



TOWN OF CHEVERLY, MARYLAND
MAYOR AND TOWN COUNCIL

WORK SESSION
October 23, 2025
7:30 PM

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Grant Request** - Representatives from the committees will present their grant requests.
 - Cheverly Parent Resource Center (CPRC)
 - ASL Coffee House
5. **Budget Update** – Diane Mock, the town accountant, will provide a FY26 budget update.
6. **5701 Landover Rd Update** – Diane Beedle of Community Native Planting Project (CNPP) will provide an update on the property at 5701 Landover Rd.
7. **Liquor Board License Application** – Mayor & Council will discuss the Class B application for Chopup & Cola.
8. **Keller Construction** - A representative from Keller Construction will provide an update on the Eley building construction.
9. **Tax Exemptions for Disabled Veterans** – The Town Administrator will provide an update.
10. **Review of Planning Board questions for Hospital Hill Developers** – The Mayor & Council will review the questions from the Planning Board regarding the Hospital Hill development.
11. **Bike Trail Update** - The Town Administrator will provide an update.
12. **Town Administrator Update** – Town Administrator Galloway will provide a report to the Mayor and Council.
13. **Update by CM Fry & Garces Regarding Cheverly Station Apartments** – Council members will provide updates/feedback from residents at Cheverly Station Apartments.
14. **Review of November Town Meeting Agenda and Future Requests** – The Mayor and Town Administrator will offer a forecast of the Mayor and Council Town Meeting agenda. The Mayor will seek Council input on agenda items for consideration for future meetings.
15. **Adjourn**



(*) denotes an agenda item requiring action (typically expressed by a vote) of Mayor and Council.

**Resident input will be allowed as part of action items, presentations and discussion items on the agenda, residents seeking to speak will be recognized by the presiding officer. Residents may speak once, for no more than three minutes, on each eligible agenda item per the adopted Council Meetings Rules & Procedures. Residents are also encouraged to submit input to the town clerk at townclerk@cheverly-md.gov to be read at the meeting.*

Please Note: Pursuant to the Annotated Code of Maryland, State Government Article Section 10-508(a), the Council by majority vote may retire to executive or closed session at any time during the meeting. Should the Council retire to executive or closed session; the mayor will announce the reasons and a report will be issued at a future meeting disclosing the reasons for such session.

Zoom Information:

Topic: Cheverly Mayor & Council Work session

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82551558763?pwd=SkU0MDI5TmNWYVBMNXIFVk8vNEp0UT09>

Webinar ID: 825 5155 8763

Passcode: 916656

Or One tap mobile :

US: +13017158592,,82551558763#

Or Telephone: US: +1 301 715 8592

Agenda Supplemental Material

1. Grant requests

Pages: 4 - 8

2. 5701 Landover Rd Site Plan

Pages : 9 - 29



Grant: # _____

GRANT ACQUISITION AGREEMENT

All grants issued by the Mayor and Cheverly Town Council are from appropriated funds of the Town of Cheverly and must be accounted for to specified auditing standards.

Organization: Cheverly Parent Resource Center

Name: Minty Abraham Wade **Phone:** (301) 758-2312

Address: 5711 Newton Street, Cheverly, MD 20784 **Email:** mabraham2@gmail.com
Cheverly, MD 20785

- I hereby agree NOT to expend funds allocated to the designated organization for salaries, stipends, and/or personal income.
- As duly authorized by the above-named organization to accept this grant, I assume full responsibility for the proper expenditure of funds for the requested expenses and will report to the town staff on how the funds were spent.
- Receipts and a full accounting of all grant funds are required by the end of the given Fiscal Year ending June 30th.

I also understand that the funds provided are not for my personal use and that violating this agreement will result in the reimbursement to the Town of Cheverly of any/all funds spent outside the parameters as denoted in the grant application.

Date: October 3, 2025 Minty Wade
Signature of Grant Recipient

PLEASE ATTACH THE FOLLOWING:

- THE PURPOSE OF THE GRANT REQUEST.
- A DETAILED DESCRIPTION OF THE PROJECT/PROGRAM YOU WISH TO EXECUTE WITH THE CHEVERLY GRANT PROGRAM FUNDING.
- A DETAILED ACCOUNTING OF AMOUNTS AND ACTIVITIES/ITEMS FOR WHICH THE GRANT FUNDS SHALL BE UTILIZED.
- A DETAILED TIMELINE FOR THE EXPENDITURE OF FUNDS.
- THE OVERALL BENEFIT TO THE COMMUNITY.

CPRC Thanksgiving Grant Request (2025)

- Purpose of the Grant Request: Consistent with prior years, CPRC requests a \$2,500 grant to supplement our annual [Thanksgiving Donation Drive](#) for food insecure families in the Cheverly area.
- A detailed description of the project/program you may wish to execute with the Cheverly Grant Program Funding: Every year, CPRC conducts a Thanksgiving Donation Drive to support food insecure families of our local elementary schools, Gladys Noon Spellman Elementary School, Bladensburg Elementary School, and Robert R. Gray Elementary School. Rising inflation and mass layoffs have exacerbated food security in our community. While these challenges in the County may feel insurmountable, we recognize that we can make a difference in our immediate county. We will use donations and grants to purchase ALDI and/or Walmart gift cards that families can use to purchase the exact Thanksgiving items they need.
- A detailed accounting of amounts and activities/items for which the grant funds shall be utilized: We will use these funds to purchase \$35 ALDI and/or Walmart gift cards that the schools will distribute to food insecure families. CPRC will also conduct its annual fundraising drive and match the donations to supplement the grant.
- A detailed timeline for the expenditure of funds: We intend to purchase and deliver Aldi/Walmart gift cards to Gladys Noon Spellman Elementary School, Bladensburg Elementary School, and Robert R. Gray Elementary School the week of November 17. Depending on how much we raise from the Thanksgiving Donation Drive and grant from the town, each family will receive a gift card for approximately \$35, allowing families the dignity of choosing what they need most. The gift cards will be split evenly between the three schools.
- The overall benefit to the community: According to data, approximately 15% of the population in Prince George's County is considered food insecure and the unemployment rate is rising. In keeping with our Mission, this activity directly benefits schools and families in our community.



Grant: # _____

GRANT ACQUISITION AGREEMENT

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Organization: ASL Coffee House
 Name: Cynthia Pettie Phone: 301 613 9458 text-only
 Address: 3001 Tremont Ave Email: cynpeters@comcast.net
 Cheverly, MD 20785

- I hereby agree NOT to expend funds allocated to the designated organization for salaries, stipends, and/or personal income.
- As duly authorized by the above-named organization to accept this grant, I assume full responsibility for the proper expenditure of funds for the requested expenses and will report to the town staff on how the funds were spent.
- Receipts and a full accounting of all grant funds are required by the end of the given Fiscal Year ending June 30th.

I also understand that the funds provided are not for my personal use and that violating this agreement will result in the reimbursement to the Town of Cheverly of any/all funds spent outside the parameters as denoted in the grant application.

Date: 10/13/2025 Cynthia Pettie

Signature of Grant Recipient

PLEASE ATTACH THE FOLLOWING:

- THE PURPOSE OF THE GRANT REQUEST.
- A DETAILED DESCRIPTION OF THE PROJECT/PROGRAM YOU WISH TO EXECUTE WITH THE CHEVERLY GRANT PROGRAM FUNDING.
- A DETAILED ACCOUNTING OF AMOUNTS AND ACTIVITIES/ITEMS FOR WHICH THE GRANT FUNDS SHALL BE UTILIZED.
- A DETAILED TIMELINE FOR THE EXPENDITURE OF FUNDS.
- THE OVERALL BENEFIT TO THE COMMUNITY.

1. *The purpose of the grant request:*

This grant is to fund the payment for two sign language interpreters in person for two hours, twice a year.

It will fund the payment of two voice interpreters for member who sign when they make comments or ask questions during the speaker's presentation.

It will also fund refreshments/beverages for approximately 20 attendees four times a year.

2. *A detailed description of the project/program you wish to execute with the Cheverly Grant program funding:*

The ASL CoffeeHouse will have two speakers a year: once in the fall and once in the spring. To be accessible, when the speaker does not know sign language, two sign language interpreters will sign for the person, taking turns, depending on RID criteria. Two voice readers will speak, taking turns, for members who do not use voice when they have comments or questions.

This is an outside-of-work program so some refreshments are welcome.

3. *A detailed accounting of amounts and activities/items for which the grant funds shall be utilized.*

Two Sign Language Interpreters X 2 hrs x 2 times a year = \$400
(\$50/hr)

perhaps access to the many organizations and clubs in the town. Perhaps, this will lead to subgroups of deaf residents in these organizations and clubs. It provides a means/setting for deaf residents to more freely and comfortably express their concerns and make suggestions that the town meetings do not really provide despite the remote sign language interpreting being provided. Perhaps, this will lead to more attention to the aging, child care, and recreational issues of this group of signing residents.

5701 Landover Road

A Natural Area of Respite and Exploration

A design plan to transform an underutilized property into a natural area of relaxation and an environmental asset for the town of Cheverly and broader community.

Design and natural space restoration funded by United States Environmental Protection Agency Region 3, the Chesapeake Bay Program, Prince George's County Department of the Environment, and the Chesapeake Bay Trust Green Streets, Green Jobs, Green Towns Grant

Grantee: Anacostia Watershed Society

Project Lead: Diane Beedle, Community Native Planting Project

Landscape Designer: Matthew Reise, formerly Anacostia Watershed Society

Anacostia Watershed Society Lead: Chris Williams

Community Outreach Assistant: Lindsay Allen, Anacostia Watershed Society

Table of Contents

Project Beginnings	. . . . .	3
Community Design	. . . . .	5
Final Design Plan	. . . . .	11
Entryway	. . . . .	13
Walkway	. . . . .	14
ADA Wheelchair Access	. . . . .	15
Gathering Area	. . . . .	16
Additional Features	. . . . .	17
Planting Plan	. . . . .	19

Project Beginnings

In December of 2023, the Community Native Planting Project (CNPP) and the Anacostia Watershed Society (AWS) agreed they were interested in collaborating on a Chesapeake Bay Trust Green Infrastructure grant aimed at constructing a natural space to foster community health and engagement via community greening. With the organizations based in Cheverly and Bladensburg, respectively, the long-neglected property at 5701 Landover Rd (5701) on the town's border immediately came to mind as an opportunity to provide a natural space in an area severely lacking access to quality nature. After coordinating with the Town of Cheverly, the owner of 5701 which agreed to collaborate in pursuing this project, AWS and CNPP applied for the CBT grant in February of 2024. Note that in the Town of Cheverly's Green Infrastructure Plan of September 2011, this parcel – along with other properties on the block – were marked as “Potential Mixed-Use Greening Opportunities.” The Town purchased the lot in 2012 with the intention of preserving it as a green space because one of the access points to Quincy Run is on the property. The grant was fully funded at \$49,767 in May of 2024 because of the US EPA/PGC-DOE joining with CBT to offer the award (for brevity, the grant will be referenced as a CBT grant). AWS is the grant recipient, and CNPP is a subgrantee.

The project's objective was simple: clean the parcel of its rampant invasives, illegally dumped construction debris, and accumulated garbage; assess the feasibility of a potential green space; host multiple community design workshops to understand residents' goals while creating the basis of a design plan; create a design plan; and install the new community green space.



Above: Volunteers hauling construction rubble to be removed from the property

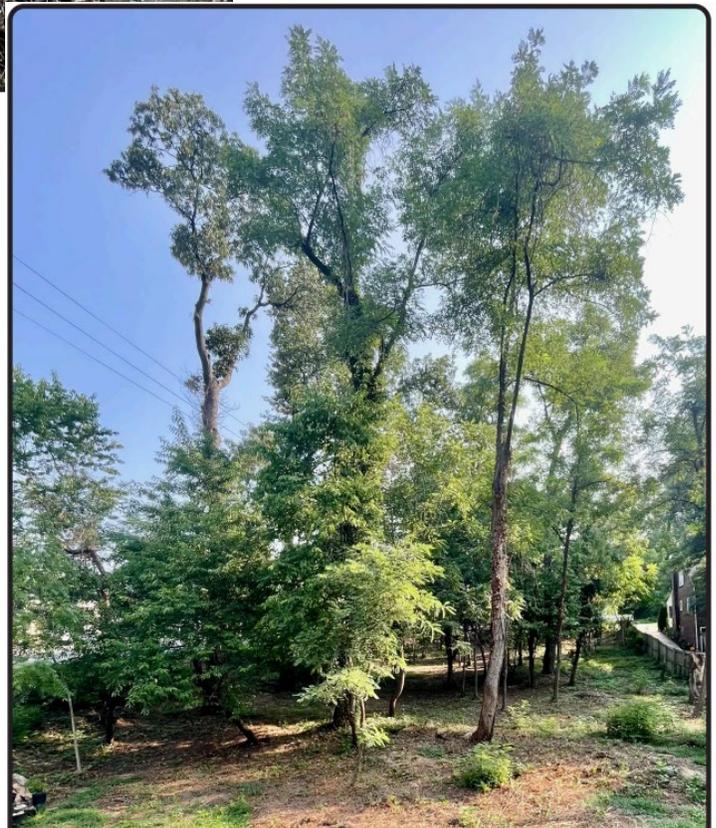
Cleaning the Property

The first task was to clear the impenetrable thicket of invasive vines from the property to better assess the topography and feasibility of such a community greening project. CNPP invested hundreds of pro-bono hours into clearing the property of invasive species to do this. Once the site was cleared enough to assess in the spring of 2024, it was determined that the land was feasible for a natural green space, and the project continued. Before & after photos are shown.



Above: Property in January 2024

Right: Property in August 2024



Community Design

The central goal of this project was to listen to community voices and create a space that benefits all who experience it. CNPP and the Anacostia Watershed Society believe that it is impossible to design a successful community amenity without collaboration of residents who will use the space. To do this, the team spent the past year engaging with hundreds of Cheverly residents to gather their thoughts, understand their goals, create plans together, and listen to their worries. Different engagement mechanisms are described below.

Community Outreach Events

CNPP, the Anacostia Watershed Society, and the Town of Cheverly held 6 formal events to gather input from community residents. The data listed includes the dates, event names, and the number of residents who provided written documentation of their ideas:

- 2 February, 2024 – Input from 37
Cleanup Greenup Community Event
- 13 July, 2024 – Input from 5
Ward 1 Day
- 24 August, 2024 – Input from 4
CNPP Work Session
- 26 September, 2024 – Input from 25
Town of Cheverly Design Workshop
- 28 September, 2024 – Input from 50+
Cheverly Day Tabling
- 5 October, 2024 – Input from 26
Design Workshop on the property of interest

Volunteer Events

Over the past year since their agreement to pursue this project, CNPP and their partners have invested 658 cumulative volunteer hours of time into clearing the property of invasive species and removing illegally discarded trash and construction debris. CNPP’s 30 volunteer work sessions at the property have garnered 117 unique volunteers – 71 of which are Cheverly residents. Many of these volunteers provided written contributions at the community input sessions and verbal contributions while volunteering. (It should be noted that the Town of Cheverly’s Public Works staff also helped clear the site on at least three occasions, where they hauled away all the invasives, garbage, and construction debris that the volunteers brought to the entrance of the lot. Additionally, the Town hired a tree service to do tree work – including removal and hauling – that was beyond the volunteers’ capacity. Finally, Pepco removed all the invasive trees under the power lines. None of this valuable time and effort is included in the volunteer hour calculation and must be acknowledged as a significant contribution.)

Online Questionnaire

CNPP created an online questionnaire, which was approved by the Town and AWS, to reach residents we may not otherwise be able to reach. Access to this questionnaire was posted on yard

signs around the perimeter of the property for several months, hand-distributed on individual fliers to 85 of the homes closest to the property, posted on the Town of Cheverly's listserv, posted on multiple social media platforms, and posted on additional local listservs with thousands of subscribers (including the Exchange, ChevList, and Cheverly Parent Resource Center to name a few). The questionnaire was written in both English and Spanish, due to the large Spanish-speaking community of the neighborhood.

Results of the Online Questionnaire

The questionnaire was answered by 58 individuals. Respondents were asked to answer in their own words "What would you like to see at 5701 Landover Rd?". After grouping responses based on similar themes, certain topics came out on top. **Overall, 48 of 58 respondents wanted 5701 to be a Green Space of some sort.** Below are the specific topics mentioned most frequently.

- 87 times – Preserving / Creating a greenspace with natural features (number is higher than number of respondents because many mentioned multiple topics in this category)
 - 22 times – Add native plants or other garden beds
 - 17 times – Keep or add trees
 - 10 times – Add walking paths
 - 8 times – Make a community forest or vegetable garden
- 25 times – Add seating or gathering spaces
- 14 times – Creating a retreat / safe haven / place of reflection
- 13 times – Include play equipment or play areas
 - 11 times – Specified nature-based play with natural materials or small pieces of equipment placed to preserve the property's natural appeal
 - 2 times – A children's playground (no qualifying descriptions included)
 - 2 times – NO plastic equipment
 - 2 times – NO playground equipment
- 11 times – Ensure the property is bike & pedestrian friendly
- 11 times – Add safety features to prevent crime
- 6 times – Add community support / infrastructure items
- 5 times – Add accessible features
- 4 times – Make a dog-friendly space
 - 3 times – Make sure NO dogs are allowed

Results of the Community Design Events

At September and October events, participants were encouraged to partake in a map-drawing exercise, where they were given a blank map of the property. They were encouraged to use their imagination and draw the things they'd like to see in the property. The September event took place at Cheverly town hall, while the October event took place at 5701itself, lending scale and perspective to the participants. These activities are less numerically quantifiable than our other activities, yet general themes echoed the same sentiments as we heard elsewhere. Of the 32 people who created their own maps, most people desired a natural, green area to act as a respite. Some drew play areas, and others drew walking paths and spaces to rest.

At the February, both September, and the October events, participants were encouraged to engage with 3 boards displaying activities regarding the following questions. Responses are shown.

What feelings do you want the final product to evoke?

This activity asked guests to place a dot on a continuum between 2 words. Average results are:

Between *Lively* and *Calm*, decisively *Calm*

Between *Natural* and *Useful*, decisively *Natural*

Geared towards *People* or *Animals*, leaning *People*

Between *Hidden* and *Visible*, leaning *Visible*

What types of plants do you want to see in the final product?

This activity asked participants to place a dot on pictures of the types of plants they'd like to see in the final product. Selection numbers are as follows:

15 points – Meadow Flowers

13 points – Groundcovers

10 points – Woodland Flowers

9 points – Flowering Shrubs

9 points – Ferns

8 points – Fruiting Trees

8 points – Evergreen Shrubs

8 points – Fruiting Shrubs

7 points – Canopy Trees

6 points – Tall Flowers

5 points – Evergreen Trees

5 points – Flowering Trees

4 points – Tall Grasses

4 points – Short Grasses

2 points – Exotic Shrubs

1 point – Succulents & Cacti

What must the project include? What should the project include? What must the project exclude? What are your worries about a project like this?

This activity asked participants to write comments on post-its under three main categories, plus concerns about a project like this. Answers with more than 2 responses are collated in their categories below by frequency of topic mentioned:

Must Include:

- 11 points – Native Trees & Plants / Wildlife Habitat
- 10 points – Benches / Seating
- 7 points – Walking Paths, Ideally Accessible
- 3 points – Natural Play Area
- 2 points – Bicycle Rack

Should Include:

- 7 points – Water Feature / Daylighted Stream
- 5 points – Native Trees & Plants / Wildlife Habitat
- 5 points – Gathering Areas
- 2 points – Fruit Trees
- 2 points – Educational Signage
- 2 points - Artwork

Must Exclude:

- 4 points – Dog Park
- 2 points – Plastic Playground Equipment
- 2 points – Becoming Overdeveloped / Unnatural

Worried About (mentioned):

- Safety Concerns – keeping strangers out
securing steep edge slopes
nighttime is lit and fenced shut
- Always visible from street to prevent crime
- Hidden from street to block noise & ugliness
- Parking concerns on the street
- Too much noise and attracting big groups

Takeaways from the Results:

From all combined community input sessions and questionnaire, we received written input from 167 individuals. The results of both the in-person activities and online questionnaire inform the Design Plan, ensuring that community members see a project that emulates the one envisioned. Broad takeaways from all modes of engagement are listed below and reflected in the Design Plan:

- The goal of this project is to create a natural space for this community. The property has many natural assets, and this project is meant to save them and augment them. Native species of all types should be planted. Meadow flowers, woodland flowers, and groundcovers are particularly encouraged. Tall grasses, succulents, and nonnative ornamental plants are discouraged.
- Various types of seating and areas for gathering are important. Ensuring visitors have a chance to rest is vital to allowing all types of folks to enjoy what the property has to offer.

- Walking paths should take visitors around the property.
- To the best of our ability, visiting the property should evoke feelings of Calm, Rest, and Rejuvenation.
- An area or areas for nature-play should be designated and incorporated in a way that preserves and protects the natural features of the property. Play materials should be natural, avoiding plastics and metals if possible.
- The possibility of fruiting trees and shrubs should be considered. When taking fruiting plants into account, pests need to be acknowledged as a non-negotiable piece of the puzzle.
- Respect for the neighbors needs to be considered. Things like crowds, noise from crowds, and parking concerns need to be thought about in the planning processes.
- Safety is a concern on this property. The parcel should be fully fenced to protect pedestrians, prevent children from running into busy streets, restrict access at night, and prevent illegal dumping. This fence should be closed and locked at night by the Town of Cheverly. The perimeter should be well lit with open sight-lines to discourage illicit activities.
- Concerns around visibility, or lack thereof, need to be harmonized to address multiple concerns. There was much debate about this topic. The property must be visible from the street to prevent illicit activities, however the street should also be somewhat blocked by vegetation to insulate road noise and create a “retreat-like” atmosphere. A compromise is necessary, where some areas along the edge are open and others are closed. The view into the property along Landover Road should be somewhat interrupted by shrubbery to insulate traffic noise and partially-block the street view. The corridor along 57th Street should be much more open to allow for open visibility.

Community Event Photos

Photos of the various events are below.



Above: October Community Design Workshop

Below: Cheverly Day tabling



Above: February Cleanup Greenup event

Below: Engagement Boards mid-use



Final Design Plan

Fortunately, the goals of the CTB grant aligned well with the aspirations of the community members and neighbors who participated in the various workshops, forums, surveys, and events. From their responses, we were able to put together a cohesive Final Design that addresses their desires and meets the stipulations of the CBT grant. Due to the small grant budget for installation (\$25,000), this Final Design is best implemented in stages, and additional funding will need to be found for work beyond the scope of the CBT grant.

Again, the overwhelming response from community members was to create a natural area that builds on the bones of what already exists in the property. It has a diverse topography of hills and flat areas, culminating in a swale over an underground creek at the base of the property. Some regions are shaded by mature canopy trees, while other regions receive near-full sun exposure.

The design proposes to keep as much as possible in the creation of a natural area of respite and exploration. All healthy canopy trees will be kept. Natural walking paths will be added to carry visitors around the property, including designated gathering spaces and natural seating. An exclusively-native plant palette will be used, covering a range of shade species to low-growing meadow species. Additional native trees will be planted to replace those which were removed for being invasive or dead. A nature-play area is designated in a sunny location on the property away from the homes. The entrance will be gated and secured by the Town of Cheverly at night to discourage loitering and unwelcome activity, and it will contain a community board and bicycle parking.

A graphic of the Design Plan is on the following page.

Installation Stages

Stage 1 will use funds from the CBT Grant to get the foundation of the project complete. These include repairing the degraded portions of the slopes, walking paths, the gathering area, the non-ADA entryway, and the majority of the planting. The space will be useable by the community after this stage.

All further stages and features will require funds secured through other programs by the Town of Cheverly.

Stage 2 will include the installation of an iron security fence around the street-side perimeter and a private fence along the residential sides of the property. This is the most urgent of stages to complete.

We recommend that Stage 3 include the installation of an ADA wheelchair-accessible entryway and landing in the meadow area.

We recommend that Stage 4 include installation of a nature-play area and play structures. By this time, it is encouraged to spot-plant and refill areas where plants did not originally flourish.

5701 Final Plan

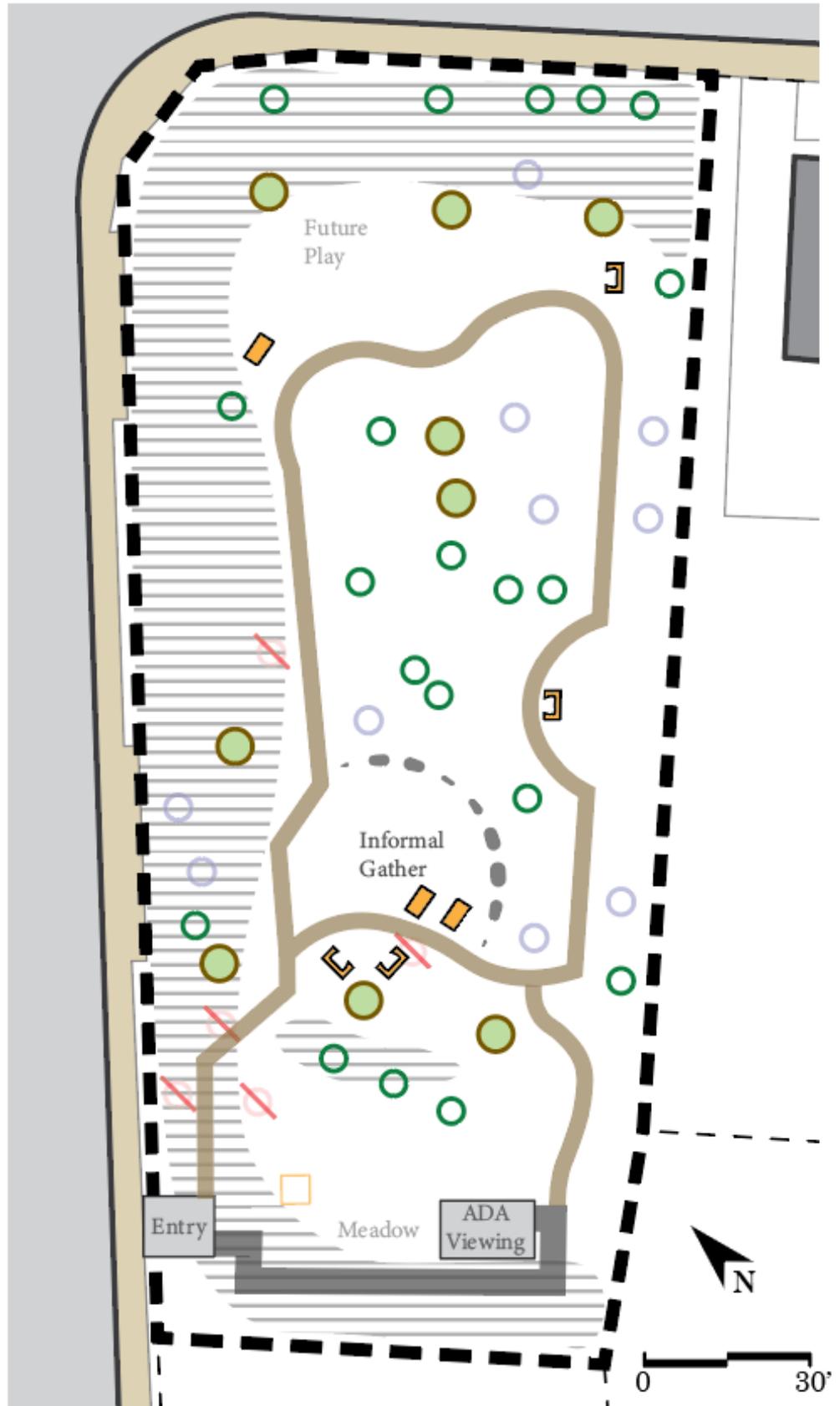
Natural Area of Respite and Exploration

To be constructed in stages

Note: Twice as many trees planted as removed

Key

- Property Boundary 
- Woodchip Walkway 
- Wheelchair Pathway 
- Large Tree (trunk) 
- Small Tree (removed) 
- Small Tree (saved) 
- Tree (added) 
- Gathering Area Boulder Border 
- Bench / Table 
- Concrete Landing 
- Steep Areas 



Entryway

With adjacent streets considerably higher than the property, creating a formal entry while on a budget is a challenge. At the base of the property near the lowest topographic point, the ground should be stabilized and a 10'x7.5' (minimum) concrete landing will be installed. Here, inside the security fence, a bike rack, garbage receptacle, and potentially a covered bulletin-board will be secured to the ground.

From this landing, a pathway as described in the “Walkways” section will lead along the hillside to access the rest of the property without interfering with the utility cover for the channelized Quincy Run. It will lead to the Informal Gathering Area, which connects to the walkway loop around the forested area of the property. Portions of this entry walkway are relatively steep, and may require rudimentary stairs, built by securing logs to the ground. An additional walkway will lead to the ADA-accessible portion of the property, with more details in the “ADA Wheelchair Access” section.

For visuals of the walkway, see the Walkway section of the report. Visuals of amenities on the landing are below:

Right: Park signage about rules, hours, town events, local businesses, etc.

Bottom Right: This is a unique bike rack already in Cheverly. Off-the-shelf varieties will be less expensive.

Bottom: Sloped walkway with rudimentary log stairs to ease access and prevent erosion



Walkway

A natural walkway will meander through the property, encouraging guests to walk and experience the area in full. While a section of the property will contain a wheelchair-compliant ADA entryway and walkway, most walkways will consist of natural materials as a means of atmosphere-creation.

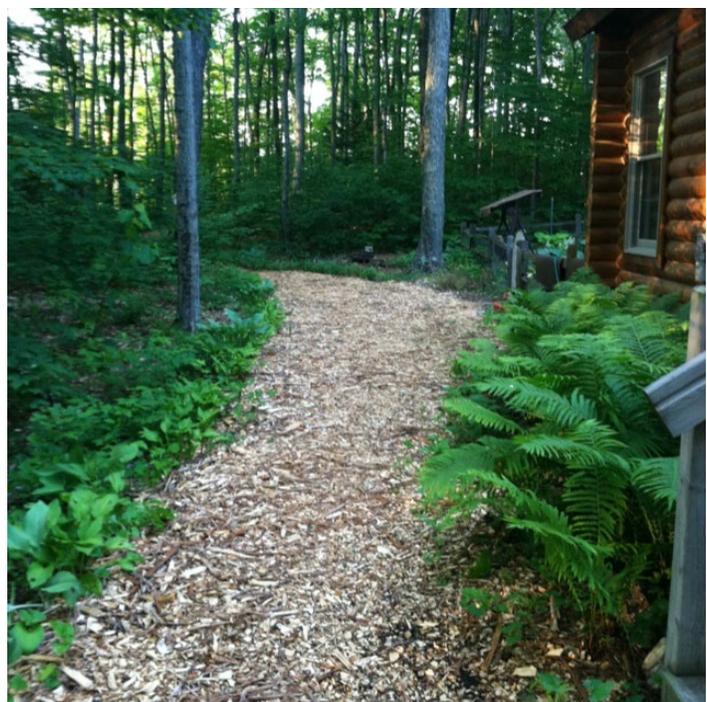
The natural walkway will be between 2.5' and 3' wide, designated by woodchips. There is an option to line walkway edges with logs and thick, straight tree branches. Ideally, these logs and branches would come from the 5701 property itself, but they could also come from other locations within Cheverly or nearby. Using local logs cuts dumping costs and keeps transport emissions low. NOTE: if logs are used, they should not be continuous and should have sizable gaps between them – this allows turtles and other small wildlife to pass through the walkway.

Maintenance is very minimal. Foot traffic should tamp down vegetation growth. Still, weeding may be required approximately once per month during the growing season. Woodchips will need replacement every 1-2 years. If used, logs will need replacing every 5+ years.

Visual examples below:



Above: This pathway is narrow and filled with shredded bark and logs on the outside. Logs should be spaced further apart than depicted.



Above: Wooded pathway with fresh woodchips. They will not retain their bright color for long, and will need to be replaced yearly.

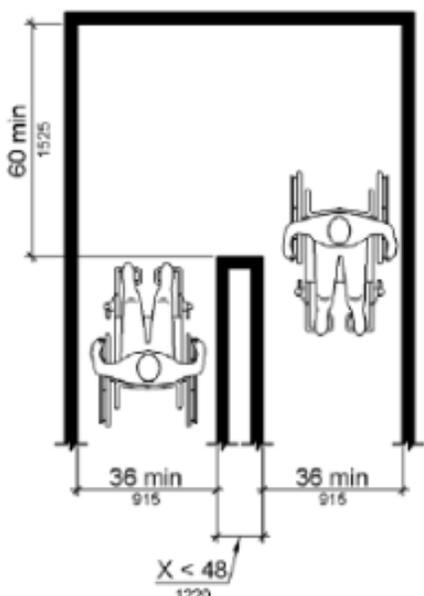
ADA Wheelchair Access

Creating an ADA-accessible entryway and walkway through this particular site is the most challenging aspect of the project because of the topography, the channelized Quincy Run, flooding, and other limitations of the space. Landover Road and 57th Avenue are considerably higher elevation than the property, and the least-steep accessway is at the base of the property. Even at the property's base, there is a considerable descent down into the space and it will take considerable engineering and funds to create full accessibility.

To make this space accessible and welcoming to all community members, there will be a path in the meadow area near the entryway that will be fully ADA compliant. To do this, a boardwalk or concrete pathway will extend from the concrete entrance landing, leading down to a level pad with accessible seating and space for gathering. It will be surrounded by the meadow area, a vibrant showcase of the 5701 property. This is a wonderful observation point for the rest of the park and can be utilized by bird watchers, families with strollers, and more. The pathway will adhere to all the following ADA requirements:

- Pathway width of 36" that allows for wheelchairs
- Pathway slope is less than 1:20, with cross slope less than 1:48
- Handrails on both sides of the pathway are 36" high to gripping surface
- If turns are needed to create a pathway where the slope is within guidelines, the landing must be at least 60" long and 80" wide
- Pathway is smooth, firm, and slip-resistant

Installation of this ADA Wheelchair Access is not feasible under the current grant funds, and should be pursued as an additional Stage to ensure all people have access to this natural area. This installation will include preparation of land for these flat structures, building of the structures, and replanting of the meadow.



Left: A copy of what an ADA switchback looks like, with dimensions.

Right: An example of a wheelchair-accessible boardwalk walkway in a meadow.

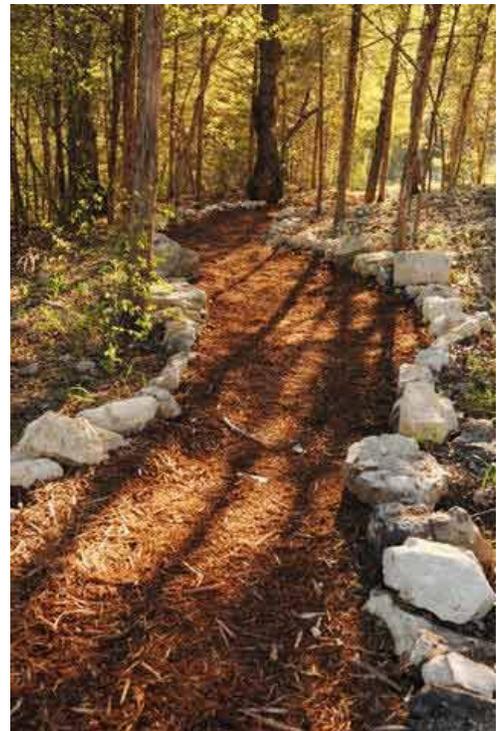
Gathering Area

At the base of the natural path will sit an informal gathering area. The gathering area is shaded by existing canopy trees. This large open space is on existing flat ground and will be edged with a mixture of logs and large boulders for climbing and sitting. Ideally these boulders will be real, but as an absolute last resort for financial constraints, they could be made of plaster or a hard plastic. We encourage reaching out to quarries in southern PA to see if they have extra large boulders for reasonable prices. The total gathering area will be roughly 350sf, with a circular edge between where the pathways meet.

To prepare this area, 3” of soil will be added to cover the ground. It will be manually compacted and woodchipped to prevent unwanted growth and create a flat space free of tripping hazards.



Above: Large stone boulders for sitting arranged in a circle to create a gathering area. At 5701, these boulders can be placed around the edge of the gathering area as a means of sitting and playful exploration.



Top Right: Stone edge to a walkway. While large boulders are expensive, smaller stones are more affordable. The edge of the gathering area have gaps between large boulders and stones that are filled with logs.

Bottom Right: An example of a stone that is shaped for sitting and climbing.



Additional Features

Seating

Seating is a top priority for this site, allowing visitors to rest and immerse in the natural area. We got feedback from our multiple community design workshops that unique seating is preferred over standard manufactured benches. A compromise may be best, where a few standardized and cheaper benches are purchased for Stage 1, while artisan seating crafted by local artists or woodworkers are better suited for later stages. Even with standardized seating, stick to natural materials like wood or stone, and stay away from metal or plastic. We suggest reaching out to local nonprofits like Nature Sacred, which provides high-quality benches to natural areas.



Above: Consider simple benches, like a Leopold Bench, but have them painted by schoolkids or local community groups.

Top Right: Table with seating that encourages group activities, but not groups of more than 4 which could create too much noise and disrupt others.

Bottom Right: Nature Sacred is a nonprofit that provides benches with a hidden journal cubby to areas of natural respite across the mid-Atlantic.



Nature Play Area

With few outdoor play options in the surrounding area, a natural play space was something that a handful of respondents suggested. They encouraged use of natural materials that blended with the space and minimalist structures that promoted imagination, creativity, and learning in/about the natural world. Things like logs for climbing and balancing, rocks for jumping, ropes for climbing, embankment slides, turf mounds, hollowed out areas for tunnels, and uniquely-shaped materials for exploration are all great options to pursue.

Nature-play is a cutting-edge field with growing demand, and materials for these types of installations can grow expensive. Due to minimal grant funding, nature-play structures are best installed in later stages once the property's structural and accessibility requirements are met.



Clockwise from Top Left: Embankment slides with stone stairs to top, elevated log pathway, climbing wall and wooden play structure, hollowed log tunnel.

Plug & Seed Planting Plan

5701 Final Plan

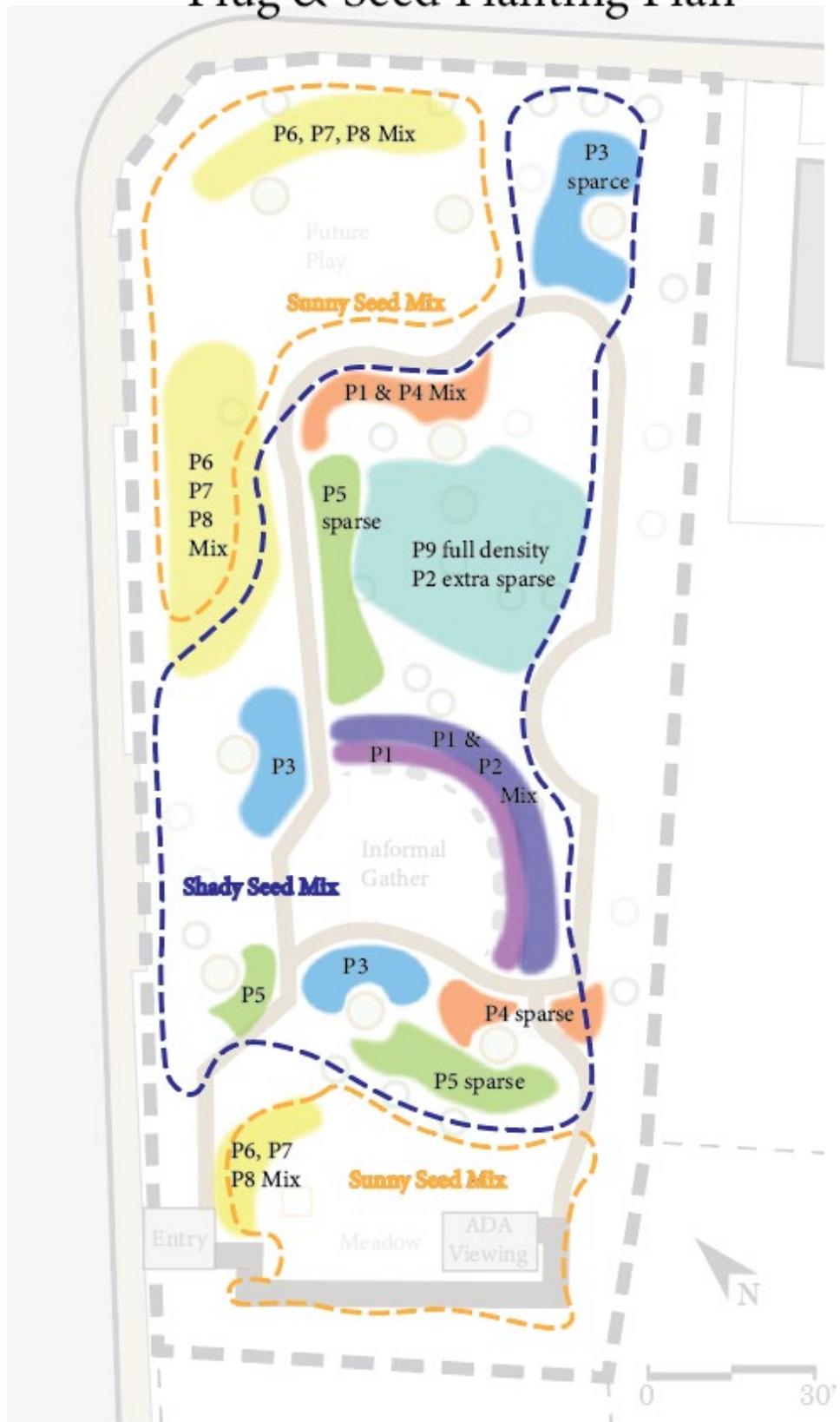
Natural Area of Respite and Exploration

To be constructed in stages

Note: Twice as many trees planted as removed

Key

- Property Boundary
- Woodchip Walkway
- Wheelchair Pathway
- Large Tree (trunk)
- Small Tree (saved)
- Tree (added)
- Gathering Area Boulder Border
- Concrete Landing



Code	Scientific Name	Common Name	Container Size	Qty	Spacing
T1 - Green	Magnolia grandiflora 'Barkens Brown Beauty'	Southern Magnolia	15gal	2	15'
T2 - Red	Viburnum punctatum	blackhaw viburnum	10gal	10	8'
G	Echinacea purpurea	purple coneflower	1gal	10	24"
G	Amsonia hubrichtii	Bluestar	1gal	10	30"
G	Moranda bradburiana	Allegheny bergamot	1gal	30	18"
G	rudbeckia fulgida	Black Eyed Susan	1gal	20	18"
G	Fothergilla gardenii	Dwarf Fothergilla	10gal	7	36"
M	Amsonia hubrichtii	Bluestar	1 gal	10	30"
M	Echinacea pallida	Pale coneflower	1 gal	10	24"
M	Rudbeckia triloba	Brown Eyed Susan	1 gal	20	24"
M	Solidago odora	Sweet Goldenrod	1 gal	20	24"
M	Aster laevis	Smooth Aster	1 gal	10	24"
Z - canopy	Ilex opaca	American Holly	10gal	?	
Z - canopy	quercus ssp	Oak	10gal	?	5 canopy minimum
Z - canopy	pinus ssp	Pine	10gal	?	
Y - understory	Cercis canadensis	Eastern Redbud	10gal	?	
Y - understory	Rhus typhina	Staghorn Sumac	10gal	?	5 understory minimum
Y - understory	Asimina triloba	Paw Paw	10gal	?	
Look at North Creek Nurseries for the Landscape Plugs					
P1	Tiarella cordifolia	Foam Flower	plug	4 trays	18"
P2	Dryopteris marginalis	Marginal Wood Fern	plug	3 trays	18"
P3	Mattauccia struthiopteris	Ostrich Fern	plug	2 trays	24"
P4	Aquilegia canadensis	Red Columbine	plug	2 trays	24"
P5	Packera aurea	Golden groundsel	plug	3 trays	12"
P6	Rudbeckia fulgida	black eyed susan	plug	2 trays	24"
P7	Zizia aurea	golden alexander	plug	2 trays	24"
P8	Pycnanthemum muticum	mountain mint	plug	1 tray	24"
P9	Carex plantaginea	Seersucker Sedge	plug	5 trays	12"
A1 - brown	Viburnum nudum	Winterthur Viburnum	10gal	10	8'
A2 - yellow	Ceanothus virginicus	new jersey tea	10gal	40	3.5'
A3 - black	Aronia melanocarpa 'Morton'	Black Chokeberry	10gal	6	7'
A4 - green	Morella cerifera	Southern Wax Myrtle	10gal	20	8'
A5 - blue	Calycanthus floridus	Carolina All-Spice	10gal	10	7'
Sun Seed	https://www.ernstseed.com/product/va-solar-pollinator-3-mix/?srsltid=AfmBOopkF513SD0C0i0blan5khFRlptV10rMC0tGR0N2FdgSLTr9-45	VA Solar Pollinator 3' Mix	8lbs		
Shade Seed		Carex radiata	2lbs		
Shade Seed		Carex flacco sperma	2lbs		
Shade Seed		Carex amphibia	1lbs		

Victoria' or other mid-size cultivar as alternate

Trays Of: Total Plugs

32 128
 32 96
 32 64
 32 64
 50 150
 50 100
 50 100
 32 32
 32 160

Can mix with 4lbs of Canada Wild Rye if funds available