

**FOR THE PURPOSE OF ADOPTING THE UPDATED  
HALLOWING POINT PARK MASTER PLAN**

**WHEREAS**, the Board of County Commissioners of Calvert County, Maryland (the “Board of County Commissioners”) is charged with the adoption of general plans, master plans, comprehensive plans, functional plans, and community plans with the advice, recommendations, and input of the public and the Calvert County Planning Commission Maryland Ann. Code, Land Use Article, Title 3;

**WHEREAS**, the Board of County Commissioners has adopted the *Calvert County Comprehensive Plan*, last amended by Ordinance 46-22, adopted November 29, 2022, “...with the general purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the local jurisdiction and its environs,” Maryland Ann. Code, Land Use Article, §3-301(a)(2), to promote the public safety, health, and general welfare of the citizens;

**WHEREAS**, to complement the *Calvert County Comprehensive Plan*, the County Commissioners adopted the *Land Preservation and Recreation and Parks Plan* by Ordinance 33-22, adopted August 23, 2022 and incorporated the same by reference within the *Calvert County Comprehensive Plan*, acting as a detailed guiding document for parks, open space, and recreation planning in Calvert County;

**WHEREAS**, the current *Hallowing Point Park Master Plan* was last amended in 1998, and requires an update to further refine a vision of Hallowing Point Park that is consistent with the adopted *Calvert County Comprehensive Plan* and *Land Preservation and Recreation and Parks Plan*;

**WHEREAS**, Calvert County Planning Commission were presented the proposed *Hallowing Point Park Master Plan* update during a work session on October 16, 2024;

**WHEREAS**, the Board of County Commissioners were presented the proposed *Hallowing Point Park Master Plan* update during a work session on October 22, 2024;

**WHEREAS**, the Calvert County Planning Commission, directed staff to submit the updated Hallowing Point Park Mater Plan to relevant departments and agencies for review and comment at its meeting on February 27, 2025, which was, thereafter, performed by the Department of Parks & Recreation;

**WHEREAS**, following the comment period, at a public hearing held on May 21, 2022, the Calvert County Planning Commission voted that the proposed Hallowing Point Park Master Plan update is consistent with the *Calvert County Comprehensive Plan*; and

**WHEREAS**, a public hearing of the Board of County Commissioners was duly advertised in a newspaper of general circulation in Calvert County for two consecutive weeks before the public hearing held on July 22, 2025, at which time the proposed *Calvert County Comprehensive Plan* Master Plan update was discussed, the Planning Commission recommendations were considered, and public comment was solicited.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that any prior document adopted, or enacted as the *Hallowing Point Park Master Plan*, or functionally equivalent, is hereby repealed and of no further force or effect;

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that the *Hallowing Point Park Master Plan*, attached hereto as “Exhibit A” and

BK0077PG0215

Ordinance No. 36-25

RE: Adoption of the Updated Hallowing Point Park Master Plan

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incorporated herein by reference, is hereby adopted and enacted as the official *Hallowing Point Park Master Plan*;

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance is found to be unconstitutional, illegal, null or void, by a court of competent jurisdiction, it is the aspiration of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid, unless deletion of the invalid portion would defeat the clear purpose of the Ordinance, or unless deletion of the valid portion would produce a result inconsistent with the purpose of the Board of County Commissioners in enacting this Ordinance; and

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that this Ordinance shall take effect upon recordation and publication of a fair summary.

**DONE**, this 26<sup>th</sup> day of August, 2025, by the Board of County Commissioners of Calvert County, Maryland.

Aye: 4  
Nay: 0  
Absent/Abstain: 1

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
OF CALVERT COUNTY, MARYLAND**

Katie Brittain

Katie Brittain, Clerk

Earl F. Hance

Earl F. Hance, President

Todd Ireland

Todd Ireland, Vice-President

Approved for form and legal  
sufficiency by:

Catherine M. Grasso

Catherine M. Grasso

John B. Norris, III County Attorney

Mark C. Cox Sr.

Received for Record..... August 26, 2025

at 4:05 o'clock..... P..... M. Same day

recorded in Liber KPS No. 17

Folio 214..... COUNTY COMMISSIONERS

ORDINANCES AND RESOLUTION

Absent

Garry P. Smith

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# HALLOWING POINT PARK MASTER PLAN



HALLOWING POINT PARK  
MASTER PLAN  
August 26, 2025



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## INTRODUCTION

Hallowing Point Park, located at 4755 Hallowing Point Park, Prince Frederick, MD is an 81 acre park in Calvert County featuring athletic fields, tennis courts, a basketball court, and pickleball courts. Other amenities include a pavilion available for rental by the community, and a small playground.

The park is owned by the Board of County Commissioners of Calvert County and maintained by the Calvert County Government Department of Parks and Recreation (CCPR). An adjacent tract of land, located at 4975 Hallowing Point Road, is leased by Calvert County from the owner and maintained by CCPR; this portion of the park is not included in the master planning efforts described in this report.

Access to the park was originally via a single entrance and exit from Route 231. In 2020, a new entrance at the western edge of the park was created to enhance traffic flow and alleviate traffic concerns on Rt. 231 with updates to the entrances in 2023. Traffic from Route 231 is right turn only into the park and out of the park west bound on Rt 231; traffic flows in either direction off of Skipjack Drive, providing access to east bound Route 231.

Parking is located throughout the park; recent improvements include paving and striping the parking adjacent to the multi-use and soccer fields including raised cross walks for increased pedestrian safety.

The most recent Master Plan for the park was completed in 1998 by Collinson, Oliff, and Associates, Inc. Since that time, various improvements to the park have been made.

The park currently maintains the following amenities:

1. (2) two Bermuda grass multi-use fields
2. (3) three Bermuda grass soccer fields
3. (1) one playground
4. (8) eight pickleball courts
5. (1) one basketball court
6. (4) four multi-use courts ((4) four tennis courts or (8) eight pickleball courts)
7. (6) six baseball/softball fields
8. (1) one pavilion
9. (2) two restroom facilities
10. Maintenance building

The purpose of this Master Plan is to provide an updated record of existing amenities and infrastructure at the park, as well as to provide a vision for future development of the park.



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In the fall of 2023, CCPR issued a survey to residents to garner feedback on the park regarding assessment of current conditions and desires for future improvements.

The questions asked of residents included:

- How often do you visit Hallowing Point Park?
- Which facilities in Hallowing Point Park do you use most frequently?
- How would you rate the overall condition of Hallowing Point Park?
- What do you like most about Hallowing Point Park?
- Are there any specific areas in Hallowing Point Park that you think need improvement?
- What improvements would like to see made to Hallowing Point Park to make it more inclusive and accessible to all members of the community?
- How would rate the accessibility of Hallowing Point Park for people with disabilities?
- Do you feel safe when visiting Hallowing Point Park?
- What specific safety concerns or areas of Hallowing Point Park have you noticed, if any?
- What are your thoughts regarding new traffic patterns implemented in June 2023?
- Rank the importance of park upgrades (e.g. trails, synthetic turf, etc.)
- Are you interested in learning more about the cultural and natural history of Hallowing Point Park on displays or signs?
- How important is it to you that Hallowing Point Park incorporates environmentally friendly features?

Overall, there were approximately 2,500 responses, the vast majority of those responding were residents of Calvert County who use the park either weekly or monthly. The answers are analyzed and described in the “Analysis and Summary of Program Requirements” section of this report.

The analysis of the program requirements was used to provide direction for development of the Master Plan for Hallowing Point Park.

The design team and stakeholders created three options for the Master Plan, previously published in the Master Plan Draft. The three options included:

- Option 1 - Limited Scope of Work : provides necessary upgrades to existing amenities with minimal addition of amenities
- Option 2 - Moderate Scope of Work : provides necessary upgrades to existing amenities with a moderate level of additional amenities
- Option 3 - Enhanced Scope of Work: provides necessary upgrades to existing amenities, along with the addition of new amenities to meet the desires of the community as expressed in the survey.

The conclusion of the design team and stakeholders was to present the Enhanced Scope of Work as the preferred option for the Master Plan which will provide direction for the future of the park. Each item described may be viewed as a standalone scope of work or work that is completed in conjunction with other items. For the remainder of this report, these items will be referred to as the “Proposed Scope of Work”.



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Work sessions were held at the October 16, 2024, Planning Commission regular meeting and the October 22, 2024, Board of County Commissioners (BOCC) regular meeting to present the draft plan to the public and these governmental bodies. It was found to be consistent with the Calvert County Comprehensive Plan and there were no BOCC or public comments at that time. In another regular meeting held on February 27, 2025, the Planning Commission directed staff to send the draft plan to agencies for review, schedule a public hearing, and notify the agencies and adjoining jurisdictions at least 60 days in advance of the public hearing.

On March 7, 2025, the plan was sent to 13 adjoining jurisdictions and 18 Calvert County Government staff members who serve as Department Heads and/or act as staff for volunteer boards and commissions. Comments were received from four external agencies (Maryland Historical Trust, Departments of Environment, Natural Resources, and Planning), two Calvert County commissions (Historic District Commission, Environmental Commission), and several community members.

Staff returned to the Planning Commission on May 21, 2025, with the results of the 60-day comment period. The full comments are presented in Appendix A and Appendix B. A summary is presented below:

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- Department of Natural Resources
  - ...meets the Department’s objectives for providing recreational opportunities for the community while focusing on conservation efforts.
  - ...offers thoughtful solutions to issues and concerns from the community and innovative experiences for park users
  - ...in compliance with the Department’s goals of conserving land, providing accessible recreational opportunities and benefiting the community it serves
- Department of Planning
  - ...suggested assessing the need to improve bicycle and pedestrian access to the park, including safe access at the entrances and from surrounding communities
- Department of Environment
  - Construction, renovation and/or demolition of buildings and roadways must be performed in conformance with State regulations...to prevent particulate matter, such as fugitive dust, from becoming airborne
  - If soil contamination is present, a permit for soil remediation is required
  - Lighting for security, athletic fields, and parking needs to be shielded from nearby residences
  - ...[search for] funding opportunity that can help with... electric vehicle charging or refueling infrastructure
  - Any above ground or underground petroleum storage tanks, which may be utilized, must be installed and maintained in accordance with applicable...laws and regulations



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- Any solid waste including construction, demolition and land clearing debris...must be properly disposed of at a permitted solid waste acceptance facility
- The Solid Waste Program should be contacted directly ...by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations.
- The proposed project may involve...redevelopment...of commercial, industrial property. Accordingly, MDE's Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance...
- Calvert County Environmental Commission
  - In line with...current efforts to safeguard migratory birds and Calvert County's night skies
  - Focus lighting down
  - Place lighting on a timer
  - Consider new lighting infrastructure be dark-sky friendly.
- Maryland Historical Trust (MHT)
  - ...three barns on the property which are not...described in the master plan
  - ...[the barn] near the playground was built c. 1850-1870 and is historically significant
  - Given that Maryland's tobacco barns are a vanishing cultural resource and important to the development and history of the state, we would recommend that this master plan incorporate descriptions of the extant barns within the parcel, as well as proposed uses and treatments
- Calvert County Historic District Commission
  - ...two historic tobacco barns...are not properly mapped or identified
  - Structures are visible in the 1957 and possibly the 1938 aerial images at the proposed inground skate park location.
  - A structure is visible in the 1938 aerial image in the vicinity of the proposed pavilion locations.
  - Portions of the proposed walking trail alignment occurs on undeveloped land including a promontory.

The Planning Commission found the draft plan consistent with the Comprehensive Plan and recommended adoption by the BOCC. They suggested making alterations to the plan to address MHT and Calvert County Historic District Commission comment.

*A BOCC public hearing was held on July 22, 2025 and no comments were received. In accordance with Local Government Article § 9-105, the public record remained open for at least 10 days after the hearing. The Master Plan was adopted on August 26, 2025.*

This report was prepared by Murphy and Dittenhafer Architects, with the following team contributing to the report:

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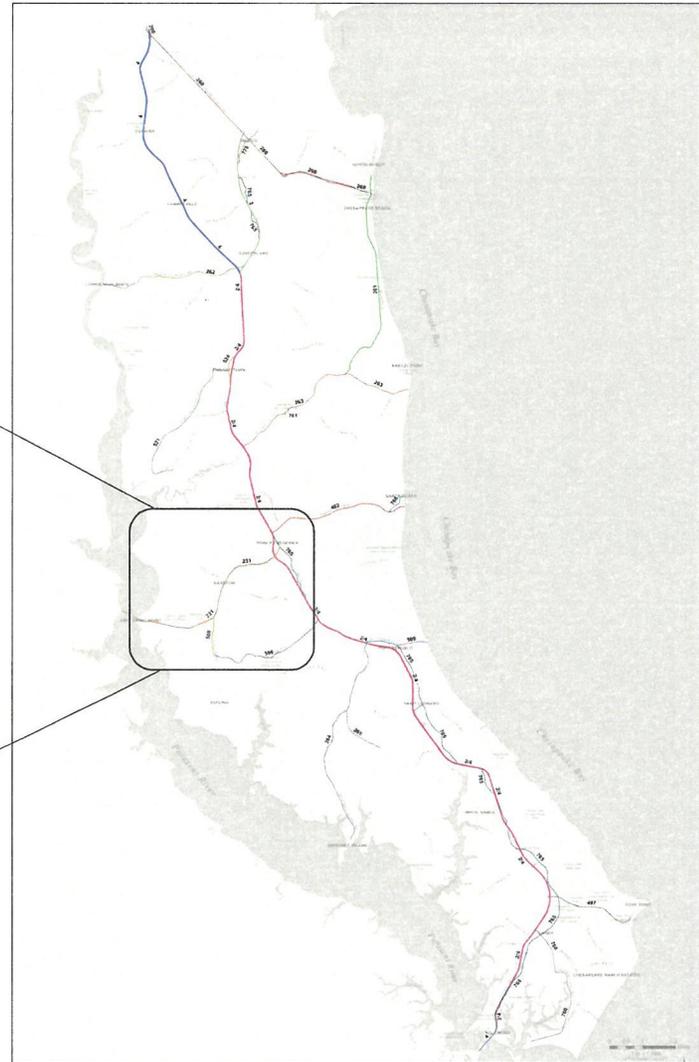
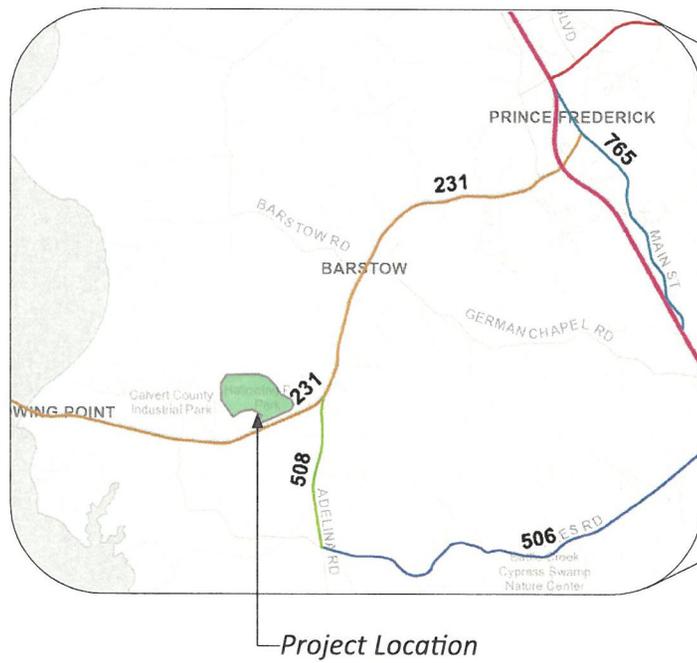


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### PROJECT LOCATION

4755 Hallowing Point Road  
Prince Frederick, MD 20678



Calvert County, Maryland



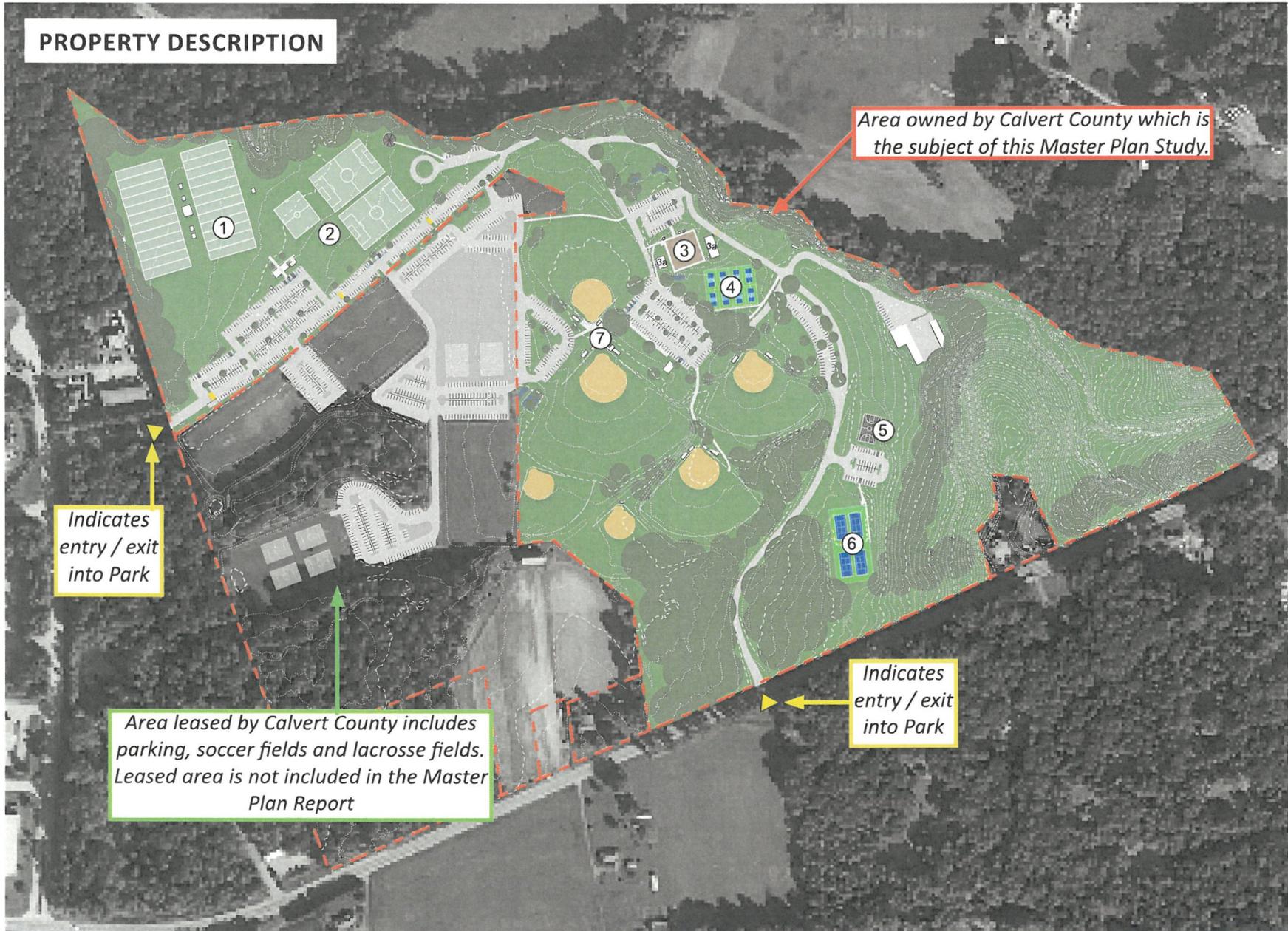
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# PROPERTY DESCRIPTION



Area owned by Calvert County which is the subject of this Master Plan Study.

Indicates entry / exit into Park

Area leased by Calvert County includes parking, soccer fields and lacrosse fields. Leased area is not included in the Master Plan Report

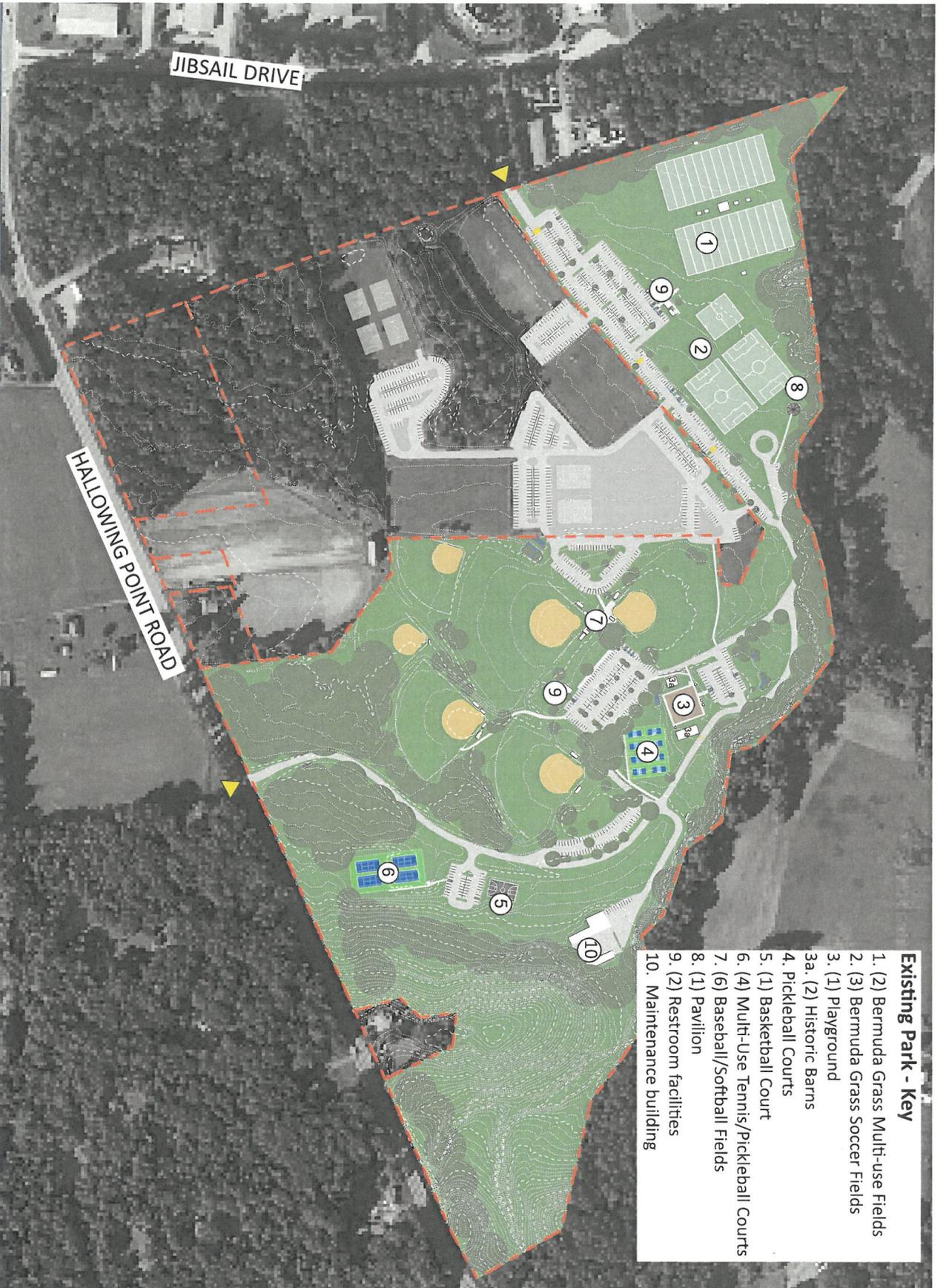
Indicates entry / exit into Park



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- Existing Park - Key**
- 1. (2) Bermuda Grass Multi-use Fields
  - 2. (3) Bermuda Grass Soccer Fields
  - 3. (1) Playground
  - 3a. (2) Historic Barns
  - 4. Pickleball Courts
  - 5. (1) Basketball Court
  - 6. (4) Multi-Use Tennis/Pickleball Courts
  - 7. (6) Baseball/Softball Fields
  - 8. (1) Pavilion
  - 9. (2) Restroom facilities
  - 10. Maintenance building



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## HISTORIC OVERVIEW

Based on a review of site files maintained by the Calvert County Department of Planning & Zoning – Historic Preservation as well as Medusa, the online system maintained by the Maryland Historical Trust (MHT), there are no previously recorded archaeological sites occurring within Hallowing Point Park. However, the park has not been surveyed for archaeological resources. A survey conducted on the north side of Caney Creek, less than one mile outside park boundaries, identified three archaeological sites including Allan Spring (18CV116), an Early Archaic and Middle Woodland period Indigenous campsite and a late 18th-early 19th century house site, Edward Allan I (18CV117), an Archaic period Indigenous campsite and Colonial house site, and Edward Allan II (18CN118), a Woodland period Indigenous campsite and 18th and 19th century artifact scatter. Similar environmental conditions occur on a wooded, undisturbed promontory in the eastern portion of Hallowing Point Park and it has a moderate to high archaeological potential.

Historic road traces run north-south through this portion of the park and appear on early 20th century maps of the area. These roads once passed several structures also depicted on the maps, including a house site that is visible on the 1938 and 1951 aerial photographs of the property. This house complex is in the general area of the modern maintenance shop and there is no trace of it today.

As recently as 2017, three historic barns stood within or immediately adjacent to Hallowing Point Park: CT-1118, CT-1119, and CT-1120. CT-1119 was situated just inside the Hall property and was burned by the local fire department sometime between 2017 and 2019. Park staff report that the structure had become a public hazard and was deteriorating rapidly. The MHT survey form states that the original section of this barn was built between about 1860-1890 with a post-1960 addition.

Two historic barns remain within the park boundaries and surround the modern playground. CT-1118 is the older and smaller of the two structures and was likely constructed between about 1850-1860. This tobacco barn has minimal modifications over the years and was recently noted to be in “good” condition with a “medium” level of integrity in the 2024 Southern Maryland Tobacco Barn Survey written by Dr. Dennis J. Pougé and submitted to MHT. This barn is potentially eligible for listing on the National Register of Historic Places. CT-1120 is the larger and more recent of the barns and was built in the mid-20th century. It does not appear on the 1938 aerial but can be seen on the 1957 aerial photograph.

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### **Cultural Resource Management**

The Calvert County Historic Preservation Planner reviewed relevant files and conducted a site visit, identifying cultural resource concerns related to the historic barns and the potential for archaeological deposits. Although no archaeological sites are currently recorded within the park, the County should arrange for a Phase I archaeological survey before developing trails on the eastern promontory to avoid disturbing any unrecorded resources. Similarly, before expanding facilities into other undeveloped areas, the County should assess prior ground disturbance to determine whether archaeological survey or monitoring is needed.

The standing barns are architecturally significant as representatives of the “tobacco culture” that once existed in Calvert County. Tobacco cultivation defined the social and economic development of Southern Maryland since its founding. The crop made the region economically viable, and its labor requirements resulted in the emigration of European indentured servants during the mid-17th and early-18th centuries and the eventual importation of enslaved Africans. Tobacco remained economically and socially central until the Tobacco Buyout in 2000. Tobacco barns serve as visible landscape features that embody this significant heritage. However, since the Buyout, these structures lack a function and are rapidly disappearing. Accordingly, their preservation is of particular interest.

The Maryland Inventory of Historic Properties (MIHP) incorrectly mapped two extant tobacco barns (CT-1118 and CT-1120) and requires correcting. No future development is planned at their locations, and the County should develop, plan, and implement preservation efforts to ensure long-term viability using the Southern Maryland Tobacco Barn survey, consultation with MHT, and/or Calvert County Planning & Zoning. Additionally, interpretive signage once installed adjacent to CT-1118 deteriorated from exposure and has been removed. Replacement interpretation should be updated and enhanced to allow for a more comprehensive presentation of this significant local history.

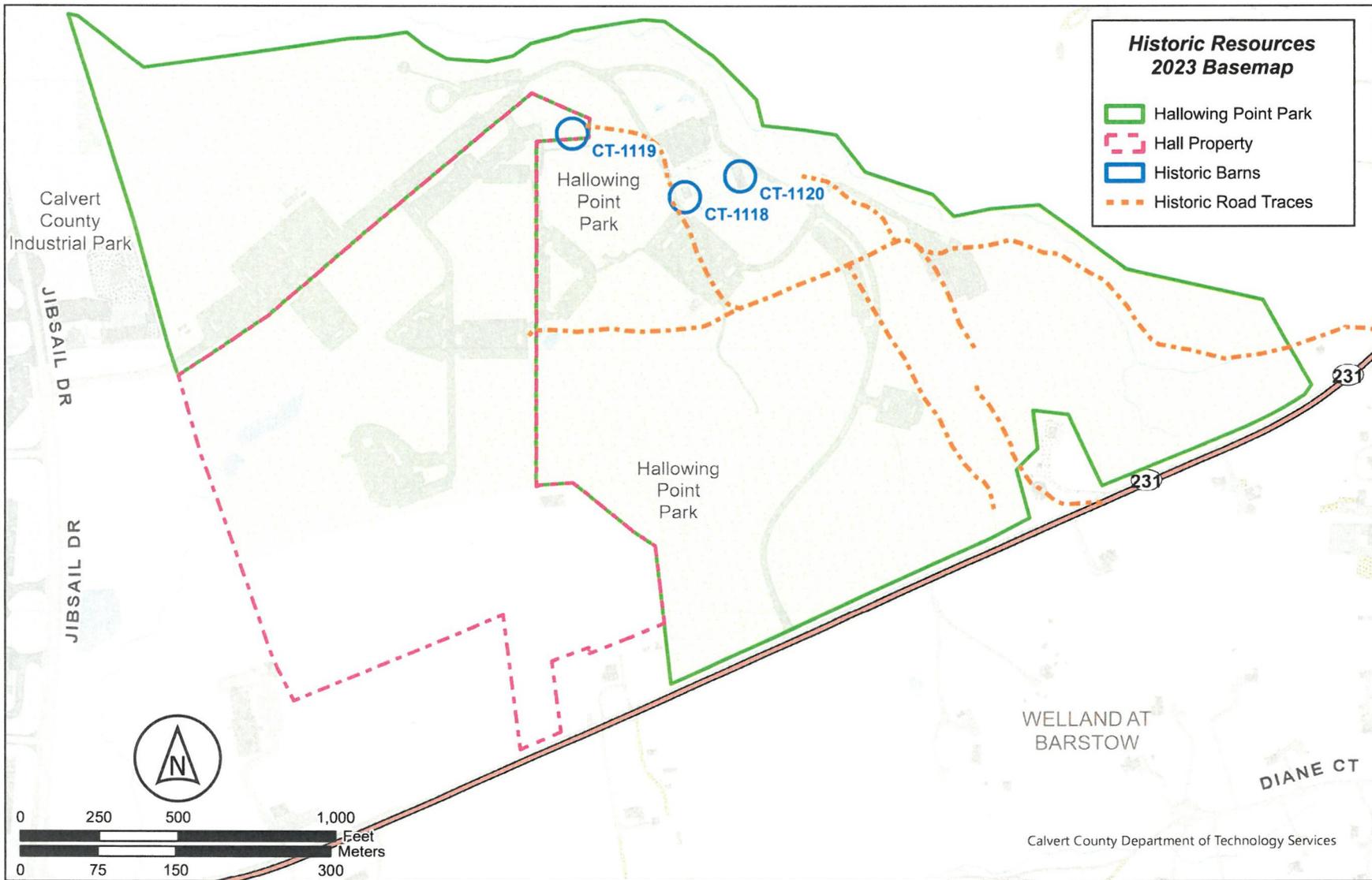


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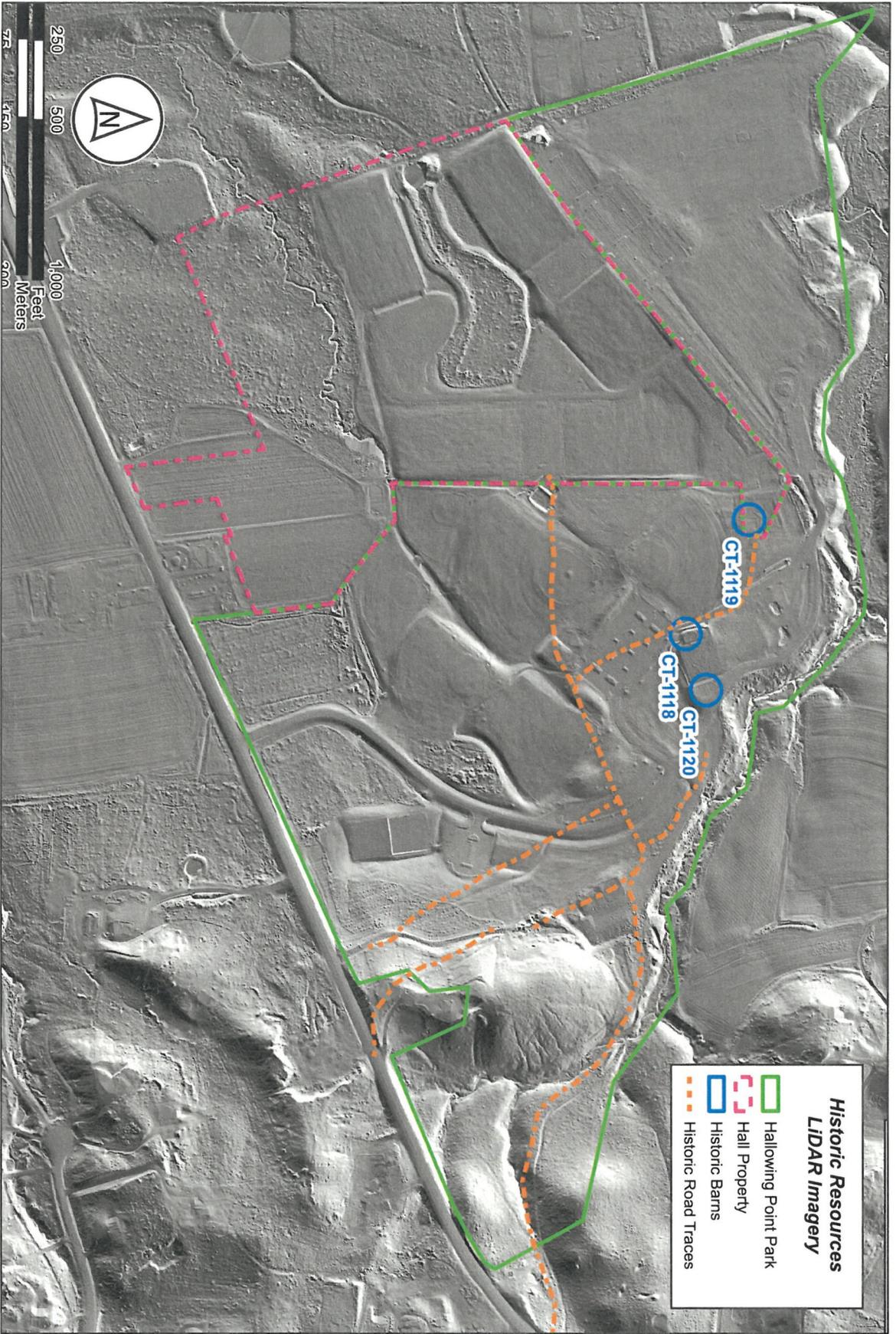
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Calvert County Department of Technology Services

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**Historic Resources  
LIDAR Imagery**

- Halloween Point Park
- Hall Property
- Historic Bams
- Historic Road Traces



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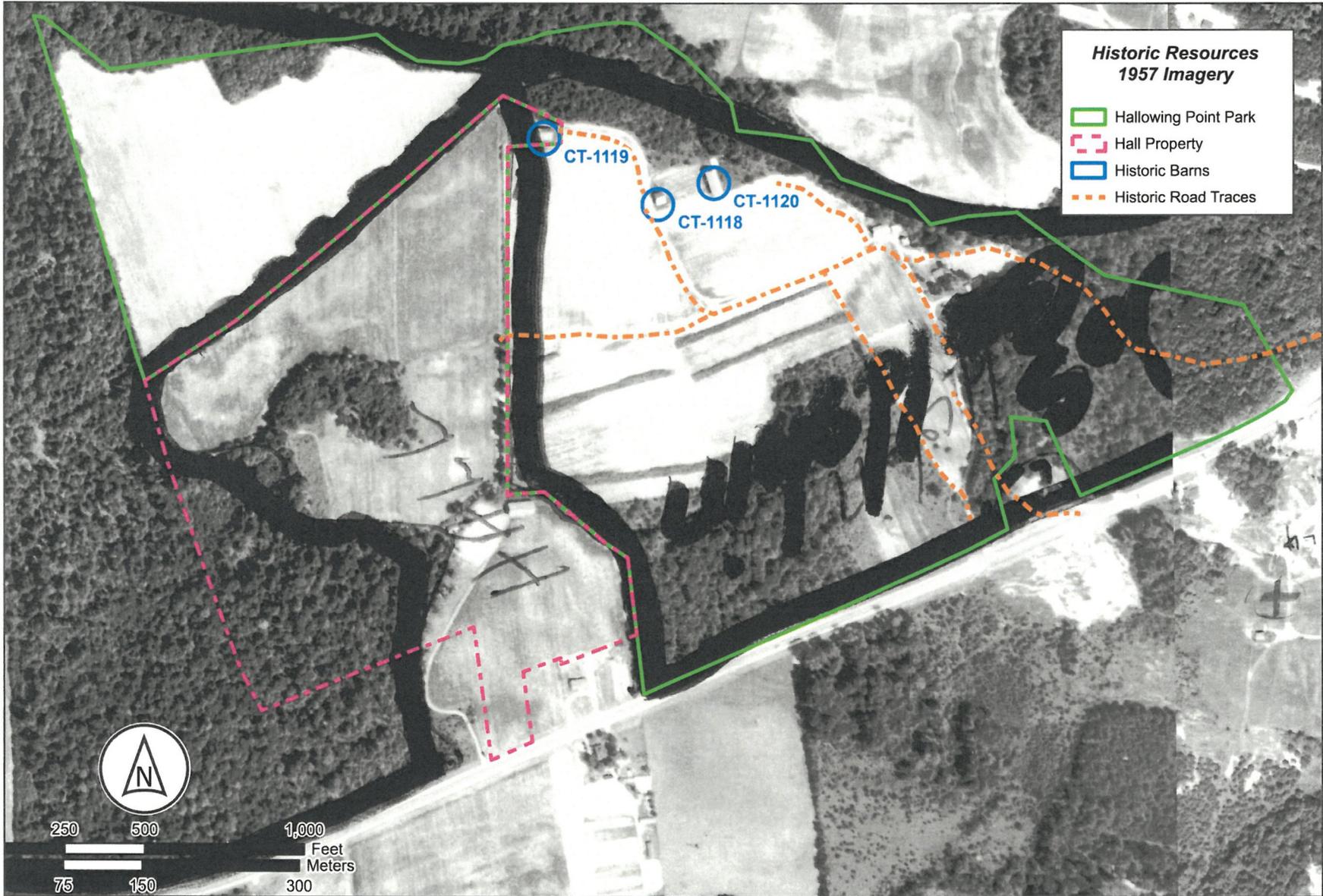


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## ANALYSIS AND SUMMARY OF PROGRAM REQUIREMENTS

The survey for input into desired upgrades to Hallowing Point Park was sent from the Calvert County Parks and Recreation Department to the community, with response time open from October 10, 2023 to November 17, 2023. There were approximately 2,500 responses from community members, which were compiled and analyzed to provide direction for master planning efforts which will guide development of the park over the next 20-50 years. Questions included how the park is currently used, its current condition, traffic flow, safety concerns, and interest in future improvements.

The following questions were presented, the stated questions are followed by the percentage of respondents who indicated their selection.

- **How often** do you visit Hallowing Point Park? (*Weekly, monthly, Every few months, Yearly, Only for an event*):

Frequency of visits	% who answered
<b>Weekly</b>	<b>37%</b>
Monthly	17%
Every few months	16%
Yearly	04%
Only for an event	07%
no answer	13%

- Which **facilities** in Hallowing Point Park do you use most frequently?

General Use		Athletics + Programs		Specific Sports	
<b>Playground</b>	<b>53%</b>	<b>Youth sports</b>	<b>54%</b>	<b>Soccer</b>	<b>24%</b>
Picnic + Pavilion Areas	18%	Parks & Recreation activity	24%	Baseball/Softball	19%
Paved Trails	19%	Adult sports	08%	Football	13%
				Pickleball	06%
				Tennis	05%
				Basketball	04%
				Lacrosse	01%

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- On a scale of 1-10, where 10 is the highest, how would you rate the **overall condition** of Hallowing Point Park?  
Approximately 72% of respondents answered this question - following is the breakdown of those who provided answers.

Scale	Response rate
1	<1%
2	1%
3	3%
4	4%
5	13%
6	13%
<b>7</b>	<b>21%</b>
<b>8</b>	<b>29%</b>
9	9%
10	7%

- What do you **like most** about Hallowing Point Park? (*open ended*)  
*The response to this question was left open; approximately 43% of respondents provided a response*

Identified amenity	Percentage of respondents who indicated that the amenity is what they like most
<b>Playgrounds</b>	<b>72%</b>
Location / convenience	13%
General Cleanliness	9%
Size	7%
Parking availability	6%
Restroom availability and cleanliness	5%

Other amenities identified include the variety of activities, the scenic nature of the park, and the availability of pickleball courts.

- Are there any specific areas in Hallowing Point Park that you think need **improvement**? How would you like to see them changed? *(open ended)*

The response to this question was left open; approximately 50% of respondents provided a response.

Identified amenity	Percentage of respondents who identified the amenity as needing improvement
<b>Field maintenance</b>	<b>55%</b>
Need for synthetic turf fields	11%
Improved walking & biking trails	18%
Upgraded playgrounds (including shade)	16%
Improved parking	11%
Restroom availability and cleanliness	14%

Other improvements identified included increased shade throughout (5%), new dugouts (5%), concession stands and/or food trucks (5%), and pickleball courts (4%). The following improvements were identified by fewer than 3% of respondents: improved tennis courts, increased lighting, volleyball courts, and new bleachers.

- What **improvements** would you like to see made to Hallowing Point Park to make it more **inclusive and accessible** to all members of the community? *(open ended)*

The response to this question was left open; approximately 26% of respondents provided a response.

Identified amenity	Percentage of respondents who identified the amenity as needing improvement for enhanced inclusivity
<b>Paved sidewalks</b>	<b>35%</b>
Wheelchair accessible paths, etc.	21%
Accessible playgrounds	15%
Upgraded restrooms	5%
Fencing @ playgrounds	2%

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- How would you rate the **accessibility** of Hallowing Point Park for people with disabilities?  
(Very accessible, Moderately accessible, Not accessible, Prefer not to answer)

Approximately 69% of respondents provided a response.

How accessible is the Park?	
Not accessible	9%
<b>Moderately accessible</b>	<b>48%</b>
Very accessible	21%
Prefer not to say	22%

- Do you feel **safe** when visiting Hallowing Point Park? (Yes, Sometimes, No, Prefer not to answer)

<b>Yes</b>	<b>86%</b>
No	2%
Sometimes	12%

- What specific **safety** concerns or areas of Hallowing Point Park have you noticed, if any? (open ended)

Concern	% of respondents with this concern
<b>Need for additional lighting</b>	<b>26%</b>
<b>None</b>	<b>25%</b>
Traffic hazards (including need for crosswalks)	18%
Safer Entrance or Exit	7%
Police or staff presence	6%
Additional fencing	4%
Other (Repair damaged play grounds, enforce no smoking rules, prevent unsupervised children and teens)	14%

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- In June 2023, the Hallowing Point Park **traffic patterns** were adjusted along Hallowing Point Rd/MD 231. If you have visited the park since then, what are your thoughts about the new traffic flow?

*(Select as many as apply: Simple, Difficult, Necessary, Unnecessary, Have not visited since June 2023)*

<b>Simple</b>	<b>20%</b>
Difficult	15%
<b>Necessary</b>	<b>22%</b>
Unnecessary	13%
Have not visited since 6/23	7%
Other	6%
Did not answer	17%

- Rank how important these possible Hallowing Point Park **upgrades** are to you

*(Not a Priority, Low, Medium, High, Extremely)*

	<b>Extremely</b>	<b>High</b>	<b>Medium</b>	<b>Low</b>	<b>Not</b>	<b>No Answer</b>
<b>Paved multi-use trails</b>	<b>20%</b>	<b>15%</b>	17%	6%	5%	36%
<b>Natural multi-use trails</b>	<b>18%</b>	<b>14%</b>	18%	7%	6%	36%
<b>Synthetic turf fields</b>	<b>12%</b>	<b>8%</b>	14%	10%	21%	35%
Fitness course	6%	8%	22%	14%	15%	36%
Dog park	6%	8%	16%	11%	23%	36%
Skate park	6%	6%	16%	13%	23%	36%
Festival space	5%	8%	21%	12%	17%	36%
Community Garden	5%	5%	14%	14%	25%	36%
Pickleball facility	5%	5%	13%	13%	28%	36%
Volleyball court	3%	5%	16%	17%	22%	37%
Tennis facility	2%	4%	14%	16%	26%	37%
Bocce or Petanque court	1%	2%	10%	14%	35%	38%

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- Are you interested in learning more about the **cultural and natural history** of Hallowing Point Park on displays or signs?

*(Yes, No, Maybe)*

Yes	24%
No	23%
Maybe	20%
No Response	33%

- How important is it to you that Hallowing Point Park incorporates **environmentally friendly features**, such as native plantings, water conservation measures or renewable energy sources?

*(1 being unimportant and 5 being very important)*

5	20%
4	12%
3	7%
2	4%
1	6%
No response	50%

Demographics:

- Are you a Calvert County resident? *(Yes, No)*
- How close do you live to Hallowing Point Park? *(Less than 1 mile, 1-3 miles, 3-5 miles, 5-10 miles, Over 10 miles)*
- What gender are you? *(Male, Female, Other, Prefer not to answer)*
- What is your age group?  
*(Under 18, 18 to 25, 25 to 34, 35 to 44, 45 to 54, 55 to 64, 65 and Over)*
- If you are a parent, guardian or caregiver for children, what is their age group?  
*(Select as many as apply: Under 5, 5 to 10, 11 to 13, 14 to 18, Not a parent or guardian)*
- Anything we missed? (Open ended)



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BK0077PG0238

## **SUMMARY**

In summary, the responses indicated that the majority of residents who visit the Park:

- Visit weekly (37%) or monthly (19%)
- Rate the overall condition of the park a 7 or 8 out of 10 (50%)
- Visitors came to the park primarily for
  - Playgrounds (53%)
  - Youth Sports (54%)
- The amenity that respondents liked most about the park was the playgrounds (72%)

### **Improvements:**

- The area that needed the most Improvement was field maintenance (55%)
- The area that needed the most Improvement in terms of accessibility and inclusivity was paved sidewalks (35%)

### **Accessibility:**

- Respondents considered the park “Moderately Accessible” (48%)

### **Safety:**

- Respondents considered the park “Safe” (86%)
- Safety concerns included the need for additional lighting (26%) or none (25%)
- The new traffic patterns installed in 2023 were considered “Simple” (20%) and “Necessary” (22%)

### **Desired upgrades or additions:** (extremely important + high importance)

- Paved multi use trails, (20% + 15%)
- Additional natural multi use trails (18% + 14%)
- Synthetic turf fields (12% + 8%)

### **Cultural history:**

- Respondents indicating the importance of learning cultural or natural history of the park were approximately equal in answering “yes”, “no” or “maybe”.
- 33% of those responding to the survey did not respond to this question

### **Environmentally friendly features:**

- 32% indicated that this was important (rating 5 or 4 with 5 ‘extremely’ important)



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BK0077PG0239

**RECOMMENDATIONS:**

Based on the responses from the community to the survey taken by Calvert County, and analysis of the three options presented in the Draft Master Plan, we are proposing the following recommended options for Hallowing Point Park. This list is provided to guide future developments over time at the park, and is not intended to describe a single scope of work. Options are not listed in a particular order.

**Base Scope of Work - Maintenance**

Maintenance of existing facilities as needed.

**PROPOSED SCOPE OF WORK - OPTIONS**

1. **Walking Paths:** Provide upgraded ADA accessible paved walking paths to enhance access to playing fields as well as a well-lit paved path around the perimeter of the park. The new pathway will provide connection between all park amenities. Path to be wide enough to accommodate two way traffic with walkers, joggers, and bicyclers
2. **Natural Surface Paths:** Provide new natural surface path at the south east corner of the property with an extended loop around the existing multi-use courts
3. **Multi-Use Fields:** Convert (1) one multi-use field to synthetic turf, maintain (1) one with Bermuda grass
4. **Bleachers:** Between multi-use fields - upgrade bleachers, provide ADA accessible path from parking lot
5. **Soccer Fields:** Convert (3) three soccer fields to synthetic turf
6. **Softball / Baseball Fields:** Upgrade (5) five infields at baseball and softball fields to DuraEdge Mix; convert (1) one field to synthetic turf
  - i. Provide dugouts at all fields (with lights and outlets)
7. **Signage:** Provide new or upgraded signage at all intersections throughout park
8. **Food Trucks:** Provide (2) two permanently designated locations for food trucks with space available for picnic tables
9. **Playground:** Provide (1) one additional playground (tot-lot equipment); maintain and upgrade existing equipment as needed
10. **Pavilions:** Provide (2) two additional locations for pavilions
11. **Skate Park:** Provide new inground skate park
12. **Basketball Courts:** Provide new basketball court for a total of (2) two courts with lighting and benches

Based on analysis of the responses to the 2023 survey, the two options considered highest priority by the community are ADA accessibility via pathed walking paths throughout the park and field maintenance and upgrades.



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Proposed Scope of Work - Options Key

- 1. Bermuda Grass Multi-use Field
- 1a. Bleachers
- 2. Synthetic Turf Field
- 3. Food Trucks
- 4. Paved ADA Accessible Path
- 5. Natural Walking Path
- 6. Baseball & Softball Dugouts (all fields)
- 7. DuraEdge infield (5 fields)
- 8. Pavilions
- 9. Tot Lot
- 10. Inground Skate park
- 11. New Basketball Courts

## PATHWAYS

### Natural Surface Pathway

A new natural surface pathway, approximately one half mile in total length, will be developed through the existing wooded area at the southeast portion of the property. The surface will be unimproved but cleared natural surface. The pathway will begin and end at the existing parking lot adjacent to the tennis courts with signage installed to guide visitors.

### Paved Surface ADA Accessible Pathway

A new ADA accessible paved surface pathway will be constructed around the perimeter of the property. The full length of the path will be approximately 1 mile around the perimeter as well as connection to all amenities; with entry and exit points at multiple locations.

Signage will be provided at each entry / exit location to guide visitors.

The surface will be asphalt, which provides a smooth, relatively maintenance free surface suitable for wheelchairs, bikes, and strollers.

### Scope of Work

Full perimeter of park + connection from tennis court parking to food trucks + access to all baseball/softball fields

### Details:

- (1) +/- 1/2 mile long new natural surface path 4' width
- (1) +/- 1 mile long new path around perimeter of park + paths to connect all amenities; to be covered in asphalt, 8' width
- Electrical Scope of Work:  
Provide light fixtures along paved surface pathway. Fixtures shall be LED posts.



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## DRIVEWAYS + PARKING + WAYFINDING

### Driveways

The route of the existing driveways will remain in place, with re-surfacing as needed throughout. No new driveways are proposed.

### Pedestrian Crossings

Three new pedestrian crossings have recently been installed in the driveway adjacent to the multi-use and soccer fields, providing much needed safety measures for visitors at the park. Proposed work includes new pavilions across from the pickleball courts as well as a new skate park. It is recommended that a new pedestrian crossing at these locations be included for safety.

### Parking

There are currently multiple parking areas located throughout the park. With the exception of the parking adjacent to the multi-use and soccer fields, which was recently paved and striped, the majority of parking areas within the park needs to be re-surfaced, re-striped, with new ADA compliant curb stops at each parking spot.

### Wayfinding

New signage at each intersection will be provided for better wayfinding for visitors in the park. Signage will also be provided along the new natural path for wayfinding. In addition, new signage at the entrances along Hallowing Point Road and Skipjack Road will be provided for clarity in ingress and egress.

### Details:

- Resurface all drives and parking lots - approx. 300,000 sf surface area
- Re-stripe and provide curbs for all parking spaces - approximately 775 parking spots
- New pedestrian crossings at pavilions and skatepark
- New signage throughout



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## MUTI-USE AND SOCCER FIELDS

The park currently maintains 2 fields dedicated for multi-use, and 3 fields dedicated for soccer.

Future development at the park will maintain the fields in their current locations. Base scope of work includes re-seeding all fields with Bermuda grass, possible upgrades include new synthetic turf at one multi-use field and new synthetic turf at all soccer fields.

The existing Press Box is to remain as-is; bleachers are to be upgraded as needed with new ADA compliant pathway for access.

### Scope of Work:

- 1 Multi-Use Field and 3 Soccer - New synthetic turf
- 1 Multi-Use Field - reseed with Bermuda grass
- New bleacher seating over permeable pavers

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## BASEBALL AND SOFTBALL FIELDS

The park currently maintains 6 fields for baseball and softball, however there are currently no dugout spaces for players. The structures will provide space for each team to place equipment and belongings during games, and provide much needed shade and some protection from the weather. Two (2) dugouts will be constructed for home and away teams at all fields for a total of twelve (12) new structures.

### Scope of Work

- Upgrade (5) five infields with DuraEdge mix
- Replace (1) one outfield + (1) one infield with synthetic turf
- New dugouts at all field locations with outlets and lighting

### Details:

- Slab on grade construction with standing seam metal roof.
- Perimeter wall construction will be a mix of partial height stone and chain link fencing.
- The new dugouts will feature a single bench.

### Electrical Scope of Work:

- Provide light fixtures and receptacles for each dugout via underground feed.



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## **BASKETBALL COURT**

Currently the park has one basketball court; future development will include an additional court. The court will be similar to the existing court with asphalt paving and in-ground hoops.

### **Scope of Work:**

(2) two new courts in similar location

### **Details:**

- Remove existing court
- 2 new courts - 94' x 50' each
- Asphalt surface
- Adjustable in ground basketball hoops
- 12' high chain link fence perimeter at each
- 2 permanent benches per court

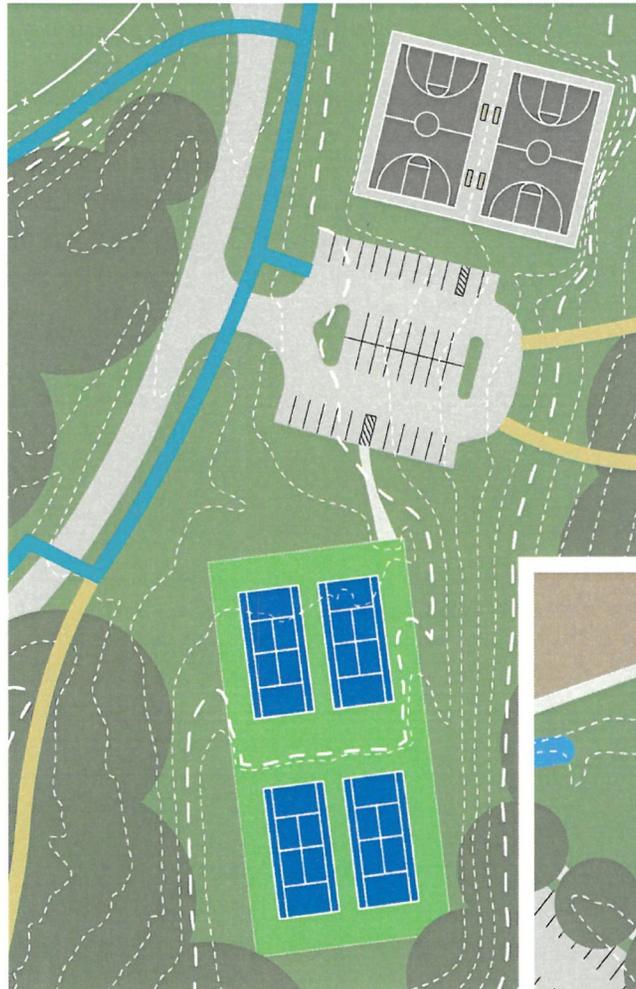
## **Multi-Use Courts**

The park currently maintains courts in the south-east portion of the property which are in good condition. Current use includes (4) four tennis or (8) eight pickleball.

Future improvements will consist of maintenance of the existing courts.

## **Pickleball Courts**

The park currently maintains eight (8) picklball courts at the north of the property. These are recently completed and in good comdition. Future improvements will consist of routine maintenance.



*Basketball and Multi-Use Courts*



*Pickleball Courts*

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## PAVILIONS + PLAYGROUND (1/2)

The existing park has one gazebo structure adjacent to the soccer fields on the northwest portion of the property. Future plans could include renovation of this existing structure, as well as new open air pavilions and adjacent playground for use by residents and available for rental for small events. Proposed scope of work includes new pavilions to the north of the pickleball courts (with associated pedestrian crosswalk connecting the pickleball courts and pavilions) and a 'grove' of pavilions on the southwest corner of the property, as well as a second pavilion in the vicinity of the existing.

The new pavilions will be approximately 15'x15', hardwired with outlets and light fixtures. Construction will be slab on grade with a standing seam metal roof and include adjacent space for picnic tables and adjacent grills.

Access to be via paved path from the nearest parking lot.

### Scope of Work

- Maintain existing pavilion
- New pavilions on north side of property, adjacent to pickleball courts and existing playground
- Additional pavilion adjacent to existing pavilion in the vicinity of the soccer field
- New pavilion 'grove' on west side of property
- New playground structure adjacent to 'grove'

### Details:

- 15' x15' open air pavilions
- slab on grade
- standing seam metal roof
- wet-rated outdoor lighting at ceiling
- waterproof outdoor rated receptacles

A new playground structure will be located adjacent to the new pavilions on the west side of the property. The structure will be a pre-manufactured structure that is rated to serve ages 2-5. The 'floor' beneath the structure is to be engineered wood fiber which will provide a relatively maintenance free surface with longevity and adequate drainage. Engineered wood fiber is cost effective and easy to install. Playground 'floor' to be surrounded at the perimeter by water resistant timber to prevent erosion.

### Electrical Scope of Work:

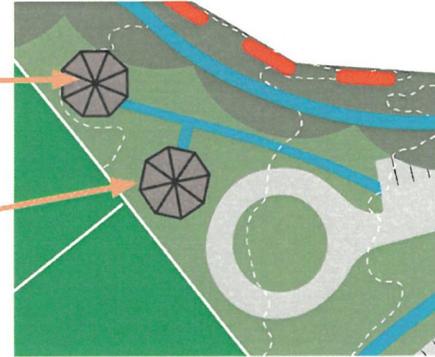
- Provide ceiling light fixture at open air pavilions.
- Provide receptacle(s) at open air pavilions.

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**Pavilions + Playground (2/2)**



existing pavilion

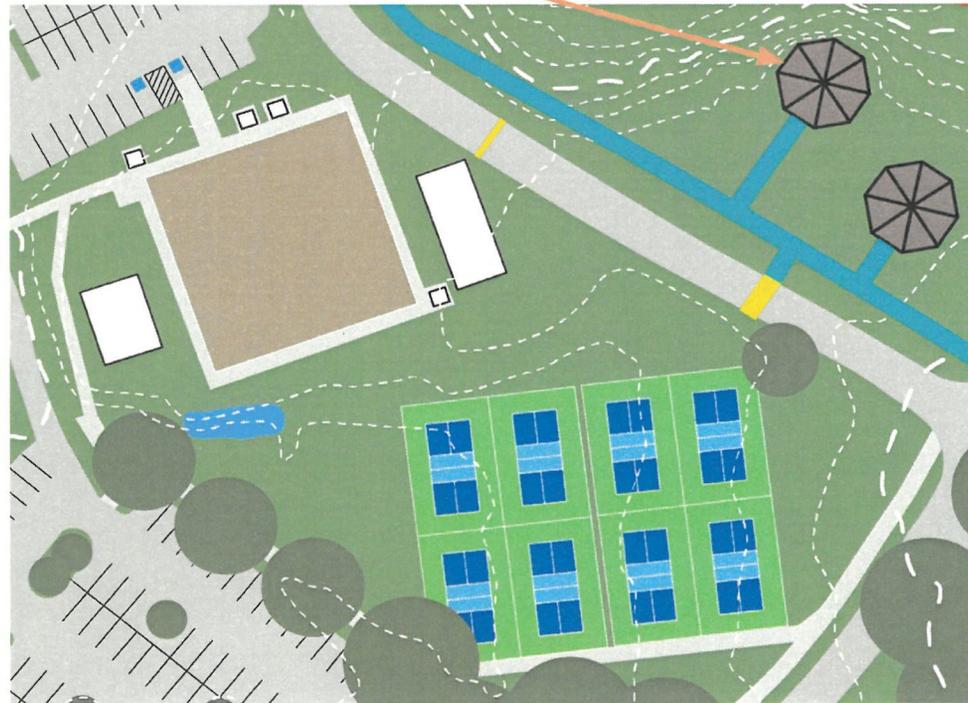


Maintain existing pavilion +  
(1) one additional pavilion

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Pavilion "grove" + new play structure on west side of property



(2) two new open air pavilions on north side of property  
Provide new pedestrian crossing across existing driveway

## FOOD TRUCKS

There is a strong desire from the community for the park to provide a space for food trucks to set up during games and events. The locations of these spaces need to be such that they provide opportunities for park users to access the truck without traversing the entire park, providing both safety and convenience for patrons.

New development at the park will provide (2) two locations for food trucks, one in the vicinity of the multi-use and soccer fields, the other in the vicinity of the baseball and softball fields. Each location will provide a dedicated space for parking and will include picnic tables for customers.

### Details:

- (2) two locations, each sized for two food trucks
- Permeable gravel pavers at parking area, approximately 15'x35'
- Space for new picnic tables at each location



## SKATEPARK

Future developments could include an in-ground concrete skate park. Currently there is only one skate park in Calvert County, outfitted with all above ground fixtures which are high maintenance. An additional skate park would be a valuable addition to recreation options in Calvert County.

### Scope of Work

+/- 25,000 square foot in ground skate park  
poured concrete construction



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## STORM WATER MANAGEMENT (1/7)

The following description of the storm water management system has been prepared by COA Barrett, LLC, civil engineers.

### EXISTING SITE

#### GENERAL DESCRIPTION

The site is largely open grassy area with a comparatively small amount of impervious area. The vast majority of the development seems to have been exempt from providing stormwater management as currently only a limited number of devices are found on-site.

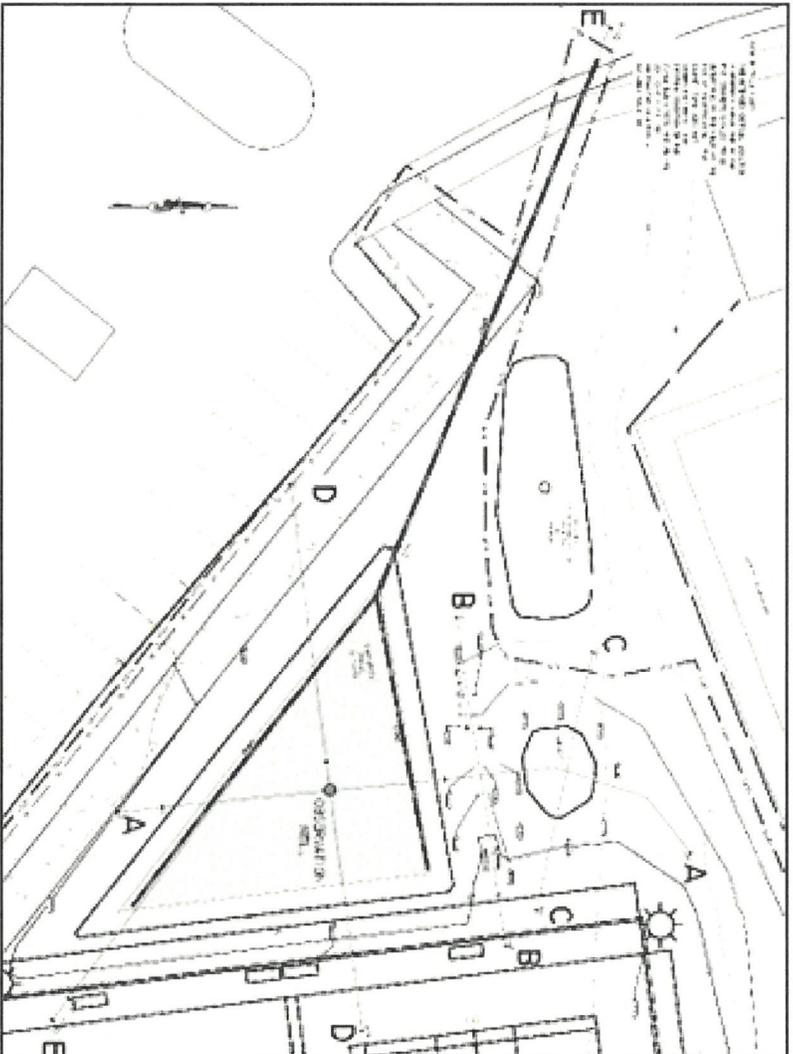
The site has a general slope from the south-east corner of the property to the western edge. This is broken up by a ridge along the road that enters the site from the west until it reaches its northernmost point. A stream runs from east to west just past the northern edge of the property line. Several swales are located in the center of the site and on the southern edge. A total of four bio-retention areas are located on the site which drain off site via swales, buried storm drain pipes, or a combination of both.

#### DEVICES

Three bio-retention areas are located around the existing playground on the northern side of the site. They were installed in 2013 simultaneously as the playground was being built. The first MB, Micro Bio-retention area, is located just to the south of the playground. It has a surface area of 414 sq ft. and it drains from its western edge, via an underdrain, to a north running swale with concrete entrance that lies along the western edge of the playground and its parking lot. It also has a mat stabilized outfall through its berm to the west. This area is currently being disturbed by construction of a new pickle ball court to the south of the existing playground. A submerged gravel wetland (SGW) is proposed to be located to the south of the existing micro-bioretenion area. The SGW is designed to treat runoff from the new pickle ball courts. These devices typically consist of a forebay that will provide attenuation and allow sedimentation prior to discharging pretreated runoff to the main body of the device. The main body of the SGW consists of a bio-media planting soil surface with dense wetland plantings underlaid with three to four feet of washed gravel substrate. In general, the SGW treats stormwater runoff primarily through sedimentation, physical and chemical sorption, uptake and attenuation.

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HALLOWING POINT PARK PLAYGROUND ADDITION – SUBMERGED GRAVEL WETLAND



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**Storm Water Management (3/7)**

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CONCRETE CHANNEL TO NORTH RUNNING SWALE FROM MB#1



UNIDENTIFIED SWM DEVICE IN NORTH RUNNING SWALE

The north running swale with the concrete channel terminates near the north of the site in an unidentified storm water management device.

## Storm Water Management (4/7)

The second MB in this area is the western of the two MB's located north of the parking lot. It has a surface area of 600 sq ft. and drains, via an underdrain, northward into a culvert that runs underneath the existing road and drains offsite to the north. It also has a stabilized outfall through its berm on the north side.

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MICRO BIO-RETENTION AREA #2

## Storm Water Management (5/7)

The third MB in the area is the eastern of the two MB's located north of the parking lot. It has a surface area of 755 sq ft. and drains, via an underdrain, northwest until it joins with the underdrain of its partner to the west. It also has a stabilized outfall through its berm on the north side.



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## Storm Water Management (6/7)

### MICRO BIO-RETENTION AREA #3

The central bio-retention area is located directly west of baseball Field 3. It has a surface area of 2,500 sq ft. and drains south through a weir and stone outfall pad. From there drainage continues south through an existing swale that runs along the edge of baseball Field 6 and meets a westward swale just north of the existing barn. This device is fed by a culvert and south flowing swale that runs along soccer Field 16 which enters a stone bottomed forebay before entering the device.

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## Storm Water Management (7/7)

### CENTRAL BIO-RETENTION AREA WITH FOREBAY

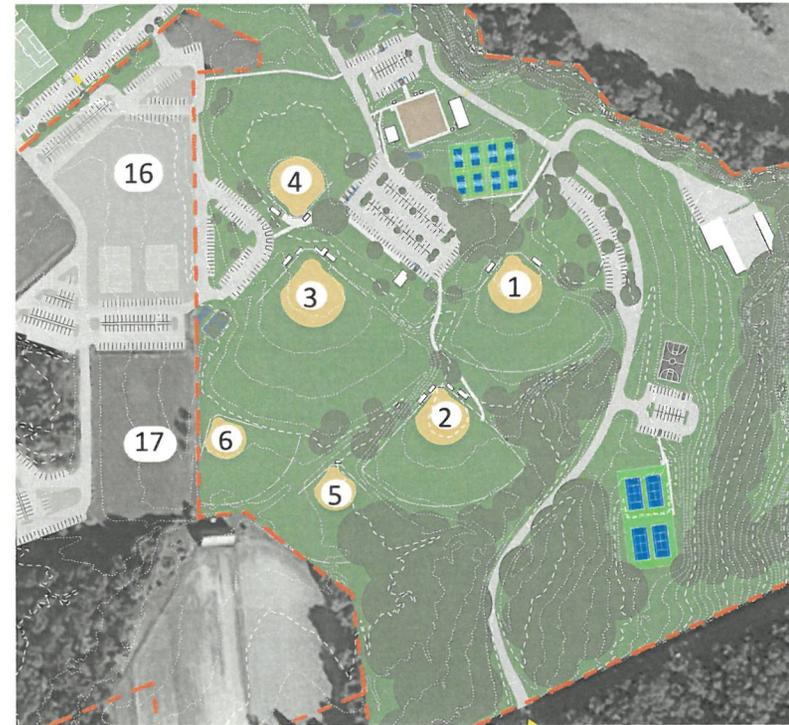
The main westward running swale is fed by several other streams on the site, in addition to the central MB. The first runs from the south-western corner of baseball Field 1 to in between Fields 5 and 6 where it goes under a small footpath crossing bridge before joining the main swale. The second being along the south edge of Field 1 and flows into Field 2 where it enters a culvert and flows underneath the field after which it exits and flows around the southern edge of Field 6 where it meets the main outfall of the central MB. Another swale begins between the existing tennis courts and their attached parking lot. It flows west and then south along the existing roadway until it enters a culvert and crosses the road to meet the main swale south of Field 2. Two small swales flow north from Route 231 and meet the main swale just south of Field 5.

All existing devices would benefit from maintenance including removal of silt/sediment from swales and repair of minor side slope erosion.

### PROPOSED NEW WORK

The proposed areas of new work will adhere to all current MDE and Calvert County storm water management regulations as the proposed disturbances exceed 5,000 square feet. Stormwater management requirements based on the proposed construction (limit of disturbance) will be satisfied on-site through the implementation and utilization of micro-scale devices. These devices along with conscientious site design will satisfy MDE Environmental Site Design (ESD) to the maximum extent practicable (MEP).

It is anticipated any newly created impervious areas would be treated with micro-scale practices such as micro-bioretention areas, bio-swales, or rain gardens. Runoff from the hard surface (Impervious) areas will be directed to these devices where the runoff is captured and treated within the biomass devices. It is assumed that the subsurface profile is unsuitable for the use of infiltration for stormwater management until geotechnical investigations prove otherwise. Therefore, the proposed stormwater management devices will be designed to include a perforated schedule 40 PVC underdrain wrapped in hardware cloth and a gravel jacket. The devices will incorporate weirs that allow runoff from larger storm events to discharge onto existing open space or swales as needed for conveyance through the site.



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## COST ESTIMATE

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The following pages provide a cost estimate and break down for the Master Plan presented in this report.

All information has been prepared by CostCon.



**HALLOWING POINT PARK - MASTER PLAN**

*ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION*

No.	Description of Work	Total
1	<i>Provide new or upgraded paved walking path to enhance access to playing fields as well as a well-lit paved path around the perimeter of the park. The new pathway will also provide a connection between the tennis/basketball court parking and the food trucks and restrooms as well as access to all baseball / softball fields. Path to be wide enough to accommodate two way traffic with walkers, joggers, and bicyclers</i>	<b>\$1,418,168.21</b>
2	<i>Provide new natural surface path at the south east corner of the property</i>	<b>\$68,860.59</b>
3	<i>Convert (1) one football field to turf maintain (1) with grass</i>	<b>\$1,237,092.49</b>
4	<i>Convert (3) three soccer fields to turf</i>	<b>\$2,026,636.17</b>
5	<i>Upgrade 5 infields at baseball and softball fields to DuraEdge Mix and 1 infield to turf (colored); convert (1) one outfield to turf i. Provide (12) two dugouts each at 6 fields (with lights and outlets)</i>	<b>\$3,168,518.98</b>
6	<i>Provide new or upgraded signage at all intersections throughout park</i>	<b>\$35,184.66</b>
7	<i>Provide (2) two permanently designated locations for food trucks with space available for picnic tables</i>	<b>\$274,721.79</b>
8	<i>Provide (1) one additional playground (tot-lot equipment) includes 4 pavilions</i>	<b>\$283,869.80</b>
9	<i>Provide (2) two additional location for pavilions.</i>	<b>\$157,205.04</b>
10	<i>Provide new skatepark-in ground.</i>	<b>\$1,759,232.78</b>
11	<i>Provide new basketball court for a total of (2) two courts with lighting and benches</i>	<b>\$284,046.36</b>
12	<i>Resurfacing all driveways and resurfacing and re-stripping all parking areas within the park (resurfacing and re-stripping that the parking adjacent to football and soccer completed in fall of 2023)</i>	<b>\$1,189,241.36</b>
<i>Estimates exclude Architects and Engineers Fees</i>		
<b>TOTAL</b>		<b>\$11,902,778.25</b>

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**HALLOWING POINT PARK - MASTER PLAN**

ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

1. Provide new or upgraded paved walking path to enhance access to playing fields as well as a well-lit paved path around the perimeter of the park. The new pathway will also provide a connection between the tennis/basketball court parking and the food trucks and restrooms as well as access to all baseball / softball fields. Path to be wide enough to accommodate two way traffic with walkers, joggers, and bicyclers

No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	general conditions	%	\$1,007,661.00	10.00%	\$100,766.10
2	grading and prep for paving	sf	91088.00	\$0.75	\$68,316.00
3	paved path-length-8'0" wide	sf	91088.00	\$2.75	\$250,492.00
4	stabilization/seeding	ft	11386.00	\$4.00	\$45,544.00
5	wayfinding signage	ft	11386.00	\$1.50	\$17,079.00
6	provide lighting	ft	11386.00	\$55.00	\$626,230.00
<b>SUBTOTAL</b>					<b>\$1,108,427.10</b>

Prevailing Wage	5.00%	\$55,421.36
Peed Premium	2.00%	\$23,276.97
General Contractors Overhead and Profit	7.00%	\$83,098.78
Contractors Liability Insurance	1.20%	\$15,242.69
Bond-Subcontractors Default Insurance	2.00%	\$25,709.34
Design and Estimating Contingency	4.00%	\$52,447.05
Escalation to Bid at Start of Construction	4.00%	\$54,544.93
<b>TOTAL</b>		<b>\$1,418,168.21</b>

The total estimated duration of construction is twenty ( ) months with construction beginning in

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**HALLOWING POINT PARK - MASTER PLAN**

ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

	2. Provide new natural surface path at the south east corner of the property
--	--

No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	general conditions	%	\$48,928.00	10.00%	\$4,892.80
2	option 1-5-natural walking path-length- clear, grade and stabilize	ft	4616.00	\$8.00	\$36,928.00
3	signage installed to guide visitors	ls	1.00	\$12,000.00	\$12,000.00
<b>SUBTOTAL</b>					<b>\$53,820.80</b>

<i>Prevailing Wage</i>	<b>5.00%</b>	<b>\$2,691.04</b>
<i>Peed Premium</i>	<b>2.00%</b>	<b>\$1,130.24</b>
<i>General Contractors Overhead and Profit</i>	<b>7.00%</b>	<b>\$4,034.95</b>
<i>Contractors Liability Insurance</i>	<b>1.20%</b>	<b>\$740.12</b>
<i>Bond-Subcontractors Default Insurance</i>	<b>2.00%</b>	<b>\$1,248.34</b>
<i>Design and Estimating Contingency</i>	<b>4.00%</b>	<b>\$2,546.62</b>
<i>Escalation to Bid at Start of Construction</i>	<b>4.00%</b>	<b>\$2,648.48</b>

<b>TOTAL</b>	<b>\$68,860.59</b>
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The total estimated duration of construction is twenty ( ) months with construction beginning in

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DATE: 08/27/24



**HALLOWING POINT PARK - MASTER PLAN**

ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

3. Convert (1) one football field to turf maintain (1) with grass					
No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	general conditions	%	\$879,000.00	10.00%	\$87,900.00
2	convert (1) one football field to turf-includes goals and markings	sf	57600.00	\$15.00	\$864,000.00
3	maintain one turf field with grass-overseed (2 times)	ls	1.00	\$15,000.00	\$15,000.00
<b>SUBTOTAL</b>					<b>\$966,900.00</b>
				<b>Prevailing Wage 5.00%</b>	<b>\$48,345.00</b>
				<b>Peed Premium 2.00%</b>	<b>\$20,304.90</b>
				<b>General Contractors Overhead and Profit 7.00%</b>	<b>\$72,488.49</b>
				<b>Contractors Liability Insurance 1.20%</b>	<b>\$13,296.46</b>
				<b>Bond-Subcontractors Default Insurance 2.00%</b>	<b>\$22,426.70</b>
				<b>Design and Estimating Contingency 4.00%</b>	<b>\$45,750.46</b>
				<b>Escalation to Bid at Start of Construction 4.00%</b>	<b>\$47,580.48</b>
<b>TOTAL</b>					<b>\$1,237,092.49</b>

The total estimated duration of construction is twenty ( ) months with construction beginning in

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**HALLOWING POINT PARK - MASTER PLAN**

ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

<b>4. Convert (3) three soccer fields to turf</b>					
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No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	general conditions	%	\$1,440,000.00	10.00%	\$144,000.00
2	Convert (3) three soccer fields to turf-includes goals and markings	sf	96000.00	\$15.00	\$1,440,000.00
<b>SUBTOTAL</b>					<b>\$1,584,000.00</b>

<i>Prevailing Wage</i>	5.00%	\$79,200.00
<i>Peed Premium</i>	2.00%	\$33,264.00
<i>General Contractors Overhead and Profit</i>	7.00%	\$118,752.48
<i>Contractors Liability Insurance</i>	1.20%	\$21,782.60
<i>Bond-Subcontractors Default Insurance</i>	2.00%	\$36,739.98
<i>Design and Estimating Contingency</i>	4.00%	\$74,949.56
<i>Escalation to Bid at Start of Construction</i>	4.00%	\$77,947.54

<b>TOTAL</b>					<b>\$2,026,636.17</b>
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The total estimated duration of construction is twenty ( ) months with construction beginning in

1504 WILD CRANBERRY DRIVE, CROWNSVILLE, MARYLAND, 21032  
 TELEPHONE: 443.510.4427 FAX: 301.912.2789 WEB: WWW.COSTCONCS.COM

## HALLOWING POINT PARK - MASTER PLAN

ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

**5. Upgrade 5 infields at baseball and softball fields to DuraEdge Mix and 1 infield to turf (colored); convert (1) one outfield to turf i. Provide (12) two dugouts each at 6 fields (with lights and outlets)**

No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	general conditions	%	\$2,251,350.00	10.00%	\$225,135.00
2	upgrade 5 infields at baseball and softball fields to duraedge mix	sf	26250.00	\$10.00	\$262,500.00
3	convert (1) one outfield to turf	sf	101340.00	\$15.00	\$1,520,100.00
4	convert (1) one infield into colored turf	sf	5250.00	\$15.00	\$78,750.00
5	dugouts each at 6 fields (with lights and outlets)	ea	6.00	\$65,000.00	\$390,000.00
<b>SUBTOTAL</b>					<b>\$2,476,485.00</b>

<b>Prevailing Wage</b>	<b>5.00%</b>	<b>\$123,824.25</b>
<b>Peed Premium</b>	<b>2.00%</b>	<b>\$52,006.19</b>
<b>General Contractors Overhead and Profit</b>	<b>7.00%</b>	<b>\$185,662.08</b>
<b>Contractors Liability Insurance</b>	<b>1.20%</b>	<b>\$34,055.73</b>
<b>Bond-Subcontractors Default Insurance</b>	<b>2.00%</b>	<b>\$57,440.66</b>
<b>Design and Estimating Contingency</b>	<b>4.00%</b>	<b>\$117,178.96</b>
<b>Escalation to Bid at Start of Construction</b>	<b>4.00%</b>	<b>\$121,866.11</b>
<b>TOTAL</b>		<b>\$3,168,518.98</b>

The total estimated duration of construction is twenty ( ) months  
with construction beginning in

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**HALLOWING POINT PARK - MASTER PLAN**

ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

<b>6. Provide new or upgraded signage at all intersections throughout park</b>					
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No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	general conditions	%	\$25,000.00	10.00%	\$2,500.00
2	new or upgraded signage at all intersections throughout park	ls	1.00	\$25,000.00	\$25,000.00
<b>SUBTOTAL</b>					<b>\$27,500.00</b>

<i>Prevailing Wage</i>	5.00%	\$1,375.00
<i>Peed Premium</i>	2.00%	\$577.50
<i>General Contractors Overhead and Profit</i>	7.00%	\$2,061.68
<i>Contractors Liability Insurance</i>	1.20%	\$378.17
<i>Bond-Subcontractors Default Insurance</i>	2.00%	\$637.85
<i>Design and Estimating Contingency</i>	4.00%	\$1,301.21
<i>Escalation to Bid at Start of Construction</i>	4.00%	\$1,353.26

<b>TOTAL</b>					<b>\$35,184.66</b>
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**HALLOWING POINT PARK - MASTER PLAN**

ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

7. Provide (2) two permanently designated locations for food trucks with space available for picnic tables

No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	general conditions	%	\$195,200.00	10.00%	\$19,520.00
2	grading and permeable gravel pavers	sf	12200.00	\$16.00	\$195,200.00
3	picnic tables to be supplied by owner	by owner	0.00	\$0.00	\$0.00
<b>SUBTOTAL</b>					<b>\$214,720.00</b>

<b>Prevailing Wage</b>	<b>5.00%</b>	<b>\$10,736.00</b>
<b>Peed Premium</b>	<b>2.00%</b>	<b>\$4,509.12</b>
<b>General Contractors Overhead and Profit</b>	<b>7.00%</b>	<b>\$16,097.56</b>
<b>Contractors Liability Insurance</b>	<b>1.20%</b>	<b>\$2,952.75</b>
<b>Bond-Subcontractors Default Insurance</b>	<b>2.00%</b>	<b>\$4,980.31</b>
<b>Design and Estimating Contingency</b>	<b>4.00%</b>	<b>\$10,159.83</b>
<b>Escalation to Bid at Start of Construction</b>	<b>4.00%</b>	<b>\$10,566.22</b>
<b>TOTAL</b>		<b>\$274,721.79</b>

The total estimated duration of construction is twenty ( ) months with construction beginning in

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HALLOWING POINT PARK  
 MASTER PLAN  
 August 26, 2025



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## HALLOWING POINT PARK - MASTER PLAN

### ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

**8. Provide (1) one additional playground (tot-lot equipment)-includes 4 pavilions**

No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	general conditions	%	\$201,700.00	10.00%	\$20,170.00
2	grading (4)	ls	1.00	\$4,000.00	\$4,000.00
3	concrete footings (4)	ea	18.00	\$500.00	\$9,000.00
4	concrete turn down slab on grade (4)	sq ft	900.00	\$15.00	\$13,500.00
5	turn-down edge 12" x 30" (4)	cy	8.00	\$650.00	\$5,200.00
6	pavilion 15'0"x15'0" (4)	sf	900.00	\$50.00	\$45,000.00
7	lighting and power (4)	ls	1.00	\$25,000.00	\$25,000.00
8	tot lot surfacing and equipment	ls	1.00	\$100,000.00	\$100,000.00
<b>SUBTOTAL</b>					<b>\$221,870.00</b>

<b>Prevailing Wage</b>	<b>5.00%</b>	<b>\$11,093.50</b>
<b>Peed Premium</b>	<b>2.00%</b>	<b>\$4,659.27</b>
<b>General Contractors Overhead and Profit</b>	<b>7.00%</b>	<b>\$16,633.59</b>
<b>Contractors Liability Insurance</b>	<b>1.20%</b>	<b>\$3,051.08</b>
<b>Bond-Subcontractors Default Insurance</b>	<b>2.00%</b>	<b>\$5,146.15</b>
<b>Design and Estimating Contingency</b>	<b>4.00%</b>	<b>\$10,498.14</b>
<b>Escalation to Bid at Start of Construction</b>	<b>4.00%</b>	<b>\$10,918.07</b>
<b>TOTAL</b>		<b>\$283,869.80</b>

The total estimated duration of construction is twenty ( ) months with construction beginning in

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## HALLOWING POINT PARK - MASTER PLAN

### ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

9. Provide (2) two additional locations for pavilions.

No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	general conditions	%	\$111,700.00	10.00%	\$11,170.00
2	grading (2)	ls	2.00	\$2,000.00	\$4,000.00
3	concrete footings (2)	ea	16.00	\$500.00	\$8,000.00
4	concrete turn down slab on grade (2)	sq ft	900.00	\$15.00	\$13,500.00
5	turn-down edge 12" x 30" (2)	cy	8.00	\$650.00	\$5,200.00
6	pavilion 15'0"x15'0"	sf	900.00	\$50.00	\$45,000.00
7	lighting and power (2)	ls	2.00	\$18,000.00	\$36,000.00
<b>SUBTOTAL</b>					<b>\$122,870.00</b>

<b>Prevailing Wage</b>	<b>5.00%</b>	<b>\$6,143.50</b>
<b>Peed Premium</b>	<b>2.00%</b>	<b>\$2,580.27</b>
<b>General Contractors Overhead and Profit</b>	<b>7.00%</b>	<b>\$9,211.56</b>
<b>Contractors Liability Insurance</b>	<b>1.20%</b>	<b>\$1,689.66</b>
<b>Bond-Subcontractors Default Insurance</b>	<b>2.00%</b>	<b>\$2,849.90</b>
<b>Design and Estimating Contingency</b>	<b>4.00%</b>	<b>\$5,813.80</b>
<b>Escalation to Bid at Start of Construction</b>	<b>4.00%</b>	<b>\$6,046.35</b>
<b>TOTAL</b>		<b>\$157,205.04</b>

The total estimated duration of construction is twenty ( ) months with construction beginning in

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## HALLOWING POINT PARK - MASTER PLAN

### ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

	<b>10. Provide new skatepark-in ground</b>
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No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	general conditions	%	\$1,250,000.00	10.00%	\$125,000.00
2	new skatepark -in ground	sf	25000.00	\$50.00	\$1,250,000.00
<b>SUBTOTAL</b>					<b>\$1,375,000.00</b>

<b>Prevailing Wage</b>	<b>5.00%</b>	<b>\$68,750.00</b>
<b>Peed Premium</b>	<b>2.00%</b>	<b>\$28,875.00</b>
<b>General Contractors Overhead and Profit</b>	<b>7.00%</b>	<b>\$103,083.75</b>
<b>Contractors Liability Insurance</b>	<b>1.20%</b>	<b>\$18,908.51</b>
<b>Bond-Subcontractors Default Insurance</b>	<b>2.00%</b>	<b>\$31,892.35</b>
<b>Design and Estimating Contingency</b>	<b>4.00%</b>	<b>\$65,060.38</b>
<b>Escalation to Bid at Start of Construction</b>	<b>4.00%</b>	<b>\$67,662.80</b>

<b>TOTAL</b>	<b>\$1,759,232.78</b>
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The total estimated duration of construction is twenty ( ) months with construction beginning in

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## HALLOWING POINT PARK - MASTER PLAN

### ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

**11. Provide new basketball court for a total of (2) two courts with lighting and benches**

No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	general conditions	%	\$197,280.00	10.00%	\$19,728.00
2	remove existing basketball courts	ls	1.00	\$5,000.00	\$5,000.00
3	paved surface-asphalt (2) and grading	sf	14780.00	\$6.00	\$88,680.00
4	basketball backstop (4)	ea	4.00	\$4,600.00	\$18,400.00
5	markings	ls	1.00	\$2,000.00	\$2,000.00
6	fencing	ft	464.00	\$50.00	\$23,200.00
7	lighting	ls	1.00	\$60,000.00	\$60,000.00
8	benches	ls	1.00	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>					<b>\$222,008.00</b>

<b>Prevailing Wage</b>	<b>5.00%</b>	<b>\$11,100.40</b>
<b>Peed Premium</b>	<b>2.00%</b>	<b>\$4,662.17</b>
<b>General Contractors Overhead and Profit</b>	<b>7.00%</b>	<b>\$16,643.94</b>
<b>Contractors Liability Insurance</b>	<b>1.20%</b>	<b>\$3,052.97</b>
<b>Bond-Subcontractors Default Insurance</b>	<b>2.00%</b>	<b>\$5,149.35</b>
<b>Design and Estimating Contingency</b>	<b>4.00%</b>	<b>\$10,504.67</b>
<b>Escalation to Bid at Start of Construction</b>	<b>4.00%</b>	<b>\$10,924.86</b>
<b>TOTAL</b>		<b>\$284,046.36</b>

The total estimated duration of construction is twenty ( ) months with construction beginning in

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**HALLOWING POINT PARK - MASTER PLAN**

ORDER OF MAGNITUDE-FEASIBLE COST OF CONSTRUCTION

12. Maintenance of existing facilities as needed, including: See below.					
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No.	Description of Work	Unit	Quantity	Unit Cost	Total
1	<p>general conditions</p> <p><i>Excludes maintenance of existing facilities as needed, including:</i></p> <ul style="list-style-type: none"> <li>i. Tennis courts</li> <li>ii. Basketball courts</li> <li>iii. Pavilion</li> <li>iv. Playground</li> <li>v. Restrooms</li> </ul> <p>Resurfacing all driveways and resurfacing and re-striping all parking areas within the park (resurfacing and re-striping that the parking adjacent to football and soccer completed in fall of 2023)</p>	%	\$845,000.00	10.00%	\$84,500.00
2	mill existing asphalt surface and prep for new asphalt overlay	sf	300000.00	\$0.80	\$240,000.00
3	prime surface before starting wearing coarse	sf	300000.00	\$0.45	\$135,000.00
4	new asphalt overlay	sf	300000.00	\$1.50	\$450,000.00
5	pavement markings	ls	1.00	\$20,000.00	\$20,000.00
<b>SUBTOTAL</b>					<b>\$929,500.00</b>

Prevailing Wage	5.00%	\$46,475.00
Peed Premium	2.00%	\$19,519.50
General Contractors Overhead and Profit	7.00%	\$69,684.62
Contractors Liability Insurance	1.20%	\$12,782.15
Bond-Subcontractors Default Insurance	2.00%	\$21,559.23
Design and Estimating Contingency	4.00%	\$43,980.82
Escalation to Bid at Start of Construction	4.00%	\$45,740.05

<b>TOTAL</b>					<b>\$1,189,241.36</b>
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## Hallowing Point Park – Master Plan Comments

*On March 7, 2025, Stephanie Sperling, Park Planner with Calvert County Department of Parks & Recreation, sent the plan to 13 adjoining jurisdictions and 18 Calvert County Government staff members who serve as Department Heads and/or act as staff for volunteer boards and commissions.*

*Sample email:*

Greetings,

The Calvert County Planning Commission is seeking comments on the September 2024 draft of the Hallowing Point Park Master Plan Update (Hallowing Point Park Master Plan Update draft). Hallowing Point Park is an 81-acre park in Calvert County. The most recent Master Plan was developed in 1998, and an update is needed to guide park improvements and growth over the next 15-20 years. Starting in the fall of 2023, the Department of Parks & Recreation solicited public feedback and worked with Murphy & Dittenhafer Architects to complete a draft plan. Desired improvements included constructing well-lit paved walking paths and natural surface trails, converting several multi-use athletic fields to synthetic turf, upgrading the baseball/softball fields, improving signage, and constructing a new inground skatepark, among others.

The Planning Commission held a meeting on February 27, 2025, and directed staff to distribute the proposed amendments to agencies and adjoining jurisdictions for review and notify the agencies and local jurisdictions at least 60 days in advance of the public hearing in accordance the Land Use Article of the Annotated Code of Maryland.

The Planning Commission will consider comments to the plan and may make revisions before recommending the plan be adopted by the Board of County Commissioners. A public hearing will be held on May 21, 2025 prior to plan adoption. This public hearing date, time, and location will be posted on Calvert County’s website ([www.calvertcountymd.gov](http://www.calvertcountymd.gov)), and you may contact the Department of Planning & Zoning at 410-535-1600, x2727 for details.

While written comments may be submitted any time prior to the May 21, 2025 public hearing or submitted at the hearing, the Planning Commission is requesting comments by May 7, 2025. Please note that names, addresses/e-mail addresses and/or written comments become part of the public record and may be made available to the public upon request and posted to the county’s website.

Please address comments to Mr. John Toohey, Chair, Calvert County Planning Commission. Comments may be submitted by email: [parksandrecreation@calvertcountymd.gov](mailto:parksandrecreation@calvertcountymd.gov); mail: 205 Main Street, Prince Frederick, MD 20678, Attn: Planning Commission.

If you serve on or are responsible for the comments from a Board, Committee, or Commission, please forward this request to the appropriate people.

If you have any questions, please contact me at [stephanie.sperling@calvertcountymd.gov](mailto:stephanie.sperling@calvertcountymd.gov) or 443-771-2049.

## Hallowing Point Park Master Plan Comments – External Jurisdictions

Jurisdiction	Email	Response
Anne Arundel County Dept of Rec and Parks CIP	<a href="mailto:drp_capital-projects@aacounty.org">drp_capital-projects@aacounty.org</a>	
M-NCPPC, Department of Parks & Recreation, Prince George's County	Customerservice@pgparks.com	
Anne Arundel County Dept of Rec and Parks	recadmin@aacounty.org	
MD Dept of Planning Clearinghouse	mdp.clearinghouse@maryland.gov	5/2/25 - Email from Carter Reitman with comments from Maryland Historical Trust, Dept of Environment, Dept of Natural Resources, Dept of Planning
Tri County Council for Southern Maryland	jhartline@tccsmd.org	
Town of Chesapeake Beach	sokpodu@chesapeakebeachmd.gov	
Town of North Beach	<a href="mailto:mbenton@northbeachmd.org">mbenton@northbeachmd.org</a>	
St. Mary's County	lugm@stmaryscountymd.gov	
St. Mary's County Dept of Parks and Rec	Raymond.Bivens@stmaryscountymd.gov	
M-NCPPC, PG Park Planning & Development	PPD-InfoCounter@ppd.mncppc.org	
M-NCPPC, Montgomery Planning	MCP-InfoCounter@mncppc-mc.org	
Charles County	ricec@charlescountymd.gov	
Anne Arundel Dept. of Planning and Zoning	pzjark23@aacounty.org	

**APPENDIX A - MASTER PLAN COMMENTS**

## Hallowing Point Park Master Plan Comments – Calvert County Government, Commissions, Residents

Jurisdiction	Email	Response
CCPR	<a href="mailto:nola.formy-duval@calvertcountymd.gov">nola.formy-duval@calvertcountymd.gov</a>	
CCPR	<a href="mailto:robert.branham@calvertcountymd.gov">robert.branham@calvertcountymd.gov</a>	
County Administrator	<a href="mailto:julian.willis@calvertcountymd.gov">julian.willis@calvertcountymd.gov</a>	
County Administrator	<a href="mailto:linda.turner@calvertcountymd.gov">linda.turner@calvertcountymd.gov</a>	
Environmental Planner	<a href="mailto:amalia.pleake-tamm@calvertcountymd.gov">amalia.pleake-tamm@calvertcountymd.gov</a>	Email from Amalia Pleake-Tamm with Environmental Commission comments - 5/6/25
Economic Development	<a href="mailto:julie.oberg@calvertcountymd.gov">julie.oberg@calvertcountymd.gov</a>	
Finance and Budget	<a href="mailto:bruce.miller@calvertcountymd.gov">bruce.miller@calvertcountymd.gov</a>	
Historic Preservation Planner	<a href="mailto:christopher.sperling@calvertcountymd.gov">christopher.sperling@calvertcountymd.gov</a>	Email from Christopher Sperling with Historic District Commission comments - 4/14/25
Historic Preservation Planner	<a href="mailto:summer.roen@calvertcountymd.gov">summer.roen@calvertcountymd.gov</a>	
Public Safety	<a href="mailto:dave.mcdowell@calvertcountymd.gov">dave.mcdowell@calvertcountymd.gov</a>	
Public Works	<a href="mailto:john.cosgrove@calvertcountymd.gov">john.cosgrove@calvertcountymd.gov</a>	
Sheriff	<a href="mailto:ricky.cox@calvertcountymd.gov">ricky.cox@calvertcountymd.gov</a>	
Technology Services	<a href="mailto:stephen.pereira@calvertcountymd.gov">stephen.pereira@calvertcountymd.gov</a>	
Soil Conservation District	<a href="mailto:jason.leavitt@calvertcountymd.gov">jason.leavitt@calvertcountymd.gov</a>	
Planning and Zoning	<a href="mailto:jason.brinkley@calvertcountymd.gov">jason.brinkley@calvertcountymd.gov</a>	
Human Resources	<a href="mailto:melanie.woodson@calvertcountymd.gov">melanie.woodson@calvertcountymd.gov</a>	
County Attorney	<a href="mailto:john.norris@calvertcountymd.gov">john.norris@calvertcountymd.gov</a>	
Rural Planner	<a href="mailto:jennifer.david@calvertcountymd.gov">jennifer.david@calvertcountymd.gov</a>	

Resident	Email Date	Email Text
Paul Murdoch	3/10/2025	“Will the two different spots for the food trucks offer electricity hook ups for the approximate \$250k to be spent or will the trucks need to burn fuel the whole time? (it gets noisy and smelly)”

**APPENDIX A - MASTER PLAN COMMENTS**

Wes Moore, Governor  
Aruna Miller, Lt. Governor



Rebecca L. Flora, AICP, LEED ND / BD+C, Secretary  
Kristin R. Fleckenstein, Deputy Secretary

## Maryland DEPARTMENT OF PLANNING

May 2, 2025

Mr. John Toohey, Chair  
Calvert County Planning Commission  
205 Main Street, Prince Frederick, MD 20678

Dear Chair Toohey,

Thank you for the opportunity to comment on the 2025 Hallowing Point Park Master Plan draft (Draft Plan). Good planning is important for efficient and responsible development that addresses resource protection, adequate public facilities, housing, community character, and economic development. The Maryland Department of Planning's (MDP) comments reflect the agency's recommendations to strengthen the Draft Plan and satisfy the requirements of Maryland's Land Use Article.

MDP forwarded a copy of the Draft Plan to several state agencies for review, including: the Maryland Historical Trust and the Departments of Transportation, Environment, Natural Resources, Commerce, Disabilities, and Housing and Community Development. To date, we have received comments from the Maryland Historical Trust and the Departments of Environment and Natural Resources. These comments are included with this letter. Any plan review comments received after the date of this letter will be forwarded upon receipt.

The Hallowing Point Park Master Plan was created to be incorporated into the Calvert County Master Plan as an amendment. This process is proposed to facilitate future funding opportunities for park development.

The Department of Natural Resources provided the following comment:

The submitted plan meets the Department's objectives for providing recreational opportunities for the community while focusing on conservation efforts. The updated plan offers thoughtful solutions to issues and concerns from the community and innovative experiences for park users, including, but not limited to: multi-sport courts, play equipment, accessible pathways and a dedicated area for food truck spaces with picnic areas. This reviewer found the master plan to be in compliance with the Department's goals of conserving land, providing accessible recreational opportunities and benefiting the community it serves.

Additionally, MDP's transportation planners reviewed the plan and suggested assessing the need to improve bicycle and pedestrian access to the park, including safe access at the entrances and from surrounding communities. Comments from the Maryland Historical Trust and Department of Environment are attached.

If you have any questions or concerns regarding these comments, please email Carter Reitman at [carter.reitman2@maryland.gov](mailto:carter.reitman2@maryland.gov).

Maryland Department of Planning • 120 E. Baltimore St., Suite 2000 • Baltimore • Maryland • 21202

Tel: 410.767.4500 • Toll Free: 1.877.767.6272 • TTY users: Maryland Relay • [Planning.Maryland.gov](http://Planning.Maryland.gov)

Sincerely,



Joe Griffiths, AICP  
Director, Planning Best Practices

Attachments: Review Comments, Maryland Historical Trust and Department of the Environment

cc: Jason Brinkley, Director of Planning and Zoning, Calvert County  
Stephanie Sperling, Park Planner, Calvert County  
Susan Llareus, Planning Supervisor, Maryland Department of Planning  
Carter Reitman, Maryland Department of Planning

APPENDIX A - MASTER PLAN COMMENTS

Wes Moore, Governor  
Aruna Miller, Lt. Governor



Rebecca L. Flora, AICP, Secretary  
Elizabeth Hughes, MHT Director and  
State Historic Preservation Officer

**Maryland**  
**DEPARTMENT OF PLANNING**  
**MARYLAND HISTORICAL TRUST**

April 9, 2024

Mr. Carter Reitman  
Lead Housing Planner  
Maryland Department of Planning  
120 E. Baltimore St., Suite 2000  
Baltimore, MD 21202

Dear Mr. Reitman:

Thank you for the opportunity to review the Calvert County Hallowing Point Park master plan and submit comments on behalf of the Maryland Historical Trust (MHT).

We note that [Medusa](#), the state's cultural resource information system, shows three barns on the property (CT-1118, CT-1119, and CT-1120) which are not indicated in maps or described in the master plan. On page 30, there is a mention of a stormwater management area north of an "existing barn," but it is unclear whether this is one of the surveyed barns (it is not labelled on the map or described), nor is it clear whether the proposed stormwater improvements would impact the barn. Of the surveyed barns, MHT has [documentation](#) showing that CT-1118, which we believe is near the playground, was built c. 1850-1870 and is historically significant. We have less information on CT-1120, which we believe may also be adjacent to the playground. In consultation with the Calvert County historic preservation planner, it appears that CT-1119 may not actually be within the property line, but this should be verified.

Given that Maryland's tobacco barns are a vanishing cultural resource and important to the development and history of the state, we would recommend that this master plan incorporate descriptions of the extant barns within the parcel, as well as proposed uses and treatments, with particular attention paid to CT-1118. We are happy to provide any information from our files to assist in this effort.

Maryland Historical Trust • 100 Community Place • Crownsville • Maryland • 21032

Tel: 410.697.9591 • toll free 877.767.6272 • TTY users: Maryland Relay • MHT.Maryland.gov

**MDE Comments for Environmental Clearinghouse Project  
Local Plan Review: Calvert County Hallowing Point Park  
Master Plan**

**Response Code: R-1**

1. Construction, renovation and/or demolition of buildings and roadways must be performed in conformance with State regulations pertaining to "Particulate Matter from Materials Handling and Construction" (COMAR 26.11.06.03D), requiring that during any construction and/or demolition work, reasonable precaution must be taken to prevent particulate matter, such as fugitive dust, from becoming airborne.
2. During the duration of the project, soil excavation/grading/site work will be performed; there is a potential for encountering soil contamination. If soil contamination is present, a permit for soil remediation is required from MDE's Air and Radiation Management Administration. Please contact the New Source Permits Division, Air and Radiation Management Administration at (410) 537-3230 to learn about the State's requirements for these permits.
3. Lighting for security, athletic fields, and parking needs to be shielded from nearby residences.
4. Emissions from mobile sources are one of the primary contributors to both climate change and local air pollution, vehicles powered by electricity are one way to reduce the impacts of these emissions. A variety of funding initiatives are becoming available to allow for the faster adoption of electric vehicles, any funding opportunity that can help with this should be examined, especially for electric vehicle charging or refueling infrastructure.
5. Any above ground or underground petroleum storage tanks, which may be utilized, must be installed and maintained in accordance with applicable State and federal laws and regulations. Underground storage tanks must be registered and the installation must be conducted and performed by a contractor certified to install underground storage tanks by the Land and Materials Administration in accordance with COMAR 26.10. Contact the Oil Control Program at (410) 537-3442 for additional information.
6. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Resource Management Program at (410) 537-3314 for additional information regarding recycling activities.
7. The Solid Waste Program should be contacted directly at (410) 537-3315 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to ensure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal laws and regulations.
8. The proposed project may involve rehabilitation, redevelopment, revitalization, or property acquisition of commercial, industrial property. Accordingly, MDE's Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance to you in this project. These programs involve environmental site assessment in accordance with accepted industry and financial institution standards for property transfer. For specific information about these programs and eligibility, please Land Restoration Program at (410) 537-3437.



**CALVERT COUNTY  
ENVIRONMENTAL COMMISSION**

205 Main Street  
Prince Frederick, Maryland 20678  
410-535-1600, ext. 2501  
Fax: 410-414-3092  
www.calvertcountymd.gov

*Board of Commissioners*  
Mark C. Cox Sr.  
Catherine M. Grasso  
Earl F. Hance  
Mike Hart  
Todd Ireland

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**TO:** Calvert County Planning Commission  
**FROM:** The Calvert County Environmental Commission  
**VIA:** Amalia Pleake-Tamm, Department of Planning & Zoning, Environmental Planner  
**DATE:** May 2, 2025  
**SUBJECT:** Comments for Hallowing Point Park Master Plan Update

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**Background:**

The Calvert County Department of Parks & Recreation requested public comments for the September 2024 draft of the Hallowing Point Park Master Plan Update. The most recent Master Plan was developed in 1998, and an update is needed to guide park improvements and growth over the next 15–20 years.

**Discussion:**

The Calvert County Environmental Commission reviewed the draft plan and discussed it at their meeting on April 28 2025.

**Fiscal Impact:**

Funding N/A

**Conclusion/Recommendation:**

In line with the Environmental Commission’s current efforts to safeguard migratory birds and Calvert County’s night skies, they make the following recommendations for the Park lighting:

- 1) Focus lighting down;
- 2) Place lighting on a timer; and
- 3) Consider new lighting infrastructure be dark-sky friendly.

**Coordination:**

Coordination N/A

Maryland Relay for Impaired Hearing or Speech: 1-800-735-2258



Timothy H. Davis, Chair

**CALVERT COUNTY  
HISTORIC DISTRICT COMMISSION**

205 Main Street  
Prince Frederick, Maryland 20678  
410-535-2348 • 301-855-1243  
Fax: 410-414-3092

**Board of Commissioners**  
Mark C. Cox Sr.  
Catherine M. Grasso  
Earl F. Hance  
Mike Hart  
Todd Ireland

April 10, 2025

Stephanie Sperling, Park Planner  
Calvert County Parks and Recreation  
175 Main Street  
Prince Frederick, MD 20678

RE: Historic District Commission Comments on Hallowing Point Master Plan

Dear Ms. Sperling,

Thank you for the opportunity to review the Draft Master Plan for Hallowing Point Park. Upon review, the Calvert County Historic District Commission (HDC) offers the following comment(s):

- The Maryland Inventory of Historic Properties (MIHP) maps two historic tobacco barns on the Hallowing Point Park property, CT-1118 and CT-1120. These are not discussed in the document and a review of the state Medusa system indicates the resources are not properly mapped or identified.
- The Master Plan proposes improvements and additional amenities for the Hallowing Point Park including installation of pavilions, walking trails, and an inground skate park. Although much of the park is previously developed, potential impacts to archaeological resources may remain.
  - Structures are visible in the 1957 and possibly the 1938 aerial images at the proposed inground skate park location.
  - A structure is visible in the 1938 aerial image in the vicinity of the proposed pavilion locations.
  - Portions of the proposed walking trail alignment occurs on undeveloped land including a promontory.

The HDC offers the following recommendation(s):

- Insert a cultural resources section to the master plan to include:
  - Corrected locations and confirmed identification of existing historic tobacco barns on the property.
  - Affirmation that historic tobacco barns will not be impacted by future park development.
  - Assessment of potential impacts to previously unidentified archaeological resources.

In order to assist with the preparation of a cultural resources section, the HDC offers staff assistance, specifically to correct historic tobacco barn data and to assess potential impacts to previously unidentified archaeological deposits.

Thank you again for the provide the opportunity to review and please do not hesitate to contact me if you have any questions or comments.

Sincerely,

Timothy H. Davis, Chair

Mailing Address: 175 Main Street, Prince Frederick, Maryland 20678  
Maryland Relay for Impaired Hearing or Speech: 1-800-735-2258

*The following comments were received from residents*

**From:** Paul Murdoch <paul.r.murdoch@gmail.com>

**Sent:** Monday, March 10, 2025 10:50 AM

**To:** Parks and Recreation (Webmail) <parksandrecreation@calvertcountymd.gov>

**Subject:** Hallowing Point Master Plan

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One Question:

Will the two different spots for the food trucks offer electricity hook ups for the approximate \$250k to be spent or will the trucks need to burn fuel the whole time? (its gets noisy and smelly)

**APPENDIX B - RESIDENT EMAILS**

**From:** Guy Green Jr <guygreenjr@gmail.com>  
**Sent:** Friday, May 9, 2025 5:47 PM  
**To:** Sperling, Stephanie T. <stephanie.sperling@calvertcountymd.gov>  
**Subject:** Concerns Regarding Synthetic Turf in Hallowing Point Park Master Plan

Ms. Sperling,

I'm reaching out regarding the proposed updates to the Calvert County Department of Parks & Recreation Master Plan, particularly the conversion of several multi-use natural grass fields at Hallowing Point Park to synthetic turf.

While the intention to improve field availability and reduce maintenance is understandable, I believe this proposal introduces serious and well-documented risks to both public health and the environment. As a concerned community member and advocate for safe recreational spaces, I urge the County to reconsider.

#### **Health and Safety Risks**

Numerous studies and real-world observations suggest athletes face **higher injury risks on synthetic turf** compared to natural grass. A 2022 study published in *The American Journal of Sports Medicine* found that **NFL players are 28% more likely to suffer non-contact lower extremity injuries on turf** than on natural grass. Rates of ACL injuries and foot/ankle sprains are notably higher on artificial surfaces due to increased surface stiffness and "stickiness," which limits natural foot release during pivots and sudden stops.

Additionally, synthetic turf poses **chemical exposure and ingestion risks**, particularly for children. Most turf fields use **crumb rubber infill made from recycled tires**, which can contain heavy metals, volatile organic compounds (VOCs), and carcinogens such as benzene and lead. Athletes—especially young children—can accidentally ingest or inhale these particles during normal play, putting them at elevated long-term health risk.

#### **Heat Retention and Burns**

Synthetic fields can reach dangerously high surface temperatures. On sunny days, turf can exceed **150°F**, even when the air temperature is in the 80s. This creates a risk of burns, heat exhaustion, and even heat stroke, particularly for youth athletes who spend extended time on the field. In contrast, natural grass surfaces remain significantly cooler and provide better moisture regulation.

#### **Environmental Consequences**

Artificial turf fields are impermeable and contribute to **stormwater runoff** and **microplastic pollution**, directly affecting surrounding watersheds—an especially pressing concern given Calvert County's proximity to the Chesapeake Bay. Once a field reaches the end of its 8- to 10-year lifespan, the disposal of thousands of square feet of synthetic material presents yet another environmental burden.

#### **Financial Considerations**

Turf installations cost significantly more upfront and require replacement and disposal after a decade. This doesn't account for the environmental remediation or health costs that may follow. In contrast, investments in natural grass—through improved drainage, native grasses, and responsible maintenance—are more sustainable and cost-effective over the long term.

I urge the Department to conduct a comprehensive environmental and health impact assessment before proceeding with this change. Preserving and enhancing natural grass fields supports safer play, environmental stewardship, and long-term fiscal responsibility—all aligned with the values Calvert County is known for.

Thank you for your time and thoughtful consideration of this critical matter. I would welcome the opportunity to be involved in any further discussions or community forums related to this project.

Sincerely,

**Guy Green Jr**

550 Small Reward Rd

Huntingtown, MD

(240) 413-1411

When your outgo exceeds your income, your upkeep becomes your downfall.

**From:** Katrina P <katrina.palombi@gmail.com>  
**Sent:** Tuesday, May 13, 2025 9:12 AM  
**To:** Sperling, Stephanie T. <stephanie.sperling@calvertcountymd.gov>  
**Subject:** Hallowing Point Park Master Plan Comments

Good morning Ms. Sperling,

I would like to submit my comments regarding the plans for Hallowing Point Park. As for background, I spend almost every weekday evening and every Saturday during the spring and fall seasons at one of our county's parks for my children's youth sporting programs. Usually it is at Hallowing Point Park. I feel that out of all of the proposed amenities, the skate park is the one that is least likely to be used or needed versus the cost spent. I rarely see anyone utilize Dunkirk's skate park. A multi-use paved sport court (i.e., for roller hockey, floor hockey) would be better utilized as the county does not have one of these facilities; or save the money and not build anything at that location at all and one of the proposed new basketball courts can be equipped for roller/floor hockey.

Additionally, I 100% support the walkway extension between fields 1 and 2 to fields 5 and 6. People walking through the outfield of field 3 from field 5 frequently cause the stoppage of play. Having walkways would mitigate this issue. The proposed dugouts are also a very welcome addition.

Having a location for food trucks/concessions at the park is a great idea; however, something needs to be done about the smell of sewer gas coming from the new bathroom. Several times a month, the smell is horrendous.

I would like to request better field maintenance in general and increased training of field maintenance staff; the infield of the baseball/softball fields needs to be graded more often to allow quicker draining of water. The Dura-edge will help with this, but park staff still need to attend to the fields. The number of times the fields get closed for the day due to rain a day or two day prior is unacceptable. The divots in all the youth fields could be easily corrected with some soil top-dressing throughout the season.

APPENDIX B - RESIDENT EMAILS

I don't agree with adding so much synthetic turf to our parks. Well-maintained natural turf fields are healthier for the players and the environment. A sprinkler system would be a better long-term investment over artificial, potentially chemically-laden turf. Not to mention, artificial turf gets hotter than natural grass and causes field burn. At least, please no turf on the outfield of field three. If soccer wants to take that risk, then so be it. I don't think the perceived reduction of field closures due to rain vs. the cost and potential increased health risks is worth it. The grass of field three is in near-perfect condition right now.

Thank you for accepting my comments.

Katrina Palombi