



Welcome!

## *Reading of the Minutes . . .*

**AMERICAN CHESTNUT LAND TRUST, INC.  
Prince Frederick, Maryland**

**Annual Membership Meeting  
March 2, 2019  
Minutes  
Approved May 18, 2019**

**Call to Order.** The meeting was called to order by President David Farr in the auditorium of the Saint John Vianney Family Life Center at 10:00 a.m. on March 2, 2019.

2

Is there a motion to dispense with the reading of the minutes?

## Candidate for Board of Directors



### Penny Moran –

- Retired after 37 years of Federal Government service.
- A recipient of the **2011 Presidential Meritorious Rank Award**. This award, which is given to a very select group of career senior executives each year, is conferred by the President of the United States and is given for sustained accomplishment.
- In 2013, she participated in **the first Master Naturalist class** hosted by ACLT and has been volunteering at ACLT ever since.
- At the same time in 2013, she completed the **Master Gardener program** sponsored by the University of Maryland Extension, and continues her service with them today.
- In 2015, she joined the **Calvert Ladies of Charity in North Beach**, working primarily at their food pantry.
- She enjoys reading (particularly in the company of my two cats), learning new skills, traveling, hiking, and generally being outdoors in nature.

Penny is known for her efficiency and her award winning participant communication materials and she has been a great volunteer and leader at ACLT

## Board Members Requesting Another Term

- Richard Aldrich
- Walter Boynton
- Stephen Cloak
- David Farr
- Cheryl Place
- Suzanne Shelden

Joining her are six current Board members who are interested in another term on the Board, including yours truly.

Is there a motion to approve Penny Moran and the six current members listed on the screen? Thank you.

Now our Executive Director Greg Bowen will talk about “Facing an Environmental Crisis and What ACLT Is Doing About It”



I am grateful for this wonderful staff. The ones that make things happen for ACLT

Autumn Phillips-Lewis, Land Manager

Janel Young, Office Coordinator

Miriam Gholi, Community Relations Manager

Charlie Kreizenbeck, CCC Intern

Rachel Delbo, CCC Intern



I am also grateful for ACLT's enduring commitment to land preservation and conservation. Seen here, the wonder and glory of nature as three bald eagles congregate along Parkers Creek. This photo a testament to the Endangered Species Act and ACLT stewardship and good planning.

## Five Year Plan

### Members would like to see:

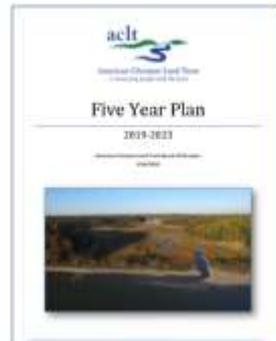
- Increased public awareness and community involvement - 32
- Increased partnerships with land trusts, schools, groups, organizations – 28
- More land preservation (beyond Parkers Creek) - 20
- More meadow habitat - 20
- County-level political advocacy for land preservation-18



When we asked the membership to participate in the update to the Five Year Plan two years ago, we asked you to identify all the things that you would like ACLT to do in the next five years. Then out of all those ideas, we asked participants to identify their top ones.

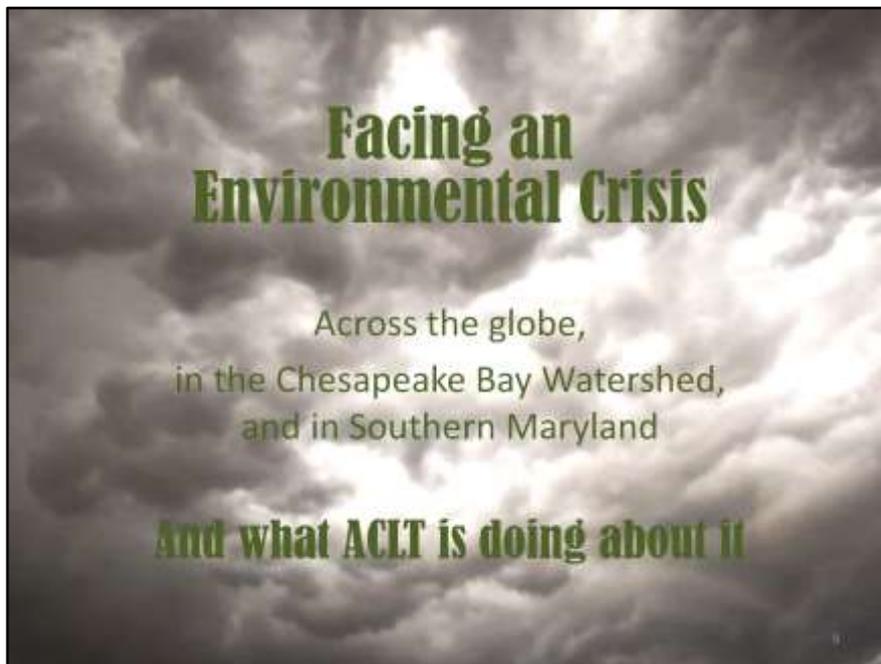
**Challenges that members see:**

- Need to increase membership due to aging and new tasks we need to undertake - 30
- Political opposition - 29
- Loss of Funding – state/federal/local - 27
- Changing ecosystems due to climatic/local factors and need to maintain quality of habitat - 21



We followed the same process in identifying challenges that you thought that ACLT would face. In both cases, as the Board prepared the Five Year Plan, it took all of your ideas under consideration. However, I just wanted to remind you of some of them so that you can see your ideas in what we have done.

We also want your reactions to what we are proposing and our thoughts about Prince Frederick's Master Plan, so please fill out the form as I talk.



You were prescient with respect to challenges. We are now facing an environmental crisis across the globe, in the Chesapeake Bay Watershed, and in Southern Maryland



Environmental conditions across the globe are worrisome to say the least. Australia has been burning. Australia is almost the same size as the US. (78%) almost half of it has already burned in the last year. This is a **3D “visualization” of the fires in Australia in the last year made from NASA satellite data.**

This is made from data from NASA’s FIRMS (Satellite data regarding fires) between 05/12/19 – 05/01/20. These are all the areas which have been affected by bushfires.

## Permafrost is Thawing



Permafrost is thawing in the Arctic so fast that scientists are losing their equipment. Several yards of soil can destabilize within days. Landscapes collapse into sinkholes. Hillsides slide away to expose deep permafrost that would otherwise have remained insulated.

<https://www.cbc.ca/news/technology/permafrost-melting-1.5119767> CBC (Canada)

## CHANGING CLIMATE

IN-DEPTH COVERAGE OF OUR CHANGING CLIMATE AND ENVIRONMENTAL ISSUES

1 Million Species Face Threat of Extinction Because of Humans, United Nations Report Says



**Climate change, habitat destruction and pollution are the important stressors that contribute to species extinction. 1 million species by the end of the century, according to an international panel.**

Authors of the Intergovernmental Panel on Climate Change (IPCC) estimate that 20-30% of the plant and animal species evaluated so far in climate change studies are at risk of extinction if temperatures reach the levels projected to occur by the end of this century.<sup>[4]</sup>

Examples of species that are particularly climate sensitive and could be at risk of significant losses include animals that are adapted to mountain environments, animals that are dependent on sea ice habitats,; and coldwater fish, such as salmon in the

Pacific Northwest.<sup>[4][5]</sup> **IPCC**

## Chesapeake Bay Restoration



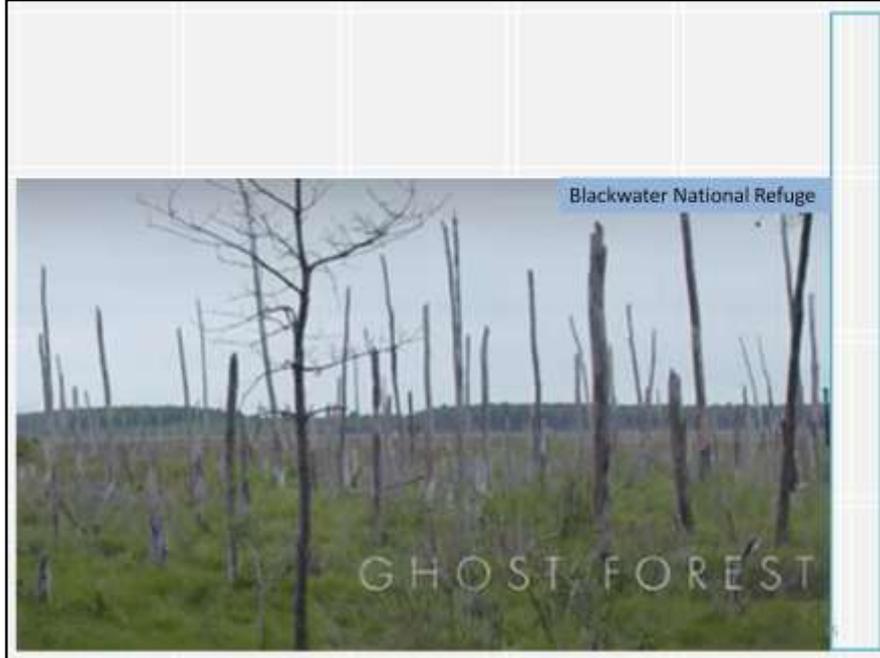
With respect to the Bay, just as we started to see major improvements in water quality, we see the EPA backing down on its commitment to clean up the Bay, a proposal to cut 90% of Bay Program funding, a proposal to weaken wetland regulations, and a proposal to weaken the Endangered Species Act.



Annapolis, facing a growing crisis, is already one of cities most susceptible to flooding in the U.S.

Of course, locally, we are already seeing impacts of climate change in the Mid-Atlantic region, such as sea level rise which is affecting waterfront communities

<https://www.baltimoremagazine.com/2015/1/5/the-sea-also-rises>



And landscapes that have been here for thousands of years are now changing rapidly. Such as the Ghost Forest of Maryland's Blackwater National Refuge, which is turning to marsh, while marsh is turning into shallow water areas, releasing carbon into the atmosphere

<https://time.com/5694648/ghost-forests-climate-change/>



If nothing else, all of this tells us to DO what we CAN do. To think globally and act locally. And it's happening

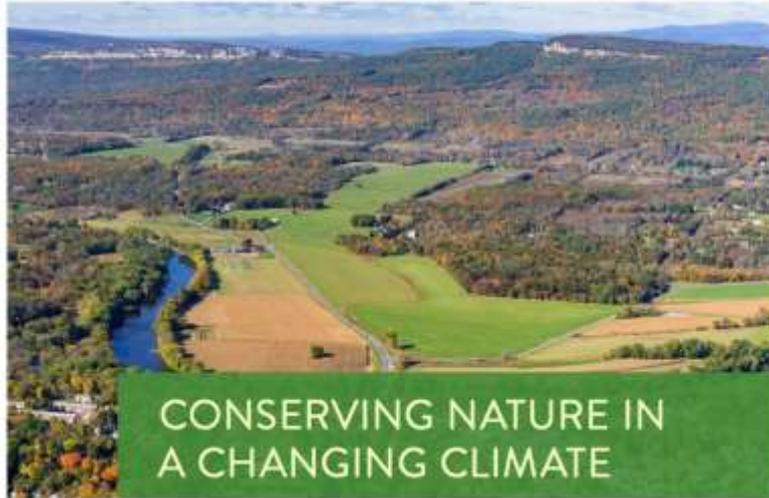
## Local Solutions to address global problems

Greensburg  
now uses  
100% clean  
energy



You may have heard of the thousands of local and state governments in the US and elsewhere who are moving faster than their own federal governments to lower carbon emissions by requiring more green energy solutions. Across the U.S. over 150 cities and seven states have already adopted ambitious 100% clean energy goals. Six cities in the U.S. now generate 100% of the energy used community-wide from clean, non-polluting and renewable sources.

## Non-Government Organizations too!



And NGOs are responding too. Land trusts across the nation have conserved 56 million acres, an area of protected land that is double the size of all the land in national parks across the lower 48 states. As land trusts, we can play a major role in maintaining species diversity, in local and regional ecosystem connectivity, and in serving as an example of good stewardship through case studies, tours, etc.

Mainstreaming Sea Level Rise  
Preparedness in Local Planning and Policy  
on Maryland's Eastern Shore



10

And also advocacy and planning. Our partner land trust, the Eastern Shore Land Conservancy recently convened a multi-jurisdictional network to prepare for and reduce the risks of climate change impacts.



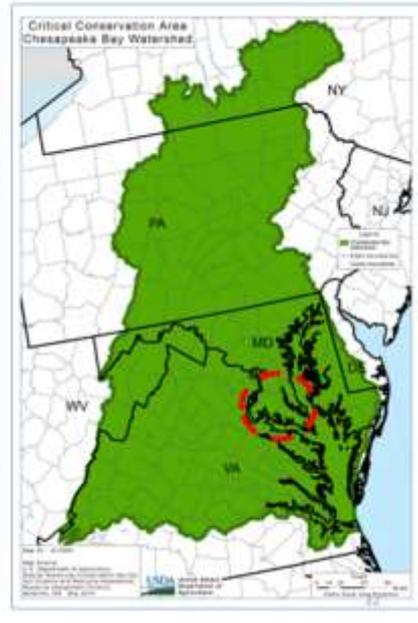
We recently joined the Chesapeake Conservation Partnership, one of 56 Partners throughout the Chesapeake. The Partnership has conserved over 1.3 million acres since 2010 out of a goal to preserve 2 million acres in the Chesapeake Bay watershed. Land conservation successes in the Chesapeake watershed present an international example of how communities can use innovative science, partnerships, and finance to achieve ambitious conservation goals.



Land Preservation and Conservation come first and we continue to do that at ACLT. Mature forests, like the ones we are protecting, are a great carbon sink.

## Advocacy and Action

- Actively seeking out lands in our own watersheds to preserve
- Supporting “friends” groups in neighboring watersheds
- Helping to form a regional conservation partnership in Southern Maryland



And (CLICK) Southern Maryland is at the epicenter of the tidal portion of the Chesapeake Bay. This region is currently being targeted for increased residential development because of our proximity to Washington DC. **We plan to do more by:**

## Combining stewardship and science

- Fighting invasives
- Establishing baseline data to measure change
- Actively protecting and/or creating habitats



Removal of Phragmites Australis

23

At ACLT we are also doing the other things that you asked for like:

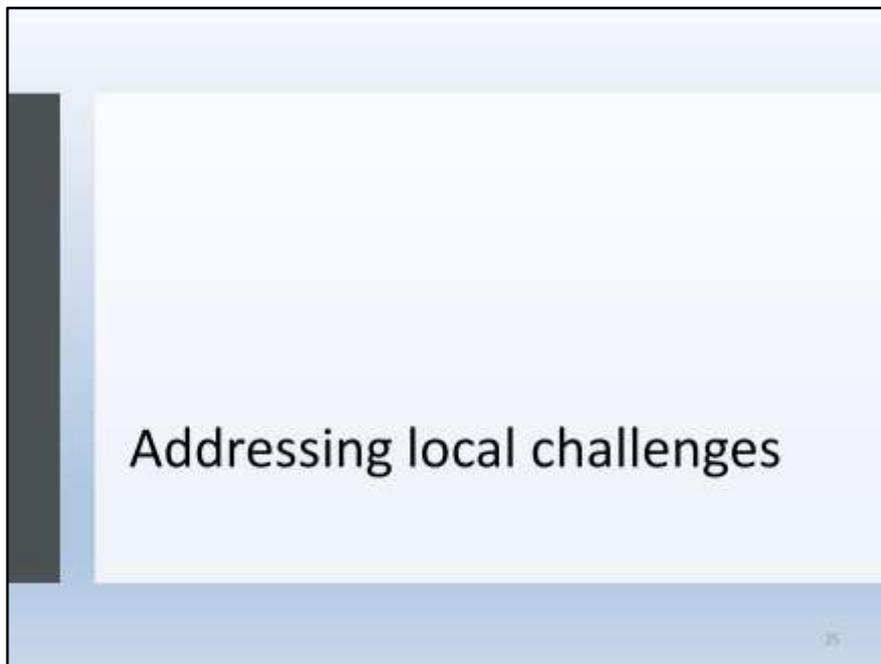
## Outreach and education

- Building a large volunteer force
- Connecting people to the land
- Celebrating our successes



24

Through outreach and education, we are getting stronger by:



<https://www.ipcc.ch/srccl/>

Acting locally also means education and advocacy and that includes providing our input as new county plans are being prepared. Such as the Comprehensive Plan last year. How many of you attended a meeting or sent a letter or signed a petition concerning the comp plan last year?

THANK YOU! It made a difference. Key provisions were added back into the plan.

# Prince Frederick



26

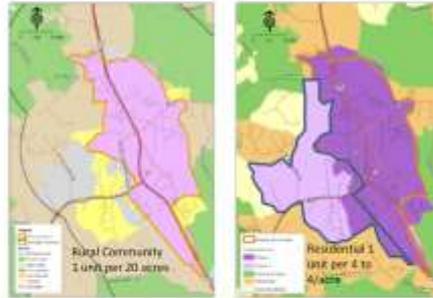
And this new challenge/opportunity is in our own backyard

## Proposed Expansion With New Town Center Plan

### Prince Frederick Town Center

On left:  
Current County Zoning

On right:  
Adopted  
Future Land Use  
Phase I and Phase II



27

By its own accounting, the County acknowledges that the expansion could have a profound effect on our area. Explain the maps.

- Dwelling units could increase from 2,705 dwelling units to as many as 15,130.

**Analysis of Potential Baseline and Maximum Yields**

	Existing FC	Phase 1 Expansion Area	Total Proposed FC Phase 1	Phase 2 Expansion Area	Total Allowed Residential	2010	2015
Total Area	1310	90	1400	230	1630	1310	1510
"Any/low" Developability	80	0	80	0	80	Auto	Auto
"Low" Developability	117	0	117	0	117	Auto	Auto
"Moderate" Developability	12	0	12	0	12	Auto	Auto
"High" Developability	0	120	120	0	120	Auto	Auto
Current Max Yield	269	0	269	0	269	269	269
Proposed Baseline Yield	400	0	400	0	400	400	400
Proposed Max Yield	400	110	510	0	510	510	510
Difference: Baseline Yield	131	0	131	0	131	131	131
Difference: Max Yield	131	110	241	0	241	241	241



\*Source: Geographic Information Systems Team, Calvert County Technology Services Department, March 2019

It did an assessment of the undeveloped lands in the proposed expansion and the increased residential zoning proposed in the plan and concluded **C** that the number of dwelling units could increase from 2,700 to 15,000.

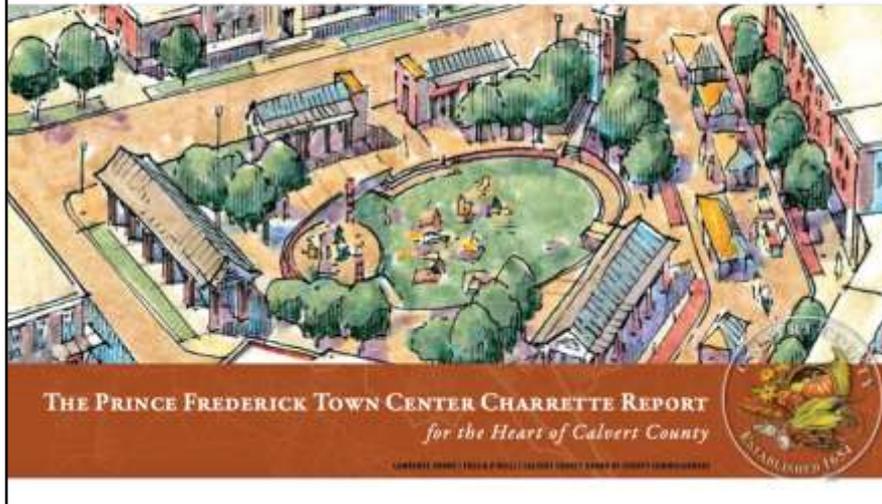
## **ANATOMY OF A GOOD TOWN PLAN**

- **True public participation**
- **From the Ground Up – Infrastructure is addressed**
- **A Healthy Environment With Lots of Public Access**
- Support for Small Business
- Housing to meet needs
- Retail and community spaces that bring diverse communities together

29

So what should we expect in a planning process?

## Let's revisit the Charrette of 2013



For an example of a GOOD Plan for Prince Frederick, one only needs to go back to 2013



## 2.6 Conceptual Infill Developments



▲ EXISTING CONDITIONS

### CAVEY VILLAGE SHOPPING CENTER STRATEGIC INFILL

Adding pad sites along West Stone Road Street to connect existing building use provide convenient access to the program center while also existing business tenants. The center of this program is directly opposite the former Middle School site on the corner between West Stone Road and Stone Drive (24) county junction. For the year 2026 vision.



▲ CONCEPTUAL PLAN FOR CALVERT VILLAGE SHOPPING CENTER INFILL

### INFILL HOUSING - FOX RUN BOULEVARD EXTENSION

The vision plan program for Fox Run Boulevard connects the existing Foxgarden Road to the High School. The alignment is located based on the topography and provides a logical connection to the Foxgarden Road and also allowing for housing development to a business-to-business on both the Middle and High Schools.



▲ CONCEPTUAL PLAN FOR INFILL HOUSING ALONG THE FOX RUN BOULEVARD EXTENSION

### INFILL HOUSING - ARMBURY ROAD

While there is significant potential development of Foxgarden Road, the area between Foxgarden Road to

Stone Road Road (Stone 202) on Armbury Road, and then from Stone 202 to the existing potential for additional residential. A variety of housing types are recommended due to the close walking distance to both Stone Drive and the area near school.



▲ CONCEPTUAL PLAN FOR INFILL HOUSING ALONG ARMBURY ROAD AND FOXGARDEN ROAD

DEVELOPMENT TYPE	DEVELOPMENT SUMMARY		
	CAVEY VILLAGE SHOPPING CENTER	FOX RUN INFILL HOUSING	ARMBURY ROAD & FOXGARDEN ROAD INFILL HOUSING
	NUMBER OF UNITS / SF	NUMBER OF UNITS / SF	NUMBER OF UNITS / SF
Office and Retail	0	0	0
Residential	0	0	0
Residential Apartments	0	0	0
Apartment (Studio and 1-BR)	0	0	0
Office	0	0	0
Hotel	0	0	0
Multi-Family and Mixed-Use	0	0	0
USE DIVERSITY INDEX	0.0000	0.0000	0.0000

□ THE PRINCE GEORGE TOWN CENTER CHARACTER REPORT FOR THE HEART OF CALVERT COUNTY (MAY 11, 2015) (TRUCKEEVILLE, MARYLAND)

They focused on infill development, as opposed to sprawl.

## 2.7 Historic Downtown

### HISTORIC DOWNTOWN - OPTION A

The proposal for the historic downtown is to preserve and enhance. By adding a higher grid of streets, access can be provided to underutilized parcels and the downtown area can be filled with new development appropriate to the character of the historic district. A new street parallel to Main Street and an extension of Mountain Court (two-way streets with on-street parking) could provide new north-south linkages while Oak Church, Old Field Lane are upgraded and streets are re-zoned.



▲ CONCEPTUAL PLAN THE HISTORIC DOWNTOWN (OPTION A)

### HISTORIC DOWNTOWN - OPTION B

This option shows an additional intersection with Route 174 for better access to the historic downtown area. Existing buildings and ground storage could become centers which may not be seen along the original downtown Street Frontage.



▲ OPTION B

DEVELOPMENT TYPE	DEVELOPMENT NUMBERS	
	OPTION A	OPTION B
Residential Housing	73	73
Offices	0	0
Medium Apartments	15	0
Apartment (Studio and Loft)	0	0
Apartment (one unit)	0	0
Office	150,000 sq ft	60,000 sq ft
Hotel	150,000 sq ft	150,000 sq ft
City Building	15,000 sq ft	0
Public Space and Athletic Fields	145,000 sq ft + 2 acres of athletic	0
Trees	2,000	0
Off-Street Parking Spaces	2,000 spaces	1,000 spaces



▲ EXISTING CONDITIONS

They showed how to fill new residential units in the historic downtown area

## 2.2 Hospital Area

### LONG RANGE PLAN - PHASE 1

Cadence Hospital is an important part of Dixon Frederick Town Center, not only by providing the necessary medical care but also being a large employer and community neighbor. The hospital is connected to the community and is already considering expansion plans to accommodate additional service requirements. As the needs of the community change, so does the size and operation of the hospital.

Demographic trends and projections indicate the Millennials and the Baby Boomers are critical population groups that require an emphasis, although different focuses, on health and wellness. The Medical District has a number of design scenarios that can support these large segments of the population and is located to take advantage of existing and proposed facilities. Campuses of offices and clinics can provide medical support beyond the inpatient hospital services, and the natural beauty of the site provides places of well-being.

DEVELOPMENT NUMBERS	
DEVELOPMENT TYPE	NUMBER OF UNITS / SF
Apartment Gardens & Loft	25
Business Buildings	25
Hotel	20,000 SF
Long Medical Office	200,000 SF
Short Medical	200,000 SF
Senior Care	200
Office/Professional Bldg	1,000,000 SF



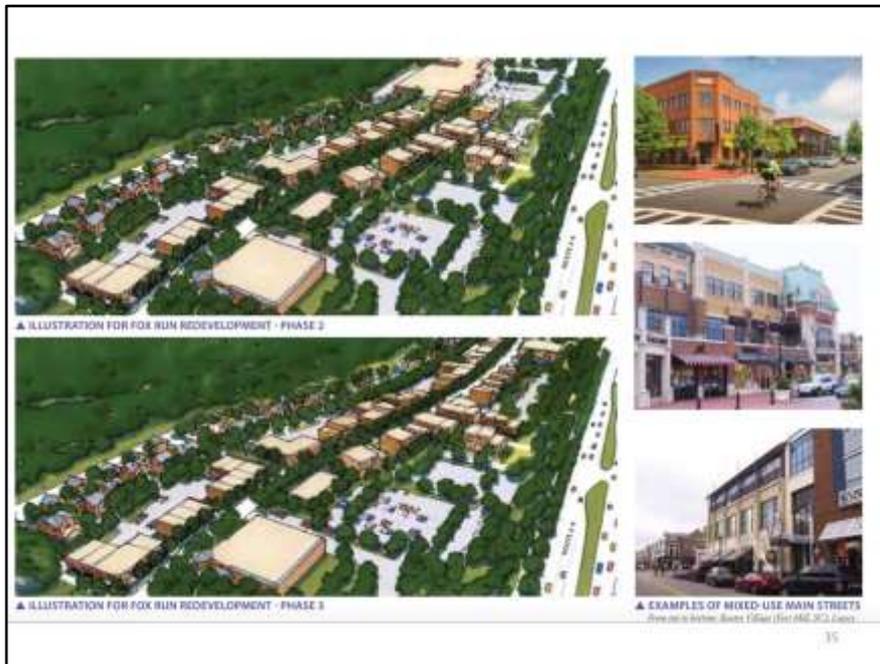
▲ EXISTING CONDITIONS



▲ CONCEPTUAL LONG RANGE PLAN FOR THE HOSPITAL AREA - PHASE 1

Revised hospital construction and supporting facilities for medical office and other.

Added a proposal for new housing around the hospital, in particular senior housing



They identified ways to save the older strip commercial centers, like Fox Run

**COTLEY PARK**

This proposed new housing development takes advantage of land across Prince Frederick Boulevard with nearby proximity to the library and Market Square. While the market demands will have a large influence on the ultimate program, a mix of more homes and small apartment buildings would provide a good density and the proximity for small office use.



▲ ILLUSTRATIVE PLAN OF COTLEY PARK INFILL DEVELOPMENT

DEVELOPMENT TYPES	DEVELOPING NUMBERS	
	COTLEY PARK	CHAPLINE
	NUMBER OF UNITS / SF	NUMBER OF UNITS / SF
Student Housing	0	0
Residential	104	106
Medium-Apartment	10	0
Apartment, Garden and Loft	0	0
Office	10,000 sf	0
Hotel	0	1,000 sf
Class Building	0	1,000 sf
Public Space and Amenity Fields	40,000 sf	10,000 sf
Off-Street Parking Spaces	80 spaces	0 spaces

**CHAPLINE**

The existing Chapline community is comprised of more homes and apartment buildings. The adjacent parcel to the south lends itself to a second phase of this successful neighborhood. A greater mix of unit types (apartments, townhomes, and storage) with a few small commercial uses to retain a complete streetscape is a good location.



▲ ILLUSTRATIVE PLAN OF CHAPLINE INFILL DEVELOPMENT



And proposed attractive housing units along Prince Frederick Boulevard



## 2.4 College Area

### CONCEPTUAL PLAN WITH NEIGHBORHOOD EMPHASIS OPTION

The College of Southern Maryland (CSM) Prince Georges Campus is a new facility built in 2005. Remaining parts of the site (classrooms and outdoor spaces) at Hillwood Drive, Road 28, 2311 and 2300 Williams Road. As the existing building has already reached capacity and the student body continues to grow, the institution will become an even more important part of the Town Center community.

While CSM focuses on a community school rather than a traditional college, there is adjacent land available that could serve the student body, as well as Prince Georges at large, for housing needs. Connecting Hwy. 28 and Beach Road to 2300 Williams Road gives access.

### CONCEPTUAL PLAN FOR AN EMPLOYMENT CENTER OPTION

The Strategic Plan states "CSM effectively addresses the long-term educational, workforce development, cultural, and economic needs of a changing Southern Maryland." As the college continues to grow, the student will continue to contribute to the local economy, study various fields of study, and the use of Southern Maryland, adapt to changing markets and technologies. This could be an opportunity for an employment center adjacent to the campus with a significant relationship between students and employers.




DEVELOPMENT TYPE	EMPLOYMENT NUMBERS	
	NEIGHBORHOOD EMPHASIS OPTION	EMPLOYMENT CENTER EMPHASIS OPTION
Office/Professional	22	1
Medium-Density Residential	25	1
High-Density Residential (100-150)	100	1
Other		100,000.0
Total	147	101,002.0
Class Buildings	10,000.0	10,000.0
Other (Total Employment)	137	111,002.0

10

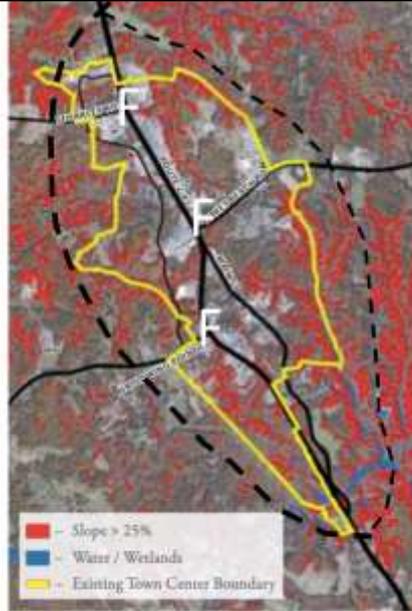
At the end of the process, the consultants looked at a possible expansion of the town center, going west to the College of Southern Maryland Campus. Not so sure about this part



All together, they proposed roughly double the number the dwelling units as opposed to the theoretical 460% increase mentioned by the county staff at their first meeting.

### Charrette Report of 2013

- Recognized the steep slopes and highly erodible soils surrounding Prince Frederick
- Red indicates slopes > 25%
- Also "F" indicates failed intersections according to SHA data.



▲ ENVIRONMENTAL CONSTRAINTS WITH CURRENT TOWN CENTER BOUNDARY

40

In their Report, they also recognized the steep slopes and highly erodible soils surrounding Prince Frederick. By the way, State Highway Administration already has reported that the MD intersections with Stoakley, Dares Beach Road, and MD 231 have already failed.

I added traffic data to this image to point out the point out what the consultant said for the 1989 Prince Frederick Plan. If the

If traffic gets too bad after MD 4 is widened, the only solution would be to build another bypass around Prince Frederick. Imagine the environmental consequences to the Hunting Creek or Parkers Creek with these steep slopes.

## Charrette Report of 2013

- Promoted infill
- A more walkable community with new development within 5-minute walk
- **Avoided development of large forested areas**

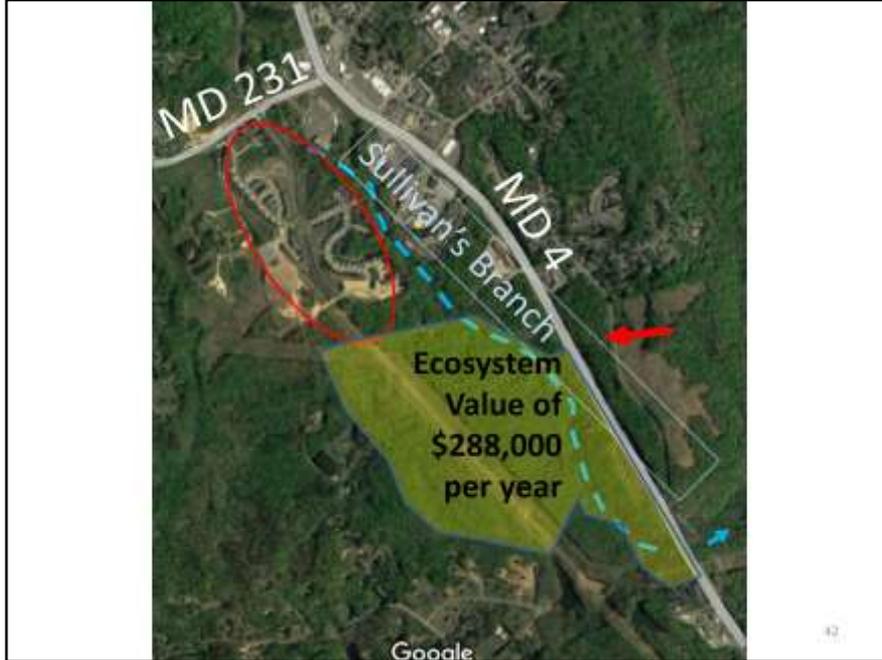
Though the planning process was very popular, the Plan update stopped in 2013



The Charrette Report of 2013:

- Promoted infill
- A more walkable community with a public facilities within a 5 minute walk
- They avoided development of large forested areas

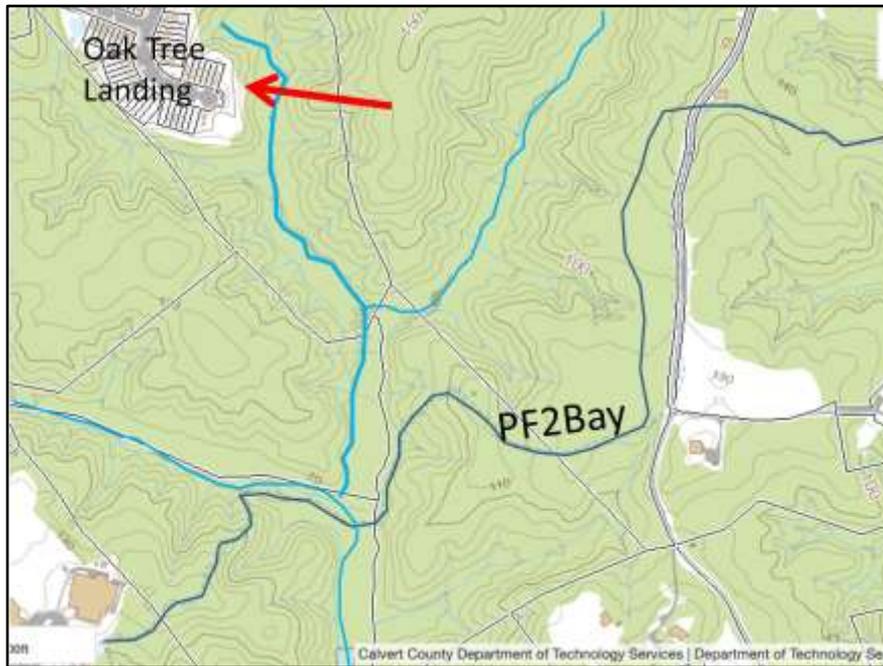
**Please note the red arrow here.** The consultant recommended that the Town Center be reduced in this area.



So lets take a look at the reasons not to expand below that red arrow as proposed in the Plan.

Here is Sullivan's Branch which flows into Parkers Creek

Maryland Department of Natural Resources has identified an important ecological area south of MD 231 and west of MD 4. DNR estimates that the value of the ecosystem services provided by these properties, like stormwater attenuation, reducing nutrient loads, carbon sequestration, and wildlife habitat is \$288,000 per year. This ecological area used to be larger. It extended almost to MD 231



On a smaller scale, Oak Tree Landing impacted a tributary on the east side of Maryland 4. This project is off of Fairgrounds Road.



As the property was being developed the sediment control devices on these steep slopes was not properly maintained.



and in a summer storm, the silt fences were over-topped and bringing down tons of sediment into a tributary of Parkers Creek. ACLT reported the violation and MD Dept of the Environment required that they restore the devices and remove sediment in the stream below the development, but damage had been done.

Failed  
Stormwater  
Device



And even if effective stormwater devices are installed after development is completed, they need to be maintained. This one behind the new courthouse failed and it bleeds sediment after every storm.

## Sediment isn't the only Problem

Source: Maryland DNR

### How Impervious Surface Impacts Creek Health

"Impervious surface" refers to all hard surfaces like paved roads, parking lots, roofs, and even highly compacted soils like sports fields.

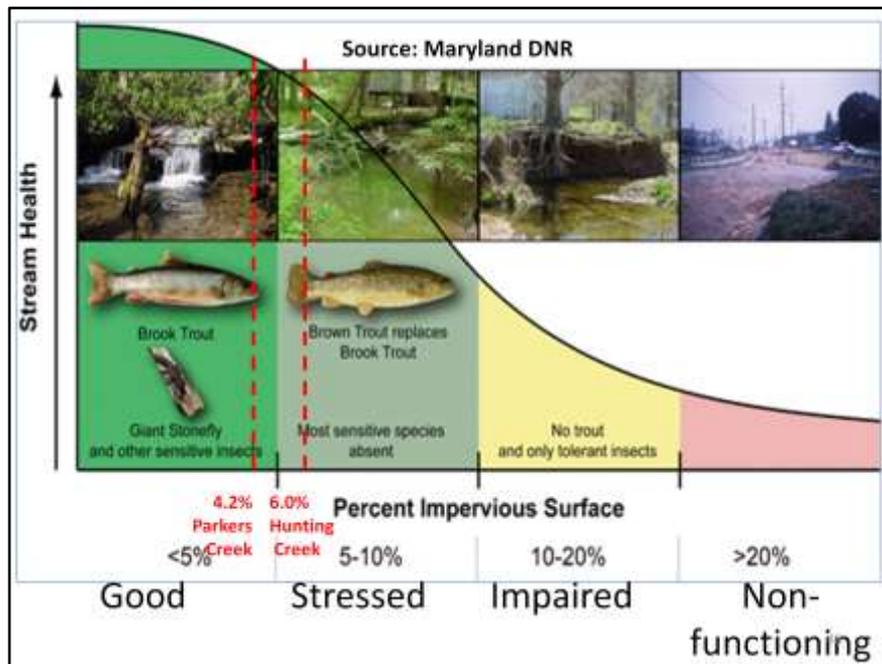
The problem with impervious surfaces is that they prevent the natural soaking of rainwater into the ground and slowly seeping into streams. Instead, the rain water accumulates and flows rapidly into storm drains. This results in severe harm to streams in three important ways.



1. **Water Quantity:** large volumes of water, much faster, resulting in flooding and bank erosion.
2. **Water Quality:** Pollutants washed into the streams
3. **Water Temperature:** Can stress or kill inhabitants

47

Impervious surfaces.



48 acres of impervious surfaces and Parkers Creek is no longer below 5% impervious surfaces

# What are the Regional and Global Impacts?

Much of the regional and global impacts that we generate can be addressed by how we grow to avoid further impervious surfaces, deforestation, further declines in our aquifers, increased energy generation from fossil fuels, That is, to the extent possible, No Net Impact (in energy demand, water use, water runoff and deforestation)

## Net Zero Energy



But these policy concerns do not lead to No-growth initiatives. They move us toward net zero impacts on our environment. And it is already happening. Here's an example of a home that exceeds the energy efficiency of a net zero home, which means that it's so energy efficient that it doesn't even need any mechanical heating or cooling systems at all.

<https://www.thesolarnerd.com/blog/net-zero-homes-with-solar-panels/>

## Toward net zero water



And builders are already testing projects to harvest water from roofs to wash cloths, cars, and irrigate the garden and yard plants. and grey water to flush toilets, thus reducing aquifer use by well over 60%

<https://www.houseplans.com/blog/net-zero-water-use-demonstration-house>  
In fact, net-zero energy homes are almost passé. They can be built and they save money in the long run. But homes that harvest all the water occupants need? They remain more illusive, but water usage can be cut to a fraction of conventional, with water saving appliances and fixtures and where houses use water from the roof that is first filtered, then disinfected by exposure to ultraviolet light. It is ultimately directed to showerheads and washing machines within the home. Grey water is used to flush toilets.

Located in an area that receives an average of 47 inches of annual rainfall, the project team recognized opportunities for sourcing 100 percent of the occupant's water needs through rainwater harvesting. Four above-ground steel cisterns were installed to store 22,000-liters (approx. 5,800-gallons) of water for all potable and non-potable uses inside the home. The system is designed with enough storage capacity to compensate for lower rainfall during the drier months of the year. The captured rainwater is treated with UV and micro-filtration before it is pumped throughout the home for toilet

flushing, laundry, showers, bath, basins and kitchen sink. Overflow from the cisterns discharges to infiltration trenches in the rear garden area.

[https://living-future.org/wp-content/uploads/2016/11/Toward\\_Net-Zero\\_Water.pdf](https://living-future.org/wp-content/uploads/2016/11/Toward_Net-Zero_Water.pdf)



- Porous Asphalt
- Single-Sized Aggregate Plastic Grids allow for a 100% porous system and are growing in popularity due to LEED project requirements.
- Porous Turf can be used for areas with occasional parking, such as stadiums or churches.
- Permeable Interlocking Concrete Pavers
- Permeable Clay Brick Pavers
- Resin-Bound Paving is a mixture of a clear resin and
- Aggregate, Bound Recycled Glass Porous Pavement

And remember that 70% of the impervious area of new development can be pervious!

## What Should Be ACLT's Response?

53

What should be ACLT's response for the Prince Frederick Plan? We want our members to be engaged and informed. What should our membership be saying?



We have spent a great deal of effort in protecting our beloved watershed, known as the most pristine on the western shore. We worry about the future of Sullivan's Branch, the stream to the east of Prince Frederick, and the stream from the south that is still relatively unprotected.

## **Tentative Conclusions**

- With Prince Frederick's steep slopes and highly erodible soils, the county should focus first on the areas within the town center, not expansion
- Current development requirements aren't doing enough to protect our waterways and increasing impervious surfaces will jeopardize future water quality of Parkers Creek and Hunting Creek.

55

## Action Options

- Run an education campaign to talk about the impacts of development on watersheds
- Ask the county to do an environmental impact assessment before expanding
- Ask the county for a cost benefit analysis of the expansion of the town center expansion, including the ecosystem costs of the loss of wetlands, forest canopy and the increased impervious surfaces
- Ask the County to require net zero impact of new developments

**Note: the Board of Directors has an ACLT Liaison and has formed a support team. We need your thoughts and suggestions.**

56

Please fill out your sheets and leave them on the table. The form is also available online at [bit.ly/acltsurvey](https://bit.ly/acltsurvey).

## ACLT Facilities Committee Report March 7, 2020

ACLT	3,000 acres	Land acquisition, land management, 22 miles of hiking trails, guided canoe trips, sustainable gardening, outdoor events, scientific research, cultural history, member owned and managed.
------	-------------	---



The Ad hoc facilities committee was appointed in November 2018 to look into our future facility needs and possibilities and to make recommendations to the Board.

Committee members are Richard Aldrich, Joy Bartholomew, Karen Edgcombe, Penny Moran, Suzanne Sheldon, Randi Vogt, chair and Greg Bowen.

- ✓ We surveyed the Board; met with staff; reviewed financial projections.



### **Our Findings:**

**....lots of great ideas...**

**...very little**

**consensus....**

**....and a need to build up our reserves.**

One of the first things we did was to ask board members and staff for their ideas and suggestions about future facilities. We also reviewed ACLT financial projections.

Our findings: lots of great ideas, very little consensus and the recognition that we have to be cautious about spending over the next several years.



*10 Draft Recommendations  
for the next 10 years*

Looking for a way forward, we went back to the Board in January and presented a list of 10 draft recommendations for implementation within the next 10 years.

We received good feedback from the Board and now we'd like to share these same recommendations with you and ask for your feedback.

As we go through them, it might be better to think of them as policy guidelines – steps we can take to move us toward consensus.

## #1

*Focus our resources on acquiring and preserving available properties within the Parkers Creek Preserve.*



#1 - Focus our resources over the next 10 years on acquiring and preserving available properties.

This recommendation received strong support from Board members.

## #2

*Research the feasibility of constructing a new office/conservation center.*

*Find examples from other areas–*

- ✓ *Take Field Trips*
- ✓ *Invite speakers*
- ✓ *Interview staff and boards*
- ✓ *Review financial statements*
- ✓ *Learn how they organized their capital campaigns*
- ✓ *Evaluate ACLT'S capacity to raise needed funds*



## #2 – Research the feasibility of constructing a new office/conservation center.

Opinions range widely on whether, where, and when a new building should be constructed - as well as what kinds of spaces and uses should be included, if a new building.

So, within the next 10 years, we recommend doing feasibility research, starting with looking for examples from other areas, both inside and outside our county. We could take field trips to places that have these types of centers, invite speakers, interview their staff and boards, review financial statements, learn how they organized their capital campaigns and evaluate ACLT's capacity to raise needed funds.

**#3**

*Keep the main office at Double Oak at least until 2030.*

*Keep the building beyond 2030 for indoor work space, volunteer meetings, possible intern housing.*

*Maintain & repair Double Oak as needed for current uses only.*



#3 Keep the main office at Double Oak at least until 2030.  
Keep the building beyond 2030 for indoor work space, volunteer meetings and possible intern housing and maintain and repair the building as needed for current uses only.

This recommendation seemed to be accepted as an agreeable resolution to an ongoing question of what to do with this building. Ideas have ranged from completely renovating it, to tearing it down – and everything in between.

#### **#4**

*Hold larger indoor events off-site. Develop activities and programs we would want to conduct at a possible future center and try them out in existing spaces.*



#### **#4 Hold larger indoor events off-site.**

There are two main reasons for this recommendation: 1) the Double Oak office can only accommodate small groups and 2) we'd like to get an idea of the kinds of activities and programs we might want to conduct in a possible future center and find out things like - Is there enough interest? Can we afford it?

What kinds of spaces do we need in order to conduct a given activity or program? How much parking is needed? And so on.

## #5

*Hold larger outdoor events at Holly Hill. Minimize site work.*



## #5 Hold larger outdoor events at Holly Hill. Minimize site work.

One of the reasons for this recommendation was to see if holding outdoor events at Holly Hill should become part of the Holly Hill Master Plan.

Several Board members weren't so sure about this one – at least not for awhile. And some were strongly opposed. We would have to provide road access, parking spaces, access to water, restrooms and it would complicate event logistics for staff.

## #6

*Promote the availability of outdoor space for gardens, farming operations, research projects at Holly Hill. Establish a procedure for reviewing proposals.*

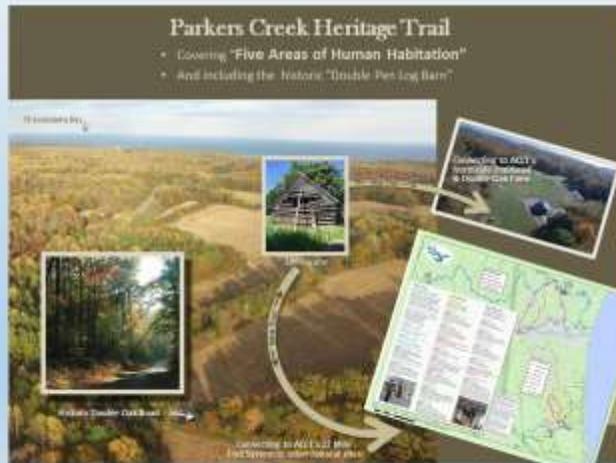


#6 Promote the availability of outdoor space for gardens, farming operations and research projects at Holly Hill. Establish a procedure for reviewing proposals.

This recommendation is derived from one of the Visions for 2023 in the Five Year Plan. There was general support with a few reservations about proceeding now or waiting until after a Holly Hill Master Plan is completed.

## #7

*Proceed with developing the Parkers Creek Heritage Trail.*



### #7 Proceed with developing the Parkers Creek Heritage Trail.

Work is already underway on this project and will make a great contribution to the existing trail system, which is by far the most extensive in the County, and our finest facility.

## #8

*Improve signage and build a universal design restroom facility at the north side trailhead. It may or may not include a pavilion.*



example

#8 Improve signage and build a universal design restroom facility at the north side trailhead – which may or may not include a pavilion.

Problems with signage have been acknowledged and work on this project is underway.

When we asked the board for suggestions about future facilities, bathrooms ranked at the very top of the list. We're looking into options and possibilities for grants and discovering that providing restrooms is not as easy or straight-forward an issue as many had thought – and certainly not cheap. So work is ongoing.

A pavilion has been talked about for quite some time so that's also being researched.

## # 9

*After 2025, consider renovating the rental house (and/or adding other permanent/temporary buildings) at Holly Hill to be used for short term rentals for visiting artists, writers, musicians, photographers, researchers, visiting lecturers.*



Example: The MacDowell Colony is a leading contemporary arts organization located in Peterborough, NH. - Field Trip?

#9 Consider renovating the rental house and/or adding other permanent/temporary buildings at Holly Hill to be used for short term rentals for visiting artists, writers, musicians, photographers, researchers, visiting lecturers and the like.

One of the Visions for 2023 recommendations was to promote an appreciation for the land through the arts and that's what this recommendation addresses.

Board members expressed reservations about converting the rental house and putting residential structures on the site. However, several were intrigued by the overall idea and felt that we should explore it further.

**#10**

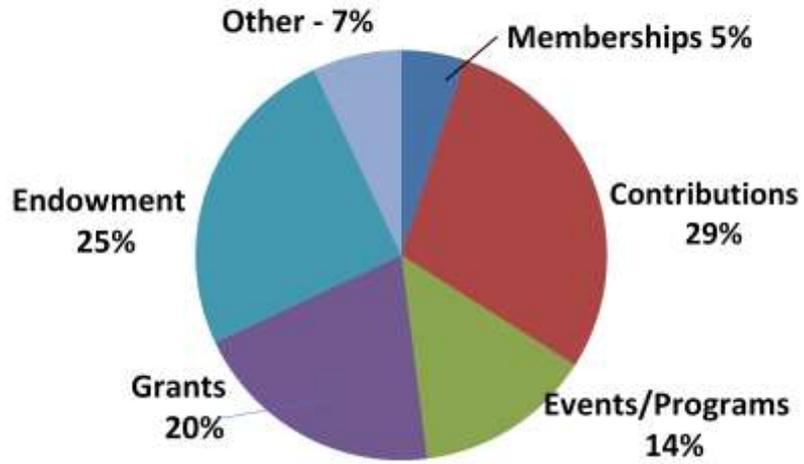
*As ideas for a new office and/or office/conference center come more into focus, give primary consideration to Holly Hill as a future location, but consider other sites as well.*

*Email address: [gbowen@actweb.org](mailto:gbowen@actweb.org)*

#10 - As ideas for a new office and/or office/conference center come more into focus, give primary consideration to Holly Hill as a future location, but consider other sites as well.

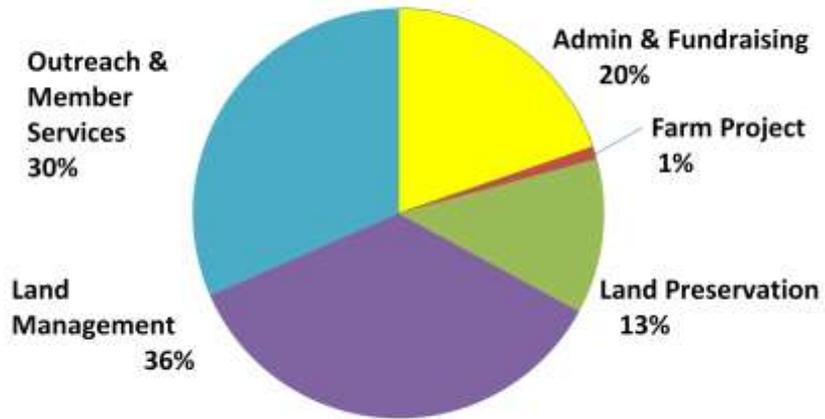
So, those are our 10 draft recommendations. We look forward to your responses and welcome any and all additional suggestions or ideas. You may want to talk to one of the Board members here today or email your comments to Greg. Thank you.

## Treasurer's Report – 2019 Revenue



57

## Treasurer's Report – 2019 Expenditures

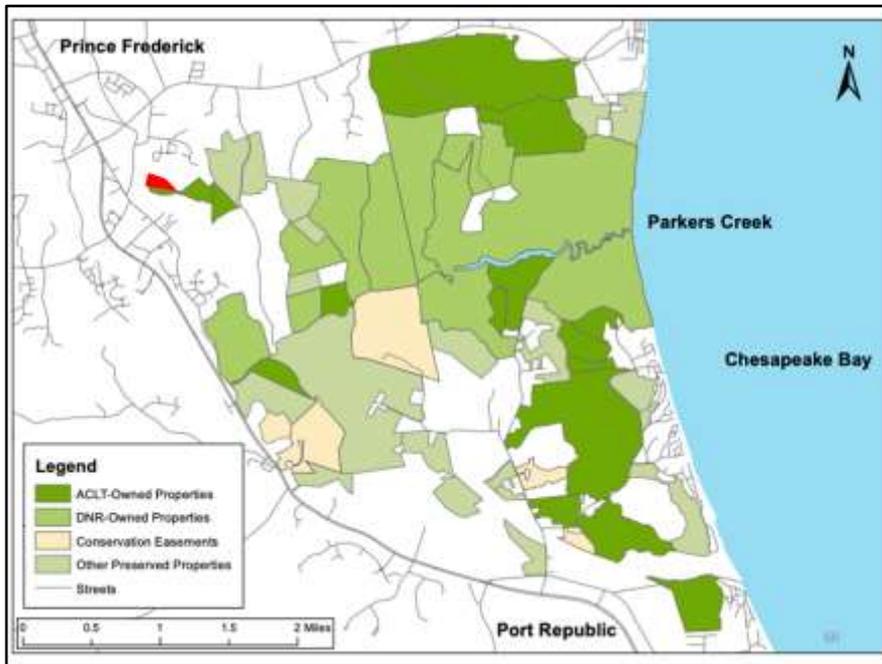


58

## Land Acquisition and Preservation Committee

We have reached 1,400s owned by ACLT with the purchase of the St. Vianney III property located near the PF2Bay Trail





## ACL T Science Committee



Science to better understand  
What we have  
How it is changing  
What are the threats  
What are solutions to problems

The Science Committee is made up of Research Scientists from the Smithsonian Environmental Research Center and the Chesapeake Biological Lab, and members with expertise in natural resources and the translation of science to the public.

## Who does the real work

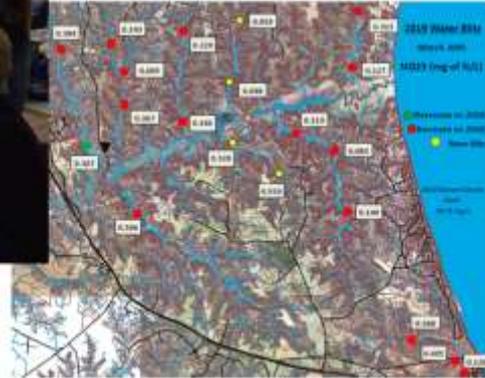
Autumn and her team of interns, volunteers, master naturalist graduates, and collaborating grad students & experts



# Water Quality Blitz- 3<sup>rd</sup> year

Are our streams healthy? Do we have a problem with run-off from the PF town center?

Nutrient concentrations low (good)!



# Parkers Creek Mainstem Monitoring



# Effects of Agricultural Runoff on Aquatic Ecosystem Health



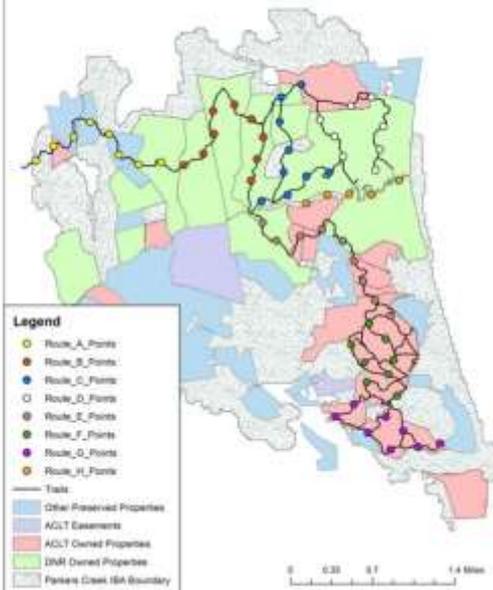
Macroinvertebrate Sampling -Holly Hill

# Bird Diversity Survey

3<sup>rd</sup> Year - 55 sites



Parkers Creek IBA Monitoring Points



## Fish Surveys



Beach seines – traps – electrofishing

## 18 Forest Diversity Plots



# Herp Diversity Survey



El-1. "Typical temporary pool"



Drift Fences and Cover Boards

## Phragmites Control Project



Next step –  
revegetate plots

# Sea Level Rise

Lora Harris lab (CBL)



Goal for 2021-deer count



Thank you!

## Membership & Outreach

*“Optimize our outreach programs to serve the ACLT mission throughout Southern Maryland; encourage and support strong growth in ACLT’s membership and volunteer programs through enhanced communications, programs and activities.”*

*ACLT’s 5-Year Plan Goal*

The 5-Year Plan Goal for Membership & Outreach is to ...*“Optimize our outreach programs to serve the ACLT mission throughout Southern Maryland; encourage and support strong growth in ACLT’s membership and volunteer programs through enhanced communications, programs and activities.”*

## Sharing ACLT with the Community



We use many outlets to connect with the community and share ACLT's mission. We believe that holding events, hosting groups for tours and projects, and offering guided hikes and canoe trips are very effective ways to get people out to ACLT. Then, we are able to introduce them to the beauty of the Parkers Creek Preserve and educate them about the importance of preserving the land, wildlife and waterways. This year, we initiated a weekend welcoming program. Volunteers are stationed at each of the trailheads on weekends to answer visitors' questions and provide information. We also reach out to the community by manning booths at events held by other organizations such as the County Fair and PRAD.



The major events held in 2019 were:

- Earth Day 5K and Clean-up – a race over north-side trails followed the next day with clean-up efforts



- Bark in the Park – a partner event with Calvert Animal Welfare League (CAWL)

## Southern Maryland Nature Fest



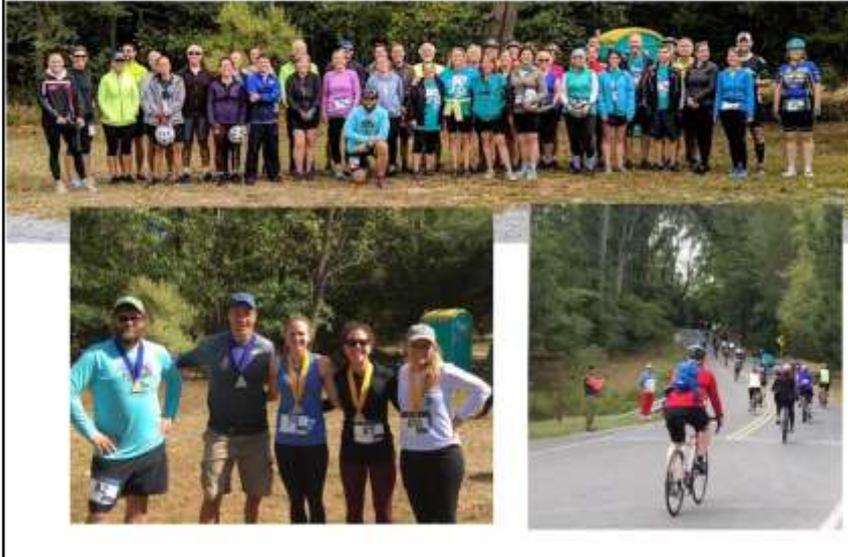
- Southern Maryland Nature Fest – with nature organizations from across Southern Maryland sharing information with attendees

## Sip & Save Local & Regional Beer-Tasting



- Sip & Save – a local and regional beer-tasting event with live music, games and a raffle

## Parkers Creek Challenge



- Parkers Creek Challenge – a triathlon with a twist where participants bike, run and paddle for a total of 16 miles beginning and ending at the southside trailhead.



- Annual Dinner and Auction – our biggest event of the year, with generous donations of items from the community and sponsorships from numerous local businesses and corporations. These are the corporate sponsors.

## Annual Dinner & Auction 2019 Sponsors-Local Businesses



EARTHA HANDMADE TILE



And these are the local and regional businesses who sponsored the event. Altogether, we had 8 Corporate Sponsors & 14 Local Business Sponsors

## Wreath-Making Workshops & Greens Sale



We finished off 2019 with the very popular Wreath-making Workshops & Greens Sale. Attendees learned to make wreaths from all-natural greens gathered from ACLT's properties and volunteers and staff created beautiful wreaths to sell at the Greens Sale.

## Membership & Outreach 2020 Goals

### 5-Year Plan Implementation

It's safe to say that implementation of the 5-year plan is well underway and in 2020, the M&O Committee will continue current programs and seek new avenues for engagement with the community. In addition, the Committee will focus on two specific action items from the Plan:

- We will reach out to neighbors and neighboring communities to encourage their involvement; and
- We will target under-represented communities, including students, minority communities, young families, etc., for the purpose of broadening ACLT's diversity.

The M&O Committee reviewed our section of the 5-Year Plan and felt that we are accomplishing many of our goals and will continue to do so and continue to look for ways to improve. We agreed that we need to focus on getting our neighbors more involved and on bringing more diversity to ACLT. These are our goals for 2020.

## How YOU Can Help

Many times, ACLT members and supporters (like you!) are the best “ambassadors” for spreading the word about ACLT. You don’t have to volunteer for a specific event or project; rather, just by speaking to your friends about ACLT and its mission, or encouraging others to visit our trails and come to our events, you are helping us meet our outreach goals.



Now I’d like to take just a minute to ask for your help. You are some of ACLT’s biggest supporters and obviously care deeply about ACLT – the simple fact that you came to this meeting tells us how much you care. Many times, ACLT members and supporters (like you!) are the best “ambassadors” for spreading the word about ACLT. You don’t have to volunteer for a specific event or project (although we would welcome your help!). Rather, just by speaking to your friends about ACLT and its mission, or encouraging others to visit our trails and come to our events, you are helping us meet our outreach goals.



#### Other Ways You Can Help:

- Pick up some of our rack cards, trail maps and other handouts and share them.
- Bring friends and family hiking or to one (or more) of our events.
- Display a "Hike Local" decal on your car or wear ACLT "gear".
- Follow us on social media and share our posts. Our website now has a live feed from our FB page for those who are not on FB.

And many of you are already spreading the word. But here's a few more things we'd like to ask you to do ...

- Pick up some of our rack cards, trail maps and other handouts and share them.
- Bring friends and family hiking or to one (or more) of our events.
- Display a "Hike Local" decal on your car or wear ACLT "gear".
- Follow us on social media and share our posts. Our website now has a live feed from our FB page for those who are not on FB.



## 2020 THEME

Instead of waiting for the Auction in November to come up with a theme, the Membership & Outreach Committee decided to come up with a theme to use throughout the year.

Looking forward through the remainder of 2020, we have come up with a theme that we'd like to share with you. This year's theme is ... "Think Globally, Act Locally". Many people have heard that phrase used in the past. Although its exact origins are unclear, it became widely used in the 1970's, coinciding with the original Earth Day Movement. We think it's a good time to use it since we're celebrating the 50<sup>th</sup> anniversary of Earth Day in April. It also speaks to the work we do here at ACLT. We will be posting lots of opportunities for you to "act locally" in the months ahead and we just started a 50-day countdown to Earth Day, which you can follow on Facebook.

## Upcoming Events

### 50<sup>th</sup> Anniversary Of Earth Day Celebration

**Saturday, March 21st**

Guided Hike – Welcome Spring

**Sunday, April 19th**

Earth Day 5K Trail Run/Hike

**Saturday, April 25th**

Earth Day-Themed Guided Family  
Hike & Pack-Your-Own-Picnic

**Sunday, April 26th**

Earth Day Cleanup (Adopt-A-Highway)

And finally, just a little plug about upcoming events. We have a guided hike on March 21<sup>st</sup> and we will have three events to celebrate Earth Day: The 5K Trail Run/Hike, a family guided hike, and a Cleanup on 2 sections of local highways that we've adopted. If you know of a group who would be interested in visiting ACLT, please let us know. And be sure to pick up one of our calendar of event cards or check our website and join us!



2019 was a year of many accomplishments for ACLT's Land Management Program.

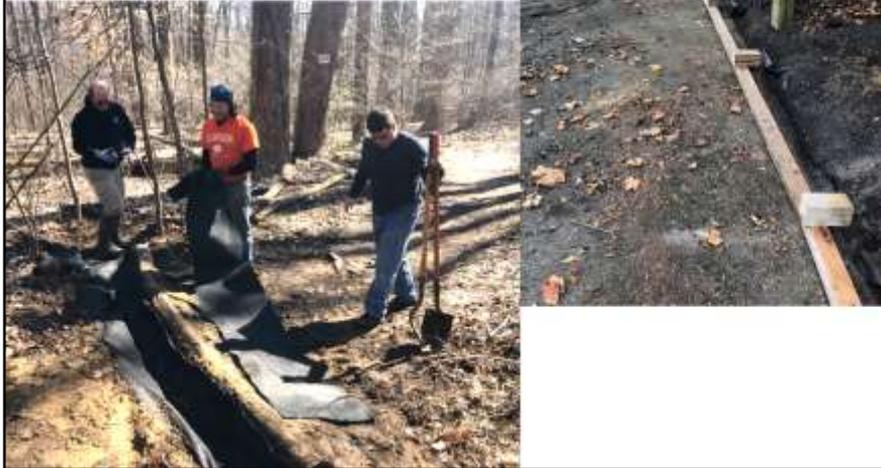


As usual, many of these accomplishments can be attributed to some of ACLT's most dedicated volunteers- the weekly Thursday Trail Adventurers and newly re-named Wednesday Woods Workers. Projects included new boardwalks and re-routes on the PF2Bay and Parkers Creek Trails, and a new bike-friendly bridge and boardwalk on the East Loop trail.



Of course these volunteers also helped with the on-going tasks of removing downed trees and controlling invasive species.....and they were *occasionally* rewarded for their back-breaking manual labor with treats such as coffee and donuts or popsicles.

## Hiking Trail Maintenance Days



Large crews came out on both spring and fall hiking trail maintenance days to complete projects such as installing water bars on the East Loop and Turkey trails, putting gravel under the canoe rack at Warriors Rest, and sanding oak planks to make new trail benches.



## Scout Projects

Projects completed by Eagle Scouts at ACLT this year were particularly numerous and impressive. Scouts built and installed picnic tables, completed 3 different boardwalk and trail re-route projects, and double-dug planting beds on the farm to prepare them for the spring planting season.



We also continued to study the impact of agriculture on Holly Hill as Taylor Roswall completed her macroinvertebrate and water quality study in the headwater streams for a second year in a row. At the same time, we tried to limit the impact of agriculture on those very streams by planting the first of three 45- foot native vegetation buffers around the edge of a portion of the Holly Hill fields.

## Holly Hill Barn



Volunteers also worked to stabilize and prevent further decay of the 200-year old barn on the Holly Hill property.



In response to the overwhelming support from the membership to include establishing new meadow habitat in the current 5-Year plan, the Land Management Committee established a Meadows Subcommittee. Throughout 2019, the Meadows Subcommittee attended trainings, met with regional experts, and researched the most effective ways to establish diverse native meadow habitats in the open areas at the North and South Side trailheads.



Pending Board approval, the Meadows Subcommittee plans to begin site preparation for the back field at Double Oak in 2020, with an anticipated planting date in 2021. Additionally, the Meadows Subcommittee plans to maintain the established meadow on the DNR-owned Hance property and augment it by planting an array of native flowers there.



## Double Oak Farm

On Double Oak Farm, volunteers once again grew fresh local food to donate to our neighbors in need who benefit from the St. John Vianney food pantry. In addition to this great mission, the garden and its volunteers educated over 450 visitors about the methods and benefits of sustainable agriculture, and the flower girls grew beautiful flowers both to attract pollinators, and to cut and sell at ACLT events.



Of course, all of these projects wouldn't be possible without the amazing ACLT volunteers. ACLT has now trained 116 Master Naturalists and the 68 actively-volunteering Master Naturalists donated a total 4,620 hours in 2019 with 2,500 of these hours being volunteered at ACLT. The ACLT hunters donated a total of 907 hours, while the garden volunteers put in just over 1,900 hours. And in total, ACLT volunteers donated 5,844 hours last year. When you multiply this number by the dollar amount that the Independent Sector assigned to the value of a volunteer hour in 2019, ACLT volunteers donated service that was worth \$148,625.



While we cherish each and every one of our volunteers, a few of them really go above and beyond in the amount of time that they give to ACLT each year, which leads me to our volunteer awards. Sue Carstens, Sabell Carstens, Peggy Cook, Kathy Ellwood, Judy Ferris, Susan Helmrich, Ian Messent, Ginny Murphy, Ken Romney, Birgit Sharp and Chuck Whittington each volunteered over 100 hours in 2019. Kevin Donahue and Cathy Foutz each volunteered more than 200 hours, Dale Hutchins volunteered over 300 hours, Bob Field and Penny Moran each volunteered over 400 hours and RT West volunteered over 500 hours in 2019.

## A Tribute to Jeff Klapper



Of course one person who is missing from that list is one of the people who donated the most to ACLT's land management efforts for the last 15 years....a few weeks ago Land Management Committee member Jeff Klapper passed away rather suddenly. Few volunteers can match the impact that Jeff had on the day-to-day operations at ACLT.



Jeff had the skill set to complete the most complex tasks and the humility to do the most menial tasks, because he knew how important the small things are. He was a capable carpenter and mechanic, and had a knack for creating beautiful and functional works of art out of metal.



Jeff started the CSA at Double Oak Farm and played an integral role in building the barn at Double Oak, which the Board of Directors has decided to name in his honor.



Jeff enjoyed doing the fish survey and looking at macroinvertebrates under the microscope for Taylor's Holly Hill project, and of course many of us know how much he loved our old John Deere tractor. Jeff volunteered 350 hours last year and every Wednesday and Thursday morning he would be found with the Wednesday Woods Workers and the Thursday Trail Adventurers- right up until just 5 weeks before his passing. During that time, we've already felt the impact of his loss, but the impact of his years of selfless service will live on at ACLT. We are all grateful that ACLT was the benefactor of Jeff's knowledge, thoughtfulness, and compassion. He will be greatly missed.



Jeff was one member of a mighty team of volunteers. Together they make all of ACLT's good work possible. So, I want to conclude by giving a most heartfelt thank you too all of the volunteers who donated their time, knowledge, and effort to protecting and improving the Parkers Creek watershed in 2019.