



ENVISIONING A NEW PARK FOR LAKE ARBOR

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LANDSCAPE ARCHITECTURE
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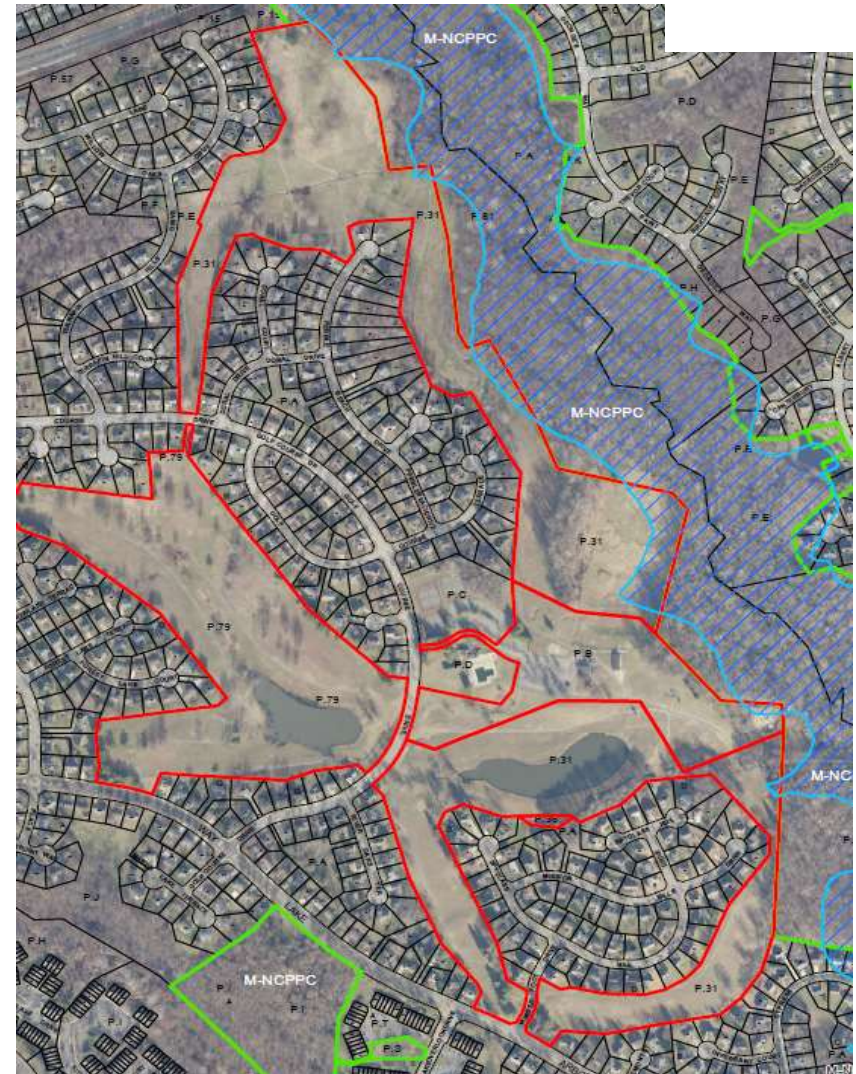
MARCH 21ST, 2024

Agenda

- Site Overview/Context
- Current Site Issues
- Purpose of Master Plan
- Preliminary Planning Objectives
- Process Overview
- Preliminary Program Elements
- Engagement Exercise Overview
- Open Discussion

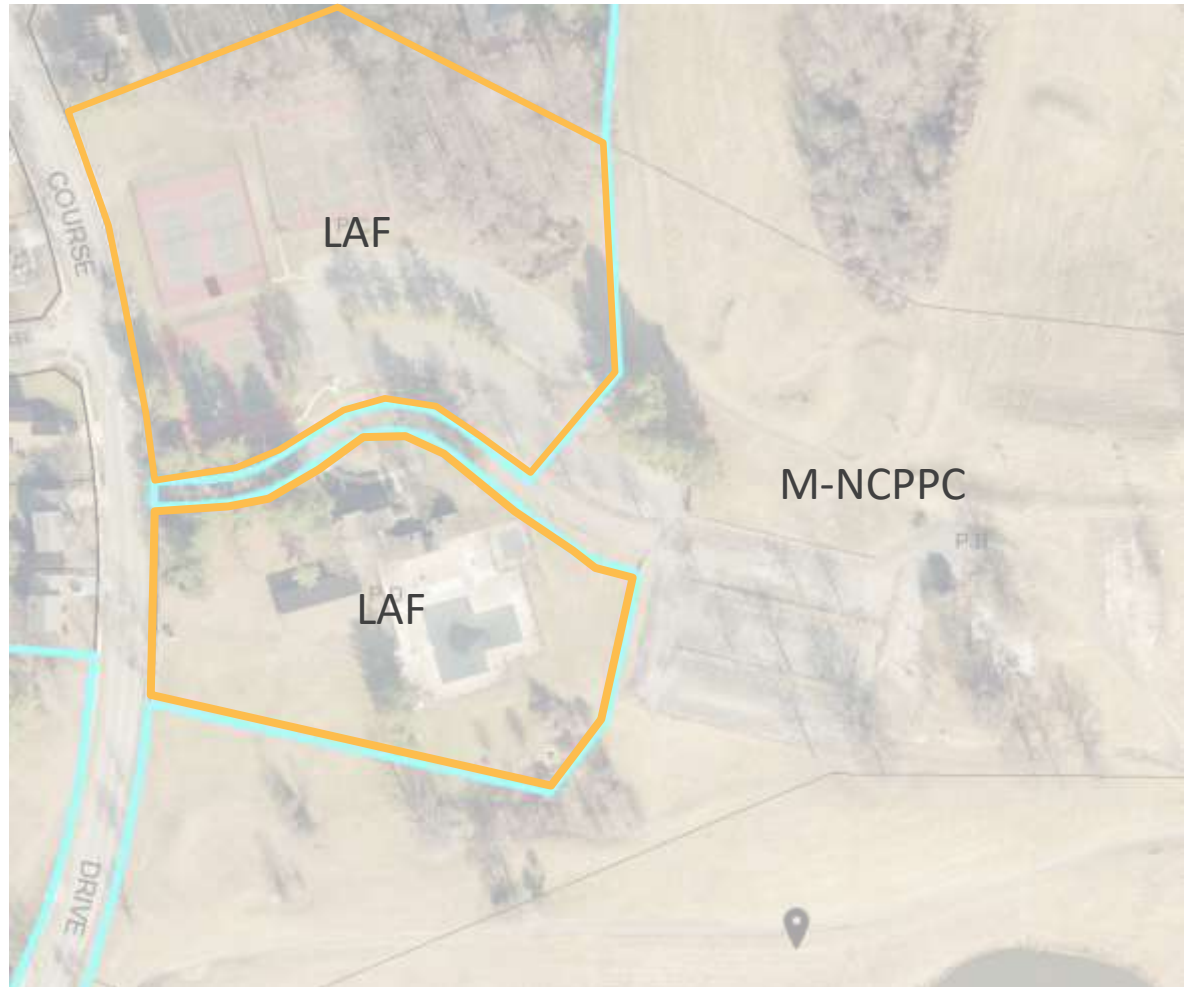
Site History

- The Lake Arbor Golf Course closed, was purchased by foreign investors and ultimately neglected
- M-NCPPC acquired the former Lake Arbor Golf Course property in July 2022
- The site is a total of 127 acres
- Located in the Largo-Lottsford area at the NE quadrant of Landover Road (MD202) and Central Avenue (MD214)
- Adjacent to the Western Branch Stream Valley Park
- Former golf cart paths are currently used by residents for walking and biking



Existing Recreation Area

- Existing sport courts (tennis and basketball), pool, community meeting room are located on private property owned by the Lake Arbor Foundation (LAF)
- Small parking lot (LAF)
- Additional parking area located on M-NCPPC land



Current Site Management Issues

- Mowing Contract (EQR) – limit mowed area to reduce maintenance costs and improve environmental services
- Evaluate existing infrastructure to address and eliminate the formation of sinkholes
- Evaluate condition of golf cart bridges (some repairs and removals have been completed)
- Evaluate condition of asphalt pathways and potential locations for repairs or new pathways
- Two existing ponds – investigate possibilities with the Department of Permitting, Inspection and Enforcement and the Department of the Environment
- Fallen trees/limbs along cart paths – ongoing clean up
- Signage and wayfinding for park amenities
- Tree planting, meadow habitat, trails and compatible recreational amenities

Purpose of the Masterplan

To provide a vision and accompanying strategic approach for the future utilization and stewardship for the new park at Lake Arbor that will:

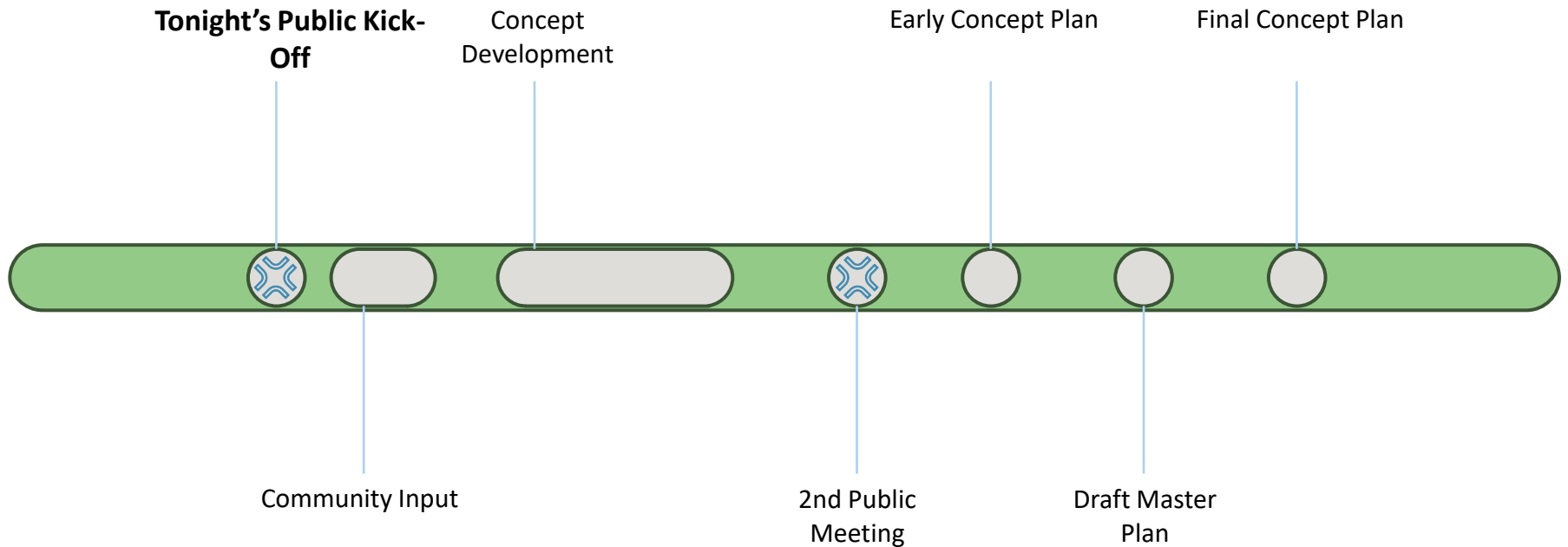
- Guide short- and long-term improvements
- Protect and enhance the parks natural resources
- Develop new recreational amenities
- Provide for sustainable management practices.

Preliminary Planning Objectives

- Community Engagement and Education
- Assess existing infrastructure (sinkholes) – remedies and costs
- Two existing ponds – investigate possibilities in consult with County (DPIE)
- Recreational amenities and considerations (parking, staffing, long-term maintenance, etc.)
- Maximize tree planting and habitat creation to minimize maintenance burden – engage community as tree ambassadors and caretakers
- **Major park emphasis will involve tree planting, meadow habitat creation and limited appropriate recreational development focused on trails and compatible recreational amenities in a safe and well-maintained environment**

Balancing Stewardship and Recreation

Master Planning Process Outline



The planning process will run 6-8 months



Repairs and deferred maintenance



Enhanced trail development



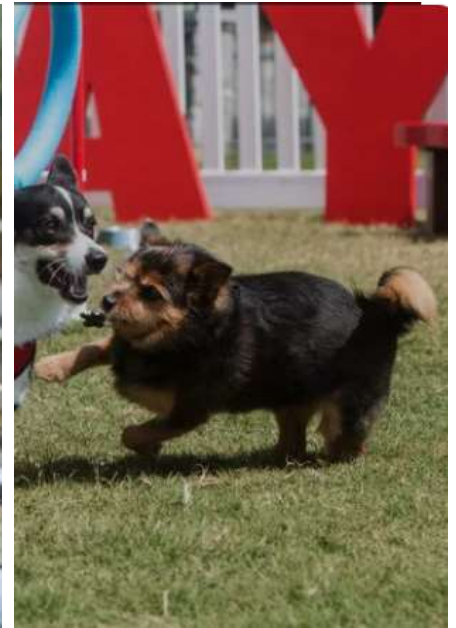
Afforestation – Tree plantings



Meadow Creation



Pond Access



Park Amenity Development

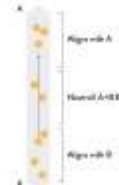
Engagement Exercises



DESIGN SLIDERS

WHERE DO YOU LAND?

The image sets below represent different natural elements and a spectrum of alternate design approaches. Place one (1) sticker along each line to indicate your preferences. Dots closest to the top or bottom represent a strong pull toward one type of experience over the other, while a dot somewhere near the middle represents desire for more of a balance.



Place one (1) sticker along each line to indicate your preferences.

Paths + Trails

open pathway



rustic trail

(Re)Forested Areas

sporadic trees



lush forest

Meadows/Lawns

open b flexible



naturalistic

Wetlands

cultivated



natural

Pond Access

tall access



no access

PLEASE FORWARD ANY INQUIRIES OR COMMENTS TO THE LAKE ARBOR CIVIC ASSOCIATION AT lakearborcivicasoc@gmail.com

Engagement Exercises



ENJOYING THE NEW PARK AT LAKE ARBOR

WHAT SORT OF ACTIVITIES OR AMENITIES WOULD YOU LOVE TO ENJOY AT LAKE ARBOR?
Place up to 3 sticker dots in the boxes next to the activity or amenity you hope to enjoy at Lake Arbor.

| | | | | | |
|---|------------------|---|-------------------|---|-------------------------|
|  | picnic pavilions |  | nature-based play |  | dog park |
|  | seating areas |  | disc golf |  | trails |
|  | community garden |  | pickleball |  | fishing access |
|  | public art |  | fitness trails |  | access to natural areas |

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Engagement Exercises



OTHER IDEAS?

PLEASE SHARE ANY OTHER COMMENTS, IDEAS, OR THOUGHTS ON YOUR VISION FOR THE NEW PARK AT LAKE ARBOR!

A large, empty rectangular box with a thin green border, occupying most of the page. It is intended for users to write their comments, ideas, or thoughts regarding the new park at Lake Arbor.

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Discussion?

1. GUIDING PRINCIPLES: Please provide **3-5 PRIORITIES** that you feel are important to the overall success of the new park at Lake Arbor.
2. What do you feel is **CURRENTLY MISSING** from the park that you would like to see?
3. 10 years from today: Look back and list **3 THINGS** that have occurred that indicate this planning effort was a success.

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THANK YOU!

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