

## Welcome to the Walker Mill Regional Park Master Plan Community Meeting!

- The meeting will begin at 6:30 pm.
- This meeting is being recorded.
- Please keep yourself on mute when not speaking.
- Feel free to use the “Chat” feature for questions or comments.
- Please announce your name each time prior to making comments.

# Agenda and Introductions

## Planning and Design Team



Bill Tyler



Joseph (JJ) Arce



Claire Worshtil



CM Davis



Amol Deshpande



Kirsten Nichols



Will Wu



Tom Diehl





# Agenda and Introductions

## 1 Introduction and Process Overview

- Site Location and Background
- Project Progress to Date
- How we got here: Analysis and Prior Community Engagement Feedback

## 2 Draft Master Plan

- Southern Active Recreation Zone
- Central Zone
- Western Zone
- Eastern Zone
- Conservation Zone
- Walker Mill Road Zone

## 3 Breakout Sessions

## 4 Summary





1 Introduction and Process Overview

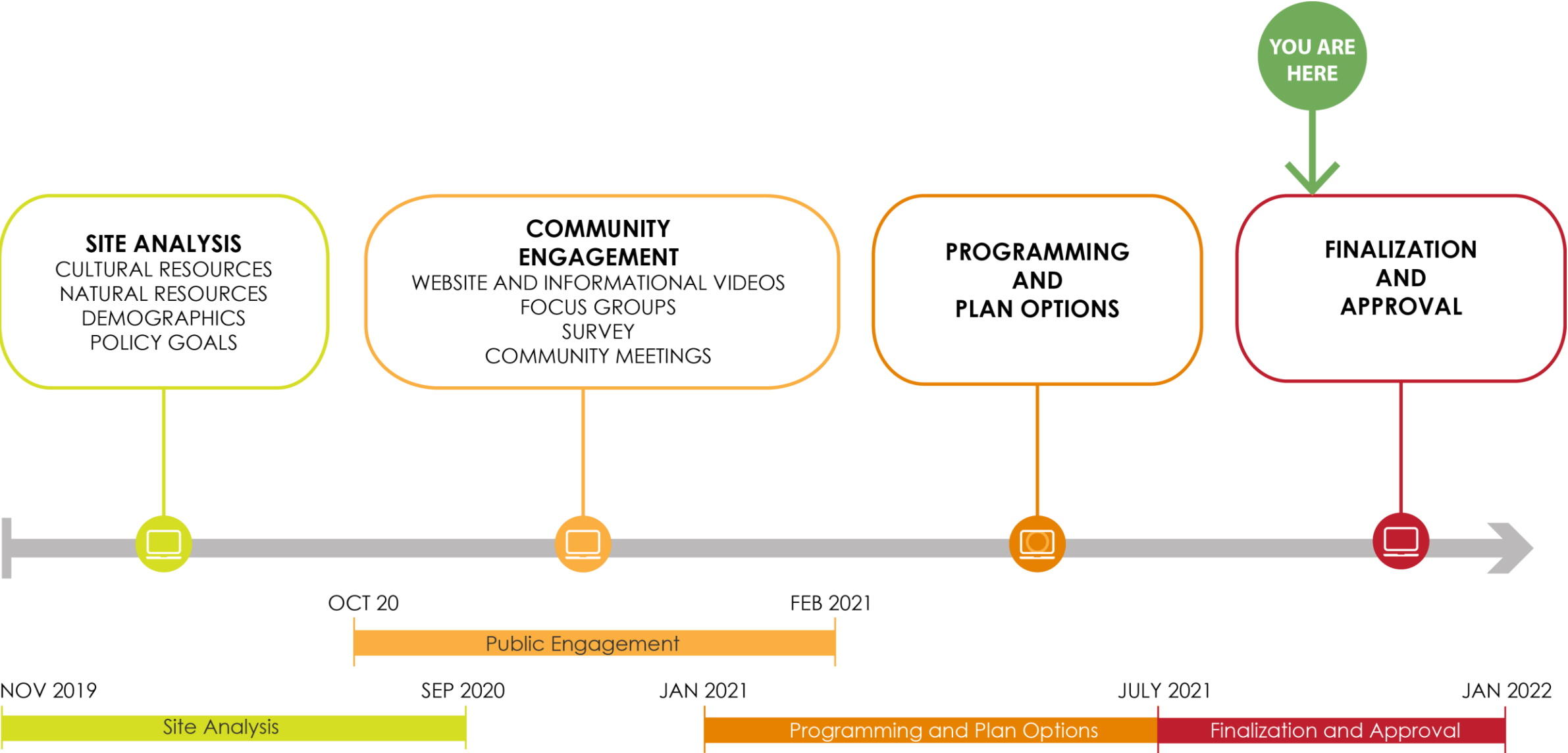
2 Draft Master Plan

3 Breakout Sessions/Q&A

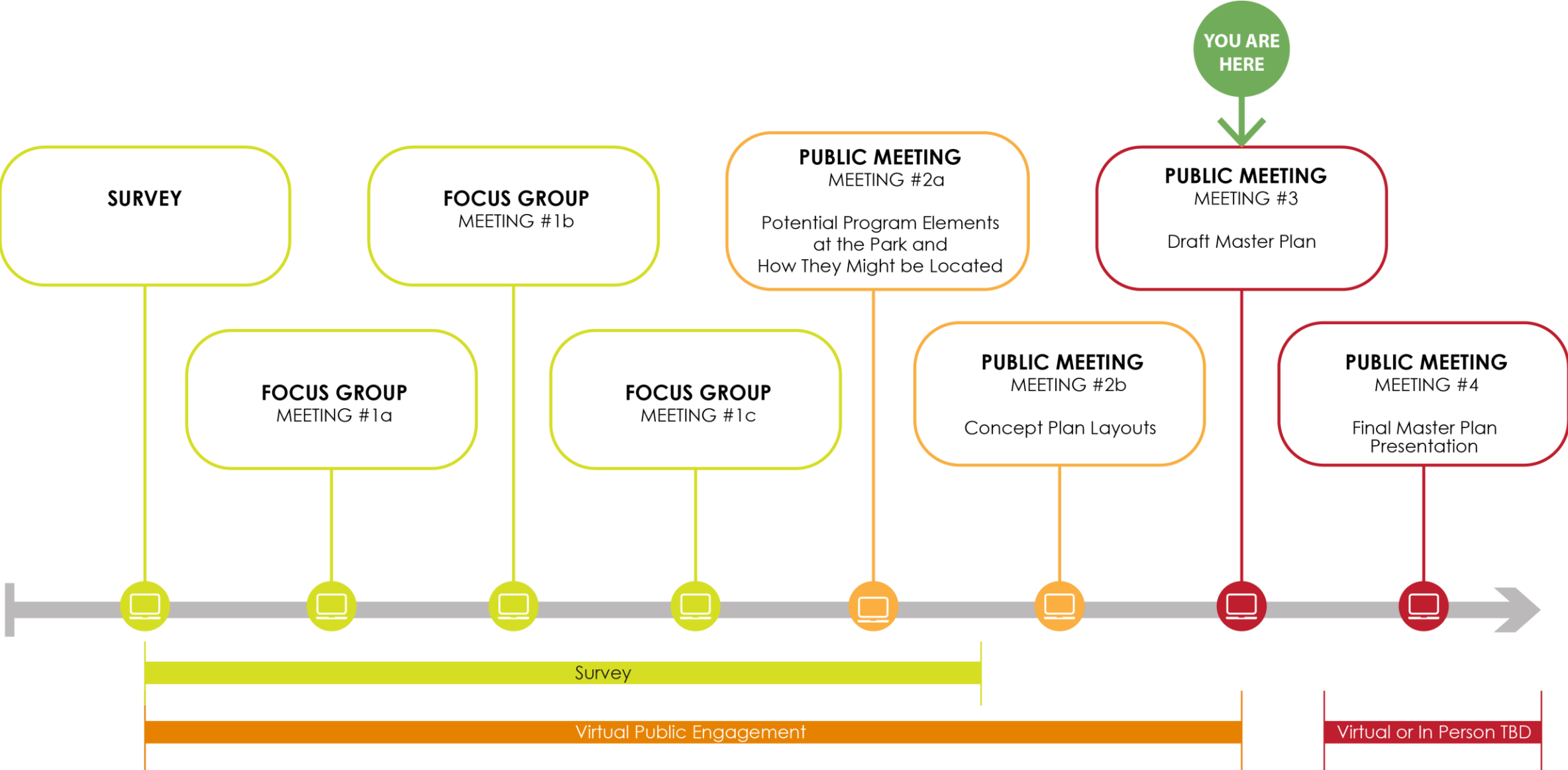
4 Summary













## 1 Poll Question 1:

Have you participated in prior public engagement for Walker Mill Park?

**1A.** Yes

**1B.** No, but I have seen the recordings and background on the website.

**1C.** No, I am new to this process.

## 2 Poll Question 2:

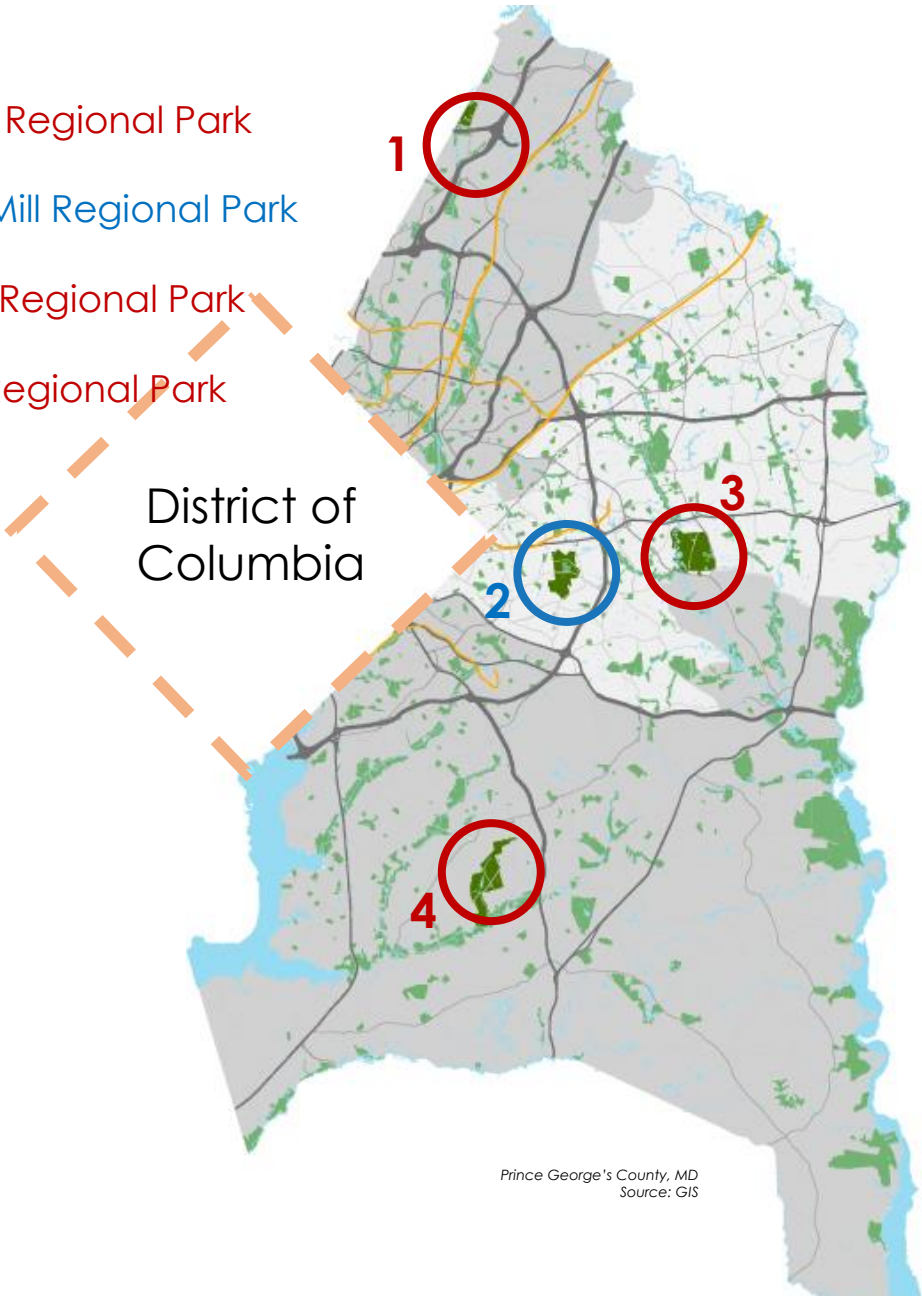
What is your zip code?

- 20721
- 20737
- 20743
- 20747
- 20772
- 20774
- 20785
- Other





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



Prince George's County, MD  
Source: GIS





# Current Amenities

1

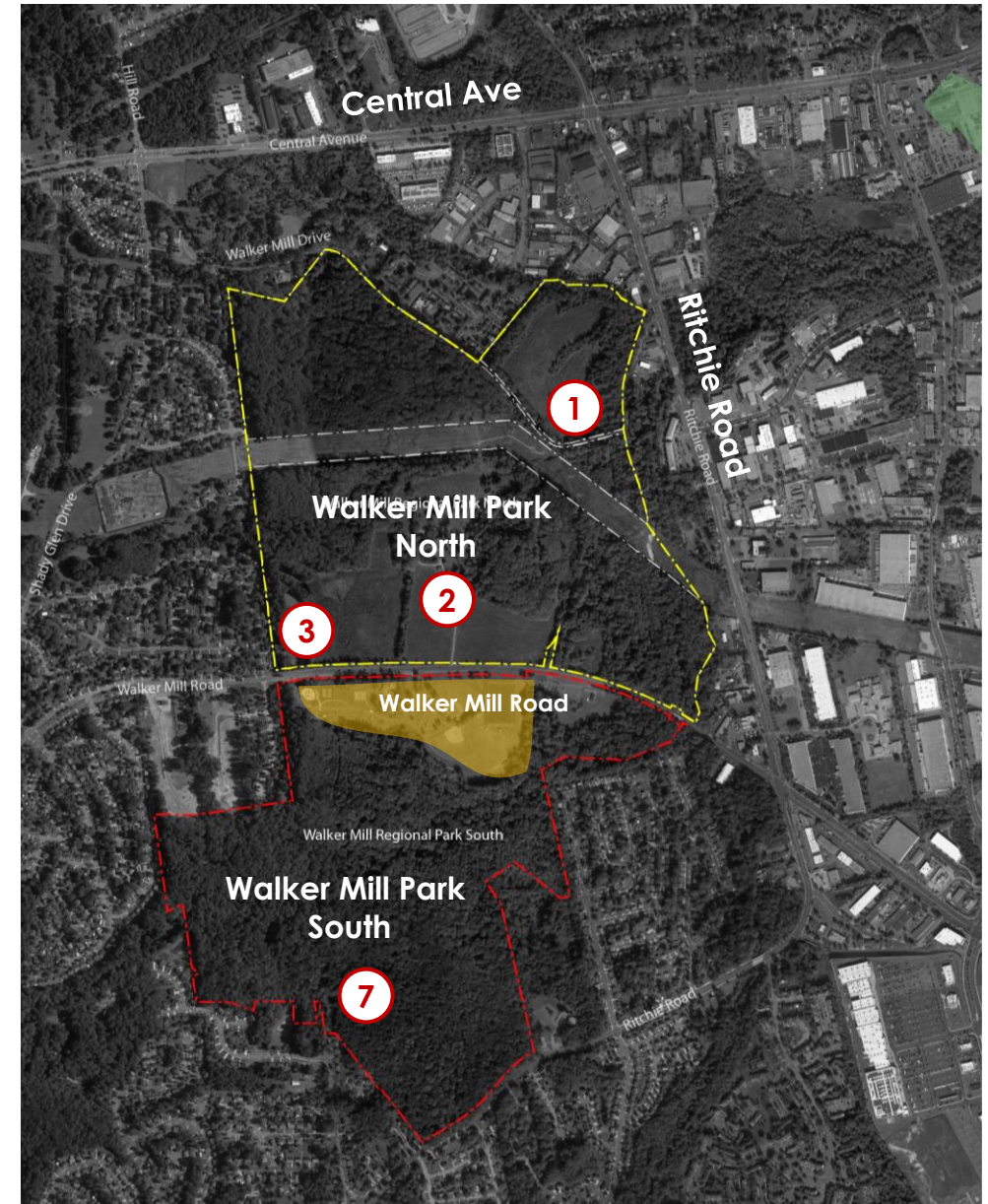
2

3

4



- 1 Tree Conservation Mitigation Bank
- 2 Concord Manor House and Outbuildings
- 3 Community Garden
- 4 Skate Park
- 5 Tennis Court
- 6 Parking Lot
- 7 Playground
- 8 Baseball Diamond
- 9 Rectangular Field





## 3 Poll Question 3:

Tell us about the people in your household!

(choose all age ranges that apply)

- 3A.** 0 to 9 years old
- 3B.** 10 to 15 years old
- 3C.** 16 to 20 years old
- 3D.** 21 to 30 years old
- 3E.** 31 to 55 years old
- 3F.** 56 to 65 years old
- 3G.** 66 years or older





The three major goals for the northern part of Walker Mill Regional Park are:

**CONNECTIVITY,**

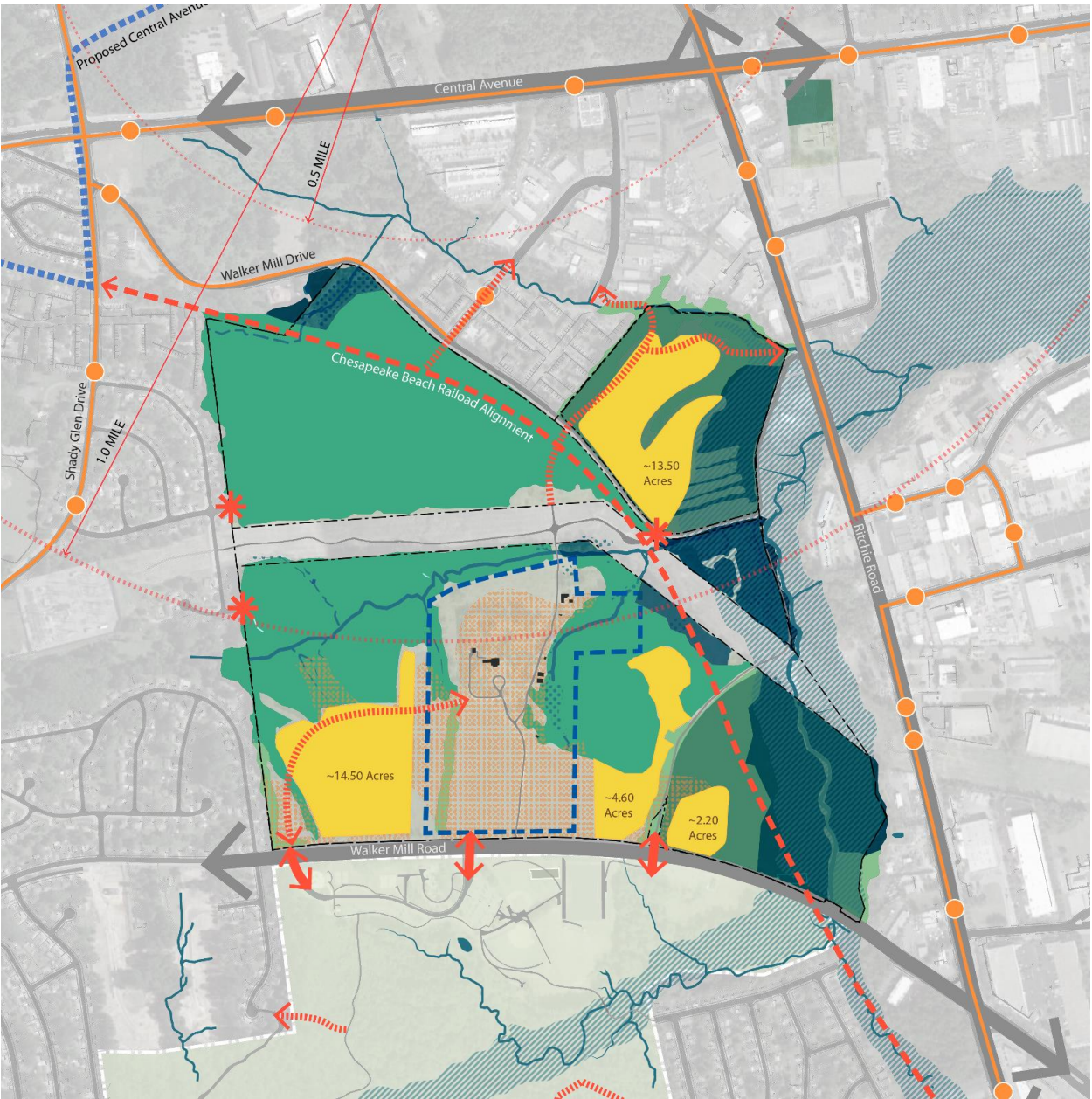
**HEALTH and WELLNESS,**

and

**ECONOMIC  
DEVELOPMENT.**







## SITE OPPORTUNITIES

- Chesapeake Beach Railroad Alignment
- Potential Trail Connections Studied by Prince George's County
- Potential Pedestrian Entrance
- Potential Vehicular Access
- Morgan Boulevard Metro Sphere of Influence
- Bus Route
- Prime Farmland
- Potential Development Area

## SITE CONSTRAINTS

### HISTORIC EASEMENTS

- Maryland Historic Trust Preservation Easement Boundary

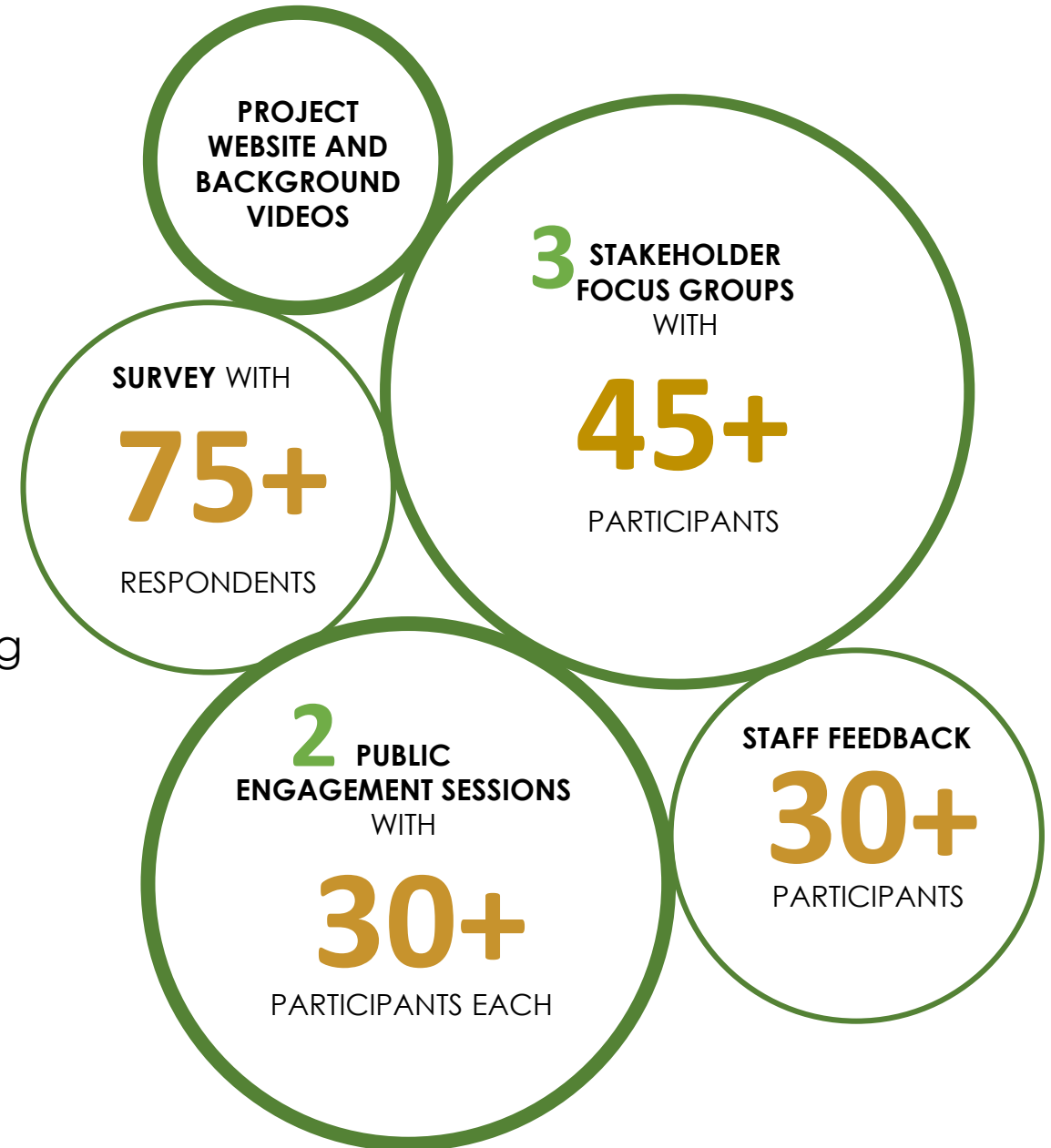
### STREAMS AND WETLANDS

- Perennial Stream
- Intermittent Stream
- Ephemeral Stream
- Wetland
- Floodplain

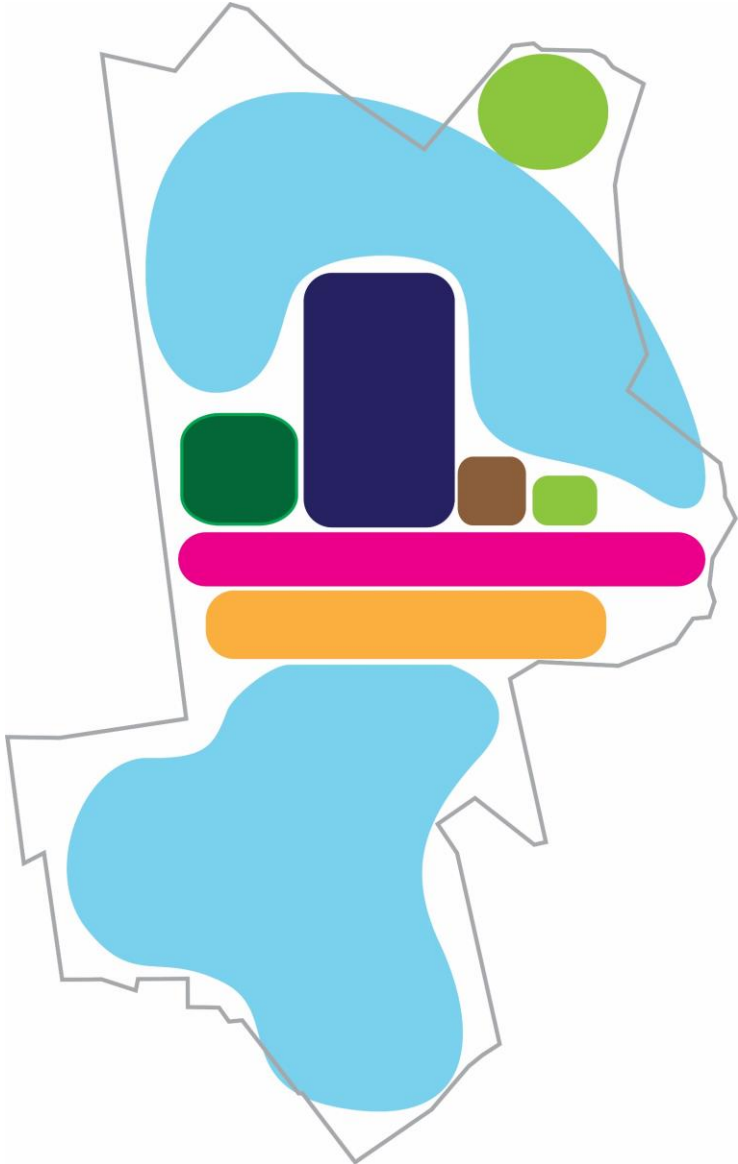
### FOREST COVER

- Tree Conservation Areas
- Mature Forest
- Lowland/Floodplain Forest

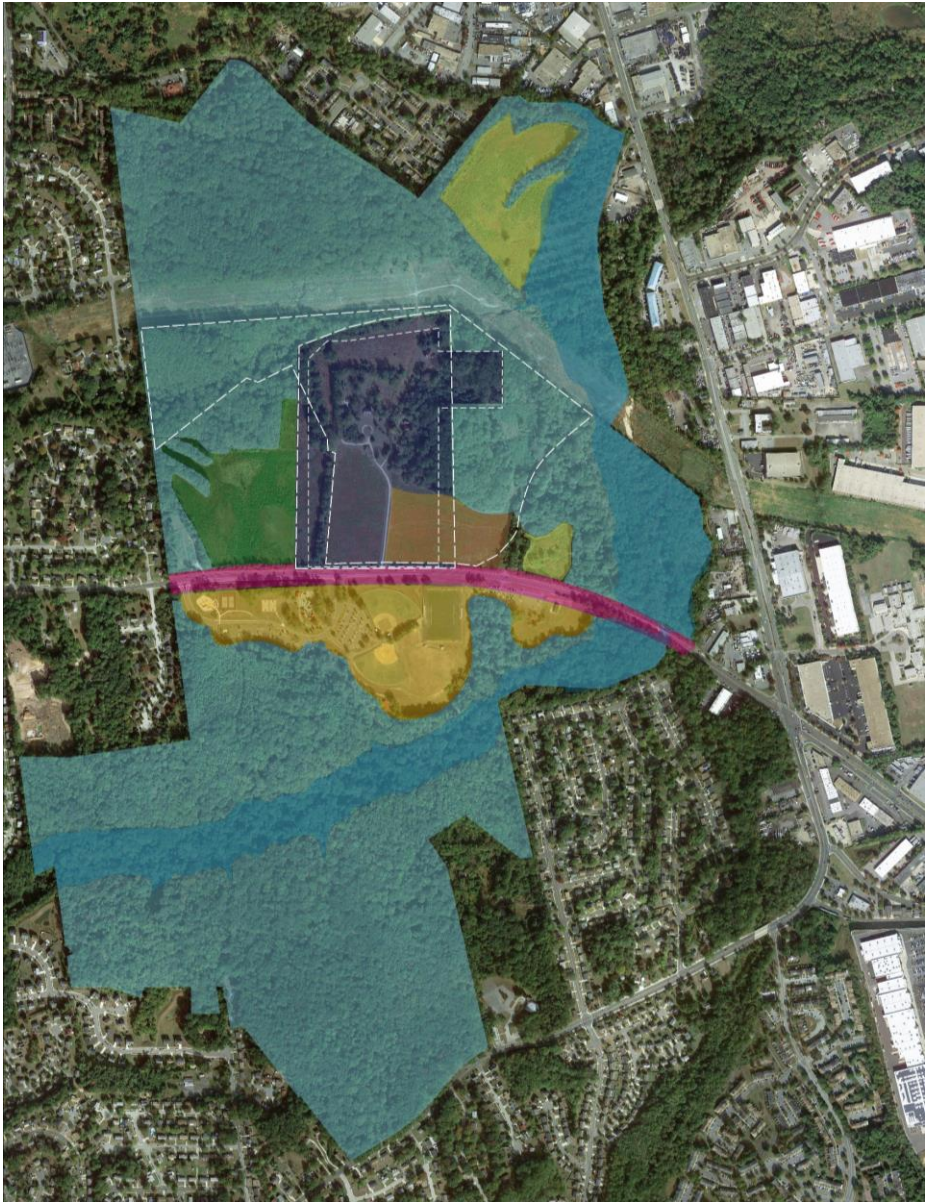
- Agricultural and Garden Uses
- Conserving Natural Resources
- Improve Athletic Uses
- Expand Cultural History
- Multi-generational Facilities and Programming
- Ease of Access to Neighboring Community





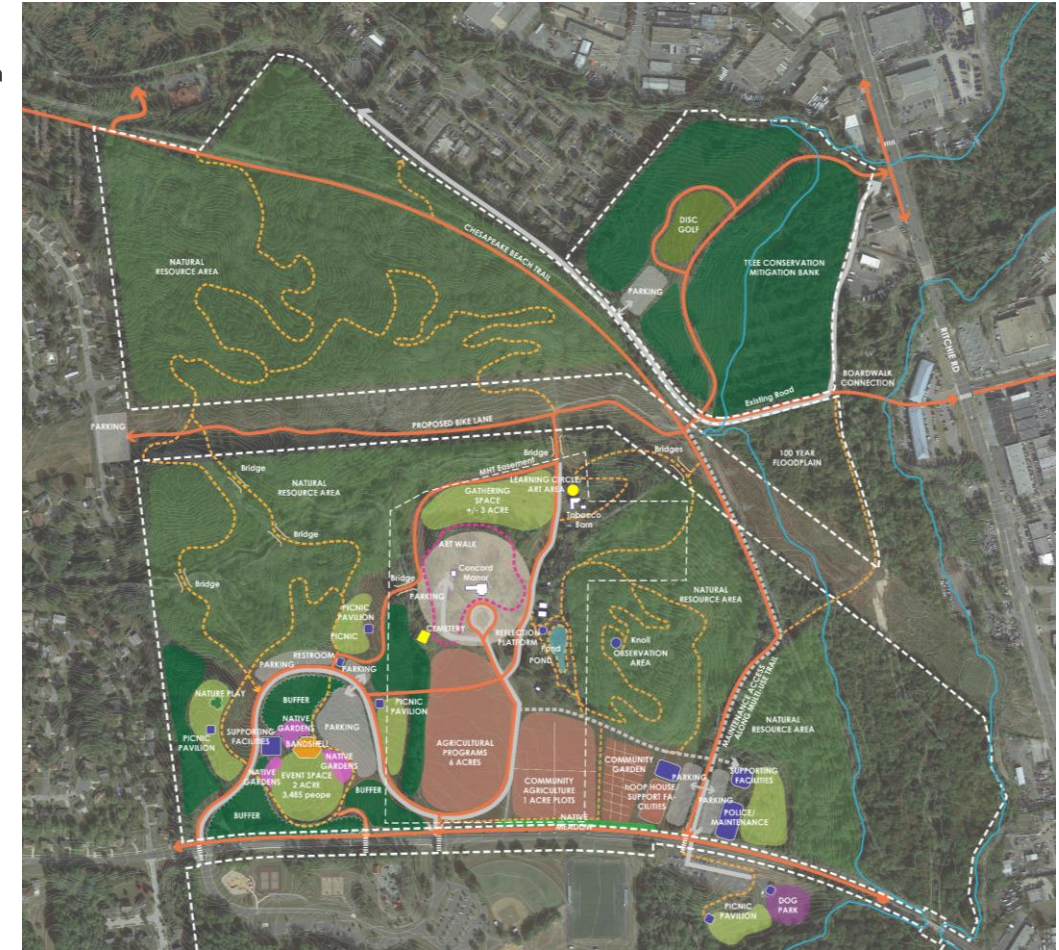


- Conservation Zone
- Southern Active Recreation Zone
- Central Zone
- Eastern Agricultural Zone
- Western Zone
- Walker Mill Road Zone
- Eastern and Northeastern Zones





Concept B





1 Introduction and Process Overview

2 Draft Master Plan

3 Breakout Sessions/Q&A

4 Summary





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 the existing elements** on the south and future programs on the north, ensuring significant benefit to the community.











**Areas of the Park**

Conservation Zone

Central Zone

Western Zone

Eastern Zone

Walker Mill Road Zone

Southern Active  
Recreation Zone





# Draft Master Plan: Southern Active Recreation Zone



LEGEND

- ① Walker Mill Road
- ② Existing Parking
- ③ Dog Park
- ④ Shelter/Comfort Station
- ⑤ New Comfort Station
- ⑥ New Pedestrian Connection
- ⑦ New Picnic Shelter
- ⑧ Existing Athletic Fields
- ⑨ Existing Playground
- ⑩ Existing Picnic Shelter



Picnic Shelter



Dog Park



Existing Site Amenities





LEGEND

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



Concord Manor House



Forest Theater, Virginia



Historic Display, Williamsburg



Interpretive signage, Santa Clara



Barn Reinterpretation, Wyoming



Regional History Connections:  
Ridgely Rosenwald School









LEGEND

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



Performance Space



Children's Garden



Picnic Pavilion



Native Plant Garden



Ninja Course



Art Installations









LEGEND

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



Leased Agricultural Plots



Community Garden Beds



Maintenance and Shade



Hoop House



Learning Opportunities



Farmer's Market









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



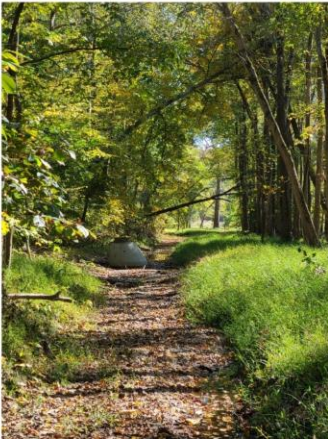
Multi-Purpose Trail



Soft Surface Trail



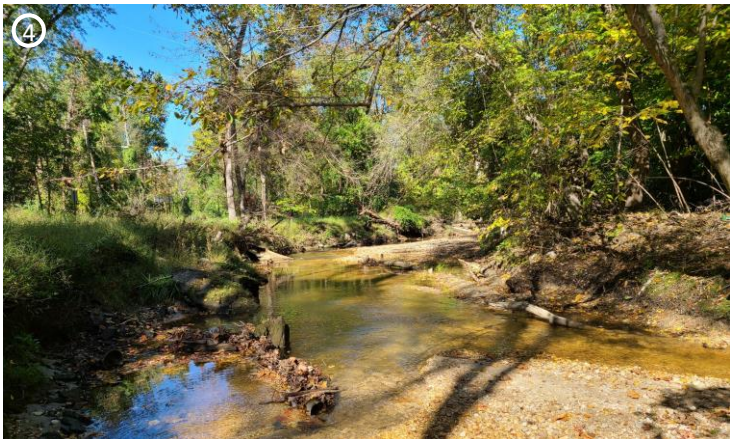
Existing PEPCO Easement



Existing Trail

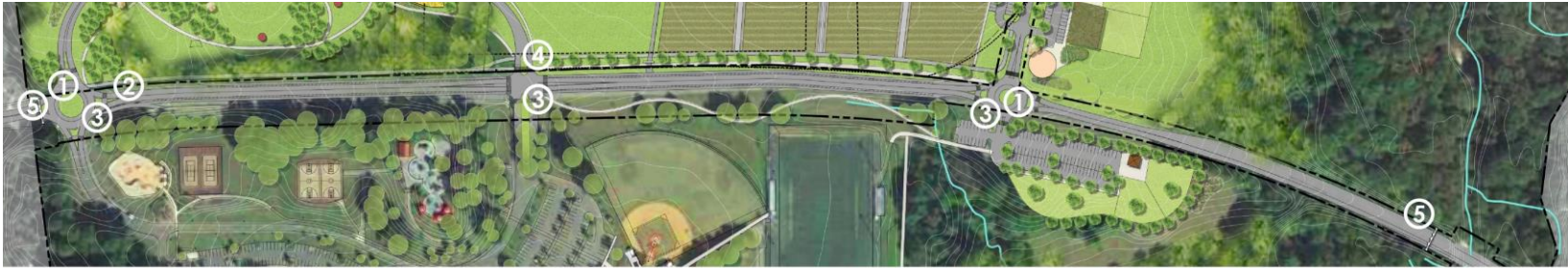


Existing Champion Tree



Site Stream





① traffic circle   ② bike lane   ③ pedestrian crossing   ④ hawk signal   ⑤ gateway



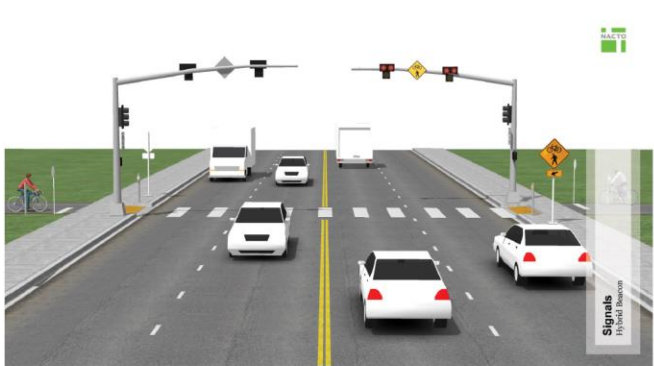
vehicular roundabout



buffered bike lane



crossing with pedestrian refuge



Hawk pedestrian crossing



RRFB pedestrian crossing



buffered sidepath



# Draft Master Plan: Walker Mill Road Zone



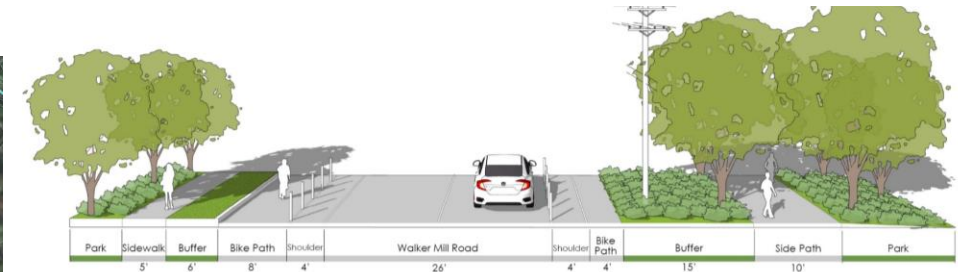
gateway signage example



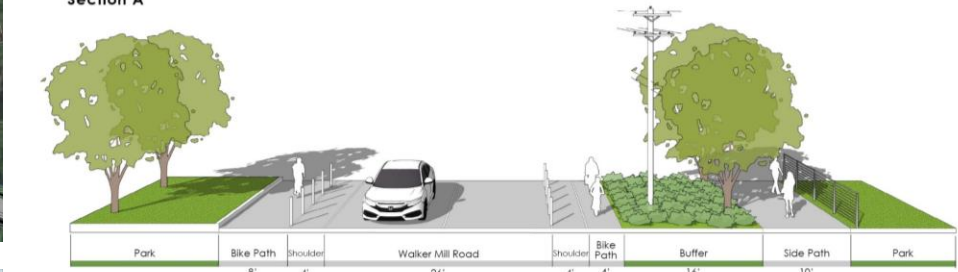
tree and fence edge



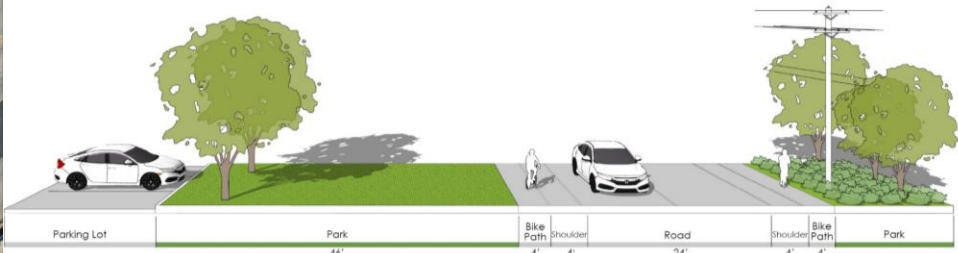
Intersection art



Section A



Section B



Section C



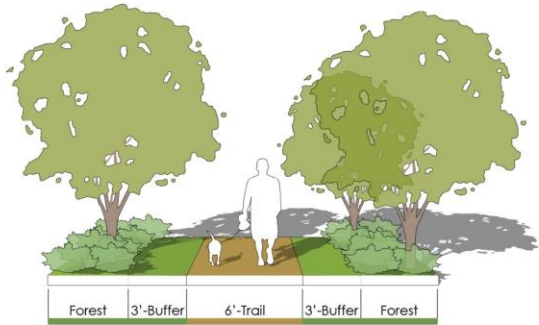
Section D



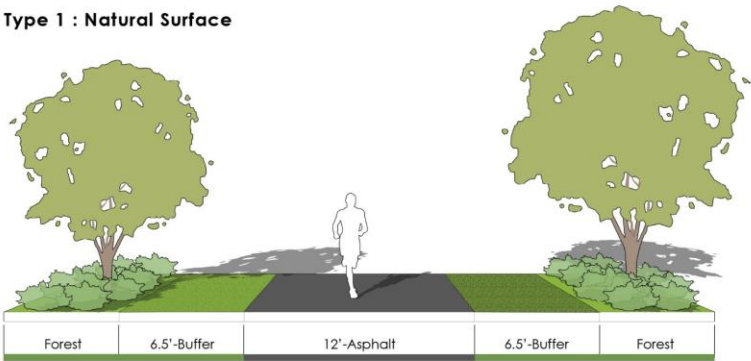


LEGEND

- Type 1: Natural Surface Trail
- Type 2: Multi-Purpose Pathway
- Type 3: Existing Road
- Type 4: Sidewalk
- Type 5: Agriculture Pathway
- Existing Asphalt Trail
- Road Connecting to neighbor



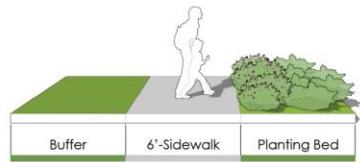
Type 1 : Natural Surface



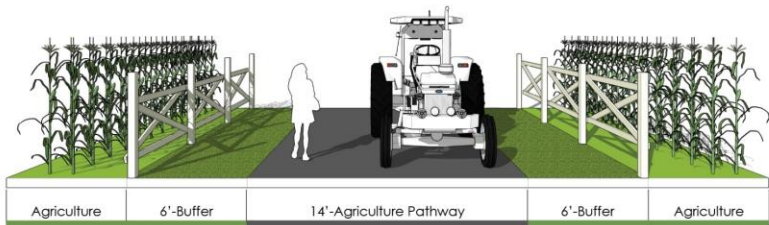
Type 2 : Multi-Purpose Pathway



Type 3 : Existing Road



Type 4 : Sidewalk



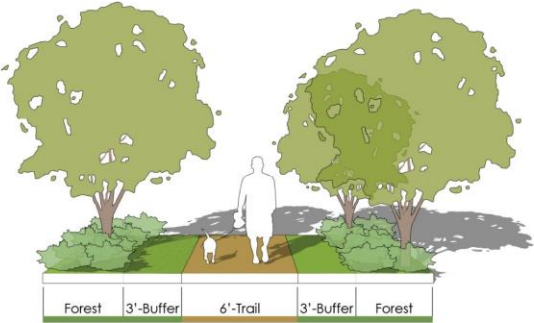
Type 5 : Agriculture Pathway



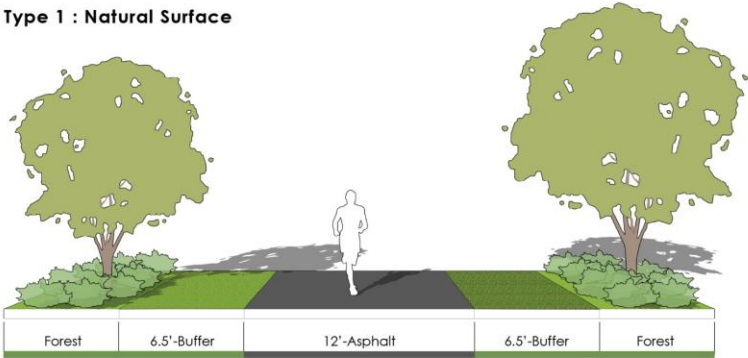


LEGEND

①		1.4 Miles	⑥		0.4 Mile
②		1.2 Miles	⑦		0.8 Mile
③		1 Mile	⑧		1 Mile
④		0.9 Mile	⑨		0.5 Mile
⑤		0.5 Mile			



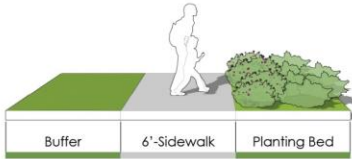
Type 1 : Natural Surface



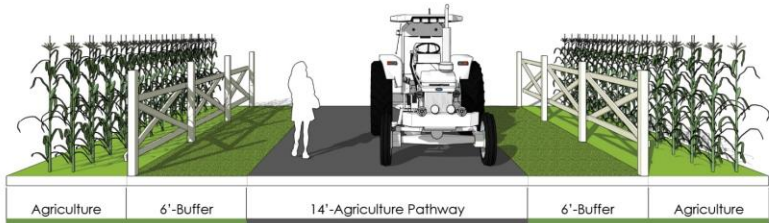
Type 2 : Multi-Purpose Pathway



Type 3 : Existing Road



Type 4 : Sidewalk



Type 5 : Agriculture Pathway



Current  
and Future  
CIP  
Funding

PROJECT NAME	Description	Existing Funding (Nov 2021)	Proposed FY23	Total (Existing + FY23)
Walker Mill Regional Park - Turf Field, Drainage, Restroom	Turf field replacement; drainage issues; and permanent restroom installation	\$1,611,261		\$1,611,261
Concord - Historic Preservation	Historic preservation including outbuildings	\$224,176		\$224,176
Concord Historic Site	Stabilization and mechanical systems improvements	\$3,272,652		\$3,272,652
Concord Historic Site - Annex	Rental space for community events	\$3,515,000		\$3,515,000
Walker Mill Police Sub-station	New Park Police Sub-station	\$1,500,000		\$1,500,000
Walker Mill Regional Park - North	Master planning, feasibility studies and facility planning	\$2,121,314	\$6,000,000	\$8,121,314
	TOTALS	\$12,244,403	\$6,000,000	\$18,244,403



Implementation Strategy

Phase 1: Use existing Funding

- Turf Field replacement, Drainage improvements, Restroom installation on South side
- Concord Manor Rehabilitation
- Concord Historic Site – Outbuildings + Great Lawn
- Utility and Infrastructure Upgrades
- Concord Historic Site - Annex
- Police Sub-station Design and Construction
- Parking and Interpretive Trail connections
- Create gateway along Walker Mill Road

Phase 2-4: Future Funding Needed

- Expand Agriculture and Garden Programs
- Western Garden and Event space
- Welcome Center and Indoor Community gathering spaces
- Picnic Shelters
- Dog Park

\*Team is also working to understand OBI with consultant and internal staff

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



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# Summary





## **December 9, 2021:**

- Public Meeting on Draft Master Plan
- Continue engaging community and internal stakeholders to refine the plan recommendations and implementation strategy

## **February 2022:**

- Publicize final Master Development Plan document

## **2022 and Beyond:**

- Implementation through CIP funding







## PROJECT WEBSITE

<http://pgparks.com/wmrpmasterplan>

## DPR CONTACT INFORMATION

Please contact us with any additional questions, thoughts and recommendations you may have!

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# Thank You!