

Boyd and Margaret Shields King Memorial Park

Prince Frederick, Maryland

Master Plan

November 26, 1996

Prepared for:

The Calvert County Board of County Commissioners

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Special thanks to the King family and the citizens who participated in developing this
Park Master Plan.

The Board of County Commissioners on November 26, 1996, adopted Phase I of the King
Memorial Park Master Plan as recommended by the Planning Commission.

Boyd and Margaret Shields King Memorial Park
Prince Frederick, Maryland

Master Plan

	Page
Table of Contents	
I. Introduction	1
II. Existing Conditions	2
A. Soils	2
B. Topography and Drainage	4
C. Vegetation	7
D. Land Use and Zoning	10
E. Circulation	13
F. Historic Sites	16
G. Utilities	18
III. Community Input	20
IV. Design Issues	23
A. Town Growth Goals	23
B. Linden Square	23
C. Pond	26
D. Parking	27
E. Pedestrian Access	28
F. Phillips House	29
G. Amphitheater	29
H. Play Sculpture	29
I. Site Lighting	30
J. Forest Condition and Management Recommendation	32
V. Project Phasing	36
VI. Appendices: Design Options	39
A. Pond/Small Pond/No Pond	
B. East Parking	
C. Road Alignment	

I. INTRODUCTION

The Boyd and Margaret Shields King Memorial Park, a gift to the citizens of Calvert County from the late Boyd and Margaret King, is a 7.2 acre wooded property located in the Prince Frederick Town Center. Surrounded by contemporary uses, it is the site of the Phillips House, a mid 19th century residence which is part of a network of historic structures in the Old Town District of Prince Frederick. This historic structure is to serve as the headquarters of the Calvert County Historical Society. The surrounding park, with a system of paths and trails winding through woodlands, will link the historic structure with adjacent facilities and will serve as a passive recreational open space.

The development of the Master Plan for the Boyd and Margaret Shields King Memorial Park is a synthesis of the historic and the contemporary elements in the project area. It is an opportunity to communicate and preserve the historic roots of the county seat while creating an urban park which meets the ongoing needs of the community.

Each step of the planning project worked toward the goal of developing a thorough understanding of the property, its history, existing conditions, and current and anticipated uses. The design of the park as a public facility must reflect the needs and values of the community. A series of meetings with planning officials, concerned organizations and private individuals provided invaluable input which aided in the identification of priorities and the development of design concepts. This understanding was critical to the creation of the Master Plan which would provide essential services while physically and visually enriching the fabric of the town.

II EXISTING CONDITIONS

II. A. SOILS

With the exception of the mixed alluvial soil found in the lowest portion of the site, the site soils are deep, moderate to well drained upland soils. Soils in the Matapeake series are found in the most level areas. On the moderate slopes, the deep, excessively drained, gravely loamy sands of the Rumford-Evesboro soils are characterized by sandy gullies. The steep sandy loam slopes of the Sassafras-Westphalia series are subject to severe erosion and are unsuitable for development.

While all of the site soils support mixed hardwood and pine forests, their slopes and erodibility limit their potential for development.

LEGEND

Matapeake Silt Loam (MnB2)

Rumford-Evesboro Gravelly Loam Sands (ReB)

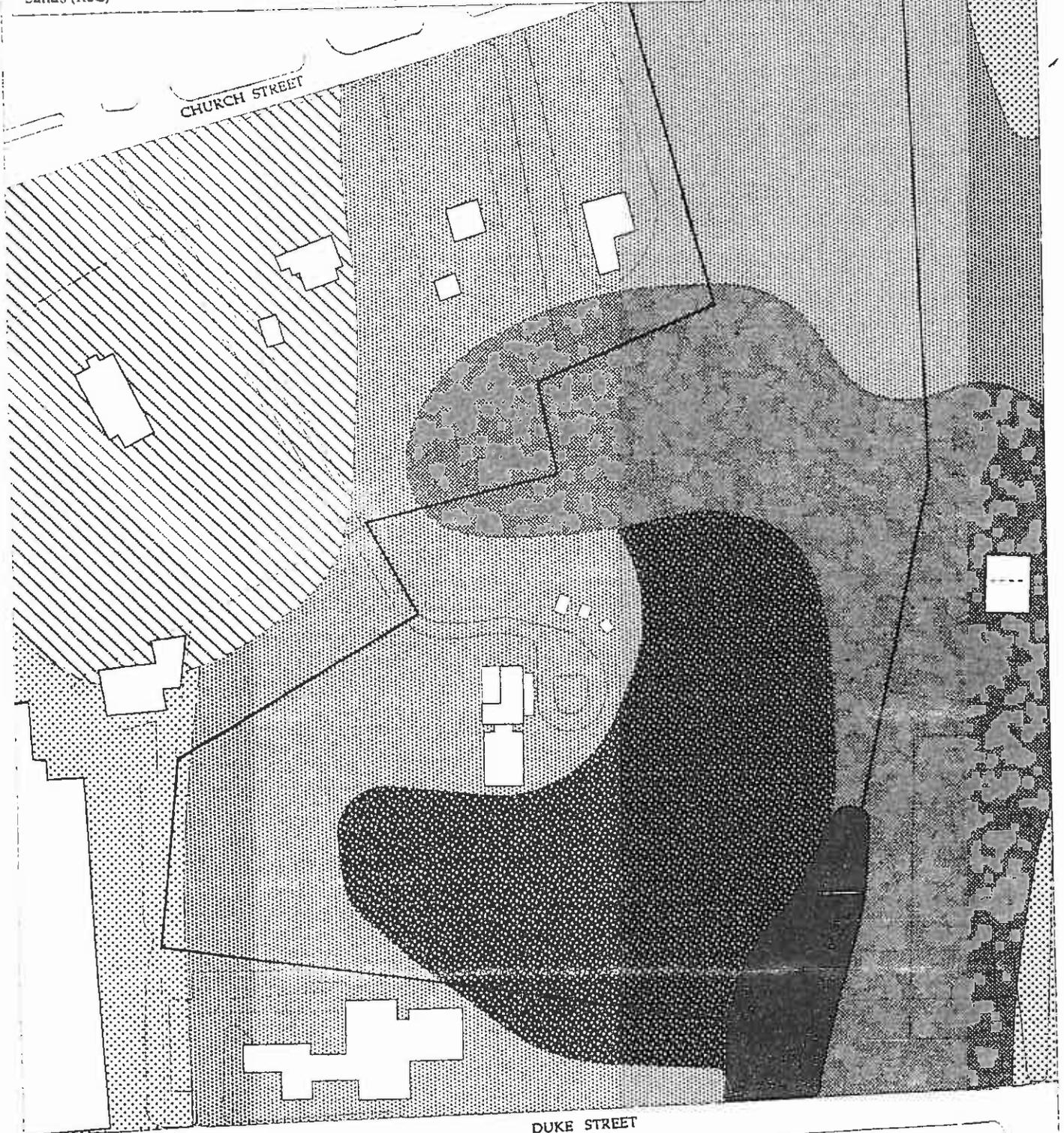
Rumford-Evesboro Gravelly Loam Sands (ReC)



Rumford-Evesboro Gravelly Loam Sands (ReD)

Sassafras and Westphalia Sandy Loam (SrE)

Mixed Alluvial Soil (My)



Boyd and Margaret Shields King Memorial Park

Calvert County Department of Planning and Zoning
Prince Frederick, Maryland

Soils

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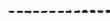
II. B. TOPOGRAPHY AND DRAINAGE

The topography of Prince Frederick is characterized by a series of steep stream valleys carved from the coastal plain. The project site is a reflection of the regional topography. Moderate (12.5%) to steep (25% +) slopes create a high plateau for the Phillips House and separate it from the town center below. Steep slopes (33%) abutting the Court House parking lot and Duke Street contribute further to the geographical isolation of the property.

The entire site drains to a low point in the southeast corner of the site where an intermittent stream divides the north and south slopes. The adjacent alluvial plain is the approximate location of an old pond.

LEGEND

5' Contour Interval



Spot Elevation

149.7
+



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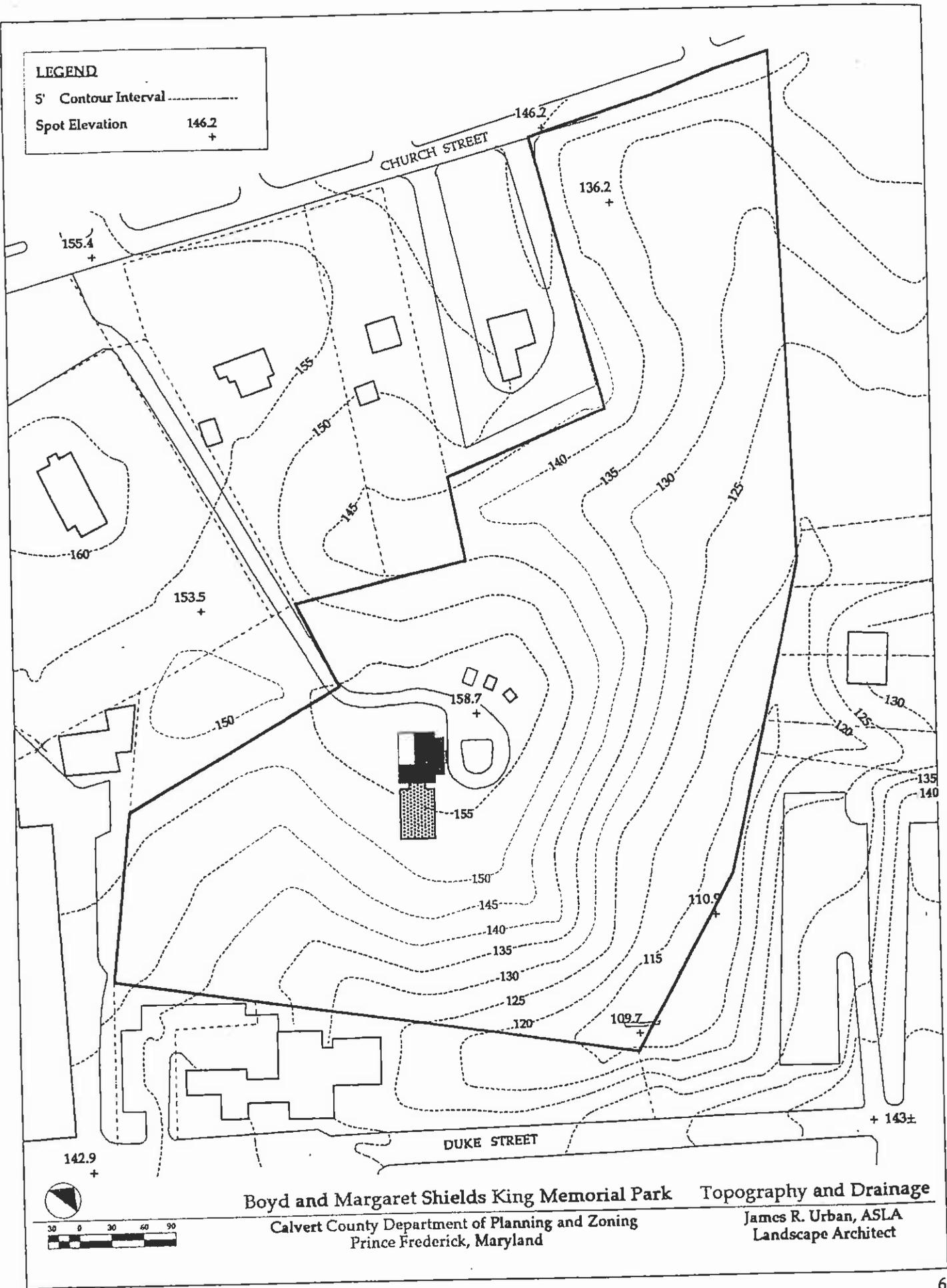
Area Topography

James R. Urban, ASLA
Landscape Architect

LEGEND

5' Contour Interval -----

Spot Elevation 146.2
 +



Boyd and Margaret Shields King Memorial Park

Topography and Drainage

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Prince Frederick, Maryland

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Landscape Architect

II. C. VEGETATION

Throughout the eastern edge of Calvert County, woodlands cover the steep slopes of the stream valleys. Forests remain in those areas which were least suited to agriculture and residential and commercial development. The existing woodland at King Park represents the diversity of the surrounding county forests.

The site is characterized by many naturally occurring hardwoods and some established landscape plants. On the forested slopes the dominant vegetative type is oak, including White and Red Oak, and several stands of mature oaks grow within the mixed forest. A wide variety of trees is found throughout the park including: Black Cherry, Hemlock, White Cedar, Sweet Gum, Black Walnut, Pear, Black Locust, Tree of Heaven Red Maple and Sycamore. Throughout the slopes and upland areas, the understory is comprised of Flowering Dogwood, Red Maple, Black Cherry and American Holly. In some areas ivy and periwinkle cover the forest floor while in other areas honeysuckle and wild rose vines are the dominant groundcover. The old field area south of Church Street contrasts sharply with the established forest hillside. In this area pioneer species are reclaiming an old field. Black Cherry and Tree of Heaven compete with mature oaks and Sycamore to form a hedge row and are encroaching on the meadow. Open meadow areas are limited to the old field and the steep slopes along Duke Street.

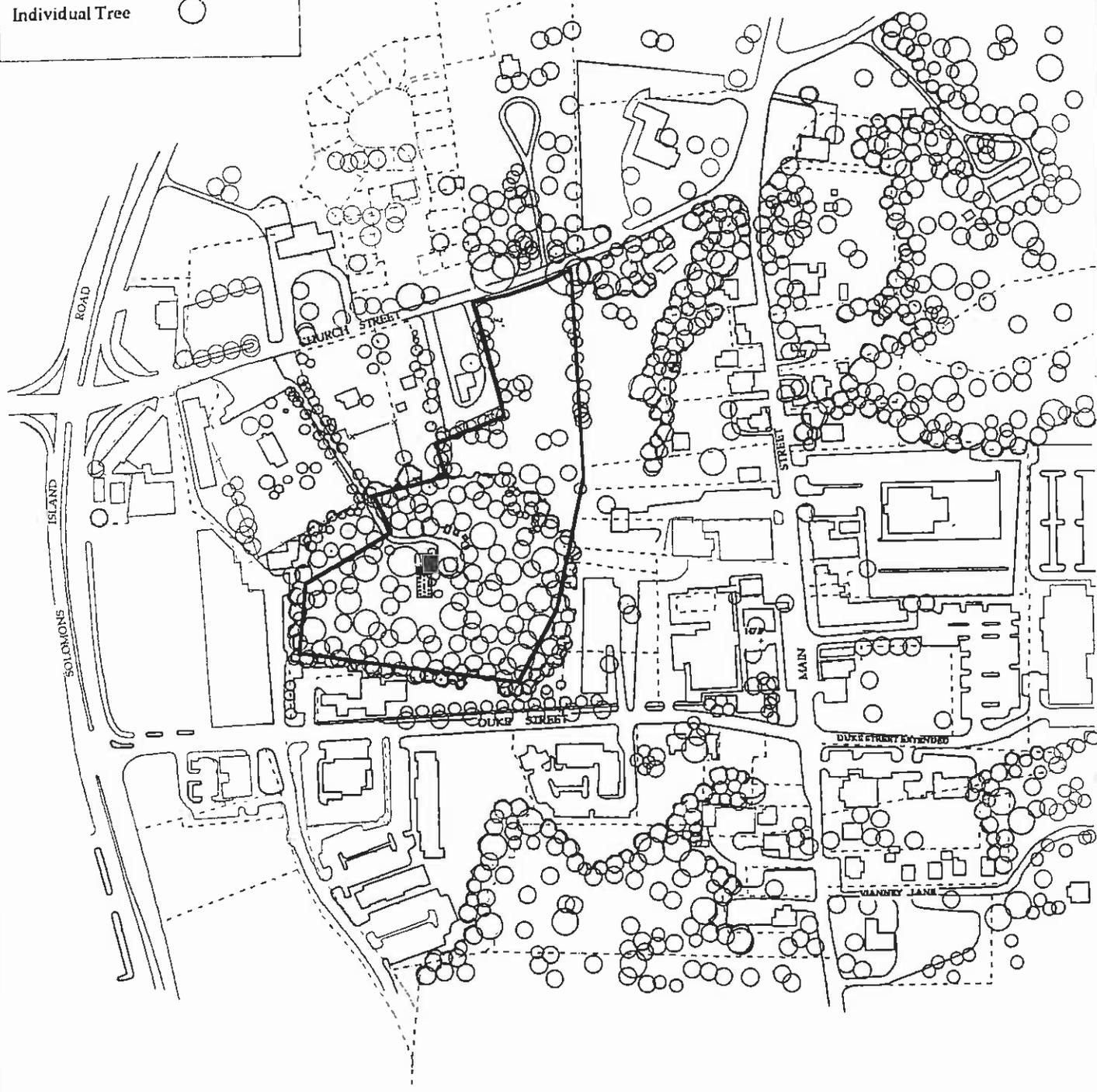
Numerous introduced species can be found in the area near the house. Tigertail Spruce, Norway Spruce and Southern Magnolia suggest the character of the historic landscape. Several specimen trees are located on the property. A 61" dbh Southern Red Oak grows west of the rear terrace and an equally impressive oak is found on the northeast corner of the site south of Church Street. The original driveway entrance is lined by Eastern Red Cedars. Formal planting has been introduced along Duke Street with a row of oaks adjacent to the road and a row of crabapples planted on the slope.

Several adverse conditions exist which threaten the health and continuity of the forest. An extensive invasion of Golden Grove Bamboo is destroying existing trees in the area between the library and the residence. In some areas vines are beginning to dominate the understory and threaten its future regeneration. Sections of the forest floor are further compromised by considerable debris from storms and the natural shedding of limbs. Throughout the site there is considerable storm damage apparent as fallen trees, leaning trees as well as extensive ice damage to the tree crowns.

LEGEND

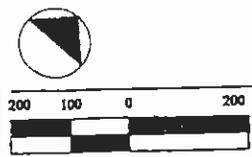
Forest Line 

Individual Tree 



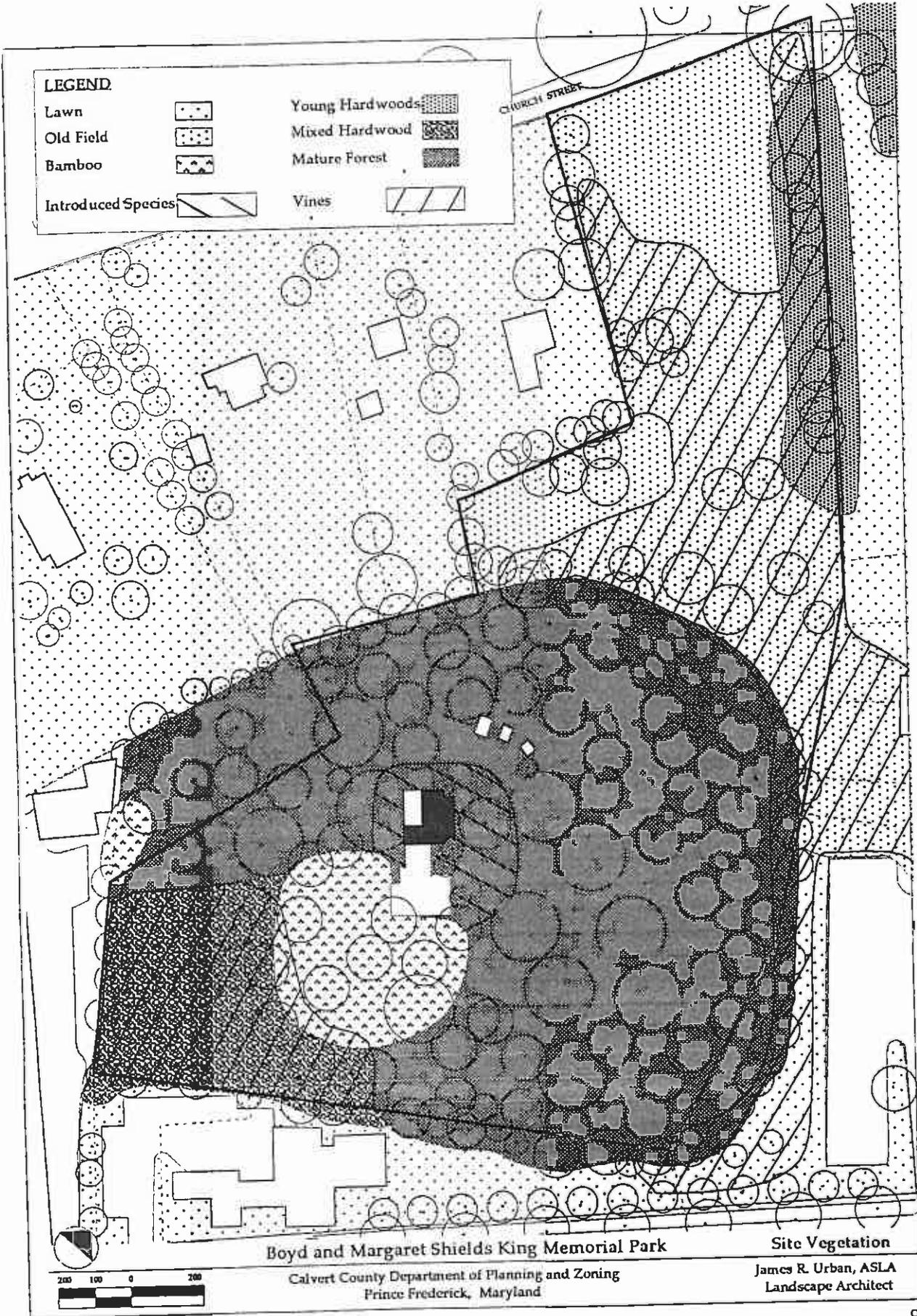
Boyd and Margaret Shields King Memorial Park

Forest Cover



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 Prince Frederick, Maryland

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 Landscape Architect



LEGEND

- | | | | |
|--------------------|--|-----------------|--|
| Lawn | | Young Hardwoods | |
| Old Field | | Mixed Hardwood | |
| Bamboo | | Mature Forest | |
| Introduced Species | | Vines | |

CHURCH STREET

Boyd and Margaret Shields King Memorial Park

Site Vegetation



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Prince Frederick, Maryland

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II. D. LAND USE AND ZONING

Land Use

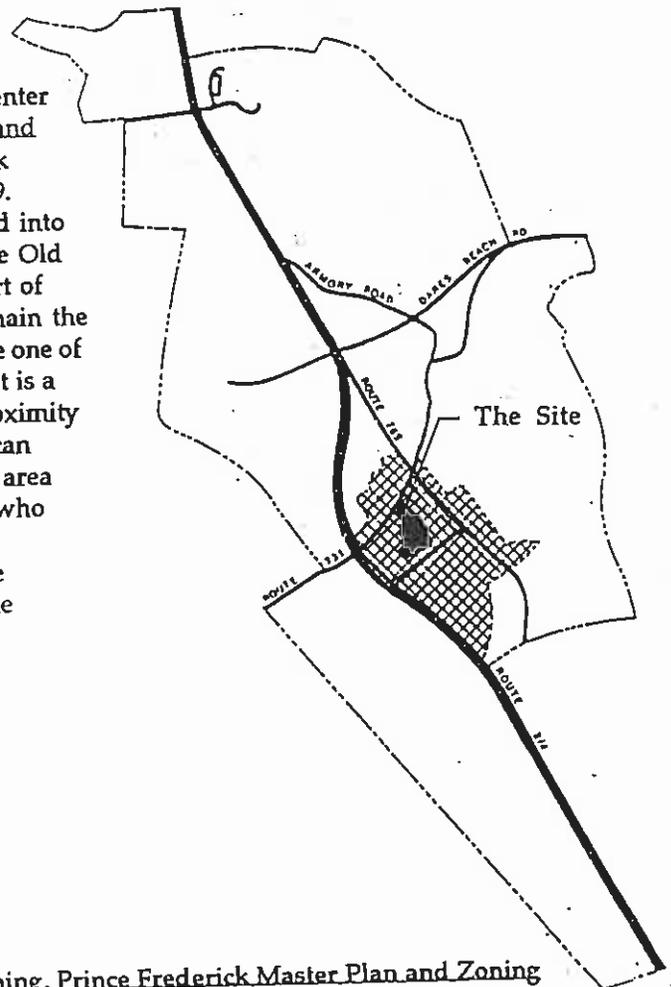
Local land use is determined by the two major roadways which serve Prince Frederick. Most commercial uses are located along Solomons Island Road. Constructed in the late 1950's as a downtown bypass, it replaced Main Street as the commercial center of the town. It is the site of numerous strip shopping centers which provide consumer goods and services to local and regional customers. Professional and government offices and services line Main and Duke Streets near the Court House. Many of the historic residences on Main Street have been converted to offices and several multi-story office buildings have been constructed to the east of the historic buildings.

Although a few of the older in town residences have retained their original use, most residential development is located beyond the town center. A mix of housing types is concentrated to the north on Armory and Fairgrounds Road and along Route 765 to the south of the Court House. The exception to this trend is the construction of new housing on the site of the John Gray Jr. House on Church Street.

Within the immediate project area open space is concentrated in the formal plaza at the Court House and in the proposed park. South of Duke Street environmental constraints have limited development along the stream valley and provide a continuation of the natural greenway running through the project.

Zoning

The park lies within the Prince Frederick Town Center as identified by the Prince Frederick Master Plan and Zoning Ordinance prepared by the Prince Frederick Department of Planning and Zoning on July 11, 1989. Under this plan Prince Frederick is further divided into planning districts. King Park is located within the Old Town District. "The Old Town District is the heart of Prince Frederick...This District is intended to remain the center of County government and will continue to be one of the primary employment centers for the County. It is a prime location for businesses that benefit from proximity to government agencies as well as businesses that can provide goods and services to office workers. The area has strong potential as a place for people to live who enjoy a comfortable small town surrounding."¹ It is the goal of the Zoning Ordinance to encourage future development under a policy that retains the historic character of the town through a series of special development standards.



¹ Calvert County Department of Planning and Zoning, Prince Frederick Master Plan and Zoning Ordinance (1989) Z.O.35.

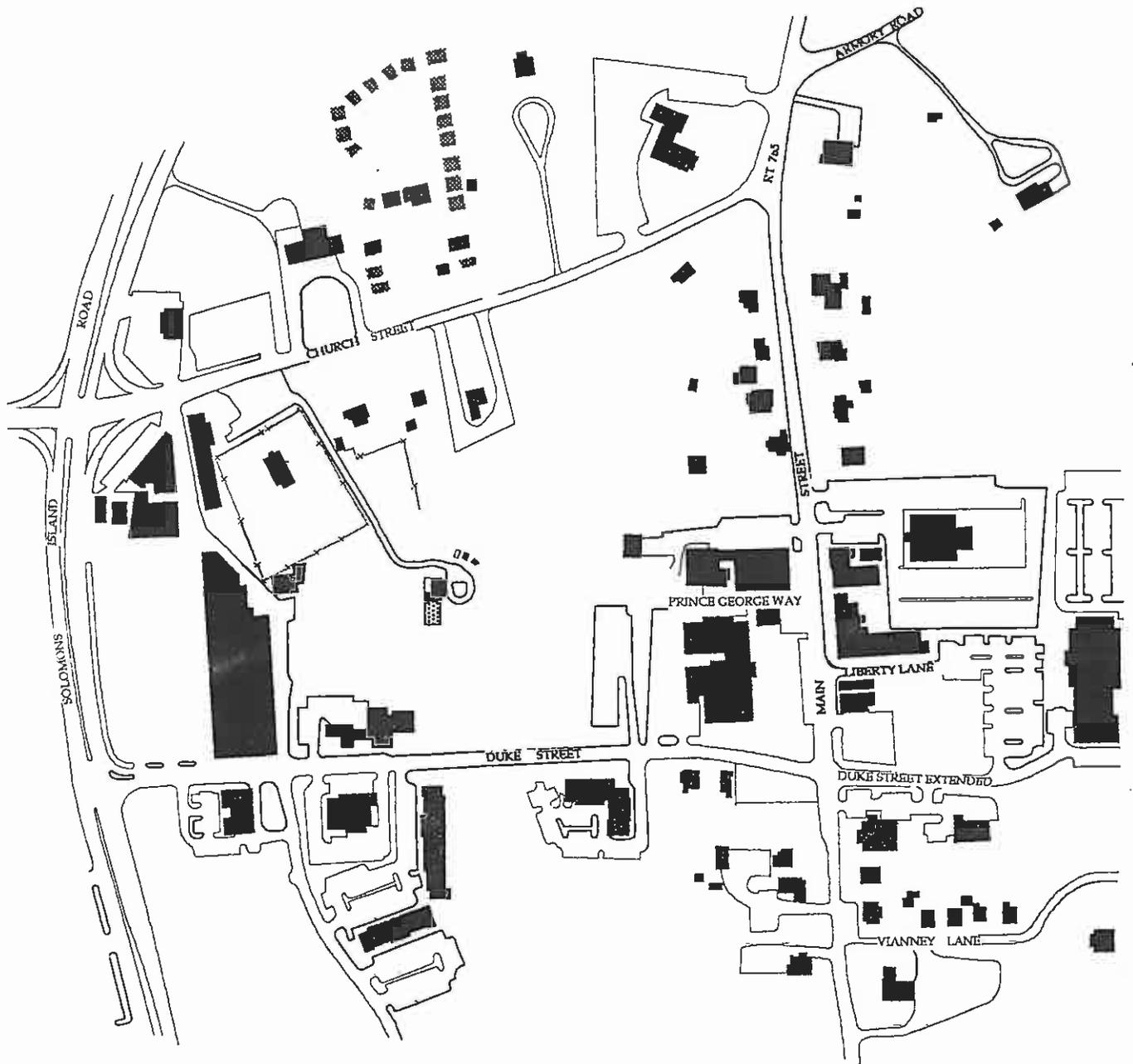
LEGEND

Residential	
Institutional	
Government/ Office	
Commercial	
Open Space	
Old Town District	



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 Prince Frederick, Maryland

Land Use and Zoning
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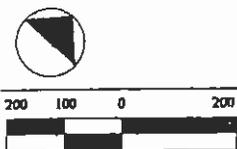


Boyd and Margaret Shields King Memorial Park

Figure Ground

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 Prince Frederick, Maryland

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 Landscape Architect



II. E. CIRCULATION

Pedestrian Circulation

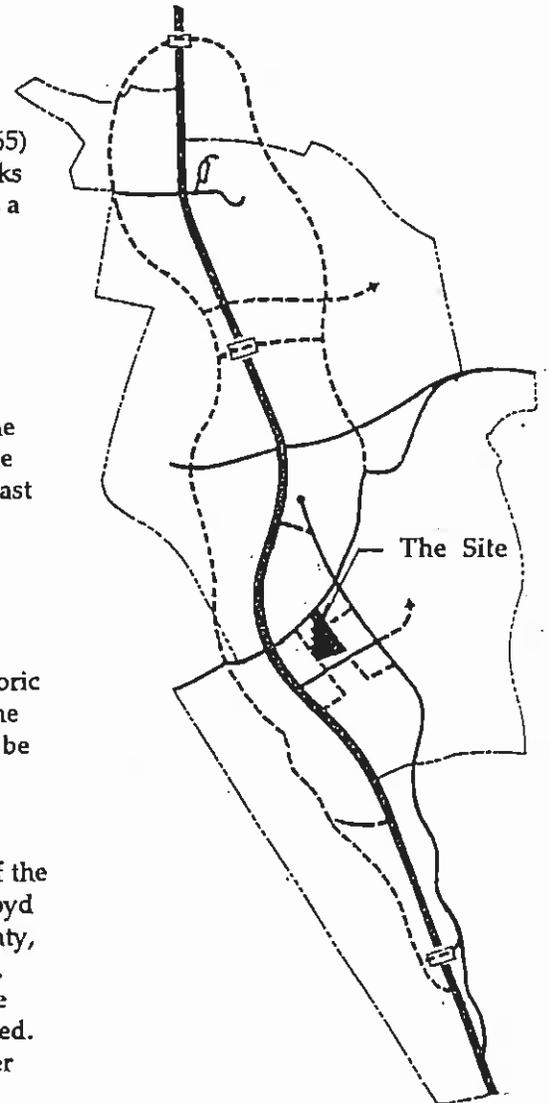
The primary pedestrian circulation is concentrated at the Court House and its connections to the Main Street Annex and the Duke Street Building at the end of Liberty Lane. While the Court House plaza and the sidewalk linking the Court House to the library and shopping center beyond provide the primary pedestrian access along Duke Street, elsewhere conditions do not encourage pedestrian circulation. There are no sidewalks on Main Street north of the Court House and pedestrians must walk along the road edge or through parking lots. Near the intersection of Church Street, the roadway narrows and steep slopes eliminate any road shoulder and force walkers out into the roadway. Tight curves and dips in the road limit the sight lines along Church Street where the pedestrian is confined to a narrow shoulder lined by steep vegetated slopes. While the offices and institutions which ring the site are the potential generators of pedestrian traffic, at present the lack of sidewalks and the unsafe road edge conditions discourage foot traffic.

Vehicular Circulation

Solomons Island Road (Route 2/4) and Main Street (Route 765) are arterial routes which serve as important north south links in Calvert County. Solomons Island Road was constructed as a by pass for Prince Frederick and serves as the primary highway through Calvert County. Traffic volume is heavy and there are problems at a number of intersections and crossovers. Main Street was the original north south route linking southern Calvert County to points north. Although traffic volume was greatly reduced with the construction of Route 2/4, there is a high volume of local traffic through the town and to destinations within the town center. Within the Old Town District, Church Street and Duke Street are the east west connections. While traffic on these roads is generally light to moderate, some delays occur during peak hours.

The Prince Frederick Master Plan and Zoning Ordinance identified the need to expand the existing road network in response to anticipated development. To maintain the historic pattern of the Old Town Center new roads will conform to the established grid system. The plan depicts two new roads to be built along the east and west sides of the project site.

Vehicular access to the project is presently limited to the gravel driveway south of Church Road. Under the terms of the February 10, 1994 deed, the park site was conveyed from Boyd King to the Board of County Commissioners of Calvert County, Maryland with the exception of that portion adjacent to St. Paul's Cemetery and the 12' wide gravel entry drive. These items were deeded to St. Paul's Church under a separate deed. A right of way and easement of travel in common with other was granted across the gravel drive for the King property. This right of way assures continued access to the property.



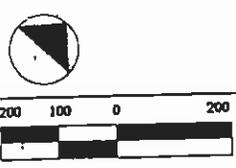
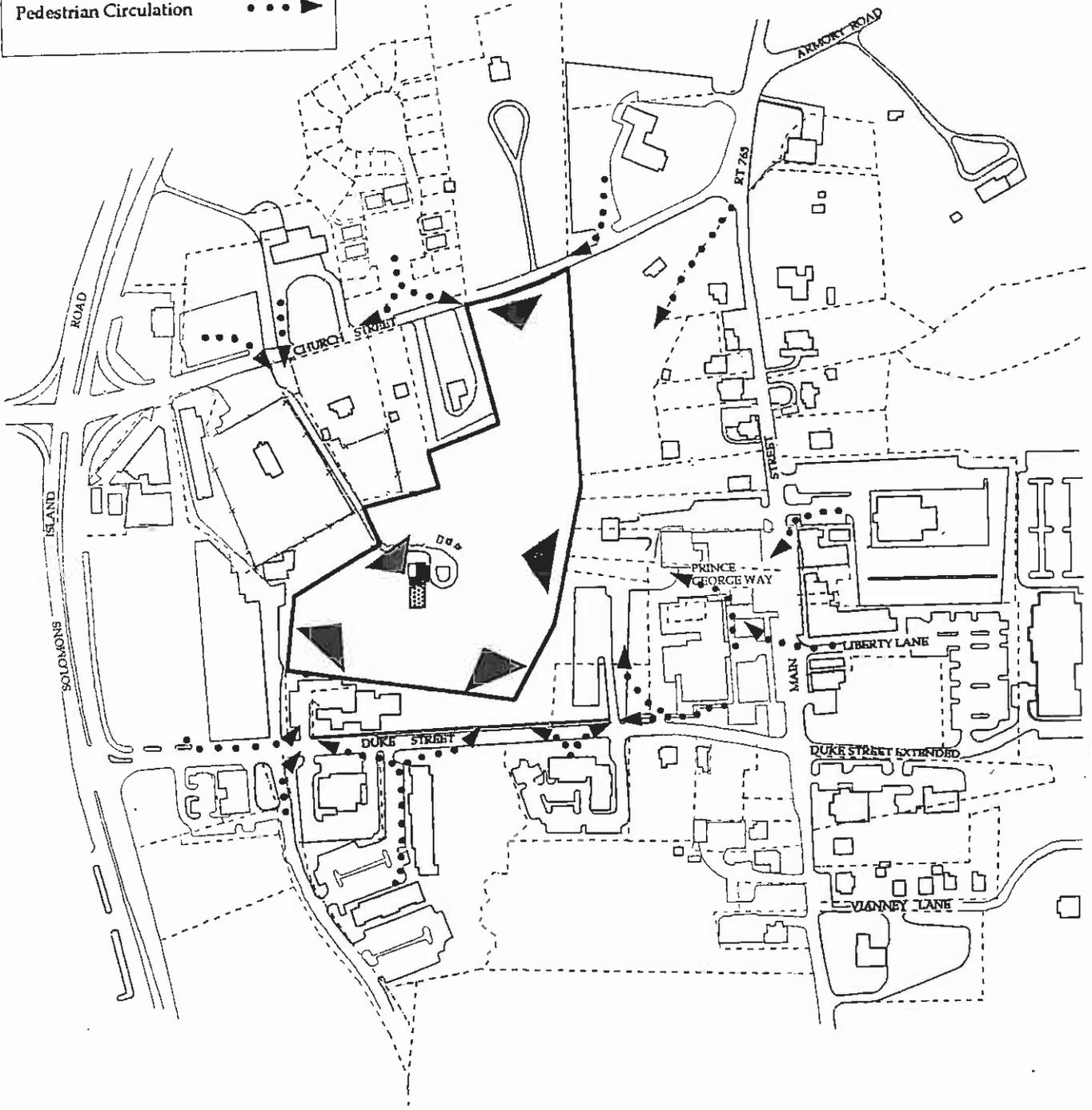
Approved Road Map System²

²Calvert County Department of Planning and Zoning, Prince Frederick Master Plan and Zoning Ordinance (1989) Z.O. 3.

LEGEND

Potential Pedestrian Entry Point 

Pedestrian Circulation 

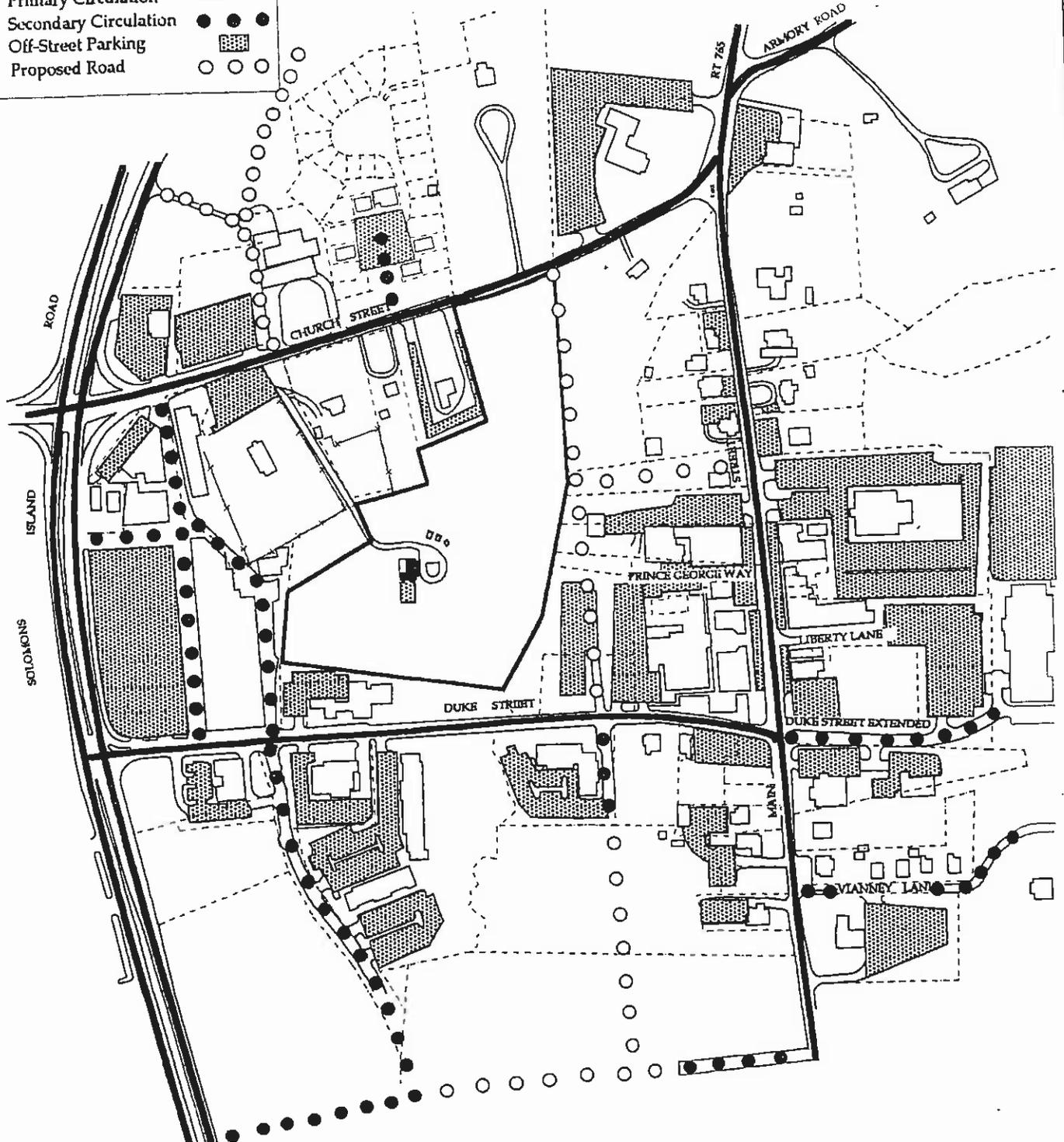


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 Prince Frederick, Maryland

Pedestrian Circulation
 James R. Urban, ASLA
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LEGEND

- Primary Circulation
- Secondary Circulation
- Off-Street Parking
- Proposed Road

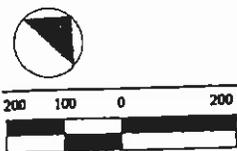


Boyd and Margaret Shields King Memorial Park

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Prince Frederick, Maryland

Vehicular Circulation

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II. F. HISTORIC SITES

In the early eighteenth century, Prince Frederick was designated the county seat of Calvert County and the courthouse, constructed in the 1720's, became the focal point of the agricultural town. A fire completely destroyed the original town in 1882 . By 1916 a new courthouse had been constructed on the site of the original and a new town had developed around it. The form of Main Street in Prince Frederick reflects its late 19th century and early 20th century origins. The architectural style and the development pattern are typical of early 20th century rural, agrarian communities. Located beyond Main Street and spared from the 1882 fire, are several historic residences. Of these, Old Field House, south of the Court House, and the John Gray Jr. House have been designated as Calvert County historic districts. The Phillips' House with sections dating to pre 1860 and Linden House as well as the majority of the buildings on Main Street have been included in the Maryland Historical Trust Historic Sites Survey of Prince Frederick.

Beyond the Prince Frederick Town Center centuries old forests define the edges of historic fields. Within the town little of the historic landscape survives unaltered. Several historic features enrich the landscape of the proposed park. The mature hardwood forest dominates the slope. The elevated easement for the Drum Point Railroad created in the late 19th century remains just to the east of the site. The original entry lane, lined with mature Eastern Red Cedars, leads from Church Street to the house and still retains the character of an early farm road.

LEGEND

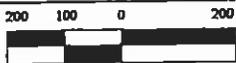
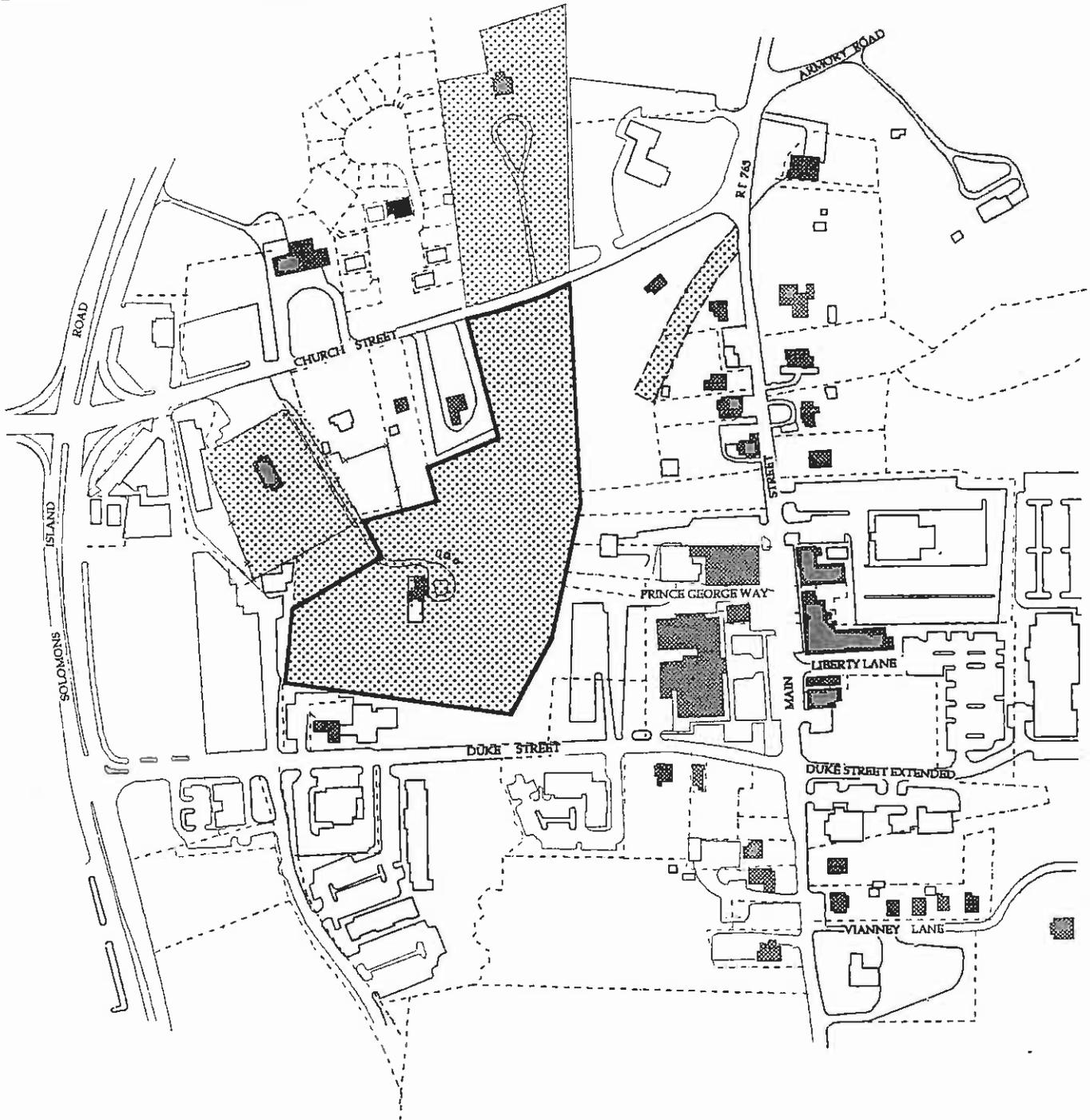
County Historic Site



Historic Survey Structure



Historic Property



Boyd and Margaret Shields King Memorial Park

Calvert County Department of Planning and Zoning
Prince Frederick, Maryland

Historic Sites

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Landscape Architect

II. G Utilities

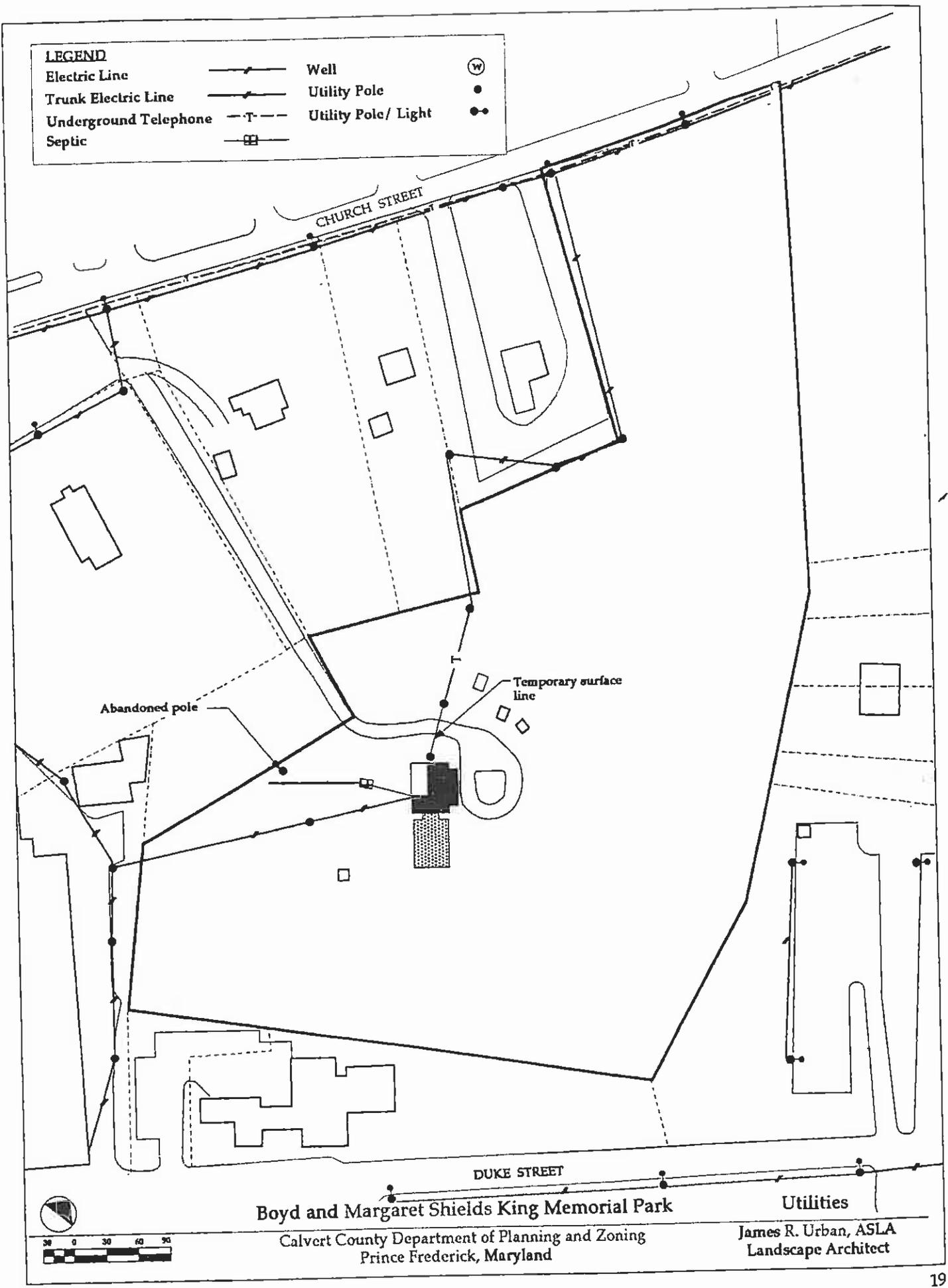
Most of the existing utilities which serve the Phillips House are in poor repair and require extension renovation to meet the minimum requirements for public buildings.

Electric service is provided by an overhead line connected to the trunk line behind the shopping center. This wire is strung through the existing trees and is threatened by overhanging branches.

The overhead telephone line enters the site from Church Road to the north and connects to the first of two wooden poles which flank the entry drive. A temporary, surface line has been laid across the driveway and connects to the second pole which abuts the wall of the house.

The property is supplied with public water while sewage is disposed of by an on site septic system. In 1992 a new 1,000 gallon septic tank was installed.

LEGEND			
Electric Line		Well	
Trunk Electric Line		Utility Pole	
Underground Telephone		Utility Pole/ Light	
Septic			



Boyd and Margaret Shields King Memorial Park

Calvert County Department of Planning and Zoning
Prince Frederick, Maryland

Utilities

James R. Urban, ASLA
Landscape Architect

III. COMMUNITY IMPUT

The design of the park as a public facility must reflect the needs and values of the community. The Boyd and Margaret Shields King Memorial Park is a complex development that involves a diverse group of organizations and individuals. Understanding the client groups was a critical initial step in the planning process. Meeting with concerned organizations, agencies and individuals was key to determining individual priorities, identifying areas of consensus and developing concepts upon which to achieve mutual goals while providing basic project requirements.

As a part of the public planning process, an open community wide meeting was held on March 20, 1995. The purpose of this meeting was twofold: to present background information on the proposed park and through group discussion to develop visions for the park. A list of program elements was prepared as a guide and each discussion group was requested to address those elements. The following outline is a summary of the priorities and concerns identified in the discussion process.

Boyd and Margaret Shields King Memorial Park- Program Elements

I. Circulation

A. Vehicular

1. Perimeter Streets
 - a. Park access roads should not contribute to existing traffic problems on Church Road and through the shopping center
2. Access
 - a. Two vehicular access points: Duke Street through the library parking lot and Church Street opposite Linden House
 - b. No continuous road connecting library to Church Street
 - c. Discontinue vehicular access on St. Paul's driveway
3. Parking
 - a. Limited parking (handicapped) at the Phillips' House
4. Shared Parking
 - a. Additional parking lot at library
 - b. Library and Phillips House parking on shared lot linked by paths
 - c. Additional parking at Church Street Entrance
 - d. No parking in church parking lots

B. Pedestrian

1. Perimeter circulation connectors
 - a. Sidewalk on Church Street
 - b. No access from shopping center
2. Access paths
 - a. Pathway system linking site elements to each other and to off site elements
 - b. Access from stream area to Duke Street
3. Walking trails
 - a. Hierarchy of trails: walking trails and nature paths
4. Park as part of a larger network
 - a. Walking /biking path to connect to county wide system
5. Americans with Disabilities Act issues
 - a. Major access paths and Phillips House must be accessible
6. Bike trail
 - a. Hard surface bike trail along stream bed

II. Phillips House

A. Use

1. Primary use: Historical Society- archival and research
2. Secondary use: special events: conferences, weddings, receptions

B. Relationship to rest of site

1. Close relationship to library: similar archival and research functions

C. Historic landscape setting

1. Drives and access
 - a. Close driveway to vehicular traffic
2. Plantings and gardens
 - a. Historic landscape interpretation as farmstead
 - b. Preservation of Drum Point ROW
3. Pool and bamboo
 - a. Pool: no mention
 - b. Remove bamboo
4. Outbuildings: no mention

D. Utilities: No mention

III. Site Amenities

A. Amphitheater

1. Small, natural facility to support small, informal concerts
2. Locate in low area of site with minimal tree removal
3. Limit size of amphitheater to limit size of audience
4. Design should control noise level

B. Picnic Area

1. Provide picnic areas and tables (2)
2. Do not provide picnic areas and tables (1)

C. Children's playground

1. Small playground adjacent to Church Street (2)
2. No playground (1)

D. Gardens

1. A natural park with minimal formal garden areas limited to the Phillips House and to the more formal area abutting Church Street

E. Natural Environment

1. Maintain the forests and existing vegetation

F. Human History: No mention

G. Memorials: No mention

H. Entry features and place markers: No mention

I. Separate public restrooms

1. Exterior access to rest room on Phillips House addition

J. Wildlife habitat

1. Park should encourage and maintain wildlife

K. Gazebo: No mention

L. Pond

1. Recreate pond along stream bed

IV. Urban Design Issues

A. Park to town relationship

1. Edge or center: No mention
2. Urban park or suburban park
 - a. A natural, informal park with shaded areas for rest and relaxation
 - b. A passive recreational park with limited facilities
3. Park address No mention

B. Opportunities to strengthen the town plan

1. Create new addresses in Prince Frederick: No mention
2. Impact on adjacent land use: No mention
3. The Duke Street Bridge: No mention

V. Miscellaneous Items

A. Tree preservation and vegetation management

1. Maintain natural landscape and remove as few trees as possible.
2. Park landscape should be natural with more formal areas at Church Street; open meadow or lawn at amphitheater.
3. Garden areas: No mention
4. Removal of invasive vine and damaged trees a priority
5. Removal of bamboo a top priority. If a small grove is maintained it should be strictly controlled.

B. Stormwater management: No mention

C. Security:

1. Eliminate access from shopping center

D. Lighting

1. Regulated lighting on trails and active areas. No high intensity overhead lights.

E. Pond

1. Re-establish pond at low point of the site as a focal point for the park.

The community vision for the Boyd and Margaret Shields King Memorial Park is that of a natural landscape, and this vision influences their recommendations of the use and form of the park. Although the library and Historical Society represent a strong institutional use, the remainder of the park is seen as a forested landscape through which a series of shaded paths and trails link on and off site elements. Reconstruction of the early 20th century pond which existed in the stream valley and inclusion of an open meadow / lawn area are considered important features in the park.

Active recreational facilities would be limited to the possible inclusion of a children's playground adjacent to Church Street. The consensus favors a natural, moderately sized amphitheater which will take advantage of the existing slopes. Shared parking, serving both the library and the Phillips House, is the preferred alternative in which the parking lot is built into the slope to minimize visual and physical impact to the site. Vehicular access is limited to Duke Street and the library with no through road from the library and Phillips House connecting to Church Street.

IV. DESIGN ISSUES

IV. A. TOWN GROWTH GOALS

The Boyd and Margaret Shields King Memorial Park is a critical element in the future development of the Old Town District. As outlined in the Prince Frederick Master Plan and Zoning Ordinance, the long term planning goal for the district is to promote commercial and residential development which reinforces the early 20th century character of the town.

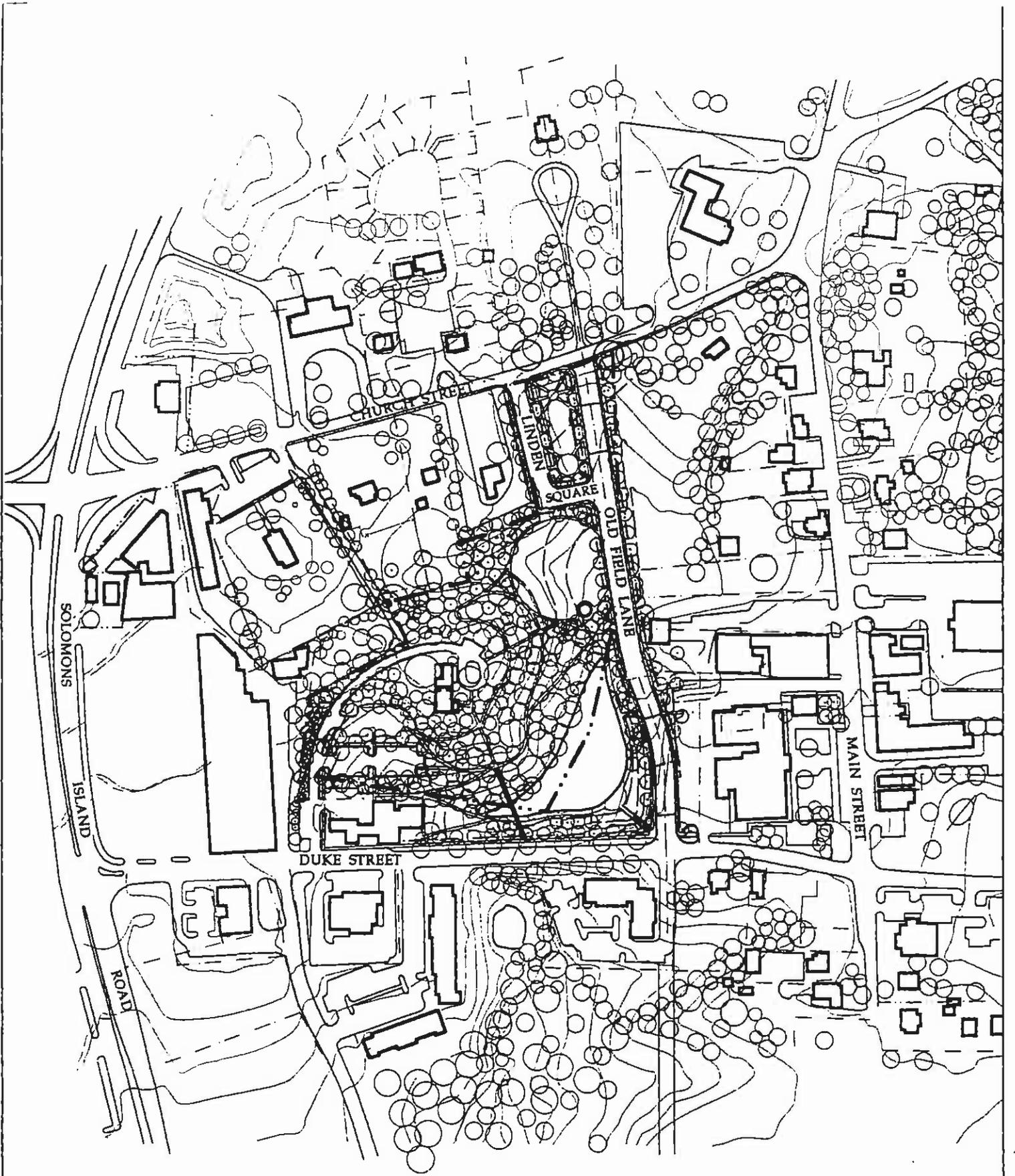
To accommodate this anticipated growth, the existing grid street pattern is being extended and proposed roads should adhere to this grid system. The conversion of the existing driveway at the Kaine Building to a public roadway and its extension south to Monitor Way and north beyond Duke Street to Church Street would strengthen the existing road grid. The introduction of this road, Old Field Lane, on the eastern edge of the project would greatly increase the physical connection between the park and the surrounding community and give the park a strong address. Properties across the street from the park on Old Field Lane would benefit from this traditional relationship of park, road and private land use. The new street eliminates the direct connection of "back yard" to park which has been shown to cause problems between the park and its neighbors. This new north south connection would reduce the congestion on Main Street as well as reduce use of the shopping center driveway as a public roadway. By aligning the centerline of the proposed road with the centerline of the house at Linden, this plan emphasizes the strong relationship between elements on and off the site.

Most of the properties immediately surrounding the site have been developed and few developmental opportunities exist. On Church Street the old hospital and Linden are potential sites for residential development. The extension of a public roadway from Duke Street to Church Street affords the opportunity to introduce new development into the Old Town District. Subdivision of the existing linear lots on Main Street would result in a series of new lots along the proposed road. Commercial or residential development, adhering to the design guidelines established under the Prince Frederick Zoning Ordinance, would reinforce the existing fabric of the town. A uniform 25' building setback would repeat the Main Street development pattern. Off street parking on commercial properties would be confined to the rear of the lot.

IV. B. LINDEN SQUARE

In addition to creating new development sites, the proposed road provides an opportunity to establish a strong park entrance on Church Street. The introduction of a second entry road, Linden Square, along the west property line continues the road grid and forms a rectilinear public square. This formal park serves as a gateway to the natural landscape beyond. A formal geometric design reinforces the urban character of the plan and provides areas for gardens, a memorial or play sculpture. Benches placed along tree lined walks encourage pedestrian use of the space.

The formal park would also serve as an ideal site for festivals and other community events. Temporary closure of Linden Square would increase the usable area for such activities. These events would be scheduled for days when there would be no conflict with county services or with the week day demand for parking within the Old Town District. Ample parking for these community activities would be available in nearby county lots.



Boyd and Margaret Shields King Memorial Park Architect's Area Concept Plan

Calvert County Department of Planning and Zoning
 Prince Frederick, Maryland

James R. Urban, ASLA
 Landscape Architect

Note: Other options for future consideration are included in the Master Plan.

The formation of the public square provides additional access to the adjoining property on the west. With the subdivision of this property, the traditional development pattern is imposed upon the square.

IV. C. POND

Older residents of Prince Frederick reminisce about ice skating and picnicking by a pond behind the Court House. Today that pond has been replaced by a small intermittent stream. Reconstruction of the pond would contribute to the interpretation of the site as an historic landscape. It would also serve as a focal point for the park while functioning as a storm water management facility.

The pond is a major element in the park design. A strong architectural edge, capped by a 10' wide promenade, would form the southern rim of the pond. This sidewalk, elevated approximately 2' above the water level, would accommodate both pedestrians and cyclists. Benches on the plaza at the base of the stairway from Duke Street provide a sunny resting place which overlooks the pond and the wooded hillside beyond. By contrast the northern shore would transition naturally into the existing slope.

The pond is also a storm water management facility for the project. Proposed park improvements will increase the stormwater runoff within the park and the proposed pond is adequate to contain the stormwater.

Bodies of water are essential components in the creation of successful wildlife habitats. Located at the edge of the forest, the pond will encourage wildlife diversity and abundance.

There are also options for a smaller pond and no pond (refer to Appendix).

Should the pond not be included in the park, disturbance to the existing intermittent stream should be minimal. A pedestrian/biking trail on the eastern edge of the stream would provide access across the site. The eastern slope disturbed by the construction of Old Field Lane would be reforested with native trees and shrubs to reflect the opposing western slope.

IV. D. PARKING

Boyd King stipulated that a portion of the site be used to provide additional parking for the library. To minimize disturbance to the site, the proposed parking lot is terraced on the hillside between the house and the library. While construction results in the loss of 3 existing spaces at the library, the proposed lot provides spaces for 34 cars resulting in a net gain of 31 spaces. A second lot, north of the proposed parking, would be graded and seeded during construction of the lower lot. This lawn area, accessed by an asphalt drive, would serve as an overflow parking area for 22 spaces. Should the need for parking increase, this space could be converted from lawn to paving at a minimal cost. It is anticipated that the proposed lots would serve both the library and the Phillips House and that these facilities would be linked by a series of pedestrian paths.

Access to the proposed parking lot and the Phillips House is provided by a 20' drive which runs through the existing library lot and terminates at the house. The roadway is located on the most gentle slope and runs through a vine infested area with few mature trees. Beyond the overflow parking area the roadbed is reduced to a 15' width. This change in width marks a change in use and character. The scale of the road is reduced from that of a public right of way to that of a residential driveway which is more in keeping with the historic landscape of the Phillips House.

In an effort to maintain the historic landscape at the Phillips House, minimal parking will be provided. The existing driveway configuration will be retained and the circular driveway restored. The out buildings on the north edge of the drive will be removed and replaced by a parking area. Of the 5 spaces provided there, 2 will be handicap spaces.

One option for the park design would require the elimination of the existing lower Court house parking lot. This would result in the loss of approximately 61 spaces. With the construction of Old Field Lane and Linden Square and the reconfiguration of the upper Court House lot, 94 spaces would be provided for a net increase of 33 spaces.

Other options for parking are found in the Appendix. One option includes a lower parking lot with parallel parking on one side of Old Field Lane; 78 spaces would be provided. The other option includes no lower parking lot with parallel parking on one side of Old Field Lane; 50 spaces would be provided.

In keeping with the urban character of the space, parking on Linden Square and Old Field Lane will be parallel, on-street parking. On-street parking heightens the vitality of the project and increases pedestrian activity. This contributes to the economic potential of the proposed commercial properties fronting Old Field Lane where parking will be permitted on both sides of the 40' roadway. Parking on Linden Square, which is 32' wide, will be restricted to one side of the street. Should the need for parking require reserved spaces, a system of limited restricted parking could be imposed along a portion of Old Field Lane. Under this plan, designated spaces could be reserved for official vehicles during business hours.

IV. E. PEDESTRIAN ACCESS

Four major components were identified in the design of the pedestrian path system. They include:

1. An opportunity for a variety of experiences within the urban environment around the park.
2. A hierarchy of paths and trail which will connect site and off site destination while providing a variety of visual experiences and physical challenges.
3. Improved perimeter pedestrian paths and establish strong pedestrian entrance points into the park.
4. A pathway system that is in compliance with the Americans with Disabilities Act.

The pathway system is the framework which forms the internal structure of the park and provides visitors with an opportunity to experience the landscape. A hierarchy of paths has been proposed to provide a variety of opportunities. The broad, 10' wide promenade along the south bank of the pond accommodates both pedestrians and cyclists. A system of 5' wide hard surface paths with a maximum grade of 5%, will provide handicap access throughout the site. A series of limited access trails, several with steps, offer greater physical challenge and more direct routes to destinations. These trails are not handicap accessible.

Major pedestrian access points into the site are characterized by a variety of entrance experiences. From Duke Street the visitor has several entry options. A broad stairway originating at the corner of Duke Street and Old Field Lane terminates in an sunny lakeside plaza. Just east of the library a cross town path provides handicap access to the lakeside below. This pathway which incorporates the pond promenade continues along Old Field Lane Street to Church Street. This path is the potential continuation of the county wide trail system along the Drum Point Railroad ROW should the County purchase this land. At the mid point along Duke Street, a bridge crossing the lake and ravine provides a dramatic access into and through the existing woods to the Phillips House. The long bridge, sloped at 5%, eliminates the need to climb down and up the steep banks to access the central and best part of the park and makes the Phillips House an integral part of the town.

A series of trails connect the library to the Phillips House. A gently rising, wooded trail parallels the entry drive from the library to the top of the hill. While walks with steps provide direct access from the library to the parking lots above, meandering paths which cross the forested slope offer an accessible alternative from parking lots to the house.

The original cedar lined farm lane which skirts St. Paul's cemetery would be closed to vehicular traffic and bollards erected to eliminate access. It may remain as a pedestrian entrance into the site. Leading directly to the historic structure, it preserves a rural landscape heritage threatened by development.

Standard 5' wide curbside sidewalks are provided on both sides of Old Field Lane and Linden Square. This sidewalk is continued along the southern length of Church Street to provide safe pedestrian access to the park. The formal Church Street entrance to the park reflects the urban character of the space. In addition to the perimeter walks, formal, radial walks reinforce the rigid geometry of the square. The walk along Church Street should be continued from Main Street to the intersection at Route 2-4.

There are two primary access points from Main Street. The first is the series of Duke Street entrances. The second is via Prince George Way, the narrow roadway north of the Court House. Regrading the existing slope and constructing a retaining wall at the parking lot above, permits the continuation of Prince George Way through to Old Field Lane. Stairs connect Old Field Lane to the pond below. The existing sidewalk provides an alternate accessible route to the

water. The elimination of the parking lot between the Manning Building and Main Street creates an open space at the intersection of Prince George Way and Main Street. Tree planting and signage in this space would strengthen its connection to the Park.

IV. F. PHILLIPS HOUSE

The Phillips House is a nineteenth century residence consisting of a two story main structure and two smaller wings. It was built in a simple architectural style over three distinct phases extending from the mid 19th century to the mid 20th century.³ Current plans call for the residence to serve as the headquarters for the Calvert County Historical Society. The 1950 wing will be removed and replaced by an addition for archival storage, gift shop and rest rooms. The historic core will remain and serve as an example of 19th century rural architecture. The renovated headquarters would provide office, archival and research facilities and is a potential site for workshops, small conferences and special events.

Interior rest rooms are included in the plan for Phillips House. Once the park is established as a public space, there will be a need to provide rest rooms which service visitors to the park. To reduce unrelated traffic into the headquarters, to insure the security of the historic building and to provide more extended access to public rest rooms, it is recommended that additional facilities be built as part of the addition. These rest rooms would only be accessible from the outside of the building.

An earlier landscape pattern lies under the vines and groundcovers at Phillips House. Mature specimen trees, the cedar lined entry lane, drifts of bulbs and groundcovers and views down to Main Street are elements of an older garden. Restoring these historic landscape elements would afford an opportunity to interpret the house in its 19th century setting. The historical and archaeological research necessary to design this landscape interpretation area will be accomplished in a subsequent design phase.

IV. G. AMPHITHEATER

A grassy, sloped amphitheater for small concerts and productions is provided at the south end of Linden Square. A band-stand built at the bottom of the slope provides a stage for performances. The lawn also serves as an open play area. Paths ring the edges of the circular space and new trees extend the existing forest edge around the space. Picnic tables are located within the adjacent groves of trees.

IV. H. PLAY SCULPTURE

An area for a children's play sculpture is located at the south end Linden Square. There are several alternative sites for play sculpture within the park. Two sites relate directly to the lawn/ amphitheater: one in the picnic grove west of the lawn, the second in the lawn area immediately south of Linden Square. The open area east of the library on Duke Street is the fourth alternative.

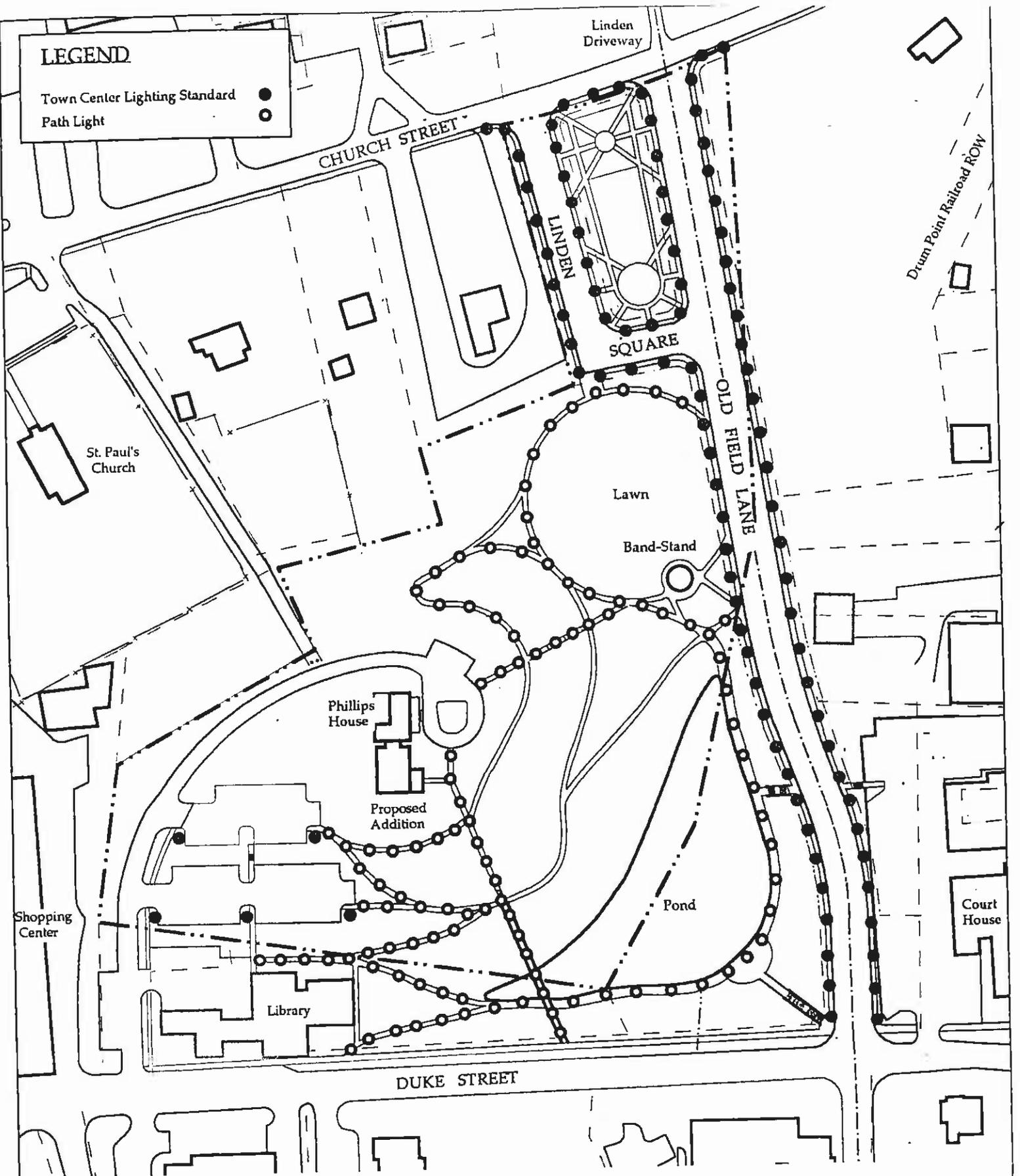
³ J. Richard Riviere, The Phillips House An Architectural Assessment, Including Existing Conditions and Recommendations for Restoration and Adaptive Use. (1994)

IV. I. SITE LIGHTING

Two categories of lighting are proposed for the project: street lights and pathway lights. The current lighting standard for the Prince Frederick Old Town District shall be the standard street light for the project. This light will be located on Old Field Lane, Linden Square and along the library drive and parking lot. Park paths and trails would be illuminated by lower, decorative pole mounted fixtures.

LEGEND

- Town Center Lighting Standard ●
- Path Light ○



Boyd and Margaret Shields King Memorial Park

Conceptual Lighting Plan

Calvert County Department of Planning and Zoning
Prince Frederick, Maryland

James R. Urban, ASLA
Landscape Architect





BRANCHES ETC., INC.
ARBORICULTURE • FORESTRY CONSULTING

Member of: Maryland Arborist Association • National Arborist Association
Landscape Contractors Association • International Society of Arboriculture • Community Association Institute
Mid-Atlantic Association of Golf Course Superintendents • American Society of Landscape Architects

**BOYD AND MARGARET SHIELDS KING MEMORIAL PARK
PRINCE FREDERICK, MARYLAND**

IV. J. FOREST CONDITION AND MANAGEMENT RECOMMENDATIONS

INTRODUCTION

The site is characterized by many naturally occurring mature hardwoods and some established landscape plants. The dominant vegetative type is oak, including white and red oak. Throughout the site there is considerable storm damage apparent as fallen trees, leaning trees and considerable damage to the tree crowns apparently from ice damage in storms from the winter of 1993-1994. There is also a significant stand of bamboo on site.

A. BAMBOO

There is a tremendous invasion of a running bamboo called Golden Grove Bamboo (*Phyllostachys aureosulcata*) in an area immediately to the right and behind the residence. In several areas, vines are also a problem and should be controlled to insure healthy growth of understory tree species.

B. RIGHT OF RESIDENCE

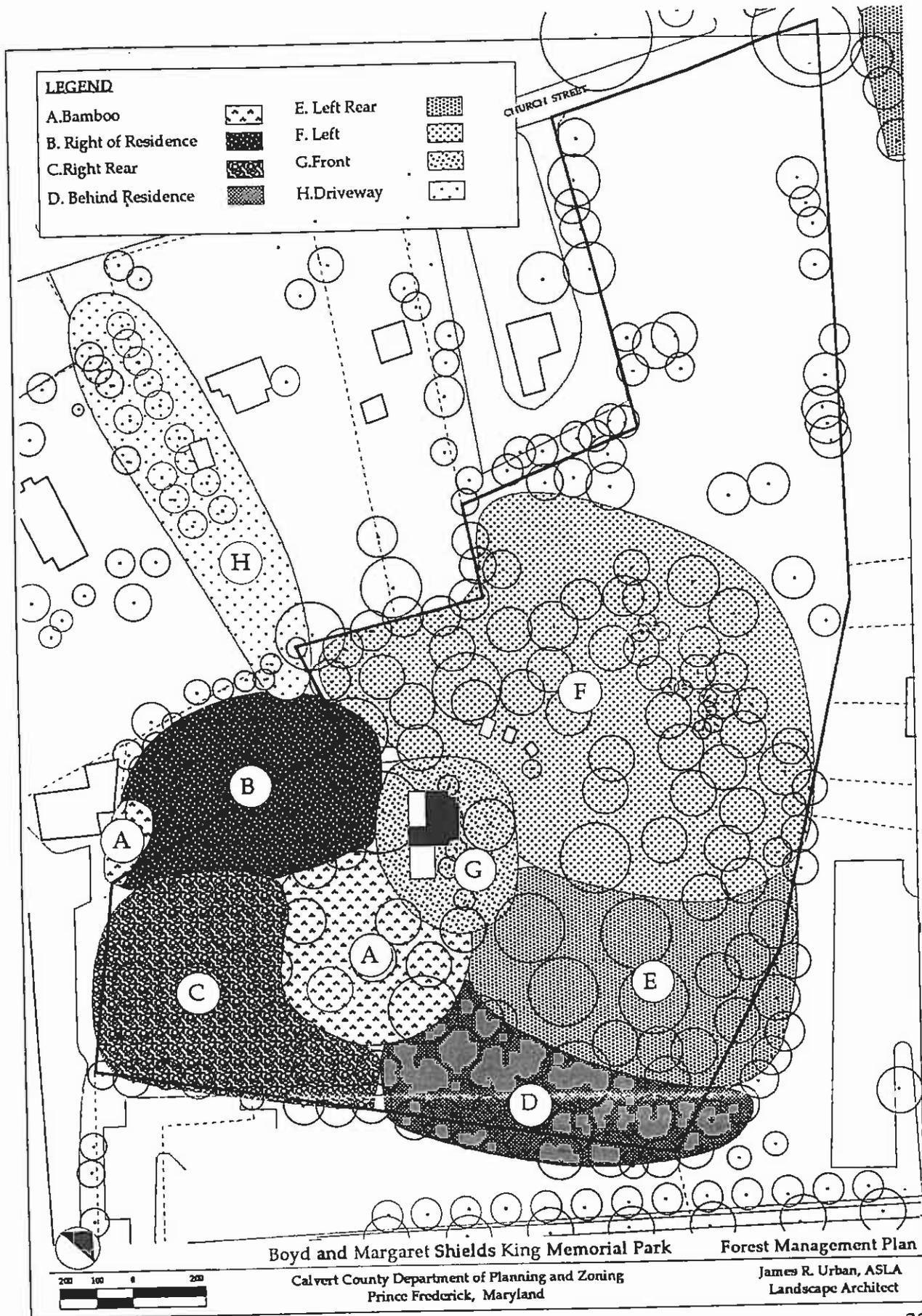
This area is comprised of a wide variety of tree types in a mature growth state. The list includes: Black cherry (*Prunus serrotina*), Red oak (*Quercus rubra*), Hemlock (*Tsuga canadensis*), White cedar (*Thuja occidentalis*), Eastern red cedar (*Juniperus virginiana*), Sweet gum (*Liquidambar styraciflua*), Black walnut (*Juglans nigra*), Common pear (*Pyrus comminus*), Black locust (*Robinia pseudoacacia*), Tree of heaven (*Ailanthus altissima*), Japanese cedar (*Cryptomeria japonica*) and White fir (*Abies concolor*).

C. RIGHT REAR OF RESIDENCE

Most of the locusts are too badly damaged to save. Ice damage has broken most of these trees throughout their crowns. Therefore, I recommend removing the locusts for safety and aesthetic reasons. Adjacent to the locusts is a stand of large red cedars (12" dbh, diameter at breast height, and greater). These trees are being choked by the bamboo forcing a decision between the cedars and the bamboo. Likewise, vines are beginning to dominate the area. The vines should be removed as soon as possible to insure understory regeneration.

LEGEND

A. Bamboo		E. Left Rear	
B. Right of Residence		F. Left	
C. Right Rear		G. Front	
D. Behind Residence		H. Driveway	



Boyd and Margaret Shields King Memorial Park

Forest Management Plan

Calvert County Department of Planning and Zoning
Prince Frederick, Maryland

James R. Urban, ASLA
Landscape Architect

All of the mature shade trees in this area will require a minimum of Class III deadwooding (hazardous limbs) and preferably a Class II deadwooding (limbs 2" and greater). There are also many fallen trees which should be removed to improve both aesthetics and visitor access.

D. BEHIND THE RESIDENCE

The area behind the residence is characterized by specimen quality red and white oaks. There are several red oaks in the 35" dbh size class and several white oaks of sizes approximating 30" dbh. Although these trees are exhibiting some ice related damage, and typical deadwood for trees of this age, they would benefit from at least a Class II deadwooding.

The understory vegetation is comprised of Flowering dogwood (*Cornus florida*), red maple and black cherry. There is considerable forest floor debris from storms and the customary shedding of limbs.

E. LEFT REAR, BEHIND RESIDENCE

This area is comprised of an excellent stand of white oaks in the 20" dbh class. They are in good to excellent shape with some major deadwood and storm damage in the crowns. Also, there are some dead trees, or "snags", in the stand which could be left for wildlife habitat. They do not represent a hazard to property or visitors.

Understory vegetation includes red maple, sweet gum and flowering dogwood. The forest floor litter is not as significant in this section. Because of the high quality and younger age of the trees here, I recommend at least a Class II deadwooding of the white oaks.

F. LEFT SIDE OF RESIDENCE

To the left of the residence, and running nearly the entire length of the property, is a mature stand of hardwoods with an intermixing of softwoods. The dominant tree type is oak with an almost equal distribution of red and white oaks. Additional trees in the upper crown class include red maple and Virginia pine (*Pinus virginiana*).

Nearly all of the mature trees have experienced considerable storm damage apparent as broken limbs and misshapen crowns. However, because of the specimen nature of these trees, I recommend that at least a Class III pruning be performed on many of the larger oaks.

Additional trees found in the upper crown classes include Sycamore (*Platanus occidentalis*) and Virginia pine. Understory vegetation includes red maple, flowering dogwood and American holly (*Ilex opaca*).

Because of the considerable storm damage to these trees, there are many larger limbs on the forest floor. I recommend that some of these limbs be removed to improve aesthetics and accessibility for the visiting public.

G. FRONT OF RESIDENCE

Immediately to the left of the residence is an unusual evergreen called Tigertail spruce (*Picea polita*) found here in a multi-stemmed form. Also around the house are Norway spruce (*Picea abies*), hemlock, sycamore, black walnut, sweet gum, mulberry (*Morus alba*), Southern magnolia (*Magnolia grandiflora*) and black locust.

The most striking feature of this area is a 61" dbh Southern red oak (*Quercus falcata*). The tree is in good to excellent shape for its age and years of neglect. Because of the uniqueness of the tree, I recommend a Class II deadwooding. This tree will require more diligent care and observation by a trained arborist to detect signs of insect and/or disease problems. I highly recommend a professional evaluation in the Spring of 1995 after leaf expansion.

H. ALONG THE DRIVEWAY

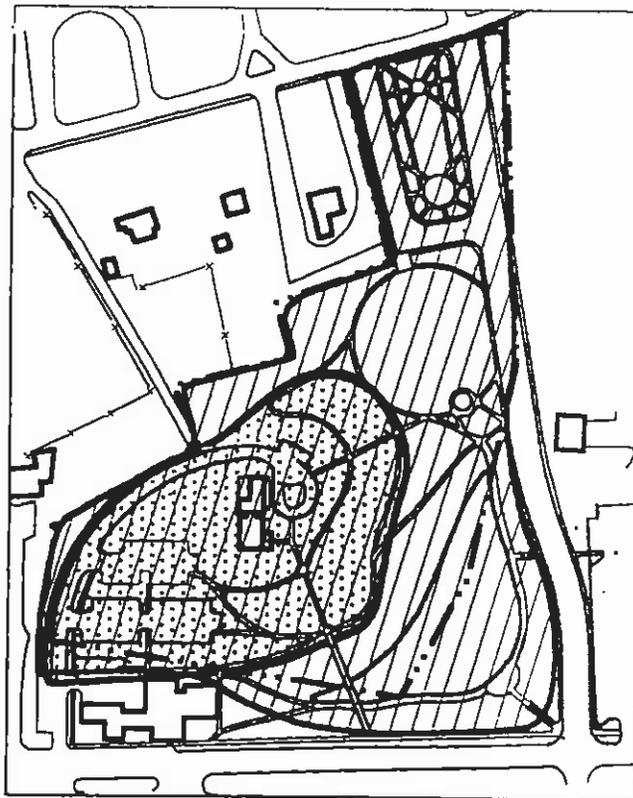
The driveway is lined with large Eastern red cedars. All appear to be in good to excellent shape.

V. PROJECT PHASING

Implementation of the Master Plan for the Boyd and Margaret Shields King Memorial Park begins with the First Phase. Implementation of other park elements will be made on a case by case basis, when they are needed and appropriate. Thus, other phases will be determined in the future.

First Phase

Engineering and construction of the drive, parking lot, overflow parking lot, paths, and lighting. Forest stabilization for the entire site.



-  First Phase - engineering & construction
-  Forest stabilization

Incidental Construction Items

There are a number of incidental items. These include:

- Pedestrian Bridge
- Band-Stand (amphitheater/gazebo)
- Play Sculpture
- Gardens
- Additional Plantings
- Park Signs
- Interpretive Landscape at Phillips House

These items are proposed as independent items which may be undertaken at any time during the construction process, provided that their associated infrastructures have been completed. Funding for these items is not included within any specific phase. While they could be publicly financed, they represent an opportunity for private sponsorship of features within the park. The Rotary Club of Prince Frederick has indicated a willingness to provide the Band-stand (amphitheater/gazebo), assisting in both cost and construction.

Preliminary Cost Estimate

Incidental Items

Pedestrian Bridge	\$100,000 - 150,000
Band-Stand	\$40,000 - 75,000
Play Sculpture	\$40,000 - 100,000
Gardens: Not Including Memorial Sculpture	\$35,000 - 75,000
Park Signs	\$15,000 - 25,000
Additional Plantings	\$30,000 - 50,000
Interpretive Landscape at Phillips House	\$20,000 - 40,000

First Phase

Item	Quantity	Unit Cost	Cost
Clearing and Grubbing	45,500SF	.08SF	3,650
Grading	1,100CY	8.50 CY	9,350
On-site Soil	100CY	18.50CY	1,850
Imported Soil			Total: 11,200
Driveway: 2-1/2" Asphalt/8" Gravel	640LF	15.00LF	9,600
15' wide	230LF	20.00LF	4,600
20' wide			Total: 14,200
Parking Lot	34 Cars	400.00EA	13,600
Asphalt Path: 5' wide: 1-1/2" asphalt/ 4" gravel	2,755LF	4.13LF	11,400
Timber tie steps			
Lighting	2	2,200.00EA	4,400
Parking Lot Light	14	1,500.00EA	21,000
Street Light	45	1,000.00EA	45,000
Path Light			Total: 70,400
Bollards:	2	200.00EA	400
Trees	3	500.00EA	1,500
Street Trees: 3 1/2-4" cal.	50	75.00EA	3,750
Reforestation: Whips/Liners	30	150.00EA	4,500
Evergreen Trees: 5-6' Hgt.			Total: 9,750
Lawn	7,700 SF	513SF	3,950
Forest Management and Stabilization LS			25,000
Priority One Subtotal			163,550
15% Contingency			24,550
Total			188,100

V. APPENDICES: DESIGN OPTIONS

A. Large Pond / Small Pond / No Pond

B. East Parking (Options A, B, C, and D)

Option A: Existing, 61 spaces

Option B: 78 spaces

Option C: 50 spaces

Option D: 94 spaces

C. Road Alignment

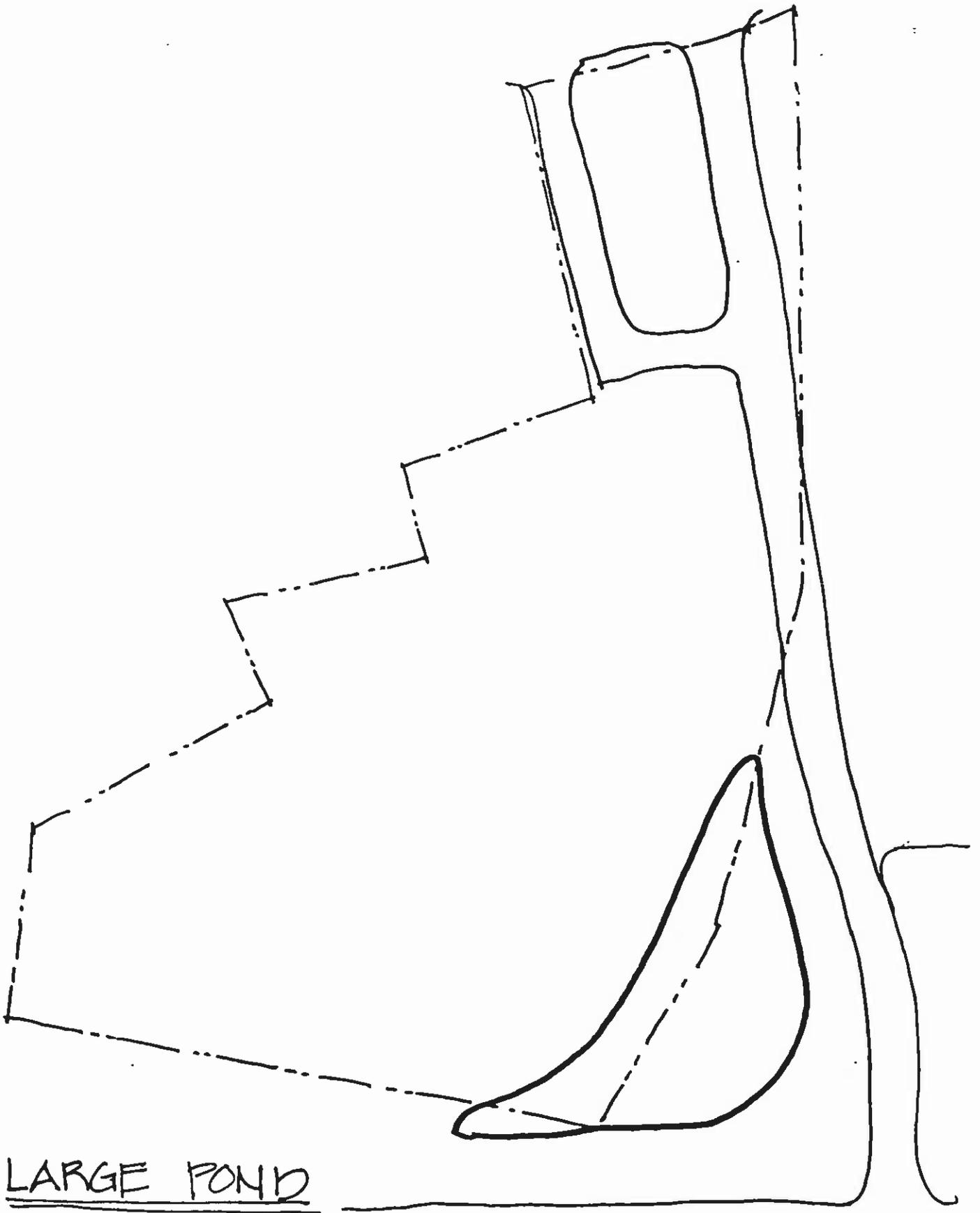
Option A: Road aligns on property line / building

Option B: Road aligns with Linden / building

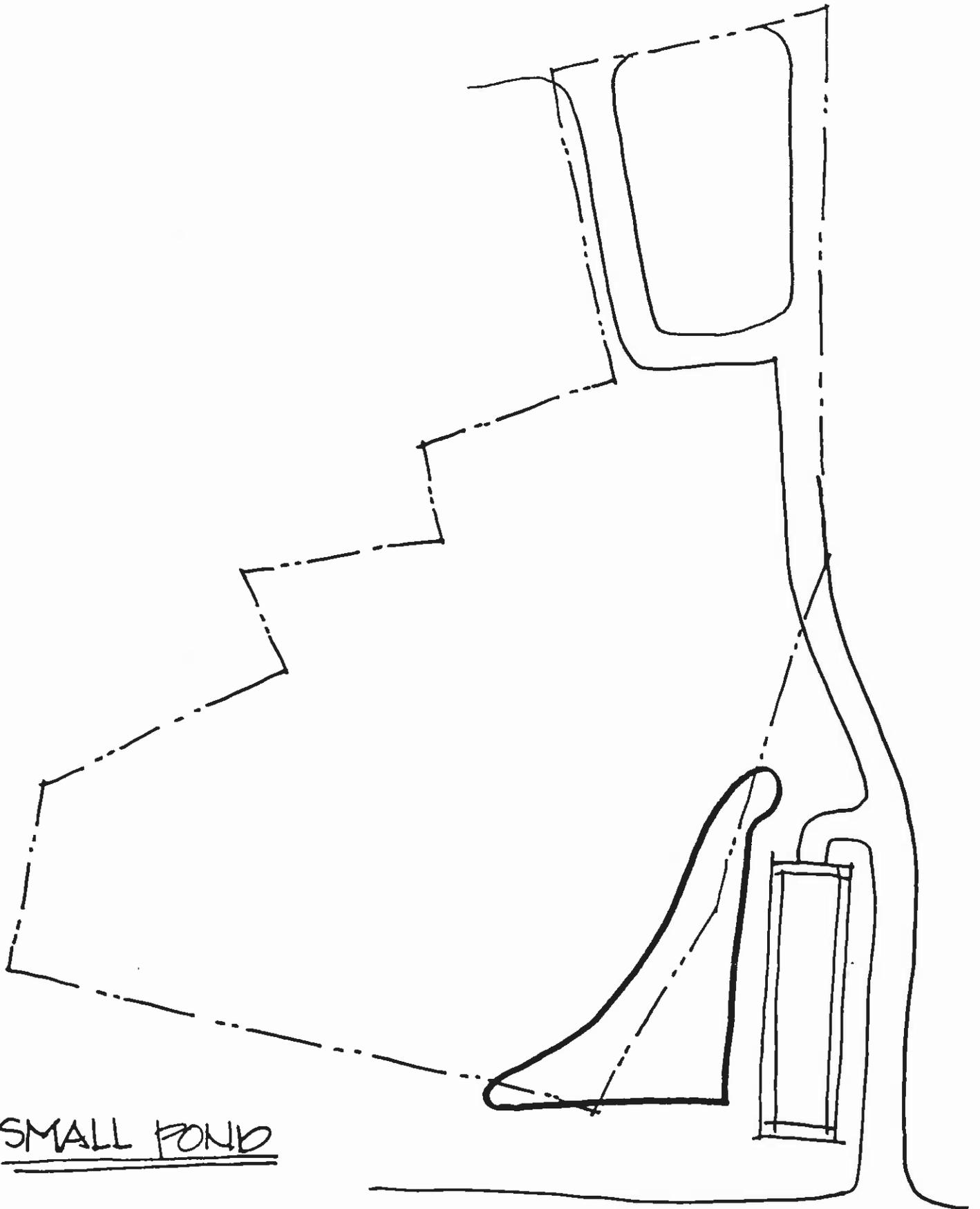
Option C: Road aligns with Linden / no building

Land transfers and acquisitions

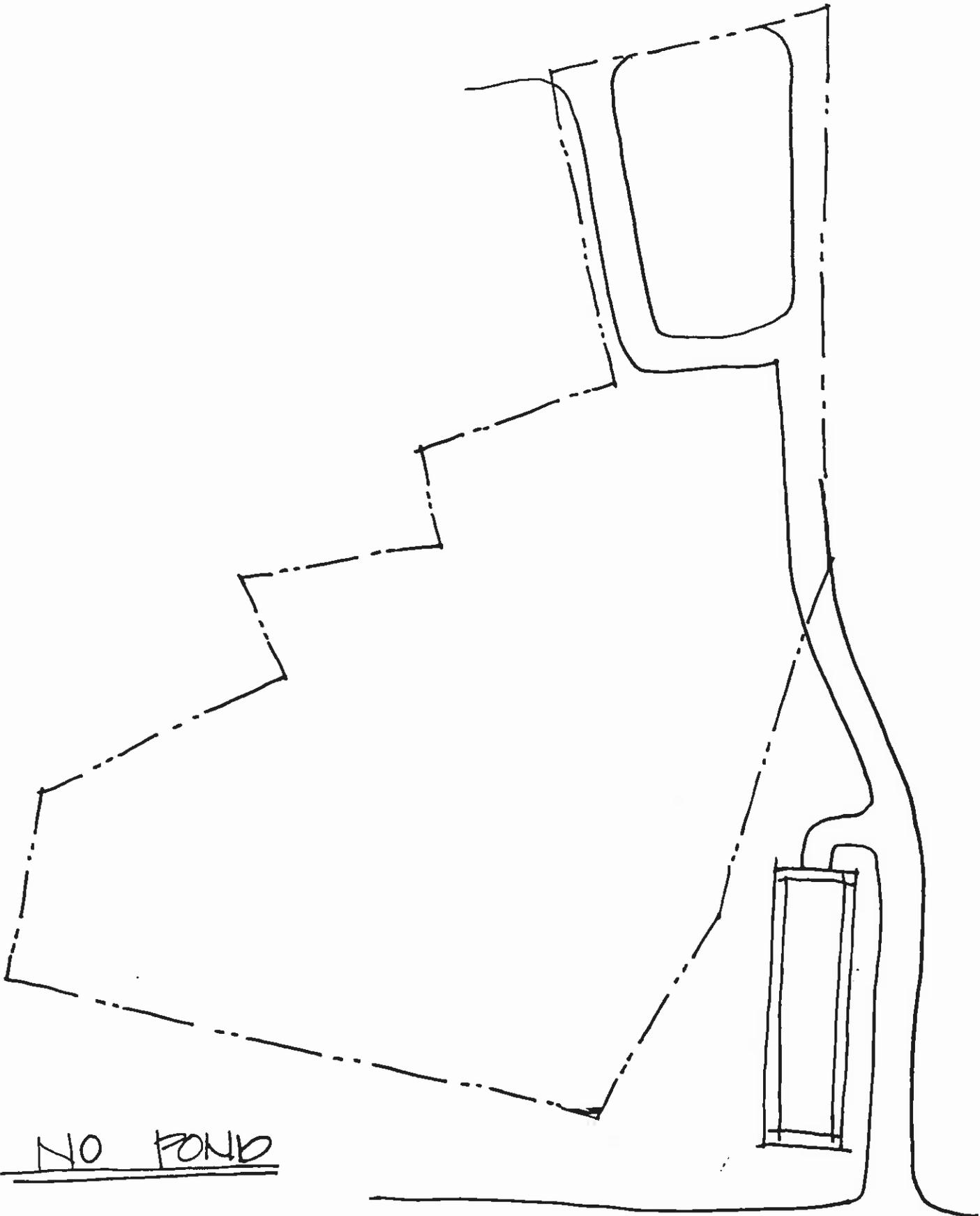
Graphic of land transfers and acquisitions



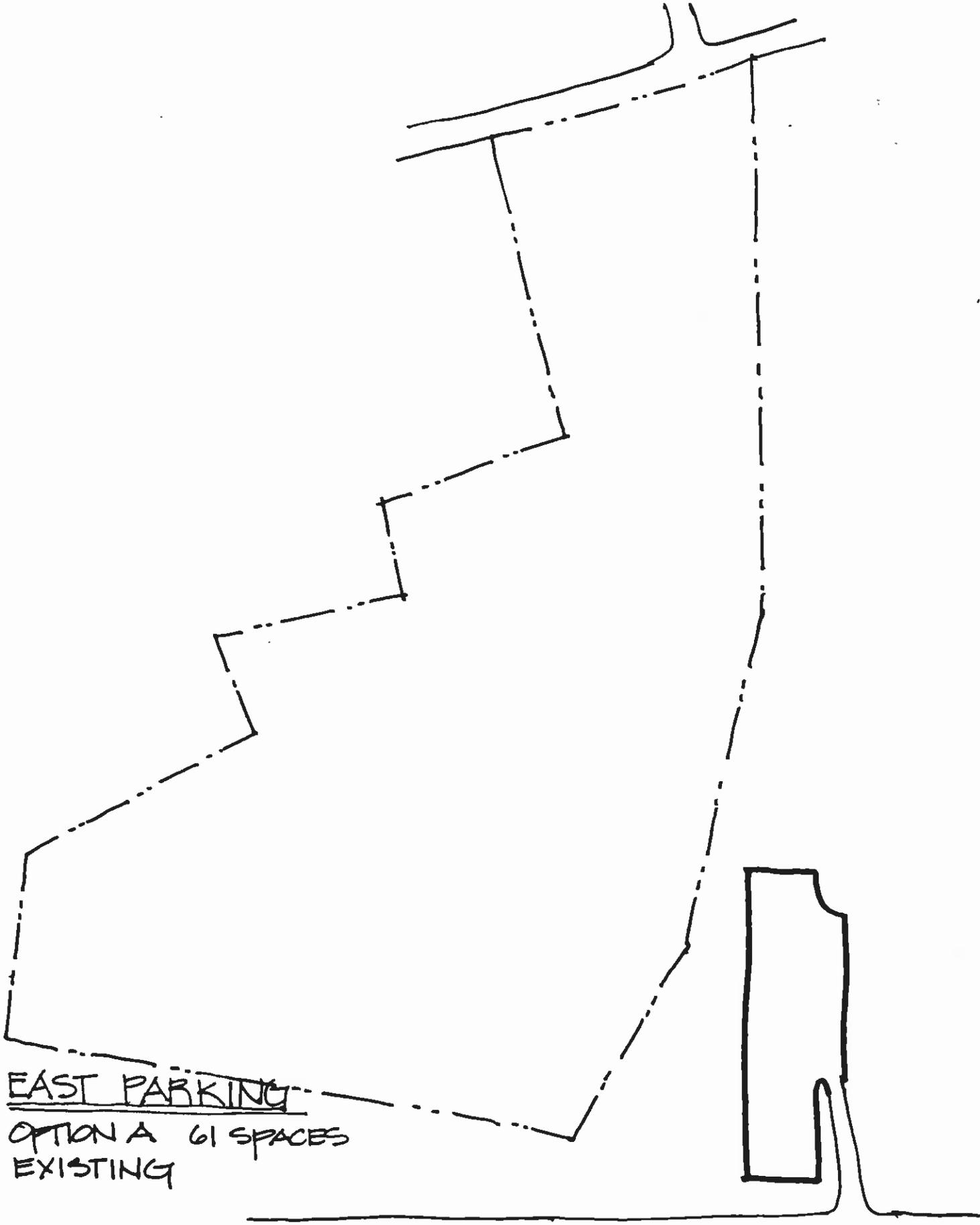
LARGE POND



SMALL POND

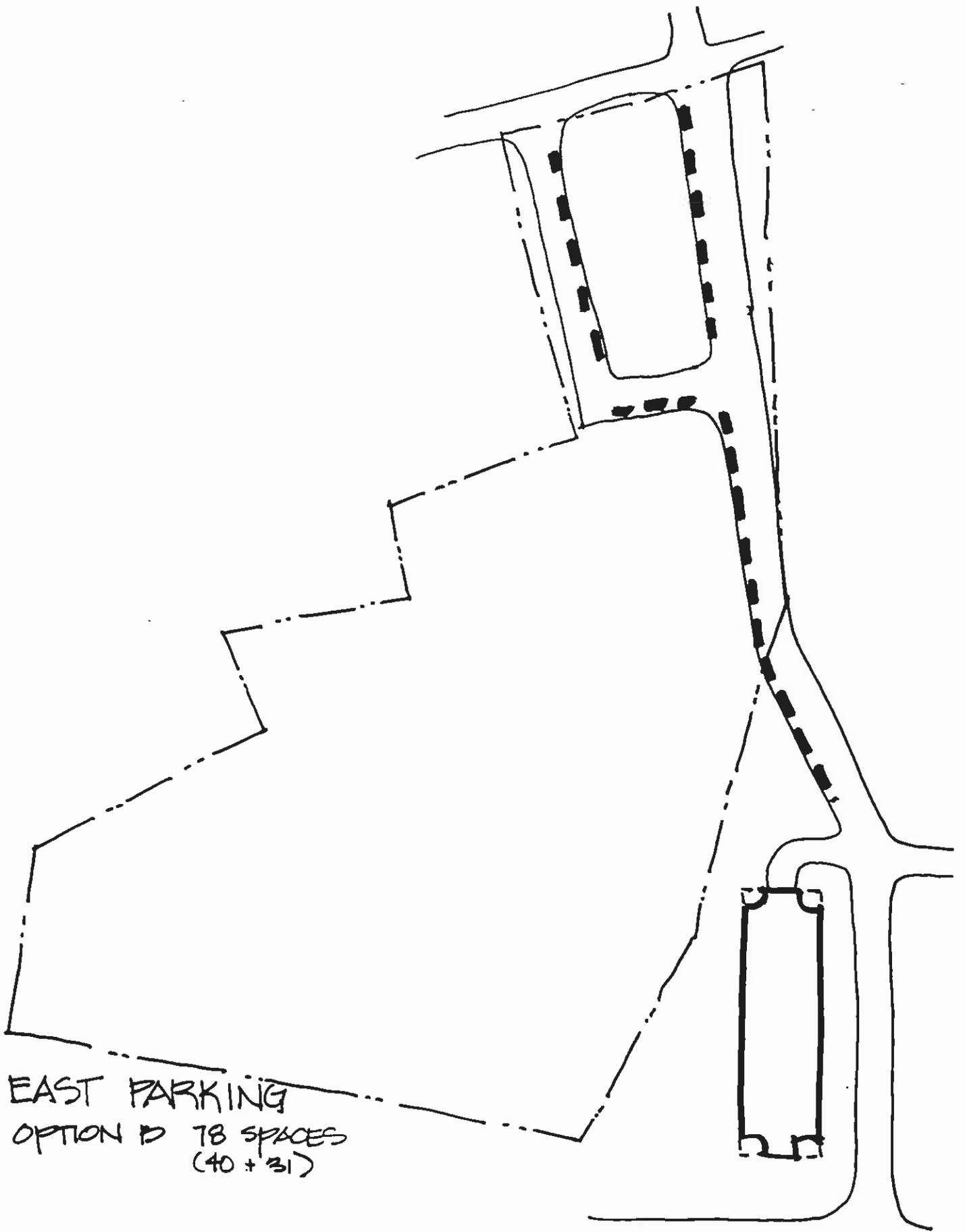


NO POND

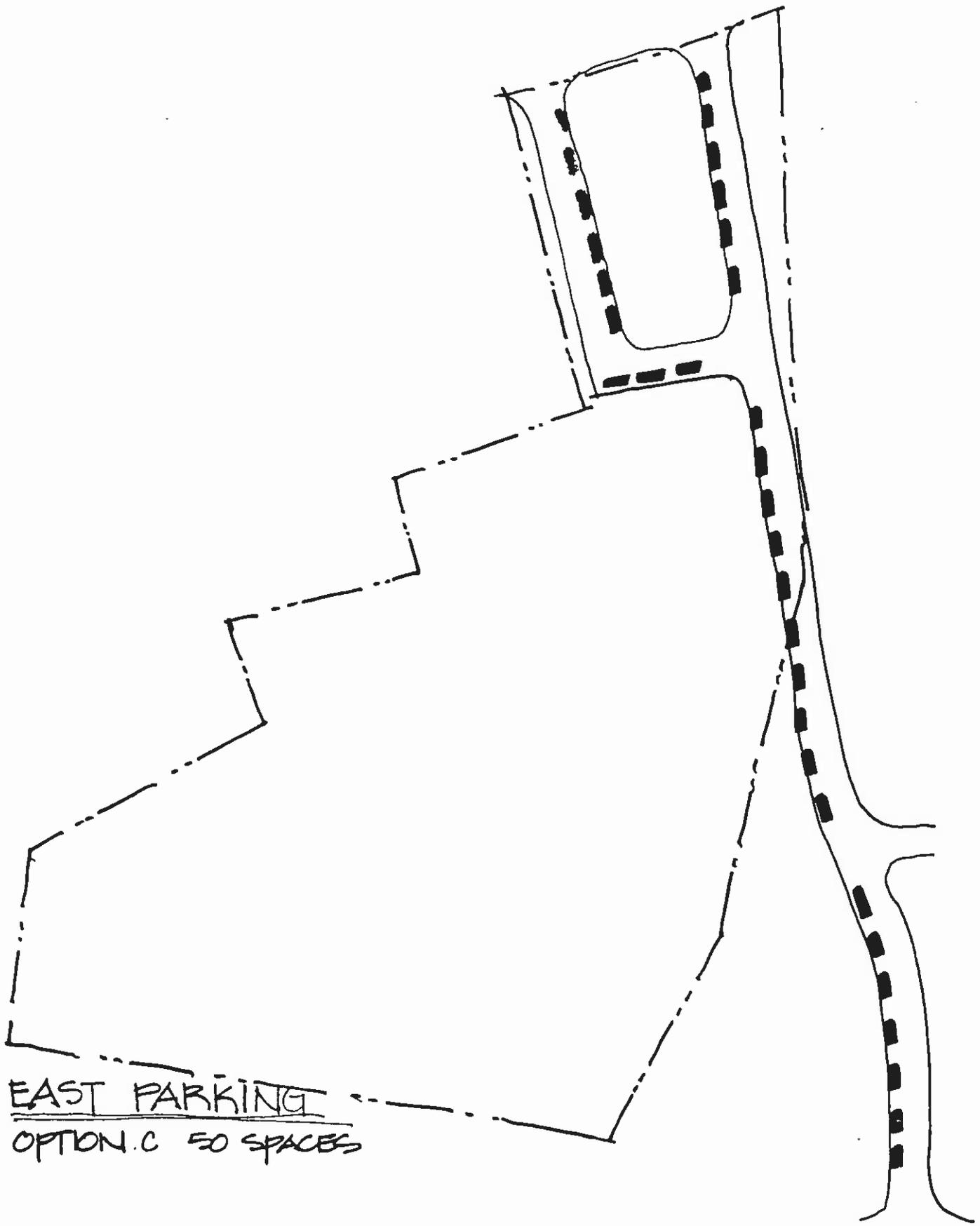


EAST PARKING

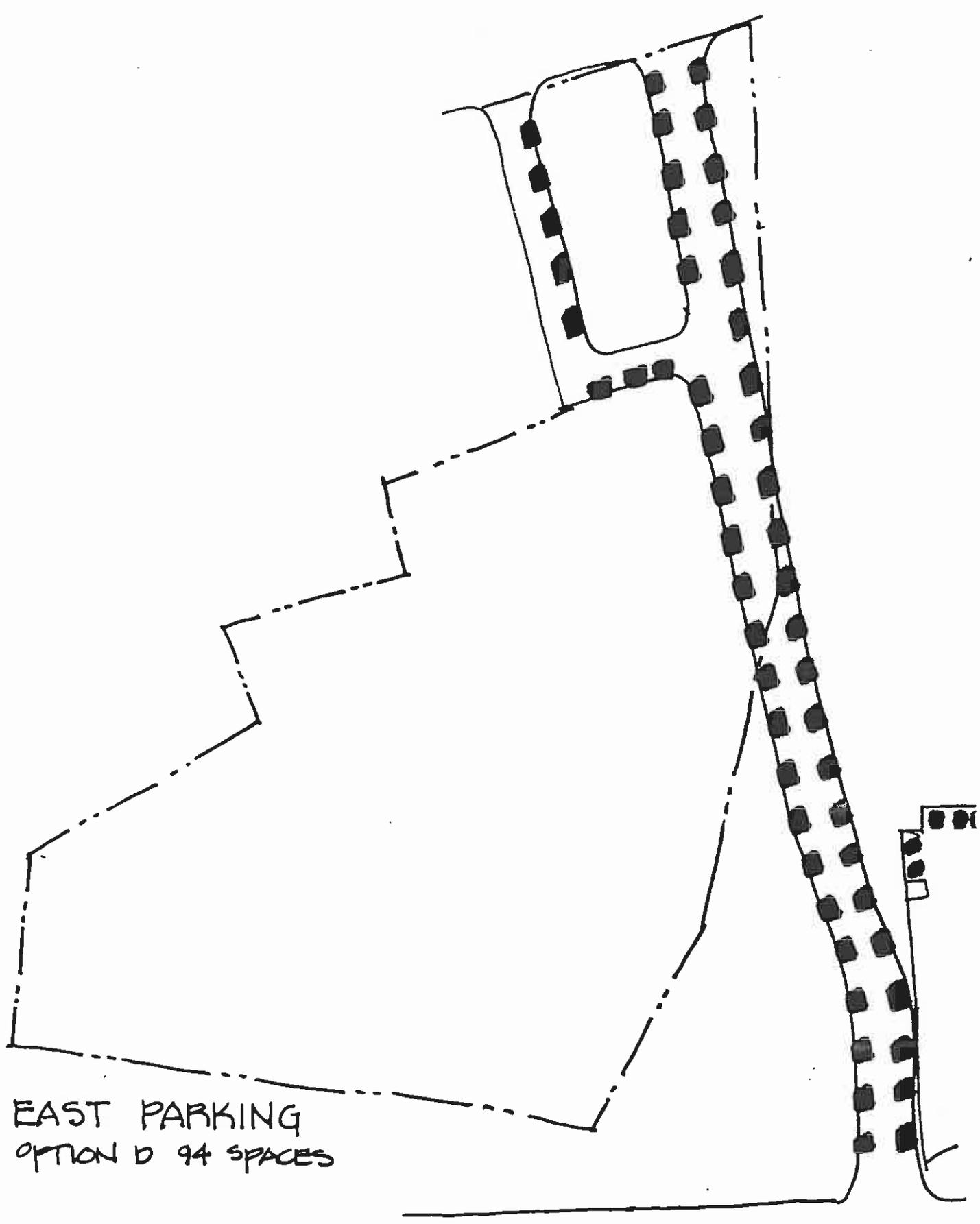
OPTION A 61 SPACES
EXISTING



EAST PARKING
OPTION D 78 SPACES
(40 + 31)



EAST PARKING
OPTION C 50 SPACES



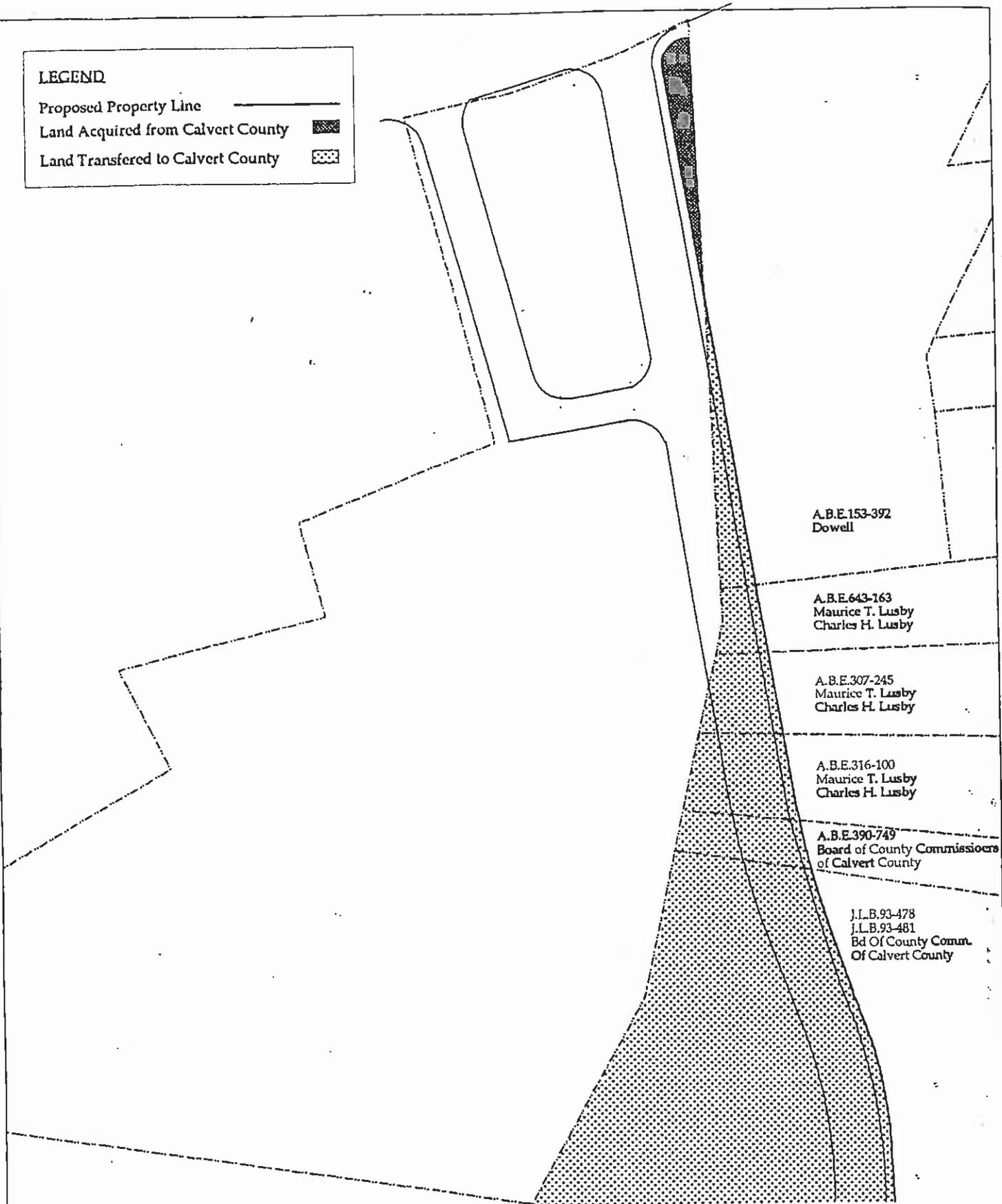
EAST PARKING
OPTION D 94 SPACES

LEGEND

Proposed Property Line ————

Land Acquired from Calvert County 

Land Transferred to Calvert County 



A.B.E.153-392
Dowell

A.B.E.643-163
Maurice T. Lusby
Charles H. Lusby

A.B.E.307-245
Maurice T. Lusby
Charles H. Lusby

A.B.E.316-100
Maurice T. Lusby
Charles H. Lusby

A.B.E.390-749
Board of County Commissioners
of Calvert County

J.L.B.93-478
J.L.B.93-481
Bd Of County Comut.
Of Calvert County



Boyd and Margaret Shields King Memorial Park

Land Transfers and Acquisitions

Calvert County Department of Planning and Zoning
Prince Frederick, Maryland

James R. Urban, ASLA
Landscape Architect

Land Transfer and Acquisition

A.B.E. 153/392 Dowell	Transferred to Calvert County:	2,900 SF
	Acquired from Calvert County	3,100 SF
A.B.E. 643/163 Lusby	Transferred to Calvert County:	1,700 SF
A.B.E. 307/245 Lusby	Transferred to Calvert County:	3,300 SF
A.B.E. 316/100 Lusby	Transferred to Calvert County:	7,400 SF

Total Cost: To be determined.

