



Homeport Farm Park Draft Conceptual Plan

Approved April 2, 2009 by the Homeport Farm Park Advisory Committee

Non-motorized Boat Facilities

Waterway access is a key component of the Park's Conceptual Plan. The boat launch will remain as the natural shoreline unless the construction of launching facilities become necessary to prevent shoreline erosion. A consultant should be hired to determine possible launch designs. The Committee recommends the following objectives be met in the design of the water access:

- Protect and stabilize the shoreline
- Minimize impact to shoreline vegetation and allow for underwater plant growth
- Restrict area available for launching, fishing and crabbing to minimize shoreline disturbance
- Minimize conflicts between boaters, anglers, and crabbers, perhaps by providing separate facilities for each of these uses
- Accommodate the variety of 'cartop' boats that would use the site—not just kayaks
- Any design of the walkway to the water, whether natural or built, should follow these criteria:
 - Substrate should be non-erosive
 - Must accommodate a hand-pulled wheeled boat cart
 - Must be safe in all weather conditions for transporting a boat
 - Minimum width to safely accommodate two people carrying a boat

Shoreline Habitat Stabilization and Protection

The majority of the shoreline is steep cliffs. An assessment should be done to determine if stabilization is required. The waterway access area should be monitored to minimize shoreline erosion. Any stabilization or restoration project should replicate natural shoreline habitats.

Forest Buffer and Reforestation

The Conservation Property and other forest buffers should be assessed, then replanted, restored, and managed to improve the riparian buffer zone. Reforestation should be strictly native species, including both shrubs and trees. Areas of reforestation could be established as memorial groves where people could donate money to plant trees in memory of their loved ones as part of the County's Lasting Gifts program.

Organic Community Gardens

The existing fallow fields are relatively level and offer an ideal location for community garden plots. Approximately 3 acres could be established for 20'x30' garden plots to rent to individuals, families or groups. The plots would be organic, restricting the use of insecticides and herbicides. Hose bibs would be installed for irrigation. Parking would be within the plot.

Meadow Restoration

A meadow should be created to provide another native ecosystem for habitat improvement and educational purposes. The herbaceous flowers and grasses would provide food and shelter for song birds and pollinators. The meadow would provide a living classroom for educational opportunities.

Native Landscaping

Areas around the buildings, roadway, and forest buffers should be landscaped to enhance 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. Projects on Homeport Farm Park should incorporate this system and promote this type of innovative solution to reducing run-off and pollution into creeks and waterways.

Buildings

The condition of the buildings 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.

Driveway and Parking

A new entrance driveway should be constructed with pervious surfaces. The design should include features to reduce runoff from the driveway, utilize grassy swales and rain gardens, and regenerative stormwater systems. The driveway would be of minimum width, generally allowing for one travel lane with passing/pull-off areas. The central tree-lined lane should remain undisturbed to protect the large trees. The driveway will begin at the circle on Homeport Drive (A) and provide access to Community Gardens (B), buildings (C), and water way access (D). An area close to the waterway access would be provided for the drop-off and pick-up of boats. Exact location of the driveway should be determined by a design consultant.

Parking should be along the driveway, accommodating up to thirty cars rather than separate parking lots. Limited parking could be established at the buildings to accommodate handicap access. Parking for the Community Garden would be contained within the plots.

The Committee Also Supports These Uses For Homeport Farm Park

- Nature study, walking and running trails
- Environmental research and conservation
- Bike racks and the driveway as the bike path
- Small playground that complements the environmental nature of the Park
- Picnic tables either consolidated in one spot or located throughout the Park
- Dogs allowed on leash

The Committee Does Not Support The Following

- Off-leash dog park
- Picnic pavilion
- Rock climbing wall
- Separate bike trail