



CITY COUNCIL WORK SESSION AGENDA
Work Session - Buddy Attick Park Draft Master Plan

This meeting will be held in-person and virtual.

**25 Crescent Road
Greenbelt, MD 20770**

OR

Virtual Participation

Zoom Webinar Attendees:

**Please submit your request in writing via email to questions@greenbeltmd.gov
<https://us02web.zoom.us/j/89847925431?pwd=IBAb4GY35r4uoZUthAAVEX0tgegl9N.1>**

Dial-in: 301 715 8592

Webinar ID: 898 4792 5431

Passcode: 811566

Wednesday, October 16, 2024

7:30 PM

Work Session - Buddy Attick Park Draft Master Plan

Work Session - Buddy Attick Park Draft Master Plan

Suggested Action:

Agenda

- Introductions
- Council Discussion
- Questions and Answers
- Other Items

[Draft Buddy Attick Park Work Session Packet.pdf](#)

[DRAFT - Buddy Attick Park Master Plan.pdf](#)

[Luisa Robles DBAPMP.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: October 16, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session - Buddy Attick Park Draft Master Plan

Subject:

Work Session - Buddy Attick Park Draft Master Plan

Suggested Action:

Agenda

- Introductions
- Council Discussion
- Questions and Answers
- Other Items

Attachments:

[Draft Buddy Attick Park Work Session Packet.pdf](#)

[DRAFT - Buddy Attick Park Master Plan.pdf](#)

[Luisa Robles DBAPMP.pdf](#)

MEMORANDUM

FROM: Greg Varda; Recreation Director
Terri Hruby, Director of Planning & Community Development
Kevin Carpenter Driscoll, Environmental Coordinator

TO: Josue Salmeron, City Manager

DATE: October 11, 2024

SUBJECT: City Council Work Session - Draft Buddy Attick Park Masterplan

Currently, Buddy Attick Park (BAP) management/maintenance is guided by the 1992 Buddy Attick Park Master Plan (BAPMP). BAP has undergone many changes since the adoption of the 1992 BAPMP that have affected the park in many ways that include both community usage and physical impact to the land/water. For many years, the Park and Recreation Advisory Board (PRAB) requested an update to the 1992 BAPMP. Early in 2022 City Council approved ARPA funds to replace the 1992 BAPMP. Through a competitive Request for Proposal (RFP) process, Mahan Rykiel Associates (MRA) was awarded a contract to develop a new master plan which encompassed a broad scope of work.

The BAPMP project has been a community driven project that will provide a vision and strategic plan for future utilization of BAP. The BAPMP will guide short and long-term improvements, protect the park's natural resources and improve management practices.

Prior to this evening's meeting, all City Council's Advisory Boards/Committees were invited to provide feedback on the draft BAPMP. Also, the draft BAPMP was made available for public view on the city website. Announcements ran in the Greenbelt News Review for several weeks inviting the general public to provide feedback. All feedback is attached to this memo.

The October 16th City Council Work Session is the fourth community meeting and will provide another opportunity for City Council and the community to ask questions and share comments on the draft BAPMP. Also, a community survey was open from August 23, 2023 through October 1, 2023. The survey received a total of 581 responses. MRA will use the information gathered tonight to complete the BAPMP. The BAPMP will be brought before City Council for adoption at a later date.

Community Meeting Synopsis

Meeting #1: August 17, 2023, Project Kickoff - Met with staff, Council, PRAB and the community - 72 people attended

Meeting #2: November 15, 2023, Survey Results/Introduce Concepts Plans - Included meeting with PRAB, APB and community - 53 people attended

Meeting #3: January 31, 2024, City Council Work Session – MRA presented emerging ideas, concept plans and best practices. 22 people in attended.

Meeting #4: (Today)October 16, 2024, City Council Work Session – MRA will present the Draft Buddy Attick Park Master Plan. Park and Recreation Advisory Board members will be present along with the staff project team.

All project information can be found on the Buddy Attick Park project page at [https://www.greenbeltmd.gov/community/buddy-attick-park-master-plan B](https://www.greenbeltmd.gov/community/buddy-attick-park-master-plan-B)

Attached:

- Advisory Board/Committee Feedback
 - Advisory Planning Board
 - Senior Citizen Advisory Committee
 - Advisory Committee on Trees
 - Green ACES and Green Team
- Individual Resident Comments

ADVISORY PLANNING BOARD**REPORT NO. 2024-04****REPORT TO COUNCIL****Date: 10/02/2024****SUBJECT: Review of Buddy Attick Park Draft Master Plan****BACKGROUND**

In July 1992 the City of Greenbelt adopted the Buddy Attick Park Master Plan, which sought to provide coherent policies and procedures to guide the City in the restoration, preservation, and maintenance of this vital recreational facility. After 30 years, with the increasing impacts from a changing climate, changes in use patterns by residents and visitors alike, and with the strong advocacy of the Parks and Recreation Advisory Board (PRAB), the City acknowledged the need for an update to the 1992 Master Plan and, using ARPA funding, contracted Mahan Rykiel Associates (MRA) to conduct a community survey and develop an updated Master Plan for Buddy Attick Park.

The Advisory Planning Board (APB/the Board) was asked to provide input to this new Master Plan. In November of 2023, several members of APB participated in a joint community meeting with PRAB, where the contractor presented the results of the survey and a draft concept for the updated Master Plan. Board members provided feedback on this concept, including clarification of mapping issues, use patterns, and proposed adjustments to paths and facilities.

On Wednesday, September 18, 2024, APB reviewed version 080524 of the Buddy Attick Park Draft Master Plan and discussed its contents. This discussion produced several proposals for adjustments to the Draft Master Plan and additional comments, resulting in the contents of this report.

ANALYSIS

APB consensus was that the Draft Master Plan provided an adequate update to the 1992 Master Plan, and generally reflected the scope of work, although it seemed to be lacking in detail and specificity for some of the proposed changes. The following are specific recommendations/suggestions for the various proposed improvements.

Main Entrance.

- Proposed improvements to the main entrance appear responsive to the needs and uses of this area.
- APB continues to be concerned about the location of the stage and the likelihood that it blocks the natural view of the lake. This was one area where more detail about the stage (e.g. construction, design, etc.) would be helpful.

- The board questions the necessity of removing trees in the “Woodland” picnic area to the east of the circle pathway, and it was also not clear if what is proposed is completely new or building on existing structures.
- The Board also suggests including a permanent seating area near the entrance with built-in chess/checkers boards in the tables for all-ages community use.

South Cove.

- The Board would appreciate more detail for “F. Accessible Seating Area,” and would suggest that this be made consistent with the natural lake environment and other proposed amenities, such as seating boulders.
- It is unclear if the plaza design considers the existing drainage pipe from the forebay into the lake, and it does not provide details on how this should be upgraded/changed.

Peninsula.

- Figure 21 should be labeled “E. Existing Bridge”.
- The Board extensively discussed the logic of the “C. Overlook Deck” and feels that the rationale for this amenity was not clear, particularly in this area where fishing should be discouraged (in particular, the illegal capture of turtles). APB suggests the contractor consider modifying the formalized entry zone by changing the location of the fence/railing to create an overlook area off the path that allows people to observe the forebay area without building a new structure that extends into the forebay, and maintains a clear separation from wildlife.

Pathway Materials/Trails

- APB strongly supports improving and/or replacing underdrains on all lake paths. Current drainage pipes are frequently clogged during rain events, and there are many permanently clogged and buried drainage pipes and culverts that no longer function, particularly along the South and Western shores. The proposed solutions are important and welcome improvements.
- The Draft Master Plan recommends stabilized resin-bound surfaces for main pathway materials, however additional information on this improvement would be helpful, particularly with regard to cost, maintenance, and environmental impact related to permeability and installation.

Additional Comments

- APB is glad to see recommendations for increased and improved facilities for picnics and seated enjoyment of the Lake in the various proposed locations, however these must be supported by sufficient trash receptacles—with accompanying recycling and dog waste receptacles—throughout the trail system. In particular these are needed along the

southern shoreline where there are no existing trash receptacles (only one dog waste receptacle) between the Forebay and the South Cove.

- One notable difference between the Draft Master Plan and the 1992 Master Plan is that the updated Draft Master Plan lacks specificity on operational standards, plans, and actions required for management of natural resources such as specimen trees and other plantings.

RECOMMENDATION

APB voted 4-0 (3 absent) to adopt and transmit the foregoing recommendations to City Council with the hope that these be included in a subsequent draft of the updated Master Plan for Buddy Attick Park. In general, the Board felt that more detail and clarity for proposed improvements in the updated Master Plan would be helpful.

Senior Citizens Advisory Committee Feedback on Draft Buddy Attick Park Master Plan

After reviewing the Draft Buddy Attick Park Master Plan, the Senior Citizens Advisory Committee supports the following elements:

- the proposed new Circular Loop Trail by the parking area that will be accessible to those using walkers and wheelchairs.
- the dock/pier area near the lakefront promenade that will be accessible and the overlook deck by the pond near Braden Field.
- a plan that reflects a very thorough survey of interests and needs of our residents.

An idea/suggestion:

more areas with bird feeders that attract a variety of birds

**ACT Report #2024-1
September 12, 2024**

Greenbelt Advisory Committee on Trees – Report to the City Council

Subject: Proposed Buddy Attick Park Master Plan

The Advisory Committee on Trees (ACT) has been presented with and has discussed the May 17, 2024, version of the Buddy Attick Park Master Plan (BAPMP).

We are very concerned that a large number of trees will be removed to implement the plan. We suggest that tree removal should be minimized. We believe that there should not be tree removal simply for the sake of making the park design more formal. Any tree removal or disturbance to existing vegetation (trees and shrubs) will also allow widespread colonization of invasive species. Therefore, these disturbances should be minimized.

We have three primary concerns related to trees, which are listed below:

1 – A list of trees that would be removed must be provided if the plan, as presented, is implemented.

Paving of some trails and other work as proposed would ultimately lead to some tree removal. It will be necessary to have a list of the number and species of trees and shrubs which are to be removed. Once these are known, then a plan can be formulated to plant replacement trees in appropriate areas nearest the sites of removal.

2 – A numerical count and species list of replacement trees and shrubs to be removed needs to be provided to ensure an accurate record is available for purchase of new plant material.

Since Greenbelt is a Tree City USA, it is important that our City keeps this recognition. It is suggested that there should be at least one tree planted for each one removed. Better still, two or three smaller trees or shrubs installed for each removed would help restore the ecological function of those removed on a more rapid timeline. It is imperative that Greenbelt will continue its high measured Tree Canopy of 62% or better after the entire implementation of the BAPMP.

3 – The existing food forest near the playground, which was planned and planted by ACT members and citizen volunteers, has been omitted from the BAPMP.

In addition to these primary concerns, there are other issues that ACT members and visitors attending the latest ACT meetings have regarding the plan (BAPMP):

A – We recognize that there are native plant communities that could be negatively impacted, and we suggest minimizing disturbances, such as additional access points to the lake and the rerouting of trails.

B – We also have concerns about the wholesale paving of paths and roadways. This will increase runoff into the lake, increase maintenance (based on the experience of Public Works), and reduce pedestrian safety by encouraging fast vehicles such as e-bicycles and scooters to use the paths.

C –The steepness of several of the proposed paths will prevent American Disabilities Act (ADA) accessibility.

D – We are concerned about the planting of a pollinator meadow west of the dam that will need to be mowed for the 4th of July fire safety requirements. Meadows are transient habitats that naturally revert to woodland. To keep a meadow in this transient state requires human intervention. During pre-colonial times, native Americans accomplished this by periodic burning of these habitats. This treatment is not practical or even possible in the locations we are discussing for this proposed project. Therefore, meadows must be maintained by mowing once per year. To provide real ecological function and to minimize collateral damage to vertebrate and invertebrate animals living in these habitats, the timing of this mowing must be in February/March each year. The need for mowing just prior to the July 4th fireworks display is not compatible with natural meadow habitat function, including functioning as a resource for pollinators. In addition, woody trees and shrubs and invasive plant species must also be removed or spot treated with herbicides as they colonize meadows. As all of this should make clear; meadows require as much if not more maintenance than traditional turf areas.

Buddy Attick Park Masterplan – Comments from Green ACES and Green Team members at 9-24-2024 Meeting

The parking lot is not included. Why not? We would like EV chargers installed; the underground conduits were already installed during the renovation of the parking lot, making it much easier to install EV chargers later. There is also a lot of grant money available to install solar canopies, which would be a nice addition to the parking lot and add solar electricity to our municipal electricity mix.

Trash and recycling are not well marked. Moreover, there are many trash cans not accompanied by a recycling bin. They always need to be paired to minimize contamination. The Big Belly solar compactor containers also need to be better identified in the front near the opening.

The plan needs more “green stormwater” infrastructure. Paving the path? A number of people had a lot of concern about how permeable the path would be. It is a resin gravel paving. A border is mentioned, but what will that be? The path must also provide accessibility for people with disabilities.

Picnic pavilions have trash around them which is a concern. Could we have a solar Big Belly food scrap collection bin at the lake by the picnic pavilion?

We need a comprehensive park maintenance plan backed by secure funding.

MR. SKOLNIK

Buddy Attick Park Master Plan - Steve's comments on Draft Plan

August 20, 2024

P.4 Acknowledgments

Include City Manager in the listing of City personnel

Include DPW personnel who are responsible for park maintenance

P.19 Consider adding mention that the dam creating the lake falls under the jurisdiction of the US Army Corps of Engineers, and is considered a critical structure because of the proximity of Interstate Highway 95. Also, the original earthen dam has been recently renovated (what year?) under a mandate from the USACE.

P.32 The pair of submerged aerating pumps that are currently deployed in the lake, and their power source from the lakeshore, are not mentioned or shown on the drawing of existing conditions. The plan for maintaining (or removing) this equipment should be included in the report.

P.42 Note that on the diagram of the proposed main entry/playground area, the existing restroom structure is shown (small white square near top of diagram) but is not identified (it IS shown on the existing condition diagram, p.32.). This is an important park amenity and should be properly noted and included in the plan.

P.42 Existing water fountain / pet water station on the main lake trail is not shown. This should be identified and definitely should remain in place and functional. Also, consider placing gravel around the fountain base for drainage (currently the area is muddy virtually all of the time.)

P.46 Concur that the lake trail should be limited to 10-ft width, no wider; in places it should be leveled to limit lateral slope. Question whether a resin-bound paving system is the best choice; specifically, is this a permeable material and if not, how will that affect stormwater runoff? Also, how does the cost of this system compare with compacted gravel, and what is the durability and longevity? Can repairs, when needed, be done by DPW staff, or must the City employ a specialty contractor to maintain the trail surface?

P.48 Where the existing trail surface is wider than 10-ft, removal of gravel and restoration of the disturbed area needs to be specified (sub-base, topsoil, plantings, etc.) Also, trail edging is not specified; the report proposes stones and/or logs; this needs better definition/specification.

P.55 Insert an Operational Standard regarding use of vehicles on park trails.

- 1) Limit vehicle GVW on park trails to 10,000-lbs, not more than 2-axles and 4-wheels, except in an emergency or by permission of the Director of DPW.
- 2) Park trails are not to be used by vehicles as 'shortcuts' in lieu of city streets.
- 3) Establish procedure for regular collection of trash and recycling using light weight vehicles, then transfer to heavy garbage trucks at DPW yard. Garbage compactor/hauler trucks are never allowed on trails.
- 4) Park Rangers patrol on foot or bicycle, except in an emergency.
- 5) Place signage where park trails intersect city streets, 'Authorized Vehicles Only' and 'Pedestrian/bicycle trail' or similar.

P.55 Insert a Maintenance Standard requiring that, to the extent practicable, park operations including trash/recycling collection, mowing, trimming, etc., should be accomplished with vehicles and equipment powered by electricity instead of by fossil fuels.

Buddy Attick Park Master Plan Comments: Xochitl Zamora-Thompson

I'm delighted by so many parts of this engaging plan, especially the attention given to ecological restoration. And I want to strongly encourage more conscious movement away from the historic approach to park design and toward one that supports the health and vitality of all the communities within and around the park, from plants to people and everyone in between.

p. 42, Figure 19; p. 44; p. 46: I'm very concerned about increased waste and litter generation around the park due to increasing the number of picnic tables and seating areas, especially without having any accountability for use of the facilities. I very much want to continue having people in all income classes enjoy the park and I simultaneously want to ensure a higher standard of environmental quality throughout the park, in accord with the first primary objective of this plan. I've been walking through this area with one of my dogs most days of the week for 17 years. On virtually every one of these walks I've removed litter from on and around paths, around picnic areas and paved or unpaved seating areas, and from places where people fish. Over the years, I've picked up used diapers and related waste, dog waste bags (used or empty, and apparently, escaped from dog waste stations), sexual hygiene items, countless yards of fishing line (with or without hooks, sinkers, floats, etc.), bait containers, plastic beverage items (cups, lids, straws, pouches, etc.), plastic food-related items, balloon fragments, and other party decorations (including glitter and other mylar materials). There doesn't seem to be an adequate system to address the current level of litter in the park let alone that which would be probable with increased use.

I think we should consider designating part or all of Buddy Attick Park as a Trash Free Park. This system has been implemented successfully in many national and Maryland state parks, as well as several locations in Carroll County. Otherwise, there would need to be 1) increased surveillance and management of picnic areas, possibly including a check-out system to allow for accountability, 2) the use of a greater number of more accessible (closer to each picnic table/site) high-quality receptacles for waste, compostables, and recyclables, 3) more dog waste stations, 4) fishing line disposal tubes distributed throughout the park, and 5) use of the small vehicle for collecting the aforementioned materials (i.e. the large municipal solid waste removal, MSW, vehicle would no longer be used on any of the paths to or within the park). Currently, trash and recycling bins are located immediately next to the path rather than next to areas where these materials are generated. This not only facilitates use of the large MSW vehicle for removal of materials, therefore compacting the path around the lake, but appears to deter their use by many park visitors. Despite some of the current waste and recycling bins having smaller openings, materials can be removed and distributed by wind and animals. Finally, trash falling between the bins and the decorative outer shell, and accumulating on the ground, are rarely removed.

Buddy Attick Park Master Plan Comments:

Xochitl Zamora-Thompson

p. 45, Figure 20: Here is an opportunity to add native trees and understory to provide shade and cooling along the path to help keep the park accessible during our increasingly hot summers. I believe this is a vital accessibility issue that we should address proactively because the very young, older people, and people with various health issues can be deeply affected by high temperatures and glaring sunshine. Providing shade along as much of the path as possible will make the park a healthy retreat for everyone and not just the healthiest and most physically robust. However, I understand that shading this portion of the path may not be desirable due to the historical use of the lawn area for viewing fireworks. In that case, we must prioritize maintaining or increasing shading of the path in other areas around the lake for climate resilience and maximizing accessibility.

Also, I'm assuming that any plants added to the park will be appropriate Mid-Atlantic native species, with a priority given to host and nectar-providing plants, in accordance with the guidelines of the city's Sustainable Landcare policy. Planting area C provides a wonderful opportunity to demonstrate all the layers in a healthy woodland ecosystem, which would provide more effective water filtration and erosion prevention for the pond to the south. This type of ecologically minded landscaping would increase habitat connectivity within the park and provide a more natural woodland retreat as well as environmental education.

p. 45, Figure 21: Although the suggested path design for the peninsula is visually compelling, I'd prefer one that would minimize soil disturbance, increase ecological value, and provide for a more nature-centered experience. A path with spurs to each sitting area would allow for the planting of various pockets of native understory trees, shrubs, and herbaceous perennials.

p. 46; p. 48, Figure 23; p. 49, Figure 24: Presumably, the path will be permeable/pervious — with connected pores such that gases and water can percolate through the paving and base materials and infiltrate into the soil underneath — though this is never specified in the document. From conversations with Kevin Carpenter-Driscoll, it is my understanding that the intention is for all paths to be permeable/pervious and that the current main path is extremely compacted. Presumably, soil percolation or infiltration tests will be part of the engineering design.

The current document suggests the use of “a resin-bound paving system that is flexible and resistant to cracking.” Specifically, it recommends the use of Chameleon Ways Addastone (technically a resin-bonded surface) or something similar, but this product is not described as pervious anywhere in Chameleon Way's brochure or base buildup document and is specified as being installed over a non-pervious surface. Addaset and Addapave are two resin-bound paving systems Chameleon Ways offers, and both are pervious/permeable when a suitable base is used. Is one of these pervious/permeable paving systems the type that is intended?

Buddy Attick Park Master Plan Comments: **Xochitl Zamora-Thompson**

I'm also concerned about the potential destruction of trees during and after construction of a uniform path 10 ft wide. Disturbance of tree roots without the use of appropriate countermeasures often leads to the slow decline and death of trees in and around construction zones over the following decades. Again, we must prioritize preserving trees and increasing shading in the park for climate resilience and to improve long-term accessibility. Might a uniform 8 ft-wide path or a mostly 10 ft-wide path with segments that pinch to 8 ft wide be options? This would also enhance the feeling of connecting with nature that is so beneficial to human health and is used therapeutically in forest bathing/shinrin-yoku).

p. 48-49: I'm assuming that trail underdrains and swales will be designed and constructed to slow stormwater flow and maximize infiltration and pollutant removal.

p. 59: I'm glad to learn that the team recommends initiating a formal Natural Resource Management and Maintenance Plan. Fulfilling the first of the four primary objectives of the master plan vision — "Maintain and restore the park's beloved natural character, paying special attention to interventions that will improve the ecological quality of the lake and park" — will rely on following through on this recommendation and adhering to the guidance it provides. However, a few issues addressed in this document also greatly affect the ecological value and "beloved natural character" of the park, namely 1) how solid waste, recyclables, and compostables are managed, 2) the materials, design, and construction methods used for the path circling the lake, 3) whether only plants native to the Mid-Atlantic region are used, and 4) whether ecological landscaping principles guide design, implementation, and management.

Extra: Noise pollution is never specifically addressed, though the quality of the soundscape is an important part of restoring the "natural character" of the park. Various studies have already demonstrated the negative effects of noise pollution on both wildlife and human health. A strategically placed living or constructed acoustic dampening system would contribute to a lower-stress experience of the park, though this need may be negated as we transition to EVs.

Greg Varda

Subject:

FW: notes re: Buddy Attick

From: plaisant@umd.edu

To: ecolivingmag@aol.com

Sent: 10/7/2024 9:01:39 PM Eastern Daylight Time

Subject: notes re: Buddy Attick

I am strongly opposed to paving ALL the paths, and favor the use of packed stone dust around the lake.

1) Paving around the lake will bring new safety issues: e.g., speedy bikes or scooters will whiz by and startle walkers. The edges of paved paths will inevitably deteriorate, creating treacherous drops here and there. Those are two perennial problems of the paved paths of nearby parks (e.g., Artemisia lake). **Let's keep paving to a minimum.**

2) Paved paths require a lot of maintenance to remain pervious, and can deteriorate fairly quickly. Brian Townsend from public work tells me that the pavement near the parking lot already has many problems and repairs will be needed. Pervious pavement has to be power washed regularly to remain pervious.

3) Paving the entire park goes against the desire to experience nature, a desire expressed by a majority of respondents in the survey. Paved surfaces to walk and run on are everywhere already in our cities and local trail systems such as the Anacostia river trail system.

Still, **some steps should be taken to improve wheelchair access by paving a PORTION of the trails**, e.g., to provide access to the lake's edge, picnic tables and playgrounds; The proposed circle path below the parking lot is quite elegant and a candidate for paving, but **the design is very unlikely to provide accessibility because of the steep slope.** So if paving is proposed for that area, a more winding path is needed.

Many trees will be cut if the proposed plan is executed.

50? 100? more? There is no evaluation in the proposal, or mitigation plans. Cutting trees down to make the trail system more formal (i.e. a circle instead of an informal natural shape) is particularly problematic, and unacceptable to me.

We need to **limit the disturbances inflicted on the woodlands, as well as the valuable (historical!) plant community at the edge of the lake.**

I hope this will help you prepare the report to council.

Thank you

Catherine

BUDDY ATTICK PARK MASTERPLAN

GREENBELT, MARYLAND

August 2, 2024



DRAFT

BUDDY ATTICK PARK MASTER PLAN

August 2, 2024

produced by

MAHAN RYKIEL
ASSOCIATES INC

ACKNOWLEDGMENTS

CITY OF GREENBELT

CITIZENS OF THE CITY OF GREENBELT

MAYOR AND CITY COUNCIL

- Mayor Emmett Jordan
- Mayor Pro Tem Kristen Weaver
- Silke Pope
- Jenni Pompei
- Danielle McKinney
- Rodney Roberts
- Amy Kensel
- Ric Gordan (In Memoriam)



GREENBELT RECREATION

- Greg Varda, Director of Recreation
- Terri Hruby, Director of Planning & Community Development
- Kevin Carpenter-Driscoll, Environmental Coordinator

PARKS AND RECREATION ADVISORY BOARD

- Jake Chesnutt, Chair
- Matt Sickle, Vice Chair
- Marc Siegel
- Lola Skolnik
- Michael Lee
- Lance Beasley
- Carole Malveaux
- Bukola Pinheiro

STAKEHOLDER PARTICIPANTS

The City of Greenbelt and the Design Team express their appreciation to the numerous involved residents, community members, and stakeholders who took part in the planning process. Their contributions were invaluable in shaping the vision for Buddy Attick Park to authentically represent the community's input and aspirations for the park's future.

PLANNING AND DESIGN TEAM

MAHAN RYKIEL ASSOCIATES

*Urban Design, Planning and Landscape
Architecture*

Tom McGilloway, Principal

Scott C. Scarfone, PLA, Associate Principal

Megan Oliver, Associate

Anthony Dye, Landscape Designer

PROS CONSULTING

Public Engagement, Consulting

Brian Trusty, Principal

Leslie Kane, Senior Project Manager

DRAFT

CONTENTS

ACKNOWLEDGMENTS	4
EXECUTIVE SUMMARY	8
ANALYSIS	11
PUBLIC ENGAGEMENT	23
VISION	37
OPERATIONS AND MAINTENANCE	53
APPENDIX A	69
APPENDIX B	73
APPENDIX C	89

EXECUTIVE SUMMARY

OVERVIEW

The Buddy Attick Park Master Plan Report (hereafter referred to as 'the report') has been prepared by Mahan Rykiel Associates (MRA) with assistance from PROS Consulting, Inc. on behalf of the City of Greenbelt, Maryland. Since the town's inception in the 1930s as a project of the Federal Government's Resettlement Administration, the site has been beloved as a recreational space. The main feature is the 23-acre man-made Greenbelt Lake, which was among the first projects undertaken in the construction of Greenbelt. Since then, the park has remained a popular destination for passive and active recreation.

The report provides a vision and accompanying strategy for the future management of Buddy Attick Park. The Master Plan is intended to provide guidelines for short- and long-term physical improvements, protection of the park's natural resources, and improvement of management practices, including operational and fiscal management practices. The report and associated Master Plan provide a roadmap for the future of the park, enabling the city to implement distinct projects over time while maintaining a consistent approach to meet overall goals and objectives. Additionally, the document will allow the city to clearly communicate these goals and objectives to community members, potential funding sources, and other interested parties. This report is considered a replacement of the 1992 Buddy Attick Park Master Plan, which was approved by the City of Greenbelt to implement policies, guidelines, and maintenance plans for the park.



FIGURE 1 View from "The Peninsula" west across the lake at Buddy Attick Park.

This report represents the culmination of collaboration between MRA, PROS Consulting Inc., the City of Greenbelt, and a multitude of community stakeholders. The participatory design and consensus building process aided in the Town's vision of a community-designed park. This collaborative effort unfolded over a multi-stage public participation process, led by MRA, from August 17, 2023, to May 2024. This collective process included two public outreach/input meetings, one online community survey, one public comment form, and input from the City Council and Parks and Recreation Advisory Board.

Looking toward the future, the City of Greenbelt recognizes the importance of protecting the park's ecology, enhancing accessibility, improving amenities, and continuing to provide a high level of maintenance. The residents of Greenbelt are deeply committed to this beloved park and collectively shaping its future.

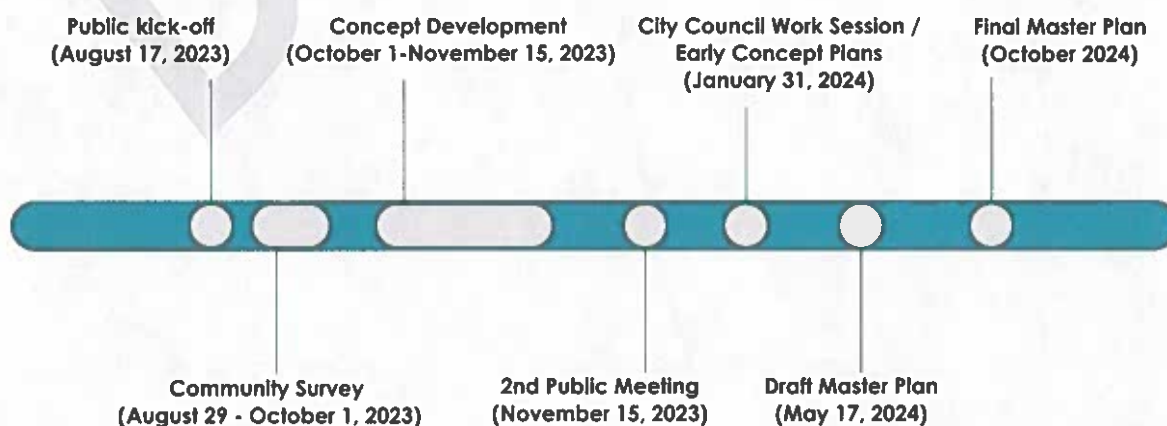
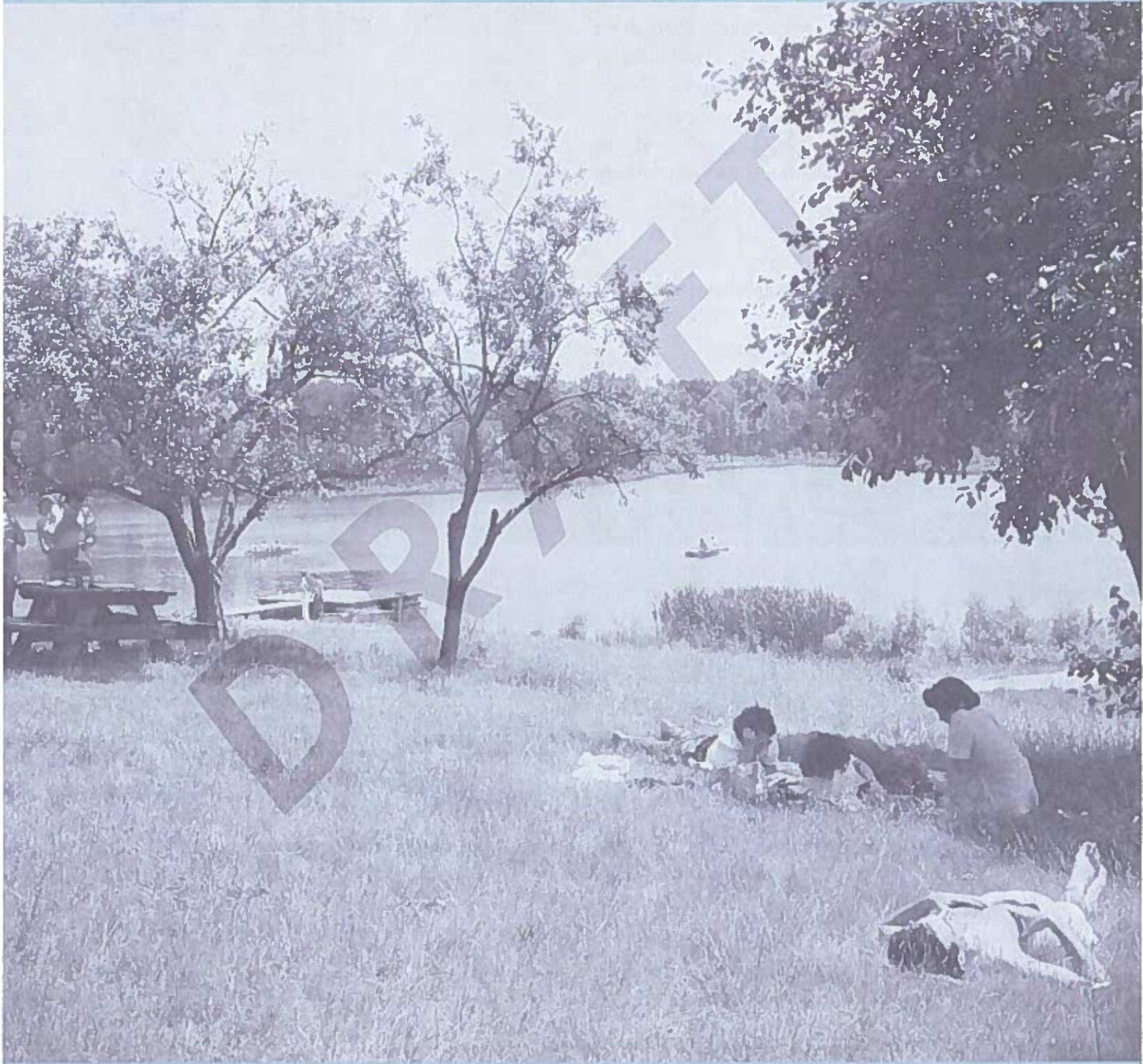


FIGURE 2 Visioning and design schedule for Buddy Attick Park master planning process.



ANALYSIS



FIGURE 3 Historic photo at Buddy Attick Park.

SITE CONTEXT AND HISTORY

Buddy Attick Park is located within the historic portion of the City of Greenbelt, which was planned and built by the federal government's Resettlement Administration in the 1930s. The site's use as a recreational space began in 1937, when workers cleared what had been a wooded stream valley and constructed a dam on a perennial stream to form the 23-acre Greenbelt Lake. Today, the lake at Buddy Attick Park is Greenbelt's defining

feature. The Park was named for Albert S. "Buddy" Attick, who was both the first police officer and first Director of Public Works for the City of Greenbelt.

The 80-acre park is bordered to the north by Crescent Road, a two-lane road that winds through historic Greenbelt. The park's western boundary is the off-ramp of the Kenilworth Avenue exit from the Capitol Beltway. Several residential communities sit south of Buddy Attick Park, including a lakeside community of single-family homes to the southeast and apartment buildings and townhomes to the

southwest. East of the park, there are several athletic and recreation facilities managed by the City of Greenbelt, including tennis courts, pickleball, volleyball, baseball fields, a skatepark, Greenbelt's Youth Center, Greenbelt Aquatic Fitness center, and Greenbelt's Community Center.

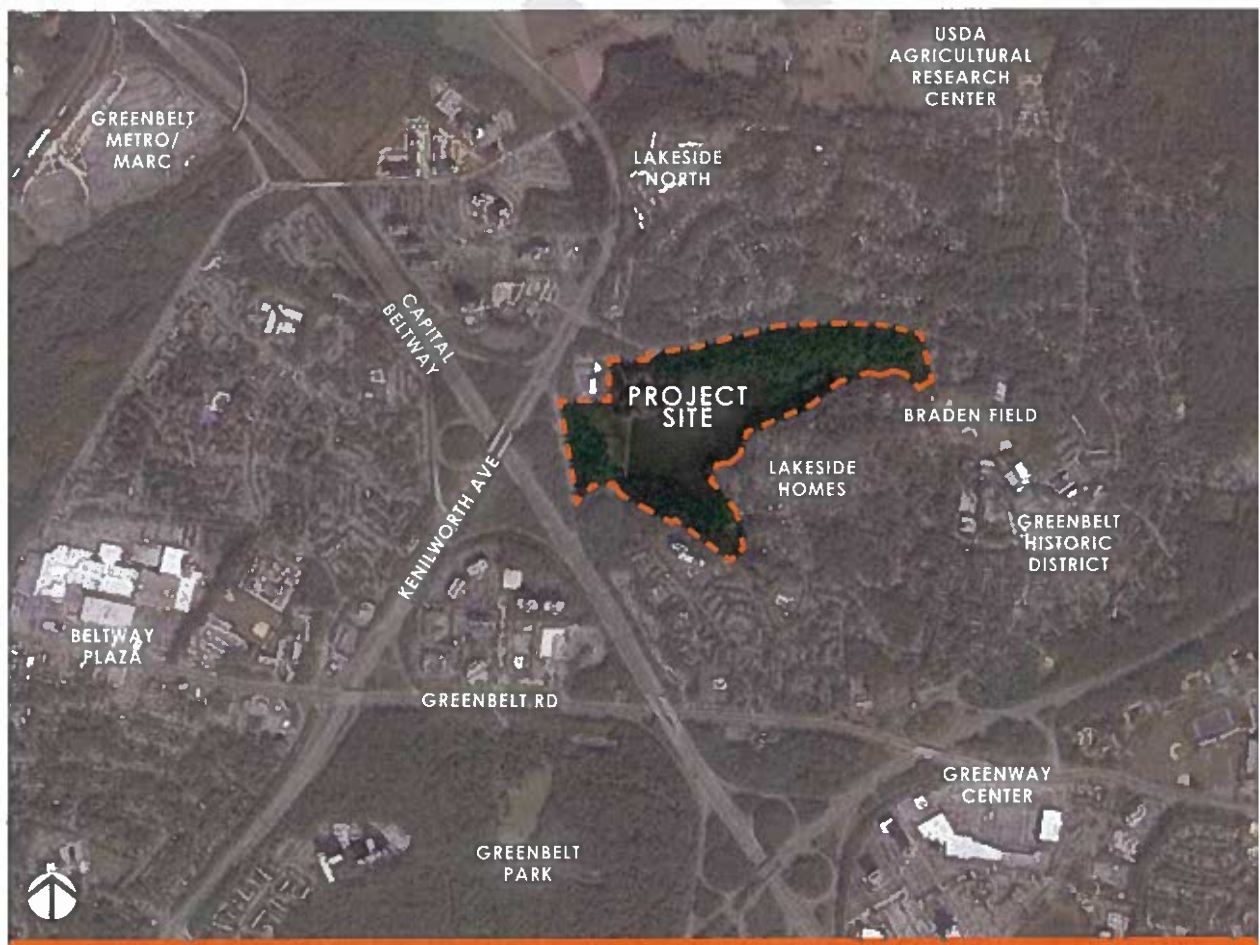


FIGURE 4 Context map showing Buddy Attick Park and project site.

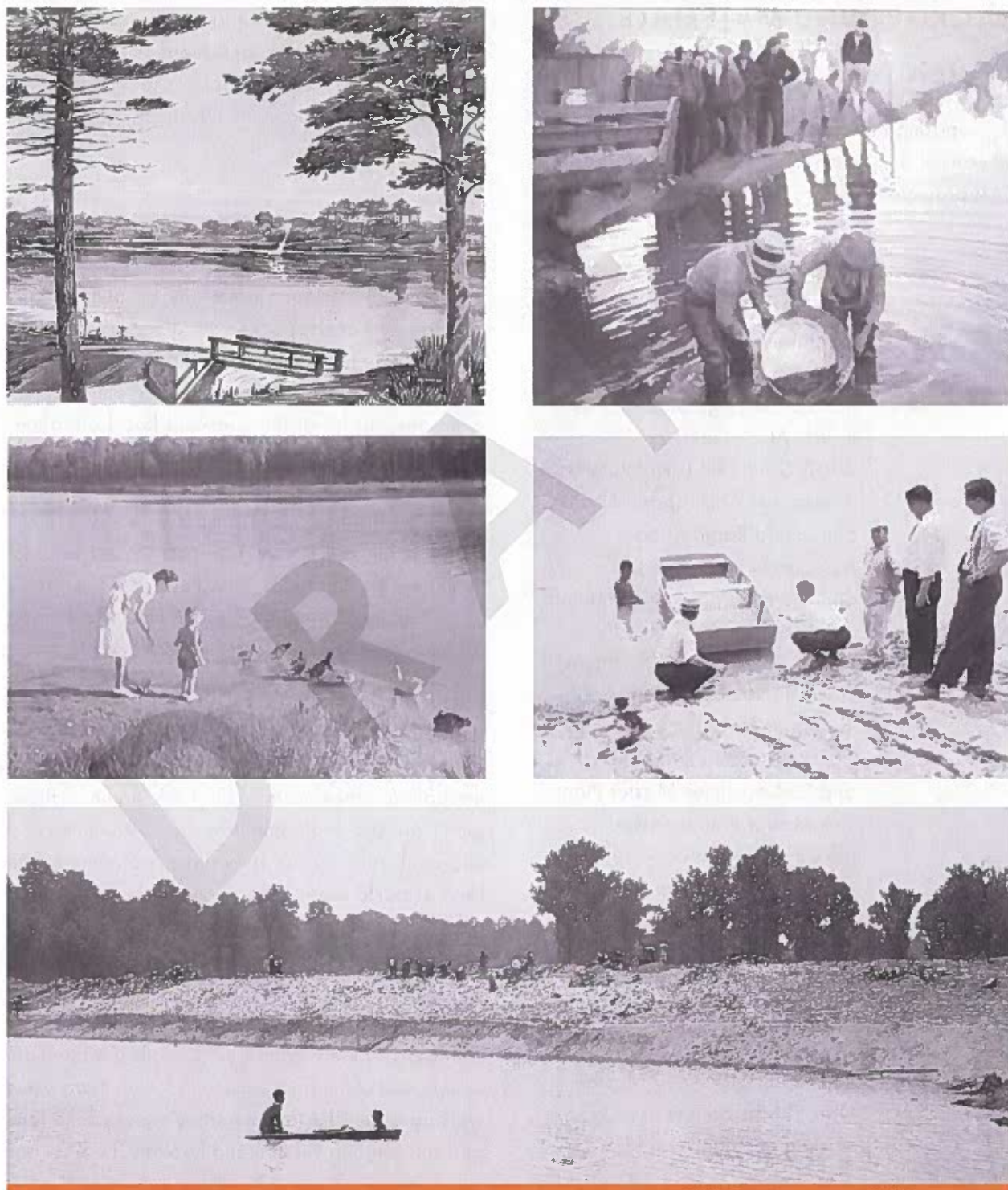


FIGURE 5 Historic images of Buddy Attick Park and Greenbelt Lake.

BACKGROUND MATERIALS

REVIEW

In preparing this report, the project team was able to consult the following documents prepared for past projects related to Buddy Attick Park:

- 1992 Buddy Attick Park Master Plan: This Master Plan, approved by the City of Greenbelt, established proposed improvements, policies, and procedures to guide the future of Buddy Attick Park.
- 2003 Greenbelt Lake Watershed Assessment: This report utilized a modified Rapid Stream Assessment technique to document the physical conditions and water quality within the Lake's watershed. Furthermore, it makes recommendations for the management of the watershed.
- 2019 Greenbelt Recreation and Park Facilities Master Plan: This Master Plan assessed the City's current parks and recreation system, completed a community needs assessment, and developed an action plan to guide the improvements of Greenbelt's Recreation facilities.
- 2022 City of Greenbelt Pedestrian & Bicyclist Master Plan: This document assesses the existing conditions and barriers

for pedestrians and cyclists in the City of Greenbelt and makes recommendations for future improvement projects in key areas.

SITE ANALYSIS

Buddy Attick Park can generally be divided into passive recreation spaces with a small number of active recreation facilities. Within the site, the hub of active park uses sits immediately south of the main parking lot at the Crescent Road entrance. This area contains a basketball court, two existing playground areas and a restroom station – the only building in the park. Note that some nearby facilities outside of this report's scope cater to active uses, including Braden fields, a skatepark, Greenbelt's Youth Center, Greenbelt Aquatic Fitness center, in addition to tennis courts to the park's south.

Passive uses include picnic sites, which are concentrated in a grove located east of the entrance. Additional picnic areas are scattered throughout areas north of the lake. Some of these picnic areas contain small overhead structures and charcoal grills for use by visitors. Adjacent to the lake, a performance stage sits at the foot of the main lawn. The stage sees limited use, with use predominantly occurring during large events, such as the Fourth of July celebration. East of the stage area, a pollinator garden established by park staff borders the wooded area. Trails are the main component of the park's amenities, with many users walking along the trails to enjoy views of the lake and surrounding wildlife and habitat. The park has

LEGEND

-  BASKETBALL COURT
-  PICNIC TABLE
-  PLAYGROUND
-  RESTROOM
-  SHELTER
-  POLLINATOR GARDEN
-  BENCHES
-  WALKING PATH
-  TREE CANOPY (2020)
-  PROPERTY LINES

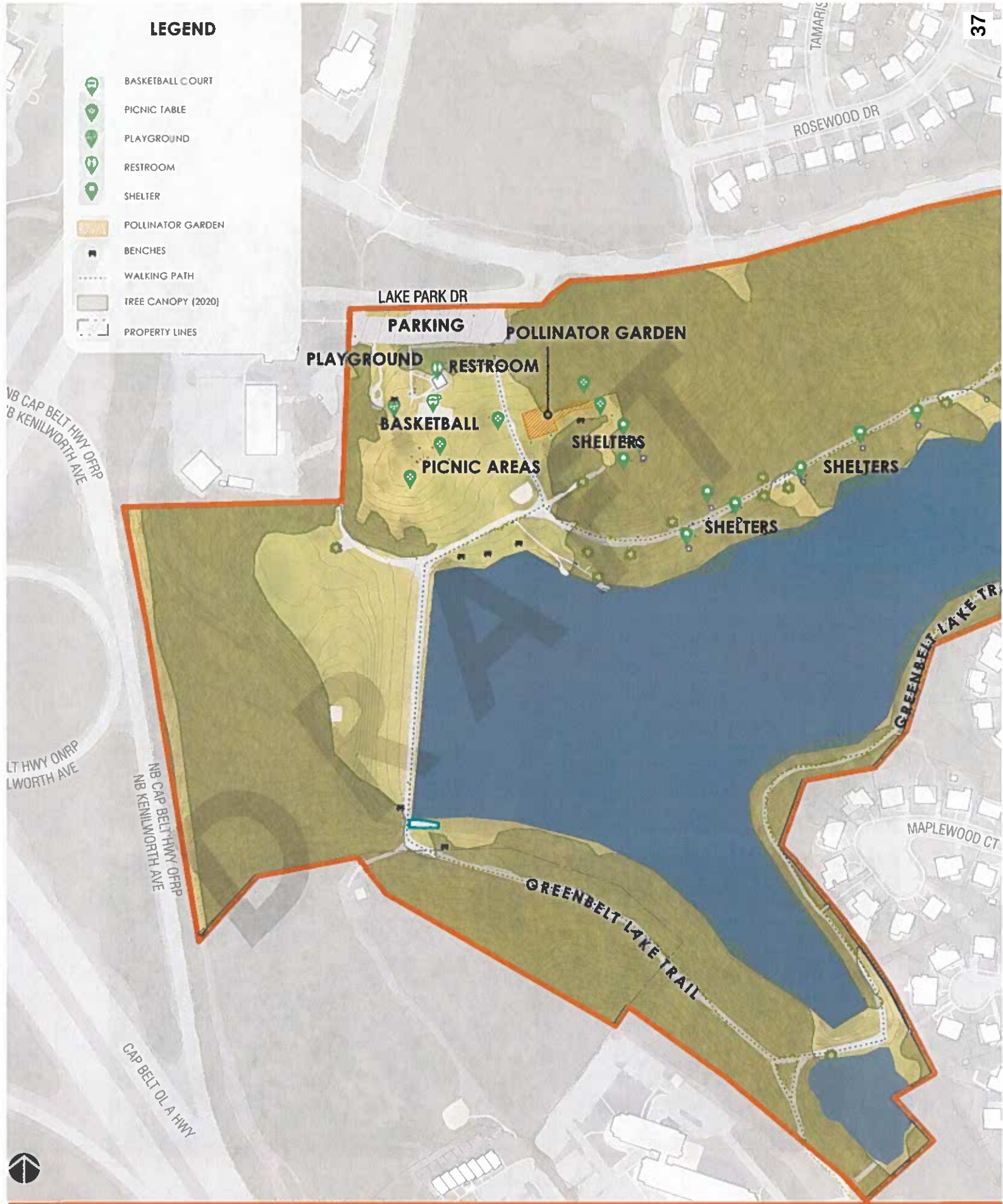
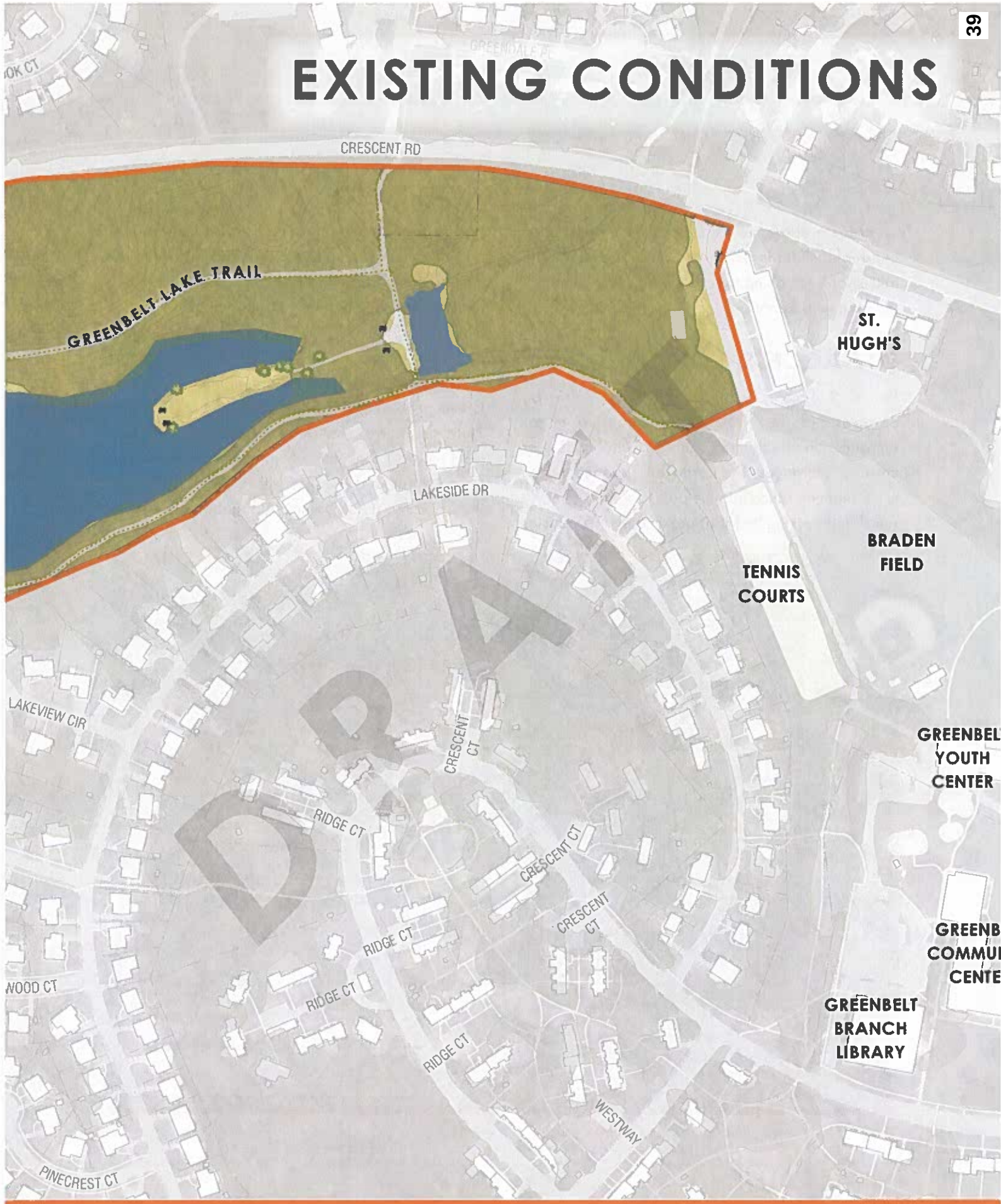


FIGURE 7 Site map showing existing program and features at Buddy Attick Park.



FIGURE 6 Site photos of existing conditions at Buddy Attick Park.

EXISTING CONDITIONS



no areas programmed specifically for water uses, although fishing is commonly observed along the lake shore. Kayaking and canoeing are allowed on the lake with permits.

SITE ACCESS

Points of access to Buddy Attick Park can be categorized into four major and five minor entrances, in addition to a variety of unofficial 'user created' entrances. The northwest entrance, which is the main entrance into the park, contains a newly retrofitted parking lot for approximately 75 vehicles

and is the primary entrance for visitors who live outside a walkable radius to the park. Also located in the general northwest area of the park is a minor entrance from the adjacent Greenbelt Public Works Department facility. Toward the site's east are two major entrances: one aligned with Greenhill Road which provides access to communities north of Crescent Road and another adjacent to the Braden Field Complex. The other pedestrian entrance from the east provides a connection to the historic town center and many of the Greenbelt Homes Incorporated (GHI) homes. Along the park's south

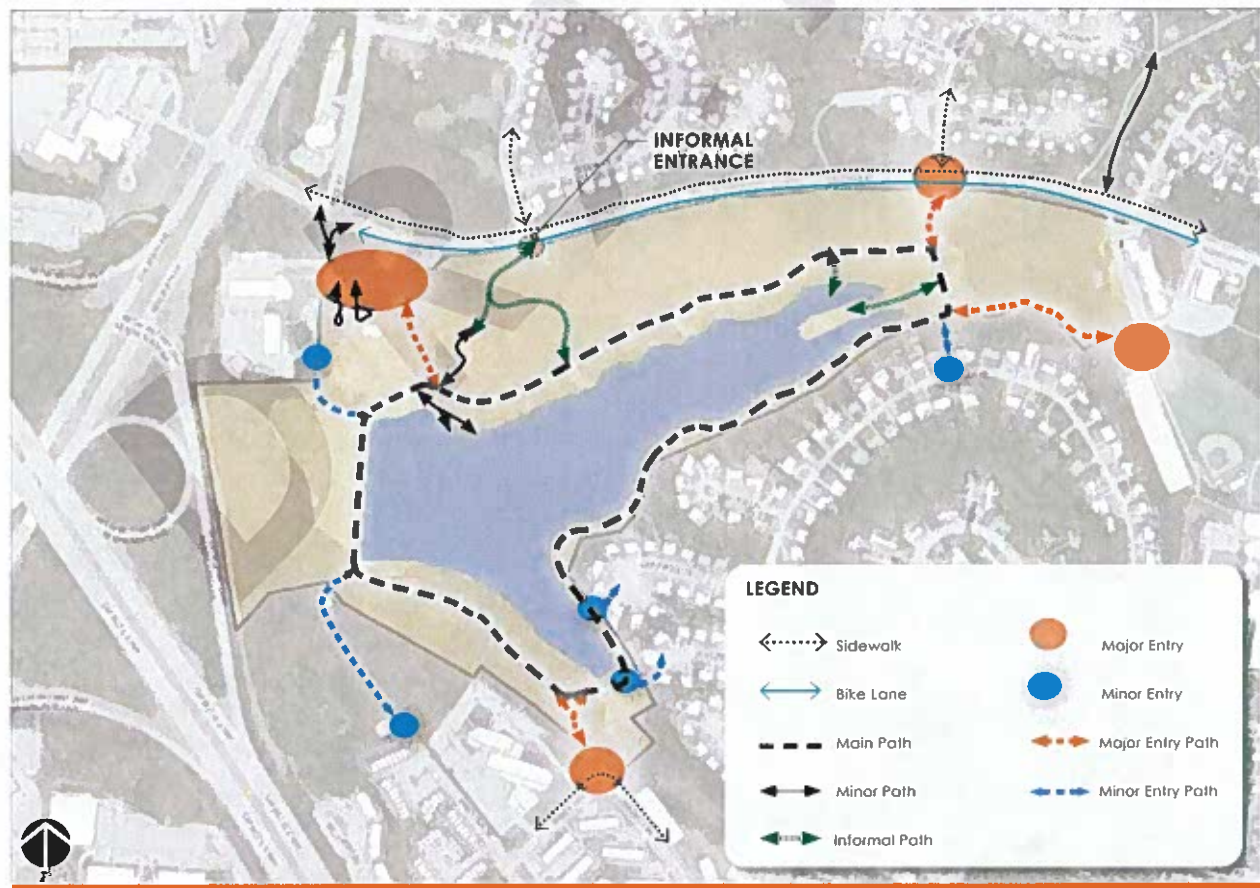


FIGURE 8 Existing circulation diagram of Buddy Attick Park.

side, three minor entrances connect the park to neighboring residential communities on Lakeside Drive, Maplewood Court, and Olivewood Court. Lastly, a pedestrian entrance at Lakecrest Drive and a minor entrance at Vanity Fair Drive provide access for townhome and apartment communities to the south of the park. Various unofficial entrances exist into the park, including a trail from Crescent Road to the north, and several trails from private residences on the south shore of the lake.

The park's internal circulation system largely consists of gravel trails. A 1.3-mile path winds around the entirety of the lake's shoreline and connects to each site entrance. Additionally, there are several minor trails which connect the main trail to features within the park as well as several informal paths created by park users.

TOPOGRAPHY AND HYDROLOGY

Greenbelt Lake was built in 1937 through the construction of a dam on an unnamed perennial stream. Today, the lake receives water from an approximately 500-acre watershed. It is fed by four unnamed dendritic streams. Buddy Attick Park sits within this stream corridor, with Greenbelt Lake forming the low point of the park. Outflow from the lake is eventually received by Indian Creek, which in turn flows into the Northeast Branch of the Anacostia River, ultimately reaching the Chesapeake Bay.

A 2003 watershed assessment performed by Environmental Systems Analysis documented various issues related to the water quality of the



FIGURE 9 Dam construction at Greenbelt Lake.



FIGURE 10 Greenbelt Lake forebay.

lake as well as the conditions of the stream channels and riparian habitat. Overall, development within the watershed has affected the hydrology of the site by altering the quantity and quality of water running into the lake.

Although detailed hydrologic and water quality assessment recommendations are not within the

scope of this Master Plan report, the project team does make general recommendations that intend to mitigate and prevent certain adverse effects to the lake caused primarily by localized erosion. Some contributing factors include erosion of path material, steep slopes along the lake, and degradation of stormwater management infrastructure within the park including forebays near the peninsula area and the south cove entrance. Further studies should be undertaken to assess the water quality issues impacting the health of the lake and its ecosystems.

EXISTING VEGETATION

Much of Buddy Attick Park is covered in mature tree stands, particularly the areas between the lake and Crescent Road, and all areas between the lake and

the Capitol Beltway. The forested buffers between the lake and the residential communities to its south are narrower, but mature vegetation in this area still contributes to the forested character along the south of the lakeside trail. The main entrance at Crescent Road is home to numerous specimen trees that are scattered throughout the main lawn area. Significant invasive species populations exist around the lake. Invasive species observed on site include Euonymus, Smilax, Rosa and English Ivy. Additionally, populations of aquatic invasives such as Water Chestnut are present in the lake. General locations of invasive species populations are documented by Greenbelt staff and have been provided to the project team in the form of GIS data.



FIGURE 11 Existing invasive vegetation populations at Buddy Attick Park.

DRAFT



PUBLIC ENGAGEMENT



STAKEHOLDER INPUT

Community input was an important element in the development of this Master Plan. The input gathered from the engagement process described below guided the bulk of the development program for the park's Master Plan. MRA, alongside PROS Consulting, developed and facilitated multiple outreach approaches, input opportunities and stakeholder workshops to solicit stakeholder input which are summarized below and further detailed in Appendix A. Generally, stakeholder sentiment at public meetings and surveys identified three common physical elements of the park as the highest priority:

- The lake
- The wildlife
- The trails

The top five priorities identified during the planning process included:

- Accessibility
- Safety
- Cleanliness of the park
- Biodiversity in the park
- Respect for the park

Stakeholders emphasized that these elements should be available for all people and all ages.

PUBLIC OPINION SURVEY

MRA and PROS Consulting crafted a survey to evaluate user attitudes toward the park. Published in both English and Spanish, the survey was available online between August 29 and October

1, 2023, and generated 581 responses. Over half of respondents live within a quarter mile of the park.

Survey questions queried reasons why users do or do not visit the park, utilization and condition of various park amenities, and desired outcomes of the Master Planning process. Respondents generally shared a vision of Buddy Attick Park as an accessible, clean, and safe park which provides access to nature. Responses indicated that visitors come to the park alone or with family and friends. Physical activity, walking, and dog walking were among the top reasons for visitation. Respondents also emphasized the importance of experiencing nature and the lake. Additional highlights from survey feedback included:

- Challenges to visitation, particularly safety concerns
- Dated infrastructure in portions of the park
- Need for new exercise amenities
- Frequent flooding in South Cove area of the park
- Need for park water quality plan
- Community desire for consistent trail materials and construction techniques; comments observed that trails are highly used
- Concerns around limitations to accessibility and ADA compliance; comments emphasized desire for universal accessibility
- Need for updated signage that includes signs in Spanish and QR codes for more information that can be updated regularly
- Need for recycling facilities within the park
- Need for additional benches along the lake
- Need for urban forest management and replanting
- Desire for expanded conservation areas

WHAT ARE THE THREE MOST SACRED
THINGS ABOUT BUDDY ATTICK PARK
FOR YOU AND/OR YOUR HOUSEHOLD?



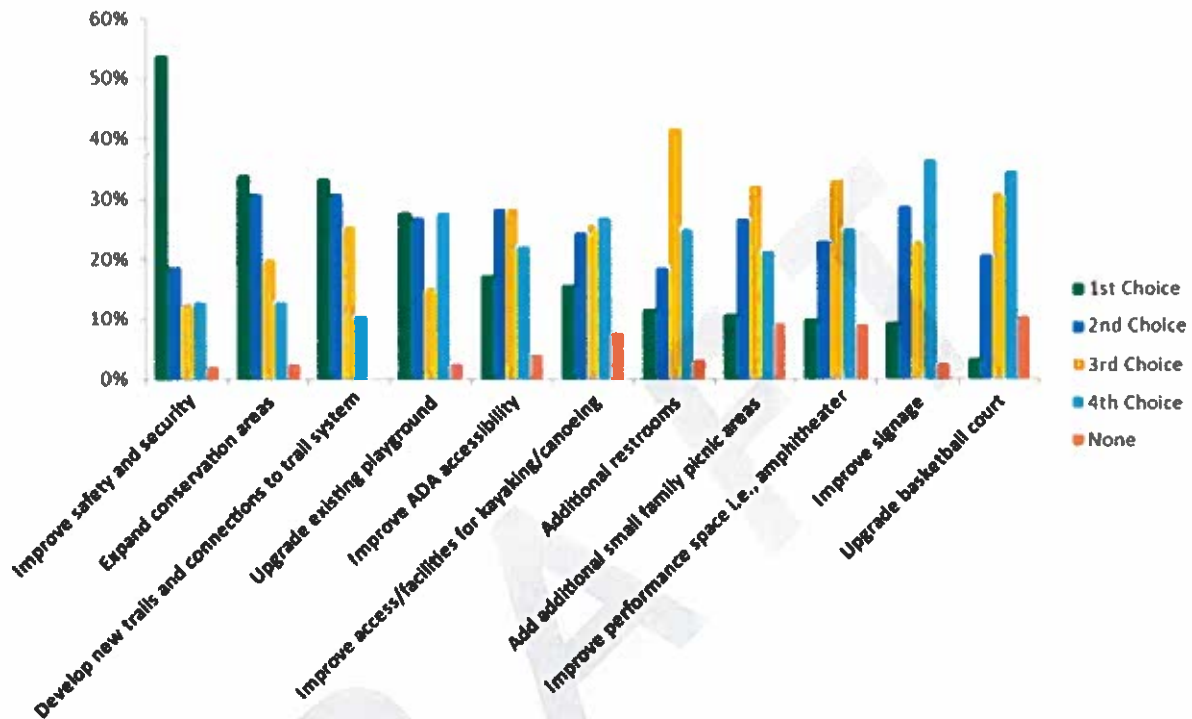
PLEASE PROVIDE 3-5 PRIORITIES
THAT YOU FEEL ARE IMPORTANT TO THE
OVERALL SUCCESS OF BUDDY ATTICK
PARK



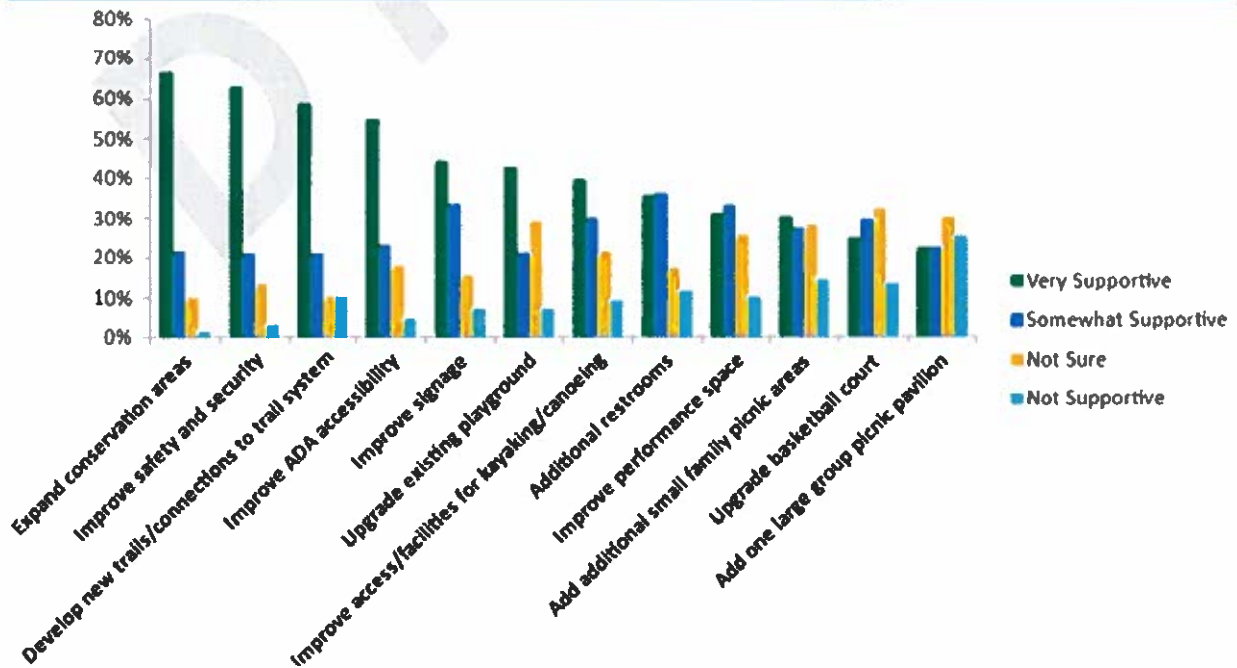
WHAT DO YOU FEEL IS CURRENTLY
MISSING FROM THE PARK THAT
YOU WOULD LIKE TO SEE?



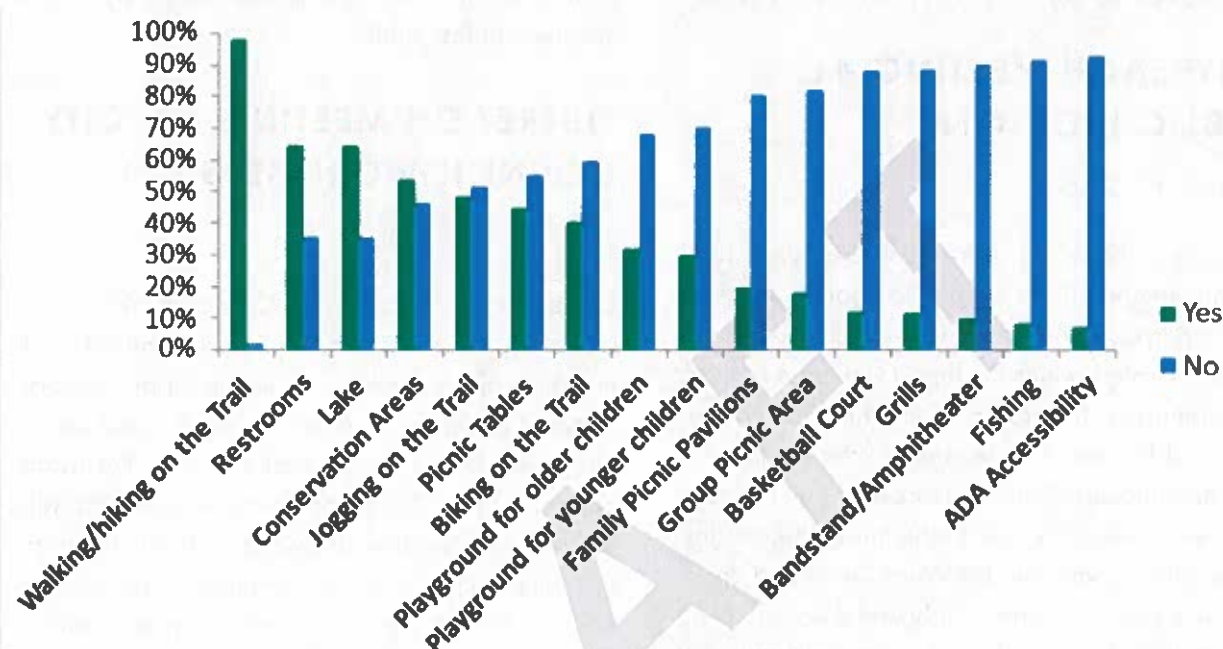
PLEASE PROVIDE 3-5 PRIORITIES THAT YOU FEEL ARE IMPORTANT TO THE OVERALL SUCCESS OF BUDDY ATTICK PARK



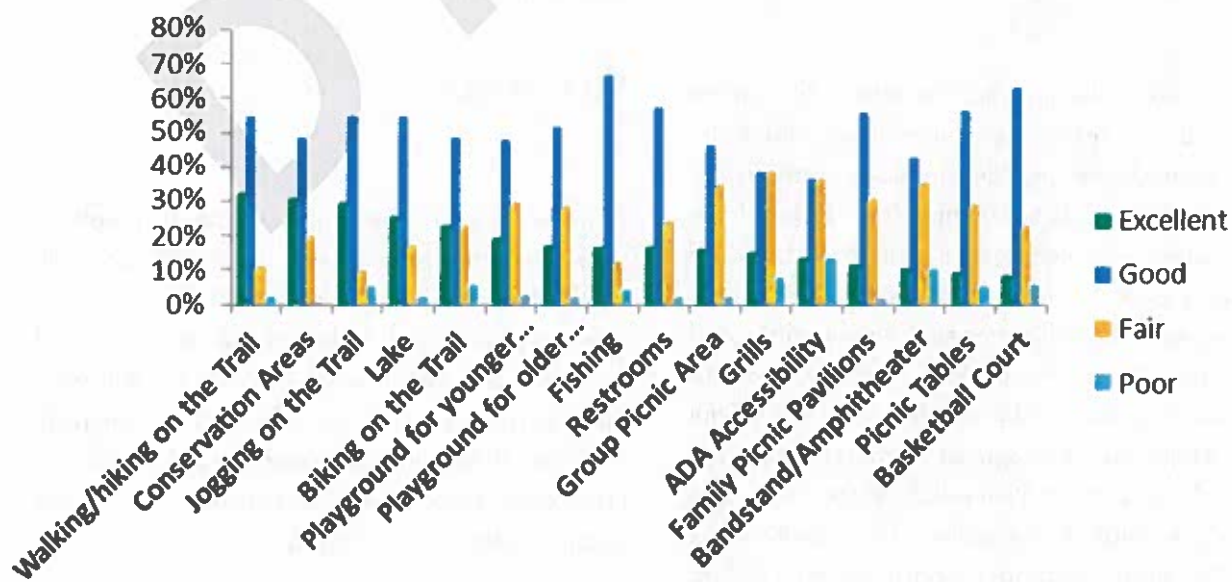
INDICATE YOUR SUPPORT OF EACH ACTION THE CITY COULD TAKE TO IMPROVE THE PARK



DO YOU USE THIS AMENITY/ACTIVITY?



IF "YES", RATE THE CONDITION OF THE AMENITY/ACTIVITY



PUBLIC OUTREACH MEETINGS

OUTREACH MEETING #1: PUBLIC KICK-OFF

August 17, 2023

On August 17, 2023, MRA hosted a Public Kick-Off meeting to inform the public about the Master Plan's purpose and objectives, and to outline the process through which the report would be shaped. In addition to the project team, the meeting was attended by over 70 members of the community, who had the opportunity to share their input through a series of exercises and structured discussions. Among these exercises, the Word Cloud and Visual Survey Board were particularly useful in generating information about what areas of the park and what topics were important to community members.

OUTREACH MEETING #2: PUBLIC WORKSHOP

November 15, 2023

The second public meeting was held on November 15, 2023, to recap community input, share site analysis and emerging design ideas, and provide opportunity for additional input from stakeholders and community members. Results from both the previous public meeting and the Public Opinion Survey were shared in graphic form and discussed with attendees. The project team shared site analysis diagrams and presented concepts for the three major entrance spaces (Main Entrance, the South Cove, and the Peninsula). At the conclusion of the presentation, members of Greenbelt's Parks and Recreation Advisory Board were invited to

comment, followed by a guided discussion with members of the public.

OUTREACH MEETING #3: CITY COUNCIL WORK SESSION

January 31, 2024

On January 31, 2024, a City Council Work Session was held, providing the Mayor, City Council, and members of the public to comment on preliminary concept designs presented by the project team. The team shared conceptual plans for the Main Entrance, South Cove, and Peninsula areas, as well as proposed section drawings of paths for uses including lakeside seating, drainage, and erosion control. During the project team's presentation, members of city council commented on issues ranging from the material of the lakeside trail to how the presented concepts might affect park events. At the conclusion of the presentation, members of the public in attendance had the opportunity to comment.

SITE WALK

August 17, 2023

On the day of the public kick-off meeting, members of the project team walked the site with stakeholders, including individuals from the City of Greenbelt staff and Parks and Recreation Board and interested community members. The site walk allowed the team to see and discuss the park firsthand. During the walk, members of the project team documented their observations of the site through notes and photographs.



FIGURE 12 Outreach meeting in Greenbelt.

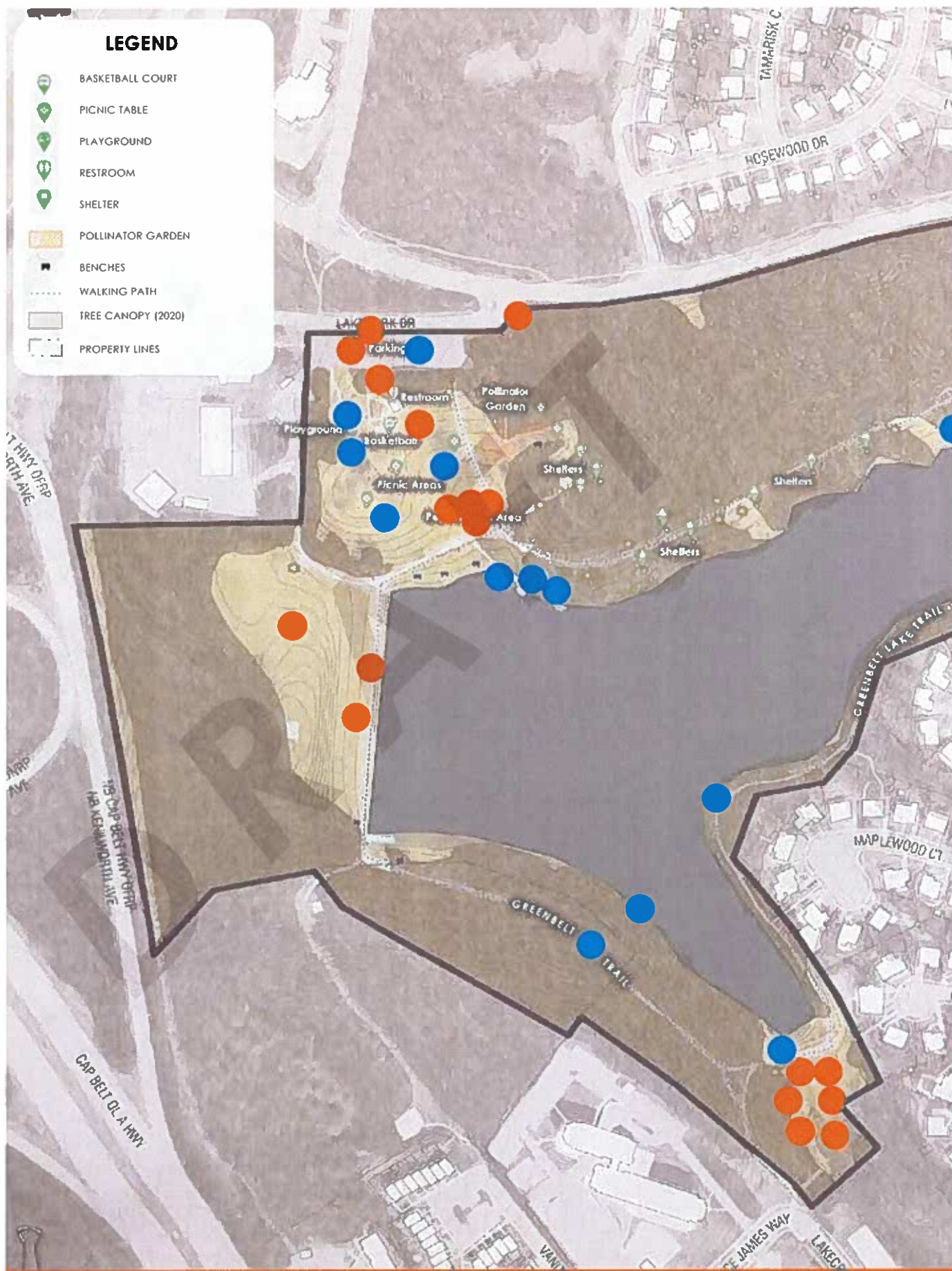


FIGURE 13 Dot exercise at kick-off meeting showing stakeholder likes and dislikes within Buddy Attick Park.



MAP YOUR LIKES/DISLIKES IN BUDDY ATTICK PARK

What elements in Buddy Attick Park do you love? What elements would you love to change?

Use the colored stickers to mark your **likes** (● blue stickers) and **dislikes** (● orange stickers).



August 17, 2023 | Public Workshop



FINAL PLAN DEVELOPMENT AND REVIEW

CONTINUED CONSULTATION WITH GREENBELT RECREATION AND PARKS, PARKS AND RECREATION ADVISORY BOARDS, AND OTHERS

March-August 2024

- MRA continues to refine master plan documents in consultation with Greenbelt Recreation and Parks and the Parks and Recreation Advisory Board

ADDITIONAL ADVISORY BOARD REVIEWS

Date TBD

- TBD

CITY COUNCIL REVIEW / WORK SESSION

October 16, 2024

- A final presentation by the design team and opportunity for City Council feedback will take place on October 16, 2024.



FIGURE 14 Site walk at Buddy Attick Park with project team and stakeholders



VISION

VISION AND STRATEGIES

VISION STATEMENT

The objective of the Master Plan, as stated in the request for proposals, is ***'To create a vision for the future utilization of the park in order to guide the City regarding the implementation of desired improvements in the future while remaining sensitive to the natural environment.'***

APPROACH

Mahan Rykiel Associates facilitated a community supported, systems-level approach that evaluated Buddy Attick Park to develop recommendations and guidelines for physical improvements to the park, management policies, and operations policies. This Master Plan provides a vision for future utilization of the park. The Plan will guide the City to implement desired improvements while remaining sensitive to the existing environmental features. The Master Plan will thus serve as a roadmap that ensures an appropriate balance of amenities, while stewarding and improving the park's natural resources. Furthermore, the Plan proposes services and amenities, short- and long-term guidance to the City for implementation, maintenance and operations as well as recommend a sustainable and implementable action plan.

Informed by public meetings, a community survey, site analysis, and discussions with representatives from City Council and the Project Team, the Buddy Attick Park Master Plan vision is summarized by four primary objectives:

1. *Maintain and restore the park's beloved natural character, paying special attention to interventions that will improve the ecological quality of the lake and park.*
2. *Provide new, community driven amenities that improve the existing functionality of the park and, where appropriate, enhance or expand the park's current features.*
3. *Strengthen connectivity to adjacent communities through enhancements at park entrances and gateways.*
4. *Balance the need for accessibility throughout the park and, where possible, improve trail accessibility.*

The community defined program elements and recommendations associated with this approach are elaborated in more detail on the following pages.

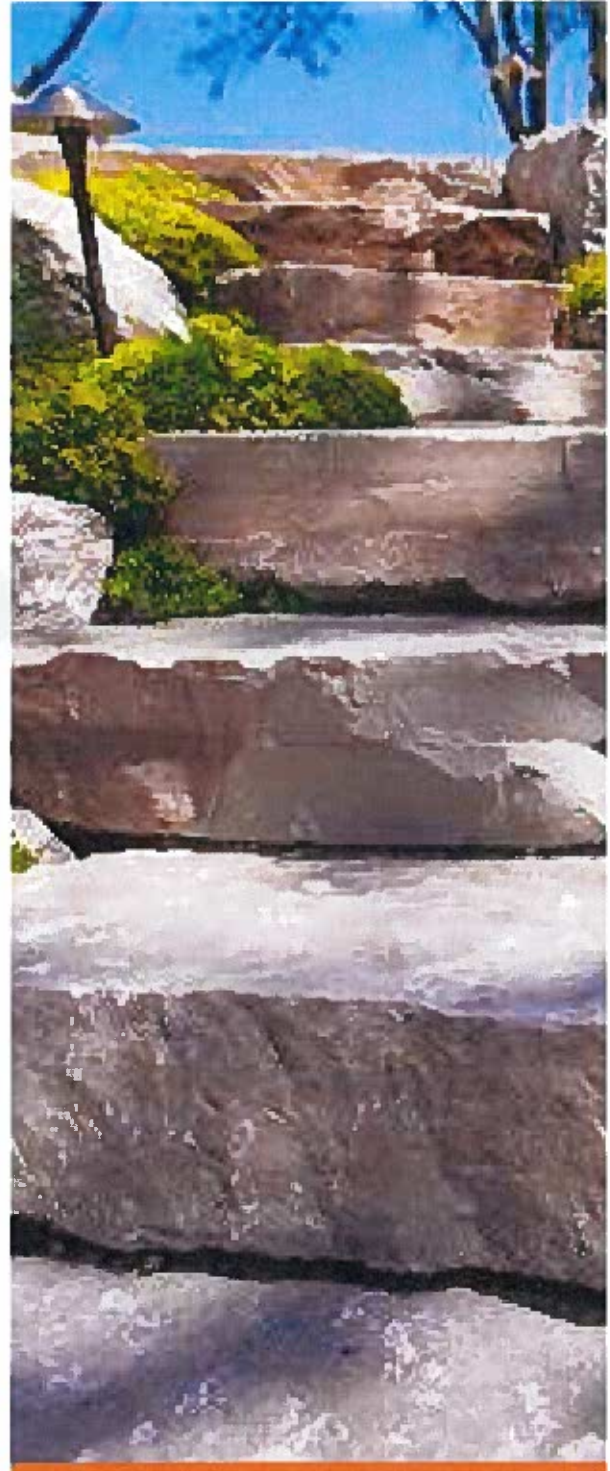


FIGURE 15 Precedent image for stone steps.



FIGURE 16 Native lake shore plantings.

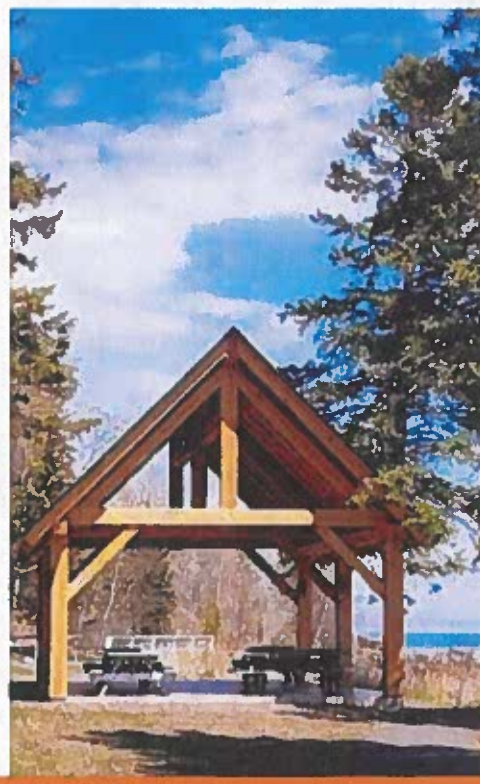


FIGURE 17 Precedent images for fishing pier and picnic shelter.



FIGURE 18 Proposed overall illustrative plan for Buddy Attick Park.





FIGURE 19 Main Entrance Improvements at Buddy Attick Park

PROGRAM ELEMENTS

MAIN ENTRANCE IMPROVEMENTS

PLAYGROUND IMPROVEMENTS

Planned improvements to the existing playground area started prior to this Master Planning effort. These improvements included upgrades to and replacement of the existing playground features. The proposed equipment put forth in the design concept dated 6.9.2023 by Sparks at Play was deemed appropriate by the design team. However, the design team proposes a modest relocation and reconfiguration of the proposed plan to better align with the Master Plan (See Fig. 19).

CIRCULAR LOOP TRAIL

The Master Plan proposes a new central pathway network for the main entrance lawn. The new Circular Loop Trail will define the areas of the central lawn and provide greater access to other existing and newly created other amenity areas. Both new and realigned pathways will provide accessible routes to the lake and newly proposed woodland picnic area: an alternative route to the lake past a newly proposed picnic area on the east side of the main lawn, access to a new waterfront promenade, and a bypass loop to the performance stage area (See Fig. 19). On the west side of the lawn, the newly aligned pathways are designed to minimize and reduce the erosion occurring on the pathways in that area. These strategic realignments address problematic existing conditions where

pathway alignments run directly perpendicular to existing grades, driving pathway erosion.

POLLINATOR MEADOWS

To reduce maintenance, eliminate lawn areas and associated mowing needs, improve habitat, and build upon the current efforts of staff to create pollinator gardens, the Master Plan proposes several new areas of pollinator meadows. Strategically located on steep, lawn-covered slopes on the southwestern and southeastern edges of the park, two distinct pollinator meadow areas are proposed within the central lawn area. Accompanied by a meadow trail, a larger (approximately 2.5 acre) meadow area is proposed in the large level area below the lake impoundment.

LAKEFRONT PROMENADE

Along the southern edge of the central loop trail, improved waterfront pathways and a featured promenade will direct focus to the water's edge and strengthen visual and physical lake access. The pathway is bifurcated to provide two separate and distinct walking experiences. The southernmost walkway, or waterfront promenade, is focused on providing immediate water edge access and will be fully accessible. Special paving will delineate this promenade, which will also feature water-facing seating niches and plantings along the northern edge of the pathway. New low-growing, native plants adapted to growing along the water's edge will define the southern edge of the promenade. Central to the promenade, a proposed pier will provide direct water access for fishing.

(See Fig. 19). The northern pathway will continue the larger, existing lake shore loop pathway, creating a continuous accessible route through the park. This pathway will provide access to a new performance stage, located immediately adjacent to the northern pathway's south edge. The stage will be separated from the southern waterfront promenade both by a low seat wall on the southern edge of the performance area and promenade plantings.

SOUTH COVE IMPROVEMENTS

Design recommendations for the South Cove follow the language of the existing design while improving accessibility and adding seating opportunities to showcase the long views northwest across the lake. All the existing walls and steps at the South Cove are slated for removal. Set back from the main pathway and elevated above the lake, a stone dust gathering space will provide lake views for visitors. Featuring deep stair treads for seating, a stepped terrace will lead down to the water's edge. At the base of the stairs, a small, level waterfront plaza will provide space for gathering and access to the water's edge. The design vernacular should mimic National Park design standards for naturalistic design, incorporating boulders as seating and integrating them into the grand staircase as cheek walls (See Fig. 20).

PENINSULA

Projecting outwards from the east edge of the lake, the narrow strip of land known as the 'Peninsula' will feature an improved stone dust path to replace an existing dirt path. Providing spectacular, private

views across the lake, this path will lead to a seating destination at the end of the Peninsula (See Fig. 21)

The Master Plan proposes a formalized entry zone to the Peninsula, featuring a small plaza with seating immediately off the main lake loop pathway. The improved Peninsula plan will add three separate but linked seating 'niches' characterized by naturalized boulder seating areas (See Fig. 27, 30) Taking advantage of an existing grade differential, two seating niches to the north and south will be slightly depressed below the main pathway. Adjacent boulder retaining walls will provide park patrons an opportunity to get closer to the water's edge while providing separation from the main pathway. At the point of the peninsula, a terminal seating area will feature several natural seating boulders and dramatic views west across the entire lake.

PICNIC AREAS

The Master Plan proposes a variety of new picnic opportunities concentrated on the northeastern area of the park. The proposed picnic settings include lake shore shelters; a wooded grove with multiple picnic pavilions and picnic tables; and a pavilion and picnic tables adjacent to the play area and central open lawn. All shelters will be free to park patrons and operate as first-come-first-served spaces. The larger pavilions will be available to rent for group events. Featured locations within the picnic areas include:

- **Play Area** – this area is located adjacent to a grove of existing trees which will provide shade for picnic table seating. This location is convenient to the

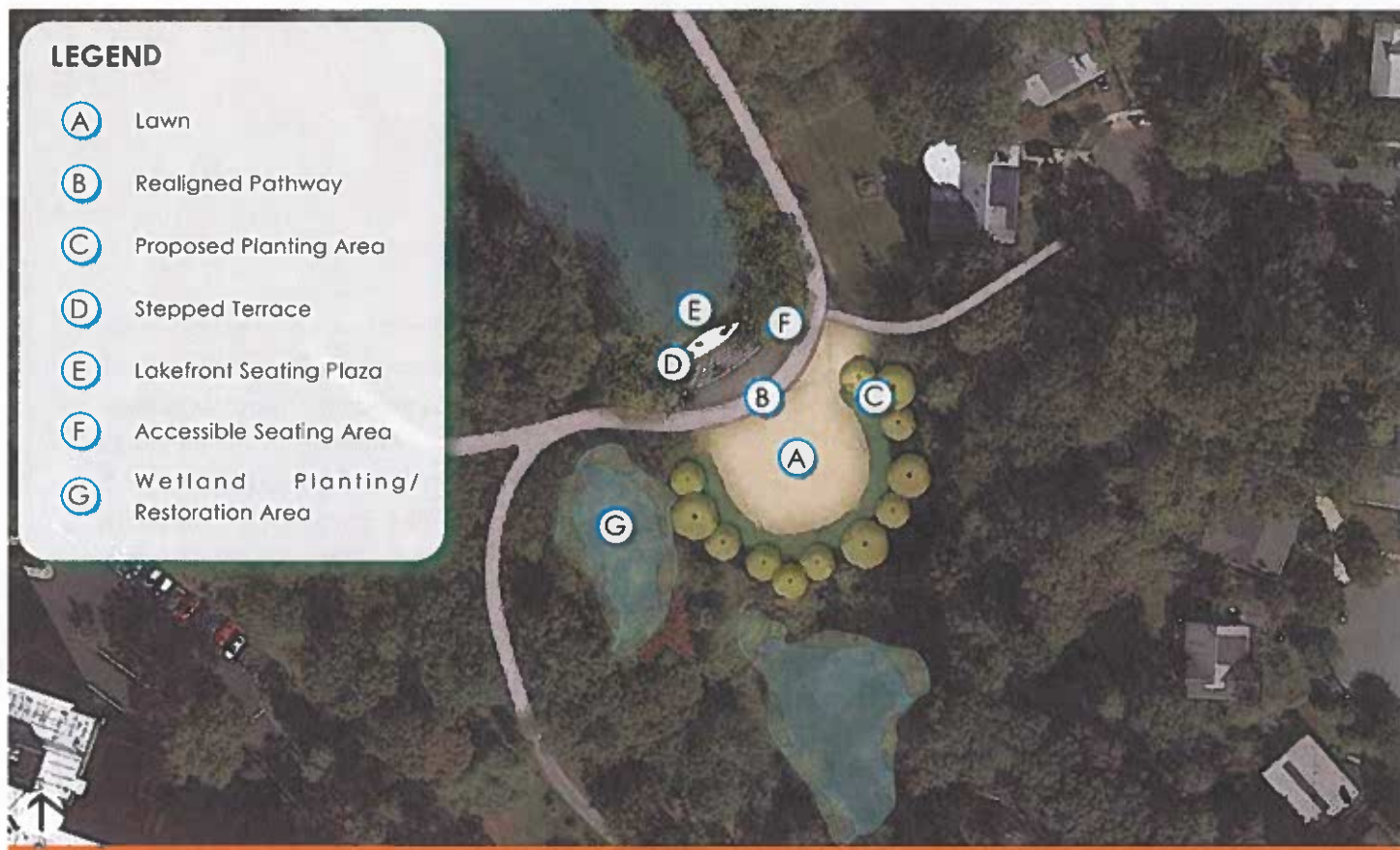


FIGURE 20 South Cove Improvements at Buddy Attick Park.

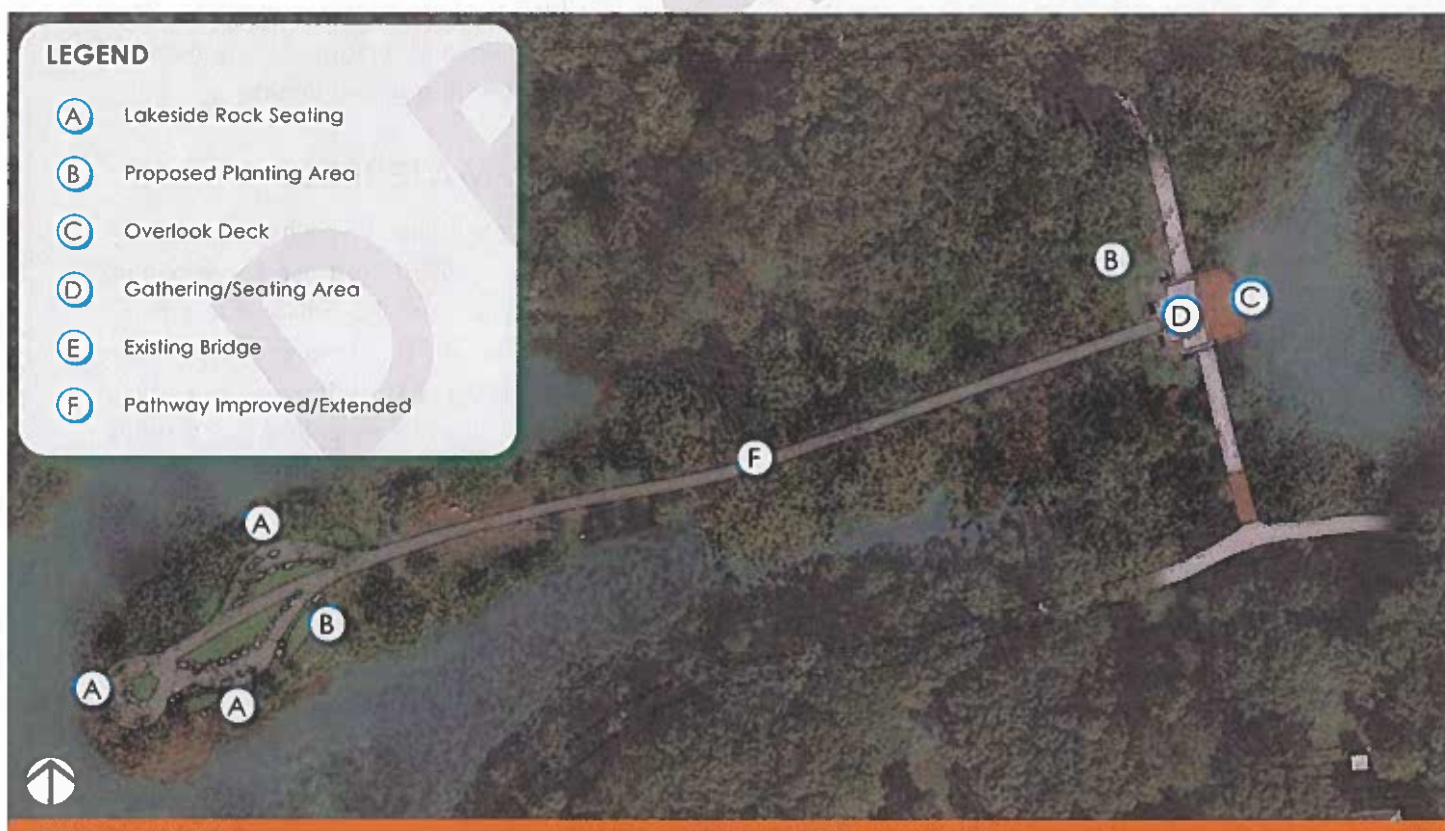


FIGURE 21 Peninsula Improvements at Buddy Attick Park.

play area, swings, and basketball court. Additionally, this picnic area will be accessible from the main path. Wood-chipped surfacing will prevent erosion and soil compaction, minimizing harm to the existing trees. A medium-sized pavilion will be the feature of this picnic area.

- **Woodland** – east of the open lawn and main entrance, this area consists of a small open area defined by a proposed oval pathway and opening in the surrounding wooded area. Six shelters are recommended on the outer edges of the pathway. A large pavilion surrounded by picnic tables will populate the center of the space. Wood chips on the ground will help minimize erosion.
- **Lake Shore** – following the northern edge of the lake and existing pathway are a series of existing picnic shelters. These existing shelters should remain, with several additional shelters proposed to accommodate the visitors to this popular picnic location.

In all instances, the design for the shelters should be upgraded over time to more sturdy and architecturally attractive shelters (See Fig. 17).

TRAILS

Trails at Buddy Attick comprise the single most significant and popular amenity at the park, and therefore deserve the highest attention and subsequent investment. The public meetings and

design process included a great deal of discussion regarding the trails, particularly regarding trail composition and maintenance. Regardless of a stakeholder's specific relationship to the park, feedback reflected a broad consensus that the trails deserve the greatest amount of attention. The ultimate objective for the trails is to provide a stable walking surface that provides equal opportunities (ADA accessibility) to all, while simultaneously minimizing maintenance requirements and environmental degradation. To achieve this goal, trail materials must be upgraded to a resilient surface material (See Fig. 22). Existing trail widths vary, especially on the lake shore trail, where path widths range from 8' to 20'. Within distinct trails, the Master Plan proposes standardizing pathway widths. Trail edges across the site must be stabilized to prevent erosion and mitigate safety hazards associated with sharp grade changes.

PATHWAY MATERIALS

Main Trail system or lake shore pathway loop should be modified (narrowed or widened, depending on existing trail conditions) to provide a constant width of 10' along the entire lake shore loop (See Fig. 23). In lieu of the existing gravel surfacing, it is recommended that a stable surface material be utilized – specifically, a resin-bound paving system that is flexible and resistant to cracking. Such products may be sourced from Chameleon Ways (Addastone) or similar provider (See Fig. 24). These surfaces will create an accessible path system. They are available in a variety of naturalistic material finishes.

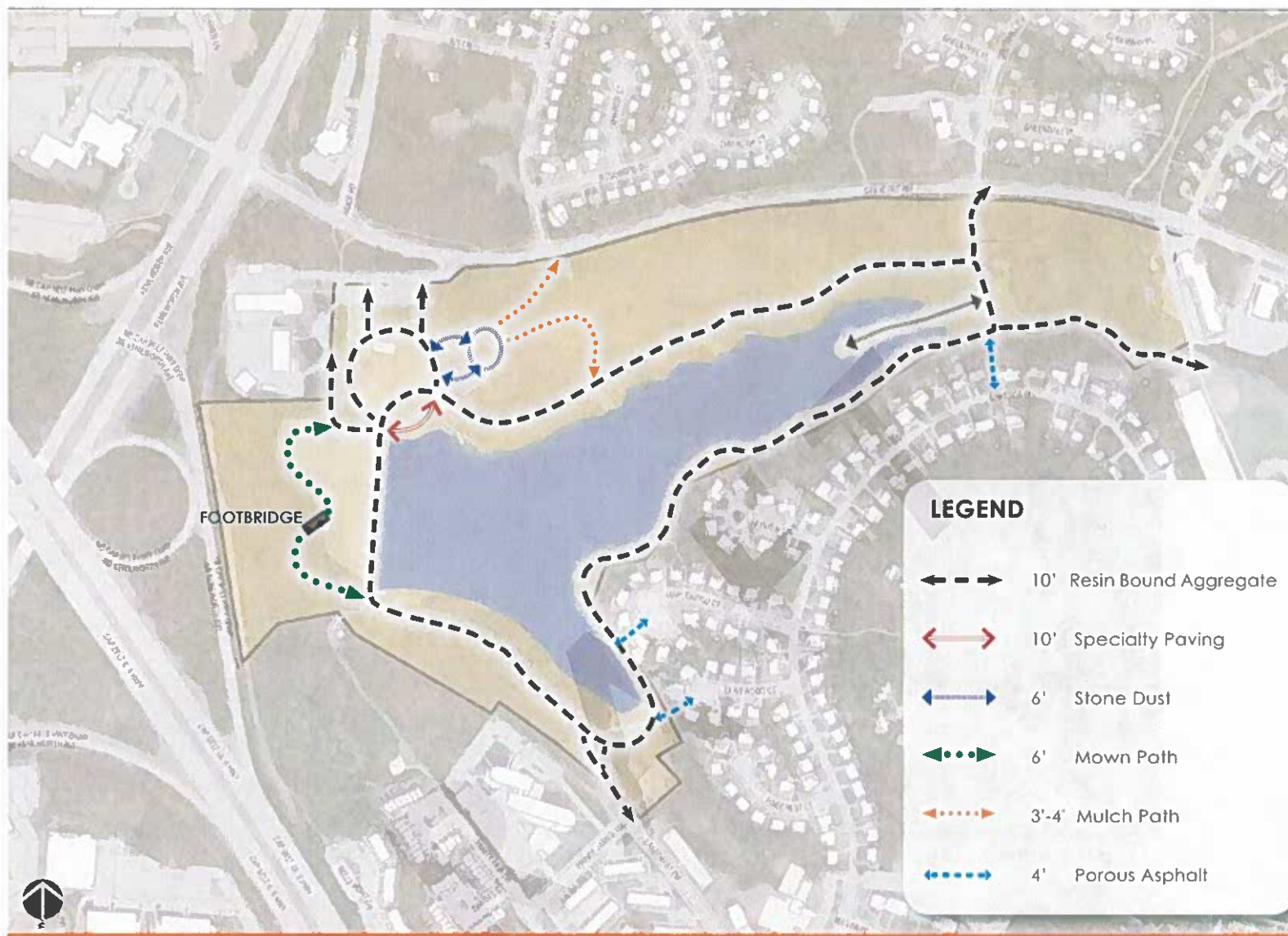


FIGURE 22 Proposed pathway materials at Buddy Attick Park.

Woodland Trails, which connect the park to exterior entrances in certain areas, should be mulch pathways that are regularly maintained (top-dressed with mulch).

Meadow Trail, which is proposed in the level area below the lake embankment, should be a mowed turf grass or similar pathway.

Lake Shore Promenade with bench niches should be either mortared flagstone or a combination of colored concrete and flagstone.

CRESCENT ROAD ACCESS TRAILS

User-created trails (dirt footpaths in the wooded area) provide direct access from Crescent Road into the park and connect with the lake loop trail. Although the trails were created informally by users, the Master Plan recommends that Public Works staff should mulch and maintain these pathways. Appropriate trailhead signage should be placed along Crescent Road.



FIGURE 23 Path width diagram at showing proposed 10' width at lakeside trail.

TRAIL EDGES

On the south side of the lake along the lake shore trail, there are multiple existing conditions where the trail's edge is either eroding/eroded or where the edge ends abruptly, creating a tripping hazard. In other instances, erosion from the adjacent steep slopes has either created erosion runnels in the pathway, necessitating continual maintenance or gravel flumes on the north edge of the trails. Some of these gravel flumes have migrated into the lake. To ameliorate these conditions and prevent their future reoccurrence, the Master Plan recommends

specific preventative and restorative actions. These measures include:

Trail edging – trail edging is recommended for most of the trail edge on the north side of the southern lake trail. The proposed natural edging, comprised of stones and/or logs, will contain the trail edge and prevent it from sloughing down the slope and encourage park users to stay on the trail (See Fig. 25).

Trail underdrains – underdrains are needed in several locations along the trail to allow water



FIGURE 25 Typical lakeside trail section.



FIGURE 26 Typical under-trail drainage section.



FIGURE 27 Typical lakeside connection section

to drain freely under the trail and not overtop of it. An associated shallow swale would be needed for a set distance on either side of the underdrain to channel the water emanating from the slope to the south into the drain. A stabilized gravel outfall for each drainage pipe would also be needed on the north side of the trail. (See Fig. 26).

ENHANCED LAKE SHORE SEATING AREAS

Lake shore seating areas are popular among park patrons and over the years informal seating areas have been created along the southern lake edge by placing large boulders adjacent to the water for seating. The Master Plan calls



FIGURE 24 Suggested resin-bound aggregate material example.



FIGURE 28 Gully erosion near south lakeside trail



FIGURE 30 Stone and boulder seating

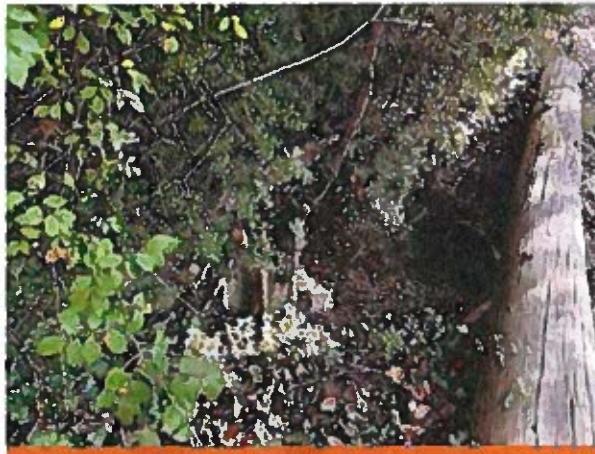


FIGURE 29 Sedimentation at outfall to the east side of lake

seating areas to retain gravel and prevent erosion (See Fig. 27).

INVASIVE VEGETATION MANAGEMENT

Invasive species observed on site include Euonymus, Smilax, Rosa and English Ivy. Additionally, populations of aquatic invasives such as Water Chestnut are present in the lake. Efforts are ongoing to remove existing invasive plant communities and manage them effectively in the future.

for the expansion, implementation, and continuation of this concept, carrying these seating areas across the lakefront in a more defined and resilient design. Seating areas should be formalized and, depending on their orientation and adjacencies, be enhanced with stabilized surfaces. Properly graded access slopes/steps and edges should be added to

IMPLEMENTATION

This document provides a coherent framework that will guide and facilitate decision making for the physical improvements proposed for Buddy Attick Park over time. Given the size of the park and the desired amenities, costs associated with the upgrades of Buddy Attick Park are likely to be significant and should be implemented over time.

A phased approach will break down the magnitude of the costs into smaller, more manageable increments over time. This document envisions that the park will be realized in such a manner, with park implementation phasing to be coordinated with grant awards and annual capital budget allotments. Next steps for implementation will therefore include prioritizing and phasing the design and construction of the park. As with all physical development, certain elements will need to be constructed in sequence, while other elements exhibit greater flexibility in terms of their phasing. Likewise, phases may be expanded as the necessary funds become available. To implement the various programs and site-specific improvements, detailed plans (design, engineering, permitting, etc.) will need to be developed under the framework established here. Strategic phasing of elements within this Master Plan will enable the City of Greenbelt to implement improvements of Buddy Attick Park over multiple years, enhancing the park's existing amenities and maintaining them for generations of users to come.



OPERATIONS AND MAINTENANCE

OPERATIONAL AND MAINTENANCE PLAN

The Operations and Maintenance Plan portion of this report contains four major elements for the purposes of informing operational and management planning of Buddy Attick Park.

These include:

1. Organizational assessment of current operations
2. Operational Standards
3. Program and Management Strategy
4. Pricing Strategy and Financial Pro Forma

ORGANIZATIONAL ASSESSMENT

The Organizational Assessment analyzes the current management practices at Buddy Attick Park and looks at the limitations they present in order to understand the operational situation of the park as a part of the Master Planning process. This analysis is the basis for the recommendations that support recommended future organizational structure and staffing requirements and strategies for operational efficiency. These recommendations also include the development of formal policies

and system and technology requirements as well as provide suggestions to elevate marketing and communications capabilities.

The current operational model of Buddy Attick Park is an **open access / unstaffed model**.

This means the park does not have controlled entry but has many entry points and multiple parking sites for access. Additionally, the park's model is considered "unstaffed" as Buddy Attick Park shares staffing with all other parks in Greenbelt.

Staff indicated the following operations are currently followed:

- Buddy Attick Park is considered a "Passive Park" by Greenbelt that is focused on conservation stewardship programming, invasive species removal, nuisance wildlife management, and necessary maintenance.
- The lake is checked 2-3 times per week.
- Park Rangers first check of the park is at 9:00am and the last is 8:00pm with 3 shifts of rangers.
- Problems are addressed with "Ranger Swarms" and include outreach and ambassador programs; Rangers are not enforcers, but ambassadors.

- This is the largest park in the city and is considered the flagship city park and there are currently no dedicated staff.
- There are no annual visitation numbers.
- Concessions are not allowed, but often arrive on site with no permits.
- Permits for use (i.e. group area, large families, shelters) is not currently done.
- The public performance area is not functional and needs upgrading.
- Park operates with limited and sometimes ad hoc responses to maintenance and public relations concerns (Reactive instead of Proactive).

Improved maintenance throughout the park has been identified as a top need by the community and staff. Buddy Attick Park has a number of different maintenance challenges due to the varied ecosystems and uses at the park. The lake is the main attraction and needs ongoing maintenance to maintain it as an amenity and also as a functional water catchment area. Its shoreline is being impacted by significant public use, erosion and invasives there and in the upland, which present continual challenges.

Since staff is spread through the Greenbelt Recreation system, needs are addressed when staff is able vs when needed. There is a limited capacity for proactive and long-term planned work that is critical to resolve.

MAINTENANCE ASSESSMENT

With the recognized needs for better and more consistent maintenance, one of Buddy Attick Park's primary management goals will be to further

develop its maintenance practices and protocols to more immediately address safety and environmental issues and maintain the management of the Park's resources. During the process, maintenance deficiencies have been specifically identified to include:

Lake maintenance:

- Water quality
- Dredging frequency and need
- Shoreline management appropriate to the micro habitat
- Lake access controls
- In lake invasive management

Natural Areas:

- Deer and beaver management
- Invasive control
- Tree maintenance and replacement
- Bench locations and access to benches in and adjacent to natural areas
- Impacts of dog walking: leash management and dog waste control

Built environment:

- Maintenance of existing shelters, picnic tables, benches: siting and planning for expansion
- Trail surface management and erosion

Some recommendations to begin implementation for improved maintenance operations and practices include but are not limited to:

- Establish maintenance zones within the Park that correlate with regular maintenance attention and activities performed. This should range from Level 1 areas that are highly utilized by visitors and require routine and daily maintenance, to Level 3 areas that require little to no regular maintenance beyond resource stewardship.
- Minimize any Level 1 areas that require regular mowing during the growing season to optimize staff efficiency by utilizing meadow areas (refer to Master site plan).
- Maintain an active invasive management plan to continually improve the quality of the natural resources.
- Utilize a maintenance management system to strategically prioritize and allocate staff resources to necessary maintenance tasks, as well as track capital asset lifecycle.
- Regularly inspect built infrastructure to identify maintenance priorities.
- Utilize volunteers where appropriate and possible to improve maintenance staff efficiency.
- Trash control should include dog waste containers and recycling in proximity to trash cans.

OPERATIONAL AND MAINTENANCE STANDARDS

The Operational and Maintenance Standards section are based on industry standards for similar parks across the country and are provided here for reference and benchmarking.

PARK OPERATIONAL STANDARDS

The operational standards outlined within this plan are derived from park management best practices.

Best Practices Standards for Park Operations

For all amenities and services, the following park standards should be in place to promote a high-quality park experience and consistency for staff, volunteers, and visitors:

- All staffing personnel will have qualifications consistent with in-the-field experience.
- Any guided or facilitated programs should have a staff/volunteer-to-participant ratio that is appropriate for participants to feel safe and attended to.
- Minimum and maximum numbers of participants are set for programs that will allow for a high-quality experience.
- The length of programs must be commensurate with the attention capability of the participants to respond

effectively in order to enjoy themselves in the activity.

- Staff is trained in first aid and CPR. Volunteers are trained as well when appropriate.
- Staff and volunteers are trained in customer service and diversity training to make all visitors feel welcome and appreciated.
- Customer feedback methods are in place to seek input from visitors on their expectations of park services and the results of their experience. This should include pre- and/or post-evaluations focus groups where appropriate.
- All park policies and usage regulations are available and accessible to visitors.
- New temporary and seasonal staff volunteers, and any contract employees working with children will have certified background checks.
- Staff and volunteers that have regular visitor contact will be dressed in an appropriate park uniform that includes a nametag.
- Performance measures tracked will be shared with staff and volunteers.
- Exit interviews will be conducted with temporary and seasonal staff before

they leave each season and noted in their file as to re-hire or not.

- All regulatory requirements for programs and services are complied with.

OPERATIONAL MODEL

It is recommended that there be staff assigned specifically to Buddy Attick Park to oversee the park, manage operations and maintenance, and support visitor safety and experiences. These staff resources can be augmented by a volunteer program that includes assisting in providing basic park maintenance and visitor engagement / support.

1. The operations and management of Buddy Attick Park should be managed with the following primary purposes:
 - a. Sound stewardship of the natural resources of the sites.
 - b. Provide a clean and safe visitor experiences for all users.
 - c. The park will provide community access to nature and outdoor recreation opportunities.
 - d. The park will support and enhance quality of life for the local community by continuing to provide open and green spaces, access to nature, and public recreation opportunities.
 - e. Support and enhance local economic development through the attraction of visitors from

outside the area (visitors from outside the area not to exceed 60% of total visitation¹).

2. Hours of operation will remain consistent with all Greenbelt Parks.
3. Maintenance equipment is sufficient for operations and should be regularly maintained and replaced as needed.
4. Maintenance and management will:
 - a. Address the eroding edge of the lake by creating carefully designed access points to the lake shore and lake itself.
 - b. The trail around the lake will address ADA/Accessibility concerns.
 - c. Formalized seating and gathering areas along the lakeshore will be designed and maintained.
 - d. 3 designated and signed entrance areas to the park will be developed to formalize access and relieve the main parking lot area of overuse.
 - e. The group picnic area will be upgraded and maintained with the plan to formalize rental use in the future.

¹ This is recommended as a metric to address local concerns that regional visitation to the park was impeding the quality of the experience for local residents.

POLICIES FOR RENTALS AND SERVICES

Parks and Recreation management policies and technologies allow fair and consistent communications from the public regarding rentals and reports of problems at parks. Buddy Attick Park will need to officially adopt policies for participation at the park that are fair and inclusive. All policies should be developed and approved by the City's legal team.

MARKETING, COMMUNICATIONS, AND TECHNOLOGY

Marketing and communications at a park are one of the most important operational functions. These are the mechanisms the public expects in order to know what is going on at the park. Sufficient marketing and promotional support for a park are key to gaining visitors and their trust in the park's operations. Appropriate marketing expenses are included in the operational model, and these expenses have been built around industry best practices and proven techniques for effectively promoting park experiences.

Target Market Groups

The proposed upgrades to the park can allow for focused programs and opportunities to engage that

are locally and community oriented. These may include but are not necessarily limited to:

- Greenbelt youth service organizations, Church Groups, the general public and local families, local naturalists, and special recreational user groups in the city.
- New programs and users can include private and public school groups, recreational clubs and organizations, businesses for team building and exercise initiatives, colleges, and universities in the area for recreation and research opportunities, and other special user groups.
- To a limited extent Buddy Attick Park may wish to engage groups beyond the City and immediate surroundings for special events and nature based activities. These could include concerts, private schools such as Montessori and home schooling groups, and nearby government agencies looking for spaces and places for their employees to experience.
- Marketing and promotional partnerships should be considered and developed with local businesses and community tourism organizations. This can include shared advertising opportunities, as well as potential experience packaging for visitors.

Marketing efforts already utilize many communication methods, and can be expanded, to connect with residents including:

- Printed Program Guides
- Online Program Guides,
- Website
- Mobile-friendly website
- Flyers/Brochures
- Email blasts and/or listserv
- Online newsletters
- In-Facility Signage
- Facebook
- Instagram
- Twitter
- YouTube

The key is to continue using these methods, but with dedicated consistency that the public can rely on to fully communicate opportunities at Buddy Attick Park. Reliability for the public in outreach and connecting with other groups in the community to provide information about the park and its programs will increase the community's knowledge of the programs, the environment and resources, and management of Buddy Attick Park.

PROGRAM AND MANAGEMENT STANDARDS FOR BUDDY ATTICK PARK

Buddy Attick Park should initiate a formal Natural Resource Management and Maintenance Plan for the park that provide objectives and guidance on natural resource management and maintenance of the Park. This detailed level of ecological assessment and planning was not part of the master planning scope specifically and this report only superficially touches upon this subject. Development of this plan should include but not necessarily be limited to:

- Urban Forest Management Standards that include:
 - Species diversity
 - Storm resiliency
 - Environmental benefits
 - Watershed protection
 - Water quality (of the lake)
 - Ecological health
 - Tree replacement lists prioritizing native species
- Develop a Water Quality standards and protocols
- Shoreline Management Plan

OPERATING HOURS

The current operating hours comply with the parks across Greenbelt and are considered sufficient, no changes are needed at this time. The only consideration regarding operating hours is increased Park Ranger presences during open hours that are late or very early. Safety concerns

about using the park after dark and a lack of sufficient lighting were mentioned by the public.

RESERVATION OF FACILITIES

Greenbelt Recreation currently has a fully functioning reservation system that is supported by Greenbelt's current Vermont Systems, a system used by many parks and recreation departments across the country. Buddy Attick Park can, with confidence, continue to use this system for reserving its picnic areas and any future programming it may have.

STAFFING LEVELS

Currently there are no staff permanently assigned to Buddy Attick Park. With this master plan's recommendations and the desires of the community reflected in the public meetings and survey, there is a high need for staff more consistently at the park during operating hours.

The table below shows the approximate current staffing model in the middle column as shared with the design team by the City of Greenbelt alongside a recommended future staffing model in the right side column. Staff are assigned to work at Buddy Attick when needed or when problems have been identified that need to be addressed.

The current staffing assignments may result in a lack of consistent management at the Park which can be disruptive to park visitors and frequent users. Various staff are performing many disparate

tasks at the park creating a lack of continuity in maintenance and management.

Given the desire for a limited number of programs and no camps or staff intensive needs, the priority for staffing rests on standards for operations that include a position that functions as a full time site supervisor who is a liaison with the public, manages park publicity, coordinates park rentals and programs, and manages the park's maintenance to address any physical needs at the park. The model shown below includes the addition of a Park Supervisor position to accomplish this work.

Additionally, for a park such as Buddy Attick with a diversity of ecosystems and high use standards would include a full time Maintenance Worker on site to monitor maintenance needs and make sure any rentals or programs have their sites ready for them to use. This position would be on site daily at Buddy Attick Park during the week and be assisted as needed by a crew that is at the park for defined workdays and volunteers when helping with specific tasks. The model shown below includes the inclusion of a full time Maintenance Worker to accomplish this work.

Full time staff at the park will reduce the potential for misuse and vandalism, accidents, and provide for more consistent operations and management meeting the public's expectations.

MAINTENANCE EQUIPMENT

The Department of Public Works facility is adjacent to the park and has all the equipment necessary for day to day park maintenance.

As the Master Plan is implemented and equipment is outdated or damaged it should be replaced in order to maintain the park. Proper and timely repair and or replacement ensures that safety is being prioritized.

TECHNOLOGY

An additional technology that would be helpful to Buddy Attick Park as well as other parks in Greenbelt would be adding a module to the City's Vermont Systems package that would allow a park visitor to identify a maintenance need at the park. This could be done through one of their additional products or one of the many other options available for maintenance tracking.

CUSTOMER SERVICE

With this Master Plan, Buddy Attick Park will remain a passive park with few programs and services. Onsite staffing will increase to have personnel available at the park during operating hours, but there are no plans at this time for any fee based programs or services.

Public rental of facilities is anticipated to be moderately increased for the group picnic area (50 maximum persons) and a new smaller group picnic area (25 maximum persons).

The City has a broad distribution of delivery methods for promoting programs and includes Buddy Attick Park within their overall communications. The park should continue updating the marketing strategy annually to provide information for community needs, demographics, and recreation trends.

Personnel/Staff Position Allocated to Buddy Attick Park	Approximate Time Allocation to Buddy Attick Park Current	Recommended Time Allocation to Buddy Attick Park Future
Park Ranger	50%	50%
Park Supervisor (Buddy Attick)	0%	100%
Maintenance Worker I	0%	100%
Maintenance Worker II (Refuse)	34%	20%
Horticulture Supervisor	18%	18%
Refuse Supervisor	19%	5%
Maintenance Worker II (Playgrounds)	9%	9%
Maintenance Worker II (Parks)	22%	10%
Assistant Director -Parks	4%	4%
Parks Supervisor (City-Wide)	19%	19%
Environmental Coordinator	15%	15%
Maintenance Worker II (Horticulture)	32%	15%

FIGURE 31 Current and recommended future staff time allocation for Buddy Attick Park.

These moderate changes reflect the community's desire for the Park. However, public input and feedback will be important for the park to be sure that it is providing the needs of its community.

Public Input and Feedback

Aside from occasional post-program surveys and general community surveys led by the City, staff do not regularly use any established method for gathering public input or feedback in terms of recreation program offerings, quality, or availability or feedback on park conditions. The City can consider implementing the following to regularly

understand the public's needs and expectations at the park:

- Pre-program surveys
- Lost customer/user surveys
- Non-customer/non-user surveys
- Focus groups
- Statistically valid surveys
- In-facility or on-site surveys
- Crowdsourcing tools (e.g., MindMixer, Peak Democracy)
- Master Plan Review every 3-5 Years

FINANCIAL PRO FORMA

The Financial Pro Forma or Finance Plan for Buddy Attick Park is built on the estimated expenses for the park as shared with the design team by the City of Greenbelt and the plan for the upgraded park site and operations. This financial plan includes estimates for moderately increased staffing assigned to the park, increased maintenance, and site monitoring. The pricing strategies included in this plan are based on input from Greenbelt. This financial pro forma does not include full time positions discussed earlier in the report.

EXPENSES

A list of approximate current annual expenses for Buddy Attick Park was shared by the project team. While these staffing and maintenance numbers are estimates, they provide a basis for understanding the costs of operating the park at the time of this planning process.

Staffing Expenses:

Current staffing expenses based on an estimate of percentages of time spent working at Buddy Attick Park, Greenbelt's Position Classification structure and the Salary Schedule for 2023 were shared by Greenbelt. Using this information as a baseline, the consultants identified the following expenses estimated for the park as it currently operates. Future staffing expenses are estimated based on the future staffing model discussed above. The table below shows a comparison of staffing costs current, and future based on 2023 salaries and time allocations shared by Greenbelt.

Current staffing expenses for work that is estimated to be done at Buddy Attick Park are \$183,152.94. With the addition of two full time positions and an anticipated reduction in some staff percentages needed at the park when these full time positions begin, future first year staff costs are anticipated to be: \$300,207.86

Personnel / Staff Position	Hourly Rate Incl Fringe	Current Approximate Time Allocation to Buddy Attick Park	Current Approximate Staff Cost for Buddy Attick	Future Time Allocation to Buddy Attick Park	Future Approximate Staff Cost for Buddy Attick (based on 2023 Salary numbers)
Park Ranger	\$26.54	50%	\$27,601.60	50%	\$27,601.60
Park Supervisor	\$51.20	0%	\$0.00	100%	\$106,496.00
Maintenance Worker I	\$26.54	0%	\$0.00	100%	\$56,203.20
Maintenance Worker II (Refuse)	\$28.28	34%	\$19,999.62	70%	\$11,764.42
Horticulture Supervisor	\$51.20	18%	\$19,169.76	18%	\$19,169.76
Refuse Supervisor	\$51.20	19%	\$20,234.24	3%	\$5,324.80
Maintenance Worker II (Playgrounds)	\$28.28	9%	\$5,294.02	9%	\$5,294.02
Maintenance Worker II (Parks)	\$28.28	22%	\$12,940.93	10%	\$5,882.34
Asst Director - Parks	\$72.65	4%	\$6,044.48	4%	\$6,044.48
Parks Supervisor	\$72.65	19%	\$28,711.28	19%	\$28,711.28
Environmental Coordinator	\$51.20	15%	\$15,944.40	15%	\$15,944.40
Maintenance Worker II (Horticulture)	\$40.84	39%	\$27,183.10	15%	\$12,742.00
		Total Current Salaries	\$183,152.94	Approx Total Future Salaries	\$300,207.86

FIGURE 32 Comparison of current and future staffing costs at Buddy Attick Park.

Maintenance Expenses:

Current estimated park maintenance and operations expenses for Buddy Attick Park were also shared by Greenbelt and identified the following expense estimates for the park as it currently operates:

Park Operations or Maintenance Budget				
Maintenance Category	Total Budget	Buddy Attick Park	% of Budget	TOTAL
Equipment Rental	\$34,000.00	3,450.00	0.10	3,450.10
Woodchips	\$2,800.00	280.00	0.10	280.10
Gravel - Path/Trail	\$4,000.00	4,000.00	100.00	4,100.00
Uniforms	\$6,300.00	1,575.00	0.25	1,575.25
Tools/Hardware	\$14,000.00	4,620.00	0.33	4,620.33
Safety Equipment	\$1,000.00	250.00	0.10	250.10
Playground Equipemt	\$30,000.00	1,500.00	0.05	1,500.05
Fleet Maint	\$53,000.00	13,250.00	0.25	13,250.25
Landscaping	\$40,000.00	2,000.00	0.05	2,000.05
Utilities	\$25,000.00	2,500.00	0.10	2,500.10
Repairs - Shelters/Benches	\$2,100.00	2,100.00	100.00	2,200.00
Tree Replacement	\$20,000.00	4,000.00	0.20	4,000.20
				39,726.53

FIGURE 33 Current estimated park maintenance and operations expenses at Buddy Attick Park.

Maintenance costs are not expected to change significantly with the implementation of the new plans for the park. Note: Maintenance expenses do not include new facility construction estimates. They are operational only.

REVENUES

Buddy Attick Park is self-identified as a local community park with limited regional draw that does not aggressively market its resources within the community or the region. Public sentiment wishes to continue to have the park operate in the same manner. Park officials have shared the current estimates for revenue that are shown in the table below.

Revenue	
Group Picnic Area Large	15,000
Group Picnic Area Small	10,000
Classes in the Park	5,000
Turkey Trot	6,000
Total Revenue	36,000

FIGURE 34 Current revenue estimates for Buddy Attick Park.

It should be noted that while the Park is anticipated to be implementing this Master Plan over the next few years, the revenue from rentals and programs is not expected to change significantly.

PARK OPERATIONAL PRO FORMA

Buddy Attick Park's Operational Pro Forma is included here with two models. The first is a Pro Forma that is based on the current operations structure that has no staffing changes. If Buddy Attick Park continues to operate as it is now the expected expenses and revenues will likely be as shown below over the next five years. It is important to understand that these Operational Pro Forma are built on the information shared with the planning team and are meant for planning purposes. There can and likely will be unanticipated events and changes that may have impact on these figures.

Buddy Attick Park Pro Forma: Current Operations	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses					
Labor	\$183,152.94	\$188,647.53	\$194,306.95	\$200,136.16	\$206,140.25
Maintenance & Miscellaneous	\$39,726.53	\$40,918.33	\$42,145.88	\$43,410.25	\$44,712.56
Subtotal	\$222,879.47	\$229,565.85	\$236,452.83	\$243,546.41	\$250,852.81
Revenues					
Large Group Picnic Area	\$15,000.00	\$15,750.00	\$16,537.50	\$23,152.50	\$23,847.08
Small Group Picnic Area	\$10,000.00	\$10,500.00	\$11,025.00	\$15,435.00	\$15,898.05
Turkey Trot Event	\$6,000.00	\$6,300.00	\$6,615.00	\$9,261.00	\$9,538.83
Classes in the Park	\$5,000.00	\$6,615.00	\$6,945.75	\$9,724.05	\$10,015.77
Subtotal	\$36,000.00	\$37,550.00	\$34,177.50	\$47,848.50	\$49,283.96
Total	(\$186,879.47)	(\$197,015.85)	(\$202,275.33)	(\$195,697.91)	(\$201,568.85)
Cost Recovery Percent	16%	14%	14%	20%	20%

FIGURE 35 Current operational pro forma at Buddy Attick Park.

Once the full time staffing is in place at Buddy Attick Park, the pro forma for operations will be as shown in the second table below:

Buddy Attick Park Pro Forma	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses					
Labor	\$300,707.86	\$309,714.10	\$318,490.52	\$328,045.23	\$337,886.59
Maintenance & Miscellaneous	\$39,726.53	\$40,918.33	\$42,145.88	\$43,410.25	\$44,712.56
Subtotal	\$339,934.39	\$350,132.42	\$360,636.39	\$371,455.49	\$382,599.15
Revenues					
Large Group Picnic Area	\$15,000.00	\$15,750.00	\$16,537.50	\$23,152.50	\$23,847.08
Small Group Picnic Area	\$10,000.00	\$10,500.00	\$11,025.00	\$15,435.00	\$15,898.05
Turkey Trot Event	\$6,000.00	\$6,300.00	\$6,615.00	\$9,261.00	\$9,538.83
Classes in the Park	\$5,000.00	\$6,615.00	\$6,945.75	\$9,724.05	\$10,015.77
Subtotal	\$36,000.00	\$32,550.00	\$34,177.50	\$47,848.50	\$49,283.96
Total	(\$303,934.39)	(\$317,582.42)	(\$326,458.89)	(\$323,606.99)	(\$333,315.20)
Cost Recovery Percent	11%	9%	9%	13%	13%

FIGURE 36 Project operational pro forma at Buddy Attick Park with full time staffing.

DRAFT

THIS PAGE INTENTIONALLY LEFT BLANK

DRAFT

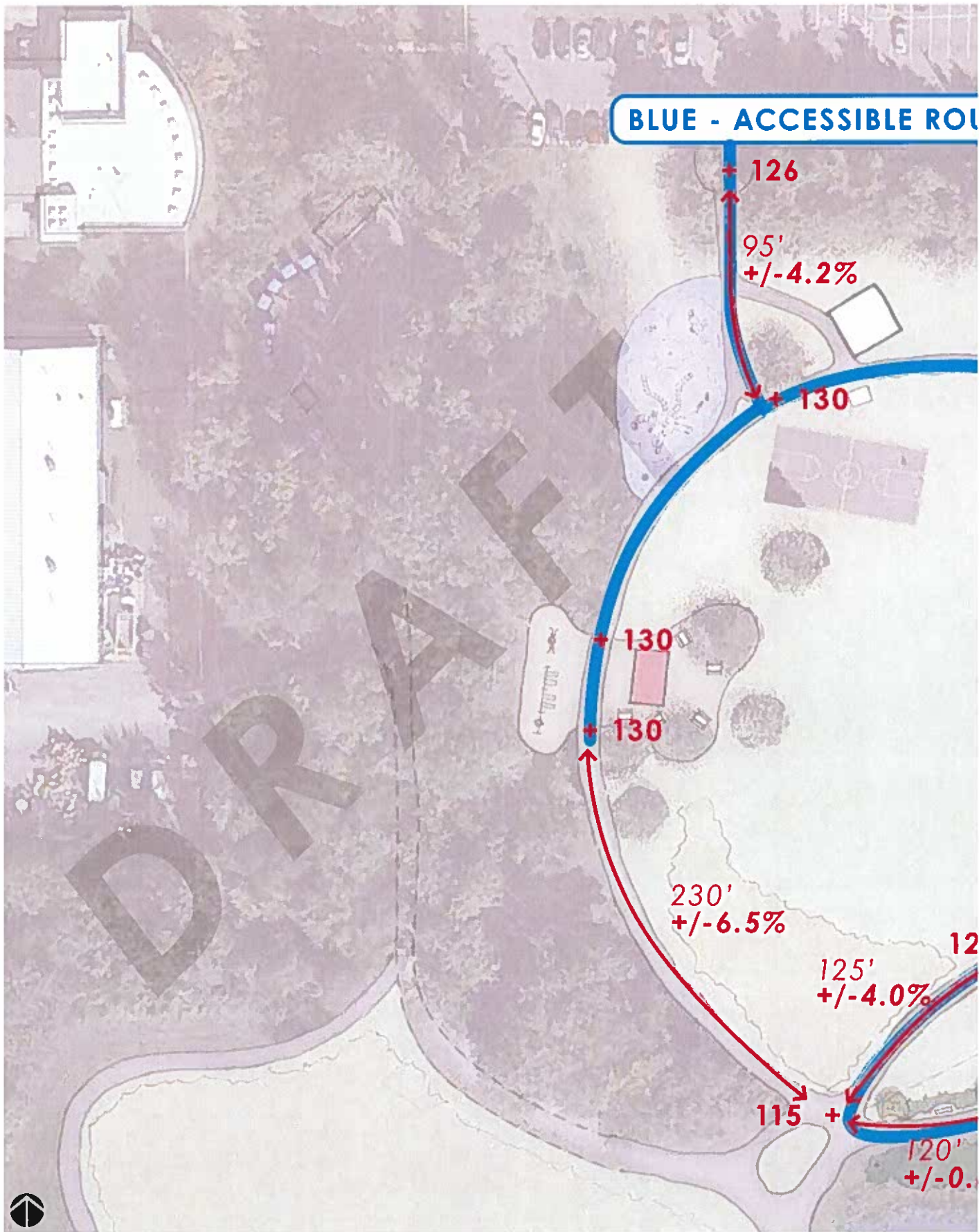
DRAFT

DRAFT

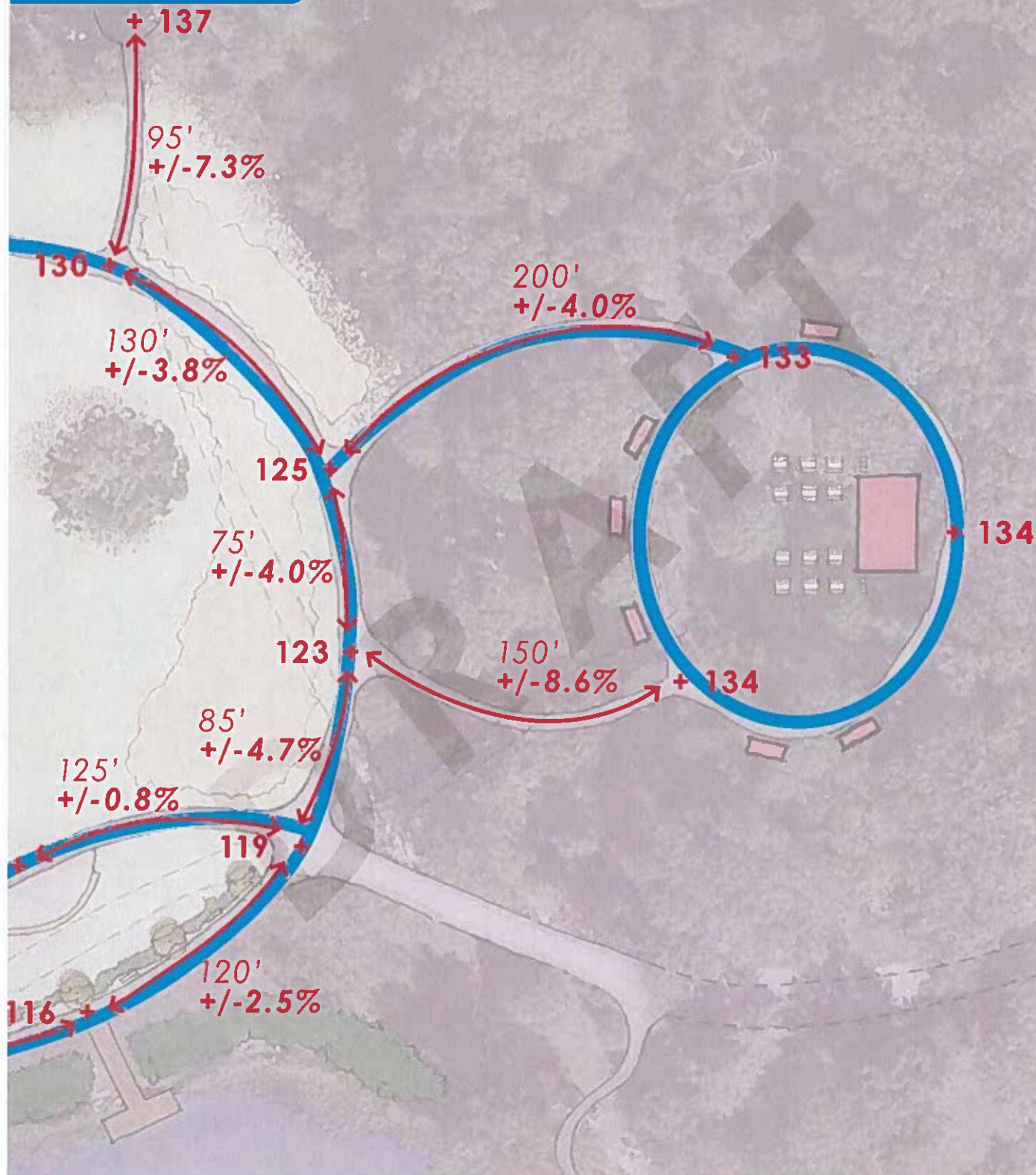
APPENDIX A

SUPPLEMENTAL GRAPHICS

DRAFT



(less than 5.0%)



DRAFT

APPENDIX B

SURVEY SUMMARY

DRAFT



SURVEY SUMMARY

Buddy Attick Park

ABSTRACT

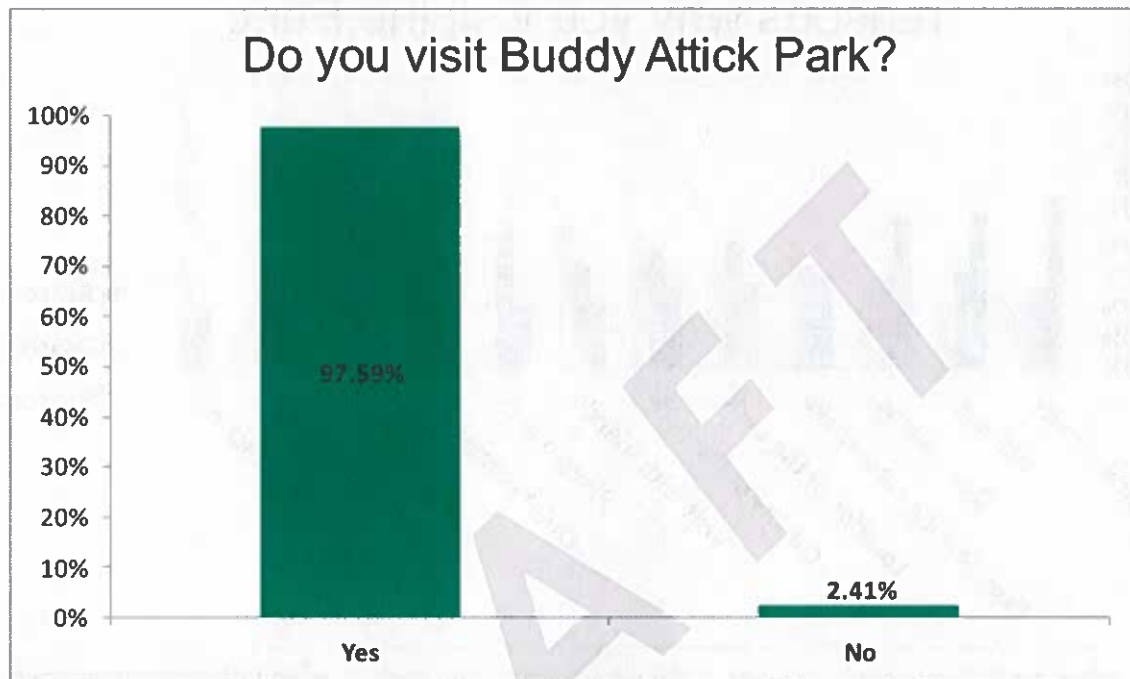
The results from the Buddy Attick Park Survey are summarized in this report. This is a summary report prepared for the Buddy Attick Park Master Plan. The survey was available in both Spanish and English from August 23 through October 1, 2023.



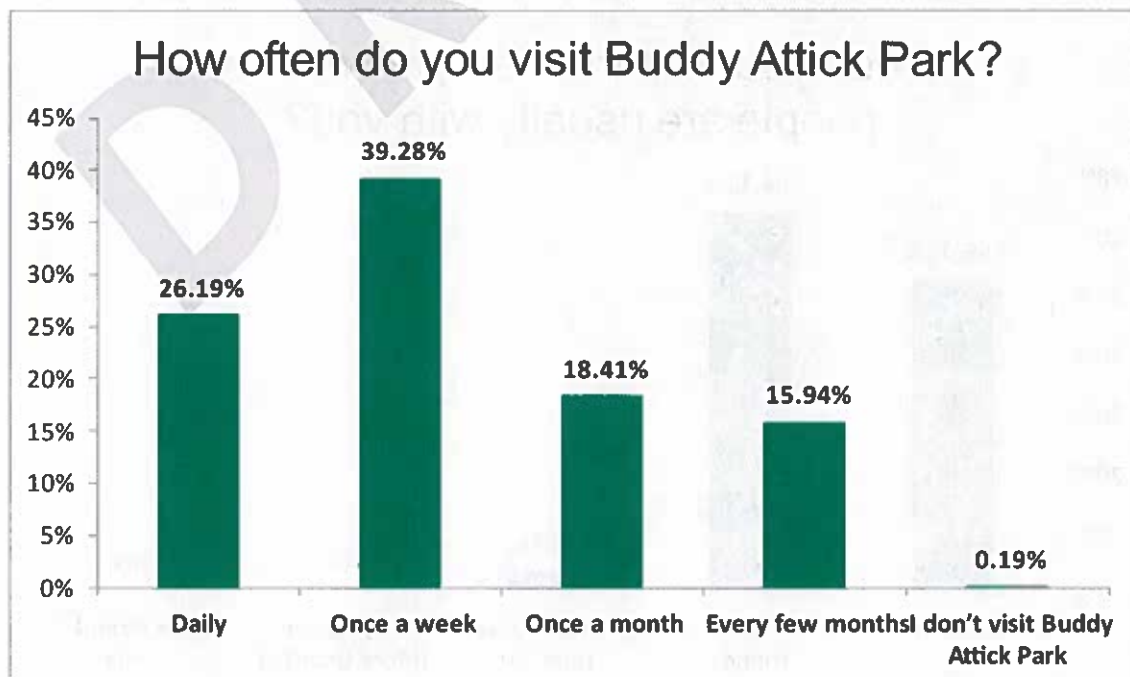
1.1 FINDINGS

1.1.1 BUDDY ATTICK PARK USAGE AND VISITATION

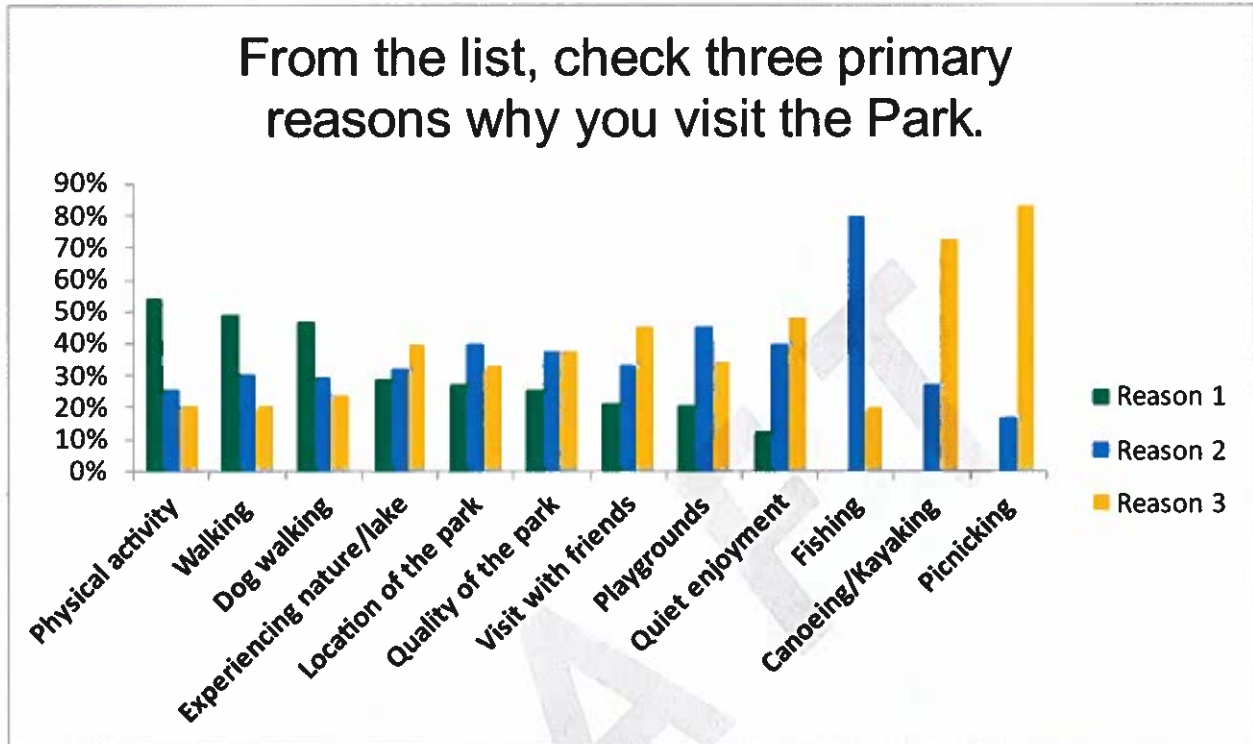
To begin the survey, 97.59% of respondents (567 of the survey's 581 respondents) said that **they visit Buddy Attick Park**. Only 2.41% (14 respondents) said that they **do not** visit Buddy Attick Park.



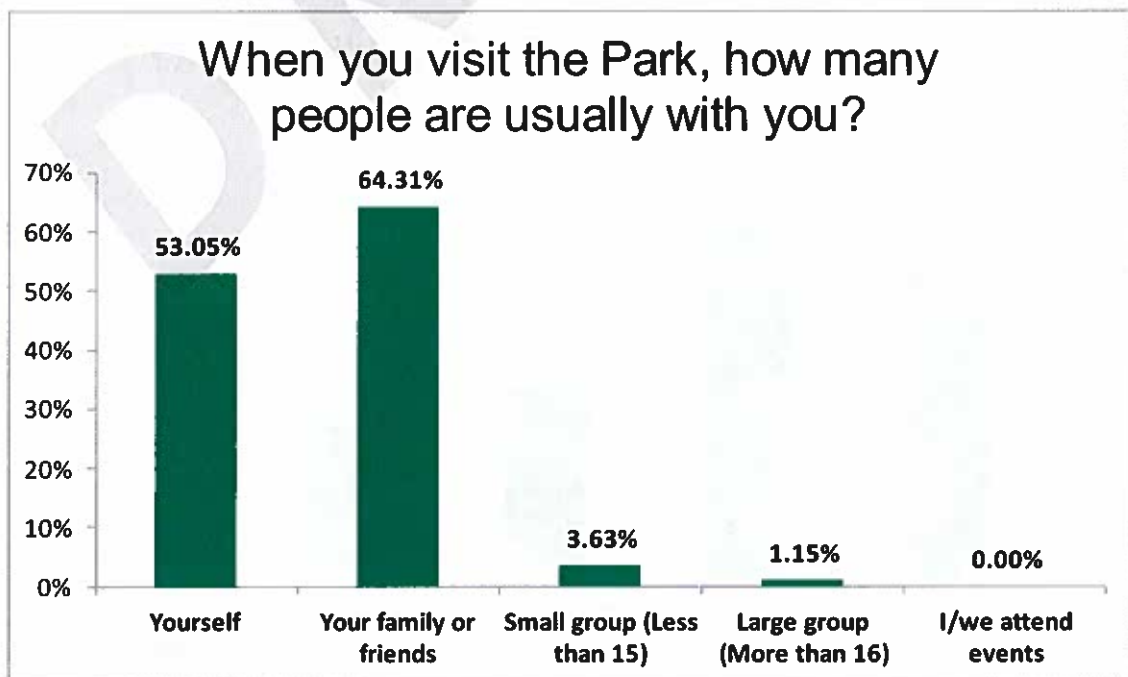
Respondents were also asked how often they visit Buddy Attick Park. 26.19% of respondents said they **visit daily**, while 39.28% said they **visit once a week**. 18.41% said they **visit only once a month**, while 15.94% **visit every few months**. Only one total respondent said that they **don't visit Buddy Attick Park**.



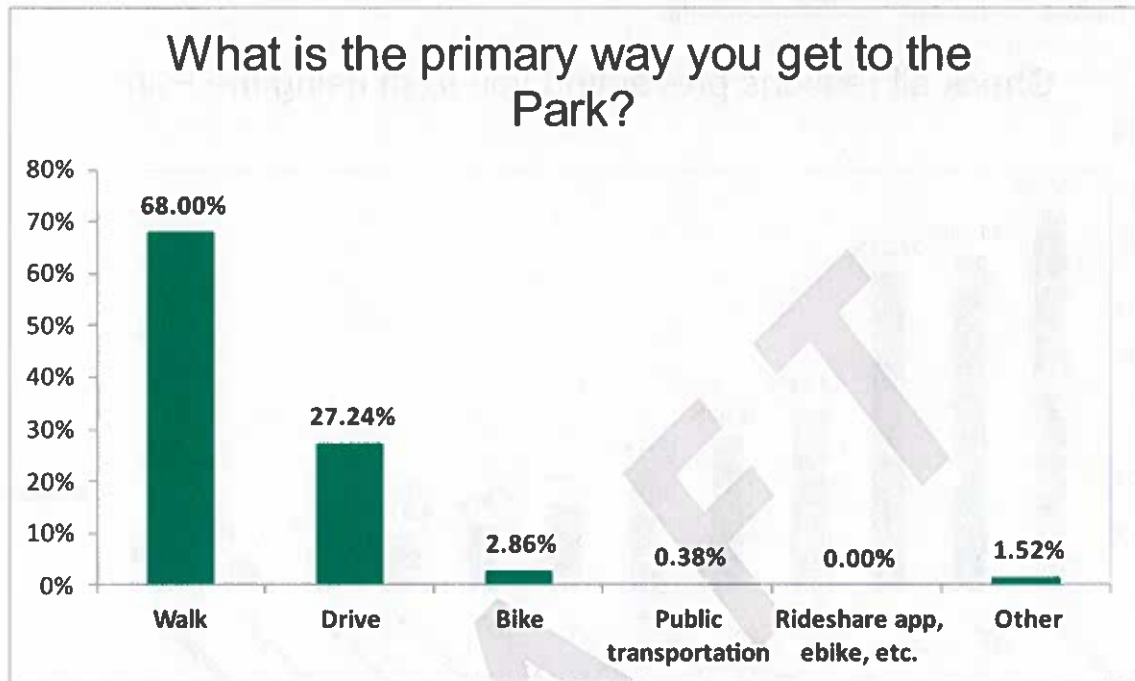
Survey respondents were then asked to list the three primary reasons that they (or their household) visit Buddy Attick Park. **Physical activity**, **Walking**, and **Dog walking** all had the highest number of 'Reason 1' responses, while **Experiencing nature/lake** had the highest number of total responses.



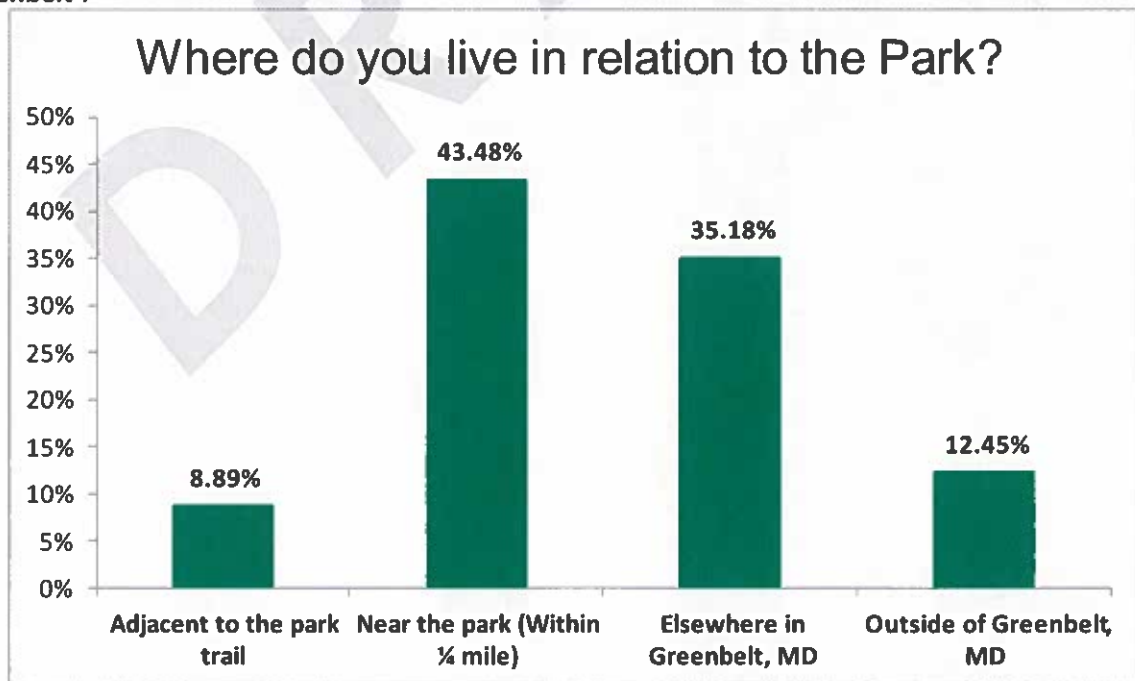
When asked how many people are with them when visiting the park, over half of respondents said that they are **usually alone**. However, 64.31% said that **they typically bring family or friends**. Only 3.63% said they **come in small groups** (of less than 15 people), while an even smaller number of respondents (1.15%) said they **come in large groups** (of 16 people or more).



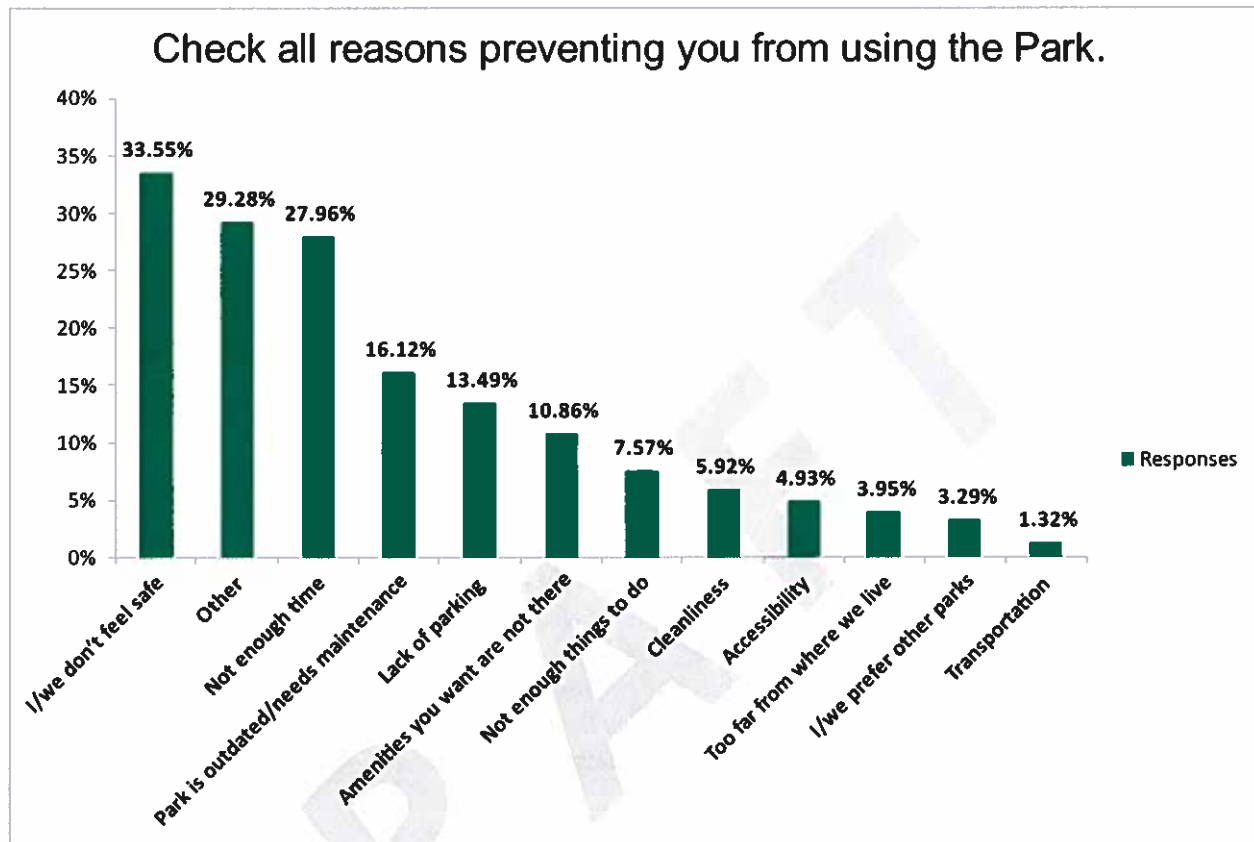
In terms of transportation, 68% of respondents said that they **primarily walk to Buddy Attick Park**. 27.24% of respondents **drive**, while just 2.86% use their **bike** to get there. 1.52% chose the **Other** option, with some of those methods being scooters, running, or some combination of the other options.



Respondents were also asked about where they live in relation to Buddy Attick Park. Only 8.89% said they lived **'adjacent to the park trail'**, but 43.48% said they lived **'within a quarter mile of the park'**. 35.18% said they lived **'elsewhere within the City of Greenbelt'**, while just 12.45% said they lived **'outside of Greenbelt'**.

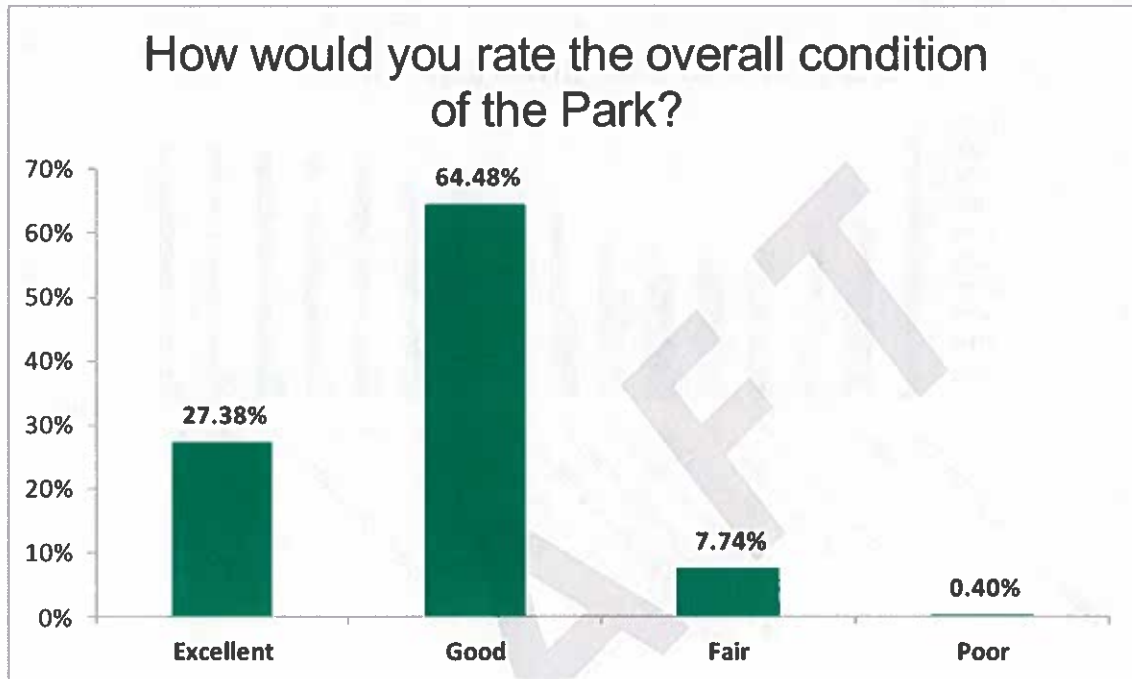


When asked why they may not use the Park, 33.55% said they **do not 'feel safe at the Park'**. 27.96% said they simply **'do not have enough time' to go to the Park**, while 16.12% said that the Park is **'outdated and needs maintenance'**. Some of the reasons listed for the **'Other'** responses included complaints about trash, highway noise, and insufficient lighting.



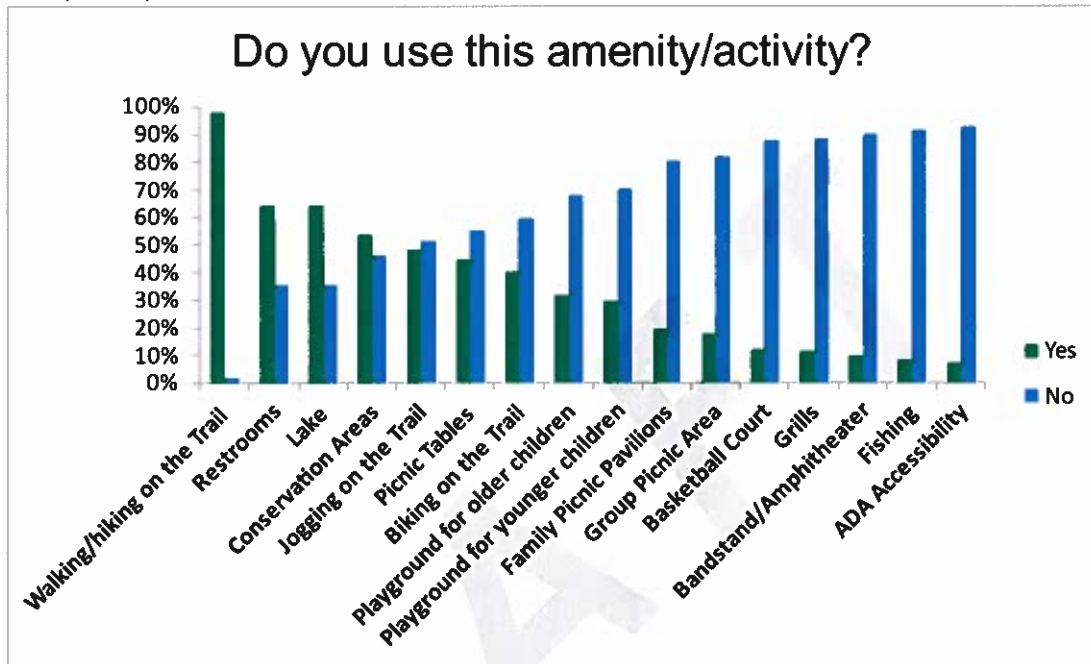
1.1.2 PARK CONDITION

The condition of Buddy Attick Park was the topic of the 8th survey question, with 27.38% of respondents answering that the park's condition is '**excellent**'. Alternatively, 64.48% said that the park condition is '**good**', while only 7.74% of respondents said that the park condition is '**fair**'. Only 2 respondents answered that the park condition is '**poor**'.

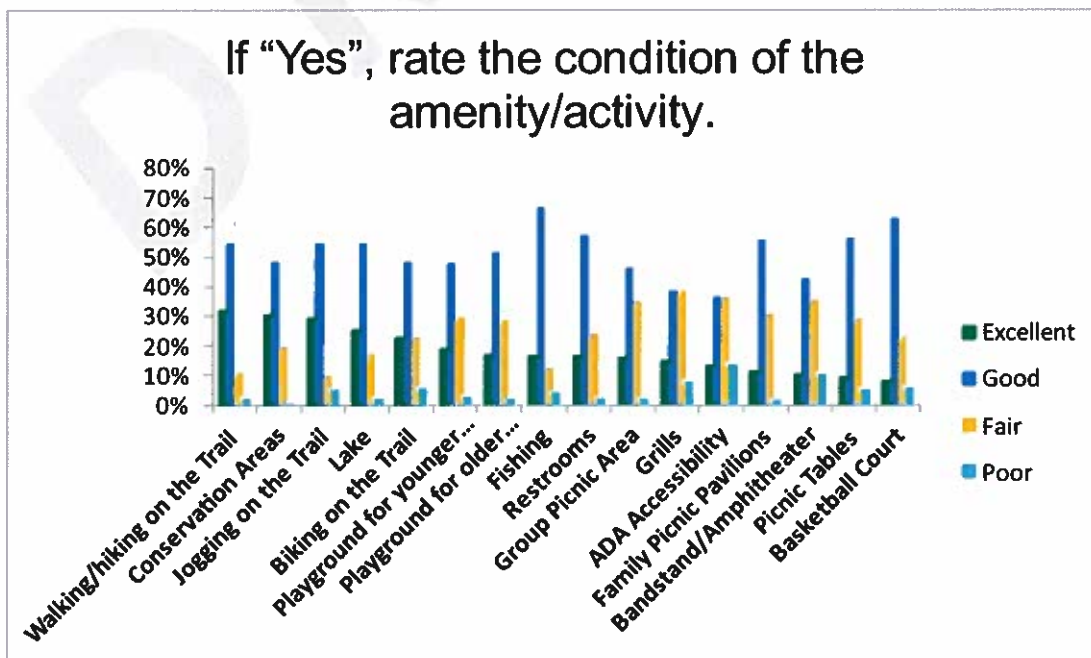


1.1.3 PARK AMENITIES AND ACTIVITIES

When asked about certain amenities and activities within the park, **'Walking/hiking on the trail'** had an overwhelming amount of yes responses (98.25%). The next highest amount of yes responses came from **'Restrooms'** (64.52%), **'Lake'** (64.31%), and **'Conservation Areas'** (53.77%). Alternatively, **'ADA Accessibility'** (7.33%), **'Fishing'** (8.11%), and **'Bandstand/Amphitheater'** (9.93%) each had the lowest amount of yes responses.



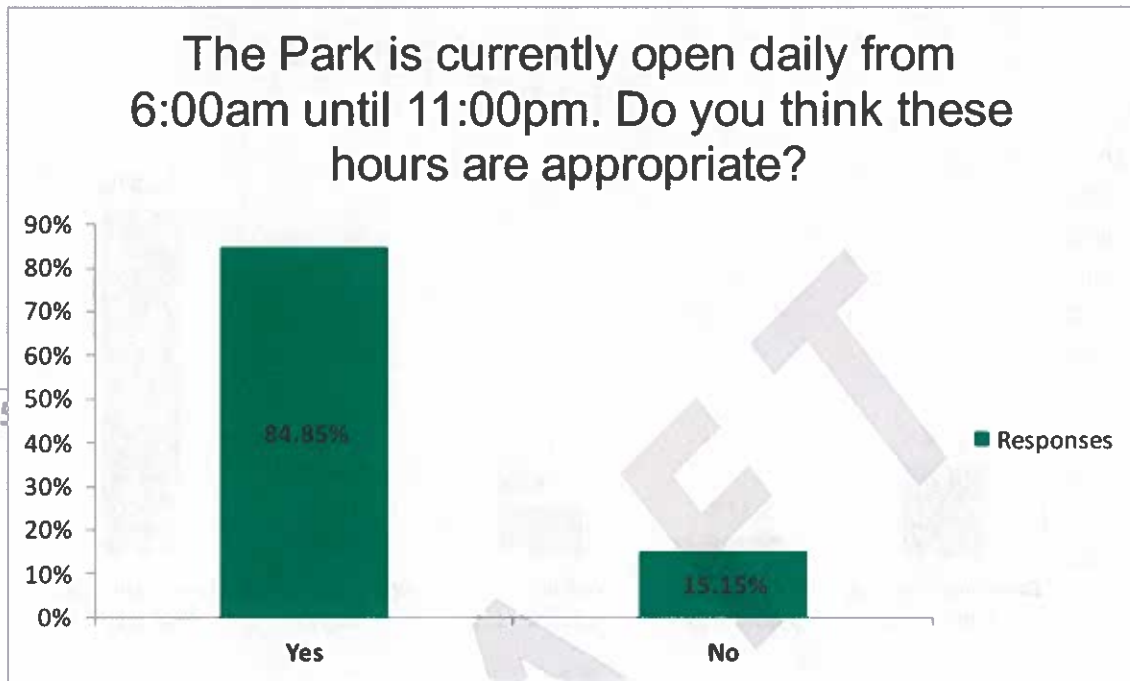
Respondents were then asked about the condition of each specific amenity/activity. The amenities that fared the best were **'Walking/hiking on the Trail'**, **'Conservation Areas'**, and **'Jogging on the Trail'**, as they all received the highest number of **'Excellent'** responses. The amenities with the least favorable responses were **'Basketball Court'**, **'Picnic Tables'**, and **'Bandstand/Amphitheater'**.



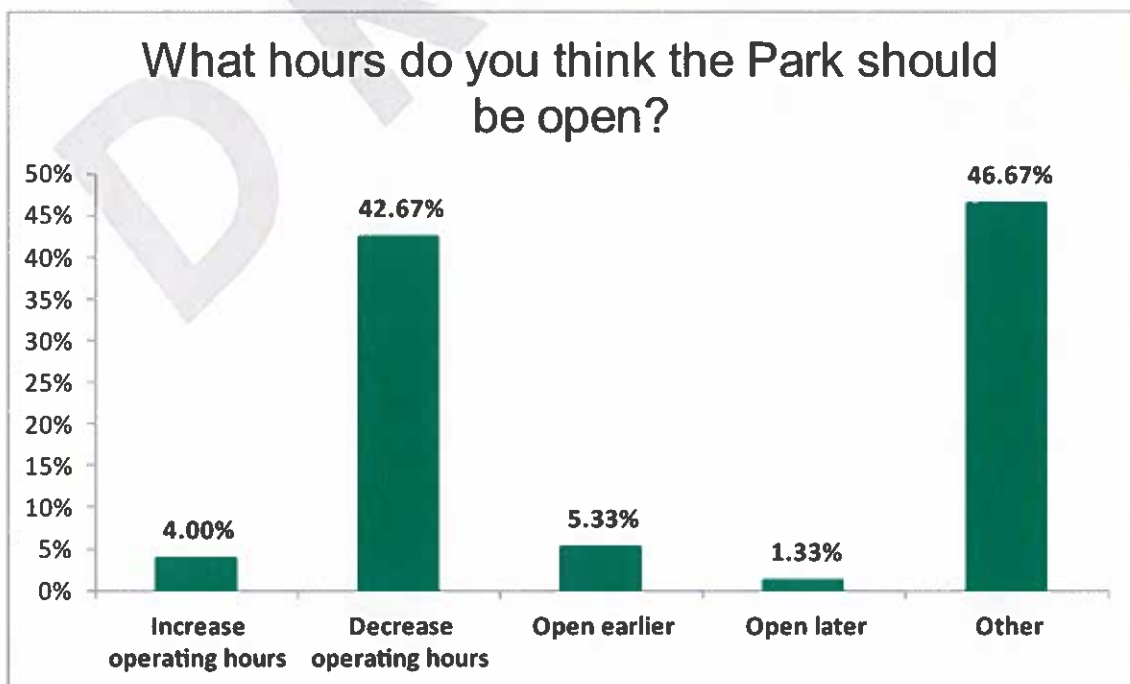
1.1.4 PARK HOURS

The survey asked respondents if the current Park hours (from 6 A.M. to 11 P.M.) are appropriate; 84.85% said **yes**, while 15.15% said **no**.

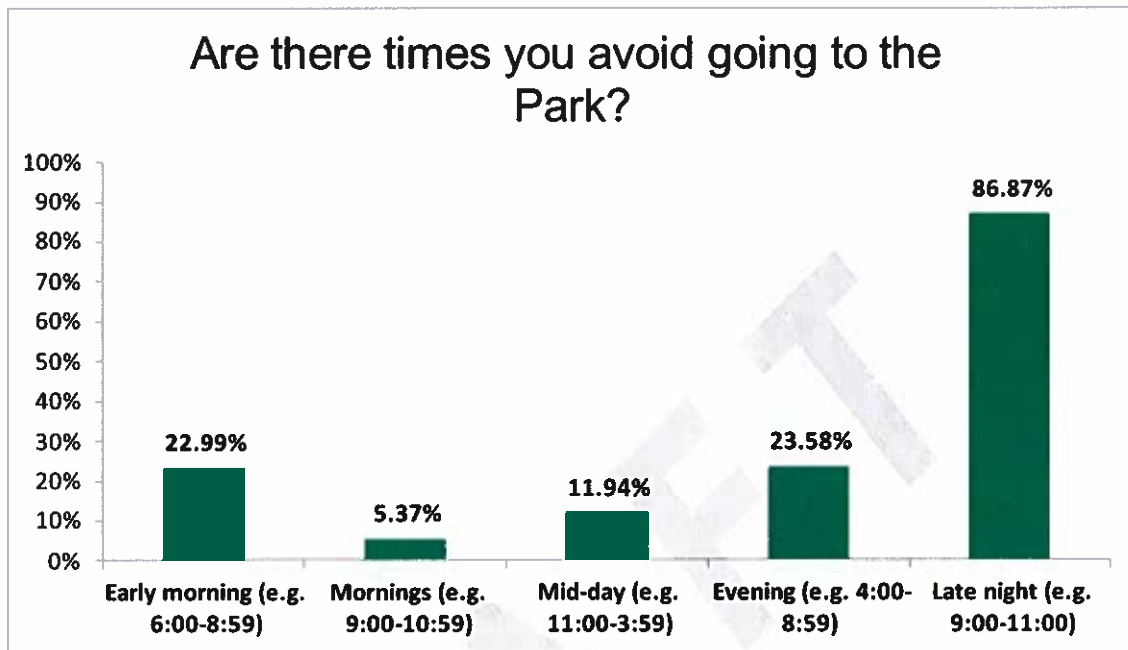
1.1.4



The survey then asked what hours that respondents think the Park should be open. Just 4% of respondents said that **operating hours should be increased**, while 42.67% said that **Park hours should be decreased**. Just 5.33% said that the Park should **open earlier**, while 1.33% said that it should **open later**. 46.67% of respondents answered '**Other**', with those responses typically including more specific descriptions of their vision for Park hours, like closing earlier or operating based on sunlight.

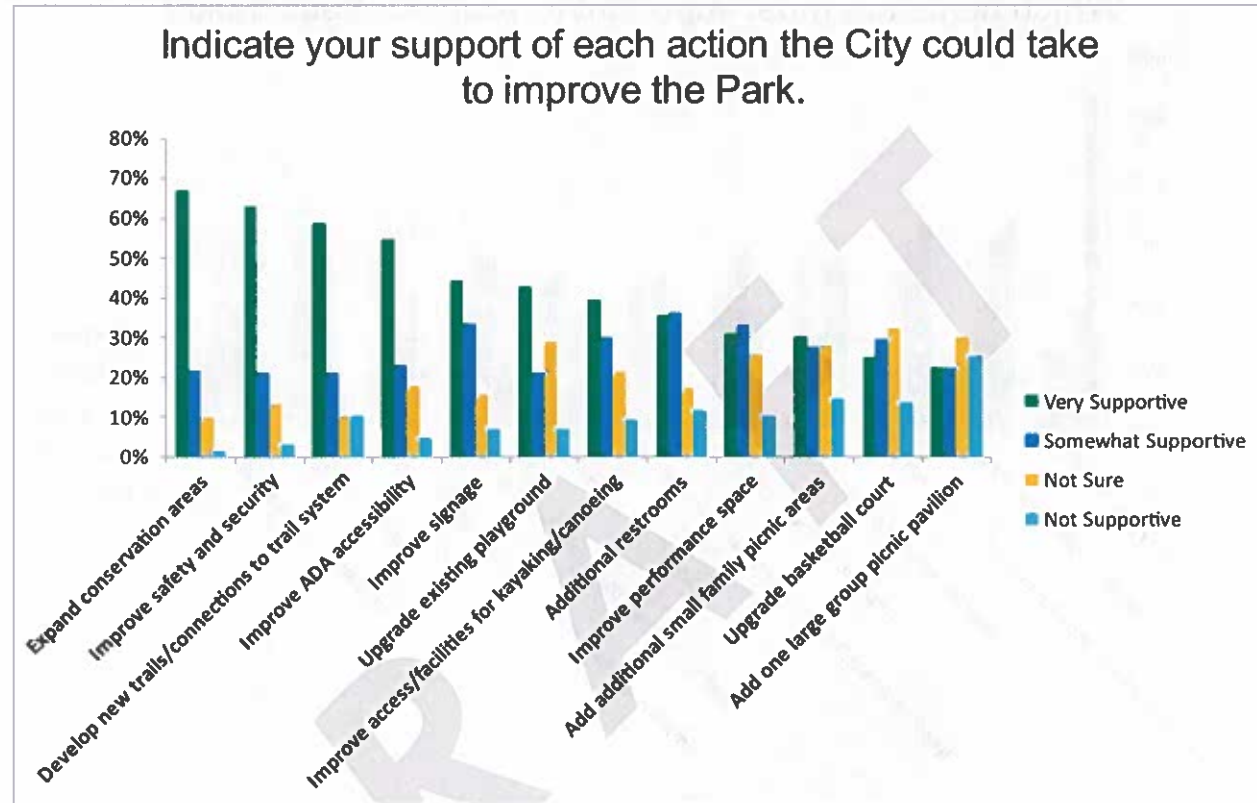


The survey also asked about specific times that respondents may avoid going to the park. There was a variety of answers, however, the overwhelming response was that people typically **avoid the park late at night (after 9 P.M.)**.

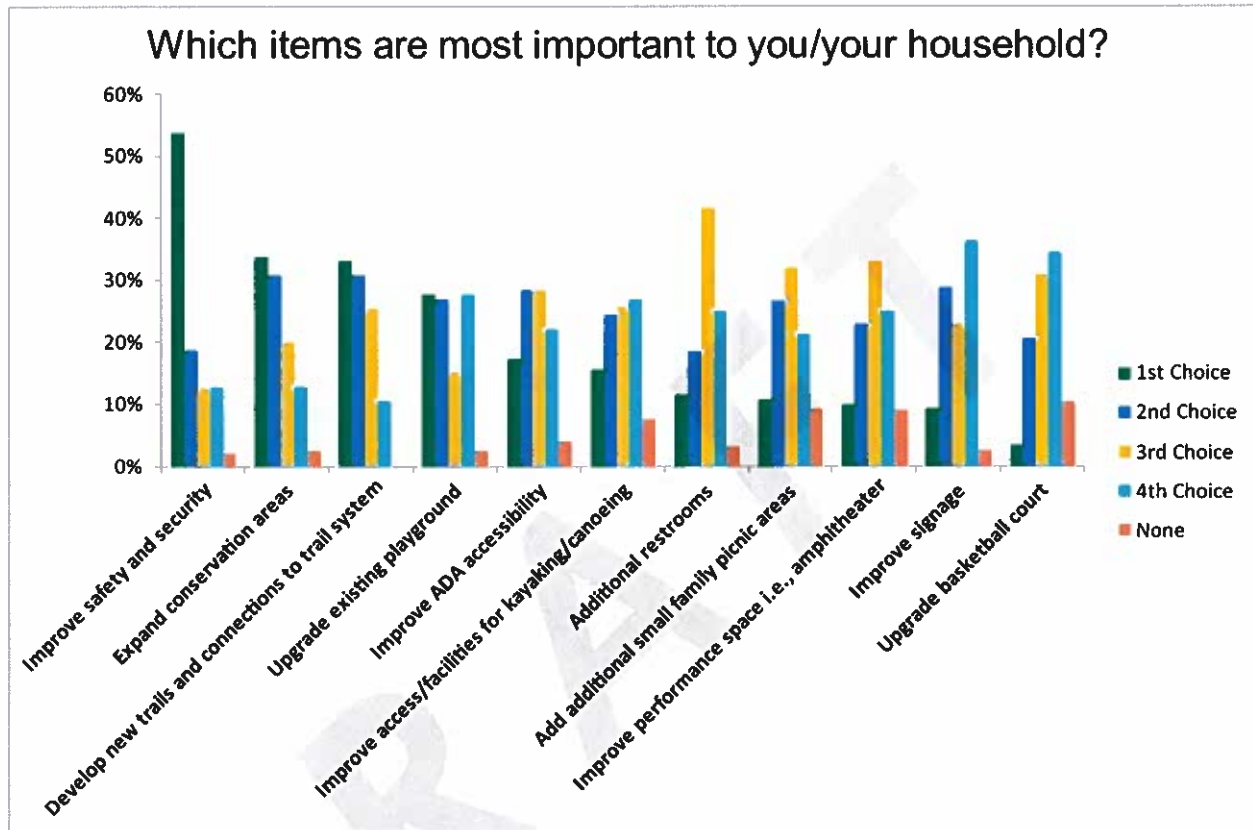


1.1.6 OTHER QUESTIONS

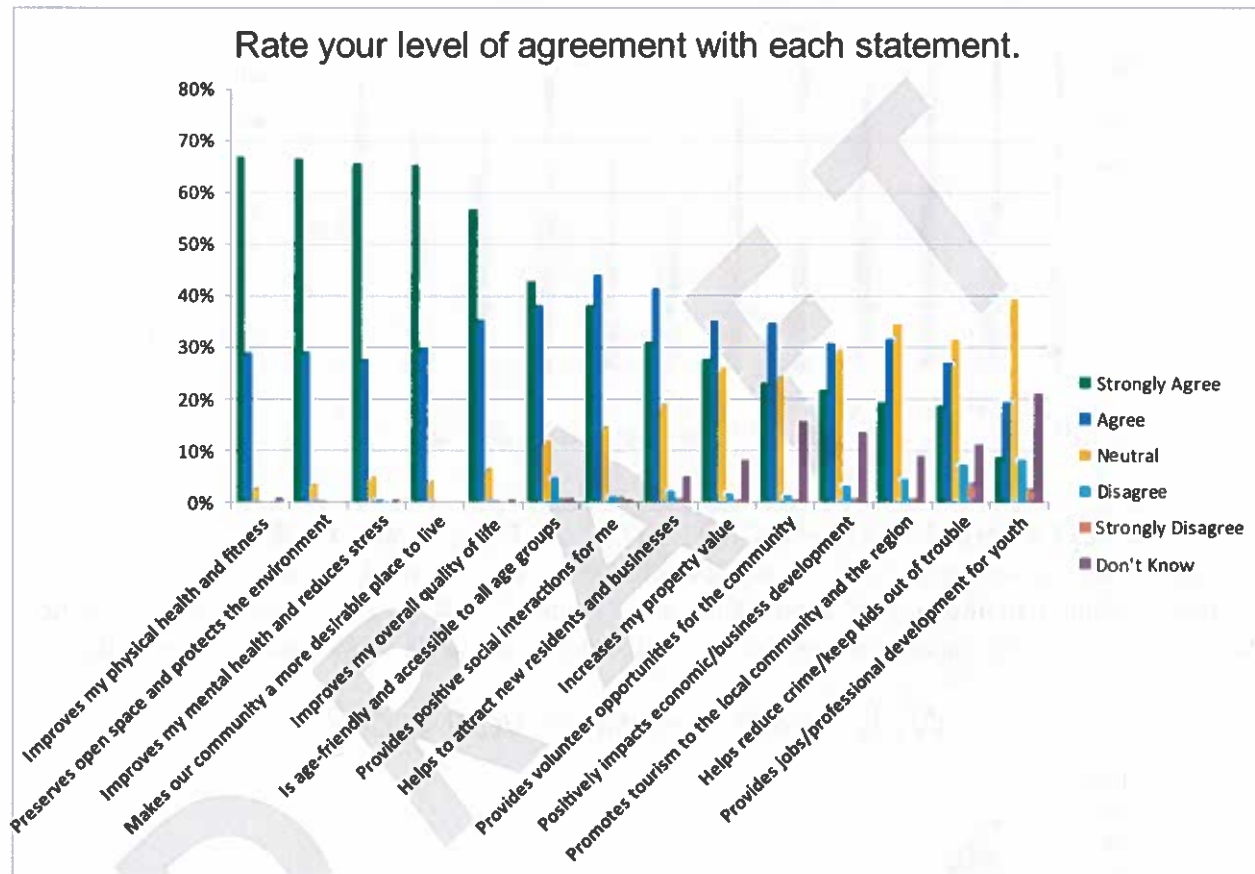
Respondents were asked to indicate their support level for potential actions that the City of Greenbelt could take to improve Buddy Attick Park. The four overwhelming favorites were **'Expand Conservation Areas'**, **'Improve safety and security'**, **'Develop new trails and connections to the existing trail system'**, and **'Improve ADA accessibility'**. Some of the actions with less support included **'Add one large group picnic pavilion'**, **'Upgrade basketball court'**, and **'Add additional small family picnic areas'**.



When asked which items are most important to them and their household, most respondents agreed that **'Improve safety and security'** was a top priority. Other items with favorable responses included **'Expand conservation areas'**, **'Develop new trails and connections to existing trail system'**, and **'Upgrade existing playground'**. Once again, **'Upgrade basketball court'** saw some of the least favorable responses, along with **'Improve signage'** and **'Improve performance space'**.



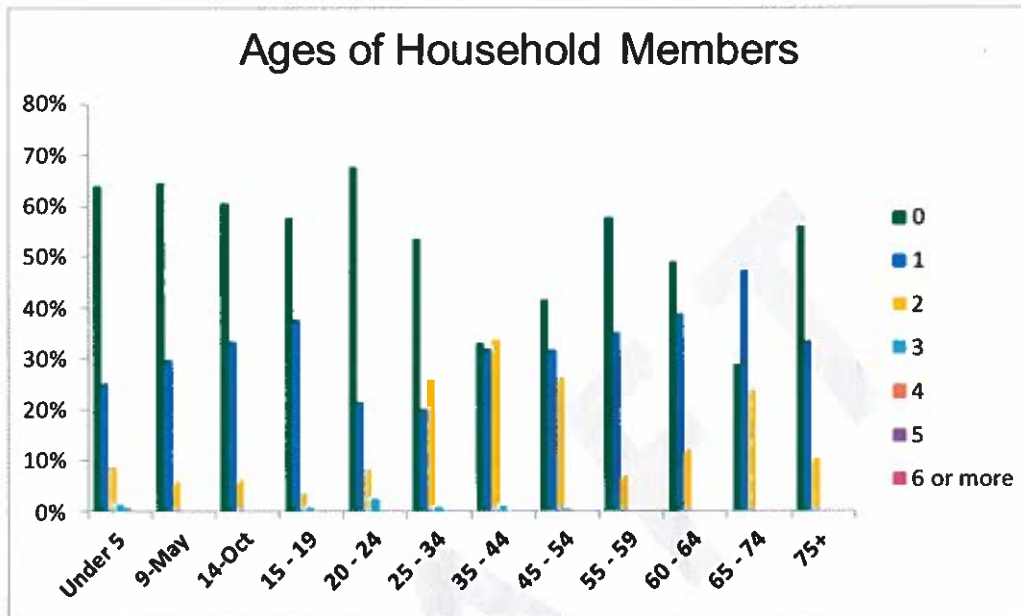
Finally, respondents were asked to rate their level of agreement with specific statements about Buddy Attick Park. Four statements had comparatively higher scores: **‘Improves my physical health and fitness’**, **‘Preserves open space and protects the environment’**, **‘Improves my mental health and reduces stress’**, and **‘Makes our community a more desirable place to live.’** Some of the responses with lower amount of ‘Strongly Agree’ responses or higher amounts of ‘Disagree’ responses included **‘Provides jobs and professional development for youth’**, **‘Helps reduce crime and keep kids out of trouble’**, and **‘Promotes tourism to the local community and the region.’**



1.2 DEMOGRAPHICS

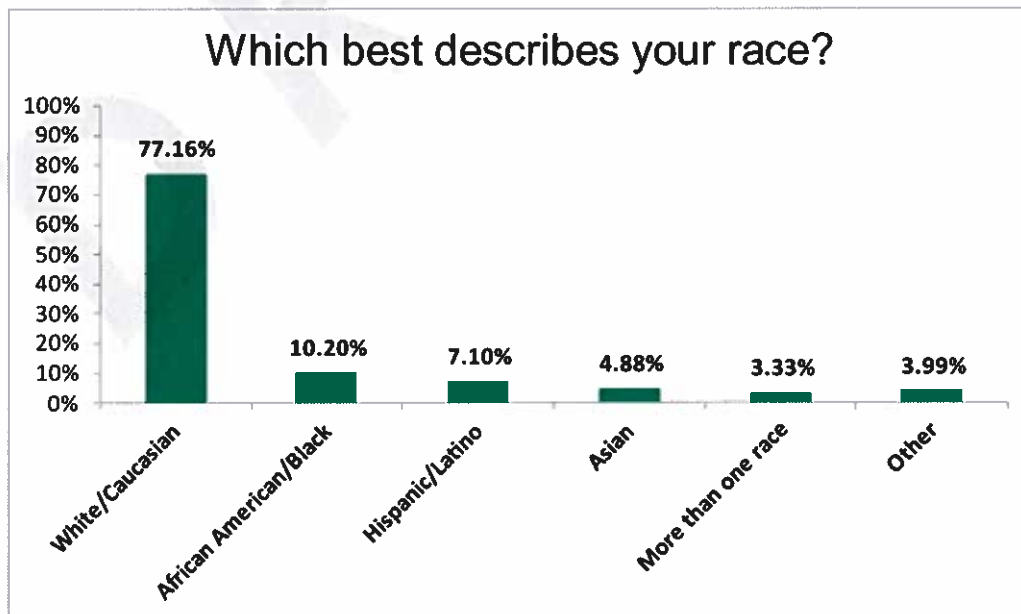
1.2.1 AGE DEMOGRAPHICS OF RESPONDENTS

In regard to demographics, only two questions were asked; one of which was the ages of household members for each respondents' households.



1.2.2 RACE/ETHNICITY DEMOGRAPHICS OF RESPONDENTS

The second demographics question simply asked how the respondent would best describe their race. 77.16% identified themselves as **White/Caucasian**, while 10.20% described themselves as **African American/Black**. 7.10% described themselves as **Hispanic/Latino**, while 4.88% said they were **Asian**.



DRAFT

THIS PAGE INTENTIONALLY LEFT BLANK

DRAFT

APPENDIX C

PUBLIC MEETING COMMENTS

DRAFT

10 years from today: Look back and list 3 THINGS that have occurred that indicate this planning effort was a success.

48 Responses



10 years from today: Look back and list 3 THINGS that have occurred that indicate this planning effort was a success.

48 Responses



10 years from today: Look back and list 3 THINGS that have occurred that indicate this planning effort was a success.

48 Responses



10 years from today: Look back and list 3 THINGS that have occurred that indicate this planning effort was a success.

48 Responses



10 years from today: Look back and list 3 THINGS that have occurred that indicate this planning effort was a success.

48 Responses

Signage that explains certain biodiversity, Street names etc

Have some safety apparatus for community to use

Covered boardwalk, stage area for programming

Native Species

We have a good habitat on the lake occasionally

Good sound system, water quality and trees Sound system that works for announcements and emergencies

People see the lake as part of their community and are inspired to take care of it

Biodiversity trail persons permeable lake water quality

There is shade along the berm section of the trail with large trees



10 years from today: Look back and list 3 THINGS that have occurred that indicate this planning effort was a success.

48 Responses

protect native plants, insect, and animal biodiversity

Elementary schoolers can visit on field trips

Balance Stormwater management with trail optimization



BUDDY ATTICK PARK MASTER PLAN

produced by

MAHAN RYKIEL
ASSOCIATES INC.

Comments from Luisa Robles; Solid Waste Management

Page 14. Under Site Analysis, second paragraph there is a mistake, in red.

East of the stage area, a pollinator garden established by park staff borders the wooded area.

The pollinator garden was established by Green Team volunteers from the Land Use/Pollinator Circle then headed by Susan Barnett. It is maintained by park staff.

When thinking about re-doing certain areas, some trees and benches will be removed. Make sure the memorial benches and trees get the plaques replaced.

Page 45. Figure 21. Missing letter E on image to denote the existing bridge.

Page 54. Under maintenance, no mention of trash and recycling. Bins need to be PAIRED! Ideally we would have a three bin system: Trash, Recycling and Composting. With bins in sets of three throughout. No single bins allowed. Also, bins need appropriate signage.

Page 55. It says: Trash control should include dog waste containers and recycling in proximity to trash cans. It should say that trash and recycling should always be placed together, in pairs. Eventually moving to a three-bin system.

People will fish where they want to fish. Does it make sense to have a fishing pier?

Page 92, 93, 94. Responses are unreadable.