



— *Making a difference, together* —

Valentine Creek Park Water Access- Public Meeting

Project No. P567400

Contract No. P567418

Presented by:

Anne Arundel County Department of Public Works
with the Department of Recreation and Parks

October 23, 2025



DPWandYOU.com



Meeting Information



- Recording and Access

- This will be an in-person meeting and **will be audio recorded**
- The recording will be posted on the Office of Planning and Zoning (OPZ) website within 24 hours of the meeting.

- Questions and Answers

- Please hold all questions until the end of the presentation
- Meeting Minutes will be shared with the Public. The Meeting Minutes will be: Posted on the DRP website; Posted on the OPZ Community Meetings website; and mailed to the residents that received the mailed notice of this meeting
- Additional questions, up to 14 days beyond tonight's meeting, may be submitted through the Office of Planning and Zoning website

<https://www.aacounty.org/planning-and-zoning/development/community-meetings/community-meeting-calendar?id=1443989>

Introductions



- Department of Public Works
 - Melissa Harlinski (Project Manager)
- Department of Recreation and Parks
 - Erica Matthews (Deputy Director)
 - Bruce Bruchey (Chief, Planning & Construction)
 - Alison Woodfield (Chief, Natural & Cultural Resources)
 - Jessica Hardy (Superintendent, Resource Conservation & Protection)
- BayLand Consultants & Designers, Inc.
 - Megan Barniea, PE (Senior Project Manager)

Purpose & Agenda

- Meeting Purpose
 - Review background & purpose
 - Present revised concept
 - Answer questions
- Meeting Agenda
 - Background and Purpose
 - Existing Conditions
 - Proposed Design
 - Schedule
 - Contact Information
- Q&A on Proposed Improvements



Project Background and Purpose:

- Valentine Creek Park
 - 1102 Valentine Creek Dr. Crownsville
 - Purchased in 2018 with Program Open Space funding
 - 28.347 acres that are undeveloped and currently used for passive recreation.
 - Provides water access to the Severn River
 - Parking is limited to Valentine Creek Dr.
- 2017 and 2022 LPPRP identify a need for increased public access to the Bay. District 6 resident rank water access, beach swimming , and access for cartop watercraft as their 2nd highest want in the study.
- Expand public water access on the Severn River.



Project Background:

- This project was initiated in 2021 and with the goal of providing water access on the Severn including a trailered boat ramp.
- Spring 2022 - Concepts A, B and C presented. Project was re-evaluated in response to the community input.
- Concept D presented in 2023, comments were solicited at that time.
- Spring 2025 - A new design team was placed under contract to evaluate water access options for Valentine Creek with concept D and the comments from 2023 as starting point.



Concept A



Concept B



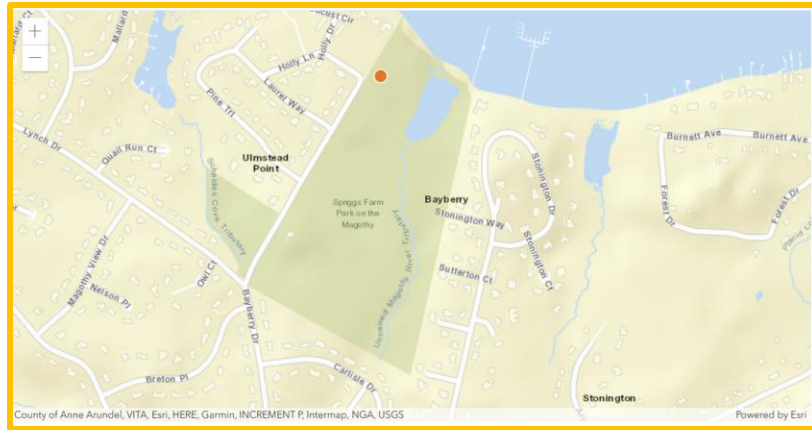
Concept C



Concept D

Project Background: Utilization

- The County has 21 cartop water access points spread throughout the County.
- Typically located in community parks and open to the general public.
- Spriggs Farm Park is the model for this location.
- Based on usage at Spriggs Farm, the DRP is planning on the high end a peak of 20-30 visitors per day visiting the park. This would not be everyday. But we need a place to start planning. At this location we anticipate a lot of community members continuing to walk into the park utilizing the natural trail connects.
- The typical trip would be 2-3 hours is typical for a novice/average recreational paddler. Longer trips are possible if paddlers choose to venture into the Severn River.



- The property would be used for fishing, hiking, mountain biking, bird watching and cartop vessels.

Stakeholder Feedback

- The DRP reconvened the stakeholders on Sept 16, 2025, and shared a modification to Concept D. No boat ramp, parking reduced to 10 spaces, trail shortened, and reduced limit of disturbance.
- The presentation and the stakeholder feedback have been posted online.
- Stakeholders were made up of three local communities, a water access representative, a trail user, the Severn Riverkeeper, the Severn River Association and the Crownsville Conservancy.
- **Herald Harbor HOA-** Had 2 representative. One the President of the HOA and one community member at large. The HOA did not provide official comments. There was one community member who frequently utilizes and maintains the existing trails for biking and hiking. He requested that the connections to the neighboring communities be maintained.



Stakeholder Feedback

- **Severn River Association** - The County has made significant adjustments to its various plans to meet community concerns. Concerned about the ability of users to get vessels to the water's edge. They are sympathetic to the neighboring community. If the trails are improved and some signs help people know where they are, this would be a nice County natural area that will be enjoyed by a broader number of county residents, and if they can get down to the river for fishing and meditation, that will be a good thing.
- **Arden Community** - Completed a survey of their community. There were concerns about traffic impacts to Old Herald Harbor Rd and unfamiliar visitors getting lost and reaching their access points. 900 homes were given the opportunity to participate in the survey, only 37 responded in the timeframe allotted. There was both support and opposition in the comments. Concerns about getting vessels to the water. Added water traffic. Environmental concerns. Support for the 10 parking spaces. One comment that the new concept is less harmful and limits traffic on the water. Supportive of the project, to increase public access this could prevent people from coming to their private water access points. Operations Plan.

Stakeholder Feedback

- **Crownsville Conservancy (CC)-**

The CC restated the collaborative nature of the Valentine Creek Community Association to support the County's purchase of the property for a public park to stop development. The Conservancy's position is that the latest plan represents a minimal use of the property — an approach they support. They encourage the County to minimize hard surfaces and tree removal, and to employ the most effective stormwater management practices. They would like additional , consideration of the traffic dedicated kayak racks, use of permeable pavers.

- **Valentine Creek Community Association (VCCA)-** Two members of the HOA board oppose the latest concept. As designed, Concept D2 is unsafe, impractical, environmentally harmful, and misaligned with the County's stated "water access". Concern about Valentine Creek Drive's roadway width, overflow parking, and emergency access. Provide an operations plans (port-o- pots, patrols). Impracticality of "Water Access"- terrain, shallow water limit uses. No paved parking lot. Provide a full NRI, SWM Report. Maintain the natural character of the property.

Stakeholder Feedback- from all Communities

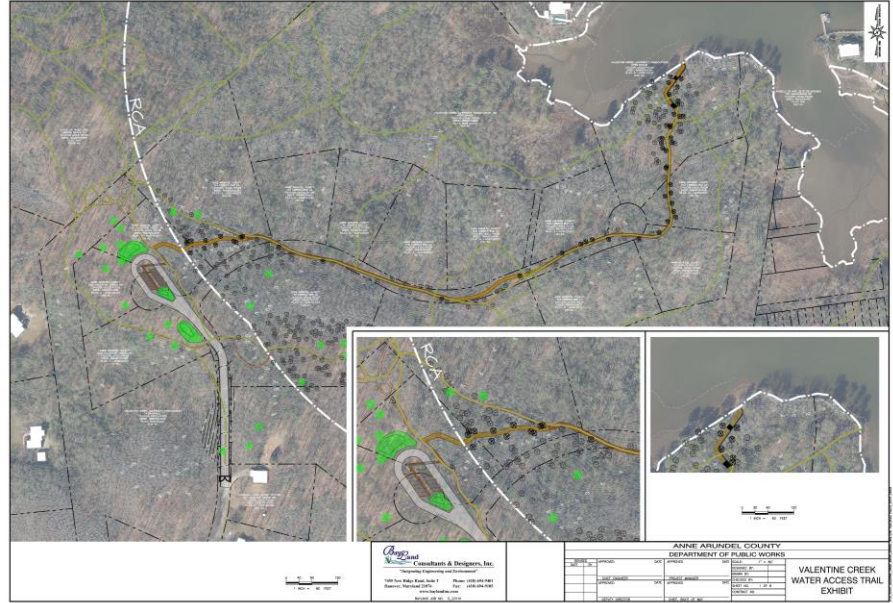
- Concern about the **logistics** of park users to get their vessels down to the water because of the terrain
- **Environmental** Concerns - impact to the waterway, tree loss, wildlife impacts, limit disturbance, limit impervious areas, SWM
- Are other **points of access** possible?
- **Operations Plan**
- Concern about **traffic** impacts on Valentine Creek Drive and Old Herald Harbor Rd.
- Concern about **vessel traffic** in the water.

Existing Conditions

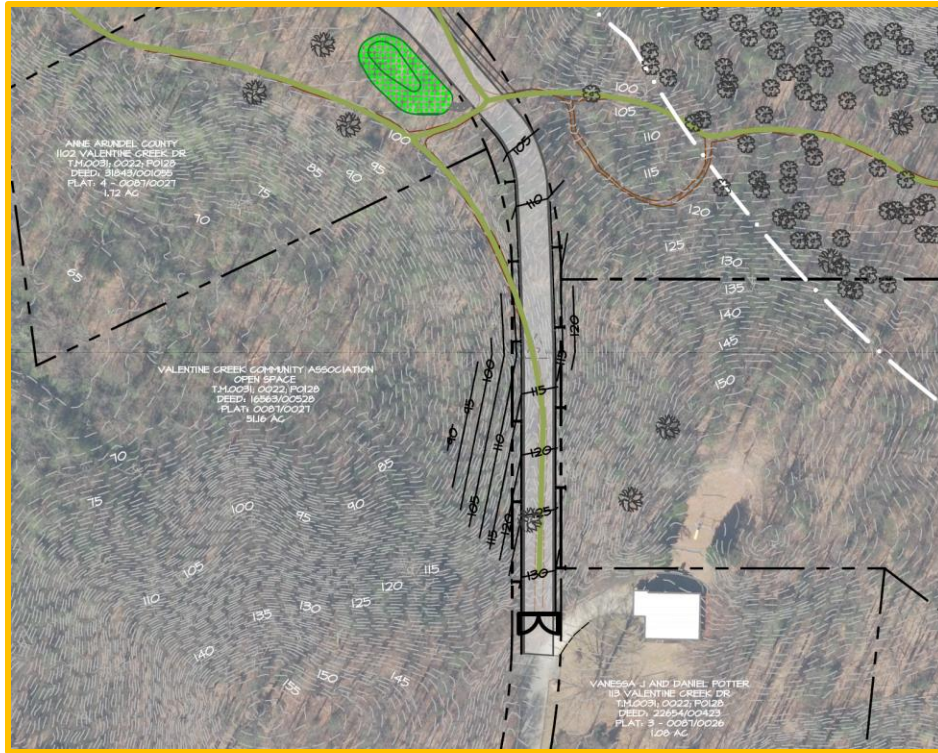


- Field Surveys
 - Topo & Hydro
 - Trees
 - Wetlands
- Trilogy Letter Coordination
 - DNR
 - MHT
 - USFWS

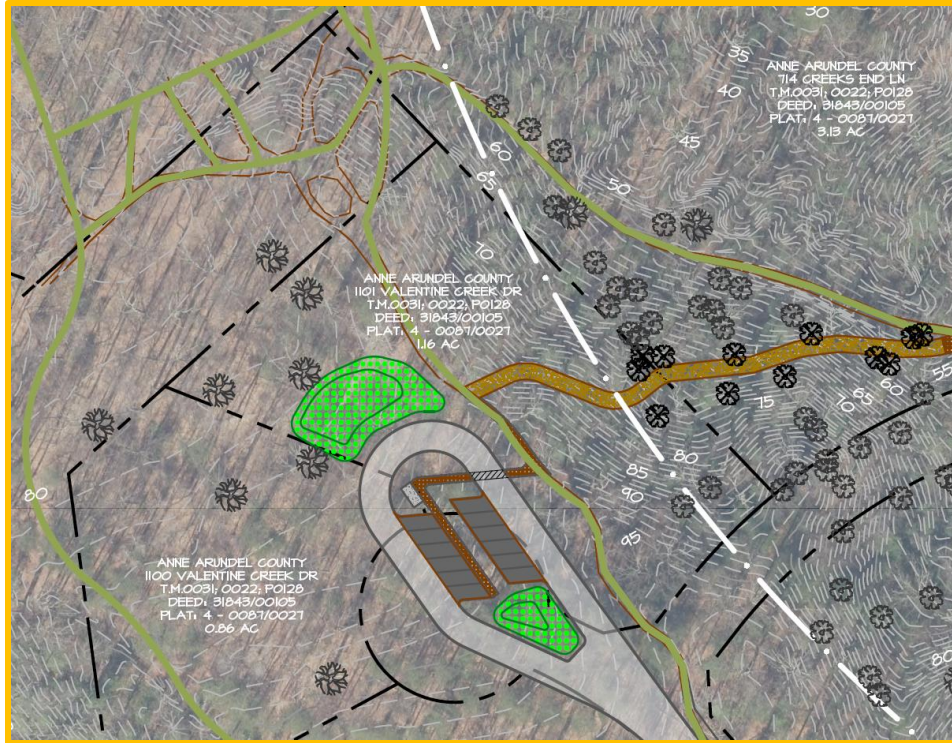
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Proposed Concept



Proposed Concept



Proposed Concept



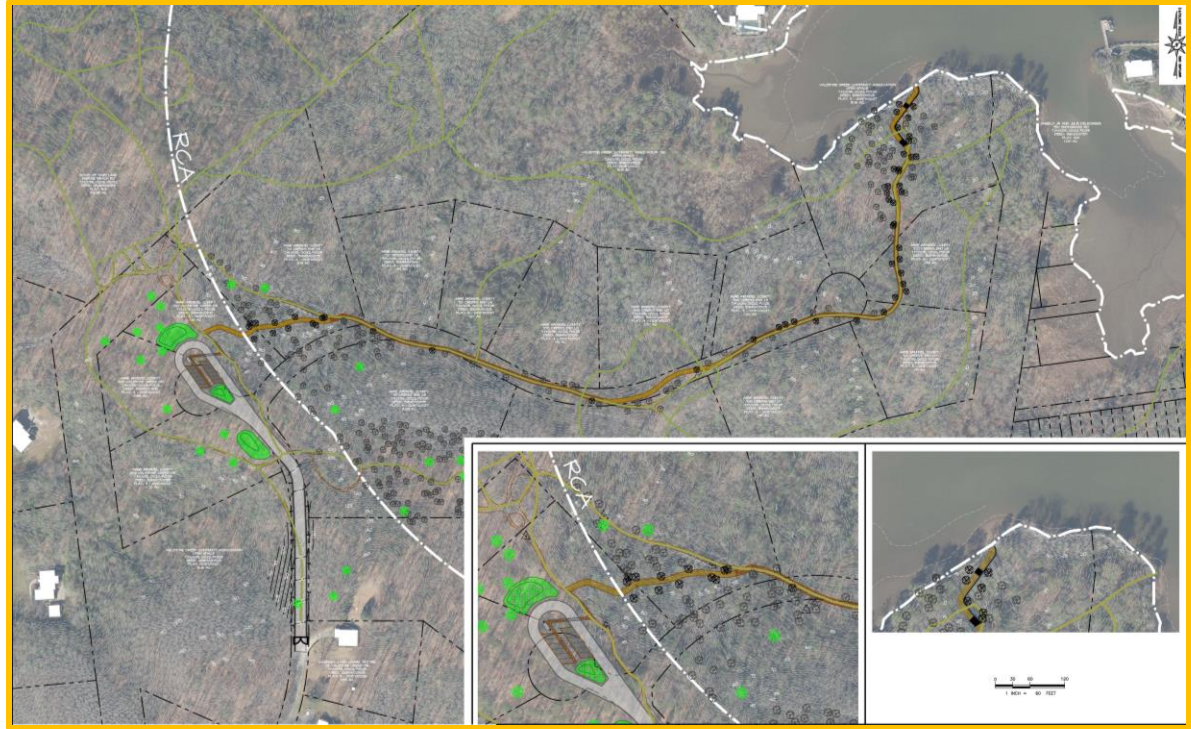
Community Meeting per Code § 17-2-107

- Project Type: County Capital Improvement Project
- Address: 1102 Valentine Creek Drive
- Property Owner: Anne Arundel County
- Existing and Proposed Use: Parks and Open Space
- Grading Permit Number: TBD
- Zoning: Residential Low Development (RLD)
- Water & Sewer Type: None
- Impacted Schools: None
- Number of Proposed Lots: None
- Type of Proposed Product: Access road, parking lot, trail, pier, soft launch, stormwater management & plantings
- Approximate Road Configuration: Access road is from end of Valentine Creek Drive
- Limits of Disturbance: 3.3 Acres
- Conceptual Stormwater Management:
 - Site development will address stormwater management requirements with Environmental Site Design



Community Meeting per Code § 17-2-107

- Environmental Features On-Site:
Critical area and
forested buffer, tidal waters,
steep slopes
- Modifications Anticipated: Steep
Slopes (17-6-404); *Specimen
Trees* (17-6-303)
- Critical Area Designation:
Resource Conservation Area
(RCA) and Expanded Buffer
- Impacts of Proposed
Development on Environmental
Features: Critical Area, Steep Slopes,
Tidal Waters, and Specimen Trees



Required Permits and Approvals

- Permit Requirements:
 - Joint Permit Application (JPA)
 - Maryland Department of the Environment (MDE) - Tidal Wetlands License
 - U.S. Army Corps of Engineers - Alteration of Tidal Wetland and/or Tidal Waters
 - MDE NOI - General Permit for Stormwater Associated with Construction Activity
 - Anne Arundel County Building Permit
 - Anne Arundel County Grading Permit
 - Modification Approvals
 - Critical Area Consistency Report and Buffer Management Plan
 - Forest Conservation Reforestation
 - Stormwater Management
 - AA Soil Conservation District approval for Sediment & Erosion Control

Proposed Concept - Water Access Options

- **Slide-** Standard method to help with challenging elevations and over distances. (No cost to the users)
- **Self -Regulated Kayak Storage** – This would allow residents to bring their vessels in one time and leave them at their risk. (No cost for the users)
- **Provide vessels** through memberships, rentals, or community/HOA managed programs (Some cost to the users, currently used at Homeport)



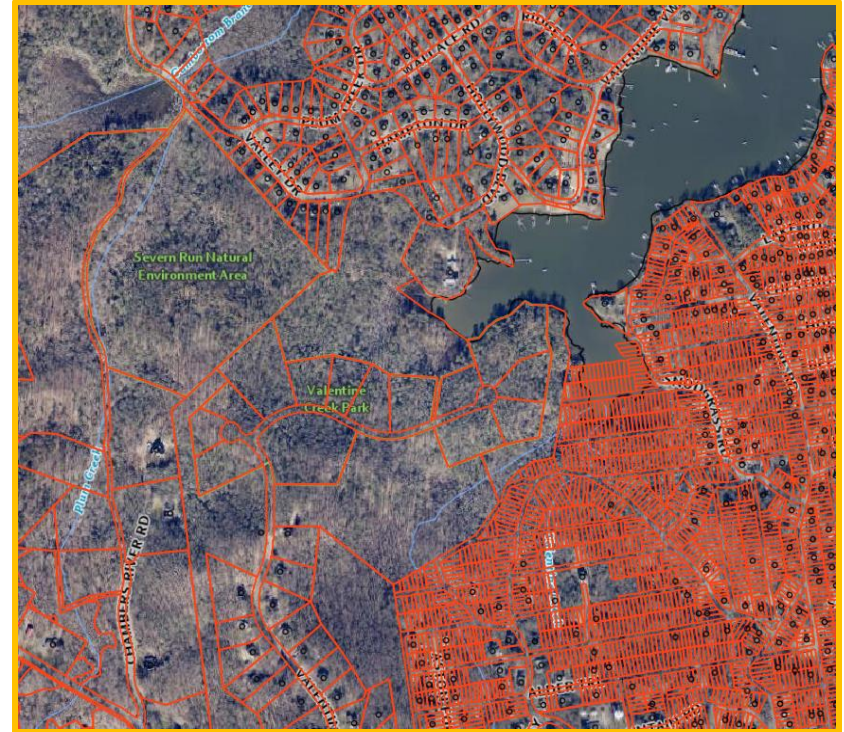
Operations Plan

- This is an existing park that is open from Dawn to Dusk. There would be no changes to the park's hours. No fee for access to the park
- The park is currently patrolled by County Rangers. This will continue.
- This facility will remain a pack-in-pack-out location. (Trash-free)
- Port O Pots- Possible depending on usage and would only be seasonal.
- Deer Management: Part of the Severn Run Natural Resources Management Area
- Access to the park –
 - Currently visitors can park at the end of Valentine Creek or walk into the into the property.
 - The DRP is proposing a new parking lot that will provide EMS access and turnaround
 - The parking lot would be controlled by electronic gate access
 - Existing access points from the communities would remain.

Alternative Access

- Access Points

- The County reviewed alternative locations at Herald Harbor/Snodgrass, Arden, and Chambers River Road – they are not viable
 - Lacks County-owned property for park improvements ie. SWM, parking
 - Disturbs conservation areas
 - More private property impacts
- Valentine Creek Drive is similar to other park access roads- no sidewalks, no shoulders, narrow local community roads.
- Walk-in use dispersed through-out the park.

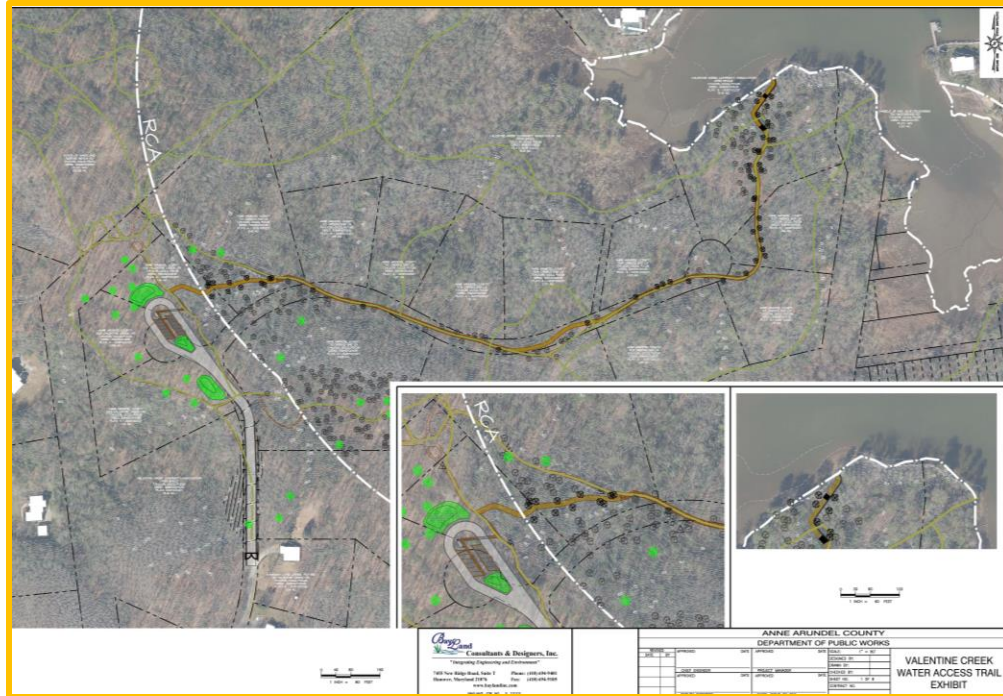


Traffic Concerns

Rec & Park and DPW met with Bureau of Highways (BOH) on Oct. 1, 2025

- Old Herald Harbor Road functions well with a "level of service A" meaning free-flowing traffic with no congestion
- Due to the curve near the intersection, an intersection warning sign and a speed advisory sign of 20MPH for vehicles approaching the intersection from the south was posted in 2003.
- A site visit was conducted on Oct. 2, 2025:
 - SR-100225-143: Concluded that sight distance was impacted by trees on north side of Old Herald Harbor Rd West
 - WO-100325-154: Tree trimming is planned as a result of SR-100225-143
- 50 trips per day needed for a traffic study. BOH does not think the park development would reach this threshold.
- 7-year crash data: Since January 1, 2018, five accidents reported; One under the influence; One deer related
- Speed humps not an option since it's a dead-end road
- BOH is happy to meet with the community to discuss a traffic study

Proposed Concept



- Parking lot reduced from 40 spaces to 10 spaces and trail length reduced
 - Proposed grading limits reduced
 - Redacted impacts to the critical area
 - Reduced tree clearing
- Parking lot facilitates emergency vehicle turnaround
- Crossing of existing trails will be incorporated into design
- Electronic gate proposed to reduce nuisance
- Utilizes existing, natural beach
- Kayak slide to traverse steep terrain
- Traffic and safety concerns - DPW Bureau of Highways contacted

Next Steps

- Collect public feedback and refine the project. Updates will be posted online at: <https://www.aacounty.org/recreation-parks/capital-projects>
- As this project is not funded beyond design, additional funding to advance this project would be requested as part of the FY27 budget request. (Spring 2026)
- Assuming the project is approved, design and permitting would continue throughout calendar 2026.
- Construction would be sometime in 2027, at that time there would be another public meeting.

Q & A – Valentine Creek Water Access Project

Any Questions?



Contact Information

Melissa Harlinski, Department of Public Works
Project Manager

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410-222-4126 (office)

Link to submit comments:

<https://www.aacounty.org/planning-and-zoning/development/community-meetings/community-meeting-calendar/past-meetings>

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Billing Inquiries: (410) 222-1144



Bureau of Highways

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Snow Line: (410) 222-4040
Email: hwyscustomer@aacounty.org



Bureau of Waste Management Services

Bulk Trash Service / Curbside Collections: (410) 222-6100



Bureau of Watershed Protection and Restoration

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Bureau of Engineering

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Customer Relations

General Inquiries: (410) 222-7582
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