

## **Homeport Farm Park Concept Plan Components Discussed at December 11, 2008 Advisory Committee Meeting**

### **Restrictions of the Conservation Property:**

- No construction or alteration of structures of any kind will be placed or erected except for water dependent structures approved by the County
- No cutting or removing of vegetation or grading, filling or other activities except those activities necessary for the construction of water dependent structures and approved by the County
- Any and all activities shall be permitted under either a Buffer Management Plan as required by the Critical Area Act and approved by the County or a Forest Management Plan as required by the Forest Act and approved by the County.
- The general topography of the landscape of the Conservation Property shall be maintained in its present condition

### **Proposed Uses**

- Parkland.
- Nature preservation.
- Habitat restoration.
- Native plantings and re-forestation.
- Living shorelines.
- Nature study.
- Walking and running trails.
- Bicycling.
- Non-motorized boat access and launching.
- Fishing.
- Crabbing.
- Boat storage.
- Community Garden Plots.
- Memorial gardens.
- Environmental research and conservation.
- Demonstrate low-impact development.
- Innovative storm-water management techniques.
- No net discharge of stormwater, soil or other natural resources, or pollutants.
- Office and meeting space for water-related and environmental organizations.
- Bird houses and feeding stations
- Small playground.

Public Access:

- Drinking water.
- Restroom facilities.
- Park hours, use of facilities, entrance fees, staffing and other operational procedures have not been determined.

Driveway and Parking:

- Pervious surfaces.
- Run-off would be diverted to vegetated areas, grassy swales, rain gardens, or other stormwater management systems.
- New entrance driveway.
- Would be of minimum width, generally allowing for one travel lane with occasional passing/pull-off areas.
- Parking would accommodate a maximum of 30 cars. Roadside parking preferred rather than parking lots.
- Bikes would share the driveway.

Non-motorized Boat Facilities:

- Waterway access.
- Launching facilities.
- Fixed platform with two or three floating docks.
- Improve pathway to the dock using pervious surfaces.
- Boat racks for temporary storage of boats during entry and exit from the water.
- A storage facility for long-term storage of canoes, kayaks, rowing sculls and associated equipment.
- Wooden or natural appearing fencing around the storage area for security.
- Water and electricity would be provided near the storage and dock areas as needed.

Community Garden Plots:

- At least 3 acres would be established for 20'x30' garden plots to rent to individuals, families or groups.
- Parking for one vehicle would be included within the 20'x30' plot.
- Hose bibs would be installed for irrigation.

### Forest Buffer and Shoreline Habitat Improvement:

- Plant forest areas to increase the riparian buffer zone.
- Eliminating stormwater run-off,
- Preventing soil and cliff erosion,
- Restoring wildlife habitat—meadow, wetlands, forest
- Controlling invasive species.
- Living shoreline to improve that waterfront habitat.

### Demonstration Native Landscaping:

- Areas around the buildings, roadway, and forest buffers would be landscaped to complement the natural features of the park.
- All plantings would use native species designed to retain and purify storm runoff, provide wildlife habitat, and promote native pollinator populations.
- Interpretation of these areas would educate the public on how to replicate these designs in their home landscapes.

### Innovative Stormwater Management:

- Adjacent to Homeport Farm, on Church Creek, is a state-of-the-art stormwater management system. Homeport Farm Park would incorporate this project into any stormwater management system and promote this type of innovative solution to reducing run-off and pollution into creeks and waterways.

### Use of Buildings:

- The condition of the buildings on site will be assessed to determine their appropriate use.
- Environmental and water-based groups would be encouraged to use the buildings for office space, meeting rooms, and educational programs.
- The barn could be retrofitted to support the community garden activities.
- The County may lease the property to groups, may charge reasonable rents, and may require assistance with maintenance and security of the site.