



South River Farm Park

Master Plan

September 2024

South River Farm Park
Edgewater, Maryland



**ANNE ARUNDEL
COUNTY**
MARYLAND

Department of Public Works

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ACRONYMS

CBCA	Chesapeake Bay Critical Area
FIDS	Forest Interior Dwelling Species
NRHP	National Register of Historic Places
ORF	off-road vehicles
OS	Open Space
R	Residential
ROTC	Reserve Officers' Training Corps
SERC	Smithsonian Environmental Research Center
SLR	Sea Level Rise
SRFP	South River Farm Park
USFWS	U.S. Fish and Wildlife Service
WRF	Water Reclamation Facility



Water view at South River Farm Park

Source: AECOM

EXECUTIVE SUMMARY

South River Farm Park (SRFP) is an approximately 181-acre area of park land located at the eastern end of Loch Haven Drive along the South River on the Mayo Peninsula. SRFP currently serves two purposes: visitor recreation through five miles of trails and other park amenities in a natural setting and operations, including County maintenance facilities on site. The park was previously studied in 2018 as part of a master planning effort for parks located on the Mayo Peninsula. Since then, Anne Arundel County (County) has scheduled the maintenance facilities to be relocated. The County now has the opportunity to develop a new site-specific Master Plan.

GOALS AND PRINCIPLES

The new Master Plan included the following goals and principles:

- Enable more formal access to water
- Expand the visitor experience by providing water views from the park
- Maintain the undisturbed character of the western portion of the park
- Conserve and interpret floodplain and wetlands
- Limit environmental impact
- Improve accessibility

CONCEPT ELEMENTS

The Master Plan concepts includes the following key elements that balance the need to provide expanded visitor access and recreation opportunities with the infrastructure necessary to accommodate visitors.

NEW RECREATION OPPORTUNITIES

- Trail
- Pavilion
- Kayak (non-motorized watercraft) launch
- Fishing pier
- Nature observation platform
- Education center and comfort station

EXISTING FACILITIES IMPROVEMENTS

- Expanded parking
- Upgraded greenhouse
- Improved accessibility
- Potential rehabilitation of barn

ECOLOGICAL REHABILITATION

- New pollinator meadow
- Erosion control and rehabilitation of Long Point
- Revegetation

MASTER PLAN

The Master Plan outlines both existing conditions and the steps needed to move toward implementation. The document describes current conditions; considers the existing structures, both permanent and temporary, for removal and reuse; identifies environmental constraints, and outlines improvements needed for enhanced visitor experience.



South River Farm Park

Source: AECOM

INTRODUCTION

PROJECT BACKGROUND

SRFP is an approximately 181-acre area of park land located at the eastern end of Loch Haven Drive along the South River on the Mayo Peninsula. The park is bordered by Loch Haven Drive and residential properties to the northwest, Limehouse Cove to the north, South River to the east, residential properties and Mayo Water Reclamation Facility (WRF) Park to the southwest, and Selby Bay to the south. An existing drive connects to SRFP from Loch Haven Drive. SRFP is characterized by its natural features with limited constructed amenities. The park offers passive recreation, including five miles of natural surface trails and a picnic area. In addition, the park hosts educational programs such as the Nature Escape Camp. SRFP also contains County maintenance facilities on site. The park was previously

studied in 2018 as part of a master planning effort for parks located on the Mayo Peninsula. Since then, the County has scheduled the maintenance facilities to be relocated. The County is taking the opportunity now to develop a new site-specific master plan.

A Master Plan assesses current and future needs of the park, develops a strategic action plan, and helps budget for long-term improvements. It also establishes a long-term vision for the park including planning for amenities, programming, and parking. Furthermore, community input is an essential component and was sought and considered to create a balanced park network, although not all preferences can be accommodated.



Figure 1. South River Farm Park Entrance

Source: AECOM

MASTER PLAN DEVELOPMENT PROCESS

The Master Plan Development Process involved the following steps:

- Identified goals and guiding principles of the plan
- Established a stakeholder group
- Met with stakeholders to:
 - Hear their needs
 - Discuss physical limitations of the site
 - Analyze needs and preferences
 - Share initial and revised concepts
- Reviewed two initial concepts with stakeholders
- Integrated ideas and comments to develop a preferred concept and review with stakeholders

For the South River Farm Park Master Plan, stakeholders included representatives from:

- Neighbors of the Mayo Peninsula
- Arundel Rivers Federation
- Recreation Advisory Board
- Mayo Civic Association
- Loch Haven Civic Association

Once the goals and stakeholders had been established, the process continued with:

- Drafting a master plan and submitting for public review and comment (public meeting and online)
- Balancing public and stakeholder desires with its overall needs
- Revising and finalizing the master plan
- Obtaining capital funding for implementation
 - Detailed design
 - Engineering
 - Construction



Figure 2. Stakeholder Workshop

Source: AECOM



Figure 3. Stakeholder Workshop

Source: AECOM

GOALS AND GUIDING PRINCIPLES

When developing the Master Plan, special consideration was given to the following opportunities:

- Enable more formal access to water
- Expand the visitor experience by providing water views from the park
- Maintain the undisturbed character of the western portion of the park
- Conserve and interpret floodplain and wetlands
- Limit environmental impact
- Improve accessibility
- Respect existing natural resources
- Leverage new and existing trails to guide visitors to publicly accessible park features and avoid sensitive resources

STAKEHOLDER FEEDBACK

Stakeholders provided feedback on two initial concepts. Stakeholders supported the following features:

- New trail along wooded edge
- New pavilion
- Continued picnic uses
- Nature play
- Fishing piers, especially with relocation of the island piers to the northeast corner of the park
- New pollinator meadow
- Revegetation of maintenance area
- Revegetation of Long Point
- Kayak launch at Brickhouse Creek, possibly with fishing pier and accessible route
- New parking reconfiguration of the existing parking

lot and maintenance parking area

Stakeholders expressed concern for the following features:

- Kayak launch at Selby Bay due to potential conflict with erosion control efforts
- Paved (i.e., asphalt) improvements could be incompatible with natural character of the park
- Camping as a result of fire hazard and ability to control access

Stakeholders provided the following comments:

- Parking should be appropriate for proposed facilities in terms of demand and capacity
- Opinions were mixed regarding the inclusion of a education center, with concerns that it could bring many more people to the site. Support for the education center may depend on size of the facility
- Siting of restroom location would reflect inclusion of education center
- Campfires in the park could be dangerous. Fire service access could be inadequate

PUBLIC FEEDBACK

Community members provided feedback on a draft Master Plan:

- Number of visitors anticipated to use the park would increase traffic on local roads
- Addition of new park infrastructure would alter the undeveloped nature of the park
- Increased foot traffic in the park should be accommodated with enhanced maintenance efforts to ensure the park remains safe and clean
- Rehabilitation of existing structures should be prioritized over constructing new ones



Open space at South River Farm Park

Source: AECOM

EXISTING CONDITIONS

SITE VISIT AND ASSESSMENT METHODOLOGY

Prior to conducting the existing conditions analysis, the project team reviewed existing data, including natural resource maps and information, trail and visitor facilities, archaeology reports, and the 2018 Master Plan. AECOM conducted a site visit to verify existing landscape features and review and document their condition. During the site

visit, AECOM also reviewed the existing buildings and structures on site to assess their condition and current uses. A high-level assessment of the buildings' conditions and recommendation for their future uses is summarized in this section. An additional review of the park's current accessibility infrastructure and recommendations for providing equivalent opportunities and experiences throughout the park for persons of all abilities is also provided in this section.



Figure 4. South River Farm Park Waterfront

Source: AECOM

RECREATION FEATURES AND VISITOR USE

SRFP RECREATION FEATURES AND VISITOR USE

The approximately 181-acre park is a predominantly forested landscape with various recreation features for visitor use, including trails, picnic areas, fishing spots, and water access. An existing access road divides the park into an eastern portion, which contains recreation features, and a western portion, which is predominately forested with no recreation features. The western portion is intersected by Shady Drive.

Visitors to the park are predominantly from the adjacent community. During the weekends, the park serves as a destination for a broader geographic area. Visitors generally arrive at the park by personal vehicle and park in the centrally located gravel visitor parking lot along Scriveners Road. When the visitor parking lot is full, informal overflow parking occurs at the field near the park entrance at Loch Haven Drive.



Figure 5. Wider fire road

Source: AECOM



Figure 6. Poplar Path trailhead

Source: AECOM



Figure 7. Trailhead and kiosk

Source: AECOM



Figure 8. Existing Conditions

Source: AECOM

Visitors can access the park trails from both the formal and overflow parking locations. The trail system provides access to the water for fishing or informal recreation. The park has five miles of natural surface trails varying from a wider fire road to narrow foot paths that follow the existing grade. The major trails loop throughout the northeastern portion of the park and are accessible via Scriveners Road. The Laurel Loop trail provides direct access to the picnic and parking areas and to the adjacent the Poplar Path trail. The Poplar Path trail also has adjacent access to the Terrapin Trail, which provides waterfront access. All trails can be accessed from the central picnic area.

Other visitor activities occur within the park. The visitor parking lot is flanked by three picnic tables on one side and portable restroom facilities on the other. An unauthorized fire pit on the northern shoreline is reached via a newly installed stairway. Fishing spots on the northern, eastern, and southern shorelines are reached via trails. Within the central open space, the park offers opportunities for flying kits and drones. Visitors also watch wildlife and practice photography.

Organized group activities also occur within the park. The County operates educational programs at the park that primarily occur during the summer months, such as the Nature Escape Camp. At times, the park hosts other group activities, including Reserve Officers' Training Corps (ROTC) training, environmental restoration projects, and scouting programs.



Figure 9. Picnic area adjacent to parking lot

Source: AECOM



Figure 10. Stairway providing water access

Source: AECOM



Figure 11. Shoreline protection/rip-rap

Source: AECOM



Figure 12. Beach front fishing spot

Source: AECOM



Figure 13. Parking area

Source: AECOM



Figure 14. Trail sign prohibiting motor vehicles

Source: AECOM

SOUTH RIVER FARM PARK VISITOR USE CHALLENGES

Unsanctioned activities occur within or adjacent to the park. On the eastern portion of the park, off-road vehicles (ORVs) have developed an informal trail system that presents challenges for resource management. Points along the South River appear to have been used for informal beach days.

The park also experiences other challenges related facilities and operations. Parking is not always adequate to meet visitor needs. Unregulated physical access occurs from the north side of the park. Public service issues include the lack of restroom facilities and potable water sources. The park does not include camping facilities, which are in high demand within the Department of Recreation and Parks system. The park has maintenance issues with limited trash and waste management and a need for lifecycle planning. Lastly, operational challenges include lack of staff on site, restrictions on programming and other activities on site, and lack of integration into the neighborhood.



Figure 15. Portable Restroom on Parking Lot

Source: AECOM

MAYO PENINSULA RECREATION OPPORTUNITIES

The Mayo Peninsula contains several park lands and recreational amenities in addition to SRFP, including Mayo WRF Park, Loch Haven Park, Beverly Triton Nature Park, and Mayo Beach Park, all of which are County-owned. Cultural and educational amenities include the Smithsonian Environmental Research Center (SERC). Mayo WRF Park has been decommissioned and designated for park use. The Mayo WRF Park includes the Gresham Historic House.

Loch Haven Park features a playground, baseball fields, basketball courts, a dog park, trails, and picnic area. Beverly Triton Nature Park offers wooded areas with nature trails, a picnic area, pavilion, tot lot, canoe/kayak launch, beach area, and fishing areas. Mayo Beach Park has historically been used as a camp for children with disabilities during the summer months and a venue for special events. The park is known for its waterfront access and beach and boat launch areas in addition to its playground, pavilion, and open fields. Building rentals are also available.

The SERC serves as a history and education center and offers gardens, natural trails, a canoe/kayak launch, picnic areas, and building rentals for visitors.

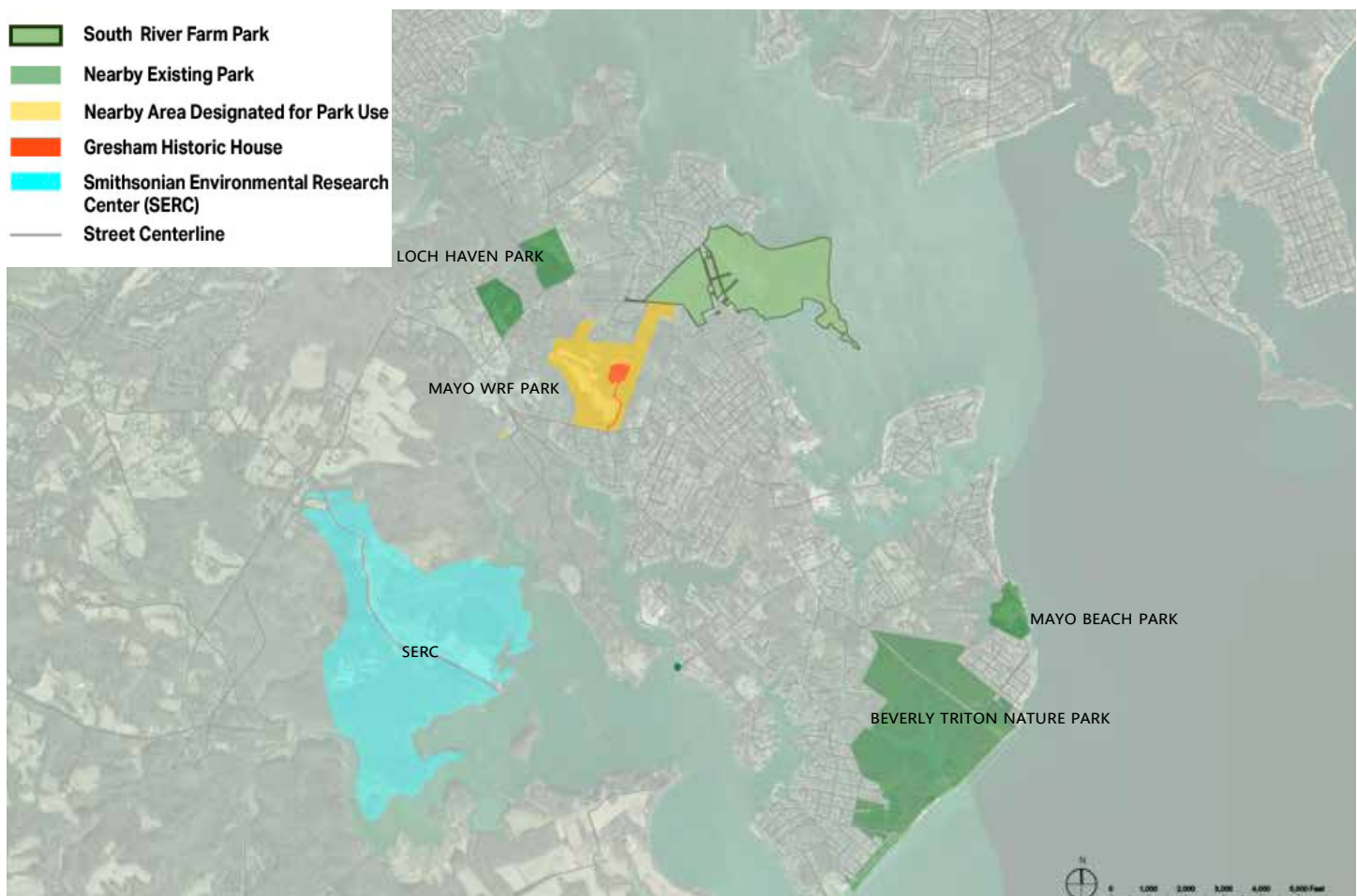


Figure 16. Nearby Parks

Source: AECOM

BUILDING CONDITIONS ASSESSMENT

The existing building facilities on site include a two-story barn structure, a single-story greenhouse, and two trailers. The trailers are currently used as offices for County maintenance and would be removed when the maintenance operations move to another site. Nevertheless, they currently lack access to running water and bathroom facilities to support current uses.

The barn is a traditional wooden structure with a gambrel roof. The barn is white with visibly chipping paint in several locations. Although the structure is older, it does not appear to have historic value. The first floor is currently used as a shop facility for County maintenance and is filled with tools and work benches. The second floor is used primarily for storage. The overall condition is poor with rotted wood and missing wall and ceiling panels. The access stairs to the second floor are unstable and do not meet code requirements.



Figure 17. Second floor of barn is used for storage and has visible exposure to the outside

Source: AECOM



Figure 18. Existing barn and maintenance trailer

Source: AECOM



Figure 19. Interior walls and ceiling

Source: AECOM



Figure 20. Second floor landing has visible damage

Source: AECOM



Figure 21. Existing stairs inside the barn

Source: AECOM

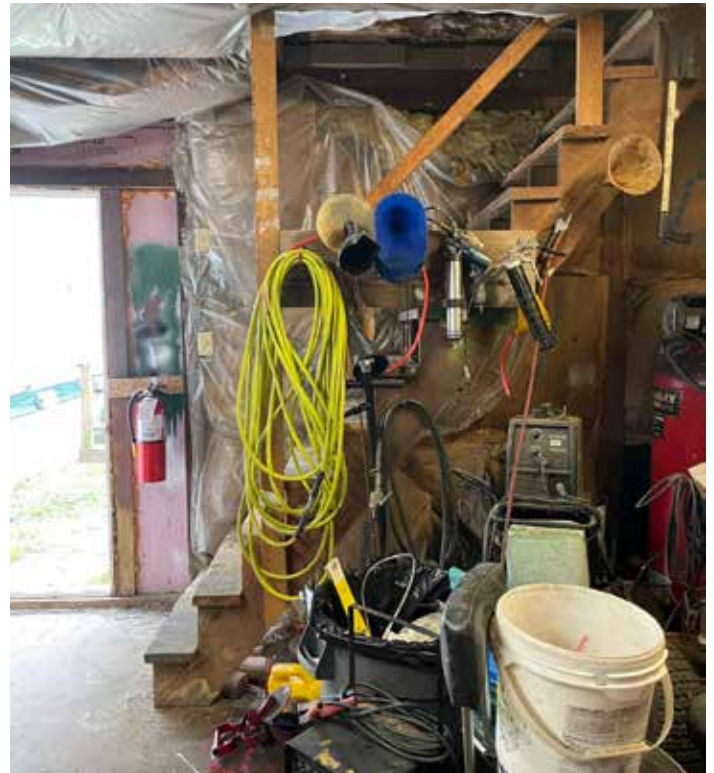


Figure 22. Existing stairs inside the barn

Source: AECOM

The greenhouse structure is attached to a small building with a sink, refrigerator, and closet space. This area is currently inhabited by several outdoor cats who are fed by the County maintenance staff. The cats help to control mice and other vermin. The entire structure needs cleaning, painting, and mild repairs but is in overall solid condition. Potentially, this facility could be expanded to include accessible bathrooms to be used by school groups or by the nature camp program.



Figure 24. Chipping paint on front of greenhouse

Source: AECOM



Figure 23. Interior of greenhouse

Source: AECOM



Figure 25. Interior of greenhouse

Source: AECOM



Figure 26. Interior of greenhouse

Source: AECOM

The existing visitor parking lot is gravel surrounded by a partial split rail fence. County staff expressed potential interest in expanding this parking lot to accommodate an increase in visitors and to provide a turn-around for school buses. Overflow parking is a mulched area located near the park entrance. The existing maintenance facilities, which are adjacent to this lot, sit on a partially paved area with a service drive that could serve as a basis for an expanded parking lot with room for bus or boat trailer parking and maneuvering. This maintenance parking area includes several dumpsters, abandoned boats, old trailers and other maintenance debris that would need to be removed prior to re-purposing.



Figure 27. Existing parking area adjacent to maintenance lot

Source: AECOM

REGULATORY AND PLANNING CONTEXT

LAND USE AND ZONING

The most prominent land use at SRFP is Natural Resource and Passive Park Lands, although the park does have some areas that are designated as Single-Family Detached and a minor portion of Undeveloped land. Despite the Single-Family Detached designation, no single-family dwellings are present within the park itself.

The park is primarily surrounded by Single-Family Detached land use to the northwest and southwest and some undeveloped land uses to the north and south. On the southwest side of the park, utility uses are located west of Scriveners Road. Primary visitor services and facilities are located on the portion of the park east of South River Farm Road, away from utility uses.

Surrounding land uses, including residential, are generally compatible with the recreation use of the park due to their general low-density character. The passive recreation use of the park is also compatible with surrounding residential neighborhoods. The park does not create high traffic volume on surrounding roads. Although the utility land use located west of the park is less compatible with the park's recreation use, the utility land use is farther removed from the park's recreation features.

SRFP is zoned OS Open Space, R1 Residential, and R2 Residential. The OS Open Space zoning district is the dominant zoning district and permits the following uses by right:

- Barns/stables
- Camps
- Conservation
- Farming
- Golf

- Launching ramps
- Pets/livestock
- Piers
- Passive recreation
- Existing residential, solar, parking, and other structures associated with these uses

The R1 Residential and R2 Residential zoning districts are intended for lower-middle density residential uses, including single-family detached dwellings. The R1 and R2 zoning districts permits other uses by right, including:

- Assisted living facilities
- Country clubs
- Christmas tree sales
- Farming
- Golf courses
- Group homes
- Hospice facilities
- Libraries
- Museums
- Parks
- Private residential piers
- Religious facilities
- Roadside stands
- Schools
- Solar energy generating facilities
- Swimming pools
- Theaters
- Fire stations

Surrounding areas are zoned R1 Residential and R5 Residential. The uses allowed by right in R5 are similar to those in R1 and R2, but Christmas tree sales and theaters are not permitted. As the density of the residential zoning district increases, the minimum lot size and the setbacks decrease; the minimum lot size and setbacks are smallest in the R5 district and largest in the R1 district.

-  South River Farm Park
-  Poplar Path
-  Terrapin Trail
-  Laurel Loop
-  Service Road Access
-  Existing Building
-  Paved Surface
-  Pier
-  MA1 - Community Marina
-  MB - General Commercial Marina
-  OS - Open Space
-  R1 - Residential
-  R2 - Residential
-  R5 - Residential

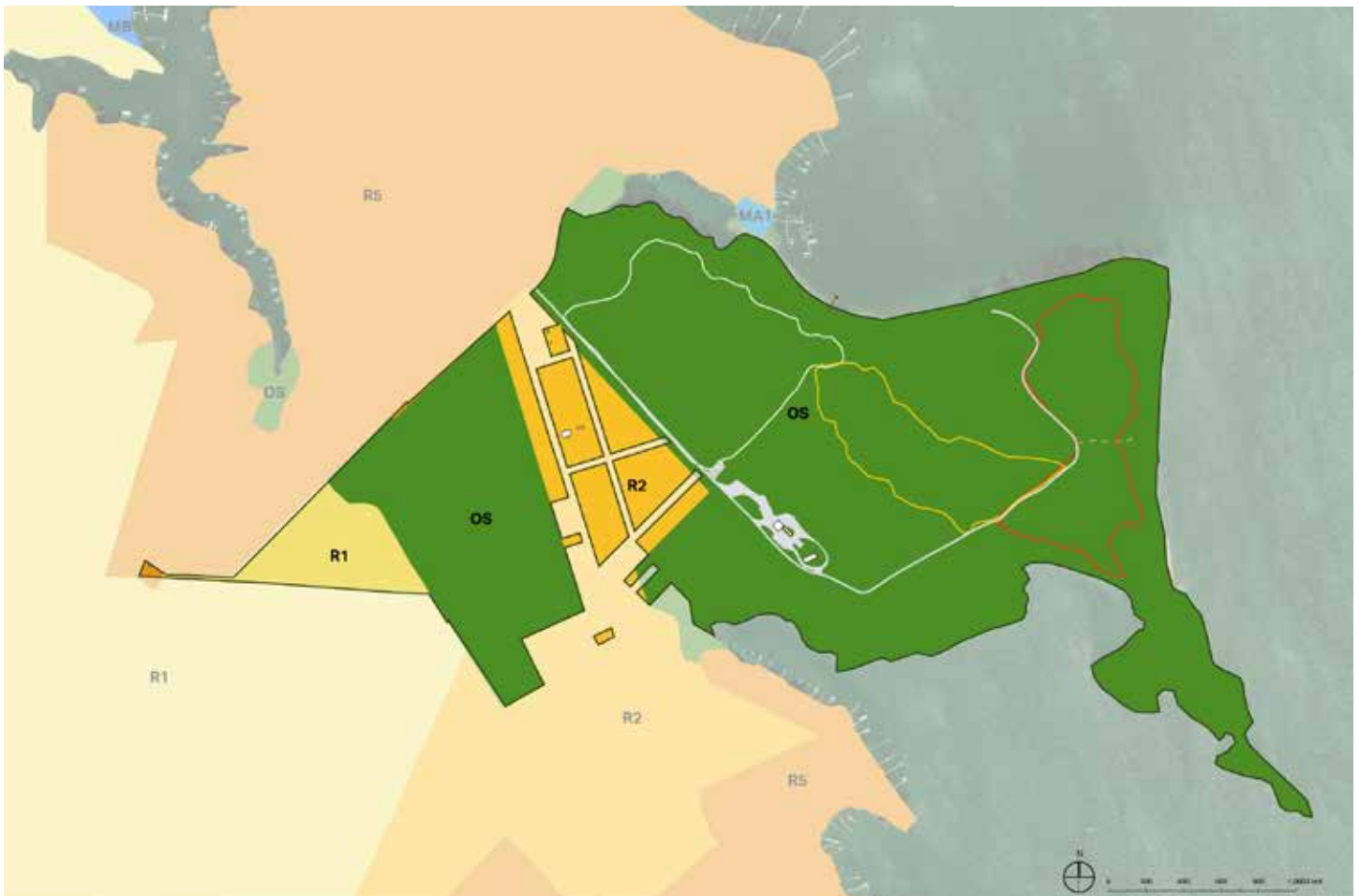


Figure 28. Zoning Map

Source: AECOM

DEED RESTRICTIONS/EASEMENT REVIEW

Existing forest conservation near the park includes two easements adjacent to the park on the northwest side and several easements on the southwest side, including south of Evelyn Gingell Avenue and east of Edgemont Street; east of Beach Drive; and south of Fronton Drive.

The park is restricted to park use due to the acquisition being funded by Maryland Program Open Space.

PARK RULES AND REGULATIONS

The Anne Arundel County code outlines rules and regulations of the County's Park system, including general operating hours between sunrise and sunset daily unless otherwise specified. Pets are permitted in parks only if they are on a leash and under control at all times. Pet owners must also clean up after their pets. Camping or picnicking in non-designated areas or without a permit is prohibited. Bicycles including electric bicycles are permitted on all paved County Park trails and upon authorized natural surface trails, unless otherwise signed. Motor vehicles including motorbikes, motorcycles, and scooters are prohibited from County trails. Fires, auto repair, and sound amplification are prohibited. Alcoholic beverages, dumping, littering, firearms, or destruction of park property are also prohibited.

Prohibited conduct includes the following:

- Alcoholic beverages
- Auto repair
- Camping without permission
- Deprivation of use and enjoyment
- Destruction of property
- Fires'
- Fireworks, firearms, and explosives
- Horses
- Litter
- Meetings without permits
- Model airplanes and rockets
- Motor vehicles including motorbikes, motorcycles,
- Scooters
- Unpermitted picnics outside designated areas
- Unleashed pets
- Profit-making activities
- Selling
- Sound amplification
- Vehicle repairs
- Interference with wild animals
- Boat ramps

2018 SOUTH RIVER FARM PARK MASTER PLAN

Anne Arundel County included a master plan for South River Farm Park in its 2018 Mayo Peninsula Parks Master Plan. The South River Farm Park Master Plan included various programs and amenities such as:

- Hike/bike paved trail
- Two pavilions and restroom
- Volleyball court
- Fishing pier
- Offices
- Restrooms and outdoor showers
- Tot lot/playground
- Picnic areas
- Wading beach
- Pedestrian ramps to shoreline
- Portable restroom/rinse station
- Dog beach
- Kayak/canoe boat launch
- Existing nature trails maintained
- Improved entrance road with gate
- Parking for 210 vehicles

COUNTY PLANS

The 2023 update to the Anne Arundel County Sea Level Rise (SLR) Strategic Plan (2011) identified moderate-to-high erosion areas within the park limits. These areas, concentrated in the southeast portion of the park, experience frequent stormwater flooding and are projected to increase their vulnerability due to SLR effects.

In this context, the role of existing SRFP floodplains in stormwater management for both the park and the greater peninsula is strategic, and floodplain conservation efforts should be considered in the analysis for new programming and overall park infrastructure development scenarios.

CHESAPEAKE BAY CRITICAL AREAS

The Chesapeake Bay Critical Area (CBCA) Protection Act identifies "Critical Areas" as land within 1,000 feet of the mean high-water line of tidal waters or the landward edge of tidal wetlands of the Chesapeake and Coastal Bays and their tidal tributaries. Approximately 170 acres of the 181-acre park are within the Critical Areas of the Chesapeake Bay, the majority of which is designated as Resource Conservation Areas. A small area within the western portion of the park is designated as a Limited Development Area. These designations limit forest removal and require conservation of existing natural habitats.

NATURAL FEATURES

SRFP's existing natural features include approximately 165 acres of woodlands with extensive vegetation, water resources, Chesapeake Bay Critical Areas, wildlife habitat, and various soils and slopes. The park has waterfront access on the northern, southern, and eastern sides.

VEGETATION

SRFP consists of primarily forested area with a central portion of open land. The forested areas contain extensive vegetation, including invasive plants located near the water on the northern side of the park.



Figure 29. Vegetation

Source: AECOM

WATER RESOURCES

SRFP contains various wetlands classified by the U.S. Fish and Wildlife Service (USFWS). 19.5 percent of the park area contains wetlands: the majority being freshwater forested/shrub wetlands (7.6 percent) in the western and central portions of the park, estuarine and marine (7.5 percent) in the northeastern and southeastern portions of the park. 4.2 percent of the park area contains estuarine and marine deepwater wetlands and 0.3 percent of the park area contains freshwater emergent wetlands. The park contains areas within the 100-year floodplain on its northeast side and areas in the 500-year floodplain on its northwest and southwest sides.

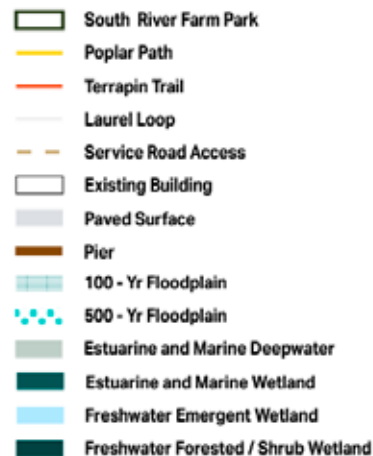


Figure 30. Water Resources

Source: AECOM

FOREST INTERIOR DWELLING SPECIES POTENTIAL HABITAT

Forest Interior Dwelling Species (FIDS) are bird species with habitat preferences deep in large contiguous forest blocks at least 300 feet from the forest's edge. The majority of SRFP consists of woodlands containing FIDS potential habitat, with the exception of a central portion of cleared land and the southeastern peninsula, which is not forested.

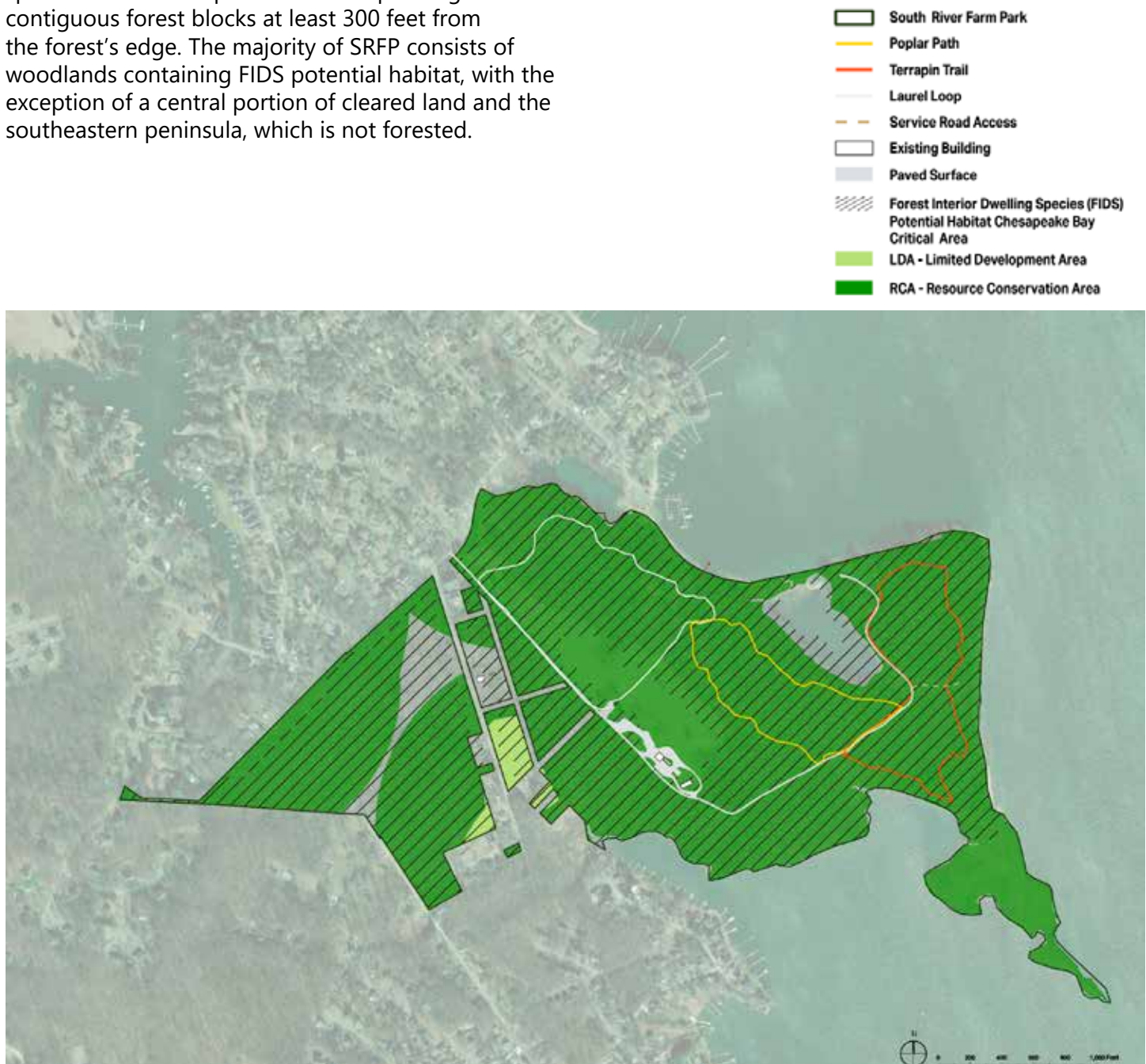


Figure 31. FIDS

Source: AECOM

TOPOGRAPHY

The topography of SRFP varies from the northeast to the southwest of the park. The northeast half of the park is steeper, with slopes ranging from 0 percent to over 15 percent, while the southwest half of the park is flatter with just a small area having slopes over 10 percent. A ridge line runs from the northwest to the southeast along Limehouse Cove with the highpoint at 66 feet above sea level.

SOILS

Soils vary in SRFP depending on the area's topography. In the lower areas of the park with 0 to 2 percent slope, national hydraulic soils Colemantown fine sandy loam and silt loam soils, Mispillion and Transquaking soils, and Widewater and Issue soils are present. Mispillion and Transquaking soils are tidally flooded while other soils like Widewater and Issue soils are frequently flooded. Other soils present in the park include Annapolis loamy sand, fine sandy loam and urban land, Collington-Wist, Donlongton fine sandy loam, and Metapeak silt loam.



Figure 32. Topography

Source: AECOM

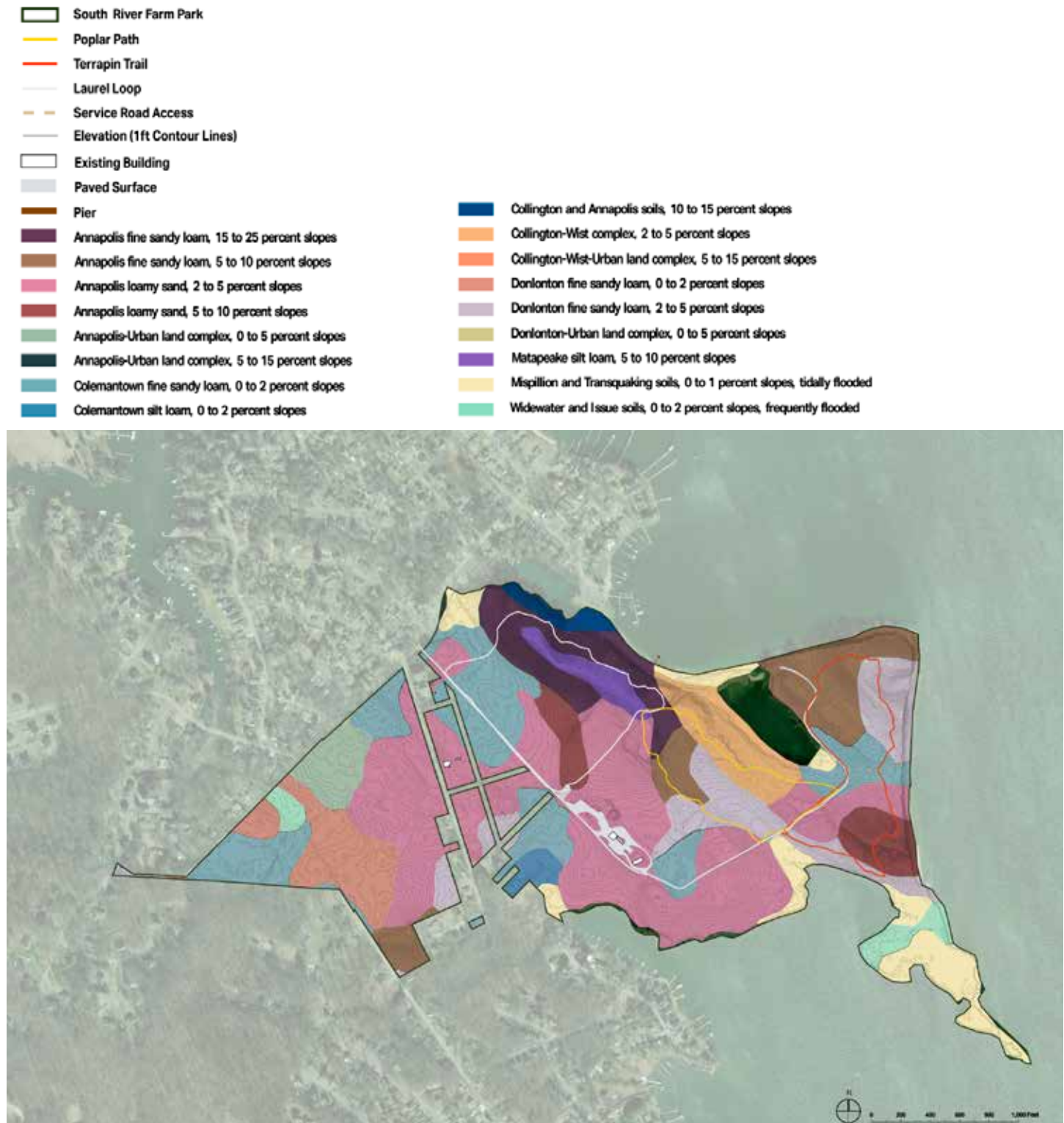


Figure 33. Soils

Source: AECOM

HISTORIC AND ARCHAEOLOGICAL FEATURES

Four archaeological sites have been previously recorded within South River Farm Park. The resources include historic and pre-contact sites identified on the basis of surface survey. Sites 18AN470 to 18AN472 were recorded during a South River drainage survey conducted in 1977 (Steponaitis 1978), while 18AN1660 was identified during a 2016 feasibility study for Mayo Peninsula Parks (Shellenhamer and Ross 2016). The level of significance for each of the four known archaeological sites remains unevaluated and their eligibility for the National Register of Historic Places (NRHP) is currently unknown. If any sites are within a proposed impact areas, they should be evaluated (Phase II) to determine if they should be preserved in place. The majority of this property remains unsurveyed. Areas of proposed new disturbance in the park would likely require at least a Phase IB-level identification survey to ensure that no potentially significant cultural resources are adversely affected. Any potentially historic structures, such as the existing barn on the property, should be documented prior to removal.

REFERENCES:

- Shellenhamer, Jason P. and J. Andrew Ross
2016 *Phase IA Archaeological Sensitivity Assessment, Mayo Peninsula Parks Feasibility Study, Anne Arundel County, Maryland*. Report prepared for Anne Arundel County Parks and Recreation by RK&K. MHT Report # AN 743.
- Steponaitis, Laurie Cameron
1978 *Archeological Survey of the South River Drainage Basin*. MHT Report # AN 13.



Steps leading from shoreline

Source: AECOM

MASTER PLAN CONCEPT

Based on the existing conditions analysis and stakeholder input, the South River Farm Park Master Plan emphasizes accessible recreation in a natural setting that promotes the conservation of natural features and ecological rehabilitation. As a result, the Master Plan includes changes to recreation, mobility, infrastructure, and environmental rehabilitation. The Master Plan will call for the exploration of rehabilitation and repair of the existing barn for visitor use as the potential site for the nature center or administrative facilities. If the existing barn is not structurally feasible, a new facility may be needed.

RECREATION

The Master Plan incorporates existing recreation activities while adding new opportunities.

TRAILS

A new connector trail from the trailhead at the entrance of the park would connect the Laurel Loop Trail to the existing picnic area and parking lot and to new visitor services. This entrance trail would be along the edge of open space and woods in the central portion of the park. The new connector trail would expand the trail network with the park, offer a different trail experience, and offer a pedestrian route away from Scriveners Road.

A new accessible trail would lead from the primary developed portion of the park south to a new non-motorized watercraft (e.g., kayak and canoe) launch and a new fishing pier southern portion of the park shoreline.

Furthermore, the existing Scriveners Road trail leading from the existing maintenance area to the east and north would be made universally accessible. From this accessible path, new trails would lead to the new fishing piers and observation viewing platform. Trails would be of natural or permeable surfaces, including accessible trails.

WATER ACCESS

Two new fishing piers on the eastern portion of the park shoreline and the southern portion of the park shoreline would improve access to the waterfront and allow visitors to fish and view wildlife. A new observation viewing platform would serve as a destination for wildlife viewing in the heart of the park with views of the pond and surrounding wooded areas. A new non-motorized watercraft (e.g., kayak and canoe) launch on the southern portion of the park shoreline would allow for easy access for non-motorized watercraft to enter the water. Locations for the piers and boat launch are approximate and will be refined in the design phase.

EDUCATION AND GATHERING

A new education center in the developed section of the park would provide a space for visitors to learn about nature and the environment. The education center would also serve groups, such as students on class field trips. The education center would also offer restroom facilities to visitors and a space for park staff use. The education center will either be housed in the rehabilitated barn or in a new building depending on the feasibility of improving the barn.

A new pavilion would offer another area for groups to gather and a place for additional programming in the park. Although the pavilion is outdoors, it would provide shade and shelter from rain while people eat or use the space for other activities.

NATURE PLAY AREA

A new nature play area would be constructed in the developed area of the park between the new pavilion and education center and also border a pollinator meadow. The nature play area would allow children to interact with nature in an unstructured setting by using natural materials and features. The new nature play area would let children and other park visitors play and learn about the natural environment around them.

CONTINUED RECREATION USES

The new trail will serve as an accessible option to the existing trails (i.e., Poplar Path, Terrapin Tail, and Laurel Loop). The existing picnic area would be retained for visitors to use. Finally, other programmed recreation uses could continue, such as the following:

- ROTC Training
- Environmental restoration projects
- Organized scouting programs
- Day camp activities

MOBILITY AND CIRCULATION

The Master Plan calls for improvements to mobility and circulation within the park. In addition to the trail improvements outlined under Recreation, the Master Plan identifies other mobility and circulation features.

Visitors arriving by vehicle at the site would continue to enter via Scriveners Road. The existing parking lot near the trailhead and picnic area would be expanded and reconfigured to accommodate more vehicles. Continuing south along Scriveners Road, a new parking area would be near the new education center. This parking would accommodate both those using the education center and those using the non-motorized watercraft launch. Farther south, a bus turnaround would be placed around the greenhouse. The location of the bus turnaround would enhance access to the site for school groups and would minimize conflicts with other vehicles in the parking lot. In all cases, the parking would be of pervious materials.

Combined, the expanded existing parking lot and the new parking lot would provide an estimated 52 parking spaces. This would accommodate hikers at the site, visitors to the education center, and those

using the non-motorized watercraft launch. Overflow parking at the site would be relocated. The Master Plan would remove the current overflow parking near the park entrance. Instead, a new overflow parking area would be placed east of the expanded existing parking lot. The overflow parking area would be turf grass that has been reinforced to accommodate occasional vehicular use.

REHABILITATION

The Master Plan Concept includes rehabilitation efforts to revegetate much of the existing maintenance area. The removal of the structures and crushed stone parking would help to rebuild the soil and provide erosion control for the southern and southeastern sections of the park.

A new pollinator meadow would be incorporated in open space northeast of the existing maintenance facility. The meadow would add native plants to support pollinators in the park and offer additional wildlife habitat and viewing by visitors.

The Master Plan would close and rehabilitate Long Point to restore its natural ecosystem. The closure of Long Point social trails would ensure the rehabilitation efforts are effective.

The Master Plan would also update the existing greenhouse at the site. The greenhouse would continue to serve the Department of Recreation and Parks, as well as offer the opportunity for volunteer support and coordination.

The existing barn would be assessed for rehabilitation. If feasible, the barn will be rehabilitated and adapted to house the new education center.

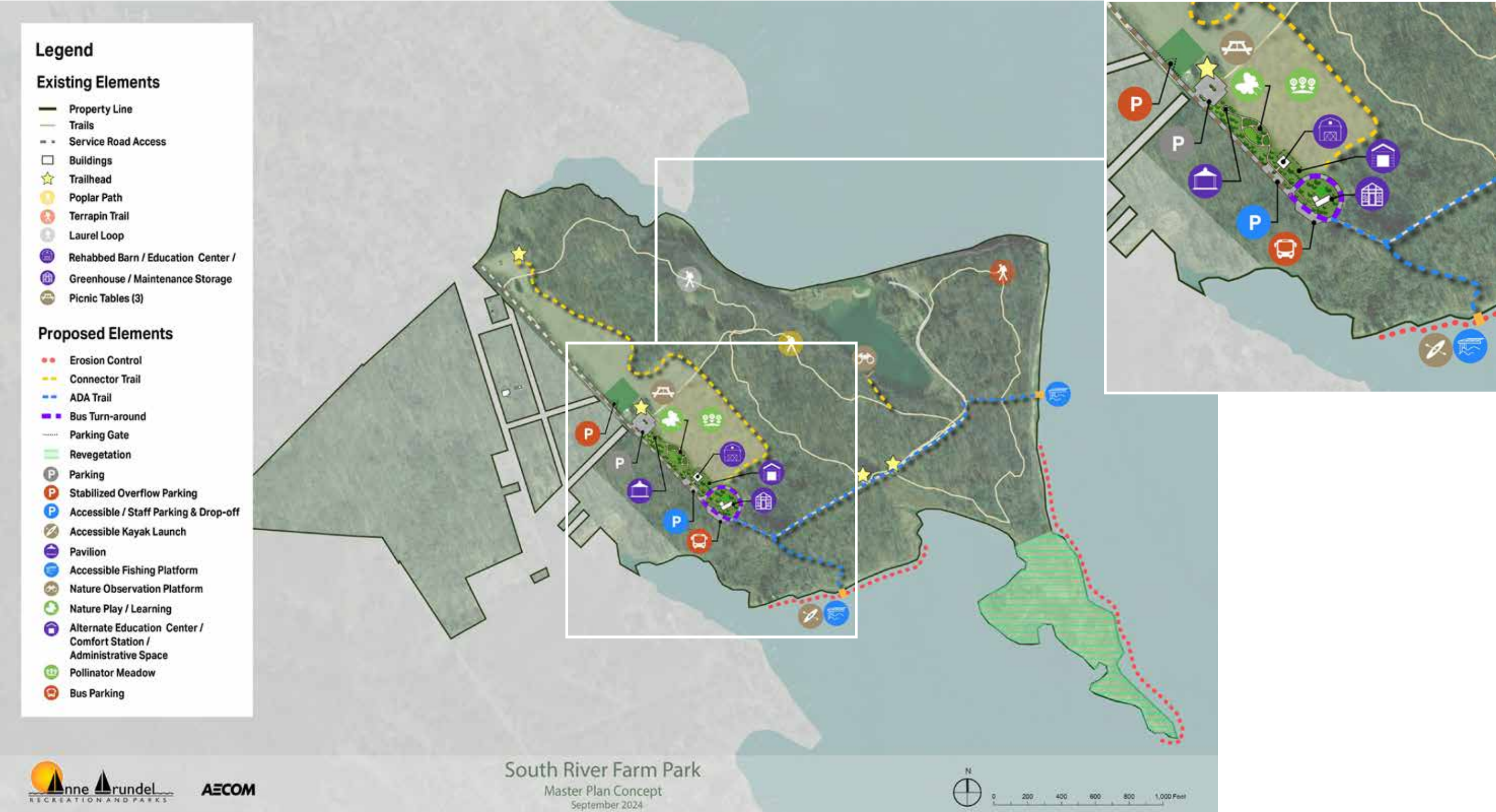


Figure 34. Master Plan Concept
Source: AECOM

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Open space in the park

Source: AECOM

IMPLEMENTATION STRATEGY

The County should incorporate the priority project in its budgeting process. This would allow funding to occur as available. In addition, grant opportunities from state and federal governments and private sources. These would offer the opportunity to leverage the County funding for additional resources. Potential projects that would be eligible for outside funding include the following:

The following implementation steps are needed to implement a project:

- Budget appropriation
- Concept design
- Final design
- Bid and award
- Construction

The funding process may address one individual step of implementation, or could comprehensively address multiple steps. The variance would depend upon the funding source and requirements.

