

Capstone Project Scoping:
**Cobb Neck Greenway
Trail Feasibility Study**

GEODESIGN 596A

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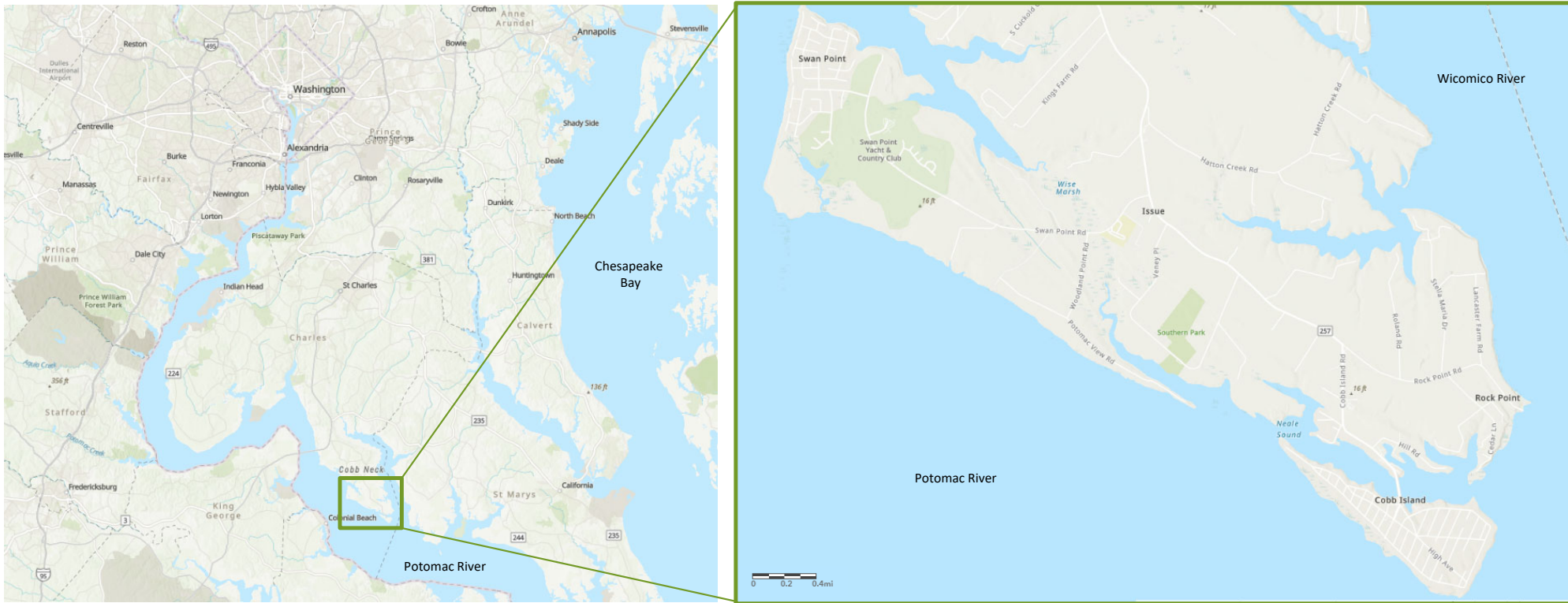
APRIL 28, 2023

Agenda

- ❖ Project Introduction
 - Project History
 - Purpose and Need
- ❖ Methods Plan
 - The Geodesign Process
- ❖ Next Steps



Study Area



Project History

- ❖ The Project was initiated by Community members from Swan Point and Cobb Island seeking a greenway trail to connect their communities across Lower Cobb Neck Peninsula
- ❖ In 2016, the Community Associations from Swan Point and Cobb Island were awarded a grant from the Southern Maryland Heritage Consortium to Initiate Public Engagement and Trail Promotions
- ❖ In 2023, The Charles County Department of Recreation, Parks, and Tourism hired a consultant to conduct a Trail Feasibility Study
- ❖ The result of the feasibility should be a final recommendation for a trail alignment, concept design, cost estimate, and implementation plan with support from the community
- ❖ If there is no public consensus or if the project is too costly, then a trail will be considered not feasible
- ❖ A kick-off meeting with local stakeholders was held in February 2023

Project Boosters:

- ✓ Cobb Island Citizens Association
- ✓ Swan Point Property Owners Association
- ✓ Southern Maryland Heritage Area Consortium

Project Goals and Users

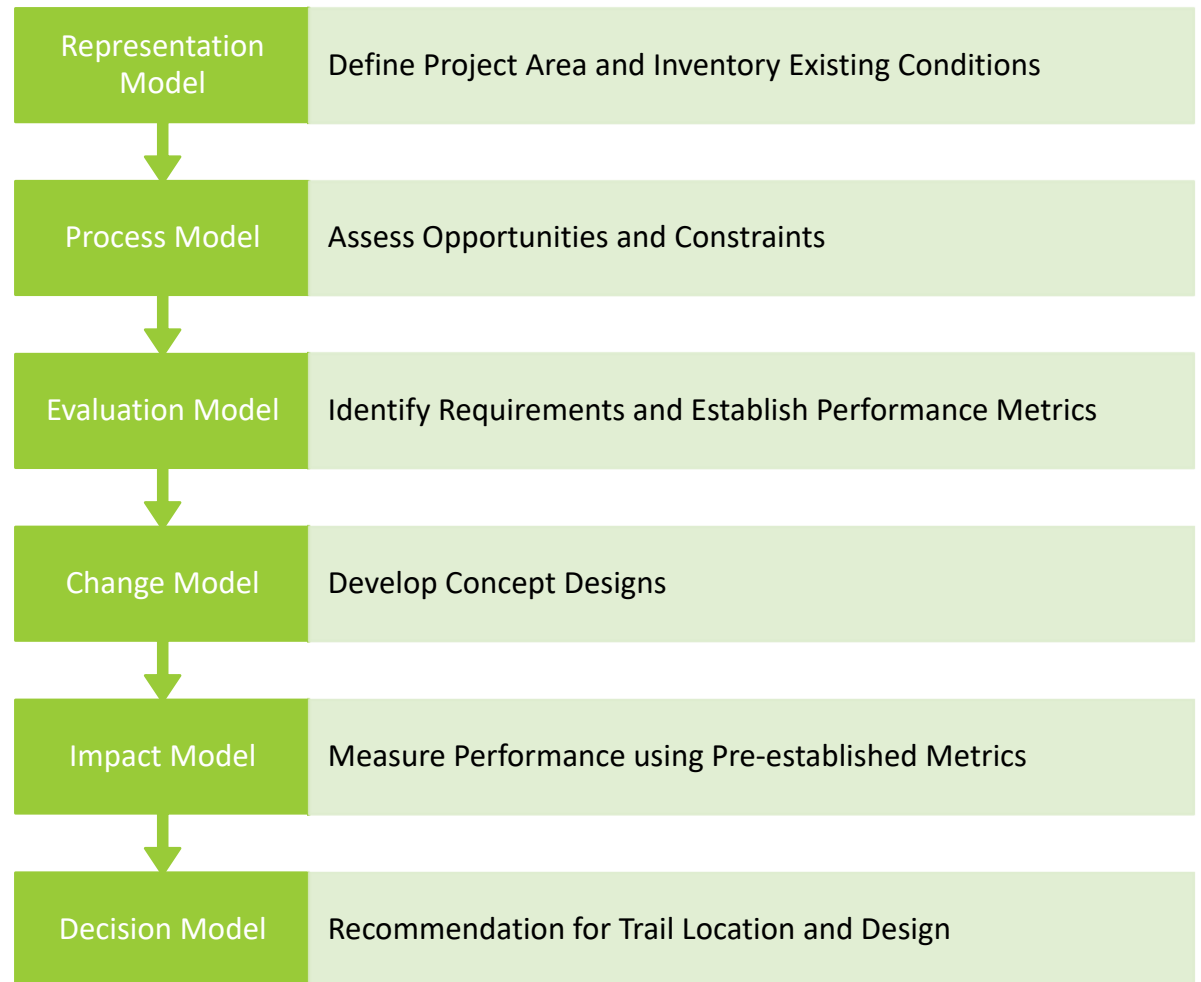
Greenway Trail Goals:

- Improve access to Southern Park from Swan Point and Cobb Island
- Connect local communities with a recreational trail
- Improve pedestrian and bicycle safety
- Provide enhanced recreational amenities serving the local community and visitors
- Encourage tourism for heritage and environmental appreciation with connections to scenic areas, seating areas, and interpretive signage.

Potential Users:

- People of all ages and abilities!
- Pedestrians (joggers, walkers, pets, kids in strollers, and wheelchair users)
- Bicyclists
- Electric Bikes
- Roller / Inline Skaters
- Skate Boarders
- Scooters
- ElliptiGOs
- Golf Carts

The Geodesign Process



Existing Landscape

Environmental Resources:

- Chesapeake Bay Critical Areas
- Tidal Wetlands
- Non-Tidal Wetlands
- FEMA Floodplains
- Forests
- Conservation Easements
- Private Properties
- Active Farmland

Weblink: [ArcGIS Enterprise - Swan Point & Cobb Island Trail Alignments \(meadhunt.com\)](http://meadhunt.com)



Existing Conditions – Swan Point



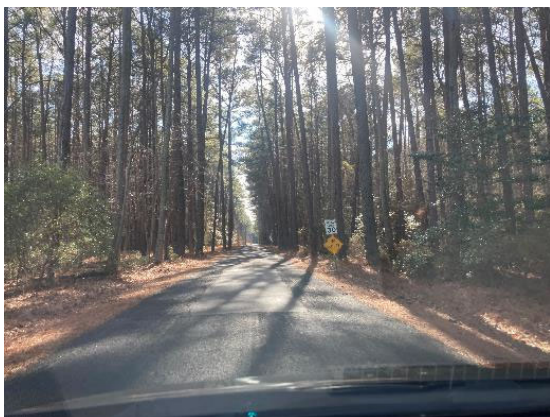
Existing Conditions – Waterfront



Existing Conditions – Matthews Manor & Potomac View



Terminus of Matthews Manor Rd



Woodland Point Road



Potomac View Road – West Side



Illicit trail spur off Matthews Manor Rd



Woodland Point Rd at Potomac View Rd



Potomac View Road – East Side



Existing Conditions – Southern Park



Southern Park Fishing Pier



Southern Park Waterfront



Wilson Road



Playgrounds



Open Space



Parking Lot & Softball Diamond

Existing Conditions – Rock Point Rd / Southeast Study Area



Farm Edge



Rock Point Road



Aerial View

Existing Conditions - Cobb Island Road



Bridge over Neal Sound to Cobb Island



Cobb Island Road



Cobb Island Road

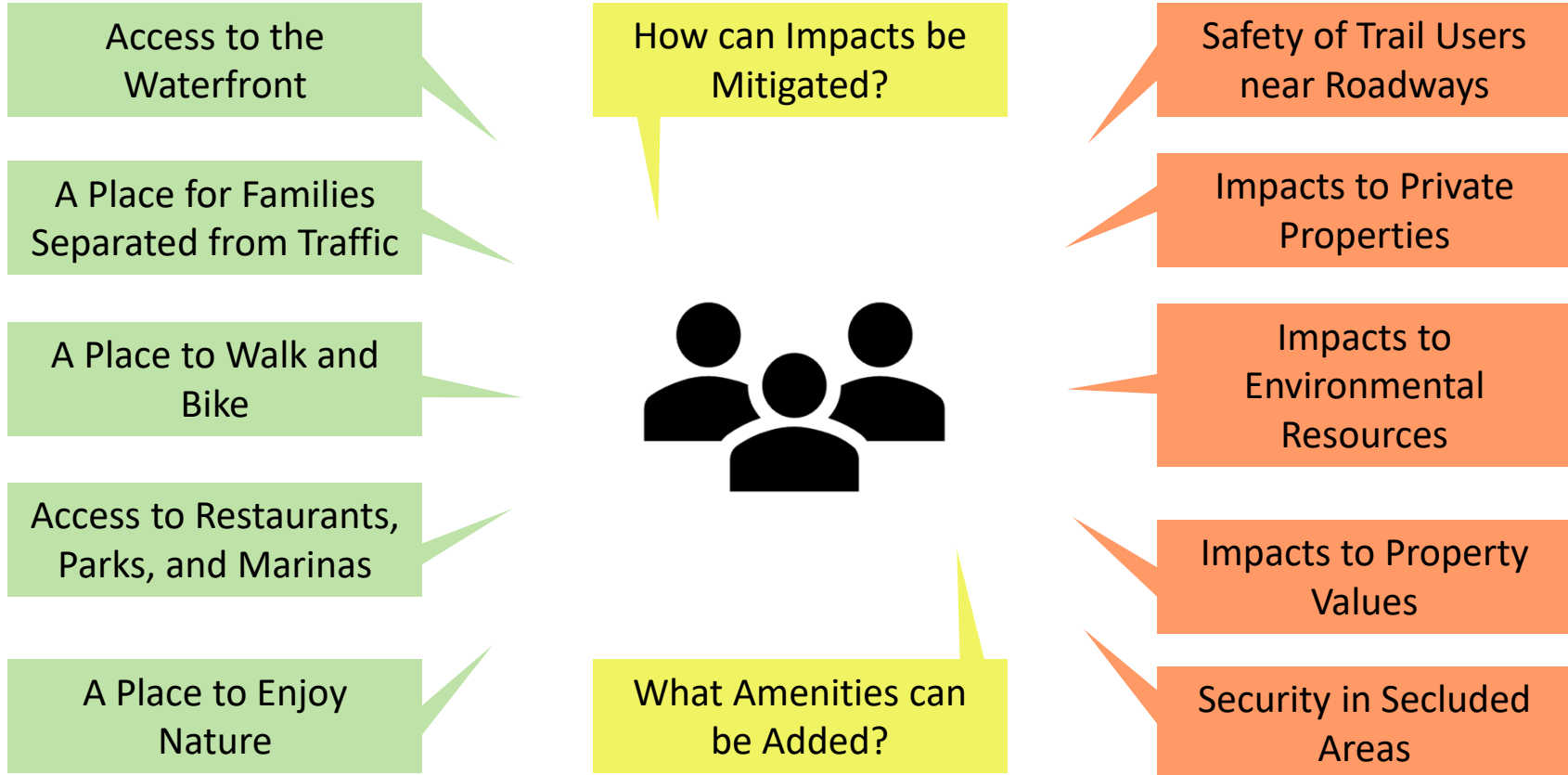


Terminus of Cobb Island Rd

Planned Community Engagement

- ❖ Site Tour with Project Boosters – February 2023
- ❖ Launch Informational StoryMap Website – May 2023
 - Project Background
 - Maps
 - Facility Typologies
 - Public Survey
- ❖ Project Informational Fliers – May 2023
 - Distributed to all local residents
 - Advertise Weblink and Meeting
- ❖ Pop Up Meeting in Southern Park – May 2023
 - Project Information Station
 - Outdoor Games
 - Ice Cream Truck
- ❖ StoryMap Updates – June/July 2023
 - Recap Public Input
 - Draft Recommendation and Plan
 - 30-Day Public Comment Period
- ❖ Final Plan– Summer 2023
 - Planning Commission Presentation

Stakeholder Concerns



Evaluation Criteria

Design Requirements:

- Maryland Department of Transportation State Highway Administration (MDOT SHA) Bicycle Policy and Design Guidelines
- Maryland Department of Transportation State Highway Administration (MDOT SHA) Bridge Design Guidelines
- Maryland Manual of Uniform Traffic Control Devices (MdMUTCD)
- American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities
- Public Right of Way Accessibility Guidelines (PROWAG)

Stakeholder Preferences:

- Does it connect to important origin and destination points?
- Does it provide a safe, separated path for pedestrians and bicyclists?
- Does it provide scenic vistas?
- Does it impact private property?
- Does it impact sensitive natural environmental resources?
- Does it impact active farmland?



30 Possible
Segments

Facility Typology - Sidepath



Potential Locations:

- Swan Point Boulevard
- Swan Point Road
- Rock Point Road (MD 257)
- Cobb Island Road (MD 254)

Pros:

- Separated from Traffic

Cons:

- Impacts to ROW and Environment
- Higher Construction Costs

Facility Typology – Separated Bike Lanes



Potential Locations:

- Swan Point Boulevard
- Swan Point Road
- Rock Point Road (MD 257)
- Cobb Island Road (MD 254)

Pros:

- No ROW or Environmental Impacts
- Lower Construction Costs

Cons:

- Close to Traffic
- MDOT SHA Approval Needed

Facility Typology – Shared Roadway



Potential Locations:

- Carriage Circle
- Matthews Manor Road
- Potomac View Road
- Woodland Point Road
- Wilson Road
- Porter Road

Pros:

- No ROW or Environmental Impacts
- Lower Construction Costs

Cons:

- Shared Road with Traffic

Facility typology - Off Road Trail



Potential Locations:

- Swan Point Country Club
- Southern Park
- Open areas away from roads

Pros:

- Separated from Traffic
- Shorter Distances
- Picturesque Views

Cons:

- Impacts to ROW and Environment
- Higher Construction Costs

Facility Typology - Boardwalk



Potential Locations:

- Over marshlands

Pros:

- Separated from Traffic
- Shorter Distances
- Picturesque Views

Cons:

- Impacts to ROW and Environment
- Higher Construction Costs

Alignment CC

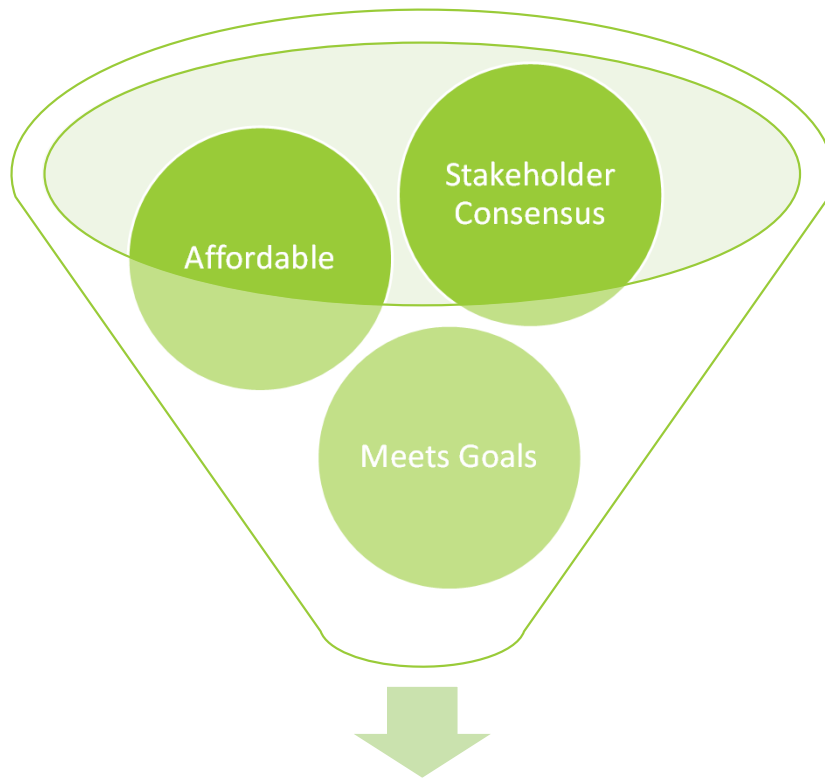


Side Path Typical Section



Detailed
Concept-Level
Assessment for
Each Segment
for Review by
Project
Stakeholders

Segment Length (Miles)	ROW - # of Private Properties Impacted	ROW - Impacted Private Property (Acres)	Environmental Impacts						Cost Impacts			
			Swan Point Country Club Property (Acres)	Critical Areas (Acres)	Tidal Wetlands (Acres)	Non-Tidal Wetlands (Acres)	FEMA 100-Year Floodplain (Acres)	Forest (Acres)	Construction Cost	Design & CM Cost	ROW Cost	Total Segment Cost
.58	5	.62	0	0	0	0	0	1.19	\$358.6K	\$143.5K	\$216.1K	\$503.3K



Final Recommendation

Feasibility Study Outline

- Project Background
- Planning Methodology and Public Engagement
- Purpose and Need
- Existing Conditions
- Opportunities and Constraints
- Alternatives Considered
- Performance Measures
- Recommended Concept Plan
- Cost Estimate
- Permitting Requirements
- Phasing Plan
- Funding Opportunities
- Next Steps

Next Steps

After the completion of the
Feasibility Study

- ❖ Continue Ongoing Public Engagement
- ❖ Seek Grant Money
- ❖ Appropriate Funds
- ❖ Seek Developer Partnerships
- ❖ Preliminary Design and Permitting
- ❖ Final Design
- ❖ Construction
- ❖ Trail Opening
- ❖ CELEBRATE!

Thank You

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MEAD & HUNT

CHARLES COUNTY
DEPARTMENT OF
RECREATION, PARKS,
AND TOURISM