.

Outdoor Fitness Trails

A popular trend in urban parks with trail use for health, wellness, and fitness activities is to install outdoor fitness equipment along the trails. These can be spaced out or a more popular option is to cluster the fitness apparatus just off the trail with a peaceful and pleasing view of nature.

According to a recent survey by the American Heart Association, downturns in the economy affect our physical health, and our ability to go to the gym. Outdoor gym equipment, adventure elements such as rope bridges, pass pole, funhouses, pump tracks, bike parks and amenities along trails that allow for passive recreation such as birdwatching, reading, and socializing at your local adult playground, on the other hand, is free to use -- no membership required. Workout areas designed for exterior spaces should typically include the kind of fitness equipment you expect at an indoor, membership-only gym: benches, leg press and leg curl machines, recumbent and stationary bikes, even treadmills designed for outdoor use. And may include entire fitness challenge courses.

A new trend that has been rising for several years now: “playgrounds” for adults. The City Museum in St. Louis even boasts a jungle gym made of two repurposed airplanes, 10-story slides and a rooftop Ferris wheel.

Parks are no longer a place of physical activity just for the kids. Adult playgrounds allow the entire family to take part in fitness activities. In fact, these outdoor gyms are often placed in close vicinity to the kids' playground, so parents can keep an eye out while accomplishing a quick workout. As busy as everyone is, fitness can fall off the radar, so being able to multitask increases the likelihood of both children and parents getting their 30 minutes of exercise (or more!) in for the day. In addition, parents are showing children that fitness and exercise are important at every age.



Source: YMCA of Greater Monmouth County

Outdoor Recreation

Outdoor recreation has become a thriving economic driver, creating 7.6 million jobs in 2018 and generating \$65.3 billion in federal tax revenue. Close to half of the US population six and older participated in at least one outdoor activity in 2017. The most popular activity was running – which included both jogging and trail running. Participation among Hispanics and Asians has increased by 1.0 percent and 0.9 percent in the last five years in outdoor recreation, respectively.



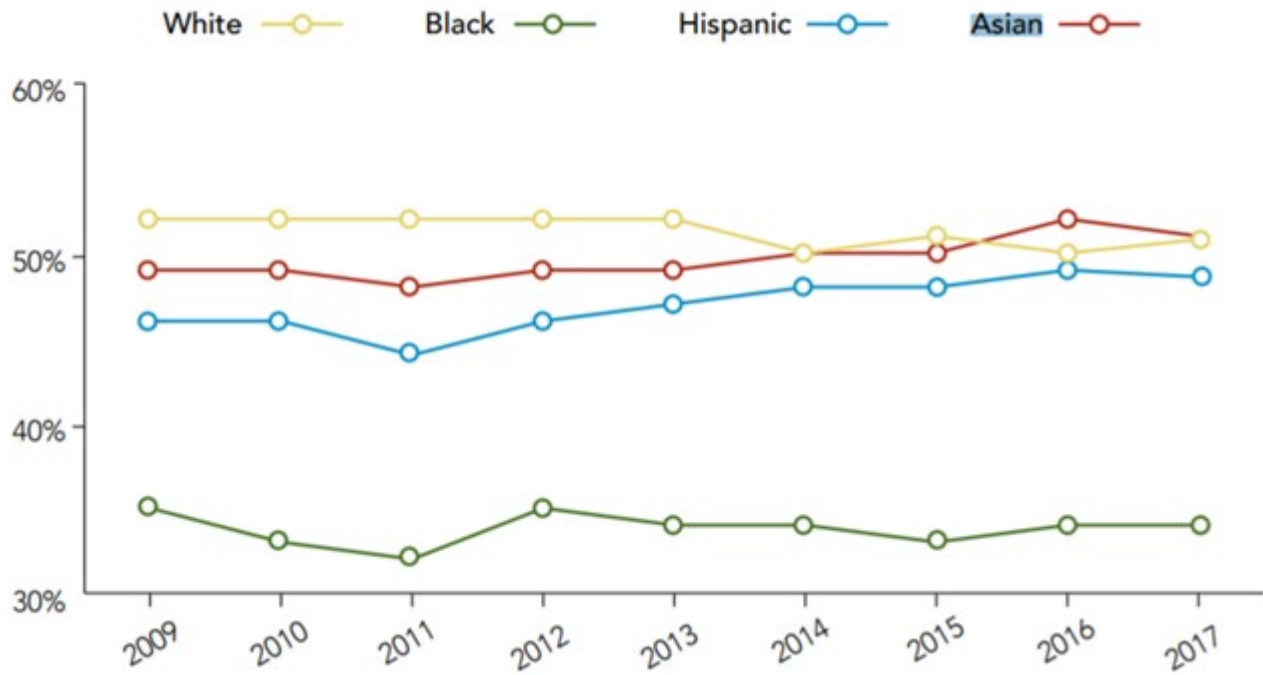
State of Maryland

- ▶ **109,000 direct jobs**
- ▶ **\$14 billion in consumer spending**
- ▶ **\$4.4 billion in wages and salaries**
- ▶ **\$951 million in state and local tax revenue**

Recreational Preferences by Ethnicity

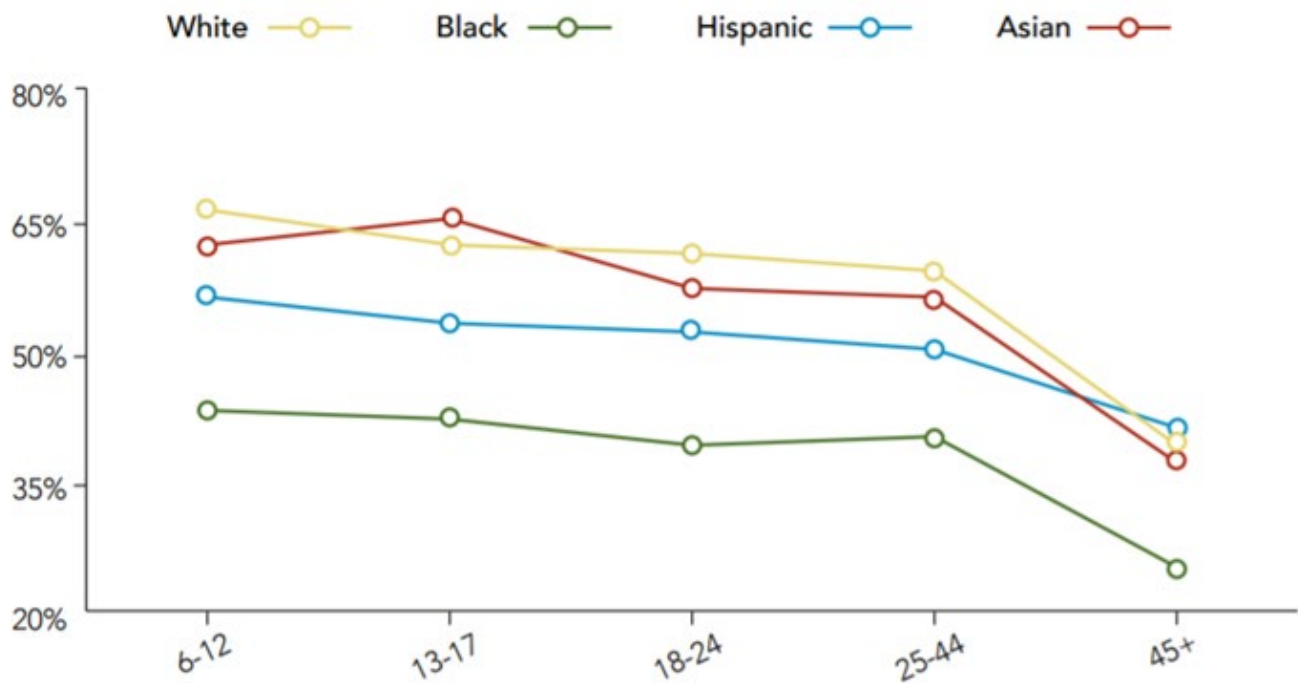
As the recreation field continues to function within a more diverse society, race and ethnicity will become increasingly important in every aspect of the profession. More than ever, recreation professionals will be expected to work with, and have significant knowledge and understanding of, individuals from many cultural, racial, and ethnic backgrounds. According to the 2018 Outdoor Participation Report, participation rates among diverse groups is evolving quickly, even in the last ten years. African-Americans have participation rates less than 40 percent consistently in the last decade. Meanwhile, Asians have increased in participation since 2011, reaching over 50 percent in 2016. Hispanics are also increasing participation. The figure below, sourced from the 2018 Outdoor Participation Report, demonstrates these changes since 2009.

Outdoor Activity Participation in Diverse Populations, Over Time



Source: 2018 Outdoor Participation Report, Outdoor Industry Association

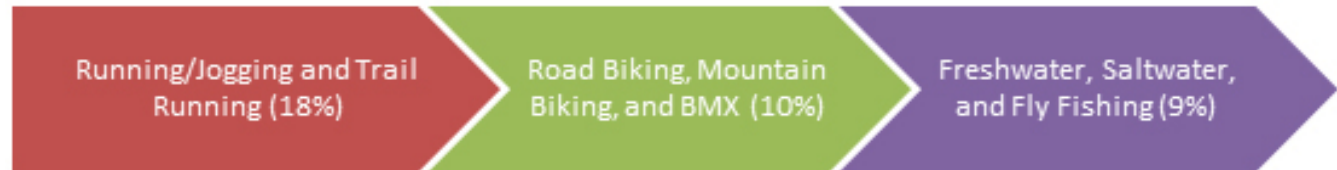
Outdoor Activity Participation in Diverse Populations, Grouped by Age



Source: 2018 Outdoor Participation Report, Outdoor Industry Association

According to the report by the Outdoor Industry Association, there are a variety of reasons why people do and do not participate. Many of those reasons are similar regardless of demographics, but it is helpful to look at the top motivations of each race to understand potential barriers. Below is a compiled list of the motivations and reasons that various races participate, as well as the top activities that each group participates in.

African Americans



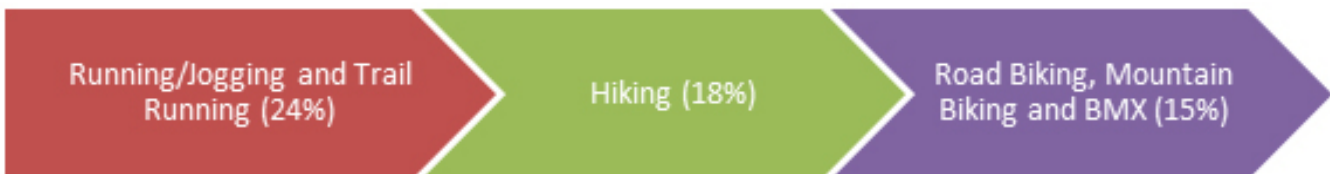
Top Five Reasons to Get Outside:

- ▶ **Get Exercise (61%)**
- ▶ **Be with Family and Friends (53%)**
- ▶ **Keep Physically Fit (52%)**
- ▶ **Be close to nature (40%)**
- ▶ **Observe Scenic Beauty (33%)**

Top Five Reasons not to Participate:

- ▶ **I do not have anyone to participate with (21%)**
- ▶ **Too Busy with Family Responsibilities (20%)**
- ▶ **Outdoor Recreation Equipment is Expensive (19%)**
- ▶ **I do not have the skills or abilities (18%)**
- ▶ **I do not have enough information (15%)**

Asian Americans



Top Five Reasons to Get Outside:

- ▶ **Get Exercise (65%)**
- ▶ **Be with Family and Friends (59%)**
- ▶ **Observe Scenic Beauty (52%).**
- ▶ **Keep Physically Fit (50%)**
- ▶ **Enjoy the Sights and Smells of Nature (50%).**

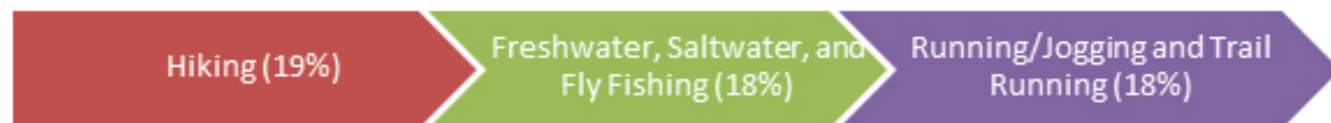
Top Five Reasons not to Participate:

- ▶ **Outdoor Recreation Equipment is Expensive (21%)**
- ▶ **I do not have anyone to participate with (21%)**
- ▶ **I do not have the skills or abilities (20%)**
- ▶ **Too Busy with Family Responsibilities (19%)**
- ▶ **Too busy with other recreation activities (12%)**

Research about outdoor recreation among Asian Americans in the San Francisco Bay Area (Chinese, Japanese, Korean, and Filipino) found significant differences among the four groups concerning the degree of linguistic acculturation (preferred language spoken in various communication media). The research suggests that communications related to recreation and natural resource management should appear in ethnic media, but the results also suggest that Asian Americans should not be viewed as

homogeneous with regard to recreation-related issues. Another study found that technology use for finding outdoor recreation opportunities is highest among Asian/Pacific Islander populations. Over 60 % of these populations use stationary or mobile technology in making decisions regarding outdoor recreation.

Caucasians



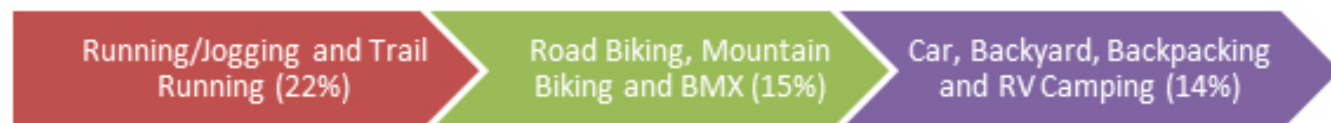
Top Five Reasons to Get Outside:

- ▶ **Get Exercise (57%)**
- ▶ **Be with Family and Friends (47%)**
- ▶ **Keep Physically Fit (44%)**
- ▶ **Be Close to Nature (42%)**
- ▶ **Observe Scenic Beauty (37%)**

Top Five Reasons not to Participate:

- ▶ **Too busy with family responsibilities (24%)**
- ▶ **Outdoor recreation equipment is expensive (18%)**
- ▶ **I do not have anyone to participate with (18%)**
- ▶ **I do not have the skills or abilities (15%)**
- ▶ **I have a physical disability (11%)**

Hispanics



Top Five Reasons to Get Outside:

- ▶ **Get Exercise (61%)**
- ▶ **Keep Physically Fit (45%)**
- ▶ **Be with Family and Friends (39%)**
- ▶ **Observe Scenic Beauty (33%)**
- ▶ **Be Close to Nature (32%)**

Top Five Reasons not to Participate:

- ▶ **Too Busy with Family Responsibilities (19%)**
- ▶ **Outdoor Recreation Equipment is Expensive (18%)**
- ▶ **I do not have anyone to participate with (16%)**
- ▶ **Places for Outdoor Recreation are Far Away (13%)**
- ▶ **Places for Outdoor Recreation are Expensive (13%)**

In the United States, the Hispanic population increased by 43% over the last decade, compared to 5% for the non-Hispanic population, and accounted for more than half of all the population growth. According to Emily Sheffield, the growing racial and ethnic diversity is particularly important to recreation and leisure service providers, as family and individual recreation patterns and preferences are strongly shaped by cultural influences.

Sports Trends

According to the Sports and Fitness Industry Association, high-intensity interval training (HIIT) and cross-training style workouts, or CrossFit, are two of the top trending aerobic activities. CrossFit combines elements of gymnastics, weightlifting, running, rowing, and other sports to create a varied fitness regime. With regard to individual sports, off-road triathlons have seen almost 17% average annual growth for the last five years. These races, such as XTERRAs, consist of a competitive combination of swimming, mountain biking, and trail running.

Pickleball, a paddle sport mixing badminton, tennis, and table tennis, is still trending, gaining an average 8 percent growth each year. Growing even slightly faster is Cardio Tennis at 9.1 percent. Cardio Tennis is a fitness program that focuses on combining a full body workout with elements of tennis. Engaging non-participants is one of the challenges of parks and recreation agencies. According to the 2018 SFIA report, Income has been seen to impact activity rates; those households making under \$50,000 are significantly less active than those making more. Data shows that having someone to join first time users will increase participation more than any other reason.

Sports Trends

| Water Sport | 5 Year Avg. Annual Growth |
|-----------------------|---------------------------|
| Stand Up Paddling | ↑ 20.2% |
| Kayaking (whitewater) | ↑ 6.0% |
| Recreational Kayaking | ↑ 5.2% |
| Rafting | ↓ -1.4% |
| Water Skiing | ↓ -3.8% |
| Jet Skiing | ↓ -5.0% |

| Team Sport | 5 Year Avg. Annual Change |
|---------------------|---------------------------|
| Rugby | ↑ 16.5% |
| Baseball | ↑ 10.4% |
| Swimming on a Team | ↑ 10.1% |
| Fast Pitch Softball | ↑ -2.7% |
| Touch Football | ↓ -3.5% |
| Ultimate Frisbee | ↓ -8.7% |

| Aerobic Activity | 5 Year Avg. Annual Change |
|---------------------------------------|---------------------------|
| High Impact Intensity Training (HIIT) | ↑ 9.3% |
| Cross-Training Style Workouts | ↑ 6.6% |
| Row Machine | ↑ 5.8% |
| Stair Climbing Machine | ↑ 5.6% |
| Aquatic Exercise | ↑ 5.0% |
| Tai Chi | ↑ 5.0% |
| Strength Activity | 5 Year Avg. Annual Change |
| Kettleballs | ↑ 7.0% |
| Individual Sports | 5 Year Avg. Annual Change |
| Triathlon (Off-Road) | ↑ 17.1% |
| Martial Arts | ↑ 11.2% |
| MMA for Fitness | ↑ 11.1% |
| Trail Running | ↑ 9.6% |
| Boxing for Competition | ↑ 9.5% |
| Adventure Racing | ↑ 7.3% |
| Boxing for Fitness | ↑ 6.2% |
| Racquet Sports | 5 Year Avg. Annual Change |
| Cardio Tennis | ↑ 9.1% |
| Pickleball | ↑ 8.5% |

Source: 2018 Sports, Fitness, and Leisure Activities Topline Participation Report, 2012-2017

SUMMARY OF KEY FINDINGS

Demographics

- ▶ *Population in the vicinity is growing faster than the State and will require additional recreational opportunities to keep up with need and demand.*
- ▶ *33 percent of the residents in Subregion 4 are school-aged (under 20).*
- ▶ *More than 90 percent of the population in Subregion 4 is African American.*
- ▶ *With 10 percent of households in the WMRP Sphere of Influence received food stamps in 2019, and about 10 percent of study area residents are considered below the poverty level.*
- ▶ *Both median household and per capita income levels in Subregion 4 are growing at slower paces than in neighboring study areas. Currently, the median household income in Subregion 4 is \$51,763, which is 24.5 percent lower than in the rest of the county and 43.6 percent lower than in the region.*
- ▶ *Also, 18 percent of residents live with some sort of hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty.*
- ▶ *Subregion 4 is largely built out, offering few opportunities for new, green space development.*

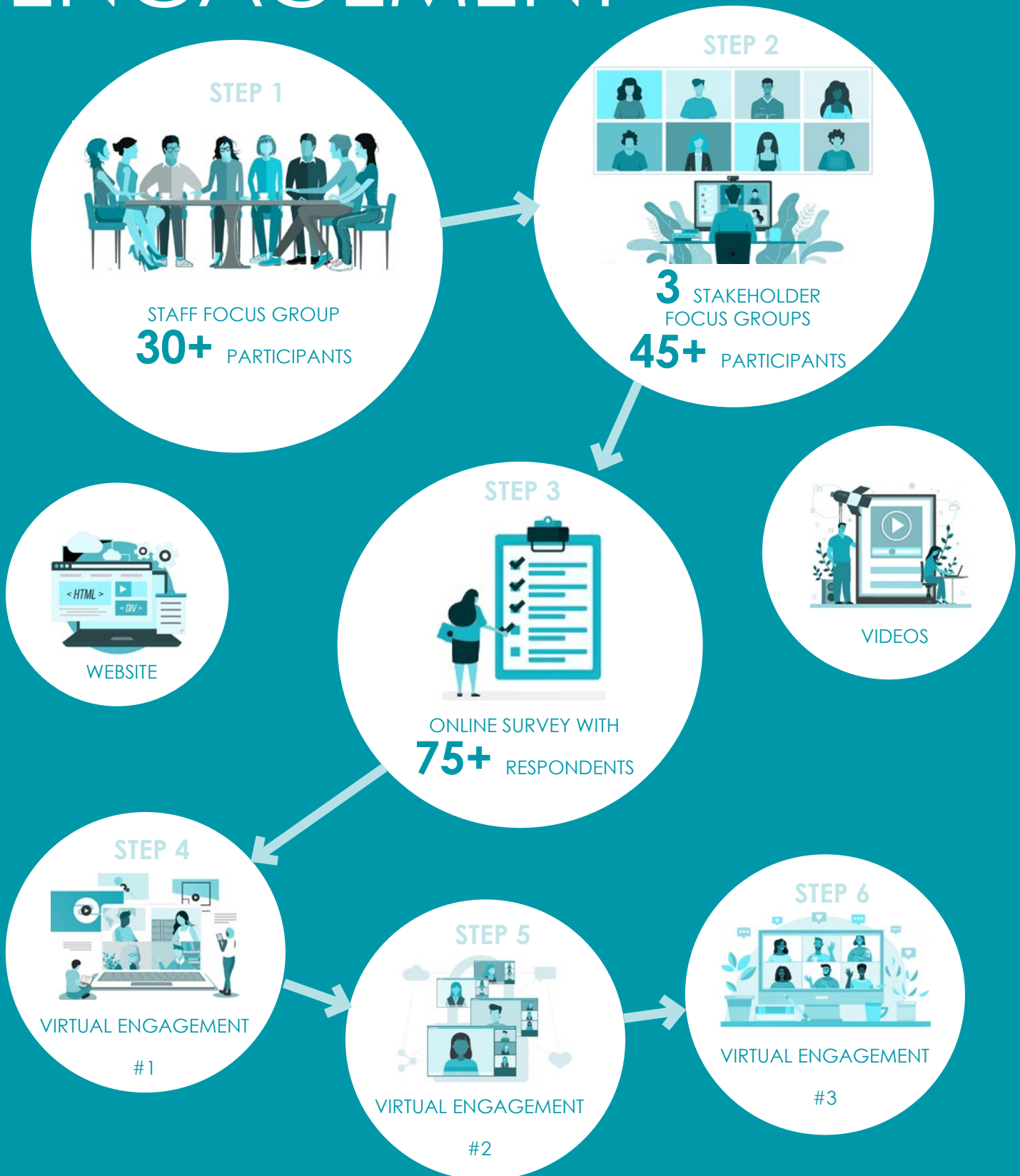
Relevant Parks and Recreation Trends

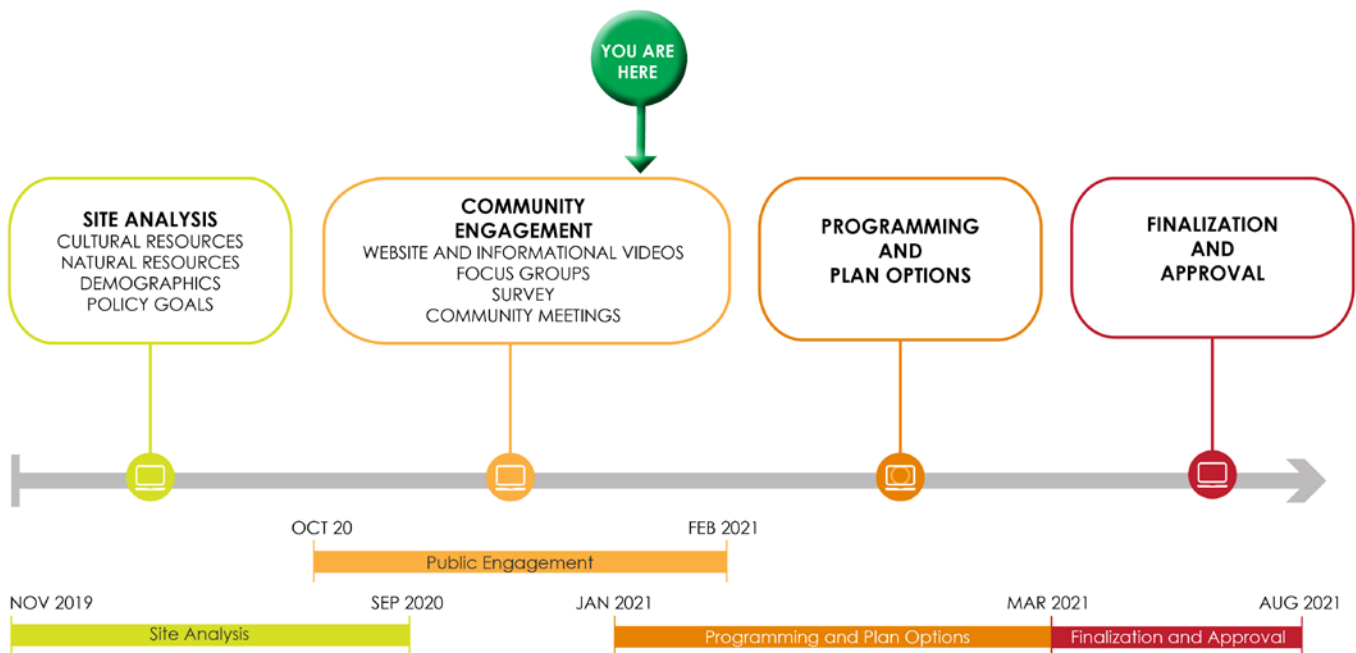
- ▶ *Adventure Programming*
- ▶ *ADA Compliance*
- ▶ *Aquatics & Water Recreation Trends*
- ▶ *Community Events and Festivals*
- ▶ *Generational Trends in Recreation*
- ▶ *Historic Structures*
- ▶ *Nature Programming/Nature Deficit Disorder*
- ▶ *Outdoor Fitness Trails*
- ▶ *Outdoor Recreation*
- ▶ *Recreational Preferences by Ethnicity*
- ▶ *Splashpads*
- ▶ *Sports Trends*
- ▶ *Dog Parks*
- ▶ *Therapeutic Recreation*



Source: M-NCPPC

COMMUNITY ENGAGEMENT





Source: LSG Landscape Architecture

Intention

Community input from a representative portion of the community is imperative to ensuring equity and to the success of plan recommendations. This is especially important for a large regional park, such as Walker Mill Regional Park, with its unique location, variety of natural and cultural resources and a diverse user group. The community engagement process was designed to inform, consult, and involve people at every stage of the project.

Process

In person staff interviews and group meetings were conducted during January of 2020 to understand basic parameters for planning and design, and to develop a community engagement strategy. Unfortunately, just before the very first in-person community engagement session, the COVID-19 pandemic began. That forced the planning team to pause and change its strategy from an in-person engagement process to a completely virtual engagement process.

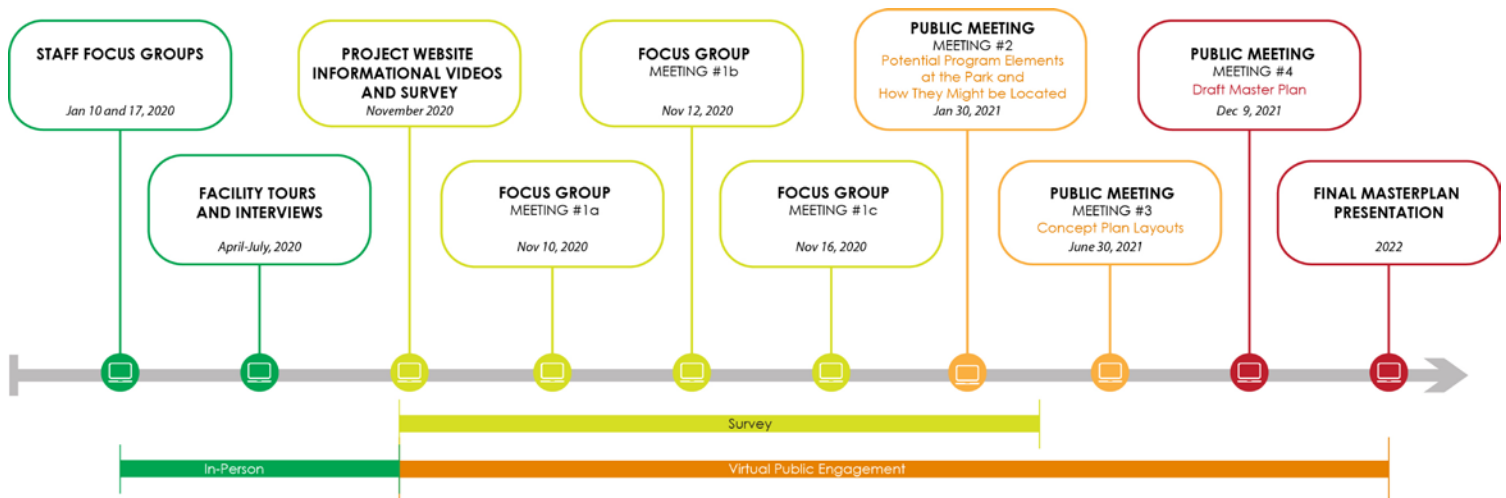
To help inform the residents of Prince George's County and users of Walker Mill Park, a multi-faceted engagement strategy was developed. That included a project specific website, an online survey, and informational videos about the various

aspects of the site, including its context and history posted online.

Three focus groups were held using virtual platforms to consult with community stakeholders, community leaders, and interested residents. Throughout this process the goal was to present to the community the opportunities and challenges present on the north side of the park, to identify what the community likes about the currently developed portion of Walker Mill and to discover their vision and needs for the future.

After this outreach to gather community input identifying needs and aspirations, the planning team went back to the community with concept designs, to seek their input on the proposed programming of the park and involve them in the actual planning process. This was achieved through three community meetings, held virtually using Microsoft Teams and Zoom platforms. A variety of tools were used including online polling and breakout sessions to gather feedback on the concepts presented and verify the development of the plan.

The following section is a brief summary of each engagement session.



Source LSG Landscape Architecture

STAFF INTERVIEWS

Early in the process interviews were held with key county divisions, such as Natural and Historic Resources Division, the Youth and Countywide Sports Division, the Aquatics and Athletic Facilities Division, and Central Area Operations and Maintenance, Special Programs, Park Police, and Park Planning and Development. These interviews helped the masterplan team gain an in-depth understanding of the critical context relating to the park.

Key Findings of the Interviews were:

- While there is community interest for festivals to be held on the site, access, parking, and Walker Mill Road make this challenging.
- The history of the site extends beyond the story of the Concord family. Other structures and sites beyond the Manor House should be considered for interpretation, including those no longer extant on site.
- Occupancy limits on Concord Manor would prohibit events larger than 50 people from happening inside.
- Engage local descendants who still live nearby for historical perspective.
- Great opportunities for archeology and historical documentation here.
- Parking is already an issue, not enough for present sports programs on the south side.
- Current sports programs are heavily used, could be expanded if space allowed.
- Picnic areas would likely be very popular.
- There is a need for additional restroom facilities.
- Programming is lacking, the park is seen as a large neighborhood park rather than a destination.
- There is a large demand for garden plots.
- Trails and scheduled Walks/Runs would be of value, as long as they can avoid road crossings.
- A dog park is of interest.
- Northern site is seen as conducive to passive recreation, with open space and gardens such as a serenity garden.
- Will need areas for park maintenance equipment.
- Concord House used to have historic gardens, possible to revive.
- Think about overflow parking locations for larger events.
- Urban agriculture, farmer's markets, etc would be of interest.
- Desire for Department of Parks and Recreation presence on site. Park Police chosen due to their needs and the issues with parking along Walker Mill Road.
- Location next to beltway makes park conducive to regional/evening events.
- Safety concerns along Walker Mill Road.
- Noted that Maryland Historic Trust will have oversight on any proposals or improvements.

VIDEOS

As part of virtual engagement strategy, three 5-7 minute long videos about various aspects of the park were created. The goal of these videos was to help the community and park users understand the unique natural and cultural resources present on the north side of the park and also to provide an overview of the planning process they should expect in months to come.

These were uploaded to the project website and advertised in an effort to provide more detailed background information to the community, allowing them to come prepared and informed prior to the community meeting, and review the information independently.

SURVEY

Community surveys are a great tool for master planning efforts. They provide everyone an equal opportunity to make their voice heard and help provide an objective view of the entire community. A Masterplan survey went live online in November of 2020, and garnered more than 75 responses.

The majority of respondents noted they had been visiting the park less than 5 years (36%), or 5-9 years (26.7%). Given that many immediate park neighbors who were vocal and active in the focus group process have been in the area for over thirty years, the survey was clearly able to reach additional park users and interested constituents. Respondents noted their use as occasional – a few

times a year but not monthly (54.7%). The activities and facilities they currently used at the park were the playground (70.7%), the trails (65.3%), and athletic tournaments (21.3%).

Respondents noted the location, playground, fields, trails and community aspect as things they liked about the current offerings, and suggested adding more picnicking, dog facilities, trails and bathrooms. Respondents felt that seniors were underserved by the current park offerings, and were largely (68%) unaware that the northern parcel was part of Walker Mill Regional Park at all, with a majority (72%) also unaware that Concord Manor was present on the property.

Quotes from On-line Survey

"Have more **nature activities** for the kids. Maybe nature hikes, searching for different rocks, walk near the water areas to explore."

"**Teaching of agriculture** and how it goes from the land to the table. Or preserve the house and display the **historic information**."

"There are many neighbors who have dogs in this area, it would be nice if there was a **dog park**. Separated in the 3 different spaces for small, medium and large dogs. Places to sit so owners could chat and watch their dogs play. A fountain in which to fill water bowls and receptacles and bags specifically for dog waste."

"More **outdoor gatherings**, picnics in the park, movie nights, **local musicians** and **talent**. It's a nice park but it isn't being utilized by the community as much as it should be."

"Provide more **spray parks** for local residents who want water activities but not go to the pool."

"**Natural trails** should be nice. Highlight significance of the **agricultural and archeological history**. Add a swimming pool and it just becomes another neighborhood park."

"Setup of **zip lines**, rope rigs & wooden bridges for children and adults. List of what is in the park outside the entrance. More **advertising** of the amenities."

"More recreational programs for **toddlers**."

"The **seniors** in this area aren't using it as much. Mostly I think because there is **nowhere to sit** unless you go up that big hill to the playground and it's too many kids."

"Please make our park just as **beautiful** and **multifunctional** as the more favorable parks! Our children would love a science center, a nature center, concession stands, hay rides, animal exhibits, rental rooms for parties and more! **Just because our zip codes are different does not mean we should be treated differently!**"

FOCUS GROUPS

The masterplanning team has found that the use of small group techniques to initially engage community participants and understand their needs and preferences is a very effective approach. Mixed focus groups have the advantage of breaking apart single-interest participants so that they can learn from each other and create a broad universe of possible program elements for a park in an informal and conversational manner.

The team conducted three virtual community focus groups via Microsoft Teams drawing from individual users and groups, community faith leaders, community advocacy groups, and primary stakeholders such as youth, seniors, other recreation providers, citizens with disabilities, and school officials. An initial presentation was given, summarizing the history of planning efforts for the park, the natural and cultural resources on the site, and the resulting opportunities and constraints present. Questions were asked throughout the presentation, inviting responses and discussion on a variety of topics.

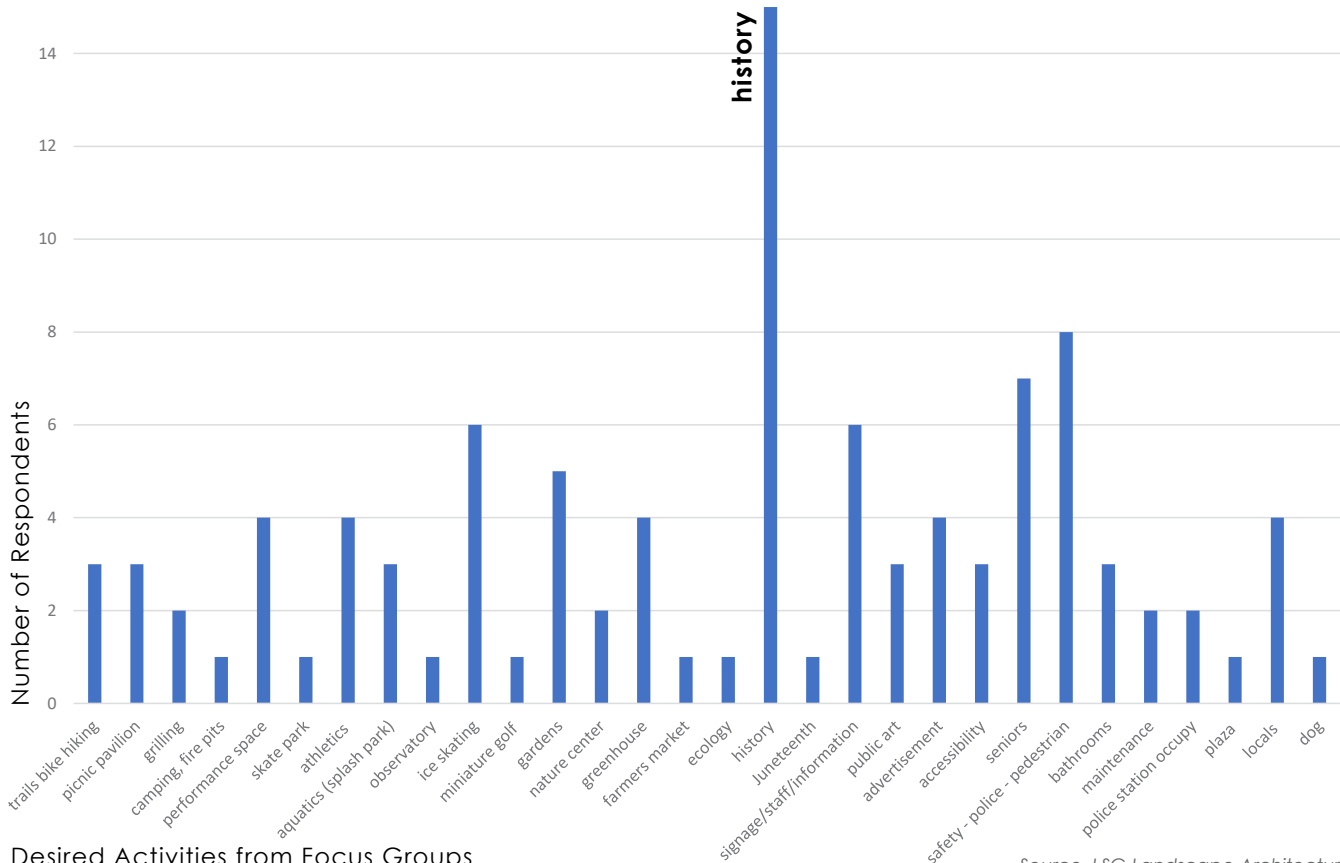
Participants listed athletics and gatherings as their favorite things to do in the currently developed portion of Walker Mill Regional Park, noting baseball, football, trail use, the skatepark, and the playground, as well as picnics and group gatherings. When it came to what activities should be added, participants focused on athletics, gardens and agriculture, cultural activities, and access.

Key Findings From Focus Groups



ATHLETICS

- More turf or baseball fields: could be a good revenue generator. Commenters noted fields are not always accessible to the local community and use permits are often subleased to groups outside of the county.
- More athletic fields for kickball: currently there are not kickball fields available for girls in the area.
- Skate rink for additional outdoor activities (especially because of COVID-19). Could be in-line skate rink and/or winter ice rink. Consider repurposing the courts for winter use.



Source: LSG Landscape Architecture

- Suggested improvements to the existing skatepark included more flat areas, grind rails and shade.
- Water activities, such as an aquatic center, water park, and additional splash park were suggested.
- Miniature golf.



GARDENS, AGRICULTURE, AND ECOLOGY

- Current allotment garden plots serve an important function in the community. Participants asked to see this usage expanded, with additional plots, greenhouse facilities. Participants noted the history of agricultural land use on site and in the region, the need for agricultural education to the current generations, and the economic need to feed the community in difficult economic times.
- Desire was expressed to have farmer's markets on site. The lack of accessibility to fresh food and produce in the community was noted.
- The forests and natural resources of the site were also acknowledged, with participants suggesting educational programs to highlight the ecology of the site and attract visitors and proposing a nature center.



CULTURAL AND SPECIAL ACTIVITIES

- Performance and event space was a repeated theme. Live music and entertainment was noted as a way to bring all different types and age groups to the park, expand uses for festivals and other community events and support local artists.
- Respecting and explaining the history of the site was an almost universal theme. Various ways of doing this were discussed, through having a cultural history center, education programs for school children, explanatory signage or QR codes throughout the property, working/living agricultural features, the renovation of structures, etc. It was noted that the history should encompass both the Concord House and other related regional history including education about the Ridgley family's historical importance.
- Bring back Juneteenth activities, very important to the community.
- Observatory for sky viewing, viewpoint or telescope.
- Would like to see public art, and perhaps a plaza for gatherings.
- Concord House presents an opportunity for a museum: talk about site history, regional African

American history, and continuing elements in the region today. The house and surrounding landscape could be improved to attract visitors and provide interactive activities and exhibits. Find a way to integrate with current stories and art.

- The Concord House must be renovated and the property that envelopes it should have a well designed landscape. The venue should be used for events like those held at Newton White Mansion and other venues.



IMPROVED ACCESS

- Increased accessibility: currently need a vehicle to get to the site. Improved pedestrian access (in number and in safety) was stated multiple times.
- More robust trail system and better access though the interior of the park. ADA options for park interior are lacking and should be a focus. Senior neighbors may appreciate more gentle trail options.
- Speed bumps: vehicular traffic too fast. Walker Mill Road is unsafe for pedestrians to cross from the south to the north side of the park. Consider a pedestrian overpass.
- Advertising and outreach are important to accessibility. Participants would like to see more information about park offerings and activities. An interactive directory and distinctive entry signage were also mentioned.
- It was felt that gateway signage and branding would help with park identity.
- Participants discussed the need for more amenities and activities that would serve the nearby community members and intergenerational users, including senior citizens. They would like to see access and ties in to the park neighbors as well as the regional perspective.

OTHER FEATURES AND AMENITIES

- Expanded picnic pavilions and grilling facilities.
- Restrooms: more in quantity and more easily accessible.
- Pet waste stations and water fountains.
- Lighting is also important to make the site safe.
- Less parking, so the park has more of a neighborhood feel.
- It was noted that the temporary Park Police Sub-station at Walker Mill South was removed due to challenges in obtaining permits. Participants were interested in having this Park Police presence located somewhere on site for safety and emergency response availability.

Focus Group Word Cloud



Focus Groups Key Findings Summary

Participants noted current barriers to park access were the lack of ADA accessibility, unsafe pedestrian crossing conditions and a lack of public transportation. They also noted a lack of program advertising publicizing what might be taking place in the park.

Throughout the focus groups, the top priorities mentioned were community involvement, agricultural and garden uses, improving access, improving athletic access, and expanding cultural history.

General Comments

- Keep the community involved; consider how it can be used for economic opportunities.
- Focus on getting the local community out to use the park. Accessibility for all generations is important.
- Plan for large-scale development but begin implementing features now. Do not wait.
- Advertise the park: introduce signage (marquees) and boards that show scheduled events.
- Media feature: publication to advertise park plan.
- Get children to take the survey to assess their desires for the park. Greater presence of Park Police.

Agricultural and Garden Uses

- Allow allotment gardens: 15 acres adjacent to community garden to use now.
- Establish farmer's market.
- Support local agriculture.
- Garden expansion.

Address Access

- Pedestrian bridge across Walker Mill Road - address pedestrian safety crossing from the south to the north part of the park.

Improve Athletic Uses

- Partner with athletic organizations (profit share events) and possibly use proceeds for park maintenance.
- Provide exercise equipment seniors can use.

Expand Cultural History

- Performance space and outdoor concerts.
- Provide education about historical culture. Provide a concise and unified way of telling the history.
- Have park staff on-site. Perhaps a historian with information about the site to answer questions.
- Finish the Concord Manor House renovation.
- Balance use and culture: need to make the park accessible and useful to current residents while educating the public about the history.

INVOLVING THE COMMUNITY IN THE PLANNING PROCESS

The first part of the public engagement process was focused on understanding both the community and the Department of Parks and Recreation's needs. Sharing the results of the site's ecological and cultural analysis with the community helped inform the discussion around what might be feasible on the property.

The second part of the community engagement process was focused on developing the park program by recognizing common themes derived from the previous community engagement and site analysis and refining the site plan to most effectively accommodate the project's identified goals.

Based on the feedback received during the interviews, survey and focus groups, the planning team developed two potential scenarios for the site. Open public virtual engagements were conducted taking care to ensure each participant was provided ample opportunity to provide feedback and suggest any new ideas that the team might consider.

A single concept plan, and then a more refined draft plan, were subsequently presented to the community. The process ensured that community feedback was incorporated into these drafts and the team affirmed the community's expressed direction as the plan developed. Below is a summary of each community meeting.

Community Meeting 1

The first public presentation was held virtually. A comprehensive overview of the site's location, context, cultural history and physical characteristics was presented. The site was then broken down into zones with similar characteristics and distinct types of development opportunities that might or might not be appropriate within them. The zones of the park are the Conservation Areas, the Southern Athletic Zone, Concord Historic Site, the Western Zone, the Community Agricultural Zone, the Eastern and Northeastern Zone, and the Walker Mill Road Zone.

Polling was used throughout the meeting to solicit feedback and keep people involved throughout the process. Polling results told us that the majority of participants were neighbors and frequent users of the park. They prioritized local history, health and recreation, and the conservation of natural resources. Important amenities to be considered

were performance spaces, athletic or aquatic facilities, passive recreation, and botanic gardens.

Community Meeting 2

The second public presentation was also held virtually. It provided a brief recap of the site's analysis and the masterplan process, and talked in more detail about the potential layout of program elements on the northern side of the park.

Breakout rooms were utilized in this presentation to allow more conversation about the options presented. The breakout rooms each had one presenter, a team member familiar with the concept proposals; one support person to take notes, and a mix of community members. Breakout rooms were limited at ten persons maximum to allow time for conversation.

In the discussions, concerns were raised about road safety and traffic along Walker Mill Road. The presence of a Park Police station was viewed favorably. Community gardens were very popular with potential to expand. Participants would like to see educational elements included – highlighting the agricultural history, natural resources and nature education, as well as the history of the site and ongoing contributions of the African American community. Participants also encouraged public art, whether permanent or rotating, for enjoyment and to tell the story of the people and the place. Participants were excited to see the park development happening.

Community Meeting 3

The third public presentation, also held virtually, provided a brief recap of the masterplan process to date, and presented the draft masterplan to the community.

The goal was to inform the public of how the analysis and prior feedback had been incorporated on the site, to verify that it met the community's needs and goals, and to hear concerns, comments and questions on the plan's direction. Comments were handled orally and via chat without use of breakout rooms.

Questions and conversation in this meeting revolved around trails, road safety, the ability to hold larger events or festivals on site, and how the phasing would be implemented. Feedback on the plan was largely positive.



Concord Manor House
Source: LSG Landscape Architecture

KEY FINDINGS SUMMARY

A robust public process is essential for the planning of places that serve their community's needs. Throughout the process, many themes emerged as repeatedly generating interest and these confirmed the direction the park should take. The community's strong interest in agriculture and history supported program ideas for the northern portions that would complement the natural capacity of the landscape. Understanding major concerns about access, safety and maintenance clarified the topics which the Department of Parks and Recreation should regard as immediate priorities.

Overall, the major themes relayed by community engagement for the northern portion of Walker Mill Regional Park were:

- **Provide for Gardens and Agriculture**
- **Protect Ecological Resources**
- **Provide for Cultural and Group Gathering Activities**
- **Expand Cultural History Elements**
- **Increase Recreational Offerings for a Variety of User Groups**
- **Improve Access To and Within the Park**



CREATING THE PROGRAM AND TESTING ALTERNATIVES



What the site analysis told us

Much of the developable area of Walker Mill Regional Park south of Walker Mill Road has been built out with different activity areas. The remaining forested lands are in forest conservation or are part of the floodplain associated with the Southwest Branch. From casual observation, the large open fields north of Walker Mill Road appear suited to expand the park's available recreational space. However, this land is subject to overlapping layers of physical, regulatory and policy constraints. Assuming that the bulk of the mature forests are to be protected, and that only limited development will occur within the MHT historic easement, only a few smaller areas of developable land remain. These areas have viable road access and some existing provisions for utility access. Additional land in the northeastern segment across Walker Mill Drive may be open for future development as well, subject to shifts in the current Tree Conservation Area boundaries.

What park users told us

Much of the public's current perception of Walker Mill Regional Park is based on the existing playground and athletic fields south of Walker Mill Road. Many participants were unaware of the site's historic structures and the regulatory frameworks around them. Discussing the special setting and the unique nature of the conservation lands influenced public perception of the site's resources and how they should be used and protected in the future.

Community members had exciting and creative ideas to incorporate art, events, and large gatherings into the park. They also felt that senior members of the community would benefit tremendously from having a quieter place to enjoy nature and company. Education and history were extremely important to community members, particularly their agricultural heritage. They hoped for the park to lead to economic benefit to the community as well, from food production for individual use, to farmer's markets, and an associated café.

What government policies told us

The three major goals and objectives outlined in the *Formula 2040* plan and the *Land Preservation Parks and Recreation Plan* are Connectivity, Health and Wellness, and Economic Development. The plan for Walker Mill Regional Park can support these goals through the identified objectives of Parkland, Recreation, Trails, Programs and Health and Wellness. The County's Vision Zero strategy to eliminate traffic related injuries and deaths provides significant guidance for development along Walker Mill Road, as well as internal park roads, and pedestrian and bicycle crossings.

M-NCPPC's mission in Prince George's County includes encouraging and facilitating the conservation and preservation of the Prince George's County's historic and cultural heritage. The standards and guidelines established by the Maryland Historic Trust will be applicable to work proposed within existing easements at Walker Mill Regional Park. Applying sensitive and protective adaptive re-use principles to the resources on site will preserve these elements for future generations.

Vision Statement

The development of the northern portion of Walker Mill Regional Park will reveal the **natural, historical, and cultural resources** that are important to this region and will provide a unique setting that will allow park users to **explore, engage and educate** themselves with these resources, through passive and active recreational opportunities. Program development will create **synergy between existing elements** on the south and future programs on the north, ensuring significant benefit to the community.

MAJOR THEMES

Based on the extensive community engagement and detailed site analysis, five major themes or principles were developed to guide the planning and development of the northern portion of the Walker Mill Regional Park. These are discussed below.



PRESERVATION OF HISTORY

Concord Manor House and its agricultural history, as well as significant archeological resources dating back to Native American history, provide a unique framework to interpret the settlement and growth of Prince George's County. The site has strong links to the County's early African American entrepreneurship and institutions. This is an important aspect for the community and was discussed throughout the engagement process. The significance of the area's African American history is integral to the history of the County.

The park presents an opportunity to tell unique stories and lessons, helping current residents and future generations to learn, through the lens of history. So, conservation of Concord Manor House and associated regional history are critical as an important theme that must guide the planning process and development of the park.

Leaning into the specifics of this site and its surroundings' history will bring the park a broad level of general interest. Various aspects that must be explored include local and regional ties between Concord Manor House and neighboring African American sites such as Ridgley Rosenwald School and Methodist Church. The Chesapeake

Beach Railroad, as well as significant archeological remains related to Native American settlements, are other important aspects of cultural and historical significance.

To explore the full potential of this theme any planning efforts will need to be coordinated with Maryland Historical Trust, which holds an easement on a significant portion of the park.



AGRICULTURE

The soil survey by USDA-NRCS indicates that significant portions of the northern half of Walker Mill Regional Park contains prime agricultural soils of statewide importance. This is land that has remained intact since the early settlements and has never been developed.

The topic of the agricultural history of the county and the impact on the region were brought up repeatedly by senior community members, who desire not to have this knowledge lost. The park already contains a small but thriving community garden area and the community is overwhelmingly interested in preserving this program and potentially expanding this program as part of the master plan.

Thus, Agriculture is an important theme that should guide the planning and development of the park. This may include development of basic infrastructure such as access, utilities, and other facilities necessary to have a thriving community garden and community agriculture program. It is also important to find creative ways to engage younger generations to get interested and involved in agriculture and gardening. Programs such as a

Farmers Market will further help to address issues such as access to healthy food and support for the local economy.



NATURAL RESOURCES

Walker Mill Regional Park is the only Prince George's County regional park inside the Beltway, with expansive natural resources that make it an unusual and valuable ecological asset. There are few similar large tracts of mature forest, associated wetlands and open former agricultural fields in urbanized parts of Prince George's County. This site provides environmental services to the surrounding community which will only be more important as time goes on, as well as potential access to nature for residents.

Almost 69% of the northern portion of the park is in mature forest cover, either upland or associated with the Southwest Branch floodplain. These forests are valuable enough to be considered important for forest interior dwelling species (FIDS). Even though they are fragmented by Walker Mill Drive and the PEPCO utility easement, in conjunction with already protected forests south of Walker Mill Road, they can create an exceptionally large preserve inside the Capital Beltway.

The community recognized the importance of the forests and throughout the community engagement process they strongly supported the idea of conserving Natural Resources, as well as providing opportunities to explore and learn about them.



Farm Implements On-site

Source: LSG Landscape Architecture



*Concord Manor House
Source: LSG Landscape Architecture*

for the conservation of forested land, protection of endangered species, and habitat enhancement in general. It will also provide recommendations for the use of the park as an educational resource for current and future nature lovers.

Various habitat and forest cover types provide a great opportunity to experience a range of natural settings and learn about them. The park is home to several large trees, as well as a few champion trees, which present a unique attraction.

Additionally, playing in nature is an educational opportunity that has numerous benefits, from increasing active and healthy lifestyles, to developing a conservation mindset, to understanding the ecosystems and wildlife that depend on them. According to the report, "Nature Play & Learning Places: Creating and Managing Places where Children Engage with Nature," there is a genuine need in today's society for learning spaces that spark creative play with natural materials, such as plants, vines, shrubs, rocks, water, logs, and other elements.

However, it is also important to tread lightly on this resource and care must be taken regarding wetlands, floodplains, steep slopes, erodible soils and potential impacts of trails construction on the fragile forest land.



COMMUNITY ACCESS & GATHERING

Parks provide a special place for people to gather. Be it family groups, church picnics, school or sports celebrations, weddings or holidays, being together in a beautiful setting is important to everyone. The advent of Covid-19 has further heightened the understanding of how important it is to have outdoor alternatives. Walker Mill Regional Park can provide a platform to strengthen community relationships with room for small gathering spaces and larger event spaces, bringing value to all members of the community regardless of age or physical ability.

The first three themes, History, Agriculture, and Natural Resources, will generate tremendous opportunities for large-scale gatherings and programs that could be beneficial to all segments of society. The Community Access and Gathering theme will help to explore this enormous potential for providing a great outdoor place for active and passive recreation, as well as education and social gathering. Higher capacity picnic shelters will be located to accommodate group gatherings, an amenity in high demand. A central event space can be used for live music and other performances. Lawns can support festival uses with temporary parking and restroom facilities for special events. The park should be a central place for the community to gather and celebrate.

The plan will focus on easy, equitable and safe access for all and providing infrastructure necessary to hold events and programs while respecting the historic significance of the land and its natural resources. The planning process will endeavor to evaluate various potential programs and provide them with the necessary infrastructure.



HEALTH & RECREATION

One of the goals of the Prince George's County's *Formula 2040* functional master plan is to use the County's park facilities and programs to provide wellness components that will contribute to the physical and mental health of patrons and to the environmental health of communities. Throughout the community engagement sessions, residents were keen on identifying more opportunities for walking and biking trails, outdoor picnics, as well as organized sports or recreation.

The Health and Recreation theme will focus on incorporating various amenities that the community requested through the engagement process, as well as the amenities identified by County's PPRP and *Formula 2040* Master Plan. In particular, it was noted that many nearby residents are seniors, and would benefit from walking trails of varying lengths, seating opportunities, and adult fitness stations. Children's needs were also highlighted, particularly the desire for a splash pad to enjoy on hot summer days.

The planning team must also consider and balance the need to provide more recreational amenities with the unique historical context, restrictions posed by MHT easement and the need to conserve natural resources.

DETERMINING THE AMENITIES PROGRAM

A comprehensive approach to determining the park amenities program is essential to the success of any park master planning effort. Careful consideration of various competing interests and thematic priorities leads to a desired outcome and helps with achieving planning goals.

The Walker Mill planning team carefully considered the goals and objectives of the park as well as the guiding principles established above, and discussed these with the community in virtual public engagement sessions to arrive at a list of facilities that the plan should incorporate. The team also took into consideration how these facilities will support various programs that were envisioned throughout the process.

The following pages indicate various facilities associated with each theme that will be part of the park master plan. We also discuss how each of these facilities will assist various sections of the community such as children, youth, adults, seniors, new immigrants, and minority groups.

For various reasons, not all facilities and amenities that were considered in the planning process were finally incorporated into the master plan. For example, the *Formula 2040* functional Master Plan indicated a deficit in the aquatic offerings in Area 5. The plan identified Walker Mill Regional Park as a potential site for a new facility. Studies of five of the County's major aquatic facilities were conducted by the planning team to develop a program that could be incorporated within the northern portion of Walker Mill Park. The team also developed a sketch for the planning scenario that incorporated such an aquatic facility on the northern side of the park. However, a more detailed facility study was undertaken by the County and published as the "M-NCPPC Multi-Generational Recreation Center Planning" in May 2021. It concluded that the J. Franklyn Bourne facility would not need new work until 2040 and that the Service Area did not need a new outdoor pool at this time. A simple splash pad remains of interest to the County and its needs assessment.

Other items that were suggested by residents, such as mini-golf or a skating rink, did not fit well within the site constraints and other more highly-desired program elements.

PROGRAMMING AND FACILITIES MATRIX

PRESERVATION OF HISTORY

Facility/Amenity:

| Renovated Manor House | Renovated Outbuildings | Museum | Event Lawn |
|---|--|---|--|
| Could Support Programming Such As: | | | |
| <ul style="list-style-type: none"> History for Tots Tour of the house and grounds Scavenger Hunt African American Youth Program School Tours History Programs Art Festival | <ul style="list-style-type: none"> History for Tots Scavenger Hunt Seasonal Tours Historic Demonstrations African American Youth Program School Tours Tour of the house and grounds Art Walk | <ul style="list-style-type: none"> History for Tots Tour of the house and grounds African American Youth Program School Tours Museum Tour Heritage Day Tour | <ul style="list-style-type: none"> Community Food Festival Music Festival Art Festival Heritage Day Event Community Festivals |
| Infrastructure Needs: | | | |
| <ul style="list-style-type: none"> Parking for staff Parking for visitors Restrooms Trails Interpretive Signage | <ul style="list-style-type: none"> Trails Interpretive Signage | <ul style="list-style-type: none"> Parking for staff Parking for visitors Restrooms | <ul style="list-style-type: none"> Parking for staff Parking for visitors Restrooms Temporary Tent space |



Walker Mill Regional Park North
Source: LSG Landscape Architecture



Black History Month Event
Source: PG County DPR



M-NCPPC Juneteenth 2015
Source: PG County DPR

NATURAL RESOURCES

Facility/Amenity:

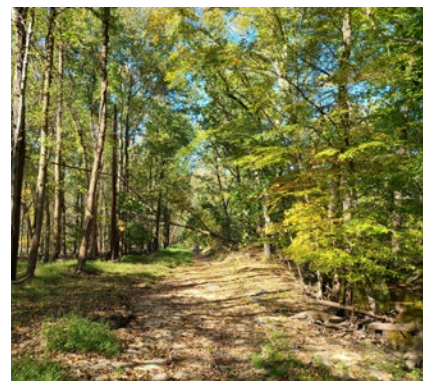
Nature Conservation

Could Support Programming Such As:

- Free Forest School
- Stewardship programs
- Sensory Walk
- Nature Storytelling
- Nature Scavenger Hunt
- School Field Trip
- Youth Naturalist Programs
- Scout Programs
- Master Conservationist Programs
- Nature Photography
- Mountain Biking
- Watershed Clean-up Day
- Birdwatching
- Forage Maryland

Infrastructure Needs:

- Trails
- Observation Platform
- Signage



Walker Mill Regional Park North
Source: LSG Landscape Architecture



AGRICULTURE

Facility/Amenity:**Garden Plots****Farming Plots****Farmer's Market****Hoop House****Could Support Programming Such As:**

- | | | | |
|--|--|--|--|
| <ul style="list-style-type: none"> • Family Gardening • Scavenger Hunt • Stories in the Garden • Gardening Classes • Young Sprouts Programs • Junior Master Gardener • Community Garden • Horticultural Classes • Edible Garden Tour • Therapeutic Gardening | <ul style="list-style-type: none"> • Hayrides • Make A Scarecrow • School Tours • Seasonal Demonstrations • 4H Education • Plot rentals • UMD Extension Research Projects | <ul style="list-style-type: none"> • Farm animal petting • Pumpkin Patch • School Tasting Program • Seasonal Festivals • Food Trucks • Annual Plant Sale • Culinary Talks • Food Festivals | <ul style="list-style-type: none"> • Hands-on Workshop • School Tours • Junior Master Gardener • Gardening Classes • Greenhouse Tour • Annual Plant Sale |
|--|--|--|--|

Infrastructure Needs:

- | | | | |
|---|---|---|---|
| <ul style="list-style-type: none"> • Parking • Garden Sheds • Trails • Restrooms • Water and Electricity | <ul style="list-style-type: none"> • Parking • Garden Sheds • Trails • Restrooms • Water and Electricity | <ul style="list-style-type: none"> • Parking • Restrooms • Water and Electricity | <ul style="list-style-type: none"> • Parking • Garden Sheds • Trails • Restrooms • Water and Electricity |
|---|---|---|---|



COMMUNITY ACCESS & GATHERING

Facility/Amenity:**Central Stage****Demonstration Gardens****Park Police****Picnic Shelters****Could Support Programming Such As:**

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> • Spray Grounds Water Play • Seasonal Garden Exhibits • Music Performance • Arts and Crafts Workshops • Outdoor Art Walk • Theater in the Park • Scout Programs | <ul style="list-style-type: none"> • Walking Tours • Children's Garden • Art in the Gardens • Garden Talks • School Tours • Outdoor Classes • Pollinator 101 • Master Gardeners Program • Indigenous Americans Garden | <ul style="list-style-type: none"> • Community Day • Meet a Police Dog • Coffee with a Cop | <ul style="list-style-type: none"> • Summer Programs • Birthday Party • Wedding Venue • Event Rental |
|---|--|---|--|

Infrastructure Needs:

- | | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> • Parking • Restrooms | <ul style="list-style-type: none"> • Parking • Restrooms | <ul style="list-style-type: none"> • Parking | <ul style="list-style-type: none"> • Parking |
|--|--|---|---|



Source: Girl Scouts.org



Fairwood Summer Series
Source: PG County DPR



Yoga in the Park
Source: PG County DPR



M-NCPPC Walk'n'Roll Event
Source: PG County DPR

HEALTH & RECREATION

Facility/Amenity:

| Soft Surface Trail Network | Adult Fitness | Bicycle Trails | Dog Park |
|----------------------------|---------------|----------------|----------|
|----------------------------|---------------|----------------|----------|

Could Support Programming Such As:

| | | | |
|---|---|---|---|
| <ul style="list-style-type: none">• Nature Walks• Scavenger Hunts• Critter Crawl• History of the Rail Trail• Youth Nature Journaling• Scout Programs• Exploration Hike• Wetland Walk• Wildlife Walk• Trail Run | <ul style="list-style-type: none">• Outdoor Yoga• Outdoor Cardio Classes• Outdoor Tai Chi• Outdoor Body Sculpting• Outdoor Boot Camp• Outdoor Gentle Yoga• Balance and Beyond | <ul style="list-style-type: none">• Stroller accessible• Tyke tracks• Mountain Biking Classes• Biking Nature Tours | <ul style="list-style-type: none">• Summer Programs• Puppy Kindergarten• Dog Training Classes |
|---|---|---|---|

Infrastructure Needs:

| | | | |
|--|--|--|---|
| <ul style="list-style-type: none">• Trails• Parking• Signage | <ul style="list-style-type: none">• Parking• Restrooms• Drinking Water | <ul style="list-style-type: none">• Trails• Signage | <ul style="list-style-type: none">• Parking• Signage |
|--|--|--|---|

EXPERIENCE ZONES

The northern portion of the Walker Mill Regional Park constitutes over 500 acres of wooded and formerly cultivated land with vast historical and cultural resources. To effectively plan and capitalize on the various unique characteristics of the site, the planning team divided the site into six experience zones. Below is a discussion about each such zone in terms of the overall character of that space, what makes it unique, what type of activities or facilities it may support and what are the unique considerations/challenges that must be taken into consideration.

Central Zone/Concord Grounds

This is the central portion of the northern half of Walker Mill Regional Park, bounded by Walker Mill Road to the south and the PEPCO Easement on the north. This 42 acre zone includes the MHT and NRHP easements.

The overall character of this zone is dominated by the historic Manor House and its beautiful agricultural setting. The proposed activities and programs within this zone will complement the setting. Even though the land is owned by the Maryland-National Capitol Park and Planning Commission, MHT holds an easement on this land and any planning, design and development activity related to this zone must be reviewed and approved by MHT, including temporary facilities and staking.

Issues to be considered in planning and design of this area include:

- Vehicular and pedestrian access and circulation.
- Protecting the viewshed and historical context.
- Infrastructure requirements for program elements such as historic tours, festivals, agriculture, and other gatherings.
- Development in the immediate vicinity of the Concord Manor House and other historically significant structures.
- Interpretation of the historic core and archeological resources within the area .

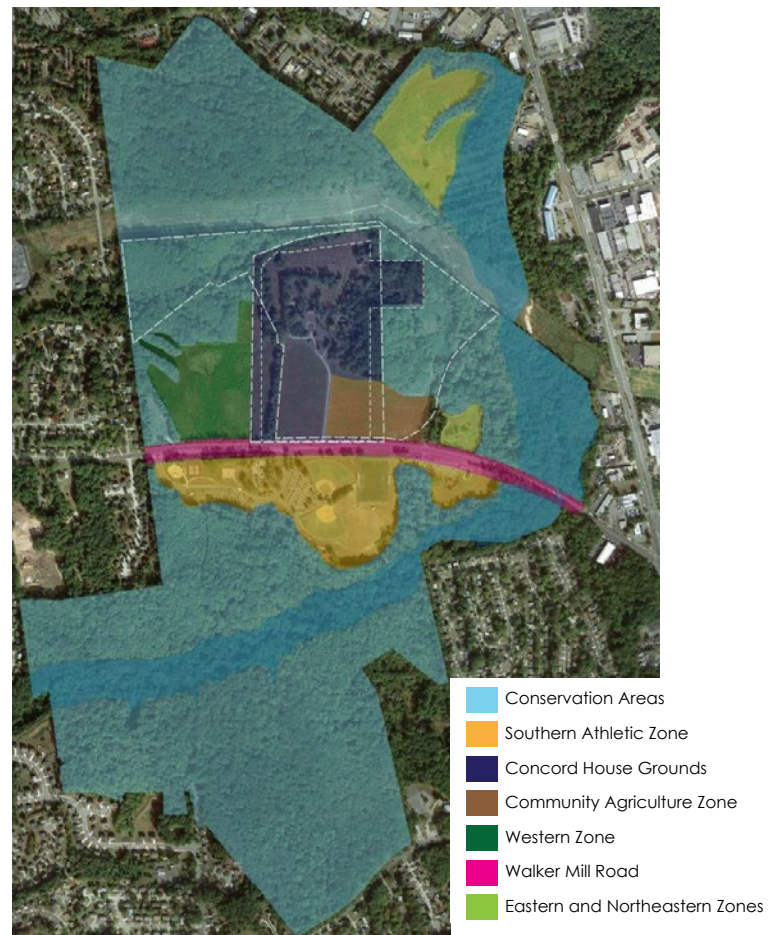
Western Zone

The area to the west of the historic core contains the largest contiguous parcel of developable land. It is largely already cleared land, and lacks the steep slopes associated with the forested conservation area. Its location directly across from the existing programs on Walker Mill South makes it a convenient place to expand programming. The

soils in this parcel are excellent for agricultural or other planting uses. The area is envisioned as a flexible area that can be used for active and passive recreation, with a focus on garden programming.

Issues to be considered in planning and design of this area include:

- Space for the passive enjoyment of nature and gardens.
- Providing safe access and parking to support program uses.
- A central focal space for event use.
- Separate spaces for group gatherings such as picnic facilities.
- Access to the adjacent conservation lands.
- Creation of an art walk with installations on a permanent or rotating basis, connecting the community's past to its present.
- Engaging all age groups by creating a children's garden, and the addition of a splash pad or spray element.
- Convenient walking paths and places for seniors, or those with differing abilities, to enjoy outdoor activity.
- Active recreational opportunities such as a ninja course and an obstacle course.



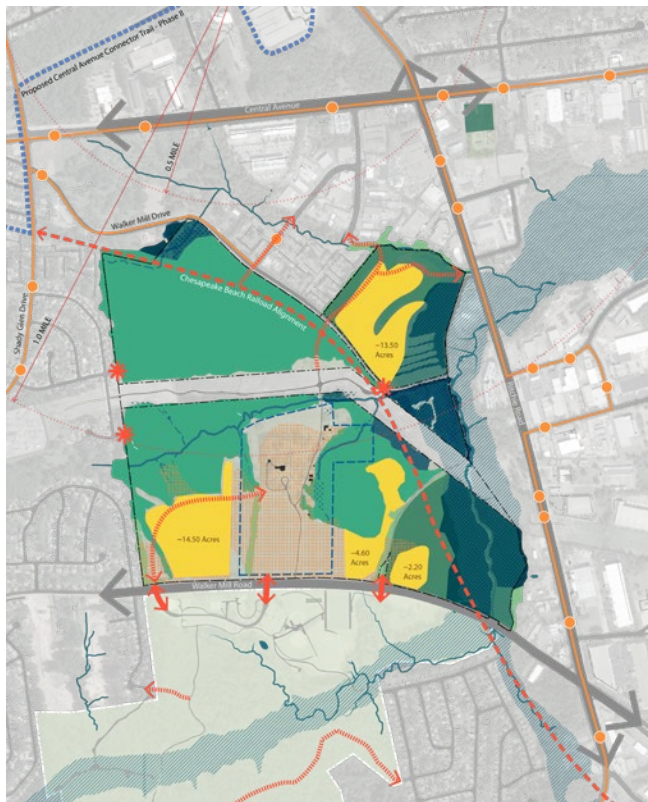
Walker Mill Experience Zones
Source: LSG Landscape Architecture

Community Agriculture and Eastern Zones

This zone extends east from the historic core to an existing entrance driveway, and includes the field beyond. It is bound on the north by the slopes and forested conservation land, and by the 100-year floodplain to the east. The area has good access to the main road and infrastructure, and opportunities for crossing over to programs on the south side. Its topography and soils suggest a natural extension of the agricultural landscape, complementing the historic Concord grounds.

Issues to be considered in planning and design of this area include:

- Preservation of prime agricultural soils.
- Infrastructure and access for facilities necessary to support the agricultural programs.
- Creation of a pathway network providing a unique experience through the agricultural plots and fields as well as general access.
- Area and existing infrastructure to situate a new Park Police substation facility, meeting the desired program elements of proximity and visibility to Walker Mill Road, with a physical separation from other major program elements.



Opportunity and Constraints Map
Source: LSG Landscape Architecture

Conservation Lands

The park's conservation lands are extensive, regionally unique, and provide critical habitat for ecosystems and animals within the capitol Beltway. No further development of the conservation lands on the southern portion of Walker Mill Regional Park is indicated at this time. The northern portion contains a number of distinct forest types and a wide variety of plant and animal species. It holds wetlands and streams in addition to the river, and extensive topographic relief.

Issues to be considered in planning and design of this area include:

- Minimization of habitat disruption caused by construction activity.
- Avoidance of the 100-year floodplain and other wetland areas.
- Creating pedestrian access through careful and site-sensitive approaches.

Active Recreation Zone on the south side

The southern active recreation zone is largely built out with successful active recreation programming. Recent improvements include additional restroom facilities, and a food truck pad.

Issues to be considered in planning and design of this area include:

- Existing opportunities for program location on the east end of the zone, adjacent to existing parking.
- Creating connection and relationships to existing program elements.
- Not disturbing existing forest lands.

Walker Mill Road

The Walker Mill Road Zone includes the road, bicycle and pedestrian ways, and adjacent buffer areas on either side. It is primarily characterized by the nature of the road and necessary responses to traffic and vehicular safety.

Issues to be considered in planning and design of this area include:

- Creating clear and visible gateway markers to signify the park.
- Providing safe pedestrian and bicycle crossings.
- Providing safe pathways parallel to the road for bicycle and pedestrian users.
- Creating distinct entry signage with clear indicators of program locations.
- Creating a strong park edge through tree planting and appropriate fencing.
- Creation of safe and visible intersections to improve vehicular speed and safety concerns.

PLANNING SCENARIOS



Source: LSG Landscape Architecture

Scenario A

- Multipurpose Pedestrian and Bicycle Trails
- - - Natural Surface Trails
- Asphalt Road
- - - Maintenance Road
- Property Line and Easements
- Structures
- Observation Area
- Cemetery
- Bridge
- Parking
- Lawn/Picnic
- Dog Park
- Agriculture
- Community Gardens
- Active Programs
- Gardens



Source: LSG Landscape Architecture

Scenario B

- Multipurpose Pedestrian and Bicycle Trails
- - - Natural Surface Trails
- Asphalt Road
- - - Maintenance Road
- Property Line and Easements
- Structures
- Observation Area
- Cemetery
- Bridge
- Parking
- Lawn/Picnic
- Dog Park
- Agriculture
- Community Gardens
- Active Programs
- Gardens

The planning consultants developed several planning scenarios in the sketch form for the northern portion of the Walker Mill Regional Park. Special attention was given to the overall goals, themes and guidelines developed early in the process. Based on extensive discussions with DPR and other departments within Prince George's County, ideas from those different sketch plans were combined into the two most feasible planning scenarios, referred to as Scenario A and Scenario B. The differences and similarities between the two scenarios were as follows:

Western Zone:

This is the largest developable portion of land, directly west of the Concord Manor easements, and it provides the major public access into the northern portion of the park. Both the scenarios showcased a similar vehicular system within this zone. Both the scenarios dedicated areas on the outside of the vehicular loop to passive activities such as picnic shelters and trails. However, inside the loop the two options had different approaches.

Scenario A centered on the idea of a small open gathering space surrounded by a major gardening program including areas for a children's garden, pollinators' garden, other thematic gardens and potentially a smaller scale botanical garden structure. Parking, restrooms, and other associated infrastructure were taken into consideration.

Scenario B on the other hand, was focused on developing the inner portion of the loop into a large open space with a dedicated stage, a backstage area, restrooms, parking, and other infrastructure needs more conducive to large cultural events.

Central Zone/Concord Grounds:

For the most part, both scenarios maintained a very low-key approach to development around the historic Manor House. Basic improvements to vehicular and pedestrian circulation were proposed surrounding the Manor House.

The major difference between the two options was how they treated the area between the Manor House and Walker Mill Road. Scenario A retained

the existing gravel road, as is, and provided a vehicular access to the Manor House through the Western portion. It proposed the area between the Manor House and Walker Mill Road to remain as a grand lawn or open space for informal activities and for unique events.

Scenario B proposed conversion of the old gravel road into a permanent roadway to access the Manor House and areas behind it. This option envisioned that the area between the Manor House and road would become part of the agricultural program, but the conversion of the current dirt road into a permanent road would provide an opportunity for more programming near the old Tobacco Barn.

Community Agriculture and Eastern Zones:

Both the options dedicated this zone for development of community gardens and a community agriculture program. The difference between the two scenarios was the location and orientation or layout of the Park Police facility, the park maintenance facility, and how those two would relate to the community gardening and community farming programs.

Conservation Zone:

This zone remained largely the same in both the options. Both the scenarios proposed a variety of hard and soft trails through the wooded and forested land as well as through the PEPCO easement. A modest interpretive program was proposed in the conservation areas closer to the MHT easement. Overlooks for star gazing opportunities were explored in both the options at the highest elevation. Scenario B proposed the possible location of programming in the northeastern quadrant, such as a disc golf course.

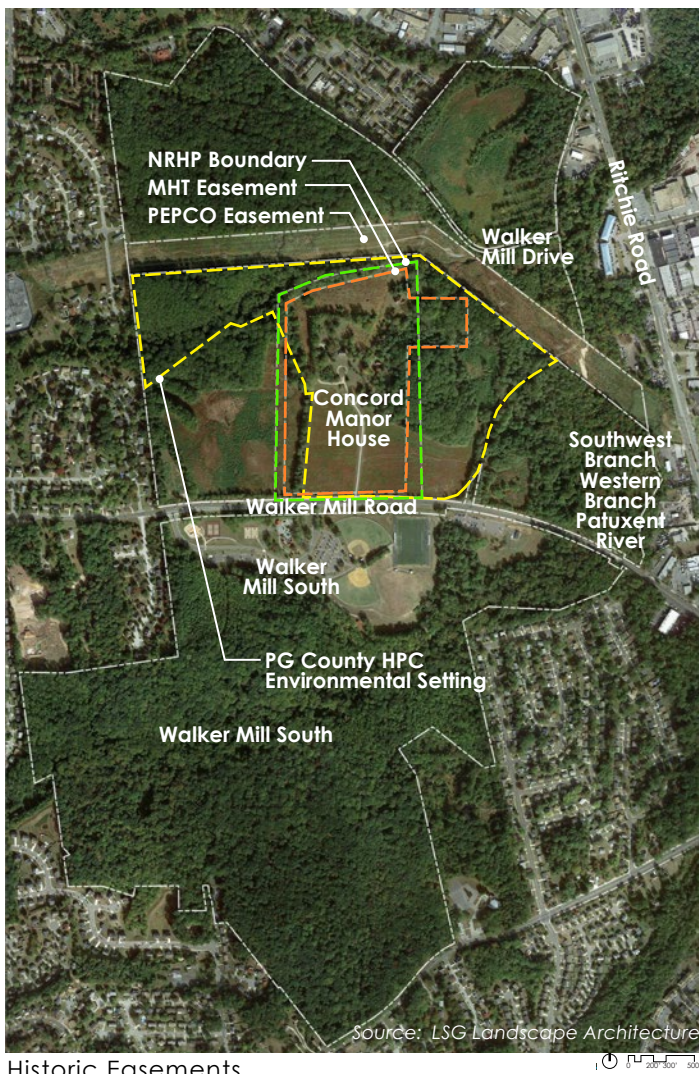
Walker Mill Road Zone:

In this zone, Scenario A relied on roundabouts positioned on the eastern and western ends of the park to reduce traffic on Walker Mill Road. At the center of the park, Scenario A had an additional pedestrian crossing and intersection, whereas Scenario B proposed an overhead bridge for safe pedestrian connection between the south and north parts of the park.

MHT COORDINATION

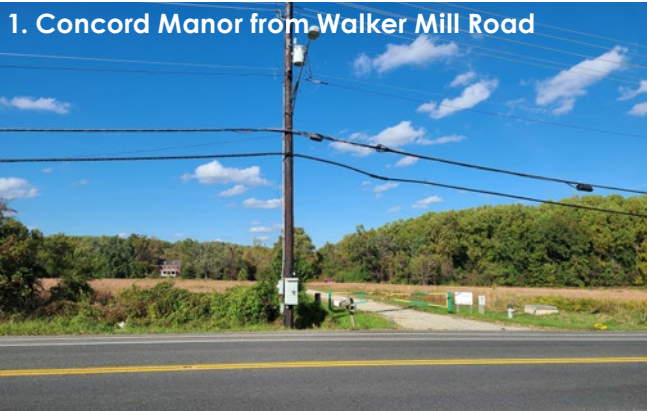
Based on the above planning scenarios, meetings were held with NHRD (Natural and Historic Resources Division), a detailed report was submitted to the Maryland Historic Trust for their review and preliminary confirmation of the planning direction. Initial feedback from MHT was favorable and acknowledged the concepts presented respected the easement area and proposed minimal disruption to historic resources. It is important to note that any future improvements, whether permanent or temporary, will require MHT approval. This includes items such as staking of temporary tents used for events, any fill activity, and

any landscape additions, as subsurface impacts to wly sensitive areas are of prime importance. Future development and adaptive re-use of the Concord grounds will require additional archeological studies on a case-by-case basis and should be part of any future plan considerations. The area around the cemetery is of highest priority and ground penetrating radar is recommended in that area. While approval of the masterplan concepts does not indicate construction approval, the ideas presented are seen as an acceptable indication of future park use.



Viewshed Analysis

Viewshed Analysis



Walker Mill Site Photos
Source: LSG Landscape Architecture

THE PLAN



Overview

The three major goals outlined in the Charter and *Formula 2040*. – **CONNECTIVITY**, **HEALTH** and **WELLNESS**, and **ECONOMIC DEVELOPMENT** - were important considerations in the future development of Walker Mill Regional Park. Proposed program elements were evaluated against the objectives listed given, in particular:

- Level of Service (LOS) – use measurable standards to match facilities and services to the County's population.
- Programs – ensure 70% enrollment minimums and that 75% of programs address health and wellness.
- Parkland – increase parkland acreage.
- Recreation/Aquatic Centers – meet new level of service guidelines.
- Trails – add over 300 miles of new trails.
- Economic Impact – increase the fiscal benefit of park and recreation to the County.
- Health and Wellness – reduce the numbers recorded for obesity figures for County residents.
-

The final Draft Master Plan was the culmination of a series of meetings with the community, The Department of Parks and Recreation, and staff

from other departments within Prince George's County. Through these meetings the planning team identified the amenities, programs and facilities that should be part of the final master plan and the two scenarios were used to determine preferred locations, arrangement, and configuration of those facilities.

This Plan creates a unique vision for the development of Walker Mill Regional Park by promoting the conservation of natural and historical resources; promoting environmental stewardship; fostering healthy communities; promoting the awareness of the agricultural history of the community to inspire future generations; stimulating economic activity; and improving access to the park for all.

On the next few pages, recommendations for each experience zone will be explained along with example visuals, concept renderings, and how the department envisions implementation. The implementation summary charts show projected phasing and costing by zone. A full implementation strategy for the park as a whole can be found later in the book.



WALKER MILL REGIONAL PARK: Park Masterplan



Source: LSG Landscape Architecture

Walker Mill Regional Park North: Plan Detail



Source: LSG Landscape Architecture

The Central Zone: Concord Grounds

The central themes of this zone are the conservation and interpretation of the historic Concord Manor House, grounds and outbuildings; protecting archeological resources related to indigenous Americans; relating this history to the ongoing presence and achievements of the local community; and the promotion of community agriculture and community gardening programs.

Improvements to the Manor House, its interior, or outbuildings are not part of the park master plan scope. M-NCPPC's mission in Prince George's County includes encouraging and facilitating the conservation and preservation of the Prince George's County's historic and cultural heritage and the Commission is actively studying the potential reuse of the Concord Manor House. Potential uses include staff offices, and space for limited natural and historic resources programming, including a gallery. The structure would also have restrooms available to park visitors. For long-term planning purposes, the planning team notes that any occupation of the house would need to be supported with safe and convenient vehicular and pedestrian circulation as well as other utilities.

Currently the Manor House can be accessed directly from the Walker Mill Road via an existing gravel path. Unfortunately, this path does not align with the existing curb cut that provides access to the southern part of Walker Mill Regional Park. The master plan has proposed the establishment of an entrance directly opposite the south side. The existing gravel path will be maintained as a historic path to be used for pedestrian and bicycle circulation only. Other major interventions surrounding the Manor House include an improved drop-off area at the house, parking for staff, a pedestrian loop connecting with other trails on the property, and interpretive areas discussed further in this report. As mentioned earlier in the report, any improvements within the MHT easement must be carried out after a thorough geophysical survey of the site.

Documents have suggested the prior existence of historic gardens around the house, and the rejuvenation of such gardens is of interest to the community. More research would be needed to determine the extent and nature of such prior gardens and to provide formal recommendations, and this is encouraged.

The Maryland Historic Trust (MHT) regards the impact of new work within this property's viewshed easement as a major concern. All work within the easement, whether permanent or temporary, will require MHT approval. This includes items such as the staking of temporary tents used for events, any fill activity, and any landscape additions including utility and stormwater work, since subsurface impacts to archeologically sensitive areas are of prime importance. Every effort should be made to minimize the visual impact of new work through sensitive grading and tree planting that is in line with the historical context, and in consultation with the MHT Easement Committee.

Interpretation of this site's history is one of the most important aspects of the project. A specialized team dedicated to interpretive planning and environmental graphics should be hired to develop a detailed plan for the location of interpretive signage as well as its content. As this zone is the center of Walker Mill North and contains the core of the plantation, it will be central to interpreting the historic, natural and cultural resources. Topics to be addressed include:

- Concord Manor House and its outbuildings, the cemetery, the pond, and remnant farm equipment. The site provides a window into early settlement and plantation life of the time period.
- Relationship to off-site historic sites such as the Ridgley Rosenwald School and the Ridgley Methodist Episcopal Church should also be part of this interpretive program. The surrounding community would like to see this park continue the story of the Berry family through to the present day, which includes how portions of the original estate were conveyed into these sites. They would like to show the accomplishments of a community growing and developing over time, telling a story of strength and achievement.
- Additionally, there are areas with unmarked resources which provide great potential for archeological interest, for example the land marked as the location of former enslaved worker's quarters. Careful exploration of these areas and other no longer existent structures may be of interest.
- Information on agricultural history of the site and region, with connections to the present-day agricultural activities proposed in the park.

- M-NCPPC may wish to create a working archeology program on the site, similar to the long-standing public archeology program at Mount Calvert in Upper Marlboro, which would provide education both on the resources on site and on how modern professionals document and study them.
- The significance of the natural resources in the park, including the waterways, forest types, interior-dwelling species and champion trees.
- Ways of life of the indigenous people who lived on the land, as evidenced by archeological remnants found on site.
- The Chesapeake Beach Railway path provides a significant opportunity to discuss the history of the Southern Maryland Railway and its influence on the region's development and culture.

These narrative strands weave together to create an opportunity for a rich and full history of the native land, the site itself, the surrounding community, and the region's growth and economic changes over time.

Given the serious nature of the site's history, the plan recommends a place for contemplation and quiet reflection in the vicinity of the existing pond. The pond itself may need to be improved with select clearing, minor grading, benches and plantings.

The community is a strong proponent of celebrating African American and Black history within this region of Prince George's County through various on-site events. The significant and still standing structures create a strong foundation for the Department of Parks and Recreation to build upon, so important provisions will include sufficient amounts of space for celebrations and also for parking and restrooms. The plan recommends the area between the Manor House and Walker Mill Road to remain mostly open lawn, which can be used for the occasional large-scale event. To support an event of that magnitude, the plan recommends using the Western Zone of the site for parking, additional temporary parking, and temporary restrooms. It is possible that existing parking in the south side may also be used for occasional large-scale events, creating some temporary and limited restrictions on use of the south side of the park. It would be recommended to have additional directed crossing support for pedestrians during such events. A detailed description of the proposed trail network in this zone can be found later in this book.



Central Zone Plan Detail

LEGEND

- | | |
|---------------------------|--|
| ① Concord Manor | ⑪ Walker Mill Road |
| ② Existing Cemetery | ⑫ Walker Mill Road Buffer |
| ③ Existing Tobacco Barn | ⑬ Maintenance Access |
| ④ Existing Corn Crib | ⑭ Vehicular Gate |
| ⑤ Existing Stable | ⑮ Parking for Staff |
| ⑥ Existing Entry Drive | ⑯ Great Lawn |
| ⑦ Existing Historic Drive | ⑰ Soft Surface Trail |
| ⑧ Existing Hedgerow | ⑱ Pond Overlook |
| ⑨ MHT Easement | ⑲ Agriculture Plot |
| ⑩ PEPCO Easement | ⑳ Adjacent Picnic Lawn |
| | ㉑ Historic Gardens (Exact Location TBD) |

Central Zone Recommendation Examples



Sherwood House and Gardens, Baltimore
Source: Public Domain



Oxon Hill Manor Historic Gardens
Source: M-NCPPC



Existing Tobacco Barn On-site
Source: LSG Landscape Architecture



Outdoor Theater, Burke Lake, Virginia
Source: LSG Landscape Architecture



Existing Corn Crib and Stable On-site
Source: LSG Landscape Architecture



Concord Cemetery
Source: LSG Landscape Architecture



Interpretive Agricultural Signage
Source: LSG Landscape Architecture



Pond Reflection Area at Green Spring Gardens, Virginia
Source: LSG Landscape Architecture

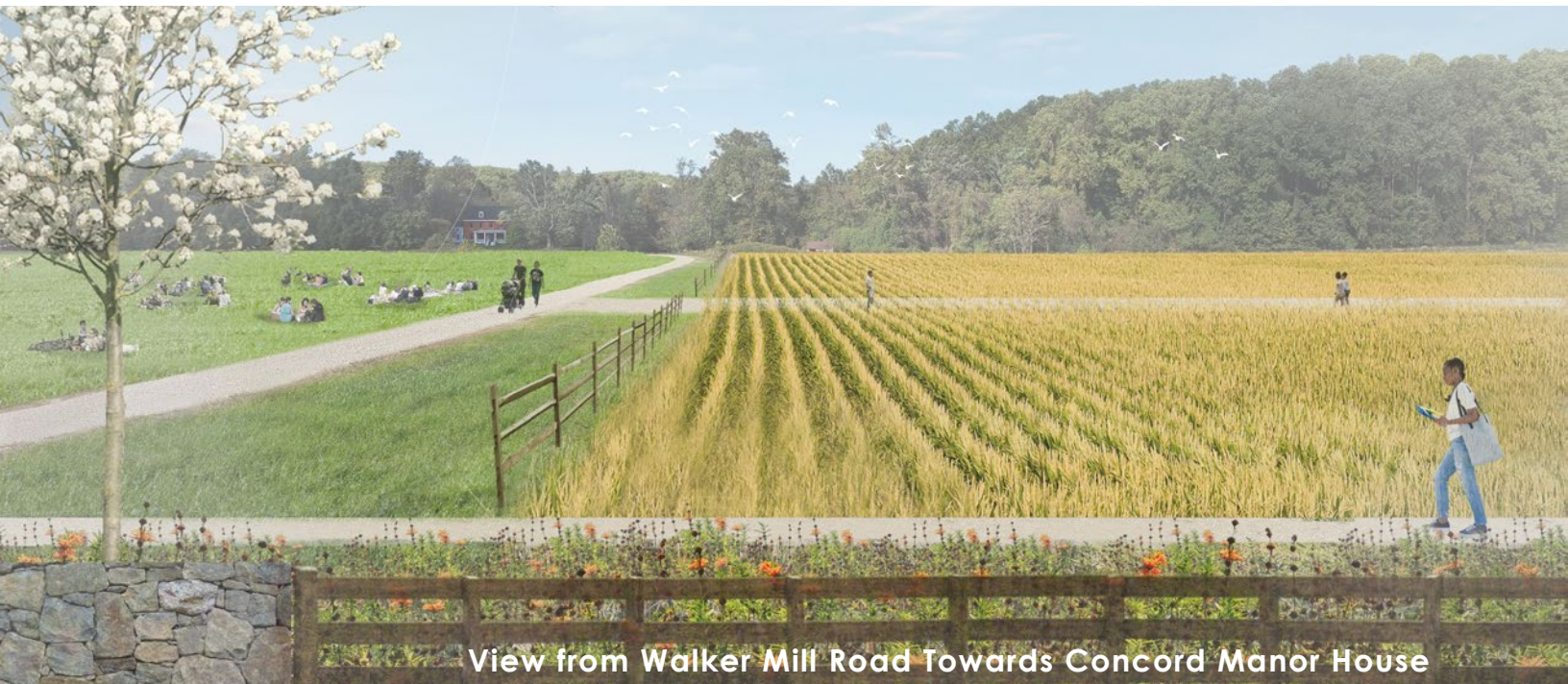
After such time as the proposed masterplan elements are built out, additional future developments may be considered. This could include the adaptive re-use of the Tobacco Barn and surrounding area as an additional outdoor performance space or gathering space, and/or the reconstruction of additional historic structures and sites.

Such uses would require additional archeological studies on a case-by-case basis, and possible additional infrastructure such as pathways, parking, restrooms, and basic utility connections.

Central Zone Implementation Summary Chart

| \$ KEY | |
|-----------|-------------------------------|
| \$= | Under \$250,000 |
| \$\$= | Between \$250,000–\$500,000 |
| \$\$\$= | Between \$500,000–\$1,000,000 |
| \$\$\$\$= | Over \$1,000,000 |

| Work/Activity | Phase 1 | | Phase 1B | | Phase 2 | | Phase 3 | | Phase 4 | |
|---|---------|--------|----------|------|---------|----------|---------|------|---------|------|
| | Work | Cost | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| Concord Grounds | | | | | | | | | | |
| 1 Interpretive Trail Loop | x | \$ | | | | | | | | |
| 2 Other Trail Networks | x | \$ | | | | | | | | |
| 3 Interpretive Display & Signage | x | \$ | | | | | | | | |
| 4 Tree and Shrub planting | x | \$ | | | | | | | | |
| 5 Cemetery Demarcation | x | \$ | | | | | | | | |
| 6 Reflection Space | x | \$ | | | | | | | | |
| 7 Wayfinding | x | \$ | | | | | | | | |
| 8 Historic Garden Restoration | | | | | x | \$\$\$\$ | | | | |
| 9 Infrastructure Extension to new structures | x | \$ | | | | | | | | |
| 10 Tobacco Barn Stabilization | x | \$\$\$ | | | | | | | | |
| 11 Adaptive Re-use of Tobacco Barn | | | | | x | \$\$\$\$ | | | | |
| 12 Reconstruction of historic structures and/or sites | x | \$\$ | | | | | | | | |



View from Walker Mill Road Towards Concord Manor House

Walker Mill Regional Park, Concord Grounds Rendering
Source: LSG Landscape Architecture

The Western Zone

This zone has the largest amount of developable land in the northern portion of Walker Mill Regional Park. Creating a good mix of active and passive recreational opportunities that are of significant regional importance, and providing spaces to support a large-scale event that might take place in the central zone are the primary objectives for this zone.

Access to this zone is proposed with a pair of vehicular entrances directly opposite the entrances to the south side of the park. An internal driveway connects the two entrances, forming a loop. Around this internal road are the parking lots that serve the various recreational amenities, with approximately 210 parking spaces shown. A series of sidewalks and trails along the loop road will help connect this area with Walker Mill Road, the central zone, as well the conservation zone to the north.

On the outer (northern) side the loop road, the plan proposes a series of three large (100-person) picnic shelters, adjacent to picnic lawns and amenities that relate to health and wellness. The amenities may include adult fitness such as a ninja course, an outdoor obstacle course, a multipurpose court, a number of soft and hard trails, and parking. A detailed description of the proposed trail network in this zone can be found later in this book. Restrooms are located centrally to serve the picnic shelters, in proximity to the parking. The habitat and conservation lands north of this zone present opportunities for groups such as Scouting groups, Watershed Associations, and Master Naturalist societies to lead walks and discovery talks. The proposed infrastructure in this zone will also support potential school field trips, summer camps, workshops etc.

Along the eastern boundary of this zone, just west of the existing hedgerow, the plan proposes a large open lawn space that can be used as an informal play area. It is large enough to have 8x8 soccer games and can also serve as temporary overflow parking during a large event. Curb-cuts along the loop road will need to be provided to make this area useful for temporary parking.

Inside the loop, the plan proposes a combination of a central gathering space surrounded by a significant garden program. In collaboration with local partnerships various types of thematic garden spaces can be developed. Taking advantage of the site's prime agricultural soils, these may include a native plant garden, a serenity garden, a

pollinator garden, a children's garden, a woodland garden, a meadow garden, an edible garden, a swale garden, and so on. These have the benefit of providing beautiful spaces and horticultural education, as well as innumerable benefits to pollinators and native wildlife. The spaces could be integrated with art and history installations, tying together the amenities across the site.

The surrounding community has a high population of seniors and also disabled residents, so it is particularly important to accommodate all abilities in the recreational spaces. Benches and shaded seating opportunities should be provided at regular intervals along walkways, and fully accessible pathways to major amenities in this zone. Seniors have expressed a high interest in enjoying the garden area, and restful nooks for chatting or playing table games should be incorporated.

The central gathering space showcases a central plaza area with an integral splash pad that can be turned off to act as a stage for any performances or gatherings. Architectural elements such as a semicircular pergola can provide a nice backdrop to this space. The gathering space itself can take full advantage of the natural slope creating some stepped seating, but also space for lawn seating.

Two structures have been proposed to support potential program needs. A welcome center to the west of the plaza will greet site visitors, with a space for DPR staff to provide orientation and information, additional public restrooms, and a community meeting room that could be used for classes, workshops, or a wide variety of rental uses. The welcome center is estimated to be 2,000-3,000 square feet. On the east of the plaza, a more utilitarian structure can provide functional support for the park's storage and maintenance needs, as well as a control room for the fountain feature and other utility needs. This structure is estimated at 1,000 - 2,000 sf, with a possible need for adjacent yard storage for garden materials.

The plan envisions this zone as providing a unique setting for performing arts as well as sculptures, interactive art installations, and other types of expression. Throughout the area a number of locations for art installations have been preliminarily identified to promote local artists. M-NCPPC's ARTs program partners with a number of local artists' organizations to promote resources and opportunities to Prince George's County residents. This may tie into the interpretive network on the Concord Manor grounds, expanding that story into a modern expression of today's community.

Western Zone Plan Detail

LEGEND

- | | | |
|---------------------|---------------------------|----------------------|
| ① Walker Mill Road | ⑧ Seat Wall | ⑮ Picnic Shelter |
| ② Welcome Center | ⑨ Art Location (Typ) | ⑯ Restroom |
| ③ Garden Programs | ⑩ Maintenance and Support | ⑰ Obstacle Course |
| ④ Central Plaza | ⑪ Paved Trail | ⑱ Ninja Course |
| ⑤ Trellis Structure | ⑫ Planted Buffer | ⑲ Soft Surface Trail |
| ⑥ Splash Pad | ⑬ MHT Easement | ⑳ Pedestrian Bridge |
| ⑦ Lawn | ⑭ Parking Lot | ㉑ Open Lawn |



Western Zone Recommendation Examples



Dawyck Botanic Garden Visitor's Center
Source: Public Domain



Janelia Farms Sculpture and Reflection Walk
Source: LSG Landscape Architecture



Outdoor Plaza with Splash Pad
Source: Public Domain



Performances
Source: M-NCPPC



Outdoor Group Picnic Area
Source: LSG Landscape Architecture



Children's Garden, Green Spring Gardens, Virginia
Source: LSG Landscape Architecture



Ninja Course, Monticello Park, Fairfax, Virginia
Source: LSG Landscape Architecture



Native Plant Demonstration Gardens, Virginia
Source: Public Domain

After such time as the proposed master plan elements are built out, additional future developments may be considered. The trellis structure could be enhanced into a glass conservatory structure, providing a signature publicly accessible space for elegant functions within a beautiful park setting.

A future café may also be of interest to serve park patrons, perhaps incorporating produce from the community gardens or agricultural programs on site.

Western Zone Implementation Summary Chart

| \$ KEY |
|---------------------------------------|
| \$= Under \$250,000 |
| \$\$= Between \$250,000-\$500,000 |
| \$\$\$= Between \$500,000-\$1,000,000 |
| \$\$\$\$= Over \$1,000,000 |

| Work/Activity | Phase 1 | | Phase 2 | | Phase 3 | | Phase 4 | |
|----------------------------------|----------|----------|---------|----------|---------|---------|---------|----------|
| | Phase 1A | Phase 1B | Phase 2 | Phase 3 | Phase 4 | Phase 5 | Phase 6 | Phase 7 |
| Western Zone | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| 1 Vehicular loop road | | | x | \$ | | | | |
| 2 Parking areas | | | x | \$\$\$ | | | | |
| 3 Infrastructure | x | \$ | | | | | | |
| 4 Stormwater management | | | x | \$\$\$ | | | | |
| 5 Picnic shelters | | | x | \$\$\$ | | | | |
| 6 Central Turf Area | | | x | \$ | | | | |
| 7 Trail Networks-Paved | | | x | \$\$\$ | | | | |
| 8 Restrooms serving picnic areas | | | x | \$\$ | | | | |
| 9 Wayfinding | | | | | x | \$ | | |
| 10 Active Recreation Zone | | | | | x | \$\$ | | |
| 11 Garden programs | | | x | \$\$\$\$ | | | | |
| 12 Central plaza area | | | x | \$\$ | | | | |
| 13 Support structure | | | x | \$\$ | | | | |
| 14 Welcome Center | | | x | \$\$\$\$ | | | | |
| 15 Art walk | | | x | \$\$ | | | | |
| 16 Conservatory | | | | | | | x | \$\$\$\$ |
| 17 Café | | | | | | | x | \$\$\$\$ |



View of Western Garden Zone

Walker Mill Regional Park, Garden Zone Rendering
Source: LSG Landscape Architecture

The Eastern Zone

The Eastern Zone lies to the east of the historic core. It contains open fields as well as wooded land with existing and convenient access directly from Walker Mill Road. Major utilities are already present at the access location. Responding to high community demand, the masterplan proposes a robust community agriculture and community gardening program in this zone. Vehicular access to this program is provided from the eastern side of this zone, at an existing curb cut opposite the entry to the southern side of the park.

Community gardens are currently a popular program at this park, and the programs are intended to meet capacity and enhance agricultural education for younger generations. While expanding the community gardening and farming program, the plan recommends that the county should develop partnerships with groups such as University of Maryland Extension Programs, Master Gardeners Associations, Maryland Future Farmers of America, and 4H groups, who could facilitate all manner of agricultural programs. Garnering interest across generations will provide stability for the programs and strengthen community bonds. In addition to associations and clubs, agricultural lands provide a basis for different types of education and field trips. Agricultural programs are also used in Scouting and Camp programming.

Agricultural education has many purposes, such as:

- to support core academic training, particularly in science and math
- to add a sense of excitement, adventure, emotional impact and aesthetic appreciation to learning
- to teach basic skills and vocational competencies
- to teach about food and fiber production
- to teach ecological literacy and/or environmental education
- to teach sustainable development
- to produce food and other commodities for subsistence consumption and trade
- to improve nutrition, diet and health

In order to facilitate such collaboration and improve access to this great resource, the plan makes various programmatic recommendations. An acre of community garden plots is currently shown in the masterplan, although the exact number of plots may be adjusted due to demand present at the time of buildout. It is envisioned that

the community garden areas would have exterior fencing, adjacent hoop houses, and access to a storage and maintenance structure. A central shade structure will provide a place for workshops or picnics, with public restrooms.

Larger sized plots of one to three acres would also be available for partnerships or leasing. Currently there are nine acres available in this zone, to be divided as necessary to meet future user groups' needs. It should be noted that a portion of the agricultural land is within the MHT easement and as such would require their review prior to usage.

Access between the plots is to be provided by gravel paths of sufficient width and structure to permit agricultural equipment use, as well as a pedestrian network through the area.

The masterplan also envisions the potential for commercial aspects to be included, such as a farmer's market showcasing local produce and crafts. This may be located in the market lawn adjacent to the shade structure, or in a portion of one of the parking lots should demand require.

To the other side of the entry drive, the Park Police sub-station and the Park's maintenance area form another central feature of this zone.

The Walker Mill community has long been interested in having the presence of DPR Staff at this park. There was an unsuccessful attempts to establish such a presence on the southern side with a Park Police Substation, as previously detailed in this report. The proposed plan makes a provision for a new Park Police facility in approximately one acre of land that is clearly visible from Walker Mill Road. A study for this facility was discussed in detail and approved by the Park Police. In addition to their internal needs, a community room for public use is planned to present a welcoming presence within the community. A small plaza space at the corner of Walker Mill Road and the park entry can provide a place to honor Park Police contributions, have outdoor gatherings, and give a strong visual cue to the station's presence.

An adjacent DPR maintenance facility is also projected for the site, including space for staff use, secure space for vehicle parking and materials storage.

Parking capacity for the area is approximately 100 spaces, including 50 spaces on the agricultural side and 50 spaces for the police and maintenance facilities.

The plan recommends that the access road be terminated at the park maintenance facility, but then a paved trail would extend access beyond that point, and would eventually join with the Chesapeake Beach Trail to the north. A more

detailed description of the proposed trail network in this zone can be found later in this book.

Connections to the Conservation Land trails will be made at several locations in this zone, one of which will lead up to an overlook at the park's highest elevation. Selective clearing may enhance views across the park, towards the south and west. Seating will be desirable in this location for visitors to rest, with possible signage detailing the areas in view.



Eastern Zone Plan Detail

LEGEND

- ① Walker Mill Road
- ② Planted Road Buffer
- ③ Flagpole Plaza
- ④ Park Police Facility with Community Meeting Space
- ⑤ Park Police Garage
- ⑥ Park Police Kennel
- ⑦ Maintenance Facility
- ⑧ Maintenance Yard
- ⑨ Parking
- ⑩ Shade Structure
- ⑪ Maintenance and Storage
- ⑫ Market Lawn
- ⑬ Hoop Houses
- ⑭ Community Garden
- ⑮ Gravel Access Paths
- ⑯ Agriculture Plot (1 acre)
- ⑰ Agriculture Plot (3 acre)
- ⑱ Vehicle Gate
- ⑲ MHT Easement
- ⑳ PEPCO Easement
- ㉑ Soft Surface Trails
- ㉒ Overlook

Eastern Zone Recommendation Examples



Marymoor Community Garden
Source: Public Domain



Hoop House
Source: Public Domain



Farmer's Market
Source: Public Domain



Shade Structure
Source: Public Domain



Gravel Tractor Path
Source: Public Domain



Leased Agricultural Fields
Source: Public Domain



Parks Maintenance Facility, Fairfax, Virginia
Source: Public Domain



Columbia Police Station
Source: KDixon Architecture

Eastern Zone Implementation Summary Chart

| \$ KEY |
|---------------------------------------|
| \$= Under \$250,000 |
| \$\$= Between \$250,000–\$500,000 |
| \$\$\$= Between \$500,000–\$1,000,000 |
| \$\$\$\$= Over \$1,000,000 |

| Work/Activity | Phase 1 | | Phase 2 | | Phase 3 | | Phase 4 | |
|---------------------------------|----------|----------|---------|----------|---------|---------|---------|---------|
| | Phase 1A | Phase 1B | Phase 2 | Phase 2 | Phase 3 | Phase 3 | Phase 4 | Phase 4 |
| Eastern Zone | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| 1 Community garden plots | x | \$ | | | | | | |
| 2 Infrastructure | x | \$ | | | | | | |
| 3 Storage and Restroom Facility | | | x | \$\$ | | | | |
| 4 Parking for Agricultural Area | | | x | \$ | | | | |
| 5 Stormwater management | | | x | \$\$ | | | | |
| 6 DPR Maintenance facility | | | x | \$\$\$\$ | | | | |
| 7 Shade Structure | | | x | \$ | | | | |
| 8 Framework for larger ag plots | | | x | \$\$ | | | | |
| 9 Hoop Houses | | | x | \$ | | | | |
| 10 Trail Networks-Paved | | | x | \$ | | | | |
| 11 Trail Networks-Gravel | | | x | \$ | | | | |
| 12 Wayfinding | | | | | x | \$ | | |
| 13 Park Police facility | | | x | \$\$\$\$ | | | | |



View of Urban Agriculture Zone

Walker Mill Regional Park, Agricultural Zone Rendering
Source: LSG Landscape Architecture

Conservation Lands

The masterplan aims to conserve the wooded nature of this zone as much as possible while providing limited access to relatively low impact activities such as walking and biking. The unique and regionally significant nature of the woodlands has been extensively detailed in prior portions of this report, and a major goal of the masterplan is to preserve and conserve that land use, for long-term ecological benefit and the appreciation and education of park visitors. Many kinds of nature groups, such as those listed in the programming section of the masterplan, would welcome access to the conservation land for study and appreciation.

No further development of the conservation lands on the southern portion of Walker Mill Regional Park is anticipated in this masterplan. The northern conservation lands are to be opened through careful and judicious trail planning, using primarily manually located soft-surface trails in order to minimize disruption caused by construction activity. Loops of varying lengths are proposed to facilitate use by a variety of end users. Further information on the trail locations and types is located in a following section. Bridges will be needed to cross waterways where such crossing cannot be avoided.

A new trailhead is proposed off of Millwood Road, at the end of the PEPCO easement. This will allow easy access for trail users such as mountain bikers, who may wish to avoid going in to the center of the park.

Active vegetation management that enhances native plant species diversity can positively affect existing cover types and improve habitat quality. Active management can include planting desired tree species and the selective removal of vegetation to improve growth rates and the diversity of native species. Invasive plant species management will improve existing vegetation communities. Improvements to the physical habitats may include stabilization of eroding stream banks and drainage pathways. Vegetation management and improvements to the physical habitat will enhance the existing natural resources and may provide compensatory credit for resources impacts from proposed site development.

Conservation Land Plan Detail

LEGEND

- ① Soft Surface Trail
- ② Paved Trail
- ③ Bridge Crossing
- ④ Trailhead Parking
- ⑤ Southwest Branch Tributary
- ⑥ PEPCO Easement
- ⑦ Southwest Branch Western Branch Patuxent River



Conservation Lands Recommendation Examples



Soft Surface Trail at Walker Mill Regional Park
Source: LSG Landscape Architecture



Paved Trail
Source: M-NCPPC



Park Stream Crossing, Harrisonburg, Virginia
Source: LSG Landscape Architecture



Existing Walker Mill Woodland
Source: LSG Landscape Architecture

The conservation zone north of Walker Mill Drive was considered for development, but the area is currently a Tree Conservation Bank and the location of Walker Mill Drive within the floodplain makes it difficult to provide practical access to that portion of Walker Mill Regional Park. The masterplan initially proposes a paved trail connection through this parcel, to connect Walker Mill Park with Ritchie Road, the Ridgley Rosenwald School and Central Avenue beyond.

After such time as the proposed masterplan elements are built out, additional future development in this area may be considered. Some proposals may include a disc-golf course or a camping area.

Generally speaking, the floodplain area should be avoided, but a boardwalk connection to complete the missing regional access links may need to go through the floodplain and across the Southwest Branch. This would require careful planning and study.

Conservation Lands Implementation Summary Chart

| \$ KEY | |
|-----------|-------------------------------|
| \$= | Under \$250,000 |
| \$\$= | Between \$250,000–\$500,000 |
| \$\$\$= | Between \$500,000–\$1,000,000 |
| \$\$\$\$= | Over \$1,000,000 |

| Work/Activity | Phase 1 | | Phase 2 | | Phase 3 | | Phase 4 | |
|---|----------|------|----------|----------|---------|------|---------|----------|
| | Phase 1A | | Phase 1B | | | | | |
| Conservation Land | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| 1 Trail Networks-Soft Surface | x | \$ | x | \$\$\$ | x | \$ | | |
| 2 Trail Networks-Paved | | | x | \$\$\$\$ | | | | |
| 3 Pedestrian Bridges | | | x | \$ | | | | |
| 4 Trailhead Parking at PEPCO easement | | | x | \$ | | | | |
| 5 Wayfinding | | | | | x | \$ | x | \$ |
| 6 Removal of Invasive species and reforestation | x | \$ | | | | | | |
| 7 Further development of Chesapeake Trail | | | | | | | x | \$\$\$ |
| 8 Boardwalk connection | | | | | | | x | \$\$\$\$ |
| 9 Development of Thomas property | | | | | | | x | \$\$ |

Southern Active Recreation Zone

In the proposed masterplan the southern active recreation zone below Walker Mill Road remains largely intact. Improvements proposed by DPR separately from this master planning effort are included here, as existing conditions. These include additional restroom facilities, and a food truck pad.

Reflecting the feedback heard during the community engagement process, M-NCPPC's Land Preservation, Parks and Recreation Plan noted service gaps in dog park locations and identified Walker Mill Park as a priority future dog park location. The area east of the rectangular field is noted as a prime location for a dog park, with parking and utility connections already in place. The plan proposes a one acre dog park, divided into three areas that can be used in rotation for small dogs, large dogs, and for turf rest and regeneration. A shade structure and a comfort station for dog

owners, and a water station for dogs is proposed adjacent to the dog park.

Improvements to the pedestrian network on the southern side are strongly recommended. Current sidewalk ramps at the site entry do not meet ADA requirements, and ADA connectivity throughout the south side is lacking. With new programs on the north side, having a comprehensive pedestrian system will be important. The existing walkway along Walker Mill Road connects between the west and central vehicular entrances. It is recommended to extend an accessible pedestrian connection over to the third, eastern-most vehicular entrance and dog park area, and to ensure all paths leading to proposed road crossings are fully accessible. There is also an opportunity to formalize existing pedestrian paths around the athletic fields into walking loops.



Southern Active Recreation Zone Plan Detail

LEGEND

- | | |
|-----------------------------|-------------------------------------|
| ① Walker Mill Road | ⑨ New Dog Park |
| ② Existing Parking | ⑩ New Shelter/Comfort Station |
| ③ Existing Skate Park | ⑪ New Comfort Station |
| ④ Existing Tennis Court | ⑫ New Pedestrian Connection |
| ⑤ Existing Basketball Court | ⑬ New Picnic Shelter |
| ⑥ Existing Playground | ⑭ Athletic Field to be Improved |
| ⑦ Existing Picnic Shelter | ⑮ Relocated Field Entrance |
| ⑧ Existing Athletic Fields | ⑯ Existing Memorial Trail |
| | ⑰ Existing Trail to Richville Drive |

Southern Active Recreation Zone Recommendation Examples



Dog Park
Source: M-NCPPC



Pedestrian Walkways
Source: Public Domain



Picnic Shelter
Source: Public Domain



Grind Rail at a Skate Park
Source: Public Domain

Improvements planned for the existing athletic facilities include relocating the entrance to the rectangular field from the eastern side to the northern side, allowing better access to parking on both sides of the park. It is also suggested that the quality of the lower, most informal, diamond field area be improved to address current needs. There is a high demand for field use in the park.

Suggested skate park improvements include adding more grind rails, flat areas as feasible, and providing additional shaded areas for the skate park users.

Given the high community demand for picnic spaces, an additional large-size picnic shelter, to serve 50 people, is also included on the south side of the park. A location in proximity to parking, nearer the playground amenities, is shown.

Southern Active Recreation Zone Implementation Summary Chart

| \$ KEY | |
|-----------|-------------------------------|
| \$= | Under \$250,000 |
| \$\$= | Between \$250,000–\$500,000 |
| \$\$\$= | Between \$500,000–\$1,000,000 |
| \$\$\$\$= | Over \$1,000,000 |

| Work/Activity | Phase 1 | | Phase 1B | | Phase 2 | | Phase 3 | | Phase 4 | |
|---|---------|------|----------|------|---------|------|---------|------|---------|------|
| | Work | Cost | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| Southern Active Recreation Zone | | | | | | | | | | |
| 1 New Restroom | | | x | \$\$ | | | | | | |
| 2 Turf Improvements | x | \$ | | | | | | | | |
| 3 Relocated Field Entrance | x | \$ | | | | | | | | |
| 4 Internal Pathway Improvements | x | \$ | | | | | | | | |
| 5 Complete pedestrian connection along road | | | x | \$ | | | | | | |
| 6 Construct dog park | x | \$\$ | | | | | | | | |
| 7 Stormwater management for dog park area | x | \$ | | | | | | | | |
| 8 Picnic Shelter | x | \$ | | | | | | | | |
| 9 Skatepark Improvements | | | | | | | x | \$ | | |

Walker Mill Road Zone

Walker Mill Road divides the park in two halves, making it challenging to have a meaningful connection between the two sides of the park. The main concept proposed for this zone is the creation of a welcoming and scenic experience for drivers on both sides of Walker Mill Regional Park that also highlights the park grounds context and reinforces the expectation of pedestrians, specifically school-age children, and the implementation of traffic calming strategies to improve pedestrian connectivity between the north and south sides.

Based on discussions with transportation planners and transportation engineers, the plan recommends that new vehicular entrances for the north side of the park be located opposite existing southern park entrances. This will minimize vehicular turning conflicts. Pedestrian, bicycle and vehicular safety across and along Walker Mill Road is critical to the park and the community. The county's Vision Zero plan has made this a significant focus for the county, with Walker Mill Road already on the priority list.

The visual character of this corridor is very important considering the historic nature of the northern portion of the park and protected viewshed of

the Concord Manor House. The plan proposes the introduction of a few carefully placed elements to define the user experience. These include use of masonry walls for development of entrance monuments at the eastern and western ends of the park, as well as near the main entrances to the park; decorative wood farm fencing along those portions of the park that promote community agriculture and community gardening; and native tree and meadow planting to create a distinct park-like setting along Walker Mill Road. Distinctive gateway signage should be incorporated at either end of Walker Mill Road, providing clear entry and exit demarcations.

It is possible that special events may require utilization of parking facilities on both north and south sides of the park. This may lead to more pedestrian activity along and across Walker Mill Road, and the occasional use of guards to direct crossings. The *Master Plan of Transportation* recommends the installation of wider sidewalks along both sides of Walker Mill Road, and connecting those with existing sidewalks. The north side of Walker Mill Road would be well suited for the installation of a pedestrian sidepath that could tie into the existing sidewalk near Beechnut Road.



Walker Mill Road Zone Plan Detail

LEGEND

- | | |
|--|---------------------------|
| ① Roundabout | ⑤ Buffered Bike Lane |
| ② Pedestrian Crossing with Pedestrian Refuge | ⑥ Buffered Sidepath |
| ③ PHB Signal | ⑦ Gateway Signage |
| ④ RRFB Signal | ⑧ Intersection Art |
| | ⑨ Decorative Wood Fencing |

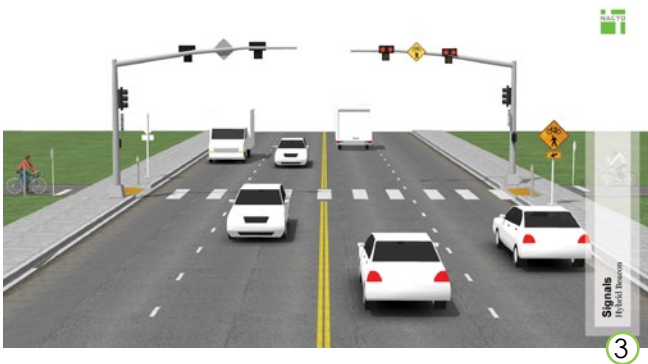
Walker Mill Road Zone Recommendation Examples



Roundabout
Source: Public Domain



Pedestrian Crossing with Pedestrian Refuge
Source: RK&K



Pedestrian Hybrid Beacon (PHB) Signal at Pedestrian Crossing
Source: RK&K



Rectangular Rapid Flashing Beacon (RRFB) at Pedestrian Crossing
Source: RK&K



Buffered Bike Lane
Source: RK&K



Buffered Sidepath
Source: RK&K

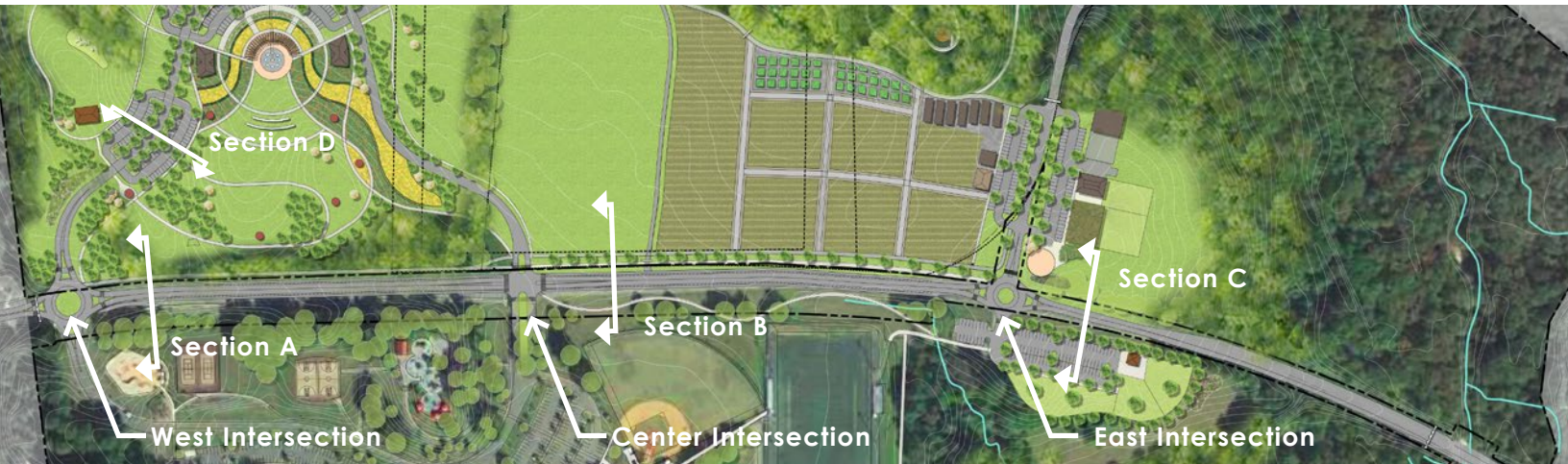


Intersection Art Example
Source: RK&K



Decorative Wood Fence Edge
Source: LSG Landscape Architecture

Walker Mill Road Sections



Note: Refer to following page for Intersection Details

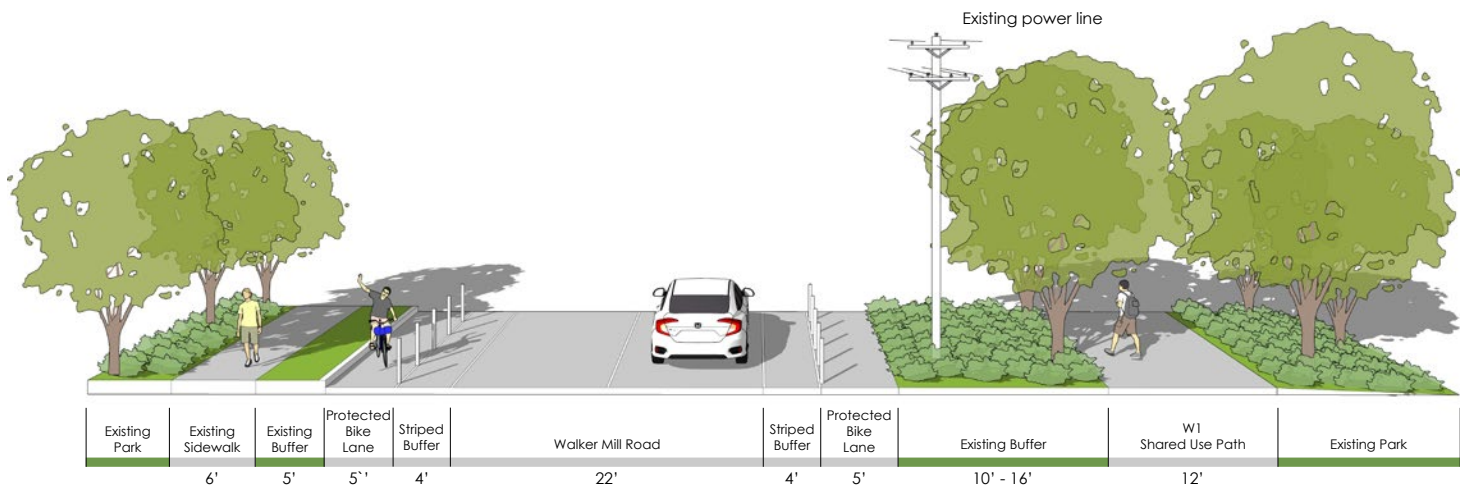
Enhancing the existing bike facilities along the site frontage should be taken into consideration. This may include striped buffers, flex posts, or physical barriers to separate the bike lane from the vehicular lane. A sidepath would provide an alternate protected facility for cyclists, off of the roadway. An effort should be made to encourage non-motorized access by connecting the park to the region's existing and planned trail network and adjacent neighborhoods.

Active transportation considerations should also account for the growth of micro-mobility options. This may include dockless or corralled bike and scooter services, electric scooters, electric bicycles, and other such personal transportation modes. M-NCPPC has previously established the use of electric bicycles and electric scooters in public parks through past Directives. As Walker Mill Regional Park is developed, considering partnerships with micro-mobility providers and making space for micro-mobility use should be considered.

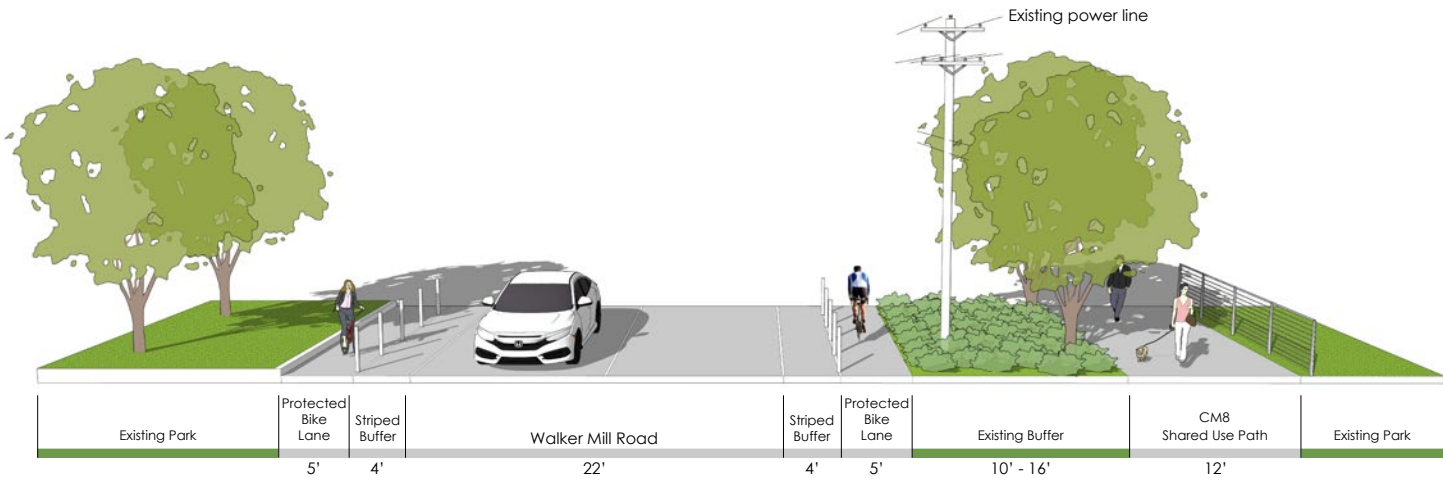
Walker Mill Road Zone Implementation Summary Chart

| \$ KEY | |
|-----------|-------------------------------|
| \$= | Under \$250,000 |
| \$\$= | Between \$250,000–\$500,000 |
| \$\$\$= | Between \$500,000–\$1,000,000 |
| \$\$\$\$= | Over \$1,000,000 |

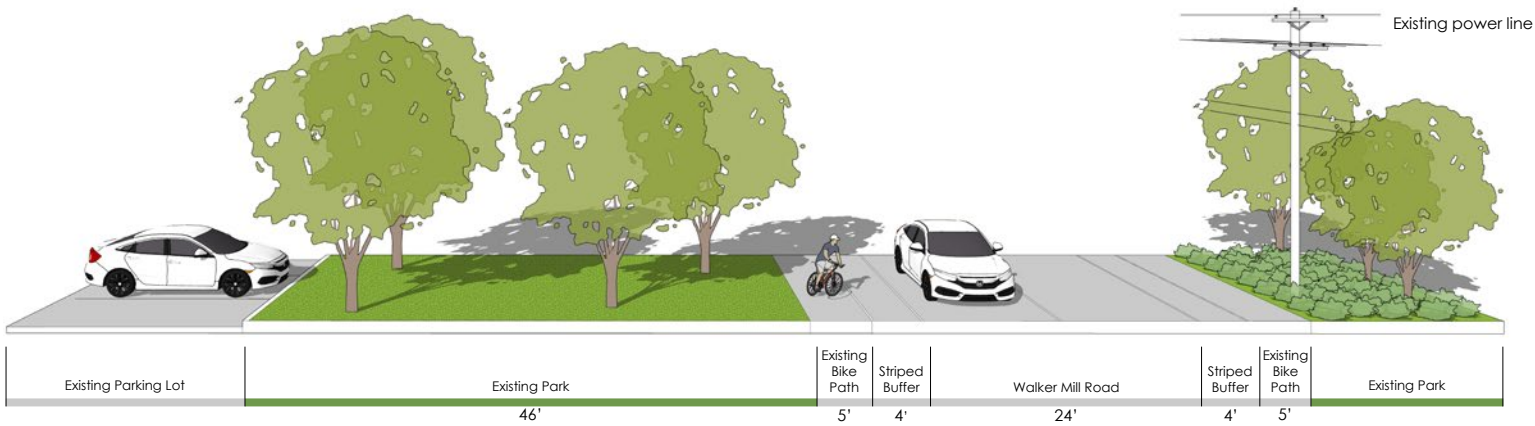
| Work/Activity | Phase 1 | | Phase 2 | | Phase 3 | | Phase 4 | |
|---|----------|------|----------|------|---------|--------|---------|------|
| | Phase 1A | | Phase 1B | | | | | |
| Walker Mill Road | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| 1 Gateway Signage | x | \$ | | | | | | |
| 2 North Edge Buffer | x | \$ | | | | | | |
| 3 Roundabout at west end | | | | | x | \$\$\$ | | |
| 4 Central Access - Road Intersection construction | | | x | \$ | | | | |
| 5 Central Access - Pedestrian Crossing | | | | | x | \$ | | |
| 6 Roundabout on East End | | | | | x | \$\$\$ | | |
| 7 Vehicular Directional Signage | | | x | \$ | | | | |
| 8 Bike lane improvements | | | | | x | \$ | | |
| 9 Sidepath construction | | | | | x | \$ | | |



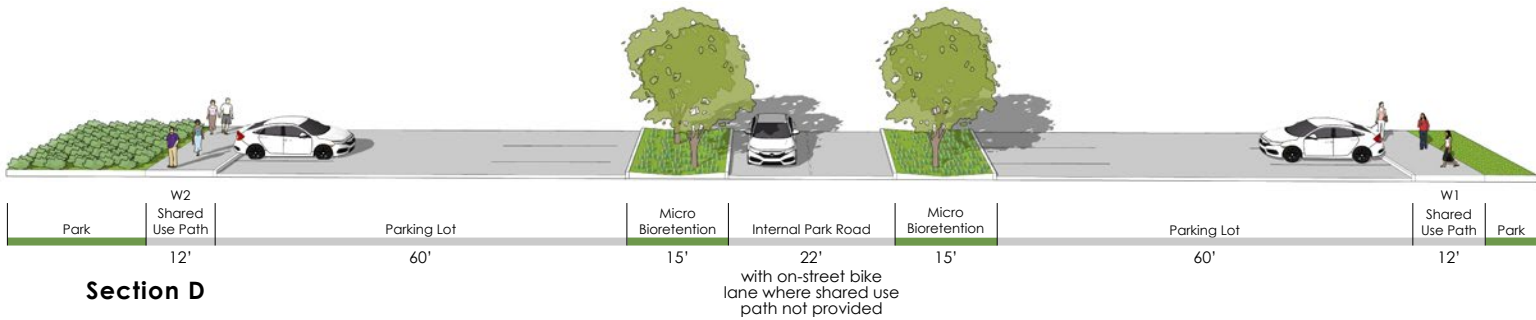
Section A



Section B



Section C



Section D

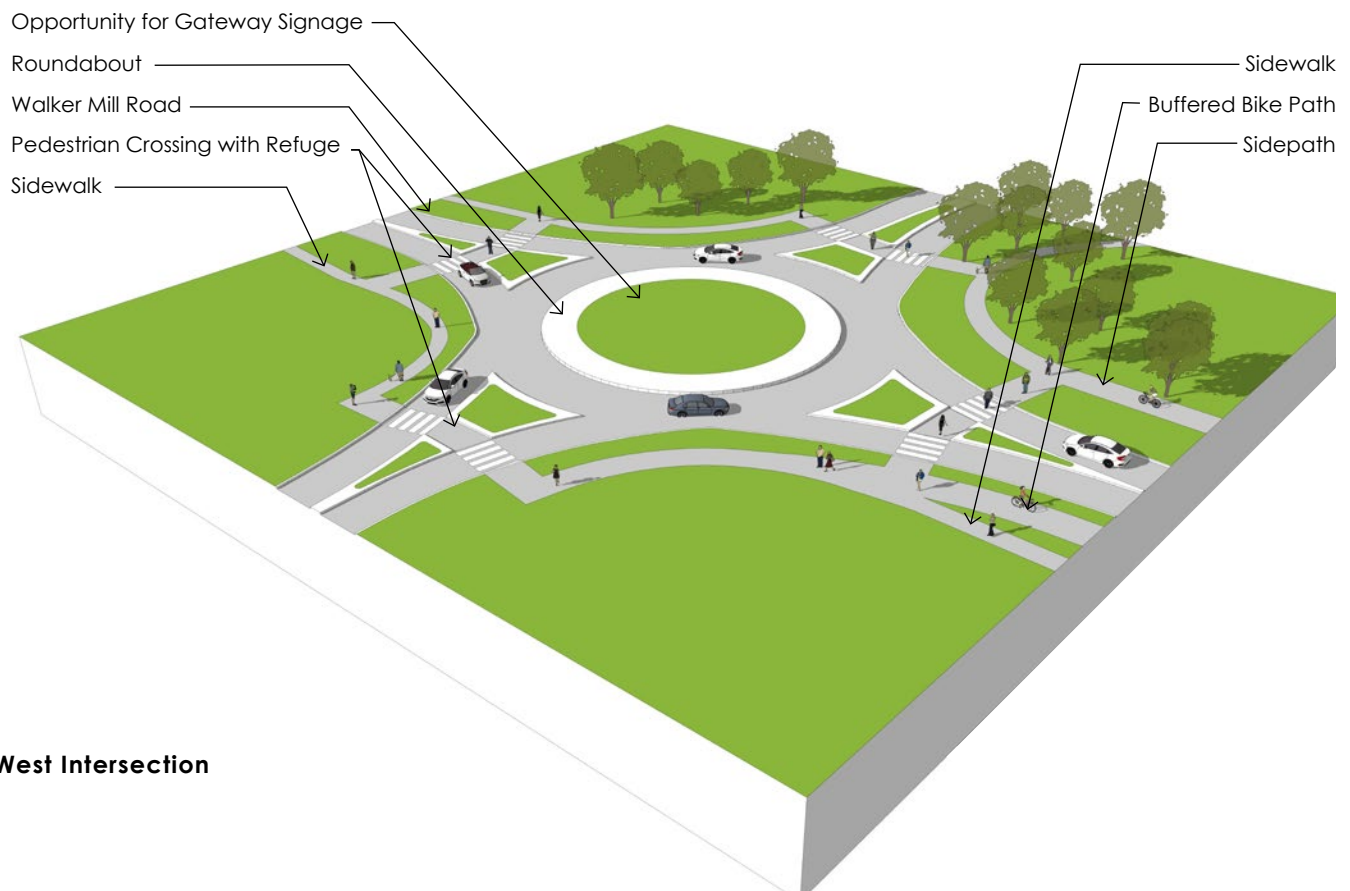
Walker Mill Road Crossings

Walker Mill Regional Park is impacted by the special circumstance of being located on both sides of a busy road. Future programming will link visitors across the park, and pedestrian safety must be paramount to any future development. Application of new and improved pedestrian crossings to meet each stage of development must be considered, and traffic calming devices added to reduce speeding and positively influence motorist behavior. The roadway should be designed so that Walker Mill Regional Park feels like one park, not two adjacent properties.

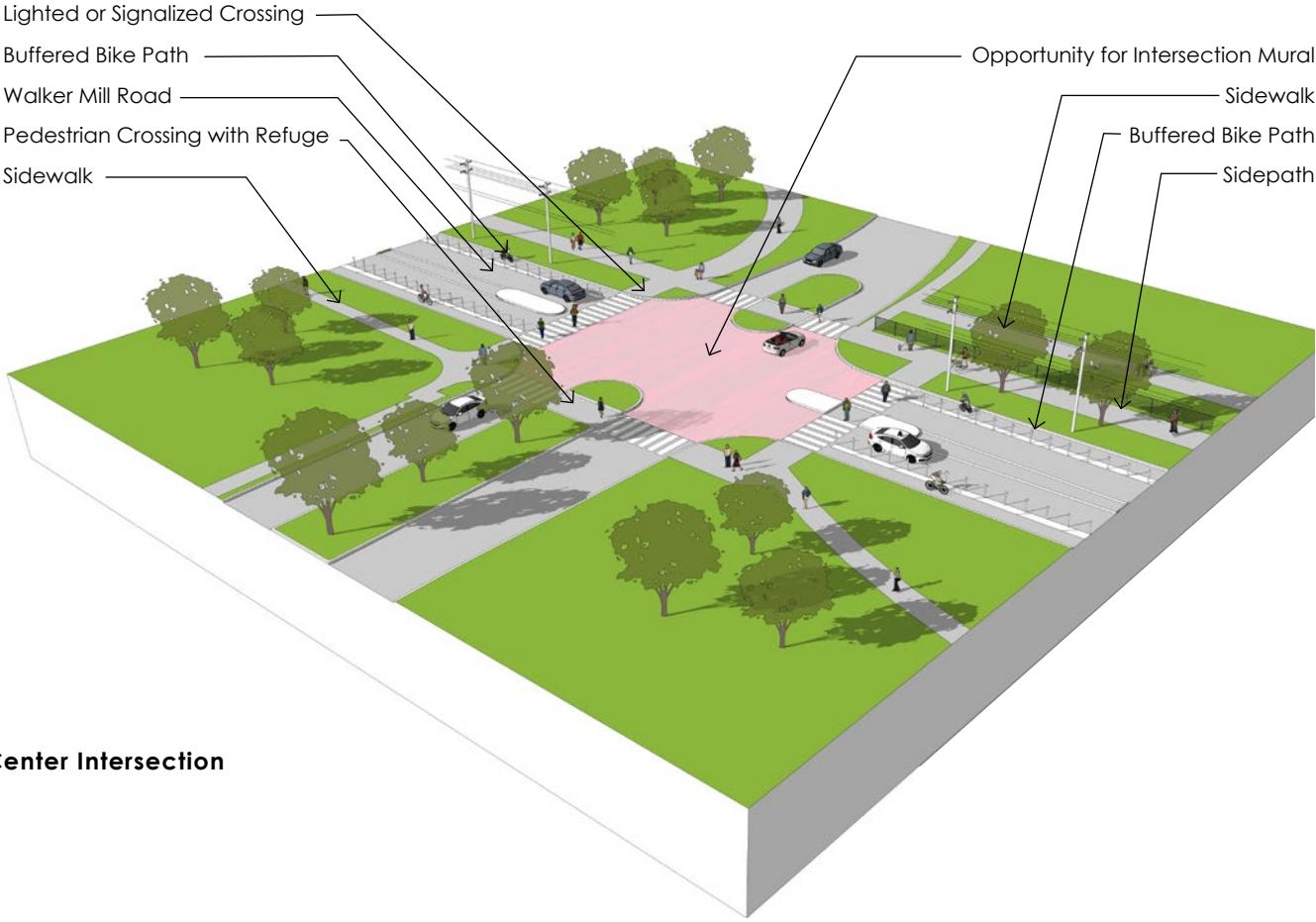
The introduction of roundabouts on Walker Mill Road near the eastern and western ends of the park was welcomed by the community. This proposed intervention will reduce the traffic speed as vehicles enter the park limits from east and west.

While exerting less control than a traffic signal, pedestrian crossings can be safely accommodated at roundabouts that deflect vehicular movements and promote deceleration approaching the crossings.

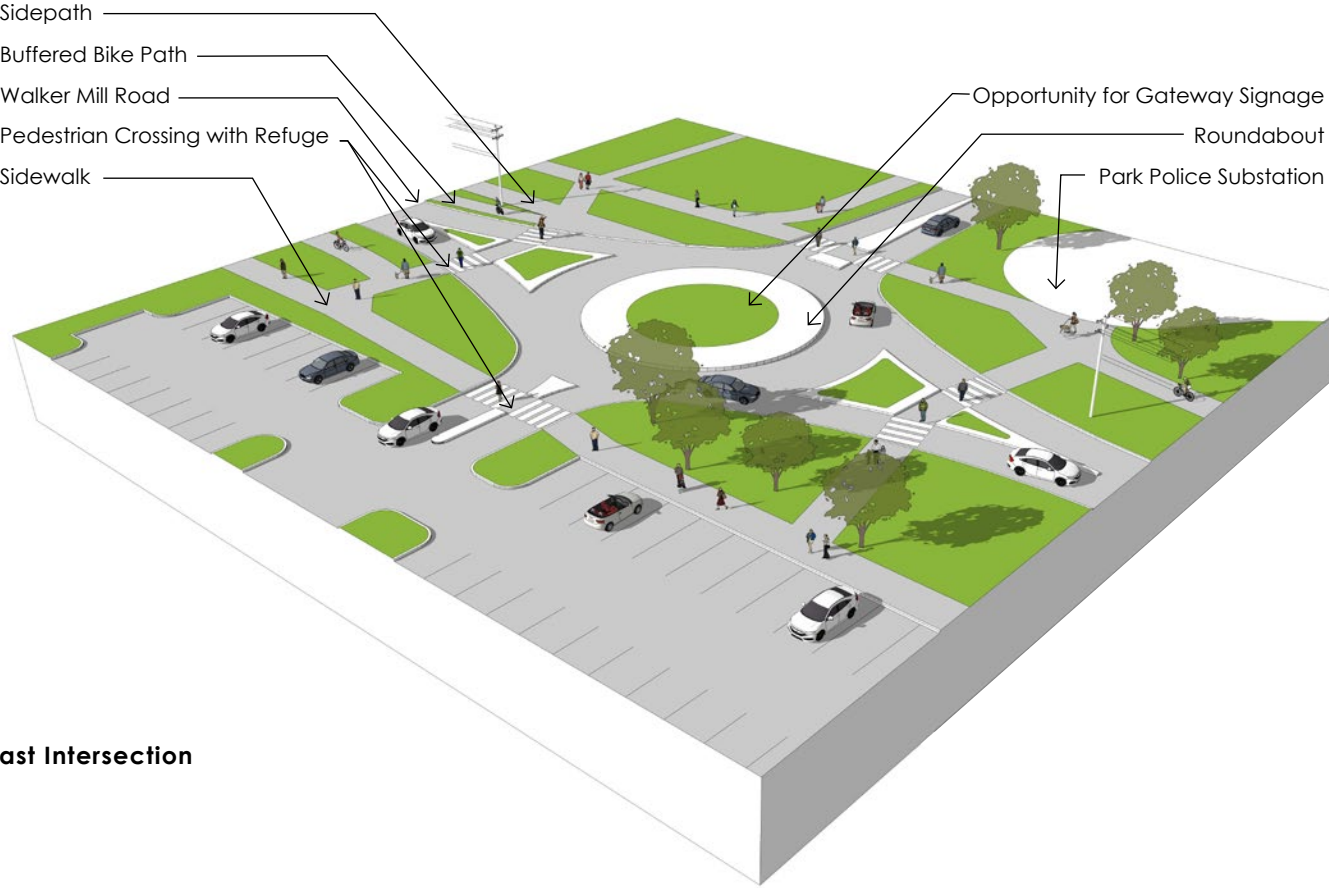
Additionally, a centrally located major pedestrian crossing with a pedestrian hybrid beacon (PHB) signal or rectangular rapid flashing beacon (RRFB) and pedestrian refuge areas in the median is proposed for safe and convenient access between the two halves of the park. Either beacon can be equipped with accessible pedestrian systems that provide accommodations for visually or physically impaired individuals. The masterplan proposes this location be given an artistic paving treatment, such as a painted ground mural, to better emphasize the crossing.



West Intersection



Center Intersection



East Intersection

OTHER SITE-WIDE RECOMMENDATIONS

Trails: Overview

Trails are one of the most popular amenities used at Walker Mill Regional Park, and opening up the northern portion of the park greatly increases the opportunity for trail use. Development of the northern portion of the park opens up an opportunity to create an expanded and diverse trail network that will serve residents and visitors of all ages.

Given the size of the northern property and the variety of new settings in this mixed farm, forest and corridor landscape, this Master Plan proposes a variety of trail loops and some new connections to the surrounding community. The loop pathways are organized around the themes and mission of the park, discussed throughout the plan.

Variety is the key word in the trails component of this plan. Some paths can be paved with asphalt and designed for bicycling and walking, serving both transportation and recreation. Others will be natural surface trails, but designed for active uses like hiking and mountain bicycling. Still others will be designed exclusively for pedestrians and designed to create a quiet and contemplative experience either in the natural forests or beautiful gardens. Walker Mill Regional Park's trails will tell the community's stories about agriculture, history, art and natural resources.

In conservation lands, soft-surface, manually aligned trails are appropriate for either pedestrian use or trail biking. As previously mentioned, bridges will be necessary in some locations to cross existing

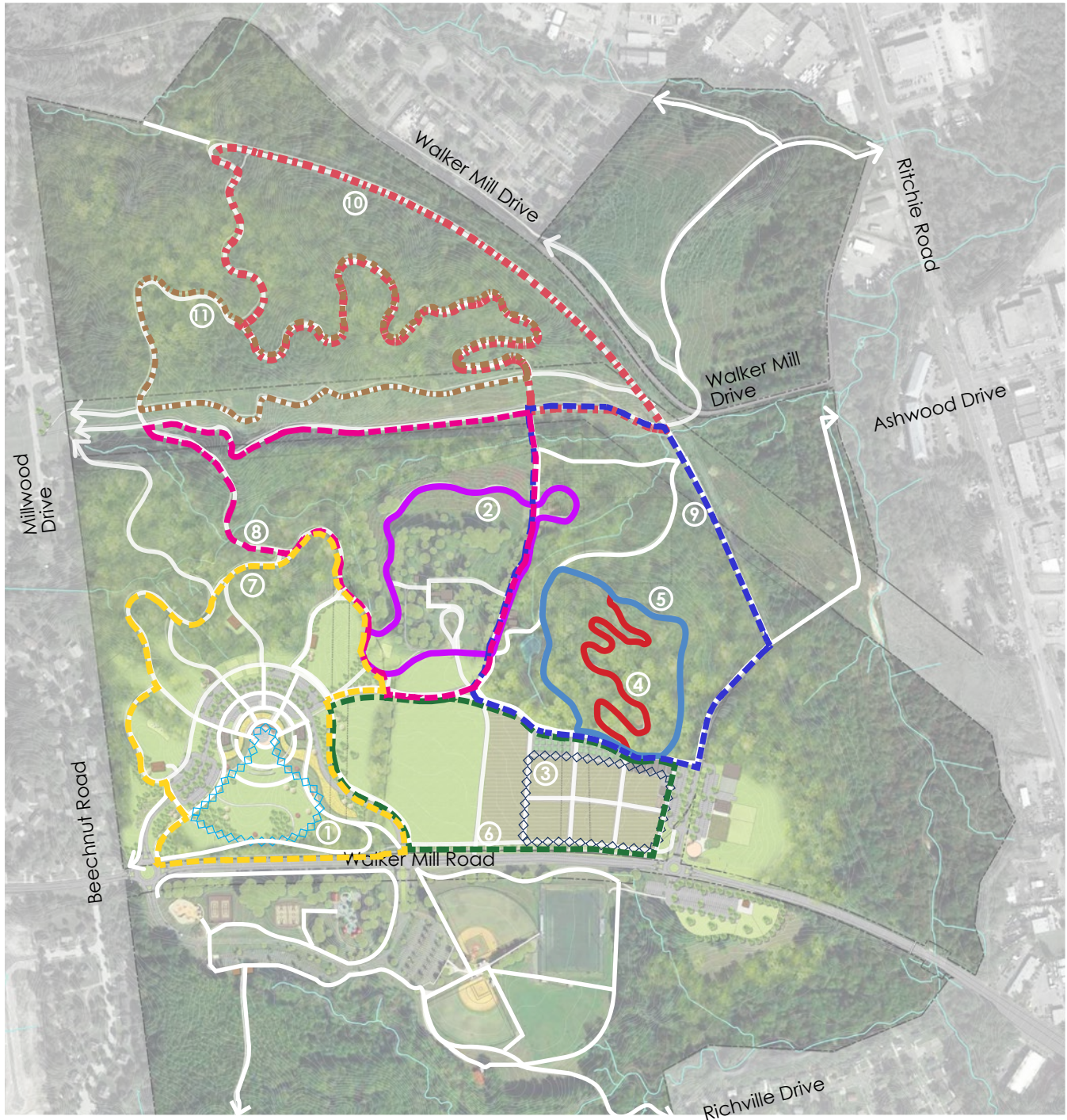
waterbodies and possibly to span sharp grade changes. In other areas of the park, paths should be primarily paved in either asphalt or concrete to facilitate use by all user groups. In the agricultural zone, more substantial gravel pathways are proposed for dual use by pedestrians and the agricultural equipment necessary for production. It is not anticipated that tractors and other equipment will use the paths continuously, so joint use of these paths by pedestrians is encouraged. Trail types are broken down in more detail on the following pages.

Trails: Thematic Loops

Pedestrian and bicycle networks should connect major park amenities in the northern part of the park, and along Walker Mill Road. These should form loops of varying measured lengths, to better facilitate Run/Walk events and for casual users of all ability levels and provide opportunity for thematic interpretation. Preliminary lengths are suggested on the following page.

Given the size of the park and variety of park offerings, walks may be themed to provide unique experiences. Some ideas for this would be the art walk, so visitors can enjoy the installations on site; an interpretive history walk centered on the core Concord Manor grounds; and an agricultural loop with opportunities to learn about the agricultural programs and uses on site. Additionally multiple forest walks are possible, which can be named and themed based on experiences along the routes, and to ease in wayfinding throughout the grounds.

Trail Map Highlighting Thematic and Measurable Loops



LEGEND

0.25 Miles

- ① Art loop (W-4)
- ② Agriculture Loop (E-12)

0.5 Miles

- ③ Manor Loop (CM-6)
- ④ Overlook Trail (E-10)
- ⑤ Forest Loop (E-10)

1 Mile

- ⑥ Farm Fitness Loop (CM-8)
- ⑦ Picnic Area Loop (W-5)
- ⑧ Walker Mill Trail (CM-9)
- ⑨ Chesapeake Beach Trail Fitness Loop (E-11)

1.5 Miles

- ⑩ Chesapeake Trail Loop (CZ-15)
- ⑪ PEPCO/Forest Trail Loop (CZ-14)

*Note, see page 157 for trail types and description of entire trail proposed system throughout park network

Trails: Park Network

(Continues on following pages)

Western Experience Zone

In the Western Zone, paved asphalt paths will provide park access and egress to and along Walker Mill Road. These paths will provide internal park circulation between parking and activity areas and linkages to pathways that lead to the Central, Eastern, Southern and Conservation Experience Zones. They will be laid out in loops to provide a variety of distances and route options for fitness walking, jogging and recreational bicycling. By having two large loops and generally wide treadways, this system will serve a wide variety of users and multiple purposes, and avoid congestion.

W-1

The Inner Fitness Loop will parallel the new park access road and complete a loop by linking to the shared use path along Walker Mill Road. This path will also provide linkage between the various parking areas, the Visitor's Center and garden support building.

W-2

The Outer Fitness Loop will parallel the outer edge of the park access road and minimize potential conflicts with motor vehicle travelways. This loop will also provide linkages to picnic areas, youth activity zones such as a Ninja Course or Bike Skills Park, and provide great views of the agricultural fields and natural park landscapes. It completes a loop by linking to the shared use path along Walker Mill Road.

W-3

The Circulation Paths among the garden plots, open lawns, and parking areas will be designed to support pedestrian movements, strolling, garden viewing and access to the open lawns.

W-4

The Art Loop is shown as a simple loop around the lawn area, but can be laid out in a variety of ways using primarily the pedestrian circulation paths.

W-5

The Picnic Loop Forest Walks will be natural surface trails providing a casual hike/stroll in a more shaded and forest environment. These trails can also provide access to picnic shelters located in forested areas, as well as forest adventure paths for children and the young at heart. These trails can also be linked to Millwood Drive to provide a supplemental park entrance for pedestrians, hikers and others living west of the park.

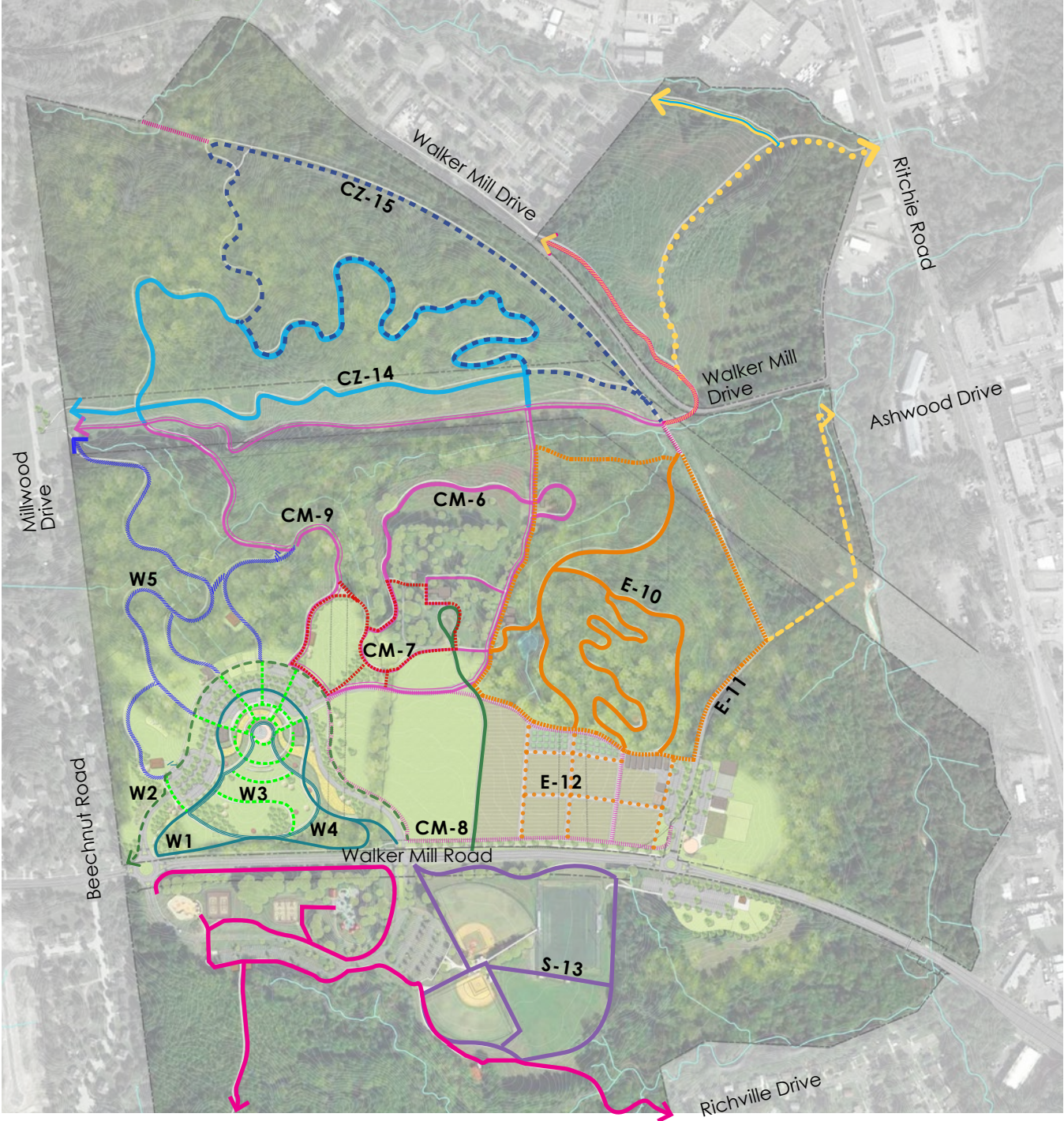
Central Experience Zone

In the Central Zone the trail and path system will focus on providing multi-modal access serving bicyclists, pedestrians and park maintenance vehicles. A new east-west roadway will provide connectivity between the Western Zone and the agricultural activities in the Eastern Zone. The existing road to Concord Manor is protected by the historic regulations, and any possible work done on it would need to go through MHT's review process. It is important to emphasize that trails suggested here will need further archeological assessment to verify the locations and review by the Maryland Historic Trust Easement Committee. Any new construction within easement areas, including planting and grading, would need to be carried out in consultation with the MHT Easement Committee.

CM-6

The Manor Loop can be developed in two parts. Where the existing gravel farm road passes among the historic buildings (eastern part of the loop), it can be paved or otherwise built with a durable all-weather surface that ensures ADA access, and serves all types of trail users. The western section of this alignment should be natural surface, gravel, or other pervious surface and will be oriented to pedestrian only use. It can provide education and interpretation about various historic themes embodied at the site.

Walker Mill Regional Park, Northern Proposed Trail Map



LEGEND

| | | | | |
|------------|------------|---------------|-------------|------------------------------|
| — W1 | — CM-6 | — E-10 | — CP-16 | — Existing |
| - - - W2 | CM-7 | E-11 | - - - CP-17 | Future Potential Trail |
| - . - . W3 | CM-8 | E-12 | CP-18 | — Protected Historic Roadway |
| — W4 | — CM-9 | — CZ-14 | — CP-19 | |
| - . - . W5 | — S-13 | - . - . CZ-15 | — CP-20 | |

*Note, see page 161 for off-site connections

Trails: Park Network

(Continued from previous page)

CM-7

Manor Access and Promenade: These pathways will be developed to link the parking area in the Western Experience Zone to the Manor House and grounds. Great care should be taken with the planning of this route, as there is a high possibility of additional archeological elements, such as additional burial sites, in the area. This circular path can have linking paths around the cemetery and connecting to the front of the Manor House.

CM-8

A Farm Fitness Loop can be developed by using a portion of the shared use path along Walker Mill Road and an east-west park/farm maintenance and access road. This path will link the West, Central and Eastern activity Zones together and provide another recreational experience in the agricultural zone of the Park. The east-west portions of this loop will be designed for park maintenance and agricultural vehicles to share the path with recreational bicyclists and pedestrians.

CM-9

This shared use path, possibly called the Walker Mill Park Trail, is in the northern portion of the Central Zone. It is intended to be a premier, shared use path for bicycle and pedestrian recreation that links the activity areas within all four zones of the north side of the Park. In addition to the parking area in the Western Zone, this trail can be supported by two additional, but small trailheads: a) at Millwood Drive on the west edge of the park, and at the PEPCO maintenance access area off of Walker Mill Drive (east edge of the park). This path alignment will provide users visual introduction into the history, the agriculture, the natural resources present in the northern part of the park. As a paved path, it will provide ADA access to and through each corner of the northern property.

Eastern Experience Zone

E-10

In the Eastern Experience Zone, the East Forest Loop and Overlook Trail can provide a pedestrian only natural surface trail. In this eastern forest stand, a hill provides some modest elevation challenge where a spur can be provided to an overlook of the farm fields. This trail can provide interpretation of the park's natural resources.

E-11

The Chesapeake Beach Fitness Loop can be a paved bicycling and walking path that links the maintenance yard/police station area, to the eastern trailhead at Walker Mill Drive using the old farm road and the Chesapeake Beach Railroad (CBRR) alignment. The bermed railbed is "broken" in a number of areas by crossing streams. When functioning as a railroad bridges at these locations carried the trains across the creeks. These breaks in continuity limit the corridor's potential for re-use as a trail, because installing new bridges in the gap locations under overhead powerlines is likely to be challenging. However, it is possible to complete a loop while routing a path along some of the railroad berm and then returning to the central farm access road near the Manor House.

E-12

Agriculture Walks: Walking paths among the cultivated plots can serve the functional needs for these plots as well as opportunities for others to visit for education and interpretation activities. Interpretation exhibits can be provided presenting the agricultural history of the site as well as how urban agriculture is conducted in the present day to help sustain us into the future.

Southern Experience Zone

S-13

Fitness Loops encircling the athletic fields will be developed along routes that are already used by park visitors on an informal basis.

The existing Memorial Trail provides a paved bicycling and walking paths that crosses the Southwest Branch of the Western Branch of the Patuxent River. This shared use path provides a link to the residential community south of the park at Berry Lane.

A second existing shared use path traverses the developed portion of the park, aligned parallel to the park access road and parking lots. This path links to Walker Mill Road at the central southside entrance and also passes by the ballfields, passes over a bridge over the Southwest Branch and connects to the neighborhood east of the park at Richville Drive.

Conservation Zone

The Conservation Zone offers three very different and yet stunning outdoor experiences that are almost totally unknown and unused today.

CZ-14

One is a rolling powerline corridor that cuts through two forested sections of the park and is covered in waste high grasses in the fall of every year. There are great vistas, and amazing quiet, all inside the Beltway. The PEPCO/Forest Loop Trail is proposed to provide a mountain biking and hiking path along the north (high) side of the rolling PEPCO corridor then return via an alignment through the forest.

CZ-15

The second experience would also be a hand-built, natural surface hiking and mountain bike single track, aligned on a portion of the Chesapeake Beach Railway which passes through deep cuts and over huge fills along a nearly level, 1% grade—The Chesapeake Beach/Forest Loop. Along the edges of the alignment are huge mature trees towering into the sky. Scattered in the old railbed are undergrowth shrubs, young trees and downed logs where a natural surface hiking and biking trail can easily weave its way through. This trail, as well, can complete a loop by passing through the huge forest tract just south of the old railway alignment. This forest covers a rolling landscape with mature second growth oaks and poplars and hidden bogs.

CM-9

The third experience is a segment of the proposed Walker Mill Park Trail, along the lower side of the PEPCO alignment where a paved trail can be routed in and out of the tree line. This shared use path will be part of the premier Walker Mill Trail and complete the loop back to the Manor House. Additionally, the powerline corridor provides an opportunity to develop two trailheads (with small parking areas) at each of the eastern and western ends of these loop trails.

Trails: Off-site Connections

Five bicycle and pedestrian trail links have been identified to support neighborhood connectivity to the Park and to connect the park to related historic sites and Metrorail stations. These are in addition to the bicycle, pedestrian and trail facilities that will be provided along Walker Mill Road as part of road improvements necessary to support development of the northern part of the park.

CP-16

The Millwood Link would link the proposed trailhead site on Millwood Drive to Shady Glen Drive, with a crossing to Millwood Recreation Center. A path continuing north on Shady Glen Drive or on a powerline corridor completes the connection to the future Central Avenue Connector Trail that will run east west between Addison Road Metro station and Morgan Blvd. Metro Station, as well as west to the Anacostia River Trail, and East to Largo Town Center.

CP-17

The Ritchie Road Link would connect the east side of the park to Ritchie Road and the large commercial district surrounding Hampton Park Blvd.

CP-18

A link to the Ridgley Rosenwald School can be developed from the Northeast corner of the park to this M-NCPPC facility just 3 blocks away. This bicycle and pedestrian path would include a crossing of Walker Mill Drive, passing through open park land on the northeast corner of the park, crossing Ritchie Road, following Milky Way and entering the historic school site along the entrance driveway in this industrial park.

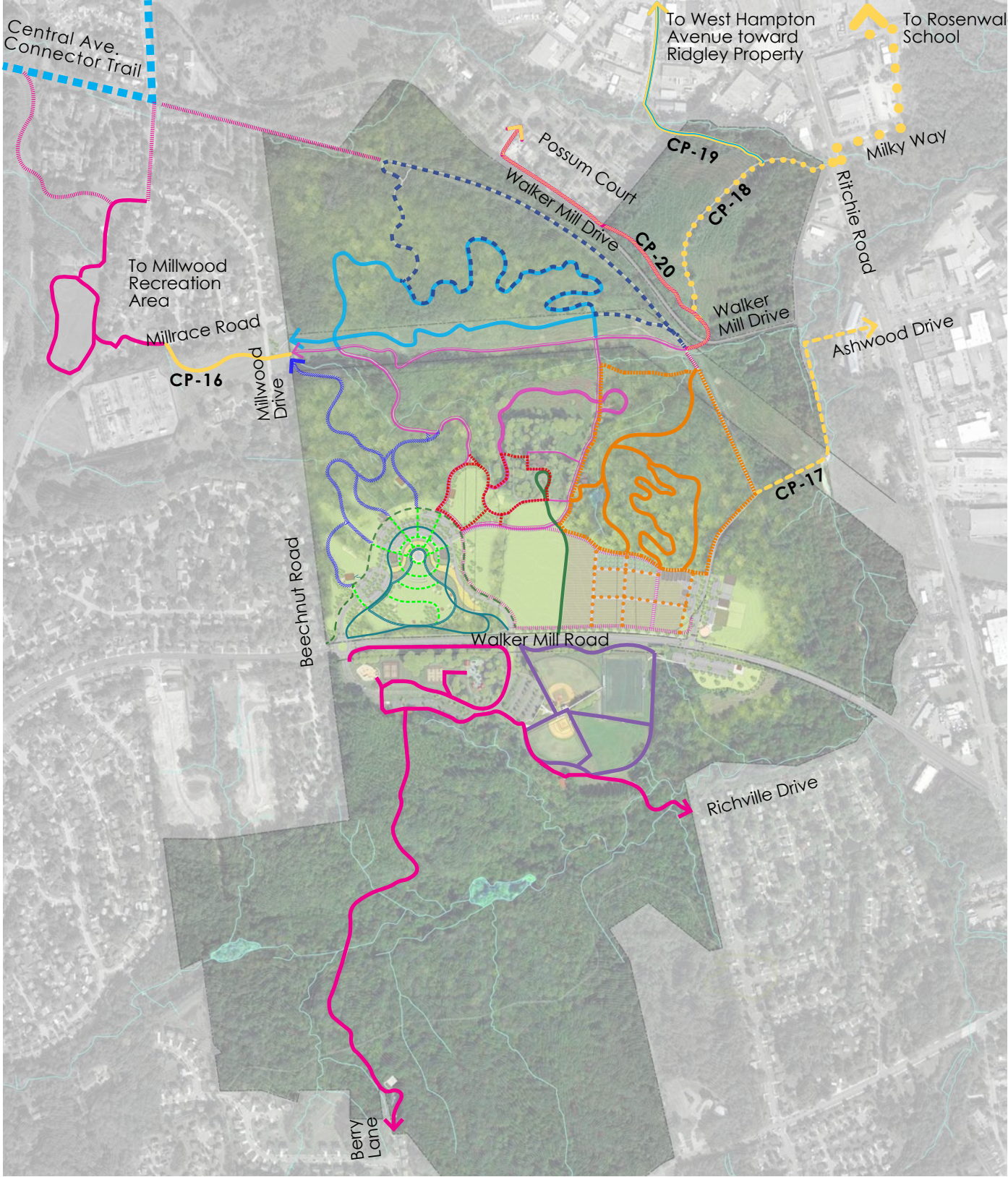
CP-19

A link to the Ridgley family property on Central Avenue and further north to the Morgan Blvd. Metrorail station could be developed by building a trail and bridge to West Hampton Avenue. Then a crossing of Central Avenue, and a crossing of the Ridgley property itself to the WMATA property near the south parking lot. This link would also provide access to the Central Avenue Connector Trail.

CP-20

The Walker Mill Drive Link would also be in the northeast corner of the Park. It would include a trail across park land parallel to Walker Mill Drive and along the frontage of an apartment complex to Possum Court.

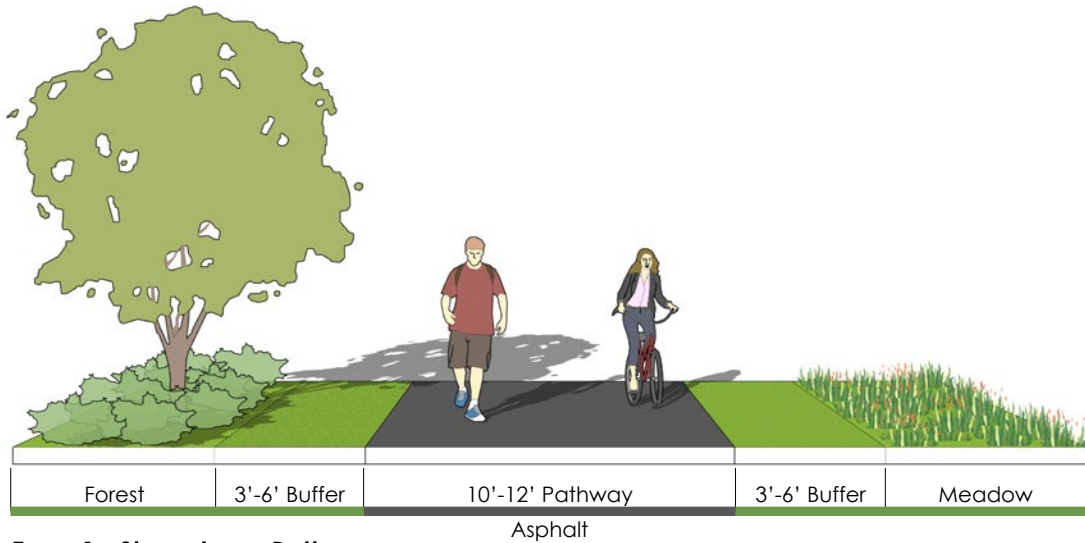
Walker Mill Regional Park, Trail Map Showing Proposed Off-Site Connections



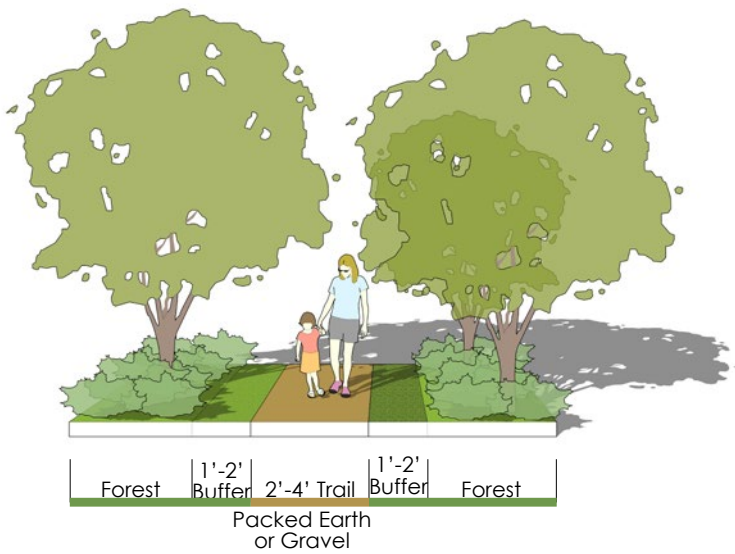
| | | | | |
|----|------|-------|-------|----------------------------|
| W1 | CM-6 | E-10 | CP-16 | Existing |
| W2 | CM-7 | E-11 | CP-17 | Future Potential Trail |
| W3 | CM-8 | E-12 | CP-18 | Protected Historic Roadway |
| W4 | CM-9 | CZ-14 | CP-19 | |
| W5 | S-13 | CZ-15 | CP-20 | |

*Note, see page 157 for on-site trails

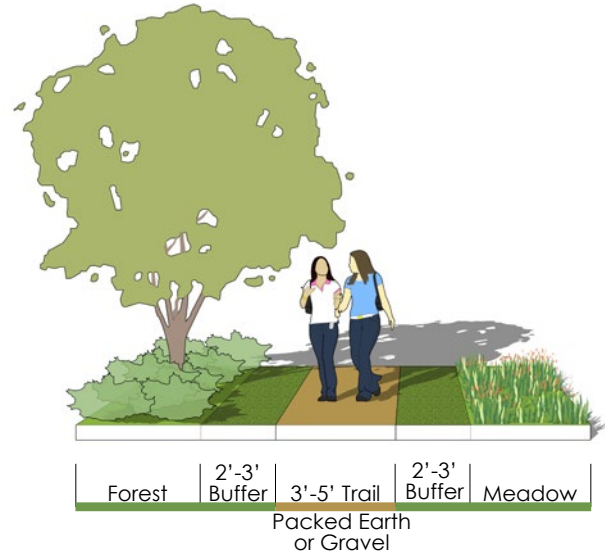
Trail Types



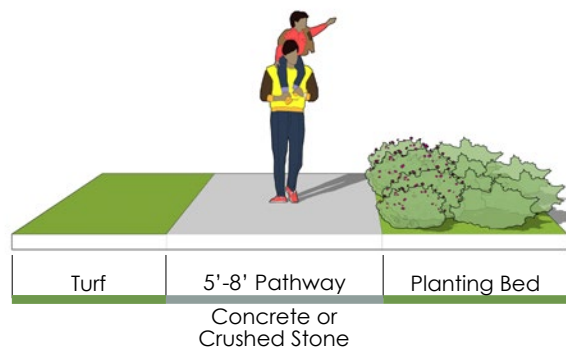
Type 1 : Shared-use Path



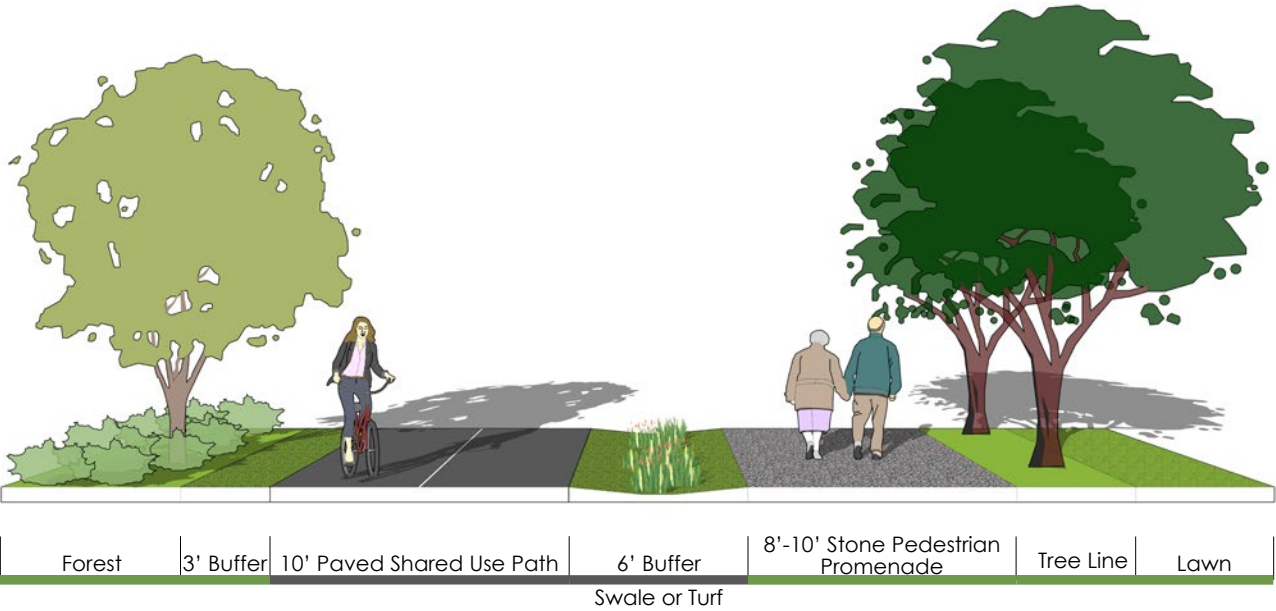
Type 2a : Natural Surface - Single Track



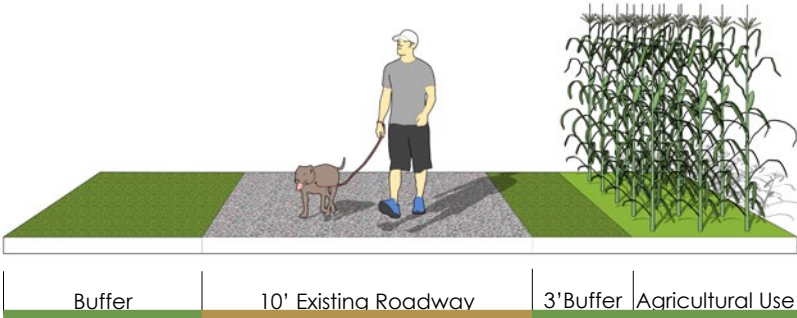
**Type 2b : Natural Surface Forest Walk
(Meets Recreational Trail ADA Requirements)**



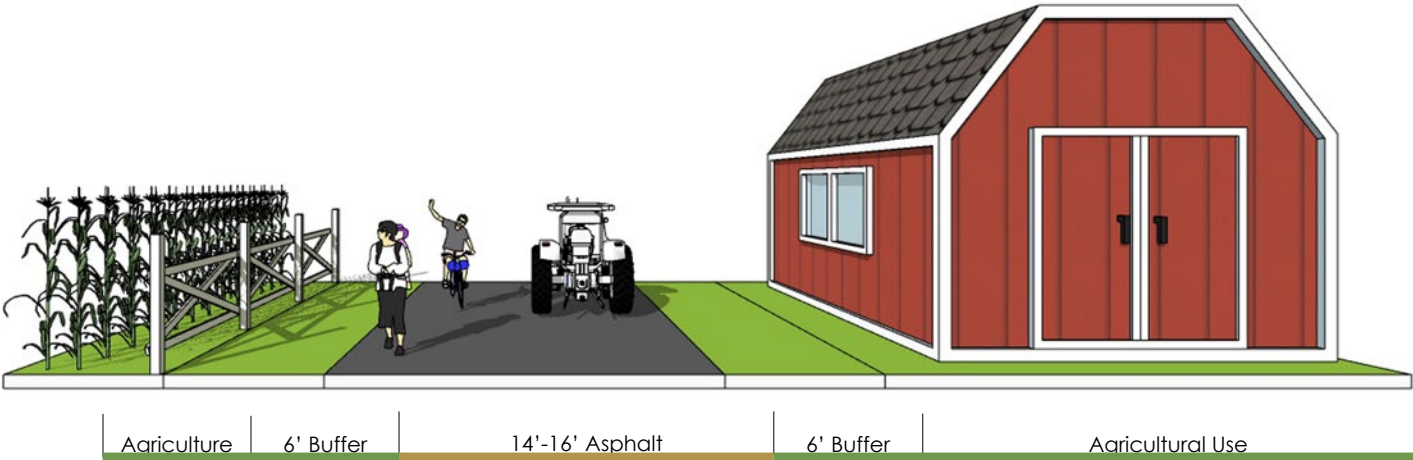
Type 3 : Pedestrian Circulation / Garden Walk



Type 4 : Dual Corridor Shared Use Path & Promenade



Type 5 : Existing Farm Road



Type 6 : Multi Modal - Service Combined Road and Shared Use Path

Stormwater Management

Per Chapter 5.0 of the *Maryland Department of the Environment Stormwater Design Manual*, compliance with the Stormwater Management Act of 2007 to implement Environmental Site Design (ESD) to the maximum extent practicable is required. ESD is the strategy of integrating smaller stormwater management treatment facilities located close to the source of runoff along with a site design which minimizes impervious surfaces to as nearly as possible maintain predevelopment runoff conditions. Use of ESD practices, natural conveyance systems, preservation of natural resources, and use of alternative surfaces must be demonstrated prior to utilizing structural stormwater management facilities such as ponds, wetlands, and infiltration basins.

While a full geotechnical evaluation to confirm the infiltration rates of the soils has not been undertaken, it is feasible that the existing soils have infiltration capacity given the historic use of the property for agriculture. Stormwater management measures and strategies which can compliment infiltration of stormwater into the soils have been considered and are recommended. Geotechnical borings, soil analysis, lab work, and infiltration testing of existing soils in the proposed locations of stormwater management facilities will be required in the early phase of design to confirm the feasibility and design components of all proposed stormwater measures.

The proposed development areas of Walker Mill North reside on existing agriculture and forest land with very minimal existing impervious surfaces. The proposed development will be considered New Development and subjected to applicable stormwater management regulations which include water quality and water quantity treatment. The stormwater design for each phase of development and permitted project must meet these requirements. Walker Mill North's Central Zone/Concord Grounds and significant portions of the property to the east and west lie within three historical protection zones, identified in the Master plan as: the National Register of Historic Places Boundary for Concord, Maryland Historical Trust Preservation Easement, Prince George's County Historic Preservation Commission Environment Setting for Concord. These historical protection zones along with the mature woodlands located within Natural Resource Areas limit opportunities for development as well as construction of stormwater facilities to the area of the Eastern and Western Development Zones.

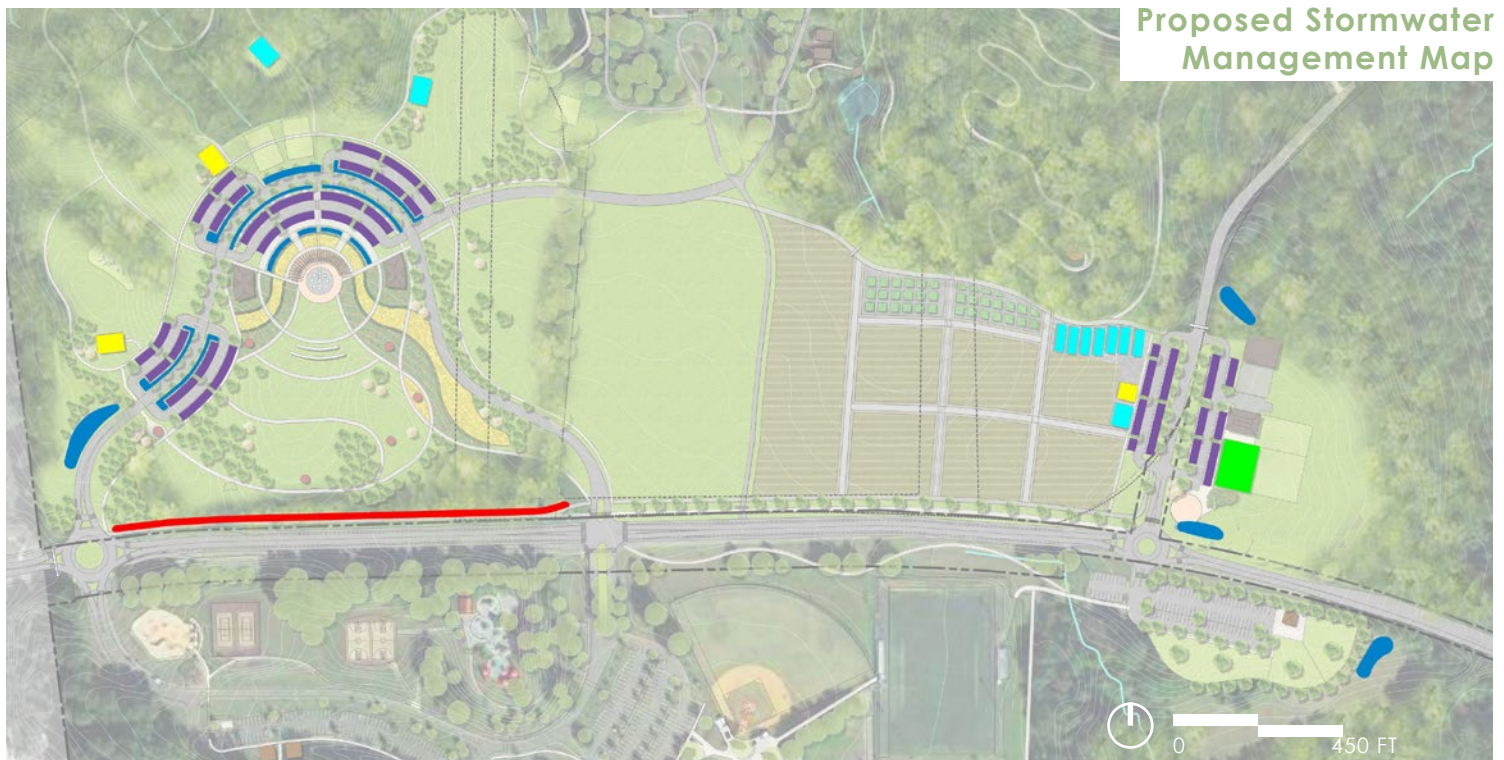
As the master plan will be built in phases, and those phases likely broken down into smaller construction projects, a decentralized strategy which utilizes ESD practices for meeting stormwater management requirements is proposed to ensure compliance with State and County regulations as the plan is implemented. Specific site conditions, soil borings and infiltration rates, detailed site design, grading, and coordination with permitting agencies will be critical in the final selection of stormwater management measures and their locations. At a planning level, the site and proposal program has been analyzed and the following stormwater management strategies are proposed:

- Non-rooftop disconnection: limited to slopes of not greater than 5%, proposed for treatment of stormwater runoff from trails, walks, and small maintenance drives.
- Rooftop disconnection: limited to smaller roof areas such as the pavilions to slopes of not greater than 5%, proposed for treatment of picnic and shade shelters.
- Infiltration Berms: typically utilized in combination with other stormwater management measures such as disconnection to enhance stormwater treatment and promote sheet flow and the dissipation of runoff velocity.
- Permeable Pavement: proposed for use in the parking stalls of the parking areas, runoff is filtered through the permeable pavement section to provide water quality treatment and can be utilized with quantity control stormwater management measures under the parking lot. Permeable pavement systems provide efficient treatment when space is limited but should only be used when slopes are less than 5%.
- Green Roof: also known as vegetative roofs, there are a variety of systems available for use including modular and tray systems installed in interlocking grids along with traditional systems with layers of drainage material and growing media to support plant life and reduce impervious surface runoff.
- Dry Wells: subject to acceptable existing soil infiltration rates, proposed for treatment of roof areas of smaller buildings.
- Micro-bioretenention: limited to drainage areas of 20,000 square feet or less, proposed for treatment of parking areas, roof areas of buildings, and access drives. Landscape areas







near buildings and parking islands and medians are opportune locations for micro-bioretenention as they can be installed close to the source of the runoff. In many cases, micro-bioretenention facilities can be installed along with quantity control storage facilities to treat both water quality and water quantity. They provide an adaptable form of treatment which is effective with permeable soils to promote groundwater recharge as well as with poor soils with the use of an underdrain.

- **Rain Gardens:** proposed for use in the treatment of runoff from small impervious areas and can be combined with landscaped beds and garden area to temporarily hold runoff and promote infiltration into soils.
- **Swales:** Three types of swales are options for implementation, specifically along portions of Walker Mill Road or internal vehicle access drives: Grass Swales, Bio-swales, and Wet Swales. Each type of swale is intended to be used in a linear manner treating smaller impervious areas while utilizing check dams to manage flow velocity and provide opportunity for infiltration, vegetative filtering, and biological uptake.

The proposed impervious surfaces of the master plan have been summed per phase of the project to determine the Impervious Area Requiring Treatment (IART) and utilized to calculate the estimated required stormwater treatment. An exhibit showing potential stormwater management facility locations which corresponds to the estimated stormwater treatment required has been included for reference. Due to the varied program elements of the park, proposed roadways, parking, and building structures, a variety of ESD practices are proposed to be utilized in concert to achieve the required stormwater quality and quantity treatment. All stormwater management facilities require routine and continued maintenance to keep them functioning as intended with the intensity of maintenance varying facility to facility. Some stormwater management measures require specialized equipment, such as a vacuum truck to clean sediment out of pervious pavement, while others require more labor intensive efforts such as weeding and trash pickup. Maintenance budgets and staff availability to perform maintenance should be considered as part of the stormwater design process in selecting stormwater management treatment facilities.



LEGEND

| | | | |
|---|---------------------|---|------------|
|  | Permeable Paving |  | Swale |
|  | Micro Bio-retention |  | Green Roof |
|  | Disconnected Roof |  | Dry Wells |

Park Utilities

THE WESTERN ZONE

Western Zone development is centered around the pair of vehicular entrances which form a vehicular loop framed by proposed parking, buildings, gathering spaces, trails, and supporting park program. Proposed buildings include restrooms, a Welcome Center, picnic shelters, and a maintenance building which will require electrical and communication service in addition to electrical service for parking lot lighting. An underground electrical and communication distribution network will be fed from existing overhead electrical and communication lines along Walker Mill Road and run along the vehicular loop road internal to the park, to feed proposed buildings, the splash pad, and parking lot lighting.

Water service to the proposed buildings in the Western Zone will be provided from the existing 12" main along Walker Mill Rd. A new 8" service, water meter vault, and associated valves is proposed at the western vehicular entrance to Walker Mill North. Behind the meter, the waterline continues along the vehicular loop road to service the Welcome Center, restroom building, splash pad, and fire hydrants. An irrigation water meter is proposed to serve agriculture and garden uses.

An existing 8" sanitary sewer provides service to Walker Mill North and runs from the Eastern Zone development area to the Central Zone serving the Concord Manor House and tying into the existing 10" sewer main running west to east across the property. A new 8" sewer extension is proposed from the existing 8" sewer line currently serving the property to run along the alignment of the Maintenance Road to service the Welcome Center, splash pad, and restroom in the Western Zone.

Electricity will need to be provided for low-level road and parking lot lighting. Additionally, new structures such as the Welcome Center, restrooms, and support facility will require electric and telecom connections. It is recommended that the central plaza area have provision for evening event lighting to facilitate a range of community uses.

THE EASTERN ZONE

Eastern Zone development includes a vehicular entrance off Walker Mill Road, access drive flanked by parking lots, Park Police station, park police garage building, maintenance building, restroom, shade structure, and hoop houses adjacent to the community garden. Electrical and communication service is required for the buildings with electrical service for the parking lot lighting. An underground electrical and communication distribution network will be fed from existing overhead electrical and communication lines along Walker Mill Rd. and run along the vehicular access drive to feed proposed buildings, community garden, and parking lot lighting.

Water service to the proposed buildings and community gardens will be provided from the existing 12" main along Walker Mill Rd. A new 8" service, water meter vault, and associated valves is proposed at the vehicular entrance to the access drive with service feeds to the proposed buildings, hoop houses, community gardens, and fire hydrants. An irrigation water meter is proposed to serve agriculture and garden uses.

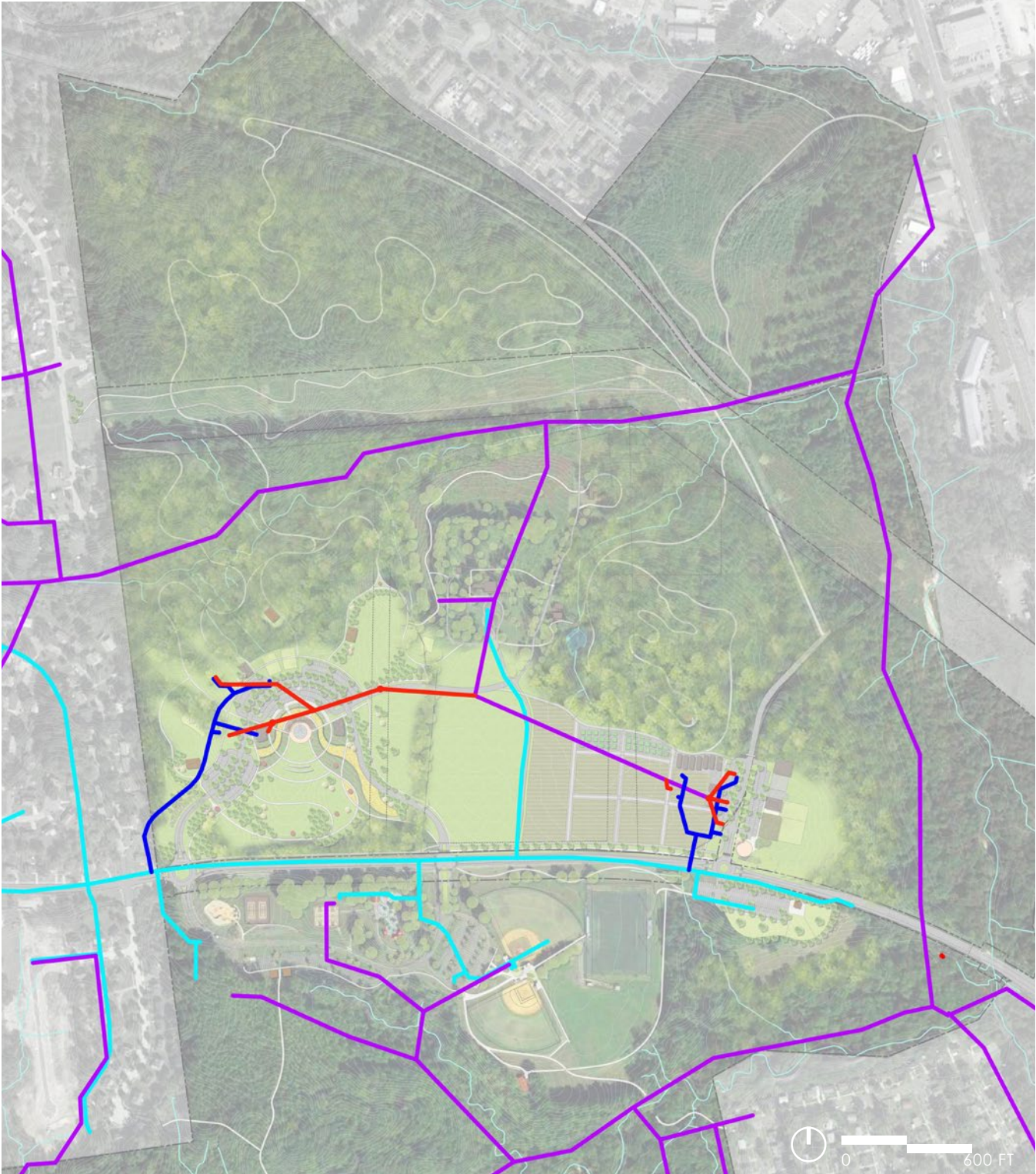
The existing 8" sanitary sewer which provides service to Walker Mill North terminates in the immediate vicinity of the Eastern Zone Development and is the proposed point of connection for new sewer laterals from the proposed buildings with a new 48" diameter manhole.

Electricity will need to be provided for low-level road and parking lot lighting in the agricultural area and at the maintenance and Park Police structures. The new building structures, including park restrooms, will require electric and telecom connections.

THE SOUTHERN RECREATION ZONE

The southern portion of the park already has water and electric utility connections in place. Connections should be made for new site lighting and potable water at the dog park.

Existing and Proposed
Site Utilities Map



LEGEND

- Existing Sanitary Pipe Alignment
- Existing Water pipe
- Proposed Water pipe
- Proposed Sanitary Pipe

Wayfinding and Outreach

For many reasons, including as a guide to vehicular traffic and as a regional signifier, gateway signage at either end of Walker Mill Road is important. This may span the roadway or take advantage of roundabouts and/or pedestrian areas of refuge. Gateway signage should be distinctive and appropriate to the character of the park, and give a clear signal that a park zone is being entered.

Interpretive signage, whether for historical resources, art installations, ecological or garden information, should be provided in an attractive and accessible manner at regular intervals along designated routes. Every effort should be made to provide a cohesive storytelling experience.

Directional signs should be located at major vehicular access points and junctures, with clear indication of what amenities can be accessed via the particular drive, and indications of exits. This will be particularly important due to the layout of Walker Mill Regional park having multiple vehicular entrances that serve individual use zones.

Pedestrian wayfinding signs should be located amply throughout the park so that visitors are comfortable finding destinations. These should be located at trail entries, pedestrian paths and major

decision points. Other signage, such as regulatory signs, should be located in appropriate locations as needed.

M-NCPPC and Prince George's County Planning Department have issued a Wayfinding Process Manual, which outlines principles, guidelines and processes for implementing successful wayfinding strategies. This document should serve as a resource and guide for the development of wayfinding strategies in Walker Mill Regional Park.

Advertising and outreach are important elements that were mentioned repeatedly by the community. At this point Walker Mill Regional Park is not known as a destination park. Distinctive entry signage and programming would assist in this effort. Community members expressed interest in electronic signs advertising upcoming events.

The community would like to see the distribution of more information about park offerings and activities. Social media may be a beneficial way of reaching the public, in tandem with more traditional advertising means. Finding the best ways to reach varying user groups would be beneficial to the perception of the park and increase interest and usage.

Wayfinding Recommendation Examples



Gateway Sign Example
Source: Public Domain



Gateway Sign Example
Source: Public Domain



Interpretive Signage
Source: LSG Landscape Architecture



Interpretive Signage
Source: Public Domain



Vehicular Directional Signage
Source: Public Domain



Pedestrian Directional Signage
Source: Public Domain



Regulatory Signage
Source: Public Domain



Electronic Signage
Source: LSG Landscape Architecture

Sustainable Design

Sustainable design is design which reduces negative impacts on the environment. It is often described as taking place at the intersection of the environment, economy, and equity.

M-NCPPC and the Prince George's County Planning Department have many initiatives and partnerships encouraging sustainable design and development. For example, a partnership with the PALS (Partnership for Action Learning in Sustainability) program at the University of Maryland, College Park, has already resulted in sixteen completed projects addressing a range of issues including planning and development, environmental and social issues, and transit-oriented development.

Sustainable design principles in site and building design include optimizing the site's potential through strategic location of structures in order to preserve and conserve open space, both on site and within communities as a whole; minimizing non-renewable energy consumption; using environmentally preferable products, such as those made from recycled materials or those with lower overall lifecycle implications; protecting and conserving water use; enhancing indoor environmental quality and occupant health; and optimizing operational and maintenance practices to maintain sustainable achievements over time.

Design must also be economically and socially sustainable. Elements which encourage economic investment and benefit to the surrounding community, such as programming, event spaces, and classes or workshops are to be encouraged.

Social equity should be addressed in this site through the development of the site's history and interpretation, celebrating the local community's growth and achievements over time. Current contributions should be celebrated through such means as art, performance, events, displays and festivals, and/or other such means as desired by the community.

Specific sustainable goals may be considered individually throughout the design and implementation of the park. Some items which should be considered and addressed include:

Access

- Access to alternative transit opportunities
- Provision for electric vehicles
- Pedestrian, bicycle and other non-vehicular access to the park and surrounding neighborhoods

Materials

- Materials sourcing from local/regional sources
- Materials made from recycled sources
- Materials lifecycle costs

Energy Use

- Lighting to comply with Dark-sky requirements
- Reduce energy use wherever possible
- Net Zero construction
- Use of solar and/or other alternative energy sources

Water Use

- Reduce water use wherever possible
- Use of recycled and/or reclaimed site water
- Low-impact stormwater system design

Land Preservation

- Keep development out of floodplains and flood hazard areas
- Protect water sources and wetlands from development impacts
- Preserve natural lands and species habitat
- Conserve and repair degraded open space
- Preserve and rehabilitate degraded site soils
- Protect steep slopes and address erosion concerns
- Remove and control invasive species

Community

- Improve food access through park programs
- Provide space for local art and achievement
- Tell the history of the site in an inclusive way
- Engage the community as partners in the park development
- Provide programming for all ages, ethnicities and ability levels
- Ensure community outreach is inclusive to all community members

Sustainability Recommendation Examples



Light Fixture with Integral Photovoltaics
Source: Public Domain



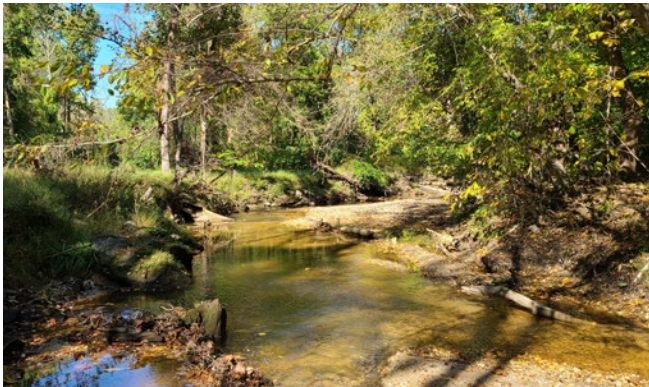
Bicycle Parking Example
Source: Public Domain



Recycling Containers
Source: Public Domain



Night Sky Lighting
Source: Public Domain



Existing Waterways at WMRP
Source: LSG Landscape Architecture



Existing Dump Site at WMRP
Source: LSG Landscape Architecture



Farmer's Market Example
Source: Public Domain



Community Festival Example
Source: Public Domain

PHASING AND IMPLEMENTATION



Implementation and Phasing Overview

The programs and amenities indicated in this masterplan will not happen overnight. The proposed phasing strategy is vital to the implementation of the masterplan goals in coming years. In Prince George's County the Capital Improvement Plan (CIP) is funded in 6-year increments where the first year is funded and the other 5 years are planned in terms of funding. Every few years M-NCPPC Department of Parks and Recreation will consult this document and re-evaluate what has been completed and what needs to be done next.

To assist them in this planning the proposed implementation strategy is divided into four phases:

- The first phase includes items that can be addressed immediately, in some cases with funding already secured, and with a lower level of regulatory concern. It is split into Phase 1A, and Phase 1B.
- Phase 1A addresses some of the most needed improvements and amenities in the Southern Active Recreation Zone and focuses on the essential infrastructure for the northern side.
- Phase 1B will lay the groundwork for the western zone programs by creating the loop road and parking areas. Major infrastructure connections will be placed for future development. Parking, storage, restrooms and maintenance will be located in the eastern zone for agricultural programs.
- The second phase addresses the major community concerns of road safety, agricultural programs, and construction of the Park Police substation. Picnic areas and supporting facilities will be located in the western zone.
- In the third phase, the major western zone garden programs will be developed, along with further enhancements to the historic core.
- The fourth phase consists of aspirational items for future consideration after the major program elements described herein are built.
- It is important to note that trail elements are part of all phases. It is desirable to open the northern conservation lands immediately, with additional connections being developed as program elements are built out.

Costing Estimate

The estimate on the following page includes provision for General Conditions, Design and Engineering, Surveying, Permitting and Contingencies; however final cost may vary due to future conditions unknown at this time. In some cases it may be deemed appropriate to pursue design and permitting in the phase prior to expected construction, especially in archeologically sensitive areas which will require more in-depth review. A more detailed discussion of each phase follows.

| Work/Activity | Phase 1 | | Phase 2 | | Phase 3 | | Phase 4 | |
|---|----------|----------|---------|----------|---------|----------|---------|----------|
| | Phase 1A | Phase 1B | | | | | | |
| Concord Grounds | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| 1 Interpretive Trail Loop | x | \$ | | | | | | |
| 2 Other Trail Networks | x | \$ | | | | | | |
| 3 Interpretive Display & Signage | x | \$ | | | | | | |
| 4 Tree and Shrub planting | x | \$ | | | | | | |
| 5 Cemetery Demarcation | x | \$ | | | | | | |
| 6 Reflection Space | x | \$ | | | | | | |
| 7 Wayfinding | x | \$ | | | | | | |
| 8 Historic Garden Restoration | | | | | x | \$\$\$\$ | | |
| 9 Infrastructure Extension to new structures | x | \$ | | | | | | |
| 10 Tobacco Barn Stabilization | x | \$\$\$ | | | | | | |
| 11 Adaptive Re-use of Tobacco Barn | | | | | x | \$\$\$\$ | | |
| 12 Reconstruction of historic structures and/or sites | x | \$\$ | | | | | | |
| Western Zone | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| 1 Vehicular loop road | | | x | \$ | | | | |
| 2 Parking areas | | | x | \$\$\$ | | | | |
| 3 Infrastructure | x | \$ | | | | | | |
| 4 Stormwater management | | | x | \$\$\$ | | | | |
| 5 Picnic shelters | | | | | x | \$\$\$ | | |
| 6 Central Turf Area | | | | | x | \$ | | |
| 7 Trail Networks-Paved | | | x | \$\$\$ | | | | |
| 8 Restrooms serving picnic areas | | | x | \$\$ | | | | |
| 9 Wayfinding | | | | | | | x | \$ |
| 10 Active Recreation Zone | | | | | | | x | \$\$ |
| 11 Garden programs | | | | | x | \$\$\$\$ | | |
| 12 Central plaza area | | | x | \$\$ | | | | |
| 13 Support structure | | | | | x | \$\$ | | |
| 14 Welcome Center | | | | | x | \$\$\$\$ | | |
| 15 Art walk | | | x | \$\$ | | | | |
| 16 Conservatory | | | | | | | | x |
| 17 Café | | | | | | | | x |
| Eastern Zone | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| 1 Community garden plots | x | \$ | | | | | | |
| 2 Infrastructure | x | \$ | | | | | | |
| 3 Storage and Restroom Facility | | | x | \$\$ | | | | |
| 4 Parking for Agricultural Area | | | x | \$ | | | | |
| 5 Stormwater management | | | x | \$\$ | | | | |
| 6 DPR Maintenance facility | | | x | \$\$\$\$ | | | | |
| 7 Shade Structure | | | | | x | \$ | | |
| 8 Framework for larger ag plots | | | x | \$\$ | | | | |
| 9 Hoop Houses | | | | | x | \$ | | |
| 10 Trail Networks-Paved | | | x | \$ | | | | |
| 11 Trail Networks-Gravel | | | x | \$ | | | | |
| 12 Wayfinding | | | | | | | x | \$ |
| 13 Park Police facility | | | x | \$\$\$\$ | | | | |
| Conservation Land | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| 1 Trail Networks-Soft Surface | x | \$ | x | \$\$\$ | x | \$ | | |
| 2 Trail Networks-Paved | | | x | \$\$\$\$ | | | | |
| 3 Pedestrian Bridges | | | x | \$ | | | | |
| 4 Trailhead Parking at PEPCO easement | | | x | \$ | | | | |
| 5 Wayfinding | | | | | x | \$ | x | \$ |
| 6 Removal of Invasive species and reforestation | x | \$ | | | | | | |
| 7 Further development of Chesapeake Trail | | | | | | | x | \$\$\$ |
| 8 Boardwalk connection | | | | | | | x | \$\$\$\$ |
| 9 Development of Thomas property | | | | | | | | x |
| Southern Active Recreation Zone | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| 1 New Restroom | | | x | \$\$ | | | | |
| 2 Turf Improvements | x | \$ | | | | | | |
| 3 Relocated Field Entrance | x | \$ | | | | | | |
| 4 Internal Pathway Improvements | x | \$ | | | | | | |
| 5 Complete pedestrian connection along road | | | x | \$ | | | | |
| 6 Construct dog park | x | \$\$ | | | | | | |
| 7 Stormwater management for dog park area | x | \$ | | | | | | |
| 8 Picnic Shelter | x | \$ | | | | | | |
| 9 Skatepark Improvements | | | | | | | x | \$ |
| Walker Mill Road | Work | Cost | Work | Cost | Work | Cost | Work | Cost |
| 1 Gateway Signage | x | \$ | | | | | | |
| 2 North Edge Buffer | x | \$ | | | | | | |
| 3 Roundabout at west end | | | | | x | \$\$\$ | | |
| 4 Central Access - Road Intersection construction | | | x | \$ | | | | |
| 5 Central Access - Pedestrian Crossing | | | | | x | \$ | | |
| 6 Roundabout on East End | | | | | x | \$\$\$ | | |
| 7 Vehicular Directional Signage | | | x | \$ | | | | |
| 8 Bike lane improvements | | | | | x | \$ | | |
| 9 Sidepath construction | | | | | x | \$ | | |

\$ KEY

\$= Under \$250,000
 \$\$= Between \$250,000-\$500,000
 \$\$\$= Between \$500,000-\$1,000,000
 \$\$\$\$= Over \$1,000,000

Phase 1-A: Address Current Desires and Open up the Site



LEGEND

Concord Grounds

- ① Interpretive Trail Loop
- ② Other Trail Networks
- ③ Interpretive Display and Signage
- ④ Tree and Shrub Planting
- ⑤ Cemetery Demarcation
- ⑥ Reflection Space
- ⑦ Wayfinding
- ⑧ Infrastructure Extension to New Structure
- ⑨ Tobacco Barn Stabilization
- ⑩ Reconstruction of Historic Structure and/or Sites

Western Zone

- ⑪ Utility Infrastructure Extensions

Eastern Zone

- ⑫ Community Garden Plots
- ⑬ Infrastructure

Conservation Land

- ⑭ Trail Networks-Soft Surface
- ⑮ Removal of Invasive Species and Reforestation

Southern Active Recreation Zone

- ⑯ Turf Improvements
- ⑰ Relocated Field Entrance
- ⑱ Internal Pathway Improvements
- ⑲ Construct Dog Park
- ⑳ Stormwater Management for Dog Park
- ㉑ Picnic Shelter

Walker Mill Road Zone

- ㉒ Gateway Signage
- ㉓ North Edge Buffer

The first phase consists of amenities that can be included quickly and relatively easily, addressing immediate community needs.

CIP funding is already in place for improvements to some of the existing amenities and development of new amenities on the southern side. Improvements are intended for pathway and sports fields and circulation. New amenities that can be constructed immediately may include things such as Picnic shelter, dog park, and any stormwater management that may be necessary as part of that development.

As the Concord Manor rehabilitation project is already underway, it is recommended that archeologically sensitive improvements be incorporated into this phase. Subject to approval by the appropriate entities, pathways and interpretive elements may be constructed to facilitate the understanding, appreciation and adaptive re-use of the property. Tree planting and cemetery demarcation, along with the pond reflection space, is also encouraged to improve

and protect the experience. This will be connected to the broader story of African-American history and achievement in the surrounding region.

On the eastern side, new community gardens should be in place prior to removing the existing plots. Basic infrastructure connections should be completed in preparation for future facility construction. It is also recommended to begin giving the park a more visible identity from Walker Mill Road by adding Gateway Signage along Walker Mill Road at either end of the park and by addition of planting and fencing along the northern edge of the road.

On the western side, utility infrastructure extensions can commence in preparations for later phases of development in this area.

It is recommended to start building the soft surface trails into the upper portion of the property. Invasive species management and reforestation in the northeastern quadrant should also begin in this phase to address planting and habitat issues as soon as possible.

Phase 1-B: Set the Stage for Major Programs



LEGEND

Western Zone

- ① Vehicular Loop Road
- ② Parking Areas
- ③ Trail Networks-Paved
- ④ Stormwater Management
- ⑤ Restrooms Serving Picnic Area
- ⑥ Art Walk

Eastern Zone

- ⑦ Storage and Restroom Facility
- ⑧ Parking for Agricultural Area
- ⑨ DPR Maintenance Facility
- ⑩ Stormwater Management
- ⑪ Framework for Large Ag Plots
- ⑫ Trail Networks-Paved
- ⑬ Trail Networks-Gravel
- ⑭ Park Police Facility

Conservation Land

- ⑮ Trail Networks-Soft Surface
- ⑯ Trail Networks-Paved
- ⑰ Pedestrian Bridges
- ⑱ Trailhead Parking at PEPCO Easement

Southern Active Recreation Zone

- ⑲ New Restroom
- ⑳ Complete pedestrian connection along Road

Walker Mill Road Zone

- ㉑ Central Access-Road Intersection Construction
- ㉒ Vehicular Directional Signage

Phase 1-B will set the stage for major program developments to follow. On the western side of the site, the internal vehicular loop road will be created, with associated parking lots. Central Plaza major infrastructural extensions will be created, as well as stormwater management facilities for the new and anticipated paved surfaces. The trail system in this zone will be developed along with an art walk celebrating local artists and the community spirit, providing a unique setting for performing arts as well as sculptures, interactive art installations, and other types of expression.

Development of the eastern portion of the site should happen in this phase, bolstering existing community garden programming with new facilities, parking and additional programming partners. stormwater management for anticipated urban agricultural programming will be put into place, as well as restrooms, storage and the DPR maintenance facilities. Trail network and frame for large agricultural plots are developed to expand upon potential agricultural uses. The Park Police

facility should also be constructed in this phase, providing a strong community anchor to the north side of the park.

It is recommended to begin opening up Walker Mill North by adding a paved trailhead on the end of the PEPCO easement and building both soft and paved trails into the upper portion of the property. This will give the community use and access to the land. It will also create a new connection across the land from Millwood Drive to Ritchie Road.

The Southern Active Recreation zone will also get some uplift in this phase with the additional pedestrian connections along the road and new restrooms.

Phase 2: Address Significant Community Desires



LEGEND

Concord Grounds

- ① Historic Garden Restoration
- ② Adaptive Re-Use of Tobacco Barn

Western Zone

- ③ Picnic Shelters
- ④ Central Turf Area
- ⑤ Garden Programs
- ⑥ Central Plaza Area
- ⑦ Wayfinding
- ⑧ Support Structure
- ⑨ Welcome Center

Eastern Zone

- ⑩ Shade Structure
- ⑪ Hoop Houses

Conservation Land

- ⑫ Trail Networks-Soft Surface
- ⑬ Wayfinding

Walker Mill Road Zone

- ⑭ Roundabout at West End
- ⑮ Central Access-Pedestrian
- ⑯ Crossing Roundabout on East End
- ⑰ Bike Lane Improvements
- ⑱ Sidepath Construction

One of the most important issues in Walker Mill Park is improving the safety and connectivity across Walker Mill Road. In Phase Two, road improvements will be made along the length of Walker Mill Road, and intersections created in anticipation of the final buildout. This includes roundabouts, completing the pedestrian walk along the southern part of the road, improving the bike lanes, building a multi-use sidepath on the north side of the road, and creating identifiers with additional signage, tree planting and strategic fencing.

The western portion of the site is also another important focus of this phase. The central gathering area with a distinctive trellis and water spray feature will be built, forming a backdrop for a possible performance or gathering space in the adjacent lawn area. A variety of garden programming is to be developed throughout the zone, in partnership with local organizations wherever possible. Possible garden programs include a native plant garden, a serenity garden, a pollinator garden, a children's garden, a woodland garden, a meadow garden, an edible garden, a swale garden, and so on. The amenities will have features that appeal to all age groups and ability levels, with seasonal interest and opportunities for distinctive park programming. The

space will function for large festival groups, as well as small family groups. A welcome center and support structure housing storage and maintenance needs will be constructed to support the programming. The park grounds will be activated with picnic shelters, central turf area, and restrooms. This area will begin to serve the community's needs for gathering spaces and become a destination for many kinds of events.

Other smaller improvements in other zones include: shade structures and hoop houses in eastern zone; Historic Garden restoration and adaptive reuse of Tobacco Barn on the Concord Grounds; and finally continuation of building network of soft trails and wayfinding signage in Conservation land zone.

Phase 3: Garden Programs and Central Arts Space



Further historic enhancements may be considered in this phase, including the reconstruction of no longer existing outbuildings that were identified in archeological research as having existed in past times. A significant amount of study would need to be undertaken in order to assess the location and viability of such suggestions.

The western side is completed with an active recreation zone, as well as wayfinding for the area.

The park's trail networks could become a regional point of interest by creating a boardwalk connection across the Southwest Branch. Building out and paving the Chesapeake Rail Trail is a priority per a number of planning documents, and the feasibility of connecting portions of the trail with bridge construction should be re-assessed in this phase.

Together, these facilities are significant investments that will have a transformative effect on the use and experience of the park, making it truly a regional destination.

Phase 4: Items for Future Consideration



LEGEND

Western Zone

- ① Conservatory
- ② Cafe

Conservation Land

- ③ Development of Northeastern Quadrant

Masterplans are meant to be used for long-range planning, but much can change in ten or twenty years. The fourth phase consists of aspirational developments that should be considered again after the buildout of key program elements described above.

The western zone may be improved by the construction of a conservatory structure, which could be used for a wide variety of rental or other publicly accessible purposes. The garden setting would be a highly desirable location for signature events.

There may be interest in a cafe to serve park patrons, perhaps including produce from the on-site gardens, which could be accommodated on the western area as well.

It is also suggested upon completion of the major program elements noted herein, that the Northeastern quadrant may be re-assessed for other program needs that may develop over time.

WALKER MILL REGIONAL PARK: Park Masterplan

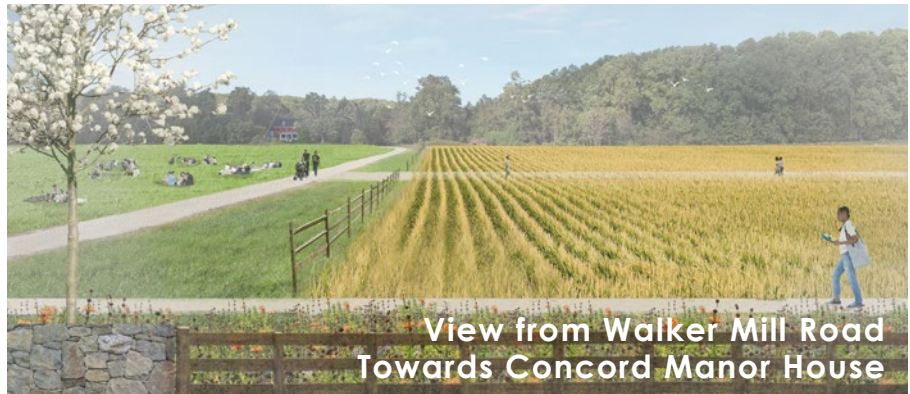


Source: LSG Landscape Architecture

Summary

The final Draft Master Plan was the culmination of extensive research into the social, archeological and natural resources present at the site. It was developed in concert with a series of meetings with the community, DPR and staff from other departments within Prince George's County, ensuring community support and conformance with broader County goals and objectives.

The major themes of Preservation of History, Agriculture, Community Access and Gathering, Natural Resources, and Health and Recreation were identified and incorporated throughout all aspects of the park plan.



View from Walker Mill Road
Towards Concord Manor House



View of Western Garden Zone

Vision Statement

The development of the northern portion of Walker Mill Regional Park will reveal the **natural, historical, and cultural resources** that are important to this region and will provide a unique setting that will allow park users to **explore, engage and educate** themselves with these resources, through passive and active recreational opportunities.

Program development will create **synergy between existing elements** on the south and future programs on the north, ensuring significant benefit to the community.

Facilities to support the goals were identified, proposed, and located to ensure the maximum benefit to the community and County as a whole.

This Plan creates a unique vision for the development of Walker Mill Regional Park by promoting the conservation of natural and historical resources; promoting environmental stewardship; fostering healthy communities; promoting the awareness of the agricultural history of the community to inspire future generations; stimulating economic activity; and improving access to the park for all.



View of Urban Agriculture Zone

Source: LSG Landscape Architecture