



Homeport Farm Park Discussion Paper

Amended July 3, 2008

Objectives:

To provide recommendations to the proposed improvements and uses for Homeport Farm Park.

Background

The 25.15-acre Homeport Farm Park was conveyed to Anne Arundel County by Homeport Farm, L.L.P. for use as a passive recreation park. The deed, dated March 27, 2004, states that the property is subject to a perpetual restriction that the property shall only be used for parkland, nature preservation and restoration, open space and low-impact recreational uses such as:

- nature study
- walking and running trails
- non-motorized boat access
- gardening
- environmental research and conservation

Some activities in the park will be ecological models to demonstrate low-impact development, innovative storm-water management techniques, native plantings and re-forestation, and living shorelines. Our goal is to have no net discharge of stormwater, soil or other natural resources, or pollutants from the site.

The entire Park is designated as a Resource Conservation Area (RCA) within the Critical Area. In addition, the 7.31 acres that buffer Church Creek were identified as a Conservation Property, with restrictions that include (from the Declaration of Covenants):

- 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

The Park would be a water access facility for non-motorized boats. It may be utilized by water-related and environmental organizations for office and meeting space, launching, water safety and instruction, and boat storage. Native plantings and community garden plots would be part of the landscape. Volunteers would be recruited to assist in the running and maintenance of the Park. This Park provides exciting opportunities for private partnerships and potential for additional funding sources to develop appropriate facilities.

Public Access:

The Park would be open for general public enjoyment by individuals, families and small groups. The County would provide drinking water and restroom facilities. Park hours, use of facilities, entrance fees, staffing and other operational procedures have not been determined.

Driveway and Parking:

A new entrance driveway would be required to serve the Park. The driveway would be gravel, and any run-off would be diverted to grassy swales, rain gardens, or other stormwater management systems. The 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. Two distinct areas would be designated and used on a rotational basis to enable rejuvenation of the soil a vegetation. Pervious surfaces would be required and run-off would be diverted to vegetated areas.

Non-motorized Boat Facilities:

Waterway access is a key component of the Park's conceptual plan. The construction of launching facilities is strongly needed to provide water access for non-motorized boats. Their would be a fixed platform with two or three floating docks. The pathway leading to the dock would be improved, using pervious surfaces, for safe transport of boats to the dock.

Boat racks would be provided by the dock for temporary storage of boats during entry and exit from the water.

A storage facility would be built for long-term storage of canoes, kayaks, rowing sculls and associated equipment. Wooden or natural appearing fencing would be erected around the storage area for security. Water and electricity would be provided near the storage and dock areas as needed.

Community Gardens:

The existing fallow fields are relatively level and offer an ideal location for 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:

The Conservation Property and other forest buffers would be assessed, and replanted, restored, and managed to protect the shorelines of Church Creek. Additional forest areas would be planted to increase the riparian buffer zone. Goals would include eliminating stormwater run-off, preventing soil and cliff erosion, restoring wildlife habitat, and controlling invasive species. We would create a “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 would 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.

Possible Partners (alphabetical)

Annapolis Rowing Club
Anne Arundel Bird Club
Chesapeake Paddlers Association
Community Garden Advisory Committee
Department of Recreation and Parks
Homeport Farm
Maryland Native Plant Society
South River Federation & Riverkeeper
Washington Area Butterfly Club
Wave Rowers

General Property Information

Location	Homeport Drive, Edgewater, Maryland 21037 Anne Arundel County Tax Map 51D, Grid 23, Parcel 137 ADC Map 20 B12
Land Area	25.150 acres
Zoning	R2 (Recreation Area for Homeport Farm)
Critical Area	RCA, Resource Conservation Area
Land Records	Book 16265 Page 13
Covenants	Declaration of Covenants, in the land records of Anne Arundel County in Book 13957 Page 87

Purchase Information

Purchase Price	\$0
Sellers	Homeport Farm No. 1 L.L.C.
Purchase Date	05/04/2005
Primary Structure	1 ½ story house c. 1930
Other Structures	House, barn, shop, outbuildings
Deed	Land records of Anne Arundel County in Book 16265 Page 13

Funding: Operating and Capital Projects

There are no FY09 funds allocated for the development of the Park.