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

- **Representation Model**: Define Project Area and Inventory Existing Conditions
- **Process Model**: Assess Opportunities and Constraints
- **Evaluation Model**: Identify Requirements and Establish Performance Metrics
- **Change Model**: Develop Concept Designs
- **Impact Model**: Measure Performance using Pre-established Metrics
- **Decision Model**: Recommendation for Trail Location and Design
**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)
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

Representation Model
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

- Access to the Waterfront
- A Place for Families Separated from Traffic
- A Place to Walk and Bike
- Access to Restaurants, Parks, and Marinas
- A Place to Enjoy Nature

How can Impacts be Mitigated?

- Safety of Trail Users near Roadways
- Impacts to Private Properties
- Impacts to Environmental Resources
- Impacts to Property Values
- Security in Secluded Areas

What Amenities can be Added?
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
Detailed Concept-Level Assessment for Each Segment for Review by Project Stakeholders
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

Final Recommendation
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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