

Cosca Regional Park Master Development Plan

Choices and Priorities

March 30, 2022



Today's Presentation

- Cosca Park and the Master Plan Process
- Park Vision Statement
- Guiding Principles
- Park Program
- Concept
- Choices and Priorities
- Next Steps



Why Master Plan Cosca?

It Is Time!

- The park has grown organically for over 50 years plus since its origins in the early 1970's

And It Is a Good Opportunity to Ask

- What is missing from the park?
- What activities are no longer appropriate?
- What facilities should be enhanced?
- What improvements and changes should be made?
- How are County demographics shifting, particularly in the southern region?
- How does this fit with Countywide adopted framework plans?

Master Development Plans provide guidance and answer questions that will drive park improvements over the next 20+ years.

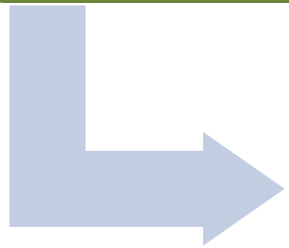
These plans support the recreation desires for the residents of Prince George's County.

Master Planning Schedule for Cosca Regional Park

Explore

SUMMER / FALL 2020

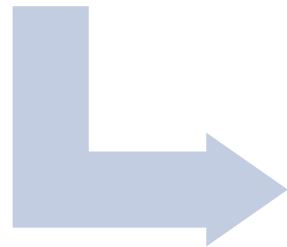
- Site Conditions – natural and built
- Recreational Program Assessment/ LOS Standards
- Park User Input



Imagine

SPRING / SUMMER 2021

- What should Cosca offer?



Plan

FALL / WINTER 2022

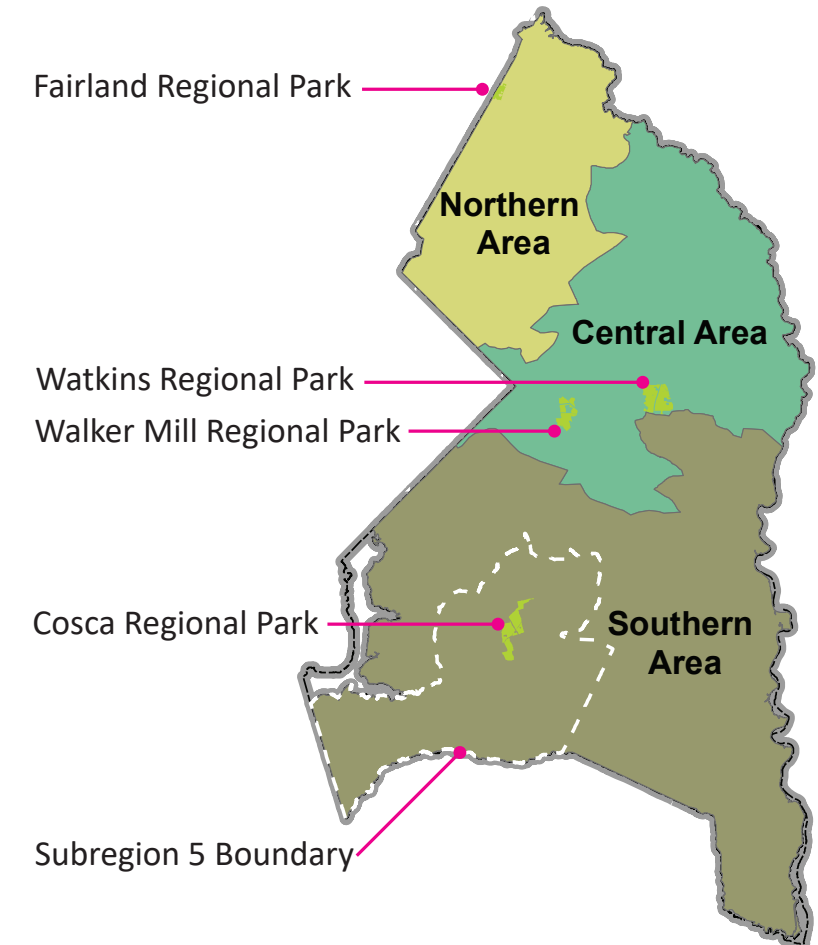
- Recommendations in text and drawings for park enhancements and improvements to be made over the next twenty years

Where is Cosca Regional Park?



Basic Facts

- Located in Clinton, MD, in the southern area of Prince George's County
- The second largest of 4 Regional Parks in Prince George's County
- Home to a wide array of active recreation features such as athletic fields and tennis courts, a campground, picnic facilities, playgrounds, a skatepark, and a boathouse
- Home to hiking, biking, and equestrian trails, the Clearwater Nature Center, and Thrift Schoolhouse



Regional park locations

How Big is Cosca?



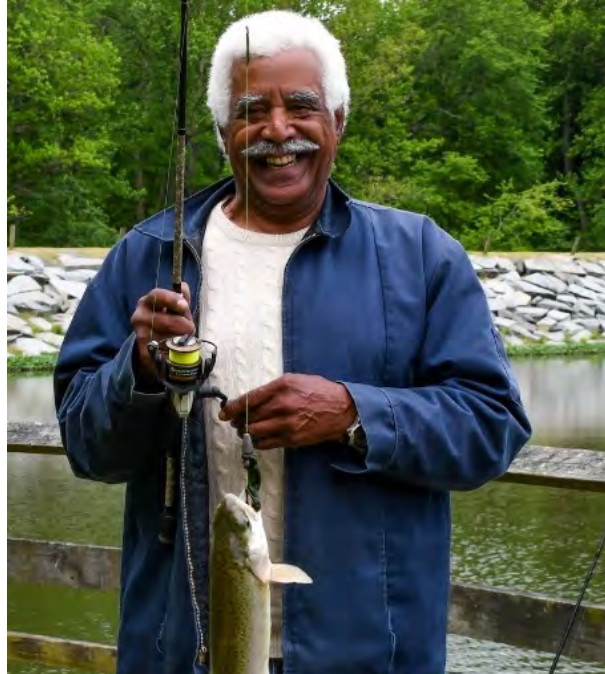
Scale

- At 800.39 acres in size, Cosca Regional Park is similar in size to New York City's Central Park (843 acres) and slightly smaller than Watkins Regional Park in Upper Marlboro, MD (839 acres)
- Approximately 77 acres of the park are developed for active recreation uses
- Approximately 221 acres of the park are currently protected from development by the Tree Conservation Program



Diagrams at the same scale comparing Cosca with other parks

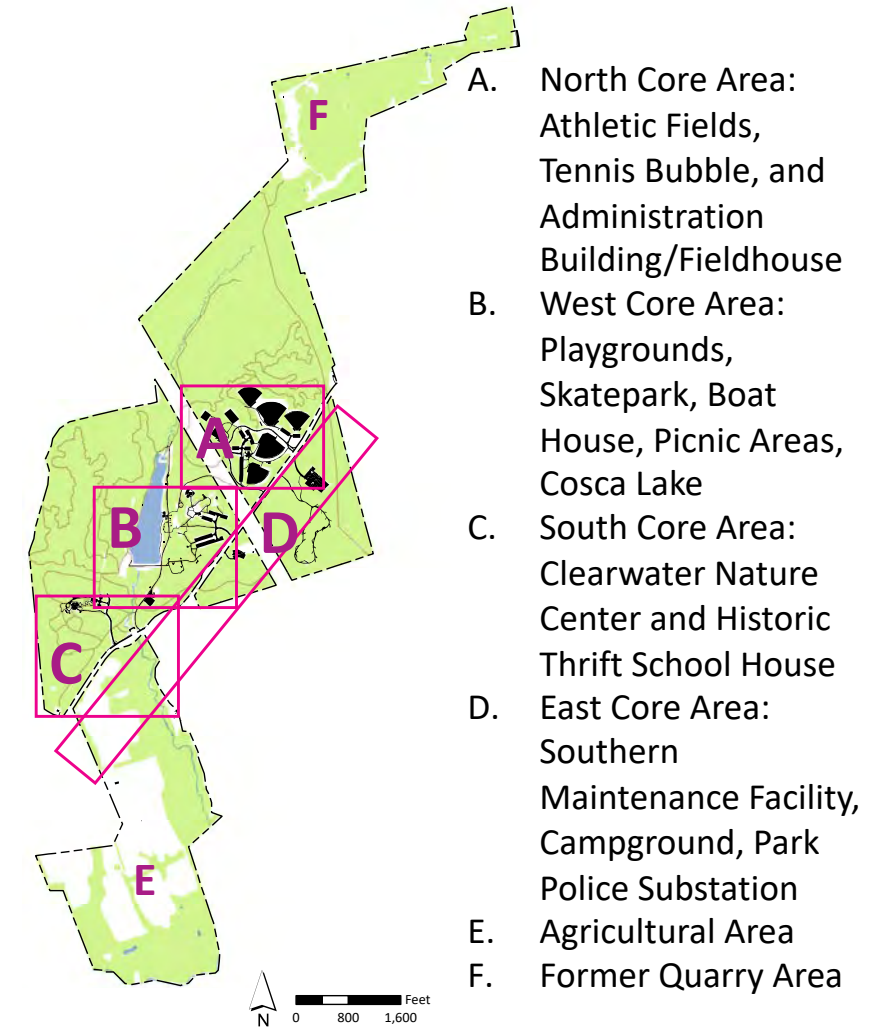
Cosca Today



Cosca's Findings

What Have We Learned To Date?

1. The park's landform and its topography present significant challenges to park management, park maintenance, and enhanced vehicular and pedestrian connectivity and accessibility.
2. The park's infrastructure and building stock is aging and not always accessible.
3. Activity areas within the park are geographically dispersed, most are invisible to each other, and few are connected by vehicular drives or ADA accessible routes.
4. The Gems – What makes Cosca Extra Special – Cosca Lake, undeveloped and extensive woodlands, and productive agricultural lands.



Areas of Cosca Regional Park

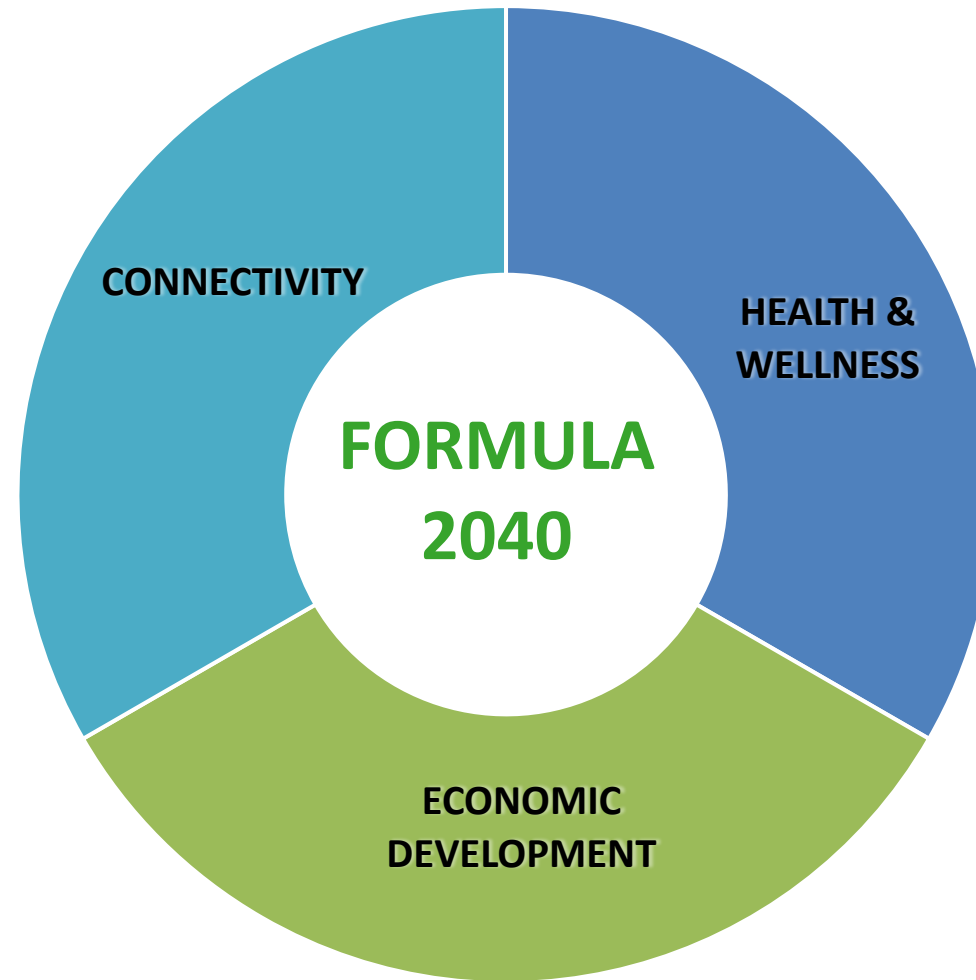
Formula 2040



The **Formula 2040** plan is based upon the concept that Parks plus Recreation equals Experience. The formula is a recognition that parks, recreation, and leisure programming is a major component of the Department's mission.

This Plan establishes a framework that will assure the department can meet future parks and recreation programmatic and facility needs.

Therefore, our mission is to determine the combination of land, facilities and programs that will provide the right experiences for Prince Georgians in the future.



Internal Engagement

Interviews

- Southern Area Operations Staff
 - Boat House Operations
 - Campground Staff
 - Clearwater Nature Center Staff
 - Park Manager
 - Tennis Complex
- Southern Region Parks Division Staff
- Youth and Countywide Sports Staff
- Aquatics and Athletic Facilities Staff
- Permitting Staff
- Park Planning and Development Staff
- Special Programs Staff
- Facility Services Staff
- Park Police
- Natural and Historic Resources Division Staff
- Arts and Cultural Resources Staff



Public Engagement



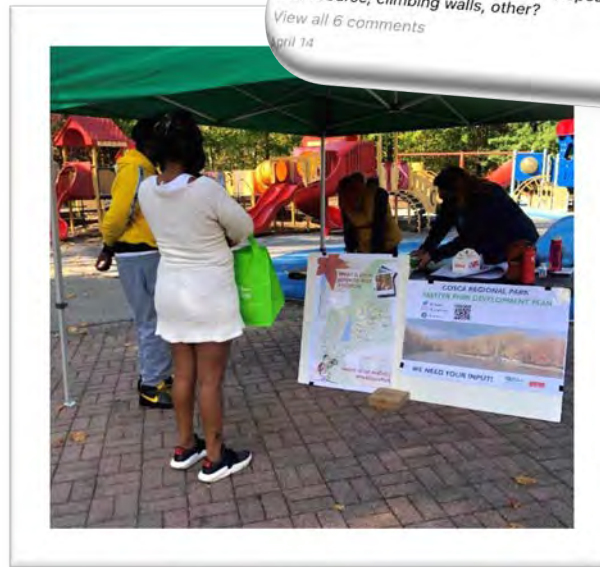
Multiple Medias

- Social Media (Instagram, Twitter, Facebook)
- Park Pop-Up (October 2020)
- “Park Lib” Survey (May 2021)

“We like watching the Osprey dive into the water to catch fish!”

“I like Cosca Park how it is!”

“Would be nicer if the entire trail around the lake were paved.”



PARK LIB

Five years from now, when I visit Cosca Regional Park, I am most excited about _____.

walking trails

updated shelters

Updated playgrounds

More natural surface trails

spray park

dog park

paved

Trails

playground

paddleboating

water trails

Mountain bike trails

lake

Mountain biking

wildlife

More woodland and undeveloped areas

untouched natural appearance

Amenities

different things to do

water activities

water restored

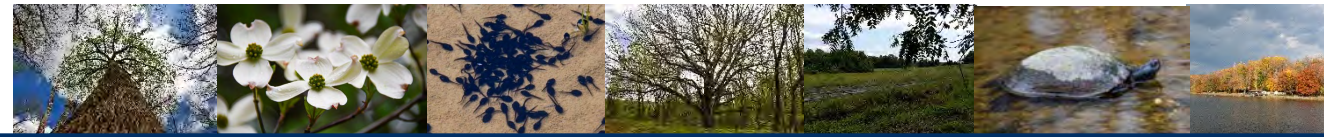
Cleaner park

lots

no new skatepark

TRAIN

Park Vision Statement



Cosca Regional Park will build upon its **natural assets**, expanding its recreational opportunities while promoting **stewardship** and celebration of the park's natural splendor. The Clearwater Nature Center is repositioned to serve as the portal for exploring the park's natural and recreational activities. Cosca's natural resources will be protected, utilizing the park's varied **topography and woodlands** to develop and structure **innovative** approaches to outdoor activities.

Cosca Regional Park's facilities and programming will be expanded to engage **underserved audiences**, providing appropriate reinvestment in **infrastructure** and amenities to increase **accessibility** and maximize universal design and inclusion. The heart of the park, **Cosca Lake**, will be reimagined to enhance its aesthetic appeal and ecological functioning, while providing increased recreational opportunities. Cosca Regional Park will connect inside and out, providing better **connectivity and wayfinding** within and strengthening connections to surrounding neighborhoods and the County as a whole.

Cosca Regional Park will further expand its role as a **regional destination** within the Department of Parks and Recreation System, becoming the County's showpiece for **nature-oriented adventure, play, and education**.



Guiding Principles



A PLACE FOR ALL



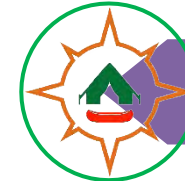
A SOLID FOUNDATION



EASY NAVIGATION



PARK AS PLAYGROUND



OUTDOOR DISCOVERY



STEWARDSHIP & SUSTAINABILITY

Guiding Principles



A PLACE FOR ALL

Cosca Regional Park will **expand its programming and park activities** to better provide equitable access to recreational services based on population and recreational trends, with a **focus on better serving multi-generational visitors, young adults without children, tweens, and middle and high schoolers.**

Recognizing that Cosca Regional Park invites pedestrians, bicyclists, equestrians, and those using skateboards, scooters, wheelchairs or strollers to enjoy its many park features, park improvements and renovations will be **ADA compliant** and maximize **universal design.**



Guiding Principles



A SOLID FOUNDATION

Cosca Regional Park was opened in the early 1970s and much of the park infrastructure is showing its age. The addition and expansion of park activities will require new **investment in supporting infrastructure**—water, sewer, electrical, and vehicular circulation and parking.



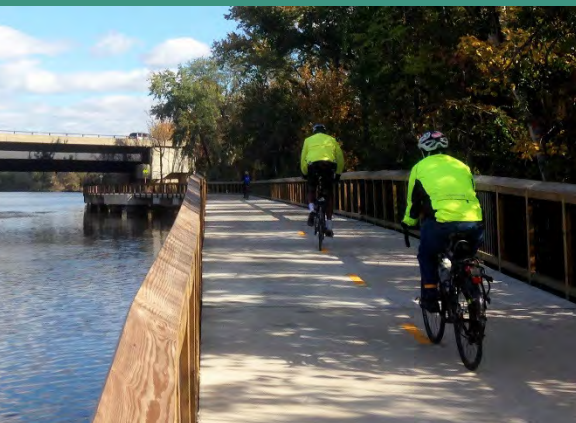
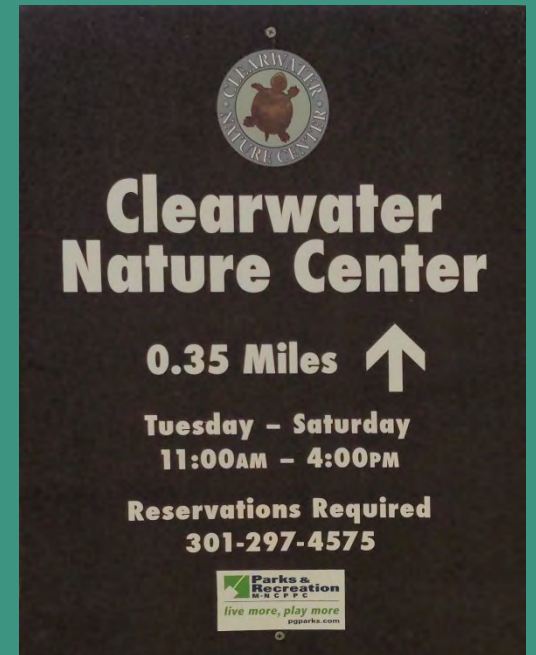
Guiding Principles



EASY NAVIGATION

At over 800 acres, Cosca Regional Park is currently broken into activity areas with little or no connection. Due to the lack of wayfinding and directional signs, park visitors are easily lost when navigating between park offerings. Every effort will be made to **increase connectivity** between the park's nodes of activity and to strengthen these connections through a clear and **comprehensive wayfinding program**.

Park entrances will be enhanced with colorful plantings embracing new, highly visible architectural signage to beckon and orient new and returning park visitors.



Guiding Principles



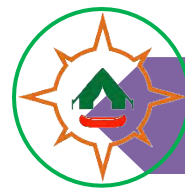
PARK AS PLAYGROUND

Cosca Regional Park is a place that **takes advantage of its terrain** and creates opportunities for all ages, young and old, to try new activities, gain new skills, and to enhance and expand exercise options through active and visual play.

With large expanses of open space, Cosca has the land area to support a variety of **outdoor activity and play experiences for all ages**. Expanded opportunities for play can be as simple as creating a public art destination for visual enjoyment or incorporating the park's terrain into a BMX bike or pump track for physical activity or adding adult exercise stations along the trail network for as activity centers.



Guiding Principles



OUTDOOR DISCOVERY

Cosca Regional Park will provide **outdoor-oriented education opportunities** primarily targeted toward youth, yet available to all ages.

Participants will **better understand the richness of the park's outdoor environment through discovery and inclusive programming** focused on project-based learning, skill-building, community service, and mentorship programs.



Guiding Principles



Protection and enhancement of Cosca Regional Park's natural environment and its beauty is an overarching driver of the master plan's formulation.

The park's natural features serve as a recreational amenity and perform important environmental functions. Extensive areas of intact forest, native plants, and active wildlife surround the park's most well-known feature, a freshwater lake used for recreational fishing and boating. These features, and the park's Historic Thrift Schoolhouse, will be stewarded using environmentally responsible and sustainable techniques.



Park Program



Park Program



PLAYGROUNDS



Park Program



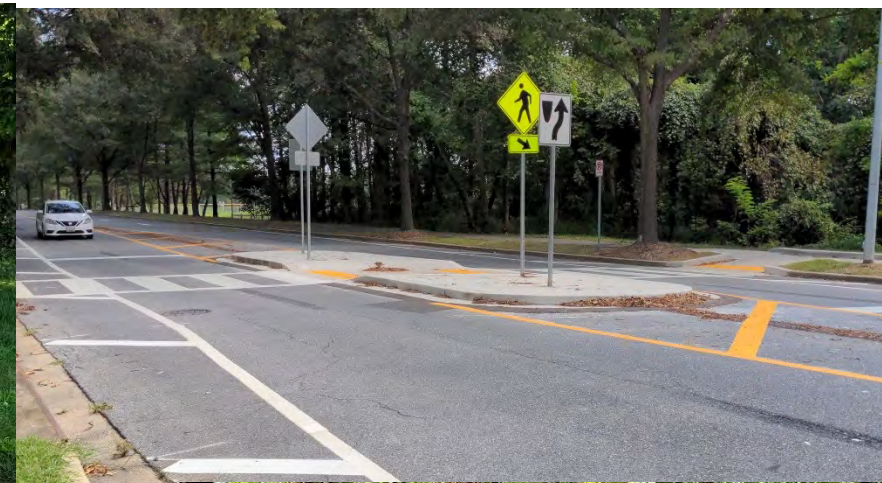
GATHERING PLACES



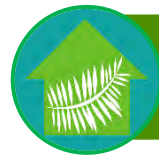
Park Program



CIRCULATION



Park Program



FACILITIES



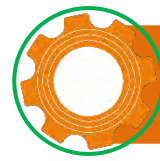
Park Program



NATURAL RESOURCES



Park Program



INFRASTRUCTURE & SUPPORT FACILITIES



Concept

F. Northern Sector (former quarry)

Adventure Place

B. West Core (Cosca Lake area)

Enhance Existing Facilities and Rebuild Boat House and Dock

C. South Core (Nature Center)

Remodel or Rebuild Clearwater Nature Center

A. North Core

Athletic Fields and Courts

D. East Core (campground)

Overnight Adventure

E. Southern Sector

Agriculture and Stream Valley Woodlands

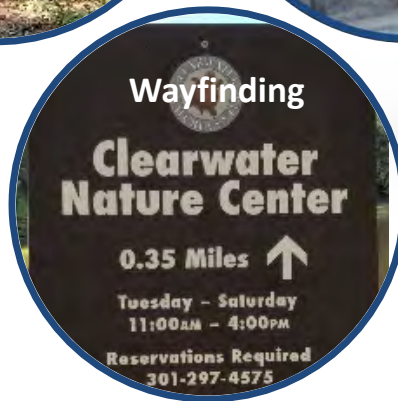


**Multimodal SPINE
connects ALL
elements and
activity areas**



A

ATHLETIC FIELD AND COURTS – North Core Area of the Park

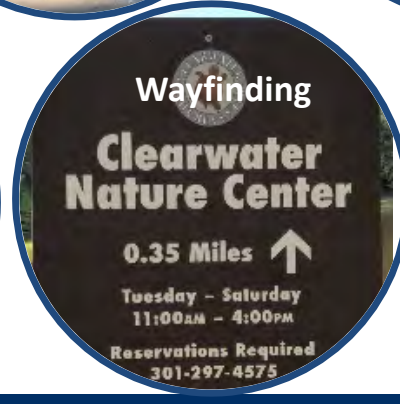
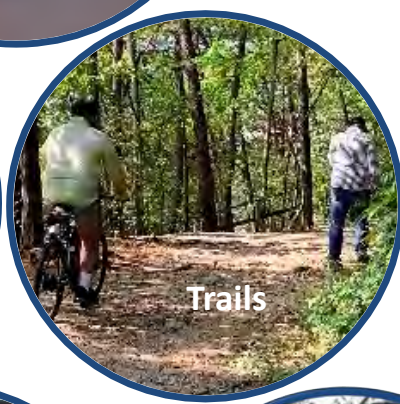


Current activities remain – refresh.

- Retain athletic fields, convert one field to turf
- Retain tennis complex

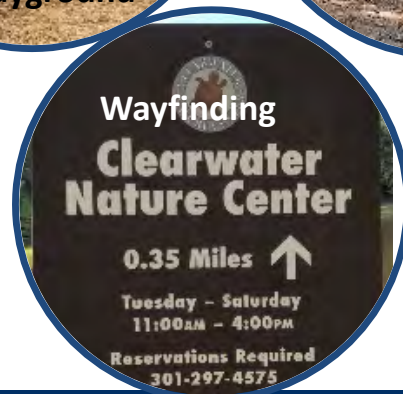
Refresh and Enhance

- Renew playground
- Rebuild Boat House and dock, add fishing pier
- Renew picnic shelters
- Renew restrooms
- Expanded open lawn areas



C

OUTDOOR DISCOVERY - South Core Area of the Park



Choices - Renovate? Rebuild? Expand?

- Clearwater Nature Center

Add

- Group camping
- Adventure playground
- Restrooms
- Picnic shelter(s)

D

OVERNIGHT ADVENTURE – East Core Area of the Park



Renovate Campground

- Upgrade campground for individual site use - RV's, cabins, and tent campers
- Playground
- Restrooms

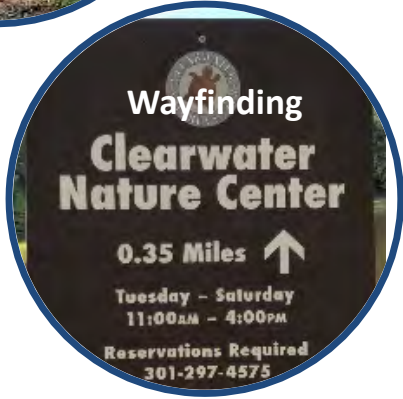
Add

- Equestrian access, paddock at former Park Police K-9 station

Retain and Expand Maintenance Facility

E

AGRICULTURE and STREAM VALLEY WOODLANDS – Southern Sector of the Park

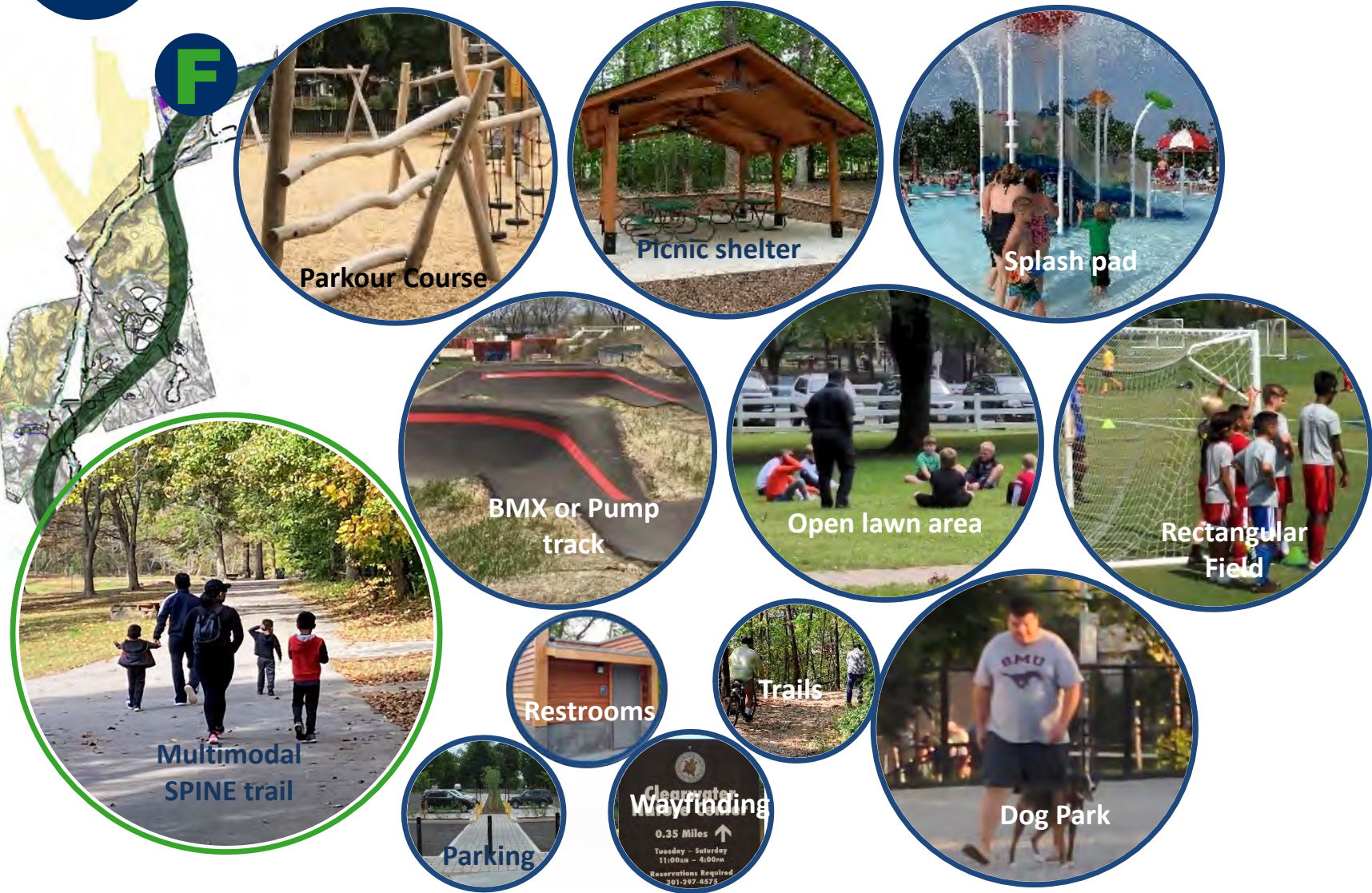


Retain Market Garden Commercial Agriculture

- Leased agricultural land

Add

- Natural surface trails – connect to Piscataway Greenway
- Picnic tables
- Wayfinding



Choices - All NEW

- Picnic shelters
- Splash pad
- BMX or pump track
- Open lawn area
- Rectangular athletic field
- Dog park
- Parkour course

Plus

- Natural surface trails
- Parking
- Restrooms
- Wayfinding

Big \$\$\$\$ Decisions – Priorities What Comes First?

- Cosca Lake Boat House and Dock – relocate
- Clearwater Nature Center – renovate or expand and relocate in same general area with additional parking
- Develop northern end of park as Adventure Place – dog park, splash pad, rectangular field, BMX or pump track, parking, playground, restrooms, picnic shelters, parkour

Choices and Priorities

If Choice is to Develop the Northern End of the Park, what elements should be built first?

- *Natural surface trail will be developed regardless*
- Dog park
- Splash pad
- Rectangular field
- Group pavilion
- Parkour course
- Paved multimodal SPINE trail
- Picnic shelter(s)
- Bike Circuit spot - BMX OR pump track

Choices and Priorities

Aesthetics - What Should Improvements Look Like?

- Keep current style of buildings - rustic



Choices and Priorities

Aesthetics - What Should Improvements Look Like?

- Modernize the look for new buildings



Playground Plans



Cosca Regional Park

Concept Designs



Dream • Plan • Build • Play!

Cosca Regional Park

Concept Designs

sparksatplay.com



224 LF OF BORDER
 4,668 SF OF EVF
 2,145 SF OF TURF MOUND
 854 SF OF TURF

Estimated manufacturing time
 to waste from the time of
 180 prior acceptance, or receipt of
 Skyways release of fabrication
 items if applicable.

Estimated manufacturing time
 to waste from the time of
 180 prior acceptance, or receipt of
 Skyways release of fabrication
 items if applicable.

625 SF OF TURF
 5,800 SF OF EVF
 96 LF OF BORDER

DESIGN CONCEPT

SWING ZONE

2-5 YEARS

5-12 YEARS

WE-GO-ROUND





SWING ZONE

WE-SAW

OMNISPIN

2-5 YEARS

WE-GO-ROUND



Cosca Regional Park



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SWING ZONE

2-5 YEARS

5-12 YEARS

DRUMS AND CHIMES



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5-12 YEARS

WE-GO-ROUND

2-5 YEARS

DRUMS AND
CHIMES

COZY DOME

WE-GO-SWING

DOUBLE OODLE SWING

BELT SWINGS

TODDLER SWINGS

MOLDED
SWINGS

LS
landscape
structures

Cosca Regional Park

Sparks@Play

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**12' SUPER
NETPLEX**

**WE-SAW
CURVA SPINNER**

CARGO NET

ROPE PULL EMBANKMENT PLAY

ZIP KROOZ - ASSIST

ZIP KROOZ BAY (2)



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WE-SAW

EMBANKMENT SLIDES

CLIMBING PODS

12' SUPER NETPLEX

ROLLERSLIDE

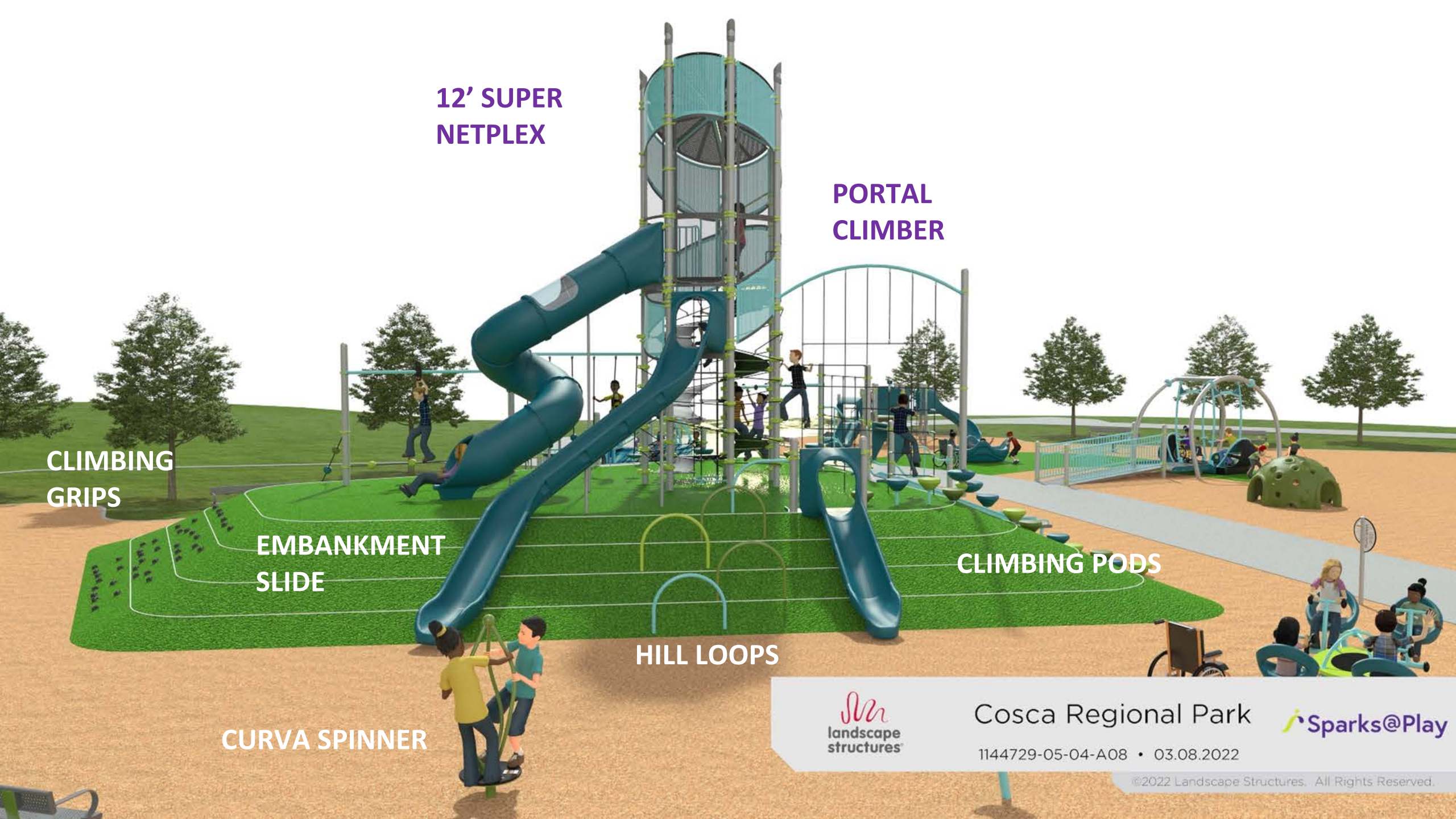
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**12' SUPER
NETPLEX**

**PORTAL
CLIMBER**

**CLIMBING
GRIPS**

**EMBANKMENT
SLIDE**

CLIMBING PODS

HILL LOOPS

CURVA SPINNER



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**12' SUPER
NETPLEX**

WE-GO-SWING

OMNISPIN

DOUBLE BOBBLE

SLIDEWINDER 2

FLEXIBLE CLIMBER



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COLOR CONCEPT A



COLOR CONCEPT B



COLOR CONCEPT A



COLOR CONCEPT B



COLOR CONCEPT A



COLOR CONCEPT B



Dream • Plan • Build • Play!

THANK YOU!

sparksatplay.com

Next Steps

Spring 2022

- Survey on Choices and Priorities
- Address comments
- Formulate the Recommended Master Plan

Please take this quick survey, link below

<https://www.surveymonkey.com/r/3QY8CYX>

Survey closes April 30, 2022



Thank you. Questions?

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