Master Park Development Plan
Walker Mill Regional Park - North

Providing A Unique Park Experience

December 2019
Agenda

- Walker Mill Regional Park - North Background
- Master Plan Vision
- Key Components
- Next Steps
Defining a Regional Park

- Common attributes include:
  - 2-3x the acres and number of features found in neighborhood scaled parks
  - Special characteristics that express the local environment or culture
  - Regional road access and sufficient parking
  - Trail networks that extend to adjoining areas

- Activities and facilities that should be located in a regional park:
  - Inclusion of a ‘wow’ or unique collection of experiences not found in neighborhood parks
  - Historic component
  - Model criteria for outdoor facilities and amenities
Walker Mill Regional Park

- Only regional park located inside the Beltway
- Walker Road bisects the park with 257.5 acres to the north and 247.1 acres to the south
- Master Plan for the south side of the park completed in 2004
- South side of the park has undergone a multimillion-dollar renovation over past 10 years
- North side of the park is mostly undeveloped with the exception of the Concord Manor Historic Site
Prior Planning Processes and Major Park Developments

- **2004** – M-NCPPC DPR contracted Rhodeside & Harwell to complete a master plan that focused on the southern half of Walker Mill Regional Park.

- **2007** – Based on input from the community, DPR staff continued to modify the 2004 R&H master plan.

- **2008** – March 2008, a community meeting was held at Prince George’s Ballroom to get community buy-in for the modified proposed master plan. A list of 33 needs and desires were developed, 24 of which were included in the final revised development plan. The renovation of the southern side of the park was planned and executed as a direct result of this community input.

- **2008-2011** – DPR PP&D staff continued to develop concept plans for the northern half of WMRP.

- **2010-2016** – Implementation of WMRP South Master Plan.

<table>
<thead>
<tr>
<th>MAJOR EXPENDITURES</th>
<th>PROJECT</th>
<th>YEAR</th>
<th>DEBIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>ARTIFICIAL TURF FIELD</td>
<td>2010</td>
<td>$984,055</td>
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</tr>
<tr>
<td>PAVILION</td>
<td>2012</td>
<td>$198,005</td>
<td></td>
</tr>
<tr>
<td>MISTING PAD</td>
<td>2013</td>
<td>$213,043</td>
<td></td>
</tr>
<tr>
<td>SKATE PARK</td>
<td>2015</td>
<td>$946,714</td>
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<tr>
<td>INFRASTRUCTURE (Sewer, water, parking, roadway, playground restroom, trail/bridge to Richville Dr, site work)</td>
<td>2006-2012</td>
<td>$3,748,646</td>
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<tr>
<td>WOODLAND WONDERLAND PLAYGROUND</td>
<td>2012-2014</td>
<td>$940,095</td>
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<tr>
<td>INTERPRATIVE SIGNS</td>
<td>2016</td>
<td>$1,983</td>
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<tr>
<td>CONCORD MANOR RESTORATION</td>
<td>YTD</td>
<td>$2,947,148</td>
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<tr>
<td>TOTAL YEAR TO DATE EXPENDITURES</td>
<td>2006-2016</td>
<td>$9,979,689.00</td>
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</tbody>
</table>
2008 WMRP – South Final Master Plan

- Secondary Entrance (Completed)
- Tennis & Basketball Courts Resurfaced (Completed)
- Themed Playground & Misting Pad (Completed)
- New Picnic Pavilions (Completed)
- Expanded Parking (Completed)
- Interpretive Signs (Completed)
- Renovated Park Entry (Completed)
- New Parking Lot (Completed)
- Skate Park (Completed)
- Trooper 2 Memorial (Completed)
- Proposed Restroom Building
- Artificial Turf Football/Soccer Field (Completed)
- Paved Trail (Completed)
- Bridge/Nature Trail (Completed)
Active Park Amenities

- Imagination playground and misting pad
- Nationals All-Star Field
- Artificial turf field
- Skate park
- Group picnic pavilions
- Tennis courts
- Basketball courts
- Community gardens
Passive Park Amenities

- Woodlands (Best Natural Area inside Beltway)
- Southwest Branch Stream Valley
- Concord Historic Site
- Maryland State Trooper 2 Memorial
- Trails
Major Events & Programs

- Athletic tournaments
- Summer events
## Ongoing CIP Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Concord Historic Site</td>
<td>Complete restoration of Concord Manor and adjacent outbuildings</td>
<td>Consultant developing Comparative Assessment to determine cost and priorities of restoration</td>
</tr>
<tr>
<td>Park Police Substation</td>
<td>Install new Park Police Substation on southern side</td>
<td>Substation and power and utilities installed. In process of receiving U&amp;O</td>
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<tr>
<td>Comfort Station</td>
<td>Install new comfort station near athletic fields</td>
<td>Working w/ DPIE to determine necessary permits. Looking to install temporary restroom trailer</td>
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<tr>
<td>Master Park Development Plan for Walker Mill Regional Park - North</td>
<td>Develop a master plan that will guide the parks future investments through the next 20-25 years</td>
<td>Developing existing conditions and natural resources inventory</td>
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## Current & Future Funding

<table>
<thead>
<tr>
<th>Project #</th>
<th>PROJECT NAME</th>
<th>Description</th>
<th>Prior Approved Budget</th>
<th>Remaining Balance as of 3-20-19</th>
<th>TOTAL FY20</th>
<th>TOTAL FY21</th>
<th>TOTAL FY22</th>
<th>TOTAL FY23</th>
<th>TOTAL FY24</th>
<th>TOTAL FY25</th>
<th>TOTAL FY20-FY25</th>
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<tr>
<td>501034</td>
<td>Concord Historic Site - Annex</td>
<td>Rental space for community events</td>
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<td>501033</td>
<td>Concord Historic Site</td>
<td>Renovation and new assembly room</td>
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<td>546370</td>
<td>Walker Mill Regional Park</td>
<td>Park reconstruction</td>
<td>$9,378,384</td>
<td>$272,121</td>
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<td>561853</td>
<td>Walker Mill Regional Park</td>
<td>Ballfield Lighting upgrades</td>
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<tr>
<td>561852</td>
<td>Walker Mill Police Sub-station</td>
<td>New Park Police Sub-station</td>
<td>$0</td>
<td>$0</td>
<td>1,500</td>
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<td>1,500</td>
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<td>561979</td>
<td>Walker Mill Regional Park North</td>
<td>Master planning, feasibility studies and facility planning</td>
<td>$500,000</td>
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<td>4,000</td>
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<td>8,000</td>
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<td>561980</td>
<td>Walker Mill Regional Park - Turf Field</td>
<td>Turf field replacement</td>
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<td><strong>TOTALS</strong></td>
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<td><strong>$16,917,447</strong></td>
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### Current Walker Mill RP Overall Funding

- $8,914,717

### Planned Future Funding

- $9,000,000

### TOTAL

- $17,914,717
The Concord Historic Site

- Concord Manor rehabilitation project has expended approximately $2,947,148 in an *effort to restore the historical manor to its original grandeur*. Concord Manor’s *renovation was halted* due to a lack of quality and historically accurate construction and restoration practices by previous historic restoration contractor. Rehabilitation is *70% complete*.

- Currently, DPR is working with a Professional Historic Preservation Architectural and Engineering firm to *complete a comparative assessment* of the work previously done to the structure, HVAC, and M.E.P. systems *for compliance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*. Once complete, DPR will work to *restore the historic interior and exterior features under the review of Maryland Historical Trust historic building requirements*. 
2011 Conceptual WMRP – North Master Plan
Master Plan

Vision

• Expansion of the trail system
• Creation of signature facilities, events and programs
• Renewed use of the Concord Manor Historic Site
• Addition of desired amenities
• Heightened sense of place
Key Components of WMRP North Master Park Development Plan

• Explore the potential for a new Park Police facility on the north side of the park

• Recommend a signature event, to replace Juneteenth Celebration, or amenity at Walker Mill Regional Park - North

• Envision an adaptive reuse of the Concord House Historic Site and preserve its viewshed

• Make meaningful connections to the surrounding trail and pedestrian network as well as the rich history and cultural heritage of the Central Avenue Corridor

• Propose a plan for circulation within the park for vehicular, pedestrian, and bicycle traffic, accessible to all people, regardless of physical abilities

• Identify opportunities to incorporate summer camp programs at the park

• Identify WMRP is an ideal location to meet the outdoor aquatic space and dog park needs in Service Area 5 identified in Formula 2040 – Functional Master Plan for Parks, Recreation and Open Space

• Identify opportunities for integrating public art into the park
Public Outreach Component

A variety of forums will be utilized to capture public opinion within the area served by Walker Mill Regional Park. Forums will include community meetings, web-based media, and focus groups.

**Outreach Corps** — The Outreach Corps members will attend meetings of outside organizations and the County Council to provide information on the status of the planning process and engage the participants in dialogue. Outreach Corps members will journal their experiences to provide insight into what is happening at our facilities on a day-to-day basis.

**Speakers Bureau** — Staff will be available to speak to community groups and organizations throughout the project about findings and next steps.

**Community Open Houses** — Open houses will be offered in different geographic locations, at different points throughout the Master Plan development process to allow residents, visitors and others to get information and share their opinions. Community Open Houses will be held for extended hours to facilitate more participation.

**Web Page** — DPR will host a web page with current status information on the Walker Mill Regional Park Master Plan. Staff will look for opportunities to coordinate with other planning efforts being undertaken by the Planning Department.
Deliverables

A highly visual draft and final park master plan that will serve as the blueprint and guide for where and how Walker Mill Regional Park-North develops over the next 20 years. The final document will be comprised of a series of reports:

- Executive Summary
- Existing Conditions Assessment
- Natural Resources Inventory
- Vision for Future Development
- Engagement Documentation
- Recommendations and Implementation Schedule and Strategies
Internal Project Team

• Core Project Team – Joseph “JJ” Arce, Claire Worshtil, Laura Connelly, Sonja Ewing
• DPR Resource Team
  • Park Planning & Development
  • Central Area Operations
  • Natural & Historic Resources
  • Maintenance & Development
  • Youth & County Wide Sports
  • Aquatics & Athletic Facilities
  • Arts & Cultural Heritage
  • Park Police
  • Special Projects Unit
  • Public Affairs & Marketing
  • Planning Department
Master Plan Steps Completed

• Pre-Bid Consultant Meeting (April 18, 2019)
• Evaluate Consultant Proposals (July 2019)
• Procure Consulting Services (Fall 2019)
• Master Plan Kick Off Meeting w/ DPR Staff (Fall 2019)