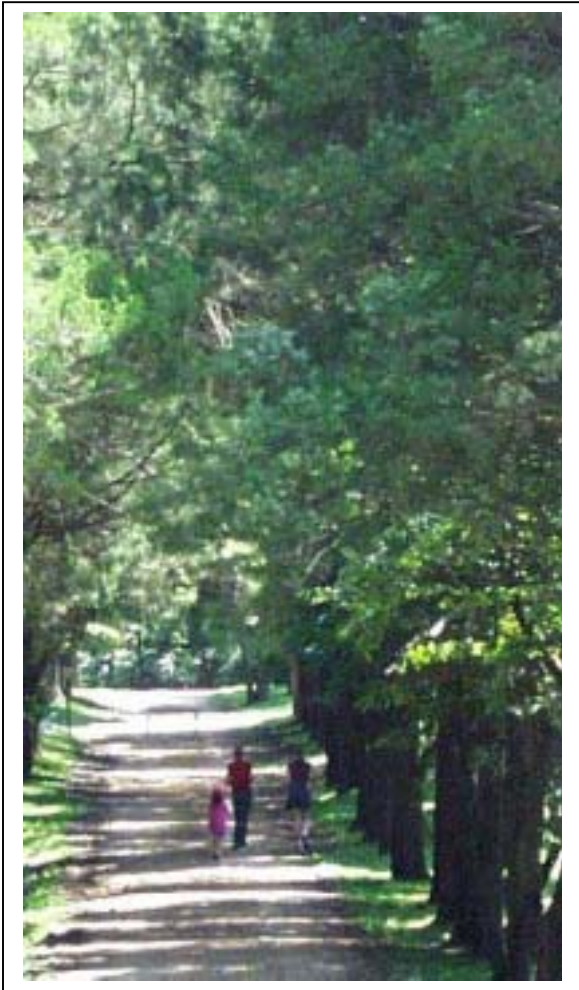


**Chapman State Park and  
Governor Parris N. Glendening  
Natural Environment Area  
Land Unit Plan**



**Maryland Department of Natural Resources  
Resource Planning Program  
Approved January 10, 2003**

**State of Maryland**



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**The Honorable Parris N. Glendening, Governor**  
**The Honorable Kathleen Kennedy Townsend, Lt. Governor**

**Maryland Department of Natural Resources**



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**J. Charles Fox, Secretary**

**Public Lands**

**Gene Piotrowski, Acting Assistant Secretary, Public Lands**  
**Mark R. Spencer, Acting Director, Resource Planning**  
**Richard Barton, Director, State Forest and Park Service**

**Approval of the Chapman State Park and Governor Parris N. Glendening Natural Environment Area Land Unit Plan has been granted on this 10<sup>th</sup> day of January, 2003 by**

***J. Charles Fox, Secretary***

**Maryland Department of Natural Resources**

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## **Acknowledgements**

Numerous citizens have played a significant role in the development of this Land Unit Plan. The Department of Natural Resources gratefully acknowledges and appreciates the time and effort contributed by the citizens advisory committee. The committee has been instrumental in providing recommendations to the Department to define a vision for the future public use, protection and management of the property.

In addition to the citizens advisory committee, three work groups were established and tasked to examine the property's natural and cultural resources, and assess its potential for public access and use. Many of these work group members have an extensive knowledge or expertise regarding the property's diverse resources. The work group members volunteered an extraordinary amount of their time in assembling the resource assessment information, as well as presenting their findings to the advisory committee and public throughout the planning process. (The work groups' reports to the committee are available in a separate appendices.)

Last, the Department recognizes the collective efforts of the regional interdisciplinary team members. Composed of professionals in the sciences, planning, engineering, and cultural resource fields, they reviewed the material presented by the work groups, and provided recommendations on the draft plan.

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## INTRODUCTION

This property, formerly referred to as Chapman's Forest and Chapman Landing, is nationally recognized for its significant historical, archeological, and ecological features. The 2,180 acre tract of land is situated next to the Potomac River and Indian Head Highway (Rte. 210) in Charles County, Maryland and located only 45 minutes from Washington D.C. In 1998 it was purchased by the State of Maryland with the help of conservation partners for approximately \$28 million. The purpose of the acquisition was to provide opportunities for appropriate public uses, while protecting the property's outstanding resource values. (Refer to the Location and General Conditions maps on the following pages.)

Managed by the Maryland Department of Natural Resources, the property consists of two major tracts of land. The 860 acre North Tract, now designated as **Chapman State Park**, borders over two miles of shoreline along the Potomac River, and consists of open fields, forests, several streams and wetlands. Historic structures and other older buildings are scattered throughout this area. Mt. Aventine, a mansion built in the early 19<sup>th</sup> century by Pearson Chapman, is designated on the National Register of Historic Places. The house commands a prominent overlook, and offers a spectacular view of the Potomac River. Directly across the Potomac River in Virginia, is the Mason Neck Wildlife Refuge, which compliments the natural scenic values of the North Tract. Also nearby in Virginia, are two notable properties that are intertwined with the history of the Chapman family and the surrounding region. Located near the wildlife refuge is Gunston Hall, the home of George Mason, who was the author of the Virginia Declaration of Rights, and only five miles upstream on the Potomac, is the historic Mt. Vernon.

The South Tract (approx. 1,300 acres), designated and referred to as the **Governor Parris N. Glendening Natural Environment Area (NEA)**, is located south of Indian Head Highway. The South Tract borders Indian Head Highway, Livingston Road (Route 224/227), La Plata Road (Route 225), the U.S. Navy railroad right of way, and the Mattawoman Natural Environment Area. The South Tract also contains the remnants of numerous historic structures and documented archeological

sites. The landscape is rugged, and contains a diverse mix of forestlands with two major stream valleys.

Throughout this plan, **Chapman State Park and Governor Glendening Natural Environment Area (NEA)** also will be respectively referred to as the **North Tract** and **South Tract**.

### **Purpose and Scope of the Plan**

The purpose of this plan is to identify a long-term vision (Ten Years) for the property, and provide strategies to manage, protect, and conserve its significant cultural and natural resources, while allowing opportunities for appropriate public use and access. It is intended that this plan will be reviewed every five years for any necessary minor revisions and updating, and comprehensively reexamined and updated every ten years.

The plan first assesses and surveys the existing conditions of the property, including its diverse natural, historical, and archeological resources and the surrounding local and regional environment. Following the findings in the site assessment, is the Site Concept Plan. Illustrated through maps, the Site Concept Plan highlights the future uses, recreational activities, and improvements on the North and South Tracts. The plan concludes by providing more detailed Goals and Management Recommendations, including additional information regarding management and funding strategies, facility improvements, stewardship activities, and direction for educational initiatives and programs.

Finally, there are the appendices, which provide additional information related to the property's natural and cultural resources, estimated costs for site operations and capital improvements, final recommendations from the citizen advisory committee members, and a summary of the public comments received following the release of the draft plan. In addition, there is another document (Appendices II), which includes the studies and recommendations submitted by the Natural, Cultural and Public Access and Use Work Groups.

### **Summary of the Planning Process**

During the past two years, the Department of Natural Resources held regularly scheduled citizen advisory committee meetings that were open to the

public. The committee reviewed the assessment information concerning the property, and provided planning recommendations to the Department for consideration. (Refer to the Acknowledgements for additional information about the roles of the committee and the appointed work groups.)

The Draft Land Unit Plan, which included three alternatives and a "Preferred Alternative," was completed in December of 2002, and presented to the public for a formal, review and comment period. The Draft Plan was revised based on receiving the advisory committee's final recommendations, almost six hundred comments from the public, and the evaluation of the property's natural and cultural resources. This document also reflects the involvement and review by an interdisciplinary team of professionals, including staff from the Department's Wildlife and Heritage Division, Critical Area Commission, Engineering and Construction, Fisheries Service, and State Forest and Park Service, as well as the Maryland Historical Trust.

The revised draft plan was presented to the Secretary of the Department of Natural Resources, who approved the final document and land unit designations on January 10<sup>th</sup>, 2003.

## **EXISTING CONDITIONS**

### **Regional Context**

This plan considered regional growth and development trends and related county planning efforts. Charles County is one of the fastest growing counties in Maryland. The 2000 Census indicates that there are over 120,000 residents in the County compared to 100,000 people a decade ago. This phenomenon is mostly attributed to growth in the Washington D.C. metro area and it is projected that the County will continue to grow at almost the same rate throughout the near future (MD Dept. of Planning).

Completed and approved in 2001, the Bryans Road-Indian Head Sub-Area Plan was developed by the County to “guide future land use and development in the Bryans Road-Indian Head Sub-Area.” The Chapman State Park-Governor Parris N.

Glendening NEA is included in this sub-area, which covers over 17 square miles. Only two miles from the property, is Bryans Road, the future site of a designated Town Center. When completed, the 2,000 acre Town Center will include high-density residential, commercial and mixed-use development (Charles County Dept. of Planning and Growth Management).

Another community nearby is the Town of Indian Head. Incorporated in 1920, the 3,500 plus resident town developed after the Naval Proving Ground was established. The town is currently undergoing a new revitalization study that provides recommendations for waterfront redevelopment and residential, commercial and mixed uses. Located between Indian Head and the North Tract of the property, is Potomac Heights, a private residential development that was built to house the base’s military and civilian workforce.

Two tracts of public lands that also are located in the area should be mentioned. Ruth B. Swann Park, located off Route 210, is over 200 acres. The park has ball fields, a regional library, and woodlands that border the Potomac River. (The SubArea Plan also references the local need for additional athletic facilities.) Mattawoman Natural Environment Area (2,274 acres), adjacent to the South Tract, is well known for its outstanding ecological values.

Charles County has long recognized the benefits of tourism to the local economy. In 1998 over \$58 million was spent on tourism in the County and over 800 people were employed in the industry – tax receipts were \$2.7 million and local hotel receipts were approximately \$450,000 (Charles County Dept. of Tourism). Two years ago, Charles County completed the *Nature and Experiential Tourism Report*. The report evaluated the County’s most significant cultural and natural resources, and provided recommendations for capitalizing on tourism opportunities. One recommendation in the plan states that the County must have a “plan to maximize the nature viewing potential of the County, state and federally owned properties . . . this includes the string of nearby and complementary protected properties such as Chapman’s Forest, the Mattawoman Natural Environment Area, Maxwell Hall . . . and Friendship Farm... (Charles County Dept. of Tourism).”

Charles County and the Tri-County Council also have completed two trail studies. The County’s Feasibility Study for Hiker\Biker Trails, discusses the proposed Mattawoman Trail and the U.S. Navy Railroad Trail. The railroad right-of-way is next to the South Tract and the plan recommends a parking area for recreational access in this vicinity. The plan also designated the nine mile Mattawoman Trail as a priority for development. The trail route will follow the Mattawoman Sewer Interceptor right of way to the Town of Indian Head. The second trail study, initiated by the Tri-County Council, examined the potential for a more extensive, regional bike network that will connect existing and proposed trail systems to the existing roads. The proposed Mattawoman and U.S. Navy Railroad Trails, for example, could potentially connect to the Myrtle Grove Wildlife Management Area and the Potomac Heritage National Scenic Trail (PHNST) along Routes 210 and 227. (Refer to the following map, Regional Connections.)

Last, the US Department of Interior’s National Park Service has been active in promoting and implementing the Potomac Heritage National Scenic Trail. This national designation provides a rare opportunity to develop and link land based and water trails, historic sites, and numerous recreational and educational opportunities.

## **Natural and Living Resources**

Located on the Coastal Plain of Maryland, the property's varied land and water habitats contribute significantly to the region's biological diversity. In a statewide analysis of forest cover and ecological values, the North Tract ranks in the top 10% for habitat value and diversity and the South Tract is in the top 20% for forests in the Coastal Plain – for example, the property harbors 13 different species of oaks and numerous rare, threatened and endangered plants and animals, and provides critical habitat for forest interior dwelling species (FIDS) such as neotropical, migratory birds (McCarthy, Katherine and Simmons, Roderick).

As a whole, the North and South Tracts exhibit physiography that is typical of the Coastal Plain, including some forest associations and types of wetlands. However, both tracts also are different in topography, watershed and drainage characteristics, and unique, natural habitats. The following section is a summary of the natural resources found on the property, including descriptions of the physical landscape, vegetation, ecologically significant areas, aquatic communities and wetlands, and wildlife. (For additional information about the documented natural resources, refer to the appendices.)

Throughout this section, there are also maps that identify and illustrate some of the property's natural resource features. Two of the maps, simply identify major wetlands and the diverse plant communities. The other maps, such as soils for example, identify environmentally sensitive features and potential areas for improvements and use through suitability criteria. Examined and evaluated together, all of the maps help to provide a composite "picture" of the natural resources found on the North and South Tracts and opportunities for conservation, protection, and appropriate areas for public use and access.

### **The Physical Landscape (Topography, Drainage and Soils)**

On the North Tract, almost two and one half miles of shoreline face northward across a vast expanse of the Potomac River. The shoreline is not sheltered, and is exposed to prevailing winds and wave action from the north in the winter, as well as tides and

seasonal flooding. Along most of the northwest corner of the property, three to ten foot banks characterize the land and water interface. One of the few level areas along the Potomac River is in front of Mt. Aventine. Proceeding southwestward, the shoreline continues to be almost level with the Potomac, including the Potomac swamp, until one almost reaches the Long Shadows Complex – this area has steep, unstable, rapidly eroding bluffs, some of which are over thirty feet high.

Like the Potomac shoreline, the rest of the North Tract is a contrast in topography. Progressing from the AT&T right of way towards Mt. Aventine, the terrain is relatively level, punctuated by small annual and perennial stream valleys and low-lying wetlands. West of Mt. Aventine, the landscape becomes more rugged with steep meandering ravines that are scattered throughout the Shell Marl Ravine Forest and the Terrace Gravel Forest. The largest perennial stream on the North Tract is in this vicinity, and flows through the River Complex into the Potomac River. The stream network on this entire tract also flows northward into the Potomac River.

In contrast to the landscape and drainage characteristics of the North Tract, the South Tract is noted for having even more rugged terrain. Two major stream systems flow westward across the property, and drain into Mattawoman Creek. The ridges and hilltops are higher in elevation and they are defined by some very steep ravines. The average elevation on the South Tract is 170 feet above sea level. When progressing westward to Buteaux Crossing near Mattawoman Creek, the terrain drops in elevation to only seven feet above sea level (Dames and Moore).

The following soil map (Map 4) is based on both slope analysis (topography) and the severity of certain erodible soil types. The map has three criteria: 'Slight Constraints' -areas on the property indicated by slight limitations occur on gentle slopes with minimal to moderate soil erosion problems. These soils rarely, if ever, became saturated for long periods of time. These identified areas have the lowest potential to cause adverse environmental impacts through use or site improvements. "Moderate Constraints" -occurs on grades ranging from 5-15 percent, and has the potential to create environmental impacts,

especially if the problem is not rectified through proper design and engineering. "Severe Constraints" - occurs on slopes in excess of 15 percent with soils that have moderate to severe erodibility, or they are situated on perennially or permanently saturated soils. Improvements and uses in these areas are severely limited, though not always, infeasible.

## **Vegetation**

Both Chapman State Park and Governor Parris N. Glendening NEA constitute one of the largest, protected ecosystems on the eastern shore of the Potomac River. The forested slopes and ravines contain areas of high ecological value and the property has extensive blocks of unbroken forest habitat, which is an ideal environment for forest interior dwelling bird species (FIDS) (Cardano et al.). The Department of Natural Resources has identified approximately 20 species of FIDS that inhabit Maryland's Coastal Plain (McCarthy, Katherine). A study conducted by George Wilmot documented that two thirds of these Coastal Plain FIDS are breeding on the property. Moreover, eight of the top ten Species of Concern also have been observed.

The following information is an excerpt from research conducted on the property by the Maryland Native Plant Society, and reviewed by staff from the Department of Natural Resources. The summary below and subsequent vegetation map includes: Pasture or Cleared Land; Maturing Forest; Mature Forest; Fern Seeps and Stream Valleys; Wet Meadows; Forested Wetlands; Potomac Swamp; Terrace Gravel Forest; and the Old Growth Shell-Marl Ravine Forest:

-Pasture or cleared land: refers to open fields, open rights-of-way and recently cleared land dominated by cool season grasses and perennials. The most extensive fields and cleared areas on the property include the vicinity around Mt. Aventine, the SMECO ROW and an area on the south track near the gas line right of way.

-Maturing Forest: the definitions of maturing, mature and old growth forests vary greatly, and different definitions have been dependant on geography, tree species and other factors. For purposes of discussion, a maturing forest refers to a

younger forest, often transitional from cleared land, with younger hardwood trees varying between 40-60 years old, as well as stands of Loblolly or Virginia pine.

-Mature Forest: for purposes of discussion, trees that average over 60 years old, with more of the characteristics of an older growth forest. This includes large shade intolerant trees in excess of 50 years in age, such as Tulip poplar, Sweetgum in the canopy, with shade tolerant, older species such as Beech and Red oak in the canopy and subcanopy. Herb species characteristic of a mature forest include Bloodroot, Black cohosh and Dutchmen's breeches.

-Fern Seeps and Forested Stream Valleys: are a subset of mature forest that occur within sun-protected, steeply sloped stream valleys. Within these sheltered moist areas, are a cross-section of highly shade-tolerant species. This includes Beech in the canopy and fern species such as Cinnamon fern, Christmas fern and Ostrich fern. Sandy seeps give rise to perennial streams and fern belts. They are distinguished by dense colonies of wetland seep vegetation such as Ground pine and Skunk cabbage, and are especially important for amphibians and box turtles.

-Forested Wetlands: shallow wetlands that are distinguished by alluvial, silty soils and diverse vegetation, including Tulip poplar and Red maple.

-Wet Meadow: large, wet, open grassy areas along major streams that are often maintained by beaver dams and seasonal flooding...The largest wet meadow is a Wetland of Special State Concern.

-Potomac Swamp: refers to a marsh located northwest of Mt. Aventine along the shoreline. Over a mile long, it is a nontidal palustrine wetland.

-Terrace Gravel Forest: is distinguished by a weathered, highly acidic soils composed of gravels, sands, and clays deposited by the Potomac River as glacial outwash. Some of the dominant species are Chestnut oak, White oak, Scarlet oak, Southern red oak, and Mockernut hickory. These forests are generally free of invasive exotic plants, and are exceptional groundwater recharge areas, because of the vast storage capacity in the sand and gravel lenses. The Terrace Gravel Forest on the South

Tract has been mostly logged and grazed, and are now covered in a mixture of young hardwoods and pine. However, the Terrace Gravel Forest on the North Tract is largely undisturbed, and contains many trees over 100 years old.

-Old Growth Shell-Marl Ravine Forest: one of the most significant ecosystems on the property, this forest is a highly rare natural community of several hundred acres next to the Potomac River in the North Tract of the property. This woodland is remarkable because of its unique combination of rich, calcareous soils and steep topography that have given rise to an exceptionally rare and diverse flora and fauna, and it contains many State listed rare, endangered, and threatened plant species.

The forest also includes a diversity of magnificent trees, many of which are near champion size. Examples of some of the more unusual species that occur here include Basswood, Chinquapin oak, Hophornbeam, Foamflower, Harbinger of Spring, and Maryland Sanicle – these species usually occur in the Piedmont and mountain regions of the State, and are rarely found on the Coastal Plain. (Simmons et al). (Refer to the Vegetation map.)

### **Ecologically Significant Areas (ESAs) and Invasive Species**

There are over 30 rare, threatened, and endangered species (Heritage species) and one of the largest populations of the state listed, endangered Glade fern that have been documented on the property (Simmons et al.). (Note: The specific locations of these highly sensitive habitats and Heritage species are not provided on a map for purposes of protection.)

Staff with the Department's Wildlife and Heritage Division also have evaluated the Maryland Native Plant Society's study of the Shell Marl Ravine Forest. Along with the Potomac Swamp, this forest is perhaps the most singular, outstanding natural feature on the property. It contains some of the oldest trees and many of them are almost champion size (McCarthy, Katherine). In addition, the nearby Potomac Swamp is noted as a nesting site for Bald eagles.

The problem with invasive or exotic species is a concern on both the North and South Tracts,

especially when considering their threat to sensitive areas and unique habitats. Invasive species include a host of exotic plants and animals that are a growing problem on many public lands throughout the United States. Often introduced from Europe and Asia, some of the most common plant invasives on the property include Garlic mustard and Japanese stilt grass. Japanese stilt grass is a particularly hardy, shade tolerant plant that when left unchecked, can quickly supplant or literally choke-out indigenous plants.

The following map (Map 6) is a composite of some of the most significant and sensitive natural features on the property. Criteria include: steep slopes, streams and other wetlands, and highly sensitive areas that often include the presence of Heritage species. The sensitive area lines have expansive buffers to protect the habitats of Heritage species and to avoid impacts from proposed development or uses.

### **Overview of Aquatic Communities and Wetlands**

The major aquatic system adjacent to the North Tract is the Potomac River. This area of the river provides prime spawning grounds for bass and a variety of other fish, including Striped bass, White perch, American shad, Hickory shad and Yellow perch (MD DNR, Fisheries Service). When walking along the Potomac shoreline during low tide, numerous freshwater mussels can be seen, including for example, the Eastern Floater (Long, James P.). The Potomac River also is very shallow along the entire shoreline of the property with average water depths varying between three to five feet.

Elsewhere on both the North and South Tracts, is an extensive array of wetlands, which are protected and administered by State and federal laws. Wetlands are identified using the National Wetlands Inventory System (NWI) through criteria associated with hydrology, the presence of wetland vegetation, soil types and seasonal flooding. Dozens of wetlands have been identified on the property through previous studies, including over eight miles of tributaries. In addition to the riverine wetlands (streams), the remaining wetland types on the property are mostly classified as palustrine (palustrine emergent and palustrine forested).

(The following map provides a summary and approximate locations of the major wetlands on the property.)

The associated aquatic plant and animal communities have not been extensively studied on the property. However, there is some information available on the two major tributaries on the South Tract. A prominent ridgeline bifurcates the tract into two major stream valleys. The first tributary is located nearest to Route 210 and north of the Southern Maryland Electric Cooperative power line right of way (SMECO). Compared to the other stream, this tributary has poorer water quality. This is most likely due to development around the stream's headwaters, and storm water run-off. This tributary also has some severely eroded banks from periodic and extreme flooding conditions. The depth of both of these streams vary from four to ten feet and the average annual surface flows are approximately five feet per second (Dames and Moore).

In a 1995 fisheries survey, River herring and other anadromous fish were not captured in either of these two tributaries north of Mattawoman Creek, most likely because of the presence of natural and man made barriers (Two Unnamed Tributaries to Mattawoman Creek, 1995). In a more recent study reviewed by the Department's Fisheries Service, James Long conducted sampling in Mattawoman Creek and both tributaries during the anadromous fish spawning season. Eggs and herring larvae were observed in Mattawoman Creek and in the second tributary south of the SMECO right of way, closest to Buteaux Crossing. The study concluded by stating that herring are using this stream almost up to the boundary of the South Tract, but the presence of these fish species in "upstream habitats have continued to decline during the past thirty years (Long, James P.)."

### **Wildlife**

Mammals, reptiles and amphibians have not been extensively studied or documented on the property, but they are typical of those found in the Coastal Plain. They vary from the Virginia opossum and Eastern cottontail to the American beaver and Whitetail deer. (Refer to the appendices.)

The high deer population on the property continues to be the most pressing wildlife management and habitat issue. The observed number of deer tracks and trails, deer feeding habits, and the visible browse line substantiates this problem. Too many deer within a given area result in severe damage to native plants and the surrounding habitat. These observations were substantiated by a DNR managed hunt that was held on the property in 2002 to help reduce the disproportionate number of deer. Under optimum conditions, there should be a maximum of approximately 20-25 deer per square mile (640 acres) before over population and habitat problems start to occur. Over 90 deer were harvested on 1,800 acres during the managed hunt.

Birds or avian species have been more extensively documented on the property, largely through the efforts of expert birders who are members of the Audubon Society. The Potomac River and nearby swamp along the shoreline provide ideal habitat for waterfowl and wading shorebirds. During an early spring bird survey, Horned grebe, Great blue heron, Wood ducks, Green-winged teal, Bufflehead, Common mergansers, and Bald eagles were have been just a few of the species recorded. (Jett, George and Ghebellian, Carroll). Another bird survey concluded that four of the ten most productive forest bird nesting areas in Charles County are in the North and South Tracts with recorded species ranging from the Scarlet tanager to turkey. The published results of the survey noted that the population of Ovenbirds, a neotropical, nesting warbler, is high compared to other parts of the county. Ovenbirds are a key indicator organism and measure of the health of the forest. The study concluded that some of the most productive bird habitats also include areas where streams converge on slopes on both the North and South Tracts (Wilmot, George).

### **Cultural Resources**

Chapman State Park and Parris N. Glendening NEA contain a wealth of documented historical and archeological resources spanning a period of over several thousand years. Beginning with the early Native Americans who hunted the lands and plied the nearby waters of the Potomac, to the decline of farming on the property in the early 20<sup>th</sup> century, this cultural and physical landscape reflect a history of the people who once lived there.

The most pronounced physical changes that occurred to the landscape was during the period of early European settlement and the introduction and decline of farming. When the Chapman family purchased the property, extensive tracts of forest were removed and cleared over time. Only 60-70 years ago, a substantial portion of the North and South Tracts still consisted of open fields - when farming began to decline on the property by the 20<sup>th</sup> century, the fields and other agrarian features of the landscape began to revert to meadows and woodlands. The few remaining fields surrounding Mt. Aventine, offer a glimpse into how the property may have looked like a century ago (National Register of Historic Places). (Refer to the Historic Buildings map.)

### **Native American History**

Documented prehistoric sites on the property indicate the presence of Native Americans as early as the Middle Archaic Period (6500-3000 B.C). Many years later during the period of early European contact and settlement, well known local tribes included the local Piscataway, often referred to as the Conoy, Doags and Mattawoman tribes (Ogilvie, Phil).

The decline of the Native American population in Maryland was swift after the Europeans settled in Charles County and elsewhere along the Eastern Seaboard. In the 1600's, Maryland "gave 80 coats to the Conoy as a reward for their service, suggesting that there were only 80 warriors surviving - 25 years later there were apparently none left in the area" (Ogilvie, Phil)."

### **The Chapman Family**

By the 1600's, several prominent families had begun to settle in the Northern Neck of Virginia and Maryland – the Masons, Washingtons and Chapmans. The Potomac River, a major commercial and transportation route during the 18<sup>th</sup> century, helped to facilitate close personal and business relationships between the prominent families from Virginia and Maryland. Nathaniel Chapman, George Mason IV, and Lawrence and Augustine Washington, Jr. were all members of the Ohio (land) Company (Biles, Elmer).

In 1673 Luke Gardiner received a grant for 580 acres known as "Grimes Ditch," the first time that the Chapman property is mentioned in historical records. (A boundary stone of the Grimes Ditch remains on the property.)

In the mid-18<sup>th</sup> century, Nathaniel Chapman purchased Grimes Ditch and the family constructed their first house near the Potomac River. Later in 1840, Pearson Chapman, Nathaniel's great grandson, constructed the present day Mt. Aventine. According to early records, the Chapman family had diversified business endeavors. The family raised "sheep and hogs and grew wheat and corn, but no tobacco, and had 31 slaves (Biles, Elmer)."

Commercial fishing was a main source of income for the Chapmans, and it tells an interesting story about the use of the Potomac River as a major fisheries resource. During just one decade in the early 1800's, the Chapman family caught and processed almost one million shad and 116 million herring, generating an income of over \$50,000 - an extraordinary amount of money for the time (Massmann). In the 1780's, Chapman Landing was also built on the property and it established a major ferry route across the Potomac from Maryland to Virginia.

### **The Civil War to the 20<sup>th</sup> Century**

Twenty years later after Mt. Aventine was built, Federal forces occupied the Chapman property during the Civil War. The post war period brought hard economic times on Charles County.

In 1914 the last Chapman to own the property died. By that time, farming on the property had rapidly declined. In the mid-20<sup>th</sup> century a Hungarian countess, bought the property, and used it primarily as a residence and to breed prize Lippizzaner stallions. She also expanded the development of her estate by constructing several dwellings at the River Complex and the cabin at Long Shadows. The countess' site manager used the cabin for a residence (Biles, Elmer).

## **Archeological Resources**

There is a high probability that both the North and South Tracts contain a wealth of historic and prehistoric sites that have yet to be discovered and studied. This observation is substantiated by a Phase One archeological study on the property that was completed by a consulting firm in the 1990's. The study focused on a defined area and it included a landscape and architectural survey and shovel tests. Over 70 historic and prehistoric sites were identified. The consultant's study concluded by stating that seven prehistoric sites, one historic site, and a combination of one historic and prehistoric site may be eligible for the National Register pending further study and evaluation (R. Christopher Goodwin and Assoc, Inc.). (Note: For purposes of protection, the locations of the archeological and some historic sites are not provided.)

## **Summary of Significant Historic Buildings and Contributing Resources**

In addition to the prehistoric, archeological resources, below is a partial list of some of the more significant historical buildings and contributing resources on the property:

### **1) Mt. Aventine, c. 1840**

The historic Mt. Aventine and 185 acres that surround the house was placed on the National Register of Historic Place in 1996. A major focal point on the North Tract, the mansion is "historically, architecturally and archeologically significant under the National Register criteria a, c and d, and its period of significance is the period of occupation by the Chapman family. An important example of local antebellum architecture, Mt. Aventine was originally a double parlor dwelling and over 20 years, it evolved to its present two story, five bay central passage (National Register)."

### **2) Smoke House, c. 1850**

Located next to the stone addition attached to Mt. Aventine, is the smokehouse, a wood and timber frame structure. A similar structure next to the smokehouse is a reproduction.

### **3) Log Cabin, c. mid-1700's**

Near the entrance road to Mt. Aventine, is a log building. The structure may have been a barn, and

the National Register report recommends further study.

### **4) Chapman Point**

Chapman Point is a geographical feature on the shoreline in front of Mt. Aventine and it's within the 185 acre National Register site. Chapman Point also is in the vicinity of the former fishing enterprise, and nearby on the shoreline, is the former site of the ferry landing.

### **5) Chapman Family Cemetery and the Original Chapman House** Both are located near the Potomac River.

6) Thomas Brown House, c. 1870's  
Conveyed in 1878 by Eugene and Margaret Brawner to Thomas Brown; the house meets the National Register criteria for designation. It represents one of the earliest housing types associated with freed African Americans after the Civil War. Thomas Brown was a farmer, and lived in the house with his wife and children (Biles, Bud and the National Register of Historic Places).

## **Inventory and Structural Condition of Historic Structures and Other Buildings**

Over 25 buildings have been inventoried on the North Tract alone that were constructed from the 18<sup>th</sup> to the 20<sup>th</sup> centuries. All of these buildings, including Mt. Aventine, were assessed for structural integrity by a contracted engineering consulting firm. The firm provided recommendations and cost estimates to perform immediate repairs and stabilization to maintain the integrity and life of the structures. Stabilization includes, for example, roof, gutter and window replacements or repairs. Stabilization costs do not include estimates or work for historic building renovation or restoration to provide for public access and use.

Of these buildings, over ten structures were recommended in the report for demolition, because the cost of stabilizing those buildings exceeded the cost of removing them. In many cases, some of the buildings presently pose a safety or environmental hazard.

The Maryland Historical Trust (MHT) reviewed the study, and concurred that the buildings identified for demolition are "noncontributing resources,"

with one exception: One building identified for demolition, referred to as the “duck or boat” house, was identified as a potential contributing resource, and further evaluation will be required.

(Stabilization estimates for the buildings and Mt. Aventine are provided in the appendices.) Future stabilization and demolition measures for all structures will be coordinated with MHT when capital funding becomes available.

## **THE SITE CONCEPT PLAN**

Because of the size of the property, and for purposes of reference only, there are six designated “planning” areas with respective recommendations for related amenities, improvements, and activities. The 800-acre North Tract contains existing infrastructure (utilities and a road system), and it is the focus of most of the proposed uses and improvements on the property - it contains several planning areas. (Refer to the following Site Concept Plan maps.) The 1,300 acre South Tract is designated as one area, due to the emphasis on passive recreation and resource protection.

The implementation of the plan and the future management of Chapman State Park and Governor Parris N. Glendening NEA will require cooperative agreements with nonprofit, corporate, and government agency partners to support facility improvements, programs and site operations. (For additional information about site management, funding and partnerships, refer to Goals and Management Recommendations, page 14.)

### **Chapman State Park - North Tract**

The North Tract has five subareas. From east to west, they include the: North Forest, the Mt. Aventine National Register Historical Area, the Shell-Marl Ravine Forest, Long Shadows-River Complex, and the Triangle. The focus of development, facilities, and recreational activities will occur in the Mt. Aventine Area and at the Long Shadows and River Complex. Conservation and passive recreational use are the management goals for the North Forest and the Shell-Marl Ravine Forest.

### **Mt. Aventine National Register Historical Area (Prevailing Themes – Cultural Resource Preservation, Education and Interpretation, Water Access, Public and Private Programs and Events and Outdoor Recreation):**

The recommended improvements and uses within the National Register Historical Area boundaries are intended to retain the historical character of the property, while balancing the demand for other recreational activities such as equestrian use. The existing main entrance road will be improved to serve Mt. Aventine and the recommended uses for this area. Parking will be provided along the

entrance road and west of the cedar-lined drive to Mt. Aventine, because these areas are already cleared and topographically flat. Vehicular access directly to Mt. Aventine will be restricted to deliveries and ADA parking to help maintain the historical character surrounding the house and adjacent outbuildings. Pedestrian access to the structure will be on walkways with hardened surfaces. A sculpture garden or other art space will be incorporated off of the main entrance road, outside of the National Register Historical Area boundary, and access to this site will share parking space with visitors to the manor house.

Mt. Aventine will serve as a historical museum and visitor center, with the house and grounds available for rental for small public and private events and meetings. The first floor of the house will be fully accessible to the public, and renovated for adaptive use as a museum and rental facility, with restrooms and a warming kitchen for catering. The sweeping viewshed of the Potomac River from the porch of the house will be maintained. The Department also will establish a partnership with a non-profit entity (The Partner) to manage and maintain the structure and surrounding grounds, and develop programs, events and activities for the public. (For further details on the partnership, refer to General Management Recommendations under Goals and Recommendations, page 14.)

In the field north of the manor house, a pavilion, small stage, parking area, and restroom facility will support small group events. These facilities will be located out of the viewshed from Mt. Aventine. A hardened-pedestrian trail will provide access from this area to the beach or shoreline directly in front of the house. Due to severity of slopes along the existing road from Mt. Aventine to the Potomac River, vehicular access will be limited to parking for the physically disabled and to access the pavilion by permit only. Picnic tables will be scattered throughout this section of the property.

An Equestrian Management Plan will be developed by the Department of Natural Resources. (\*Refer to the explanatory note on the following page.) The management plan will identify and recommend how the existing riding facilities at Mt. Aventine and adjacent fields may be shared, maintained and independently funded through a coordinated strategy by the different equestrian interests, which

may include the College of Southern Maryland, local equestrian clubs and the general public. (Refer to Goals and Recommendations, Recreation.)

It should be emphasized that the Mt. Aventine area is not suitable for any type of large-scale, equestrian riding center and related activities. This is because the indoor riding arena was situated and constructed originally for private use - there is very poor public access to the existing arena and few suitable locations to park horse trailers. These factors, combined with the historical significance of Mt. Aventine, will limit both the numbers of equestrian users and the frequency of equestrian activities. Once developed, the Equestrian Management Plan will take steps to ensure that equestrian use will not conflict with the primary goal of managing and protecting this area's historical and natural resources as identified in the Plan's Management Goals and Recommendations.

(\*Note - Equestrian use was a prevalent issue that surfaced during the planning process, primarily because there is an existing, indoor riding arena, stable and adjacent fields. In the early stages of the planning process, the College of Southern Maryland (CSM) expressed interest in offering an educational, therapeutic riding program at the property, but the college has not submitted a feasibility study or formal proposal. CSM is currently undertaking a marketing feasibility study regarding program development. Much later during the public comment and review period, several equestrian groups such as the 4-H Club, also indicated an interest in using the existing equestrian facilities, as well as the older, abandoned roads throughout the property for trail riding.)

**North Forest (Prevailing Themes- Natural Resource Conservation, Water Access, Outdoor Recreation and Wildlife Observation):** Northeast of Mt. Aventine, is the North Forest, which is noted for its Forest Interior Dwelling Species habitat. A utility easement extends from Chapman Landing Road to the bank of the Potomac River and the cleared right of way lends itself to a pedestrian trail that is accessible to the physically disabled (ADA accessible). (The feasibility of constructing a trail has been explored with the utility company, and it may be possible, provided that the utility lines are not covered or obstructed by the trail itself.) An agreement needs to be reached with the utility

company to establish a parking area and a hardened trail along the right-of-way. At the end of the trail, a wildlife observation platform (approximately five to six feet high) will be situated to afford an improved view of the Potomac River, while visually blending in with the adjacent shoreline. This area will also be linked by trails to other portions of the property. Limited equestrian use will be allowed on designated trails in the North Forest that will connect to the Mt. Aventine Historical Area, subject to the development of an Equestrian Management Plan.

**Shell-Marl Ravine Forest (Prevailing Themes – Resource Conservation and Protection, Education, Interpretation and Research):**

Southwest of Mt. Aventine is the Shell-Marl Ravine Forest, which has been identified as one of the most highly sensitive areas on the property. The forest will be protected as a green corridor and not developed. Public use will be limited to guided tours and well-defined, self-guided, hiking trails designed to allow appreciation of the resources, while minimizing impact to habitat. (Trail use in this area will be monitored to ensure that the forest's resources are not adversely impacted.)

**Long Shadows-River Complex (Prevailing Themes – Education and Interpretation, Research, Public and Private Programs and Water Access-Outdoor Recreation):** Southwest of the Shell-Marl Ravine Forest, is the Long Shadows - River Complex. This area is a focus for visitor activity. The entrance and existing road will be expanded and upgraded to accommodate vehicles. The existing log-cabin structure at Long Shadows will be renovated as an environmental education facility that will be available for meetings and small events. "Green building" materials and techniques will be employed during the renovation and integrated into educational curricula. Fencing will be provided to ensure visitor safety along the bluffs and parking will be provided to support the facility. A partnership with the local school system and other educational institutions will be pursued to conduct programs.

The bluff between Long Shadows and the River Complex will have a small pavilion for picnicking and as a support facility for activities and events. A fence along the cliff in this area also will be constructed for public safety.

At the River Complex, the existing structures will be removed and the shoreline restored through a shoreline restoration plan, in cooperation with the Critical Area Commission. Driving access and limited parking will be provided for canoe and kayak launching and picnicking along the Potomac. A small storage shed will be available for canoes and small boats, or it may be possible to use one of the existing structures at the River Complex for the same purpose. This area will also be used for conducting wetland and riverine studies through the Long Shadows educational facility. Existing trails will connect the River Complex to Mt. Aventine.

**The Triangle (Prevailing Themes – Resource Conservation and Protection):** The 60 acre parcel lies between Chapman’s Landing Road and Route 210. The Triangle will be managed for resource conservation and protection for several reasons. (\*Refer to the explanatory note below.) The area serves as a vital noise and visual buffer between Route 210 and Chapman Landing Road, contains suitable natural habitat for wildlife, and has two drainages on the eastern portion of the tract that flow into the Potomac River.

In addition, DNR’s “niche” in the overall provision for outdoor recreation is primarily based on its responsibilities to protect, enhance and provide public enjoyment of Maryland’s natural and cultural resources. Although athletic fields are needed in western Charles County, it is not a desirable use for the Triangle, as well as for the rest of the property. Public lands managed by DNR are primarily managed for their natural and cultural resource values and low impact, outdoor recreation.

(\*Note: Two options were considered during the public planning process for this area and both options were presented in the draft plan. The first proposal was from Charles County to lease approximately 14 acres for an outdoor, athletic facility with a combination of baseball, football and soccer fields and support facilities. The second option was to allow the area to remain in its natural state for forest regeneration.)

**Governor Parris N. Glendening Natural Environment Area - South Tract (Prevailing Themes- Resource Protection and Conservation, Education and Interpretation, Outdoor Recreation):** The South Tract contains two major tributaries and areas of considerable steep slopes. One stream is a documented anadromous fish spawning area just south of the South Tract – water quality protection for both streams is a concern, because they drain into Mattawoman Creek. The combination of streams and severe terrain throughout the South Tract limits the opportunities for vehicular access to the interior of the property. Despite its size, the South Tract also is largely surrounded by private property, which further restricts public access opportunities, including parking areas and trailheads.

Due to the physical constraints of the area, use of the South Tract emphasizes resource preservation and a greenway link to the Mattawoman Natural Environment Area with passive recreational activities such as hiking, educational and interpretive programs, and hunting through a permit system. Several small parking areas are proposed along Routes 210 and 224 where informal access currently exists.

**VISION STATEMENT  
CHAPMAN STATE PARK  
AND GOVERNOR PARRIS N. GLENDENING  
NATURAL ENVIRONMENTAL AREA**

*To create a rich sense of place that links the cultural and ecological health of its resources, while offering diverse learning and outdoor recreational opportunities for current and future generations.*

**GOALS AND RECOMMENDATIONS**

The following goals and recommendations establish a framework, and identify strategies to implement the Site Concept Plan. Many of the goals and recommendations overlap with each other due to the integration of resource management and program objectives and related activities. (Implementation will occur in phases as staffing and funds permit.)

Resource Planning will work with the land unit manager, site partners, and other resource specialists to develop an Annual Work Plan, which identifies priorities for implementation for each year. Decisions will be based on resource concerns and on the availability of adequate staff and funding levels to implement projects and programs. Selected recommendations will be incorporated as objectives into the Annual Work Plan.

**Management and Funding**

**Goal:** Obtain and phase adequate funding, staffing and other resources to implement the recommendations in the Land Unit Plan through partnerships with nonprofit organizations, corporate sponsors and local, State, and federal government agencies.

The future development, management and operation of the property's associated historic buildings will require operational and capital funds that extend well beyond the resources of the State. The Maryland Department of Natural Resources has previously formed partnerships with private, nonprofit and local government entities to combine and leverage resources and investment capital, and cooperatively manage several public land units throughout Maryland.

Many of these partnerships involve the maintenance and operation of properties that have structures such as historic mansions. Public land units that have historic properties are inherently more expensive to maintain and operate for public use. Historic buildings require diligent, cyclical maintenance programs, scheduled capital improvements, including renovations, and additional investments in museum exhibits and other forms of interpretative media. The necessary funds to meet these requirements will have to be derived not only from State funding sources, but also from corporate sponsors, foundations and contributions from local governments.

- *The Partnership:* It is recommended to establish a formal partnership with one principal, nonprofit entity or private organization (The Partner) to help manage the property, and fund site operations, maintenance and programs, in cooperation with the State Forest and Park Service's land unit manager. The Partner will be primarily responsible for the eventual management and operational activities on the North Tract, which includes the historic Mt. Aventine, the Residential Cabin at Long Shadows, the Tenant House, and the other outbuildings. In cooperation with The Partner, the Department of Natural Resources will help to manage and maintain the property through an annual operating budget. (Refer to appendices for the estimated DNR budget.) The Department of Natural Resources also will be responsible for enforcing State laws regarding the use and protection of the property.

The Department will implement the recommendation for forming this partnership through a request for proposal and selection criteria. The roles and responsibilities for The Partner and the Department will be identified in a formal, lease agreement. Provisions in the lease will be consistent with the recommendations in the plan.

- *Volunteers:* Establish a volunteer Friends Group through the State Forests and Park Services' volunteer program. Volunteer

functions could include, for example, helping to interpret the property and mansion during regularly scheduled events and programs and to assist with site maintenance.

- *Need for an Annual Work Plan:* Develop and implement an Annual Work Plan that describes improvements and activities on an annual basis, and which implements the Plan over time.
- *Other Partners:* Establish partnerships with other entities to help leverage resources and expand site programs and activities and support operations. There are limitless possibilities to form other partnerships to implement the planning recommendations. For example, The Partner and DNR could contract the services of a catering company or a facility rental manager to manage Mt. Aventine for events and private functions.

Educational and research activities and programs related to the property's history and archeological resources, also could be sponsored and managed by numerous public and private universities and colleges in the area, in cooperation with the Maryland Historical Trust.

### **Natural Resources**

The set of goals and recommendations below reflect broad strategies designed to achieve good stewardship of the natural resources of the property over the long term:

**Overall Goal:** Protect the property's existing natural features and biological diversity, while expanding enjoyment and appreciation by visitors through the implementation of sound resource management practices and the promotion of responsible use.

### **General Resource Management Recommendations**

- Work with professional resource specialists to develop practices that will maintain, enhance and conserve the existing resources.

- Plan improvements and new facilities in a manner to avoid sensitive areas and minimize disturbance created by both implementation and utilization.
- Encourage and promote low impact activities and uses.
- Educate the public about the natural resources through recreational, interpretive and other educational opportunities.

The goals and recommendations throughout this Plan will be accomplished by acting within the framework posed by the regulations listed below:

- All improvements and development activities within the Critical Area (1000 feet from tidal waters and tidal wetlands) will comply with all of the regulations established by the Critical Area Act and Criteria. Formal approval of all development projects by the Critical Area Commission will be required.
- All improvements will meet the intent of the Americans with Disabilities Act guidelines within the availability of existing resources.
- All improvements will comply with the State's environmental regulations set forth in COMAR, such as the Maryland Department of the Environment's wetland, impervious surface limitations, stormwater management, and sediment erosion control regulations and the Department of Natural Resources' Forest Conservation Act.

The goals and recommendations below are organized by the major categories of resource management, such as forestry, wildlife, and aquatic resources. For each category, the general resource management goal is identified followed by one or more management recommendations. Some recommendations may be similar as management practices often affect multiple resources.

### **Maintenance of Natural Processes**

**Goal:** To the extent feasible, protect and maintain the natural, geological, hydrological and ecological processes on the North and South Tracts.

**Management Recommendations:**

- Allow natural shoreline erosion processes on the unstable bluffs to continue, because the bluffs are a unique ecosystem that supports dependent species. Prohibit climbing on cliffs from above or below. Monitor bank erosion, and construct fences and place warning signs on bluffs - stabilization of the eroding cliffs may be required in the future if immediate threats are posed to public safety or the cabin at Long Shadows.
- Where appropriate, minimize soil erosion and runoff of sediments, debris, nutrients and pollutants from the land to benefit wildlife and overall water quality.
- Maintain the diversity of the habitats and species by monitoring resources for impacts or potential impacts and implementing corrective or preventative measures.
- Remove invasive species to enable existing native species to evolve naturally. (Refer to vegetation management section for further details, page 17.)
- Within the Critical Area, fish, wildlife and plant habitat shall be protected and adverse impacts on water quality from stormwater run-off shall be minimized. Development shall accommodate the needs of park users, but also shall be designed to address the activities and uses of persons in that area.

**Forestry**

**Goal:** Conserve existing forest cover when feasible, particularly the Shell Marl Ravine Forest, Forest Interior Dwelling Species (FIDS) habit, and riparian buffers in order to provide habitat for a diversity of native plant and animal species, to enhance ecological functioning, provide greenways, and promote compatible recreational activities in a natural forested setting.

**Management Recommendations:**

- Work with the Forest Service to develop a Forest Management Plan that reflects the goals and recommendations in this Plan.
- Work closely with the Forest Service to avoid fragmentation and conserve riparian forest buffers, the Shell Marl Ravine forest, FIDS habitat and greenways. Maintain the viewshed from Mt. Aventine as an unforested area, with the exception of the riparian buffer and existing hedgerows. Minimize disturbance to historical and archeological resources, e.g. the historical boundary ditches located on the property. Maintain and replace the Cedar trees on either side of the road leading to Mt. Aventine when necessary.
- Work with area ecologists to emphasize natural forest regeneration or techniques developed specifically for regeneration of native forest cover in appropriate areas. Minimize forest disturbance to the extent possible to accommodate passive recreation and factors affecting public safety and the control of exotic species. (Tree coring for either dating or interpretive purposes should be discouraged.)
- Pursue planting in areas determined appropriate. Plant only native trees characteristic of the local site and topographic zone whenever possible, using local seed sources or through natural regeneration. Monitor recently planted areas and replant where necessary.
- Allow natural ecological processes to proceed within existing forests and within newly forested areas. Allow forests to mature. Encourage the natural development of a stratified understory layer. Retain snags, standing dead trees, and coarse woody debris on the forest floor, except in instances where safety may be an issue. In such cases, where woody debris may need to be removed, it is to be distributed in the adjacent forest floor area.

- In cooperation with the Forest Service, develop a fire management plan that considers the goals and recommendations of this Plan.
- Develop educational programs on topics such as stages of succession, tree identification, native species characteristics, control of exotics, forest soil development, the benefits of snags and coarse woody debris, and the characteristics and evolution of the Shell-Marl Ravine Forest.
- Develop an integrated pest management plan, following the guidelines set forth by the US Department of Agriculture.
- Work with resource specialists and the land manager to identify specific measures necessary to protect rare, threatened or endangered species habitat as the need arises due to possible encroachments identified through site monitoring or proposed development plans or activities.

### **Vegetation**

**Goal:** Manage vegetation in a manner that conserves native vegetation, promotes wildlife habitat, reduces the impact of invasive non-native species, enhances visitor experiences, reflects the vegetation history of the site, and promotes the ecological health of the area.

### **Management Recommendations:**

- Control noxious weeds and invasive exotic species throughout the property, consistent with the requirements set forth by MDNR and the Maryland Native Plant Society in the most recent Right of Entry Agreement authorizing the Maryland Native Plant Society to conduct invasive plant control efforts on the property.
- Evaluate all planting proposals and consider the use of native species, emphasizing plants that offer wildlife benefits.
- In highly visible locations, such as the entrance to Mt. Aventine or the entrance to the Long Shadows and the River Complex, consider developing planting plans that enhance the beauty of the site, emphasizing native species and wildlife benefits and taking into account historical landscaping techniques and materials.
- Consider the possibility of implementing farming in the vicinity of Mt. Aventine for demonstrating agricultural techniques of the 18<sup>th</sup> and 19<sup>th</sup> centuries that add to the historical character of the Manor house, and expand interpretive program opportunities.

### **Wildlife**

**Goal:** Maintain, enhance, and conserve quality wildlife habitat to support the diversity and abundance of wildlife species existing on or near Chapman State Park and Governor Parris N. Glendening NEA.

### **Management Recommendations:**

- Conserve and connect existing Greenways that function as wildlife corridors to allow the free and safe migration of wildlife throughout the property.
- Collaborate with the utility companies holding rights of way through the North and South Tracts, the National Turkey Federation, Quail Unlimited, and similar organizations to implement an early succession habitat management plan on the rights of way that traverse the property.
- Work with other members of DNR to develop a comprehensive, long term wildlife management plan for the property that promotes ecosystem health, evaluates forest stand structure, and manages for early succession habitat where applicable.
- Maintain a vegetated buffer along the shoreline aimed at providing cover and food for both aquatic and land-dwelling fauna.

**Goal:** Provide a safe and effective managed hunting system that supports recreational and ecosystem health needs.

**Management Recommendations:**

- Implement a Managed Hunt System through the Annual Work Plan based upon the following criteria and state laws:
  1. Controlled access to public lands by limiting the number of hunters on the property at any given time.
  2. Increased safety zones and restricted areas.
  3. Hunters must possess a valid Maryland hunting license.
  4. Hunters must obtain a seasonal permit and parking pass from Myrtle Grove WMA.
  5. Hunters must call Myrtle Grove WMA NO MORE THAN eight days in advance of the day that they wish to hunt and make a reservation to hunt an area specified by the hunter.
  6. Hunters may make reservations for NO MORE THAN two additional individuals for the same day to hunt the same area provided that space is available.

**Aquatic Resources**

**Goal:** Maintain or improve water quality in order to provide healthy habitat for humans, fish and other wildlife dependent upon the aquatic resource for survival, as well as to provide a quality water-dependent recreational experience.

**Management Recommendations:**

- Maintain and improve the water quality of tributaries that originate or pass through the North and South Tracts, and enter the Potomac River or Mattawoman Creek through the identification and control of sources of pollution and sediment transport.
- Use approved stormwater management practices to control runoff and reduce sedimentation.
- Monitor streams on the property to detect visible signs of degradation and to seek corrective action at the source.
- Comply with all Critical Area regulations: non-water-dependent uses are not permitted within the Critical Area; reasonable accommodation

for public access to the water may be permitted in the 100-foot Critical Area Buffer; clearing of existing vegetation and grading within the 100-foot Critical Area Buffer should be avoided - if it can not be avoided, then it must be mitigated.

- Allow minimal development on the South Tract to protect the watersheds and fish breeding areas and habitat.
- Allow only shore-based fishing on the North Tract.

**Wetlands**

**Goal:** Protect and restore, when necessary, wetland resources and related streams from disturbance or overuse.

**Management Recommendations:**

- Limit wetland disturbance to interpretive and environmental education programs and non-motorized boating activities.
- Avoid impacts to wetlands. If they cannot be avoided, coordination with MDE's Wetlands programs is required.
- Monitor and identify sections of wetlands-associated streams that are in need of restoration and work with staff to implement restorative efforts.

**Environmentally Sensitive Areas**

**Goal:** Protect sensitive resources and habitats such as erodible soils, steep slopes, streams, wetlands, shorelines, natural heritage species and their habitats, and archeological and historical resources from direct or indirect human disturbance, and restore areas previously disturbed, where feasible.

**Management Recommendations:**

- Work closely with professional resource specialists and the land manager to monitor sensitive areas for signs of adverse environmental impacts, and when necessary, implement preventative or mitigative measures.

- Comply with all applicable State regulations governing the specific resources within the environmentally sensitive areas.
- All project proposals must be submitted to MDNR for evaluation through the project review process.

### **Historical and Cultural Resources**

**Goal:** Manage, conserve and protect the property's historic structures and cultural artifacts.

### **Management Recommendations:**

- Post signage on the property that explains to the public the significance of the property's history and that state law prohibits the removal of archeological artifacts from public lands.
- Actively consult with the Maryland Historical Trust (MHT) on the implementation of facility improvements to existing structures on the property. When funds become available, these projects will be submitted to MHT for review and comment.
- Develop an Archeological Management Plan: It is not economically feasible to perform a comprehensive archeological study of the property. However, it is recommended that the Department of Natural Resources should contract for the development of an Archeological Management Plan. The plan will: 1) identify and prioritize areas on the property for further archeological study, research and related educational and supportive programs; 2) recommend strategies for plan implementation, including exploring the formation of partnerships with archeological departments of area universities; and 3) identify and recommend funding and resource requirements for project implementation.
- Implement the Building Engineering and Stabilization Study: In order of priority, the Department of Natural Resources and The

Partner will take steps to stabilize the identified buildings on the property. The high priority buildings include: Mt. Aventine (funds are available now for the house), the Residential Cabin at Long Shadows, and the Tenant House. Measures should be taken as soon as possible to stabilize the Thomas Brown House. When funds become available, steps should be taken to implement the rest of the building stabilization plan, including removing the buildings identified for demolition. It is recommended, however, that the "Hoover" house in the River Complex, which was identified for demolition, should be reevaluated for any potential historical significance or relevance to the property. (Refer to the appendices for cost estimates.)

- Renovate the historic structures and buildings to implement the plan: After the buildings have been stabilized, additional renovation and restoration will be required to make them accessible by the public: (Refer to building renovation costs in the appendices.)

*Mt. Aventine:* Renovate and operate Mt. Aventine for Adaptive Use: Mt. Aventine will require a substantial amount of outside funding to pay for annual operating costs, including utilities and maintenance.

The mansion is a major focal point for public use and it will be used for interpreting the history and evolution of the property through a variety of educational and interpretive media, including mobile exhibits, self-guided brochures and guided tours. The house also will help generate revenue through building rentals for small meetings, conferences and weddings. Fees from facility rentals will be reinvested into operating and maintaining Mt. Aventine. The first floor of the mansion will be open to the public only, with the addition of an ADA ramp and warming kitchen for catering. The Partner and DNR will use the second floor of the mansion for office space.

A summary of program activities and uses for the mansion is provided below:

- o Museum and interpretive center for regional history and culture with mobile and wall exhibits, self-guided brochures; AV media and guided tours.
- o Sponsored dinners, concerts and other events for the public.
- o Facility Rentals- meetings and retreats for up to 50 people; weddings and receptions, including the grounds.

b) *Residential Cabin at Long Shadows:*  
Renovate and operate the Residential Cabin at Long Shadows for public use as an environmental education and interpretive facility, with limited facility rentals for small meetings and retreats to help offset operational costs.

c) *Tenant House (Entrance Road):*  
Renovate and operate the Tenant House for a caretaker's residence to help provide on-site security.

d) *Indoor Riding Arena:* Renovate and operate the arena for indoor equestrian programs contingent on the completion of the Equestrian Management Plan.

- Adhere to the Maryland Historic Trust's policies and directives for conserving and protecting archeological resources:
  1. Significant archeological resources affected by a project shall be protected and preserved.
  2. If such resources must be disturbed, mitigation measures shall be undertaken.
  3. MHT will review and determine if a proposed project will affect or impact historic properties and archeological resources, and provide recommendations for mitigation.
  4. Archeological studies or investigations on the property may not be conducted without a permit issued by MHT.

5. It is against State law to remove any artifacts from the property without a permit.
6. Artifacts that are inadvertently discovered or found on the property, should remain in situ, or not be removed.
7. Legally and illegally recovered artifacts are the property of the State.

- Adhere to the National Register of Historic Place's guidelines for building stabilization, renovation and restoration

1. A property shall be used for its historic purpose or placed in a new use that requires minimal change to the defining characteristics of the building and environment.
2. The historic character of a property shall be retained and preserved-new additions to historic buildings should retain the character of the property and they should be removable.
3. Each property shall be recognized as a physical record of its time, place and use -changes that create a false sense of historical development should not be undertaken.
4. When feasible, deteriorated historic features shall be repaired rather than replaced. Replacements should match the historic components.

**Goal:** Ensure that programs, activities and development are compatible with the property's historic features, the significance of the designated 185-acre National Register site and the historic viewshed that extends from the Mt. Aventine mansion to the Potomac River.

**Management Recommendations:**

- Protect the viewshed from Mt. Aventine to the Potomac River by following the recommendations in the Site Concept Plan-no development is allowed in the open field extending from the house to the Potomac

River, with the exception of an ADA, crushed stone path.

- Ensure that the recommended programs, activities and future improvements are located and designed to compliment the historic character of the property, and particularly the significant, cultural elements of the designated National Register site.

**Goal:** Improvements should provide a consistent and appropriate visual theme that is compatible with the natural and historic character of the property, minimize impacts to the surrounding environment, and encourage public accessibility through the American Disabilities Act.

### **Management Recommendations:**

- Adhere to consistent design parameters for all improvements, including for example, signage, wayside exhibits, and pavilions to convey a unified visual theme. Consistency and simplicity of design should be maintained.
- Ensure that materials used for improvements are appropriate to the surrounding environment, function and use of space.
- Adhere to the design standards in the designated National Register site as set forth by the Maryland Historical Trust and National Park Service.
- Ensure that all new facilities comply with ADA guidelines.

### **Education**

**Goal:** Encourage educational opportunities that promote an understanding and an appreciation of the natural and cultural resources found on the North and South Tracts. Provide high quality and diverse educational and interpretive programs and activities for the public and students that integrate and tell a story about the property's significant natural and cultural features and its role in the region.

### **Management Recommendations:**

- Incorporate the natural and cultural resources of the site into educational experiences, opportunities, and programs.
- Tell a consistent story - The major historical theme for the property and Mt. Aventine should focus on the Evolution of the Cultural Landscape and the Potomac River: The Chapman Family Story and their period of ownership, which is from the late 18<sup>th</sup> century to the early 20<sup>th</sup> centuries. This period is consistent with the time frame of the National Register designation of the property.
- Develop and provide interesting, unique and innovative activities, programs, experiences and facilities which focus on the natural and cultural resources of the site and their relationship to the region.

Integrate cultural and environmental themes to tell the story about the cultural landscape - interpretive and educational programs also should capitalize on explaining and interpreting the interrelationships between the diverse cultural and natural resources on the property. Some examples of other interpretive themes include: the historical importance of the Potomac River as a natural resource; the role and history of African Americans in Charles County and the issue of slavery at Mt. Aventine; and the role and importance of the Potomac River in early American commerce. Educational and interpretive programs and activities also should be delivered through a variety of creative media, including but not limited to: self-guided brochures; panel-wayside exhibits on trails and roads; exhibits and programs in Mt. Aventine and other buildings; and structured programs with area school systems.

- Network with area schools, colleges, universities and other educational organizations to expand educational programs and services.
- Develop a docent program to assist with the interpretation of Mt. Aventine.

- Conduct special events to promote the property and reach a wider public audience.

### **Recreation**

**Goal:** Provide compatible resource based recreation opportunities and facilities that accommodate a variety of user groups.

### **Management Recommendations:**

- Mark trails with signs and develop maps and brochures for public distribution.
- Allow only those recreational activities that can be managed to minimize impact to the resource base and character of the site.
- Incorporate the Leave No Trace program as an element in all recreational activities.
- Manage recreational uses to avoid damage to sensitive habitats and species and use these measures as examples in the on-site environmental education initiatives.
- Manage and monitor appropriate resource-based activities and uses that meet public demand within the carrying capacity limits of the property.
- Develop an Equestrian Management Plan - the management plan will evaluate and recommend how the existing riding facilities and surrounding area at Mt. Aventine will be shared, maintained and independently funded through a coordinated strategy by equestrian interests. (For additional information, refer to the Site Concept Plan, Mt. Aventine National Historic Area.)

### **Regional and Local Issues**

**Goal:** Promote activities and uses that contribute to the economic health and stability of local and regional communities, within the context of the goals and recommendations for this Land Unit Plan.

### **Management Recommendations:**

- Promote the park and NEA as a major destination for heritage and nature tourism - The Department and The Partner need to actively work with state and area tourism departments and other heritage sites to strengthen tourism opportunities in the surrounding region.
- Work with local and regional economic development partners to promote the property as an attribute with aesthetic, educational, and recreational benefits that contribute to the quality of life in the area and region.
- Connect the North and South Tracts with the regional trail and bikeway network, including the off-road Potomac Heritage National Scenic Trail and the on-road Potomac Heritage Trail bicycle route.
- Seek recognition for Chapman State Park and Parris N. Glendening NEA to serve as a gateway to the Potomac Heritage National Scenic Trail corridor.

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# **APPENDICES**

Table 1. Sample List of mammal species that may potentially occur at Chapman's Landing, Charles County, MD. Classification generally follows Nowal, 1991. Scientific and common names follow those of Jones et al. 1997. (Long, James P.)

Order Didelphimorphia	
Family Didelphidae	
<i>Didelphis virginiana virginiana</i>	Virginia opossum
Order Insectivora	
Family Soricidae	
<i>Sorex cinereus cinereus</i>	Masked shrew
<i>Sorex longirostris longirostris</i>	Southeastern shrew
<i>Sorex hoyi winnemana</i>	Southern pygmy shrew
Family Talpidae	
<i>Scalopus aquaticus aquaticus</i>	Eastern mole
<i>Condylura cristata cristata</i>	Star-nosed mole
Order Chiroptera	
Family Vesperitilionidae	
<i>Myotis lucifugus lucifugus</i>	Little brown myotis
<i>Lasionycteris noctivagans</i>	Silver-haired bat
<i>Eptesicus fuscus fuscus</i>	Big brown bat
<i>Lasiurus cinereus cinereus</i>	Hoary bat
Order Lagomorpha	
Family Leporidae	
<i>Sylvilagus floridanus floridanus</i>	Eastern cottontail
Order Rodentia	
Family Sciuridae	
<i>Tamias striatus striatus</i>	Eastern chipmunk
<i>Marmota monax monax</i>	Woodchuck
<i>Sciurus carolinensis carolinensis</i>	Eastern Gray Squirrel
Family Castoridae	
<i>Castor Canadensis</i>	American beaver
Family Muridae	
<i>Oryzomys palustris palustris</i>	Marsh Rice Rat
<i>Peromyscus leucopus novaboracensis</i>	White footed Mouse
Order Artiodactyla	
Family Cervidae	
<i>Odocoileus virginianus</i>	White tailed deer
Order Carnivora	
Family Canidae	
<i>Vulpes vulpes fulva</i>	Red fox
<i>Urocyon cinereoargenteus cinereoargenteus</i>	Grey Fox

**INFORMAL BIRD LIST OF CHAPMAN'S FOREST, 1989-2002**

Carol Ghebelian, Southern Maryland Audubon Society

Made from sporadic visits and May and Christmas Counts. Includes waterfowl in the Potomac Swamp and on Potomac River viewed from the property.

Common Loon  
Pied-billed Grebe  
Horned Grebe  
Double-crested Cormorant  
Great Blue Heron  
Green Heron  
Tundra Swan  
Canada Goose  
Wood Duck  
Green-winged Teal  
American Black Duck  
Mallard  
Blue-winged Teal  
Gadwall  
Canvasback  
Ring-necked Duck  
Greater Scaup  
Lesser Scaup  
Bufflehead  
Hooded Merganser  
Common Merganser  
Red-breasted Merganser  
Ruddy Duck  
Black Vulture  
Turkey Vulture  
Osprey  
Bald Eagle  
Sharp-shinned Hawk  
Cooper's Hawk  
Red-shouldered Hawk  
Red-tail Hawk  
Wild Turkey  
Northern Bobwhite  
Spotted Sandpiper

Laughing Gull  
Ring-billed Gull  
Herring Gull  
Caspian Tern  
Royal Tern  
Common Tern  
Forster's Tern  
Mourning Dove  
Yellow-billed Cuckoo  
Eastern Screech Owl  
Great Horned Owl  
Barred Owl  
Chimney Swift  
Ruby-throated Hummingbird  
Belted Kingfisher  
Red-bellied Woodpecker  
Yellow-bellied Sapsucker  
Downy Woodpecker  
Hairy Woodpecker  
Pileated Woodpecker  
Olive-sided Flycatcher  
Eastern Pewee  
Acadian Flycatcher  
Eastern Phoebe  
Great Crested Flycatcher  
Eastern Kingbird  
Purple Martin  
Tree Swallow  
No. Rough-winged Swallow  
Barn Swallow  
Blue Jay  
American Crow  
Fish Crow  
Carolina Chickadee

**INFORMAL BIRD LIST OF CHAPMAN'S FOREST, 1989-2002**

Continued

Tufted Titmouse  
White-breasted Nuthatch  
Brown Creeper  
Carolina Wren  
House Wren  
Winter Wren  
Golden-crowned Kinglet  
Ruby-crowned Kinglet  
Blue-gray Gnatcatcher  
Eastern Bluebird  
Veery  
Swainson's Thrush  
Hermit Thrush  
Wood Thrush  
American Robin  
Gray Catbird  
Northern Mockingbird  
Brown Thrasher  
Cedar Waxwing  
European Starling  
White-eyed Vireo  
Blue-headed Vireo  
Yellow-throated Vireo  
Red-eyed Vireo  
Blue-winged Warbler  
Golden-winged Warbler  
Northern Parula  
Chestnut-sided Warbler  
Black-throated Blue  
Yellow-rumped Warbler  
Blackburnian Warbler  
Black-throated Green Warbler  
Yellow-throated Warbler  
Pine Warbler  
Prairie Warbler

Blackpoll  
Black and White Warbler  
American Redstart  
Prothonotary Warbler  
Worm-eating Warbler  
Ovenbird  
Northern Waterthrush  
Louisiana Waterthrush  
Kentucky Warbler  
Common Yellowthroat  
Hooded Warbler  
Summer Tanager  
Scarlet Tanager  
Northern Cardinal  
Blue Grosbeak  
Indigo Bunting  
Eastern Towhee  
Chipping Sparrow  
Field Sparrow  
Fox Sparrow  
Song Sparrow  
Swamp Sparrow  
White-throated Sparrow  
Dark-eyed Junco  
Red-winged Blackbird  
Common Grackle  
Brown-headed Cowbird  
Orchard Oriole  
Baltimore Oriole  
Purple Finch  
House Finch  
American Goldfinch  
House Sparrow

**TOTAL SPECIES: 136**

**Table II: Densities of Species of Concern in Chapman's Forest**

**Bird Densities in Numbers Observed/10 Hectares; Transects Are Listed in Descending Order of Species of Concern Densities**

**By Wilmot, George B. Southern MD Audubon**

	Transect	Total Density	Species of Concern Density	Wood Thrush	Worm-eat. Warbler	L. Water-Thrush	E. Wood Peewee
1	Northside #6	69.9	49.7	6.72	5.38	5.38	2.69
2	Northside, #1	61.5	39.6	2.73	4.1		2.73
3	Southside,#3	39	34.8	6.33		3.16	
4	Southside,#3	40.1	34.8	7.38		2.11	
5	Far South, #3	37.5	33.3	12.5			
6	Northside, #6	44.3	32.3	9.41		2.69	1.34
7	Northside, #1	49.2	30.1	4.1			
8	Northside, #8	41.67	30.0	4.17	0.83	1.67	2.5
9	Northside, #2	53.3	29.1	5.81			
10	Southside,#1	30.3	22.2	1.23		0.62	0.62
11	Southside,#2	22.3	21.0	3.18		3.18	
12	Southside,#2	22.2	20.4	5.09		1.27	
13	Northside, #7	28.9	19.2	3.21	0.64	1.28	1.28
14	Northside, #7A	31.6	18.7				2.08
15	Northside, #4	35.4	18.7	2.08			
16	Northside, #5A	28.7	17.8	2.73			
17	Southside,#1	19.1	16.1	2.47		1.23	
18	Northside, #2	23.3	15.5	1.94	0.97	1.94	1.94
19	Far South, #2	30.3	15.2				
20	Far South, #1	18.52	14.8	1.85			
21	Northside, #4	32.9	13.6	2.91			
	Southside,#4	14.8	11.6	1.05			
	Southside,#4	14.8	9.5	3.16			1.05
	Northside, #5	17.5	9.3				1.17

**Table II, Continued:  
Densities of Species of  
Concern in Chapman's  
Forest**

**Match to Transect on  
Previous Page**

**Bird Densities in Numbers  
Observed\10 Hectares;  
Transects Are Listed in  
Descending Order of  
Species of Concern  
Densities**

	Acadian Flycatcher:	Great-crest Flycatcher:	Prothron. Warbler	Scarlet Tanager	Kentuck. Warbler	Hooded Warbler	Northern Parula	Yellow- Throated Warbler
	8.06			2.69			5.38	
	8.2			1.37	1.37		5.46	
	6.33			1.05	2.11	2.11	2.11	
	4.22			1.05			1.05	
	4.17							
	8.06						2.69	
	9.56			1.37				
	4.17			1.67		1.67	2.5	
	3.88		0.97	1.94			3.88	0.97
	3.7			1.85	0.62	1.23	3.09	
	3.18			1.27				
	3.18			0.64		0.64		
	2.56	0.		1.28			0.64	
	5.21			2.08		1.04		
	4.17				2.08			
	1.37			4.1			1.37	
	4.94						0.62	
	0.97					0.97	1.94	
	3.03						3.03	
	1.85					3.7	3.7	
	1.94		2.91				1.94	
	2.11			1.05				
	1.05			1.05				

**Table II, Continued: Densities of Species of Concern in Chapman's Forest**

**Match to Transect at beginning of Table II**

**Bird Densities in Numbers Observed\10 Hectares; Transects Are Listed in Descending Order of Species of Concern Densities**

Ovenbird	Black-and White Warbler	B-G Gnat- catcher	Red-eyed Vireo
			13.44
5.46		4.1	4.1
7.38			4.22
9.49			9.49
8.33			8.33
		1.34	6.72
6.83		2.73	5.46
2.5			8.33
2.91		2.91	5.81
5.56			3.7
6.36		0.64	3.18
4.45			5.09
2.56		1.28	3.86
			8.33
	2.08	2.08	6.25
			8.2
1.85			4.94
0.97		0.97	2.91
3.03			6.06
3.7			
			3.88
3.16			4.22
1.05			2.11
		1.17	2.33

**By Wilmot,  
George B.  
Southern MD  
Audubon**

**TABLE III: DENSITIES FOR OTHER BIRD SPECIES OBSERVED IN CHAPMAN'S FOREST**

Densities in Number/10 Hectares

TRANSECT AND YEAR DONE	Total Density	Species of Concern Density	Other Species Density	Mourning Dove	Red-bell. Woodpeck.	Downy Woodpeck.
Northside #1, 1999	61.48	39.6	21.86		4.1	1.37
Northside #1, 2000	49.18	31.4	17.76	1.37		2.73
Northside #2, 1999	23.26	15.5	7.76			
Northside #2, 2000	53.29	29.1	24.23	2.91	3.88	0.97
Northside #4, 1999	32.95	13.6	19.4		1.94	0.97
Northside #4, 2000	35.42	18.8	16.66		6.25	
Northside #5, 1999	17.48	9.3	8.17		1.17	2.33
Northside #5A, 2000	28.69	17.8	10.92		5.46	
Northside #6, 1999	44.35	32.2	12.12		2.69	
Northside #6, 2000	69.89	49.7	20.15		4.03	1.34
Northside #7, 2000	28.85	19.2	9.61		1.28	1.28
Northside #7A, 2000	31.25	18.7	12.5		4.17	2.08
Northside #8, 2001	41.67	30.0	11.66		2.5	
Southside #1, 1999	19.14	16.1	3.08		1.23	
Southside #1, 2000	30.25	22.2	8.01		1.85	
Southside #2, 1999	22.9	20.4	2.54			
Southside #2, 2000	22.26	21.0	1.27			
Southside #3, 1999	40.6	35.3	5.27			1.05
Southside #3, 2000	39.03	34.8	4.21			
Southside #4, 1999	13.71	9.5	4.2			1.05
Southside #4, 2000	14.75	11.6	3.16			
Far South #1, 2001	18.52	14.8	3.7			
Far South #2, 2001	30.3	15.2	15.15		3.03	3.03
Far South #3, 2001	37.5	33.3	4.17			

**Table III,  
Continued:  
Densities for  
Other Bird  
Species Observed  
in Chapman's  
Forest**

**Match to  
Transect on  
Previous Page**

Blue Jay	American Crow	Carolina Chickadee	Tufted Titmouse	White-br. Nuthatch	Carolina Wren	Eastern Bluebird	Northern Cardinal
2.73	2.73	4.1	2.73		2.73		1.37
	1.37	4.1	2.73				2.73
		1.94	2.91		0.97		1.94
2.91		0.97	4.84		0.97		4.84
3.88	1.94	3.88	2.91		2.91	0.97	
2.08			6.25		2.08		
			1.17		3.5		
			2.73	2.73			
1.37			2.69	1.34	4.03		
1.34		1.34	5.38	5.38	1.34		
0.64			4.49	0.64	0.64		0.64
		1.04	2.08	3.13			
		2.5	0.8	2.5	2.5		
		0.62			1.23		
1.23	0.62	1.23	1.23	1.23			0.62
			1.27		1.27		
			1.27				
				4.22			
	1.05		3.16				
1.05			1.05				
			2.11	1.05			
	1.85						1.85
3.03	3.03						3.03
					4.17		

**Appendix I(b) - Assessment of the Existing Structures**  
**Maryland Department of General Services and Maryland Department of Natural Resources**  
**Prepared by: Probst Mason, Inc. Architects, Restl Designers, Inc., Allen and Shariff Corp. and Aerosol**  
**Monitoring and Analysis Inc.**  
**March 2001**

<b>SUMMARY OF COST ESTIMATES</b>			
<b>BUILDING</b>	<b>STABILIZATION COST</b>	<b>DEMOLITION COST</b>	<b>GRAND TOTAL</b>
<b>MT AVENTINE COMPLEX</b>			
A. Mansion	71,738		
B. E. Stable		42,822	
C. W. Stable	24,404		
D. Lower W. Shed	4,786		
E. Pump House	700		
F. Entrance Rd. Tenant House	17,096		
G. E. Tenant House		52,400	
H. E. Tenant House Barn		34,560	
I. Entrance Rd. Shed		2,970	
J. Tenant House Stable	3,090		
K. Lower Tobacco Barn	3,058		
L. Main Field Shed	4,786		
M. W. Field Shed	5,286		
N. Duck House		11,450	
O. Log Cabin Run	3,604		
P. Indoor Riding Arena	42,088		
Q. Green Barn	4,946		
R. Old House		19,640	
S. Gas Pump\UG Tank		22,000	
<b>RIVER COMPLEX</b>			
A. River Tenant House		43,350	
B. Tenant House		22,280	
C. Club House		18,718	
D. Pump House			
E. Swimming Pool Area		20,200	
F. Garage\Road		12,096 & 33,880	
<b>LONG SHADOWS COMPLEX</b>			
A. Residential Cabin	52,853		
B. Vehicle Storage Shed		18,000	
<b>TOTAL DIRECT COST</b>	272,315	319,486	
<b>GEN. REQUIREMENTS @ 8%</b>	21,785	25,558	
<b>ESCLATION 4%</b>	10,892	12,779	
<b>CONTINGNECY 20%</b>	54,463	63,897	
<b>SUBTOTAL</b>	359,455	421,720	
<b>GRAND TOTAL</b>			\$781,175

**Appendix I(c) - SITE IMPROVEMENTS- UNIT PLAN ESTIMATES**

The following estimates were generated using information provided by DNR’s Resource Planning, and contained in the *ASSESSMENT OF THE EXISTING STRUCTURES* by Probst Mason, Inc., Architects. Cost estimates were derived using R.S. Means Company, Inc. estimating guides, along with recent DNR in-house bid data.

**I. MOUNT AVENTINE COMPLEX:**

**MOUNT AVENTINE MANSION:**

Mansion Renovations & Repairs.....	\$143,580
Fire Suppression System.....	\$304,190
Utilities & Landscaping.....	\$64,000
<b>MANSION TOTAL.....</b>	<b>\$511,770</b>

**ENTRANCE ROAD TENANT HOUSE:**

Building Renovations & Repairs.....	\$33,960
Utilities & Landscaping.....	\$4,680
<b>TENANT HOUSE TOTAL.....</b>	<b>\$38,640</b>

**INDOOR RIDING ARENA:**

Utilities & Landscaping.....	\$22,200
<b>RIDING ARENA TOTAL.....</b>	<b>\$22,200</b>

**CAPITAL IMPROVEMENTS:**

Day Use Area.....	\$184,040
Roads & Parking.....	\$34,600
Trails.....	\$62,000
Landscaping.....	\$33,200

<b>CAPITAL IMPROVEMENTS TOTAL.....</b>	<b>\$313,840</b>
<b>MOUNT AVENTINE COMPLEX TOTAL.....</b>	<b>\$886,450</b>

**II. LONG SHADOWS COMPLEX:**

**RESIDENTIAL CABIN:**

Cabin Renovations & Repairs.....	\$95,190*
Utilities & Landscaping.....	\$13,500
<b>CABIN TOTAL.....</b>	<b>\$108,690</b>

\* For Green Building Construction, add 25%.

**CAPITAL IMPROVEMENTS:**

Roads & Parking.....	\$34,700
Landscaping & Fencing.....	\$29,300
Stone Revetment.....	\$520,000
<b>CAPITAL IMPROVEMENTS TOTAL.....</b>	<b>\$584,000</b>

<b>LONG SHADOWS COMPLEX TOTAL.....</b>	<b>\$692,690</b>
--	------------------

**III. RIVER COMPLEX:**

**CAPITAL IMPROVEMENTS:**

Day Use Area.....	\$131,140
Roads & Parking.....	\$24,500
Landscaping.....	\$14,000
Stone Revetment.....	\$520,000
<b>RIVER COMPLEX TOTAL.....</b>	<b>\$689,640</b>

**IV. NORTH FOREST:**

**OPTION A:**

Road & Parking.....	\$28,600
Paved Path to Shore.....	\$16,000
Observation Tower.....	\$7,500
<b>OPTION A TOTAL.....</b>	<b>\$52,100</b>

**OPTION B:**

Paved Path to Shore.....	\$30,020
Parking.....	\$4,200
Observation Tower.....	\$7,500
<b>OPTION B TOTAL.....</b>	<b>\$41,720</b>

**ENGINEERING/BID DOCUMENTS: ADD 10% TO TOTALS**

**CONTINGENCY: ADD 15% TO TOTALS**

**Appendix I(d)**  
**Maryland Department of Natural Resources, State Forest and Park Service**  
**Proposed Operational Budget for Chapman State Park and Parris N. Glendening NEA**

<b>chapmans Landing -DA603 - fy2002</b>		
<b>Ob.-item</b>	<b>Description</b>	<b>Budget</b>
01-05	overtime	500
02-03	seasonal payroll	12127
02-04	social securityx7.65%	928
02-07	unemployment.x.23/100	7
02-89	Turnoverx2.5%-	483
03-01	postage	1560
03-02	telephone	4360
04-01	in state routine oper.	0
04-04	in state training	0
04-05	out of state training	0
06-01	fuel oil #2	1249
06-03	electricity	5794
06-04	propane	0
06-08	water and sewage	0
07-20	boats/trailers/gas&oil	0
07-21	boats/trailers	0
07-22	boats/trailers/maint.rep.	0
07-31	tractors gas/oil	0
07-32	tractors maint./repairs	0
07-42	vehicles gas/oil	3100
07-43	vehicles maint./repairs	2000
08-01	equip. repair/maint.	0
08-02	photographic	0
08-03	bldg/road/rep. Maint.	4205
08-05	service contracts	17300
08-06	Copiers	0
08-07	Printing	0
08-10	Equipment rental	2120
08-15	advertising	0
08-19	other contractual services	0
09-01	office supplies	0
09-02	building and household	3900
09-04	instructional supplies	0
09-05	Medical	0
09-09	ammo.	0
09-08	agricultural	0

09-10	small tools	500
09-11	signs	0
09-12	uniforms	394
09-16	photo supplies	114
09-17	other supplies	4066
09-23	conc. Paper products	0
09-28	condiments resale	0
09-30	pack food resale	0
09-31	drinks resale	0
09-32	gasoline resale	0
09-33	oil resale	0
09-34	other for resale	0
09-37	computers	0
10-04	replace radio/elec.	0
10-07	replacement tools	0
10-08	replacement equipment	0
11-03	new office equipment	0
11-04	new radios/electronics	0
11-07	tools/machinery	0
13-04	association dues	0
	Total	63779
01-05	Overtime	500
02	special payments pay	13545
03	communications	5920
04	travel	0
05	food	0
06	fuel & utilities	7043
07	vehicle maint. Repair	5100
08	contractual services	23625
09	supplies and maint.	8974
10	replacement equipment	0
11	new equipment	0
12	grants contribution	0
13	fixed charges	0

**Appendix 1(e)-Summary of Public Comments and Final Recommendations  
from the Citizens Advisory Committee (CAC)**

## **Summary of Public Comments and Final Citizen Advisory Committee Recommendations for the Chapman's Forest Draft Land Unit Plan**

Comments were solicited from the public from December 3, 2002 until January 3, 2003 regarding the Chapman's Forest Draft Land Unit Plan. Six hundred twenty one (621) comments were received from the 591 people (total number of respondents) in various formats: spoken comments at the public meeting held on December 10, 2002, written comments provided at the public meeting, and written comments in the form of letters, e-mail and fax. Over the course of the public comment period, the final recommendations concerning the draft plan also were provided by the DNR appointed, nine member citizen advisory committee.

### **Public Comments**

About a 25% of the comments received were from people stating they are Charles County residents. Many identified themselves as being affiliated with a group. Some of the groups included youth sports leagues, local clubs belonging to the 4H (equestrian), and environmental, and conservation organizations. About a quarter of the written comments were "form" letters or were derived from form letters with comments added or amended. Thirty four (34) letters were received from persons residing outside of Maryland.

Less than one quarter of the total number of respondents (147) specifically stated whether they did or did not support the plan. Of the 147 people, less than 5% (approx. 7 people) opposed the plan as written, because they preferred more intense uses or private (e.g. commercial) development on the property. Approximately 85% of the 147 respondents who commented generally about the plan supported the plan with some modifications, and those comments primarily focused on support for or against ball fields and equestrian use.

Approximately 1.5 % (approximately 9 people) of the 591 respondents said that the planning process needed to be extended and that there was inadequate time for comment - the majority of these respondents also supported more intensive recreational uses (conference center, golf course etc.) and/or other uses on the property (e.g. commercial and residential uses).

Most likely in response to a newspaper article or newspaper editorials that were written later during the public comment period, approximately 48 of the 591 respondents specifically discussed whether the property should be developed for residential or commercial use or sold to developers. Of the 48, 77% of them (37 respondents) were against selling the property, allowing development, and generally did not support a sports complex on the property. Approximately 23% (11 people) wanted the property sold into private interests for development.

Regarding the property in general, about 83% of the 591 respondents specifically supported conservation of natural and cultural resources as a major focus for the public land unit. The resources specifically mentioned include preserving forest integrity, native plant species, the shell-marl ravine forest, streams, slopes, wildlife habitat and archeological sites. Many of the comments encouraged resource-based activities such as historical and natural interpretation, education and research, walking, hiking, bird watching, photography, art, etc. It also is inferred that the 83% also wanted the property to remain as public lands.) 1.3% of all respondents specifically stated that conservation should not be a major focus for the property.

Many of the topics addressed by the public regarded specific issues. The most frequently mentioned one was leasing the Triangle or Chapman's Forest to Charles County for a sports complex - one of the options presented in the draft plan. Approximately 83% (490 respondents) of the 591 people who commented addressed the ball field question. Approximately 4% of them supported ball fields on the property. They indicated that the fields could be in the Triangle or elsewhere on the property. About 96% of those people who commented on ball fields, did not support the proposal and they stated that ball fields should not be on the property. Many of those letters acknowledged that ball fields are needed in western Charles County, however, they indicted that it was the county's responsibility is to provide them elsewhere or on county owned property. Other letters cited degradation of the property's natural resources due to the proposed ball fields as the reason for not supporting them on this land unit.

Another specific issue involved equestrian use on the property. Approximately 6% of the total responders (35 people of 591) felt that equestrian use should be a major focus on the property. These comments stated that there is a shortage of locations for horse riding and equestrian programs. The equestrian groups provided most of their support during the public meeting. A representative from the College of Southern Maryland spoke on a proposal to assess the needs and support for an equestrian and/or equine studies program through a partnership between the College and DNR.

About 11% of people of the total respondents did not necessarily oppose equestrian use, but recommended that equestrian activities be limited on the property to the existing level of use or that the presence of horses should be mainly for historical interpretation. Approximately 58% of the 591 respondents felt that equestrian use should not be a major focus of the property. These commenters suggested that equestrian centers and intense trail riding causes ecological problems such as soil compaction, erosion, and introduction of invasive species. Most also mentioned that riding opportunities exist at Myrtle Grove, and are therefore not necessary on this property.

Another topic, which was addressed by about 13% of those providing comments (83 people), was regarding hunting on the property. Of the 83 people, about 20 of them supported hunting in general or seasonal, permitted hunting. Over half of them supported hunting only for (deer herd) management or control. Eleven respondents did not support hunting on the property at all.

Another topic that was infrequently mentioned was water access. Only 2% of the total number of respondents mentioned water access with most of those supporting water access as proposed. Others suggested increased access, such as water trail campsites and other canoe and kayak launches. Very few mentioned powerboat access.

## Table Summary of Public Comment

<i>Category</i>	<i>Number of responses per category</i>	<i>% of total responders</i>	<i>% of responses in the category</i>
Total Responses Reviewed as of 1/15/03	621	105%	
Spoken Comments at Public Meeting	72	12%	
Written comments turned in at Public Meeting	15	3%	
Faxed Comments	124	21%	
Mailed Comments	76	13%	
E-mailed comments	334	57%	
Sent in comments more than once or in various forms	30	5%	
 Total # of Responders	 591	 100%	
<b>Support for the plan</b>			
Total specifically giving an opinion on the plan	147	25%	
Supports the Preferred Alternative with some modification (I.e. no ballfields or equestrian center)	125	21%	85%
Does not support the Preferred Alternative	8	1%	5%
Does not support the plans in general	14	2%	10%
 <b>Conservation</b>			
Total addressing conservation, fragmentation, keeping the property intact, etc)	519	88%	
Conservation should be major focus (no fragmentation, keep property intact, preserve property as it is, preserve natural beauty, etc.)	511	86%	98%
Conservation should not be major focus	8	1%	2%
 <b>Ball Fields</b>			
Total mentioning ballfields	514	87%	
Supports ball fields at Chapman's Forest	21	4%	4%
Does not support ball fields at Chapman's Forest	493	83%	96%
 <b>Equestrian</b>			
Total mentioning equestrian	447	76%	
Equestrian use as a major or significant component (CSM, 4H, trail riding, equestrian center)	35	6%	8%
Equestrian not as a major component (no "Equestrian Centers" or no trail riding altogether)	345	58%	77%

Limited equestrian (within current use area, "for historical interpretation", strictly monitored, trails defined)	67	11%	15%
<b>Education</b>			
Specifically supported Environmental Education Center	13	2%	
<b>Hunting</b>			
Total specifically mentioning hunting	83	14%	
Supports hunting in general	24	4%	29%
Does not support hunting	11	2%	13%
Finds managed hunting acceptable	48	8%	58%
<b>Water Access</b>			
Total mentioning water access	12	2%	
Supports water access	10	2%	
Would like to see more water access	2	0%	

## **Summary -Final Recommendations from the Citizens Advisory Committee**

The CAC's final recommendations to the Department were in response to a questionnaire. A summary of their comments is provided below. Their written submittals are available in the hard copy version of this document.

### **1. Proposed County Athletic Fields in Triangle Area**

#### **Against Ballfields**

- Marian Jacques
- Bonnie Bick
- Bob Boykin (against fields in the Triangle-reexamine possibility of locating fields next to 50 acre industrial area on the S. Tract, otherwise ball fields should be removed from the recommendation.
- George Wilmot

#### **Supports Ballfields**

- Jewell Bragunier on Triangle or South Tract
- Evie Hungerford
- Murray Levy
- Van Mitchell –supports at Triangle, or if necessary, elsewhere on the property.

### **2. Hunting: Should managed hunting (by special permit, restricted number of days, limited number of hunters) or seasonal/permitted hunting (e.g. what is allowed on most WMAs etc) occur on the property?**

#### **Managed Hunting**

- Marian Jacques
- Bonnie Bick
- Bob Boykin
- George Wilmot
- Evie Hungerford

#### **Seasonal Hunting**

- Jewell Bragunier
- Murray Levy\* Recommended seasonal or permitted hunting at the committee meeting.

Van Mitchell: let DNR make the decision

### **3. Equestrian Use**

#### **a. College of Southern Maryland's proposal for an equestrian program on the property (Preferred Alternative in the Draft Plan)**

- Bonnie Bick-limit equestrian use for "historical interpretation" only
- Marian Jacques-a very limited program may be feasible-should not dominate landscape
- George Wilmot-intensive use would have serious impacts on fields and trails, low level use of fields, trails and fields could be allowed, area us is acceptable
- Bob Boykin- could support, but issue needs further study, not enough information yet
- Murray Levy- supports CSM proposal
- Jewell Bragunier-supports CSM proposal
- Evie Hungerford-supports CSM proposal and expanded equestrian use throughout property
- Van Mitchell-supports CSM proposal

**b. 4-H proposal to use the riding arena and property** (This question is in response to the significant numbers of other equestrian groups who attended the December 10<sup>th</sup> public meeting. )

- Bonnie Bick – limit equestrian use to “historical interpretation” only
- Marian Jacques-very limited program (if any) only
- George Wilmot-see CSM response above
- Bob Boykin- could support, but issue needs further study, not enough information yet (e.g. specific proposals from equestrian groups)
- Murray Levy-widest possible use by equestrian community
- Jewell Bragunier-supports idea and expanded equestrian use
- Evie Hungerford- supports expanded equestrian use throughout property
- Van Mitchell-supports expanded equestrian use
- Murray Levy-supports expanded equestrian use

**c. General proposal to expand equestrian use and access throughout the property.**

(This question is in response to the significant numbers of other equestrian groups who attended the December 10<sup>th</sup> public meeting. )

- Bonnie Bick-limit equestrian use to “historical interpretation” only
- Marian Jacques-opposes equestrian use (expanded trails etc.) and elsewhere in property
- George Wilmot-equestrian use of fields and existing future roads on North Tract can be allowed; use of South Tract should be light and restricted to right of way and one existing road.
- Bob Boykin- could support, but issue needs further study, not enough information (e.g. specific proposals for equestrian groups) yet
- Murray Levy-widest possible use by equestrian community
- Van Mitchell-supports expanded use
- Jewell Bragunier-supports expanded use
- Evie Hungerford – supports expanded equestrian use throughout property

**4. General comments from the CAC regarding the Preferred Plan by Planning Area**  
(Note: Alternative I – III were presented in the Draft Plan, and some of the committee members’ comments are directed to those alternatives.)

a. North Forest Area

- Bonnie Bick-no observation tower due to potential impacts to viewshed
- Marian Jacques-no observation tower; supports other elements of the Preferred Alternative
- George Wilmot-supports Preferred Alternative-limit tower to six feet, realign trail
- Bob Boykin-supports Preferred Alternative
- Van Mitchell- supports Preferred Alternative
- Murray Levy-supports Alternative III
- Jewell Bragunier: supports Preferred Alternative
- Evie Hungerford- “plan needs to make more use of each parcel and the waterfront-none of the alternatives do justice to the opportunities, would “assign a 4+ the for all the people plan.”

b. Mt. Aventine Historical Area

- Bonnie Bick-general recommendation to have Chapman’s Forest (proposed uses and development) that help “remain an authentic experience” and not degrade or confuse the site by “trying to serve all sorts of interests...”
- George Wilmot-supports Preferred Alternative, but with above comments on equestrian use

- Marian Jacques-appears to support Preferred Alternative-minor comments
- Bob Boykin-supports Preferred Alternative, however see comments on equestrian use
- Jewell Bragunier: supports Alternative III for the house-expand it for higher levels of conference activities rather than just restore it.
- Evie Hungerford- “plan needs to make more use of each parcel and the waterfront-none of the alternatives do justice to the opportunities, would “assign a 4+ the for all the people plan.”
- Murray Levy-supports Alternative III
- Van Mitchell-supports Preferred Alternative-emphasis needed to generate revenue to pay for operations.

c. Shell Marl Ravine Forest

- Bonnie Bick-supports Preferred Alternative
- Marian Jacques-supports Preferred Alternative
- Jewell Bragunier-supports Alternative I (which is the same as the Preferred Alternative)
- George Wilmot-supports Preferred Alternative
- Bob Boykin-supports Preferred Alternative
- Evie Hungerford-supports Preferred Alternative
- Murray Levy- supports Preferred Alternative
- Van Mitchell- supports Preferred Alternative

d. Long Shadows and River Complex

- Bonnie Bick-supports Preferred Alternative, with limited use\activities to avoid impacts to Shell Marl Ravine Forest and not compete with historic area
- Marian Jacques-supports Preferred Alternative with provision that no vehicular access should be allowed to the River Complex
- George Wilmot-supports Preferred Alternative, however don't remove older buildings
- Bob Boykin-supports Preferred Alternative
- Jewell Bragunier-supports Alternative III-expanded uses and activities for a Long Shadows retreat-meeting facility
- Evie Hungerford-“plan needs to make more use of each parcel and the waterfront-none of the alternatives do justice to the opportunities, would “assign a 4+ the for all the people plan.”
  
- Van Mitchell-supports Preferred Alternative
- Murray Levy-supports Alternative III

e. South Tract

- Bonnie Bick-supports Preferred Alternative; let cleared area regenerate; restore historic building.
- Bob Boykin-supports Preferred Alternative with some equestrian trail use, see comments on the Triangle and ballfields
- Marian Jacques: supports the Preferred Alternative with minor changes
- George Wilmot-supports Preferred Alternative with minor changes
- Jewell Bragunier-supports the Preferred Alternative, but with equestrian trails; would like to see possibility of an adult oriented sports facility in this area; and activities such as camping and historical events and sorting events....
- Evie Hungerford-“ plan needs to make more use of each parcel and the waterfront-none of the alternatives do justice to the opportunities, would “assign a 4+ the for all the people plan.”
- Van Mitchell- Supports the Preferred Plan.
- Murray Levy- Prefers Alternative 3



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