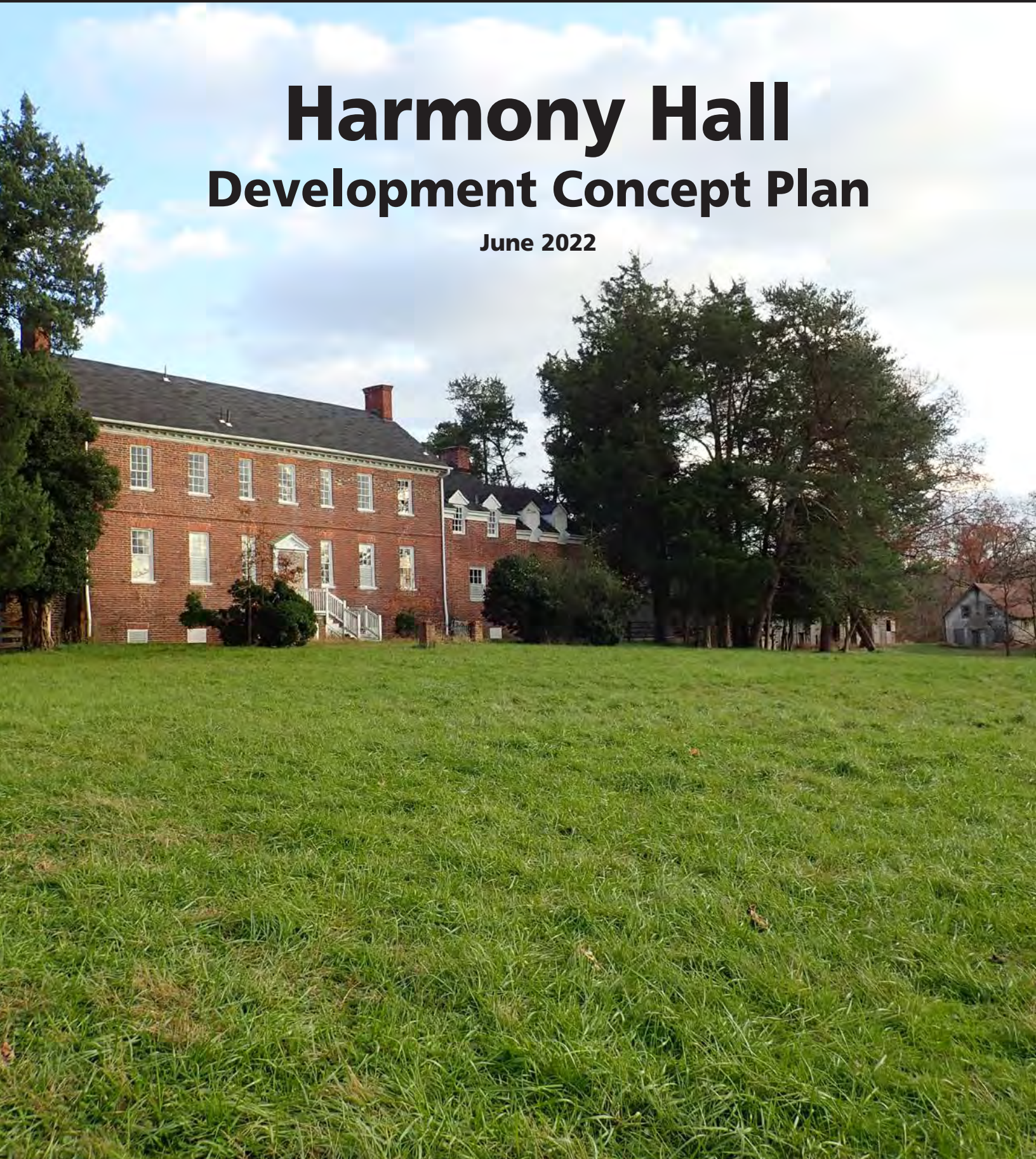




Harmony Hall

Development Concept Plan

June 2022



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EXECUTIVE SUMMARY

The Harmony Hall Development Concept Plan (Concept Plan) outlines potential improvements within Harmony Hall park that would improve visitor access and provide an exceptional environment for outdoor learning and passive recreation. Harmony Hall became a unit of the national park system in 1966 via the Capper-Cramton Act (Public Law 71-284). The site represents a complex social and physical history that is associated with Native American occupation, enslaved people, and the civil rights movement. The current Harmony Hall property is composed of two historic land patents. Today, the approximately 65-acre property includes forested and open areas; the Harmony Hall manor house, an 18th-century, two-and-one half-story, Georgian country house (referred to as the “Harmony Hall house” in this document); the ruins of Want Water, a dwelling built in about 1736; the 1748 Want Water Canal; views to Broad Creek and the Potomac River; an approximately 0.4-mile trail; and a complex cultural landscape and archeological legacy.

Although Harmony Hall’s grounds are currently open to the public, no improvements have been made to the site to accommodate visitor use and safety. The site is currently unstaffed. The park has never had a management, development, or interpretive plan since the property came under the jurisdiction of the National Park Service (NPS) in 1966.

This Concept Plan develops a management path forward that will shape the future of Harmony Hall. At the beginning of the planning process, the NPS developed the purpose for the Concept Plan to explore and identify future public uses of Harmony Hall that provide new and enriched visitor experiences at the site in a manner that:

- Improves opportunities for learning and recreation
- Minimizes impacts on existing natural and cultural resources
- Conveys the entire history of the Harmony Hall site
- Respects the site’s ecological setting and complex historical context
- Is realistic in terms of what the NPS can provide and maintain when planning for visitor use

Concept Plan Recommendations

Overall, the Concept Plan improves public access to Harmony Hall and provides exciting opportunities for visitors to experience and connect with nature, see and learn about the past, and enjoy open space and water access. Specific elements of the Concept Plan include the following:

- Selective removal of overgrown vegetation
- Stabilization of the Want Water ruins, Want Water Canal, and Slash Creek
- Expanded trail system, including an accessible trail to provide universal access for visitors with disabilities
- Future potential external trail connections to the Harmony Hall Regional Center and the Henson Creek Trail
- Wayside interpretation signage highlighting the park’s history and ecological features
- Flexible open space for picnicking, informal passive recreation, and enjoying views
- Options for the adaptive reuse of the Harmony Hall house, stable, and bungalow to provide support space and/or public facilities, with opportunities for leasing partnerships
- Informative demonstration garden
- Enhanced entrance and wayfinding signage and security measures
- Parking, including bicycle parking

Moving Forward

The Concept Plan outlines both existing challenges and the steps needed to move toward implementation. The document describes current conditions; considers existing buildings and structures for adaptive reuse; and identifies environmental constraints. In addition, the Concept Plan identifies potential funding sources, potential partnerships, and the regulatory framework for implementation.

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Acronyms

ABAAS	Architectural Barriers Act Accessibility Standards
ARPA	Archeological Resources Protection Act
CE	Categorical Exclusion
CFR	Code of Federal Regulations
DO	NPS Director's Orders
FEMA	Federal Emergency Management Agency
FLTP	Federal Lands Transportation Program
IVUMC	Interagency Visitor Use Management Council
M-NCPPC	Maryland National Capital Park and Planning Commission
NEEF	National Environmental Education Foundation
NEPA	National Environmental Policy Act
NFWF	National Fish and Wildlife Foundation
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
NRPA	National Recreation and Park Association
PEPC	NPS Planning, Environment, and Public Comment
PHNST	Potomac Heritage National Scenic Trail
REI	Recreational Equipment, Inc
SUPs	stand-up paddle boards
USFWS	U.S. Fish and Wildlife Service
USPP	U.S. Park Police



View from north of the Harmony Hall House looking west towards the West Open Lawn, West Pasture, and Broad Creek (2020)

I. INTRODUCTION

The National Park Service (NPS) has the opportunity to re-envision the future use of a historic and scenic site along the Potomac River in a way that makes the site accessible to more visitors and provides an environment for outdoor learning and passive recreation. Harmony Hall is an approximately 65-acre property located in Prince George's County, Maryland. The property is bordered by Livingston Road to the east, Broad Creek to the west, the Washington Suburban Sanitary Commission's treatment facility to the north, and the Harmony Hall Regional Center and private property owners to the south. The property is administered by NPS and is managed by National Capital Parks - East (**Figure 1**).

Harmony Hall is composed of forested and open space areas that include an 18th century manor house, the ruins of an 18th century dwelling, views to Broad Creek and the Potomac River, and a trail. Although the Harmony Hall grounds are open to the public, the site does not provide public vehicle access, parking, facilities, or amenities, the historic structures are closed, and no NPS staff are stationed at the site.

The Harmony Hall Development Concept Plan (Concept Plan) presents ideas for the future development and uses of the Harmony Hall park area. The Concept Plan is the first step in the overall decision-making process for the future of Harmony Hall. Certain proposed actions in this Concept Plan would require additional environmental and historical preservation compliance prior to implementation. Furthermore, implementation may occur over time as funds become available.

In this document, "Harmony Hall" is used to reference the 65-acre property that this Concept Plan is developed for. "Harmony Hall house" is used to reference the 18th century manor house present on the property.

PROJECT BACKGROUND

In 1966, Harmony Hall came under the jurisdiction of the NPS through the authority of the Capper Crampton Act of 1930, which provided for "the acquisition of lands in the District of Columbia and the States of Maryland and Virginia requisite to the comprehensive park, parkway, and playground system of the National Capital." The NPS purchased the property from Sue Spencer Collins with the agreement that she could reside in the Harmony Hall house for the remainder of her life. From 1985 to 1999, the NPS leased the property to the Battersea Driving Company. The company's owners lived at the Harmony Hall house and operated a horse farm and carriage driving school. Since 1999, Harmony Hall has remained unoccupied. The property has never had a management, development, or interpretive plan (NPS 2016, 2018).

As identified in the National Capital Parks - East Foundation Document (2016), Harmony Hall's park purpose (i.e., the specific reason(s) for establishment of the park) is to preserve and interpret southern Maryland cultural heritage and the associated historic, scenic, and natural resources of the site. The site also provides opportunities for outdoor recreation as part of a comprehensive system of parks, parkways, and recreational areas in and around the nation's capital that also preserves forests and contributes to the protection of source water and pollution prevention. As identified in the National Capital Parks - East Foundation Document (2016), Harmony Hall is significant for the following reasons:

- Harmony Hall is significant for its association with 18th century colonial settlement and its Georgian architecture, which is characteristic of early Potomac River masonry plantation houses.
- The site contains important historical remnants of the American colonial era and the early commercial use of the Potomac River, including the ruins of the Want Water house and canal.

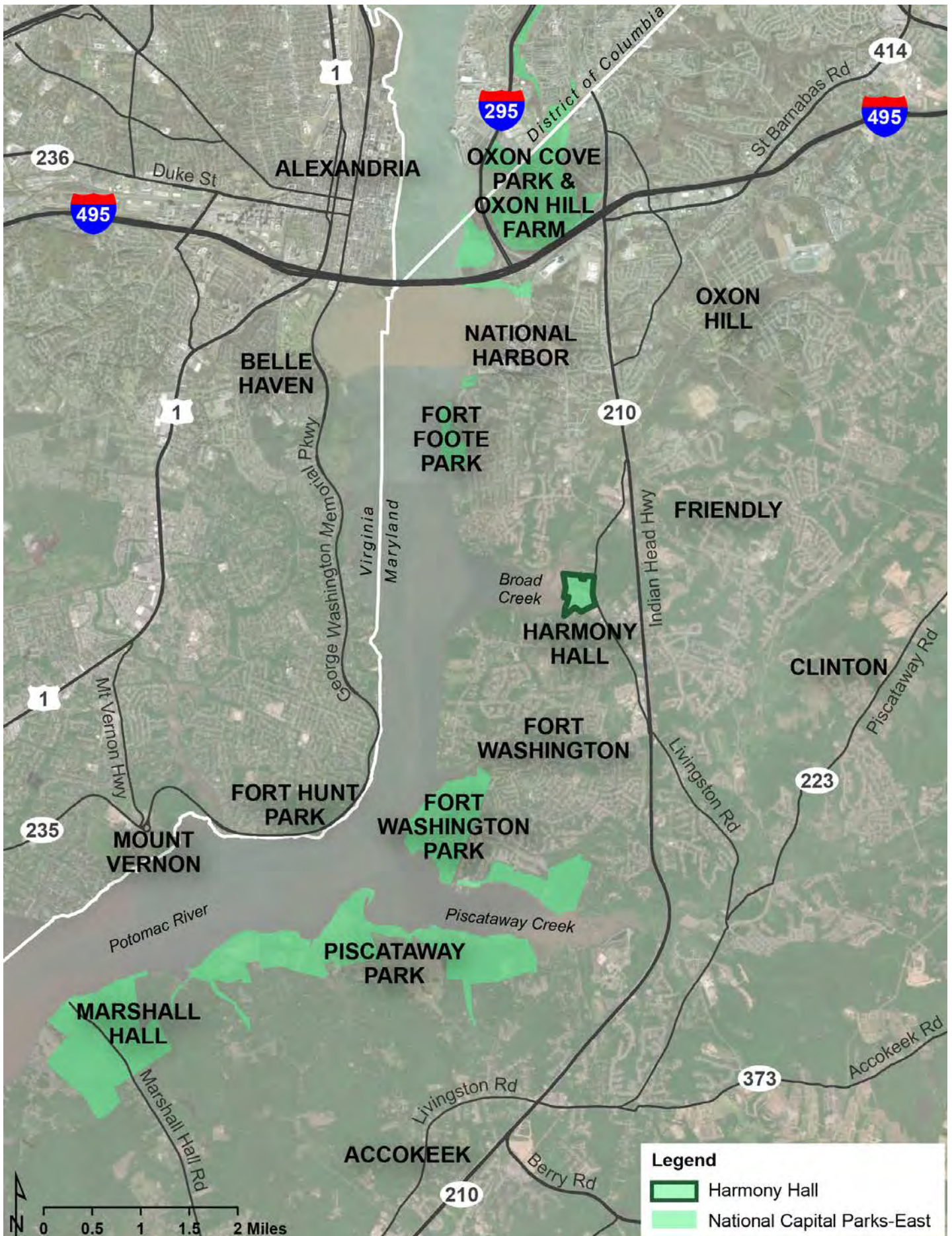


Figure 1 Harmony Hall Location

- Robert Stein, a well-known explorer and linguist, purchased Harmony Hall in 1892 and encouraged emigration from his homeland of Silesia, Prussia, which has influenced the ethnographic make-up of the surrounding community, now known as Silesia, Maryland.
- In the early 20th century, Charles Collins purchased the property with the intention to create a romanticized southern plantation experience on the site. Collins was a segregationist and strategist for the Dixiecrat Party. His efforts to preserve and re-envision the property are a complex and often ignored component of American history that directly influenced the civil rights movement.
- Harmony Hall is the keystone property of the Broad Creek Historic District, the first historic district in Prince George's County, Maryland.

Recent research indicates that while no known Native American Village from the historic period is directly associated with the property, Native American artifacts have been found on the Harmony Hall property and its known that the Broad and Slash Creeks were an important location within the Native American landscape and proximally associated historic Native American Villages. The Harmony Hall site represents a complex history that is associated with Native American occupation, enslaved residents, and the civil rights movement. The social and physical history of the site will be used in providing the direction and recommendations for the future use and development of the site.

PLANNING GOALS

The Concept Plan develops a management approach that will shape the future of Harmony Hall. At the beginning of the planning process, the NPS developed the goal for the Concept Plan to explore and identify future public uses of Harmony Hall that provide new and enriched visitor experiences at the site in a manner that:

- Improves opportunities for learning and recreation
- Minimizes impacts on existing natural and cultural resources
- Conveys the entire history of the Harmony Hall site
- Respects the site's ecological setting and complex historical setting
- Is realistic in terms of what the NPS can provide and maintain when planning for visitor use

PUBLIC AND STAKEHOLDER ENGAGEMENT PROCESS

The NPS provided multiple opportunities for public and stakeholder participation in the development of the Concept Plan. The NPS solicited input from the public and stakeholders at the beginning and middle of the planning process to learn about the public's vision for Harmony Hall and receive feedback on Concept Plan options.

Public Comment Period 1

The NPS held a 30-day public comment period (March 22, 2021-April 22, 2021), including one virtual public meeting. This comment period provided an opportunity for the public and stakeholders to share their vision for Harmony Hall's future, to provide feedback on an initial range of planning concepts, and to identify any issues, concerns, or ideas they might have with respect to the project. During the virtual public meeting on March 22, 2021, the NPS reviewed the project background, the significance and history of Harmony Hall, and existing conditions, considerations, and constraints. The NPS also presented and asked attendees to share their thoughts on an initial range of concept options that provided ground improvements (i.e., vegetation treatment and shoreline stabilization), an expanded trail network, and options for building and ground improvements in the area around the Harmony Hall house. The same material was also presented at a virtual stakeholder meeting held earlier on March 2, 2021. Approximately 50 and 60 attendees participated in the virtual public meeting and the virtual stakeholder meeting respectively, including NPS staff and consultant representatives.

Additional information about Public Comment Period 1, including a summary of comments received, is available in **Appendix A**.

Public Comment Period 2

The NPS held a second 30-day public comment period (September 14, 2021-October 14, 2021), including one virtual public meeting, to present revised Concept Plan options for Harmony Hall. The Concept Plan options considered the comments received during the stakeholder meeting and first public comment period. Approximately 30 attendees, including NPS staff and consultant representatives, participated in the virtual public meeting on September 14, 2021 .

The NPS considered the comments received during the second public comment period in preparation of the final Concept Plan included in this document. Additional information about Public Comment Period 2, including a summary of comments received, is available in **Appendix A**.

Compilation of Public Comments

NPS staff worked with consultants to compile all comments submitted at the public meetings, via mail, or via the NPS Planning, Environment, and Public Comment (PEPC) website during the public comment periods. Eight and six pieces of correspondence regarding the Plan were recorded during Public Comment Periods 1 and 2, respectively. The comments covered a wide range of topics, summarized below:

- Support of the proposed plan
- Site development (Water stabilization, adaptation of the stable, and Harmony Hall house rehabilitation)
- Security (vandalism and lack of visibility)
- Recreation uses (active recreation, kayaking, and events)
- Trails (routes, horseback riding, bicycle use)
- Interpretation (reflect full history, coordination with other historic properties and local organizations, signage, and tours)
- Treatment of archeological resources
- Balance of recreation, historic preservations, and nature resources
- Potential implications of climate change
- More details (specific plans and clearer explanations)
- National Environmental Policy Act (NEPA) compliance and process
- Transportation and parking (parking availability and traffic)
- Partnerships to support interpretation, maintenance and operations, and programming
- Revenue (entrance fees and/or event fees)

NPS staff made the final determinations about the recommendations in this Concept Plan based on applicable laws and policies, as well as the comments made by the public and stakeholders.



Existing Trail leading to Want Water (2020)

II. CURRENT CONDITIONS

Harmony Hall contains forested areas, open spaces, and buildings and structures from the 18th and 20th centuries. The park's rich history and location along the Potomac River provide multiple opportunities for cultural and ecological interpretation. Although Harmony Hall's grounds are currently open to the public, no improvements have been made to the site to accommodate visitor use and safety.

SITE HISTORY

Facilities and features present on the Harmony Hall landscape today and potential maintenance and environmental challenges are reflective of the long and complex history of the Harmony Hall property. This section presents an overview of Harmony Hall's history.

The location of Harmony Hall, at the confluence of the mouth of Broad Creek and the Potomac River, has been a desirable location for human habitation for at least 10,000 years. Archeological evidence indicates that Native Americans camped, hunted, and resided here long before European colonization.

The current Harmony Hall property is composed of two historical land patents. Battersea, the historic name of the land on which the Harmony Hall house is located, was a 500-acre tract patented in 1662. Want Water was patented in 1706.

During the 1700s, Prince George's County became the leading tobacco producing county in Maryland. Want Water and Harmony Hall were both tobacco plantations. Planters were required by law to have tobacco inspected prior to shipment to ensure quality and integrity of Maryland tobacco. Planters, using the labor of enslaved Africans, brought their crop first to a tobacco warehouse for inspection and storage. In the late 1740s, a tobacco inspection station and hand-dug canal were both constructed adjacent to the Want Water house, which was constructed in the early 1700s. The canal provided planters direct access from the Potomac River to the inspection station. The canal was the first shipping canal in the Chesapeake region and one of the first in the 13 colonies.

In the 1760s, the Harmony Hall and Want Water properties were combined into a single estate under

the ownership of Enoch Magruder. The Harmony Hall house was likely built around 1769-1780. Magruder was a slave-owner and more than 25 enslaved individuals toiled on the Harmony Hall plantation.

Charles Wallace Collins purchased Harmony Hall in 1929 and Want Water in 1930. Collins restored the Harmony Hall house, operated a farm, and planted a small formal garden. Shortly after he purchased the house, he transformed the grounds to a landscape that included elements of the Colonial Revival style and the plantations of his native Alabama. Collins also constructed outbuildings along one of the house's entrance drives reminiscent of a Southern plantation. Although influential in his banking and law career, Collins is significant for his role within the Dixiecrat Party, organized in the summer of 1948 by conservative white Southern Democrats committed to states' rights and maintaining segregation and opposed to federal intervention into race and, to a lesser degree, labor relations.

Harmony Hall came under the jurisdiction of the NPS in 1966, under the authority of the Public Law 71-284, the Capper-Cramton Act (NPS 2016, 2018).

EXISTING FEATURES AND VISITOR USE

Today, the Harmony Hall landscape includes forested areas and open fields, views of Broad Creek and the Potomac River, and 18th and 20th century buildings and structures (**Figure 2**). The overall landscape gradually rises across the property from west to east, or from Broad Creek to Livingston Road (**Figure 21**). Diagrams and photographs of the Harmony Hall property, including floorplans of the Harmony Hall house, are presented in the following pages.

Harmony Hall currently provides opportunities for outdoor recreation only. Visitors can hike along an existing trail, enjoy forested scenery and views of Broad Creek and the Potomac River, view exteriors of historic buildings and structures, view wildlife, and bird watch. The interior of the Harmony Hall house and bungalow, described below, are not open to the public. The site contains no interpretive signage, public vehicle access, public parking, or public facilities (e.g.,

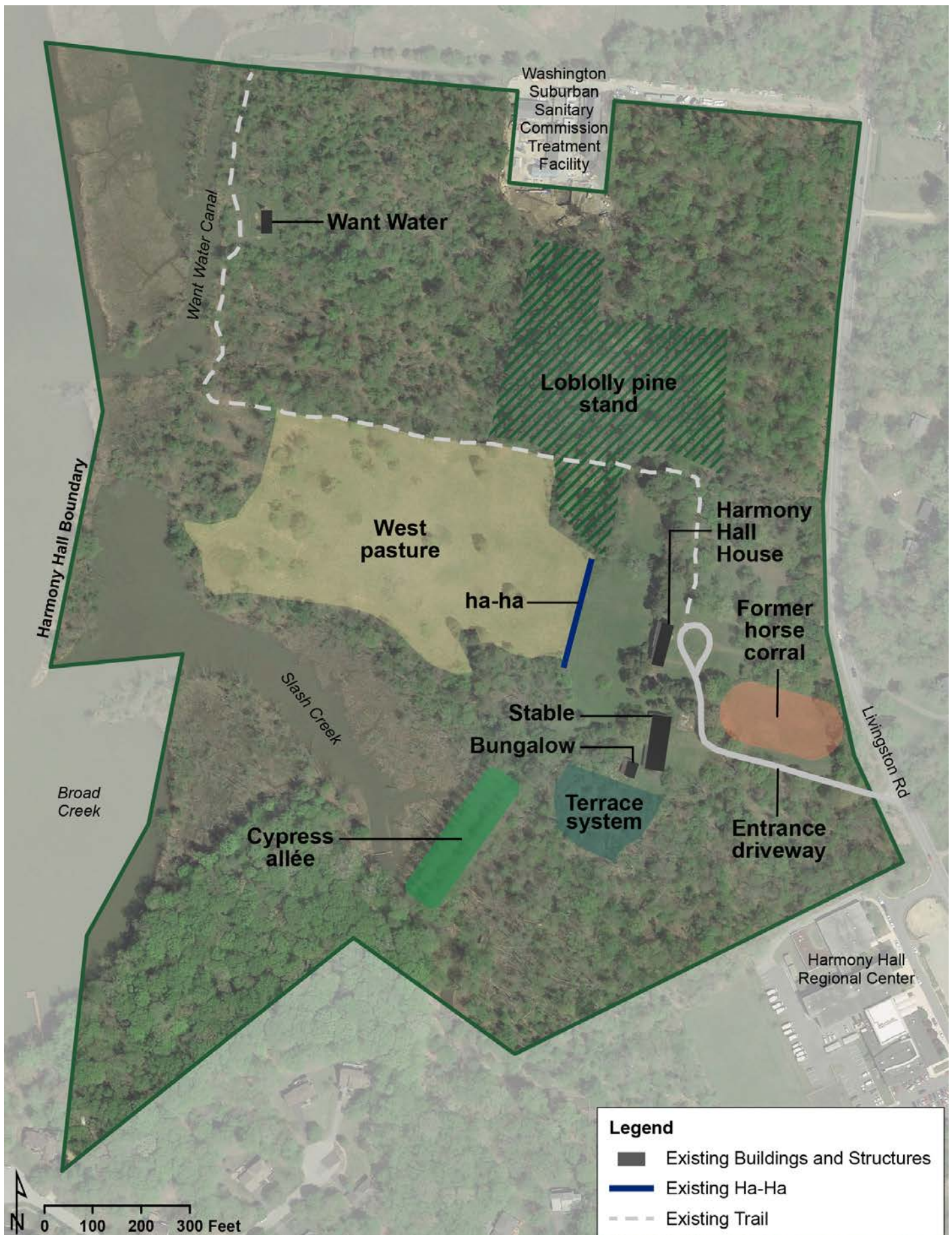


Figure 2 Existing Conditions

restrooms). Parking is available at the Harmony Hall Regional Center, a non-NPS property located south and adjacent to the site. Visitors may access the site on foot through a gated driveway along Livingston Road.

The predominate feature on the property is the Harmony Hall manor house, an 18th-century, two-and-one-half-story, red brick Georgian country house. The exact date of the house's construction is unknown, but it was likely constructed around 1769-1780. When completed, the house was 56 feet long and one-room

deep (referred to as the Main Block in this document). Two additional wings were later constructed on the south side of the house. The first additional wing (referred to as the Central South Addition in this document) was constructed in 1929-1934 and expanded in 1941. The second additional wing (referred to as the South Addition in this document) was constructed in 1988 (NPS 2016, 2018). The house interior is not currently open to the public (**Figure 3 to Figure 7**).

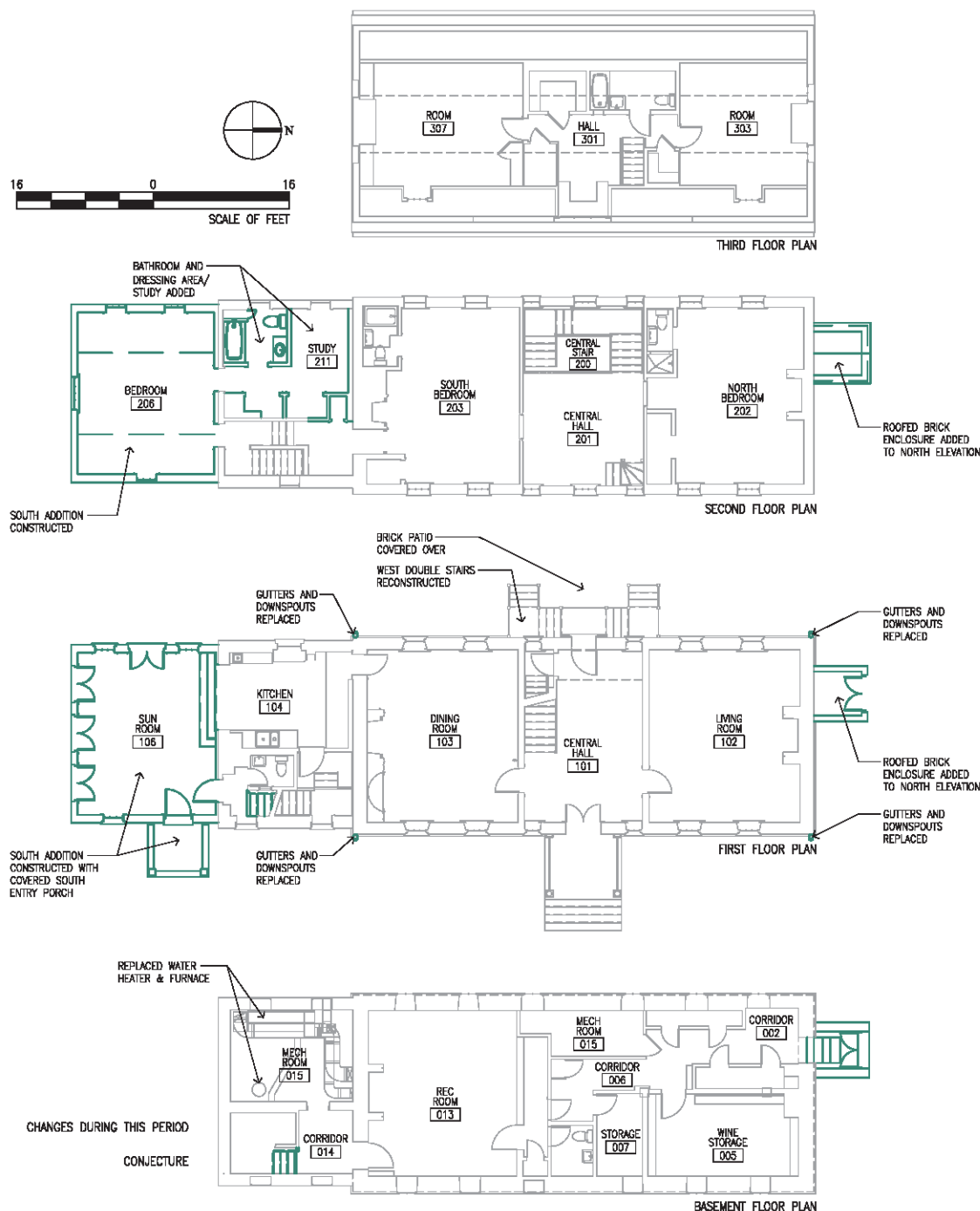


Figure 3 1967-Present Floorplan of the Harmony Hall House

Source: NPS 2012



Figure 4 Harmony Hall House East Elevation (Livingston Road side) (2020)



Figure 5 Interior of the Harmony Hall House - Dining Room, First Floor, Main Block (2020)



Figure 6 Interior of the Harmony Hall House - Living Room, First Floor, Main Block (2020)

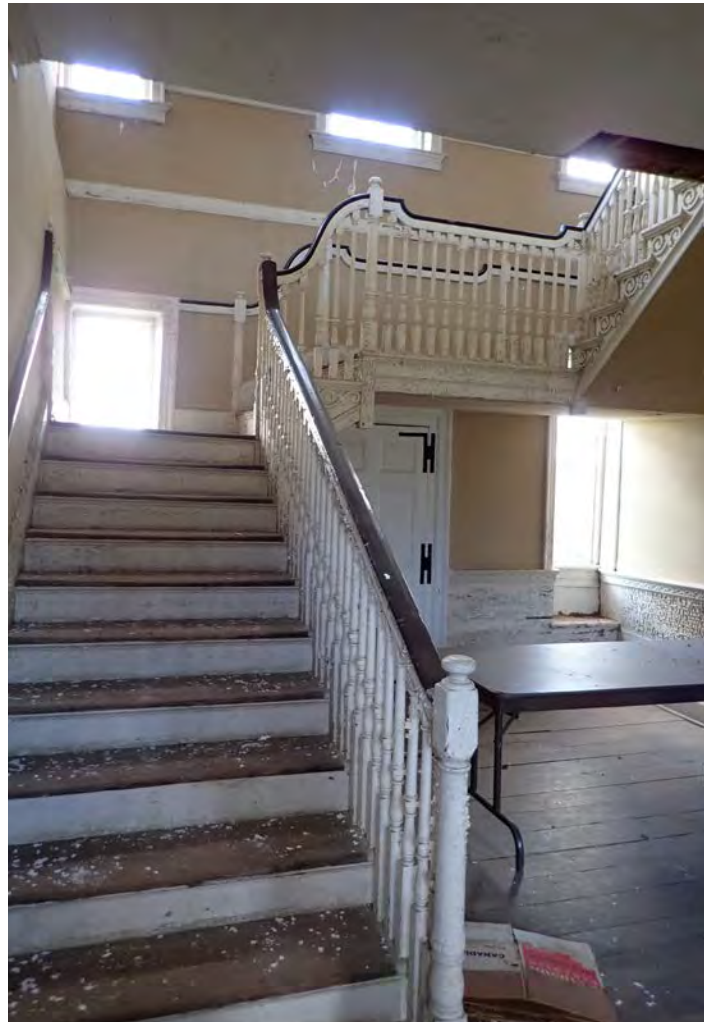


Figure 7 Interior of the Harmony Hall House - Central Hall, First Floor, Main Block (2020)



Figure 8 Oval-Shaped Lawn that was formerly a Horse Corral (2020)



Figure 9 West Open Lawn (2020)



Figure 10 View from the Harmony Hall House of the West Open Lawn (Foreground), West Pasture, and Broad Creek (Background) (2020)



Figure 11 Ha-ha (2020)



Figure 12 West Pasture (2020)



Figure 13 Bungalow (2020)



Figure 14 Stable (2020)



Figure 15 Want Water Canal (2020)

Open lawns are located to the southeast and west of the house. The oval-shaped lawn to the southeast of the house was formerly a fenced horse corral built by the Battersea Driving Company during their 1985-1999 lease of the property (**Figure 8**). The open lawn to the west of the house provides views towards Broad Creek and the Potomac River (**Figure 9** and **Figure 10**).

A ha-ha wall, constructed in the 1930s of random dry rubble, separates the west lawn from a former pasture (**Figure 11** and **Figure 12**). A ha-ha is a garden border, frequently a retaining wall, concealed in a trench and constructed to maintain views while preventing livestock from entering formal gardens. The west pasture was once a cleared open space that allowed views to and from the Harmony Hall house and the Potomac River. Today, the historically open character of the space has been reduced by the growth of tall grasses, woody vegetation, and scattered cedar trees. Although views to and from the Harmony Hall house and the Potomac River are present, heavy foliage partially obstructs views to and from the house in the spring and summer (**Figure 10**).

A two-story, concrete-block bungalow and a cinderblock horse stable are located south of the Harmony Hall house. Constructed in the early 20th century by Collins, the bungalow housed Collins' office (**Figure 13**). The eight-bay stable was constructed by the Battersea Driving Company during their 1985-1999 lease of the property (**Figure 14**).

The ruins of an early-18th century dwelling known as Want Water are located at the edge of Broad Creek in the northwestern corner of the property. Of the original one-and-a-half story building, only the two brick end walls and chimneys, and fieldstone foundation remain (**Figure 16** and **Figure 17**). In the late 1740s, a hand-dug canal, known as the Want Water Canal, was constructed adjacent to the Want Water house (**Figure 15**).

In addition to the canal, other water features on the Harmony Hall property include Broad Creek and Slash Creek, tributaries of the Potomac River. Broad Creek forms the western boundary of the Harmony Hall property, whereas Slash Creek is located in the southwestern corner of the property. The two creeks are tidal in nature and as a result, marshes with characteristic tidal vegetation have developed west of the creeks and serve as the transition to the Potomac River.



Figure 16 Want Water (1935)

Source: *Historic American Buildings Survey*



Figure 17 Want Water (2020)



Figure 18 Cypress Allée (2020)



Figure 19 Natural Trail (2020)

Aside from the open lawns and former pasture, vegetation at the site predominately consists of woodlands to the north and south of the Harmony Hall house. Additional vegetation includes:

- Rows of red cedars (*Juniperus virginiana*) on the west side of the house to the north and south
- English boxwood (*Buxus sempervirens*) to the north and south of western entrance to the house
- An allée of bald cypress trees (*Taxodium distichum*) extending north from Slash Creek to the southwest of the house (**Figure 18**)
- Loblolly pine (*Pinus taeda*) stand to the north of the house, which is distinct from the surrounding deciduous woodland
- Riparian vegetation along Broad Creek and Slash Creek

Circulation features within the property include:

- A gated tree-lined driveway at the southeast corner of the property that provides vehicle access from Livingston Road
- Traces of a circular drive in front of the eastern entrance of the Harmony Hall house
- A 0.4-mile natural trail, which connects the Harmony Hall house and Want Water (**Figure 19**)
- Traces of former internal farm roads, a formal driveway entering the property from the northeast, and a driveway between the northeast and southeast driveways

Additional features on the property include fencing, entrance gates and gate posts, and a brick terrace. A terrace located on the hill slope south of the bungalow consists of a series of well-defined terraces, braced with stacked stone retaining walls. Remnants of brick edging is present and a series of lined channels define the pathways. A stone stair path bisects the terrace. The terrace dates to the Collins ownership period of the property in the 1930s (NPS 2012, 2016, 2018).

NEARBY RECREATION OPPORTUNITIES

Several Maryland National Capital Park and Planning Commission (M-NCPPC) parks, parkland, trails, and recreation facilities are located within a two-mile radius of Harmony Hall (**Figure 20**). These facilities offer multiple active and passive recreation opportunities.

Directly south of Harmony Hall, the Harmony Hall Regional Center contains an art gallery, concert hall, fitness room, meeting and multipurpose rooms, a preschool room, and a playground. The center offers programs for seniors and teenagers (M-NCPPC n.d.a). Riverview Community Park, located farther south of Harmony Hall, includes a ball field, football/soccer field, basketball court, tennis courts, a picnic area, and a playground.

North of Harmony Hall is Henson Creek Stream Valley Park, a linear park along Henson Creek extending north to south from Suitland Parkway to Broad Creek near Harmony Hall. The park contains the 5.7-mile shared-use Henson Creek Trail, which passes through several neighborhoods and community parks (M-NCPPC n.d.b). The trail extends north to south from Temple Hill Road to Oxon Hill Road. The trail does not currently connect to Harmony Hall.

The Potomac Heritage National Scenic Trail (PHNST) on-road bicycle route is located on Livingston Road adjacent to Harmony Hall. The PHNST is a network of hiking, bicycling, and water trails and routes that provide a variety of outdoor recreation experiences from the mouth of the Potomac River to Alleghany Highlands in western Pennsylvania (NPS 2020). A shared roadway is planned for the PHNST route along Livingston Road adjacent to Harmony Hall. Bike lanes are planned for the PHNST north and south of Harmony Hall (M-NCPPC 2009).

The Captain John Smith Chesapeake National Historic Trail, a water trail, follows the Potomac River past Harmony Hall. However, there are no public water access sites for canoes or kayaks located within two miles of Harmony Hall. The closest public water access sites are the Belle Haven Marina to the north in Virginia and Fort Washington Marina to the south in Maryland, located approximately 3.3 and 4.5 miles, respectively, from Harmony Hall via the Potomac River.

POLICIES AND PARK MANAGEMENT AND OPERATIONS

Several policies and documents, ranging from national laws to park-specific plans, guide the management and operation of the National Capital Parks-East and accordingly, Harmony Hall. The overall policies, laws, regulations, and NPS Director's Orders (DO) that govern Harmony Hall's management and operations are outlined in **Table 1**.

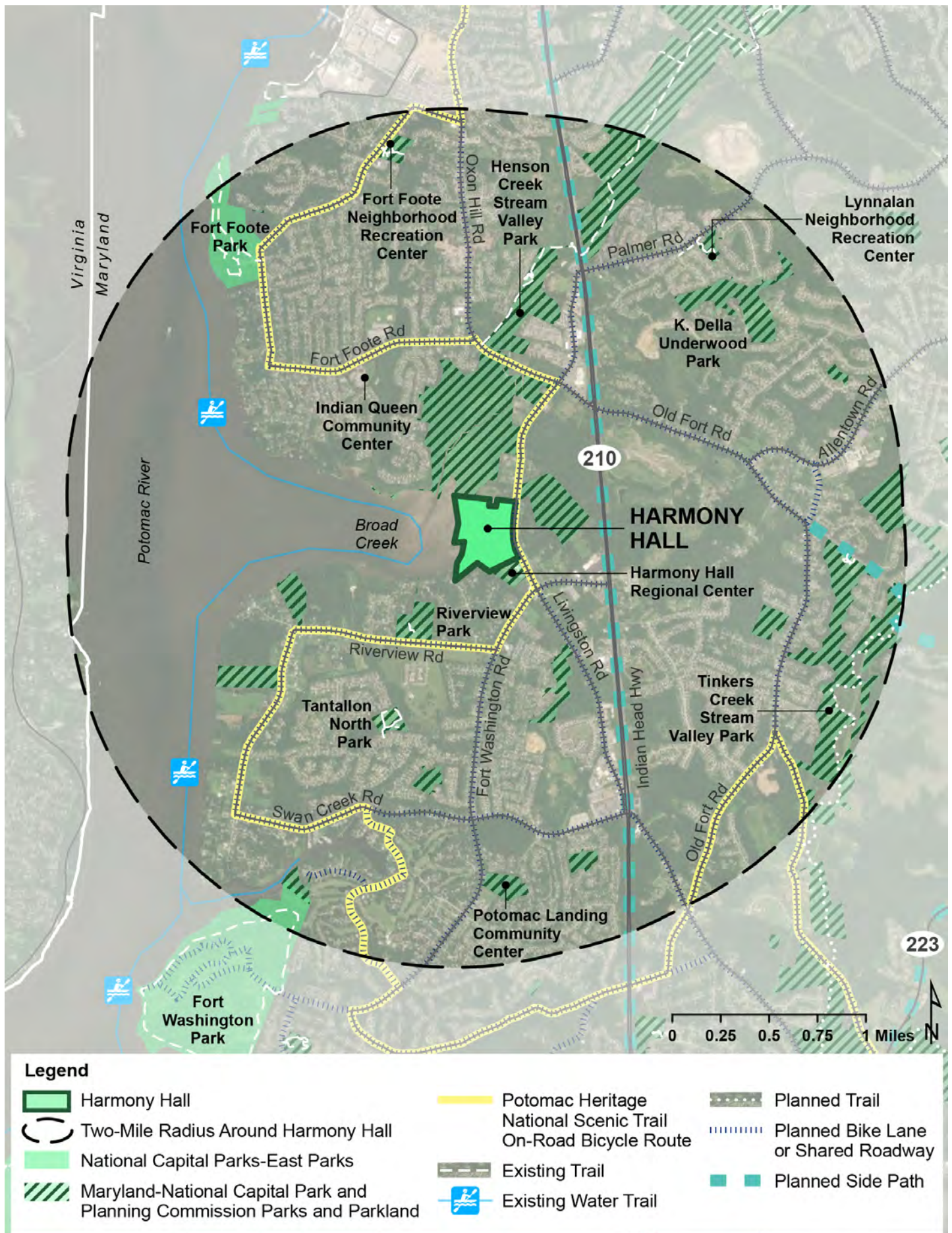


Figure 20 Parks, Trails, and Recreation Facilities within a Two-Mile Radius of Harmony Hall

Table 1 Summary of Policies and Planning Guidance for Harmony Hall

Policies and Guidelines	Summary
Capper-Cramton Act, 1930 (Public Law 71-284)	Provided federal funds to acquire, establish, and develop the George Washington Memorial Parkway and to acquire lands in the District of Columbia, Maryland, and Virginia requisite to the comprehensive park, parkway, and playground system of the National Capital. Under the legislation's authority, Harmony Hall came under the jurisdiction of the NPS in 1966.
National Capital Parks- East Foundation Document (2016)	<p>Provides basic guidance for planning and management decisions. Fundamental resources and values for Harmony Hall include cultural landscapes, Harmony Hall, natural communities, archeological resources, and the Want Water ruins and Want Water canal. Interpretive themes identified for Harmony Hall include:</p> <ul style="list-style-type: none"> • Harmony Hall tells the story of a changing landscape that provides exceptional insight into commercial uses along the Potomac River, the role of the estate as a catalyst for growth and development in the surrounding community, and the evolution of historic preservation practice. • The Harmony Hall property represents an opportunity to further investigate the archeology and history of human settlement along the Potomac River. • The Harmony Hall property represents an opportunity to further investigate the cultural and societal history of enslaved workers on a Maryland tobacco plantation. • The grounds at Harmony Hall protect a variety of natural habitats that support flora and fauna and provide opportunities for visitors to connect with nature and experience outdoor recreation near a densely developed urban area, including the historic loblolly pine trees. • Harmony Hall was established as a corridor of forest and natural scenery as part of a comprehensive system of parks for recreation, preservation of substantial tracts of forests, and protection of source water in and around the nation's capital.
NPS Management Policies (2006)	Service-wide policies establishing a broad framework and prescribing parameters for management decisions. Key policy implications are included for natural resource management, cultural resource management, interpretation and education, visitor use, special park uses, park facilities, and commercial visitor services.
36 Code of Federal Regulations (CFR) Part 2 – Resource Protection, Public Use and Recreation	<p>Addresses the preservation of natural, cultural, and archeological resources; wildlife protection; and fishing.</p> <p>Picnicking is allowed. The superintendent may establish conditions for picnicking.</p> <p>Special events are allowed, provided that there is a meaningful association between the park area and the events, and the observance contributes to the visitor understanding of the significance of the park area, and a permit has been issued by the superintendent.</p>
36 CFR Part 5 – Commercial and Private Operations	Commercial operations within the park require permits.
36 CFR Part 18 – Leasing of Properties in Park Areas	Identifies what property may be leased, limitations on the use of property leased, and how lease proposals are solicited and selected.

Table 1 Summary of Policies and Planning Guidance for Harmony Hall (Continued)

Policies and Guidelines	Summary
National Capital Region Invasive Plant Management Plan and Environmental Assessment (2015)	Ensures that all National Capital Region parks, including the National Capital Parks-East, have access to a range of methods used for the treatment of non-native invasive plant species. Such methods include chemical, biological, manual, mechanical, physical, and cultural treatments.
National Environmental Policy Act (NEPA), 1969, as Amended	NEPA provides the tools to implement intended goals by requiring that every federal agency prepare a study of the impacts of “major federal actions having a significant effect on the environment and alternatives to those actions.” It required that each agency make that information an integral part of its decisions. NEPA also requires that agencies make a diligent effort to involve the interested and affected public before they make decisions affecting the environment.
National Historic Preservation Act (NHPA), as amended through 2000	NHPA of 1966, as amended through 2000, protects buildings, sites, districts, structures, and objects that have significant scientific, historic, or cultural value. The act established affirmative responsibilities of federal agencies to preserve historic and prehistoric resources.
Archeological Resources Protection Act (ARPA), 1979	ARPA preserves the archeological resources that are key to the history of America.
Architectural Barriers Act Accessibility Standards (ABAAS)	Standards guiding design to provide universal access for people of all ages and backgrounds to trails, viewing areas, beach access routes and other components of outdoor developed areas on federal sites when newly built or altered.
DO-6: Interpretation and Education	Sets forth operational policies and procedures necessary to maintain effective, high-quality interpretive and educational programs.
DO-7: Volunteers-in-Parks	Provides direction to NPS personnel who are responsible for, and/or involved in, implementing the Volunteers-in-Parks program.
DO-12: Conservation Planning, Environmental Impact Analysis, and Decision-Making	Directs the way the NPS complies with NEPA, including all aspects of environmental analysis, public involvement, and resource-based decisions.
DO-20: Agreements	Establishes NPS policies and procedures for administering agreements and identifies the types of agreements NPS may enter.
DO-22: Recreation Fees	Sets forth policies and procedures for administering a fee program.
DO-28: Cultural Resource Management	Provides guidelines for the management of cultural resources, including cultural landscapes, archeological resources, historic and prehistoric structures, museum objects, and ethnographic resources.
DO-28A: Archeology	Promotes a common management framework for planning, review, and undertaking archeological activities and other activities that may affect archeological resources within the NPS.

Table 1 Summary of Policies and Planning Guidance for Harmony Hall (Continued)

Policies and Guidelines	Summary
DO-32: Cooperating Associations	Provides guidance on partnerships with cooperative associations and clarifies the responsibilities of NPS and the associations.
DO-42: Accessibility for Visitors with Disabilities	Establishes a framework for the effective implementation of actions necessary to achieve the highest level of accessibility that is reasonable.
DO-52C: Park Signs	Establishes and implements standards for the planning, design, fabrication, installation, inventory, and maintenance of outdoors signs for national parks.
DO-53: Special Park Uses	Sets forth policies and procedures for administering special park uses.
DO-77: Natural Resource Protection	Provides information necessary to design, implement, and evaluate a comprehensive natural resources management program.
DO-77-1: Wetland Protection	Establishes policies, requirements, and standards to protect and preserve wetlands.
DO-77-2: Floodplain Management	Establishes procedures for implementing floodplain protection and management actions.

OPERATIONAL, MAINTENANCE, AND ENVIRONMENTAL CHALLENGES

The planning for Harmony Hall presents new opportunities for visitor experiences and the treatment of park resources. However, the condition of existing buildings and structures, cultural and natural resources, and the potential for litter and vandalism at the park present challenges. The following items summarize some of the issues and obstacles facing the Concept Plan. (Note that this is not intended to be an exhaustive list of resources present at the park; instead it is included to provide an outline of the challenges in managing Harmony Hall.)

Resources that could potentially be affected and the associated environmental consequences, or “impacts” of Concept Plan implementation on those resources, would be identified in the future through the National Environmental Policy Act (NEPA) process. Where appropriate, the NEPA process would also identify mitigation measures for adverse impacts.

Historic properties and the potential for adverse effects on historic properties as a result of Concept Plan implementation would be identified in the future through the National Historic Preservation Act (NHPA) process. Where appropriate, the NHPA process would also seek to avoid, minimize, and mitigate potential adverse effects.

Cultural Resources

The Harmony Hall house was listed in the National Register of Historic Places (NRHP) in 1980. The NRHP nomination lists the area of significance as architecture and the period of significance as 1700-1799, which corresponds with the construction of the house (NPS 1980, 2018).

The Harmony Hall house and the Want Water ruins are contributing resources to the Broad Creek Historic District, which was listed in the NRHP in 2011. The NRHP nomination lists the period of significance beginning in 1662, with the original patent of the 500-acre Battersea tract, from which Broad Creek would develop, and ending in 1783, marking the end of the Revolutionary War and the decline of the British factorage system for tobacco that triggered the decline of the port town of Aire at Broad Creek (NPS 1980).

Harmony Hall is a cultural landscape documented in the 2018 Harmony Hall Cultural Landscapes Inventory. The cultural landscape has two periods of significance. The first period, 1708 to 1786, encompasses the construction of the Harmony Hall and Want Water manor houses and their roles in the tobacco trade. The second period, 1929 to 1962, encompasses Collins' restoration of the Harmony Hall house and redesign of the landscape in the 20th century. Character-defining features that contribute to the landscape's overall historic significance include (NPS 2018):

- Buildings and structures, including the Harmony Hall house, the bungalow, and Want Water
- Circulation, including the southeast entrance driveway and road traces
- Vegetation, including the boxwoods, the west pasture, and the cypress allée
- Views and vistas, including the view to and from the Potomac River and the view from Livingston Road
- Archeological sites
- Small-scale features, including the ha-ha wall and terrace system south of the bungalow
- Natural systems and features, including Broad Creek, Slash Creek, and the marsh
- Topography
- Spatial organization
- Constructed water features, including the Want Water Canal

Additionally, archeological sites have been recorded within Harmony Hall. As described in the Site History section, the location of Harmony Hall has been a desirable location for human habitation for at least 10,000 years. Archeological evidence indicates the presence of Native Americans long before European colonization. Archeological investigations have also yielded information regarding the historic occupation of Harmony Hall. Further investigation is likely to reveal new information about prehistoric occupation, Want Water's commercial history, the colonial occupation of the Harmony Hall manor, and the lives of enslaved individuals who toiled on the property (NPS 2016).

To learn more about Harmony Hall's history and cultural resources, check out the 2018 Harmony Hall Cultural Landscape Inventory (<https://irma.nps.gov/DataStore/DownloadFile/610170>).

Existing Buildings and Structures

The Harmony Hall house is in poor condition. Small-scale historic preservation efforts are ongoing, but the house is in need of a full-scale rehabilitation. A conditions assessment in a 2012 Historic Structure Report for the house noted that the house will require significant improvements in order to return it to a stable and usable facility. At the core of these improvements is the correction of the water infiltration issues, which have caused the deterioration and failing of the building envelope and interior finishes. Portions of the structural framing will need to be reinforced and possibly repaired to assure stability and allow for different uses to be considered for the house. The site utilities and services will also need to be upgraded to comply with all applicable code and standards.

To learn more about the history, exterior and interior features, and existing condition of the Harmony Hall house, check out the 2012 Harmony Hall Historic Structure Report (<https://irma.nps.gov/DataStore/DownloadFile/657776>).

The ha-ha, bungalow, and Want Water ruins are deteriorating. At the ha-ha, some sections have collapsed or vegetation is growing between the stones or along the trench bottom. Bramble and woody vegetation obscure the structure. The ha-ha wall has lost integrity of materials and workmanship due to complete collapse in some places. The bungalow is also in need of repair. Water damage is present along the roof line, the plaster is delaminating from the exterior, architectural ghosts of former porches and shutters are visible, and vegetation has encroached over the exterior of the structure.

Stabilization efforts of the Want Water ruins, including the bracing of the structure are needed in order to ensure survival. Repointing and the capping of exposed horizontal surfaces is necessary. Once the bracing is introduced, trees that are growing to the north of the south wall can be removed. Foundation stabilization is needed. This matter deserves further study. Security measures around the ruins should be improved to protect both the ruin and visitors to the site. The existing split rail fence is not adequate and is falling down.

Vines and vegetation have encroached into the interior of the non-historic former stable. The vines appear to be compromising the integrity of the structure. Doors and movable panels are either open or missing from the structure (NPS 2012, 2016, 2018).

Historical documents present evidence of other structures from the 18th century present on the Harmony Hall site, including single room outbuildings, barns, slave quarters, tenements dwelling houses, tobacco houses, barns, stable, and outhouses (NPS 2018). However, the location of these structures are unknown due to changes made to the site during the Collins' period of ownership in the 20th century.

Natural Resources

Wildlife and Vegetation

A variety of natural habitats are supported along the Potomac River shoreline of Harmony Hall. These habitats include tidal wetlands, marshland, and forest, and support a diversity of vegetation and wildlife. Bird species range from bald eagles to migratory birds such as warblers and swallows. While much of the vegetation at Harmony Hall is native to the region, several non-native southern species were introduced by Collins in the early 20th century, including bald cypress and loblolly pine.

A variety of animals and birds live on the Harmony Hall site and within adjacent wetlands. Certain species are native to the United States, but rare in the Mid-Atlantic region, such as spotted turtles (NPS 2016).

Vines have been observed along portions of historic fence lines. Several patches of bramble have been observed along historic fence lines, the ha-ha, and certain patches of trees. Woody vegetation has encroached upon the historically open character of the west pasture. Successional growth has begun across the west pasture. Saplings, including Eastern Red Cedars, are dotted across the west pasture.

Invasive species, such as vinca minor, are increasingly appearing on the grounds of Harmony Hall. The trail and terrace system is currently inundated with vinca. While this is a remnant historic planting, it is out competing native plant species (NPS 2018).

Water Resources

Harmony Hall is vulnerable to sea level rise, erosion, and flooding because of the site's location at the confluence of Broad Creek and the Potomac River, and the tidal nature of the Potomac River, Broad Creek, and Slash Creek. Sections of the Broad Creek and Slash Creek shorelines exhibit signs of erosion. The Want Water Canal also shows indications of erosion (NPS 2016, 2018).

Wetlands, including riverine, freshwater emergent, and freshwater forested/shrub wetlands, are present along Harmony Hall's shorelines. Approximately 25 percent (or 16 acres) of Harmony Hall is classified as wetlands according to the U.S. Fish and Wildlife Service's National Wetlands Inventory (USFWS 2019). The western half of Harmony Hall also lies within the 100-year floodplain. Approximately 56 percent (or 37 acres) and 8 percent (or 5 acres) of the site lies within the 100-year and 500-year floodplains, respectively (**Figure 21**) (FEMA 2020).

Litter/Vandalism

Harmony Hall has experienced less litter and less vandalism compared to more widely known NPS sites due to its lack of visibility from Livingston Road. Increasing the park's visibility and the public's access to the park could change the presence of litter and the occurrence of vandalism at Harmony Hall.

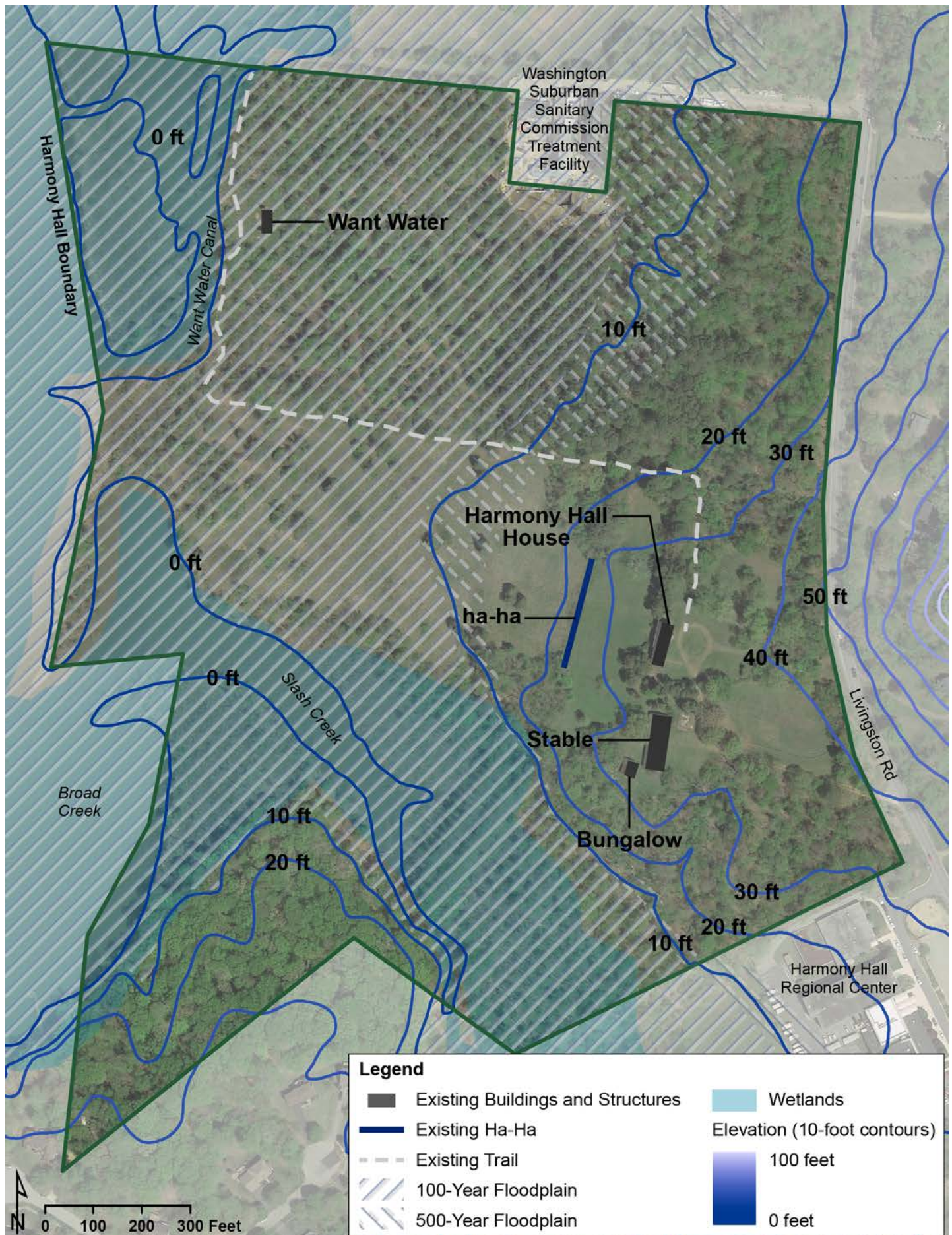


Figure 21 Existing Floodplains, Wetlands, and Topography



West Pasture and Harmony Hall House (2020)

III. CONCEPT PLAN RECOMMENDATIONS

Harmony Hall is re-envisioned as a natural park where improved public access to the site offers exciting opportunities to:

- Experience and connect with nature through varied habitats (woods, meadow, riparian, etc.)
- See and learn about the past, specifically local Prince George's County's history
- Enjoy open space and water access
- Adaptively reuse an historic building in a manner that is compatible with the site's history

The Concept Plan considers the park's existing natural and cultural resources. The Concept Plan would be sensitive to Harmony Hall's natural and cultural resources, which include archeological resources. Therefore, no new buildings would be constructed. New facilities, such as trails or water access points, would be carefully situated and designed to avoid sensitive habitats, large tree removal, and archeological resources, as well as protect other resources identified in the future through the NEPA and NHPA processes as necessary.

The NPS is committed to telling a complete history of the Harmony Hall site. The Harmony Hall site represents a complex history that is associated with Native American occupation, enslaved people, and the civil rights movement. The social and physical history of the site has informed the direction, recommendations, and potential uses considered appropriate for the site presented in this Concept Plan.

The Concept Plan balances increased access against the carrying capacity of the park's facilities, infrastructure, and fiscal capacities, and provides recommendations to minimize the impacts to cultural and natural resources.

Overall, the Concept Plan:

- Supports interpretation and management of historic resources through the rehabilitation of Harmony Hall house and stabilization of Want Water
- Presents short- and long-term options for the Harmony Hall house rehabilitation through a phased approach

- Provides support space and public facility options, which introduce NPS partnership opportunities
- Repurposes existing open space for programs, educational events, or informal recreation
- Expands the trail system, parking, and signage
- Manages recreation and events to avoid use conflicts with Harmony Hall's historic context

The first section in this chapter describes activity opportunities the Concept Plan would offer to visitors, followed by developed features and actions that would enable these activities. These new facilities and actions provide a base concept for the entire Harmony Hall site. The second section in this chapter describes options for the area near the Harmony Hall house, former stable, and bungalow.

Examples of organized activities and events identified in the concepts do not represent an exhaustive list, but rather identify the types of activities and events possible in select areas of the park. Activities and events would comply with all applicable NPS policies, laws, and regulations. It should also be noted that in accordance with NPS Management Policies 2006, "[a]ny facility development, whether a new building, a renovation, or an adaptive reuse of an existing facility, would include improvements in energy efficiency and reduction in greenhouse gas emissions for both the building envelope and the mechanical systems that support the facility" (NPS 2006: 126).

The Concept Plan does not intend to restore the Harmony Hall house or reconstruct Want Water to their historic condition, have the Harmony Hall house serve as a museum, or provide event space for weddings and parties. The NPS is not pursuing full restoration of the Harmony Hall house or having the house serve as a museum because the NPS has limited management capacity and the colonial time period is well-represented at other locations in the region (e.g., George Washington's Mount Vernon and Estates and National Colonial Farm). The NPS supports rehabilitation of the Harmony Hall house to the point of accommodating offices associated with a partner or NPS functions in the building. The NPS will not rehabilitate the Harmony Hall house for park housing.

As part of a preservation approach, the ruins of Want Water would be stabilized to prevent further deterioration. Stabilization/reinforcement of the remaining structure is the priority. The reconstruction of the Want Water ruins was not considered because reconstruction would be inconsistent with NPS management policies for cultural resources. According to the NPS Management Policies (2006), “[t]he preservation of cultural resources in their existing states will always receive first consideration. Treatments entailing greater intervention will not proceed without the consideration of interpretive alternatives” (67). Regarding the reconstruction of missing historic structures, the NPS Management Policies states “[n]o matter how well conceived or executed, reconstructions are contemporary interpretations of the past rather than authentic survivals from it. The National Park Service will not reconstruct a missing structure unless there is no alternative that would accomplish the park’s interpretive mission...” among other factors (72). The NPS intends for potential improvements to historic properties identified in the Concept Plan to follow *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* to the extent practicable.

The Concept Plan also does not intend to provide public equestrian use at Harmony Hall. The NPS considered, but dismissed, establishing an equestrian center at the site because it would limit public access to the site. Horse use of the trail system was also dismissed because the length of the Concept Plan’s proposed trail system is far less than the recommended distance for horse trails.

OVERALL HARMONY HALL CONCEPT PLAN

Enhance the Landscape

Vegetation treatment and water feature stabilization/restoration efforts would be applied across Harmony Hall to create a comfortable environment for visitors, improve safety and security, improve ecological health, and address contributing features of the Harmony Hall cultural landscape (**Figure 22**). All treatment and maintenance activities would be consistent with the Harmony Hall Cultural Landscape Inventory (2018) and NPS policies and best management practices, including the NPS National Capital Region Invasive Plant Management Plan (2015). These activities could include the following:

- At the driveway entrance, bramble and trumpet vines would be cleared to provide entering and exiting vehicles and through traffic on Livingston Road clear sight lines at the driveway/Livingston Road intersection. The NPS would coordinate these efforts with Prince George’s County.
- Along Livingston Road, invasive vegetation would be removed in the short-term to restore a filtered view to the Harmony Hall house. In the long-term, tree limbs where heavy foliage is obstructing the view during the spring and summer would be removed.
- On the west side of the Harmony Hall house, small trees growing in the middle of the boxwoods would be removed, new boxwoods would be planted in obvious gaps, and the boxwoods would be maintained to restore the shrubs to an ideal healthy form.
- At the ha-ha, bramble and trees would be removed, stones would be restacked where necessary, and vegetation would be routinely removed to retain the structural integrity of the feature and improve the visual relationship of the Harmony Hall house to the west pasture.
- At the west pasture, a managed meadow that is consistent with the historically open character of the area would be established to maintain clear views to and from the Harmony Hall house and Potomac River. Woody growth would be removed and the meadow would be mowed at least twice a year (once in the spring and once in the fall) to impede the spread of unwanted vegetation and retain the integrity of this landscape feature.
- Along the terrace system south of the bungalow, vinca would be removed, stones would be restacked, and vegetation would be removed to prevent further damage to the structure and uncover the system from vegetation. The terrace system would be replanted with new ground cover to prevent vinca and invasive vegetation from recolonizing.
- At the cypress allée southwest of the Harmony Hall house, trees would be removed from the center of the allée to restore the character and design intent of this landscape feature.
- Along the existing trail connecting the Harmony Hall house and Want Water, downed trees and limbs, bramble, and vegetative debris would be removed to improve the trail condition and better define the trail pathway.

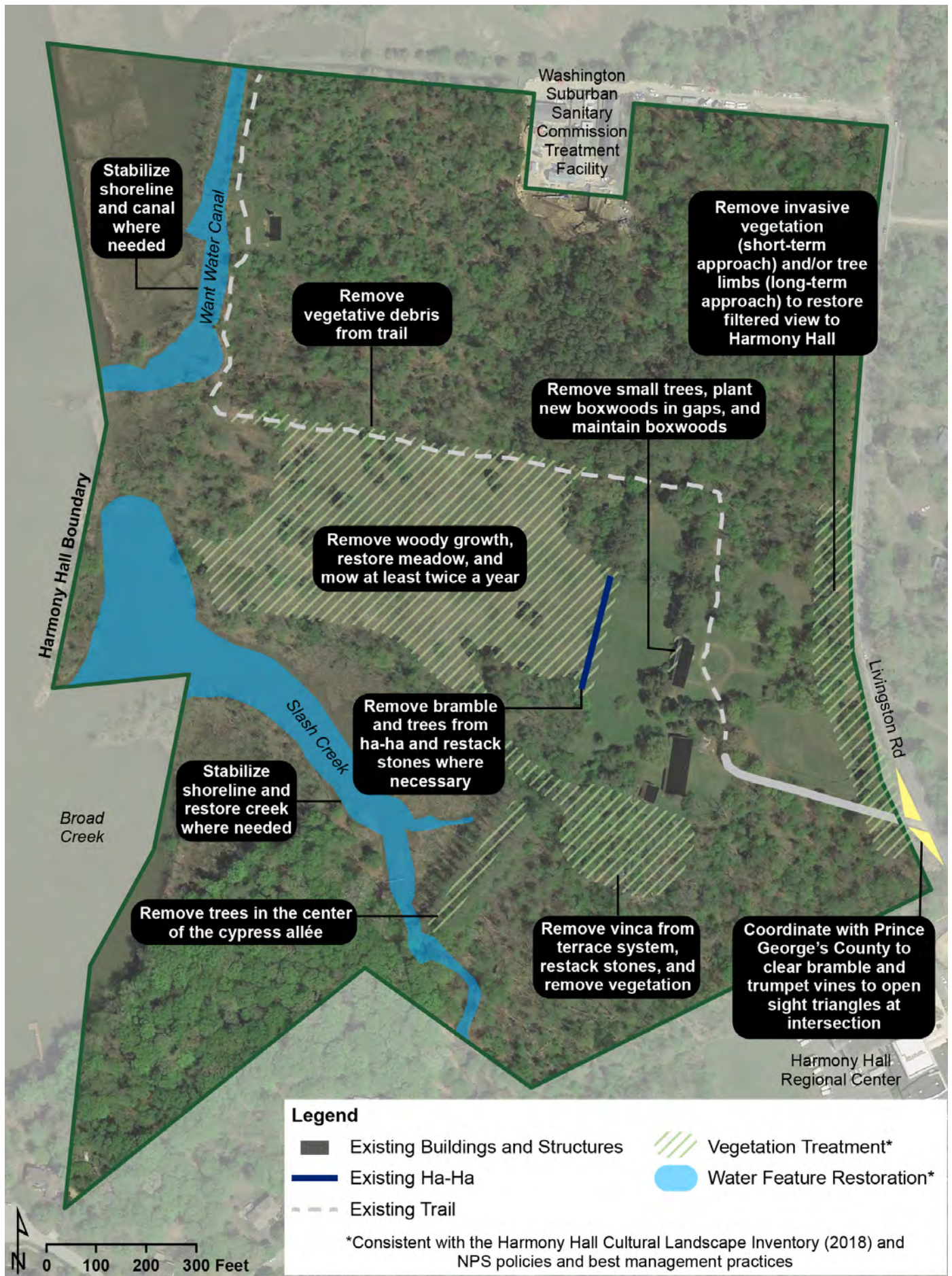


Figure 22 Harmony Hall Concept Plan – Landscape Treatment

- The shorelines of Want Water Canal and Slash Creek would be stabilized where needed to prevent further erosion deterioration. Additional restoration efforts, such as the introduction of soil retention measures, would be implemented along Slash Creek to impede the loss of the shoreline.

Walk and Experience Natural and Cultural Resources

An expanded pedestrian trail system would provide opportunities for visitors to access and explore the natural and cultural resources at Harmony Hall.

Visitors would be able to (**Figure 23**):

- Visit points of interest such as Want Water
- Enjoy views of the Potomac River, Broad Creek, Slash Creek, and the Want Water Canal
- Experience multiple habitat types including a managed meadow, deciduous forest, the pine stand, and riparian areas
- View flora and fauna, including a range of bird and waterfowl species
- Attend NPS Ranger-led interpretive talks and tours about the habitat and/or history of Harmony Hall

To facilitate these activities, the NPS would add approximately 0.4 miles of new trails connecting to the existing 0.4-mile trail to create a trail loop and create connections between points of interest within Harmony Hall. An approximately 0.9-mile trail loop would provide access from the new parking area to the Harmony Hall house, Want Water, the meadow, Broad and Slash Creeks, and the ha-ha. The trail system could also link to the PHNST network. The use of bicycles and horses on the Harmony Hall trail system would not be permitted.

New trails would be designed, constructed, and maintained according to appropriate trail design standards. Although the NPS has not determined the trail surface at this stage in the planning process, the trail surface would be pervious and designed in a manner that is consistent with *The Secretary of Interior's Standards for the Treatment of Historic Properties*. The surface material would be determined by the Harmony Hall Cultural Landscape Report. The development of this report is scheduled to receive funding.

The existing 0.4-mile trail connecting the new parking area and Want Water would be converted to an accessible trail to provide universal access for visitors with physical disabilities. The trail, connecting new parking area, and other related elements would comply with the 2015 Architectural Barriers Act Accessibility Standards (ABAAS).

Wayside interpretation signage along the trail system would highlight occupation and habitation of the site throughout history and the park's ecological features (**Figure 23**). Historic interpretation points would tell a complete history of the site. Multiple habitat types are available across the site for interpretation, including woods, a pine stand, marsh/wetlands, and a meadow. Interpretation would be consistent with the following interpretive themes for Harmony Hall identified in the National Capital Parks - East Foundation Document (2016):

- Harmony Hall tells the story of a changing landscape that provides exceptional insight into commercial uses along the Potomac River, the role of the estate as a catalyst for growth and development in the surrounding community, and the evolution of historic preservation practice.
- The Harmony Hall property represents an opportunity to further investigate the archeology and history of human settlement along the Potomac River.
- The Harmony Hall property represents an opportunity to further investigate the cultural and societal history of enslaved people on a Maryland tobacco plantation.
- The grounds at Harmony Hall protect a variety of natural habitats that support flora and fauna and provide opportunities for visitors to connect with nature and experience outdoor recreation near a densely developed urban area, including the loblolly pine trees.
- Harmony Hall was established as a corridor of forest and natural scenery as part of a comprehensive system of parks for recreation, preservation of substantial tracts of forests, and protection of source water in and around the nation's capital.

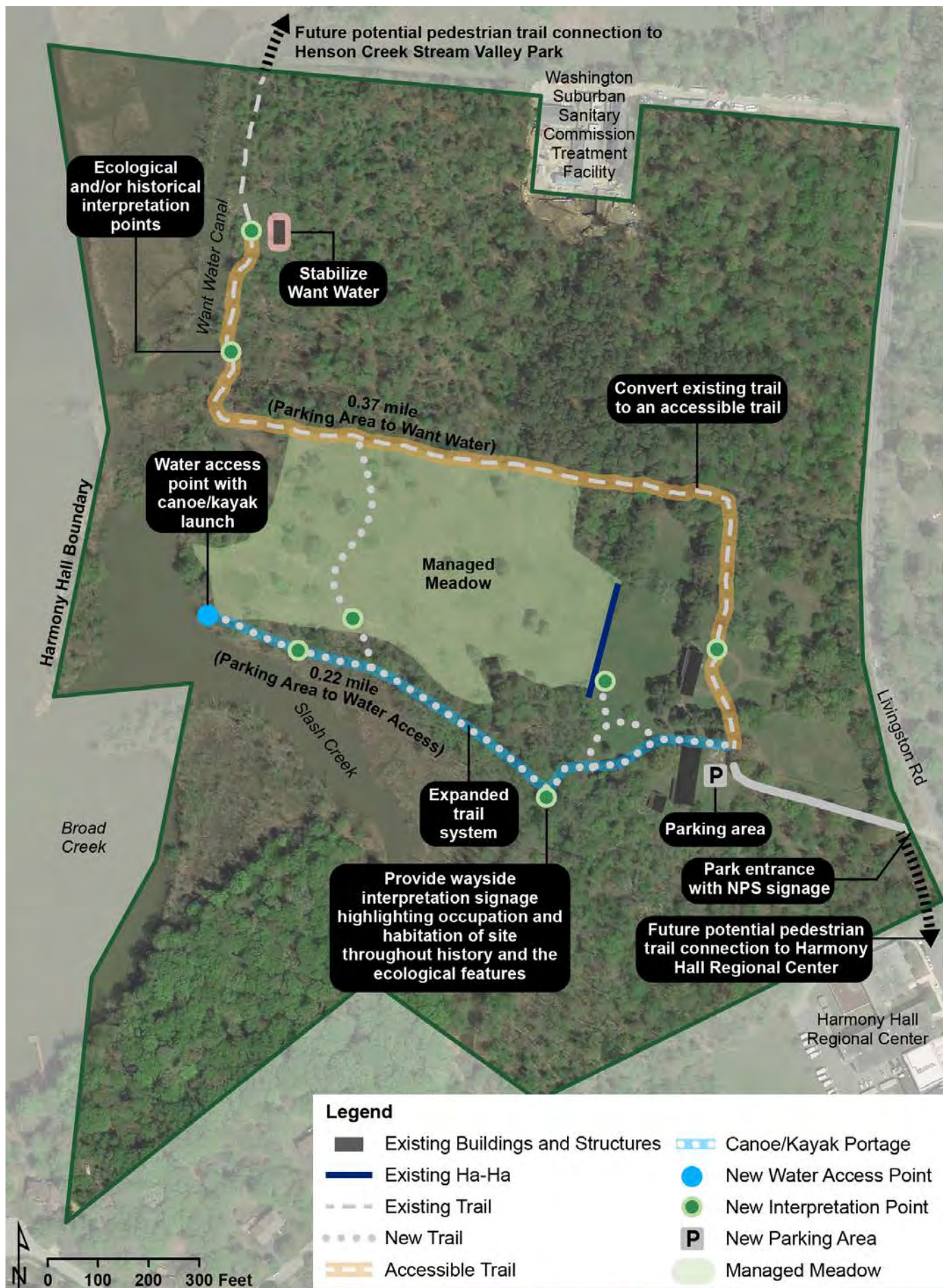


Figure 23 Harmony Hall Concept Plan – Expanded Trail Network

The northwest and southeast corners of the park would provide external pedestrian trail connections to the Henson Creek Trail in Henson Creek Stream Valley Park and the Harmony Hall Regional Center, respectively. The NPS would coordinate with adjacent property owners and Prince George's County in order to plan for future potential external trail connections. These links would provide and strengthen pedestrian access to Harmony Hall.

Canoe or Kayak

A new water access point along the expanded trail system would provide opportunities for visitors using canoes, kayaks, and/or stand-up paddle boards (SUPs) to (**Figure 23**):

- Explore the shorelines of Broad Creek and the Potomac River
- View waterfowl
- Fish
- Visit other points of interest along the Potomac River such as Piscataway Park and National Colonial Farm
- Enjoy views of Mount Vernon, the historic home of George Washington

The new water access point would also allow visitors launching from other locations to visit Harmony Hall. The new water access point would provide a stabilized launch pad to limit erosion and accommodate changing water levels. The new approximately 0.2-mile trail from the new parking area to the launch pad would maintain a wide trail width for easy portage of canoes, kayaks, and/or SUPs. A cart at the new parking area would also assist with easier portage (**Figure 23**).

Stabilize and Interpret Want Water

The ruins of Want Water would be stabilized to prevent further deterioration (**Figure 23**). Stabilization efforts would include the bracing of the structure in order to ensure survival, repointing and capping exposed horizontal surfaces, removing trees that are growing to the north of the south wall once the bracing is introduced, and stabilizing the foundation. Improved security measures around the ruins would protect both the ruins and visitors to the site. Specific stabilization efforts would be dependent on treatments and recommendations presented in the future Want Water Historic Structure Report. The development of this report is a funded project planned for 2023.

Wayside interpretation signage along the trail system would highlight Want Water's history and include historic images of the structure (**Figure 24**). This Concept Plan assumes that Want Water would not be rebuilt. However, interpretation treatments could help illustrate the original scale or outline of the structure. Interpretation could include installation of a metal frame outlining the building walls and roof or views of the outlines of the original structure provided through wayside signage as shown in **Figure 25**.



Figure 24 Example of Future Trail and Wayside Interpretation at Want Water



Figure 25 Example of Future Wayside Signage that provides Views of the Outlines of the Original Want Water Structure



Figure 26 Example of Future Appropriate Use of the Flexible Open Space between the Harmony Hall House and Livingston Road

Play, Learn, and Gather

The existing open areas around the Harmony Hall house would provide several flexible spaces where friends, families, and small groups could (**Figure 26**, **Figure 27**, and **Figure 30** to **Figure 32**):

- Attend educational programs or events
- Hold outdoor meetings
- Host informal gatherings
- Socialize
- Enjoy views of the Potomac River and the Harmony Hall house
- Engage in informal passive recreation (e.g., picnicking, family gatherings)

Larger flexible open space would be established on the open lawn located to the west of house (approximately 0.5 acre) and the open lawn that was formally a fenced horse corral to the southeast of the house (approximately 0.7 acre). A small flexible open space (less than 0.1 acre) would be established on the south side of the Harmony Hall house. These flexible open spaces would be routinely maintained to allow visitor use.

Due to the complex history of Harmony Hall, recreation activities and events would be managed to avoid user conflicts with historic context. For example, weddings and parties would not be permitted. To avoid disturbance of potential archeological resources present, tented gatherings would also not be permitted.

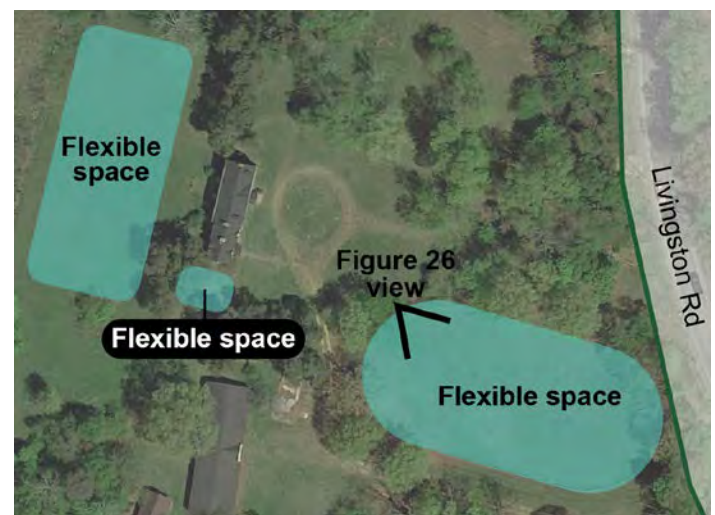


Figure 27 Flexible Open Space Locations



Figure 28 Example of Future Adaptive Reuse of the Harmony Hall House Interior

The updated interior of the Harmony Hall house is shown in this figure for illustrative purposes only. If approved for implementation, these improvements would be designed in a manner that is consistent with The Secretary of Interior's Standards for the Treatment of Historic Properties.



Treat and Use the Harmony Hall House

The Harmony Hall house would provide support space and/or public facilities, such as offices for NPS or other organizations; visitor contact and support services (e.g., restrooms); or meeting space in the future (**Figure 28** and **Figure 30** to **Figure 32**). Due to the complex history of Harmony Hall, the use of the house would be managed to avoid user conflicts with historic context. For example, weddings and parties would not be permitted.

The house would provide opportunities for the NPS to establish a new partnership or expand existing partnerships with local organizations that could lease the house from NPS. While the ultimate future use and partner is being identified, treatments/improvements to the house could be implemented through a phased approach. This phased approach ranges from preservation and targeted rehabilitation in the short-term to rehabilitation of the entire structure in the long-term.

In the short-term, immediate needs of the house could be addressed by “mothballing” and securing the structure to prevent further deterioration or decay. The house’s Main Block, Central South Addition, and South Addition would be preserved, stabilized, and protected. A temporary fire alarm and security system could be installed so that the house can be monitored for fire and break-in risks.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property’s form as it has evolved over time. Treatment involves repair, protection and stabilization.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property’s historic character. Rehabilitation generally recognizes and integrates changes over time, as well as invisible or unobtrusive contemporary interventions.

Sources: NPS n.d., 2012

Options for the short- to mid-term include baseline work to establish a stable, dry, and code-compliant structure and/or targeted rehabilitation. Baseline work would be required for all potential future treatments and uses of the house. Baseline work would include efforts to address any code violations or failing equipment that impacts the safety, functionality, and security of the structure, to manage interior environmental conditions, arrest further deterioration of historic fabric and provide basic system upgrades that would be common to potential future treatments and uses of the house.

For the targeted rehabilitation option, a portion of the house, such as the South Addition or Central South Addition, could be rehabilitated to provide support space and/or public facilities if a relationship with the right partner is established and funding sources are secured. In the long-term, the entire Harmony Hall house could be rehabilitated to provide support space and/or public facilities.

Signage and Security

Signage and security measures would be implemented to protect the park's historic buildings and structures, ensure visitor safety at Harmony Hall, and deter illegal activity (e.g., vandalism).

NPS signage with Harmony Hall's name and a prominent display of the NPS arrowhead would increase public awareness of the park, designation as federal park land, and connection to the larger NPS system, as well as deter potential illegal littering and/or vandalism. Such signs would be placed at the entrance driveway along Livingston Road and the water access point to clearly identify the entrances to the park (**Figure 23** and **Figure 30** to **Figure 32**). The signs could include park hours, park rules, the USPP contact number, and note that the park is under surveillance.

A new gate at the driveway entrance would replace the existing gate. The new gate would be locked outside of park hours to prevent public vehicle access to the site. The park would be open to the public during daylight hours only, with the exception of NPS-led or permitted special events or programs (e.g., stargazing talk).

The Harmony Hall house, stable, and bungalow would be locked outside of park hours and while not occupied by administrative/official users. Lighting and

a surveillance system would be strategically placed at the entrance driveway and in the area around these buildings. Improved security measures around Want Water could also include a surveillance system and/or a fence around the ruins to keep visitors at a safe distance while enjoying views of and learning about the ruins. Specific security measures would be dependent on treatments and recommendations presented in the future Want Water Historic Structure Report planned for 2023. Consistent with NPS-28 Cultural Resource Management Guideline (1998), "The installation of alarms, locks, fencing, and other security devices in archeological sites, cultural landscapes, and historic structures should follow careful consideration of their physical and visual impacts in consultation with historical architects, historical landscape architects, archeologists, and curators as appropriate."

Along Livingston Road, vegetation would be strategically removed to create sight lines between the roadway and Harmony Hall. In the short-term, invasive vegetation would be removed to restore a filtered view to the Harmony Hall house. In the long-term, tree limbs where heavy foliage is obstructing the view during the spring and summer would be removed.

CONCEPT PLAN OPTIONS

The overall Harmony Hall Concept Plan provides options for the former stable, bungalow, additional visitor amenities, and parking. These options are illustrated in Concept Options A-C in **Figure 30** to **Figure 32**. Overall, **Option A: Focused Rehabilitation** minimizes building maintenance through targeting repurposing and adaption efforts on the Harmony Hall house for a new use and removing the non-historic stable. **Option B: Maximum Building Space** capitalizes on all existing infrastructure through repurposing and adapting all buildings, historic and non-historic, for new uses. **Option C: Full Rehabilitation** repurposes and adapts the existing historic buildings for new uses and removes the non-historic stable.



Figure 29 Example of Future Rehabilitated and Repurposed Stable

The updated exterior of the stable, path surface, and new plantings are shown in this figure for illustrative purposes only. If approved for implementation, these improvements would be designed in a manner that is consistent with The Secretary of Interior's Standards for the Treatment of Historic Properties and treatment guidance in the Harmony Hall Cultural Landscape Report. The development of this report is scheduled to receive funding.

Former Stable

The former stable was constructed sometime between 1985 and 1999 and does not contribute to the overall significance of the Harmony Hall cultural landscape. Options for the former stable could include the following:

- Remove the stable, which would minimize building maintenance responsibility, and revegetate the stable's footprint as shown in **Option A: Focused Rehabilitation (Figure 30)**
- Rehabilitate and repurpose the stable to provide support space and/or public facilities as shown in **Option B: Maximum Building Space (Figure 29 and Figure 31)**. Potential future uses could include offices for NPS or other organizations;
- visitor contact and support services (e.g., restrooms); or meeting space. The NPS could establish a new partnership or expand existing partnerships with local organizations that could lease the rehabilitated stable from the NPS.
- Remove and replace the stable with an overflow pervious parking area providing an estimated seven parking spaces as shown in **Option C: Full Rehabilitation (Figure 32)**. This option would also minimize building maintenance responsibility.

Bungalow

The bungalow was constructed in the early 20th century and contributes to the overall significance of the Harmony Hall cultural landscape. Options for the bungalow could include the following:

- Stabilize the bungalow as shown in **Option A: Focused Rehabilitation (Figure 30)**
- Rehabilitate the bungalow to provide support space and/or public facilities as shown in **Option B: Maximum Building Space (Figure 31)** and **Option C: Full Rehabilitation (Figure 32)**. Potential future uses could include offices for NPS or other organizations; visitor contact and support services (e.g., restrooms); or meeting space. The NPS could establish a new partnership or expand existing partnerships with local organizations that could lease the rehabilitated bungalow from the NPS.

Informative Garden

An informative demonstration garden would provide additional learning opportunities at Harmony Hall. An interpretive garden would be established at the terrace located on the hill slope south of the bungalow as shown in **Option B: Maximum Building Space (Figure 31)** and **Option C: Full Rehabilitation (Figure 32)**. The garden could include native plants, edible plants, and/or colonial era plants, and interpretive wayside signage about the plantings.

Vehicle Access and Parking

The existing driveway at the southeast corner of the property would provide vehicle access to the site from Livingston Road. Although the NPS has not determined the driveway surface or width, two-way circulation would occur within the site. NPS would coordinate with Prince George's County to implement improvements at the driveway/Livingston Road intersection to accommodate two-way circulation on the Harmony Hall property and potential use by school buses. Additionally, the circular drive in the front of the eastern entrance of the Harmony Hall house would be reestablished to provide official use drop-off/pick-up access to the house as shown in **Option B: Maximum Building Space (Figure 31)** and **Option C: Full Rehabilitation (Figure 32)**.

Options for a new parking area could include the following:

- Add a new visitor use parking area and a new official use parking area as shown in **Option A: Focused Rehabilitation (Figure 30)**. A visitor use parking area with seven car parking spaces and one bus parking space could be added along the entrance driveway near Livingston Road. The parking area could be located within or outside the driveway gate. **Figure 30** illustrates one potential location for the visitor use parking area. The NPS could coordinate with Prince George's County to locate this parking area closer to the driveway entrance on Livingston Road. A new 0.1-mile trail could be added along the north side of the driveway to connect the visitor use parking area to the existing trailhead. A second parking area with four car parking spaces and one large vehicle parking space (e.g., maintenance truck or trailer) could be added in the existing open space near the former stable at the end of the entrance driveway. This parking area would accommodate official use (i.e., NPS, partner organization, and emergency) vehicles only. A bus visiting the site would be required to use the official use parking area to turn around and avoid backing out onto Livingston Road.
- Add a new combined visitor use and official use parking area as shown in **Option B: Maximum Building Space (Figure 31)**. A parking area with 15 parking spaces could be added in the existing open space near the former stable at the end of the entrance driveway. This parking area would accommodate both visitor and official use vehicles.
- Add a new combined visitor use and official use parking area with an overflow parking area as shown in **Option C: Full Rehabilitation (Figure 32)**. A parking area with 13 parking spaces could be added in the existing open space near the former stable at the end of the entrance driveway. The former stable could be removed and replaced with an overflow pervious parking area that provides seven parking spaces. These parking areas would accommodate both visitor and official use vehicles.

Bicycle parking and ABAAS-compliant parking would also be provided in the above options. Although the NPS has not determined the driveway and parking area surface at this stage in the planning process, these surfaces would be designed in a manner that is consistent with *The Secretary of Interior's Standards for the Treatment of Historic Properties*. The surface material would be determined by the Harmony Hall Cultural Landscape Report. The development of this report is scheduled to receive funding.

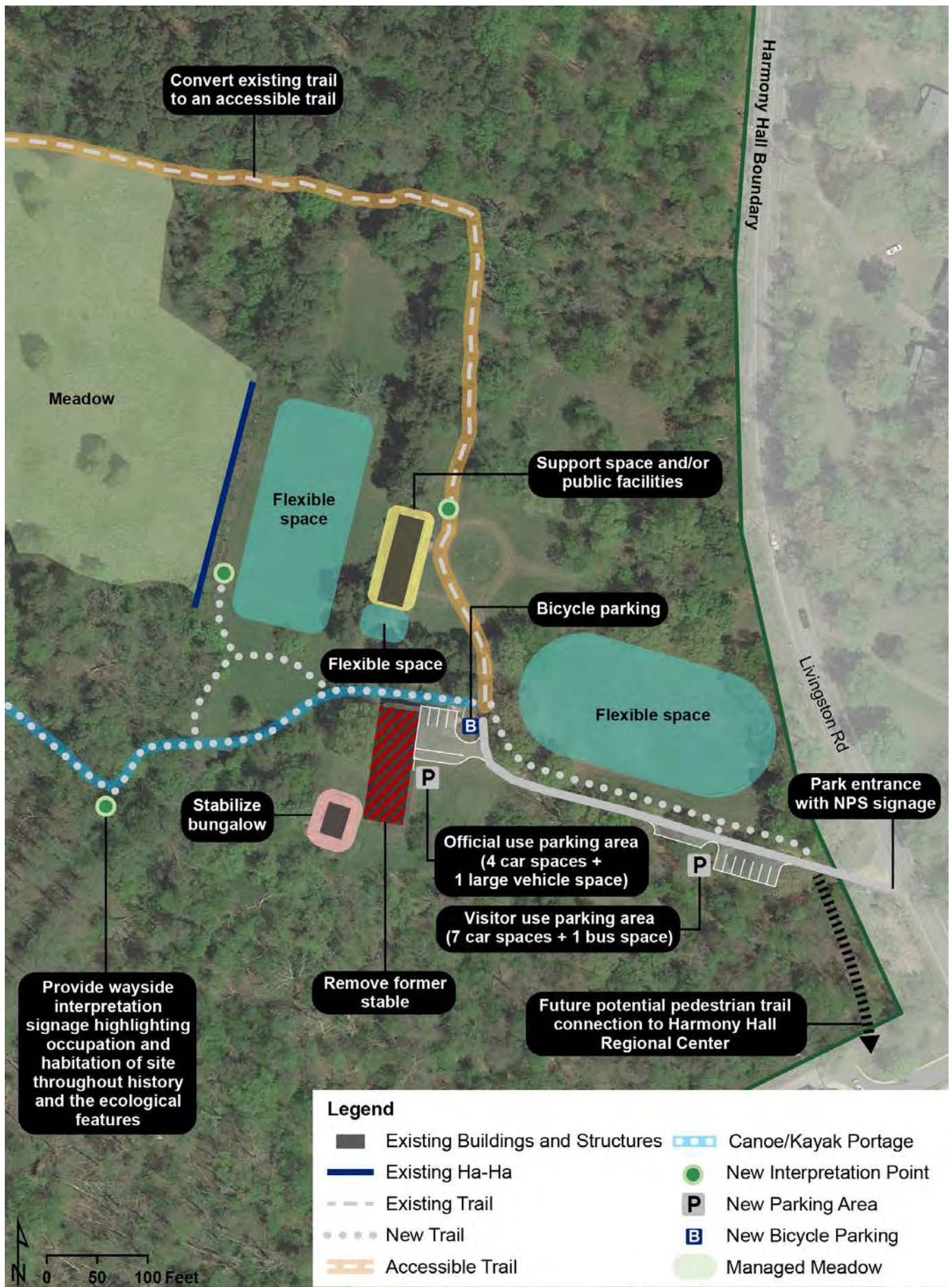


Figure 30 Harmony Hall Concept Plan – Option A: Focused Rehabilitation

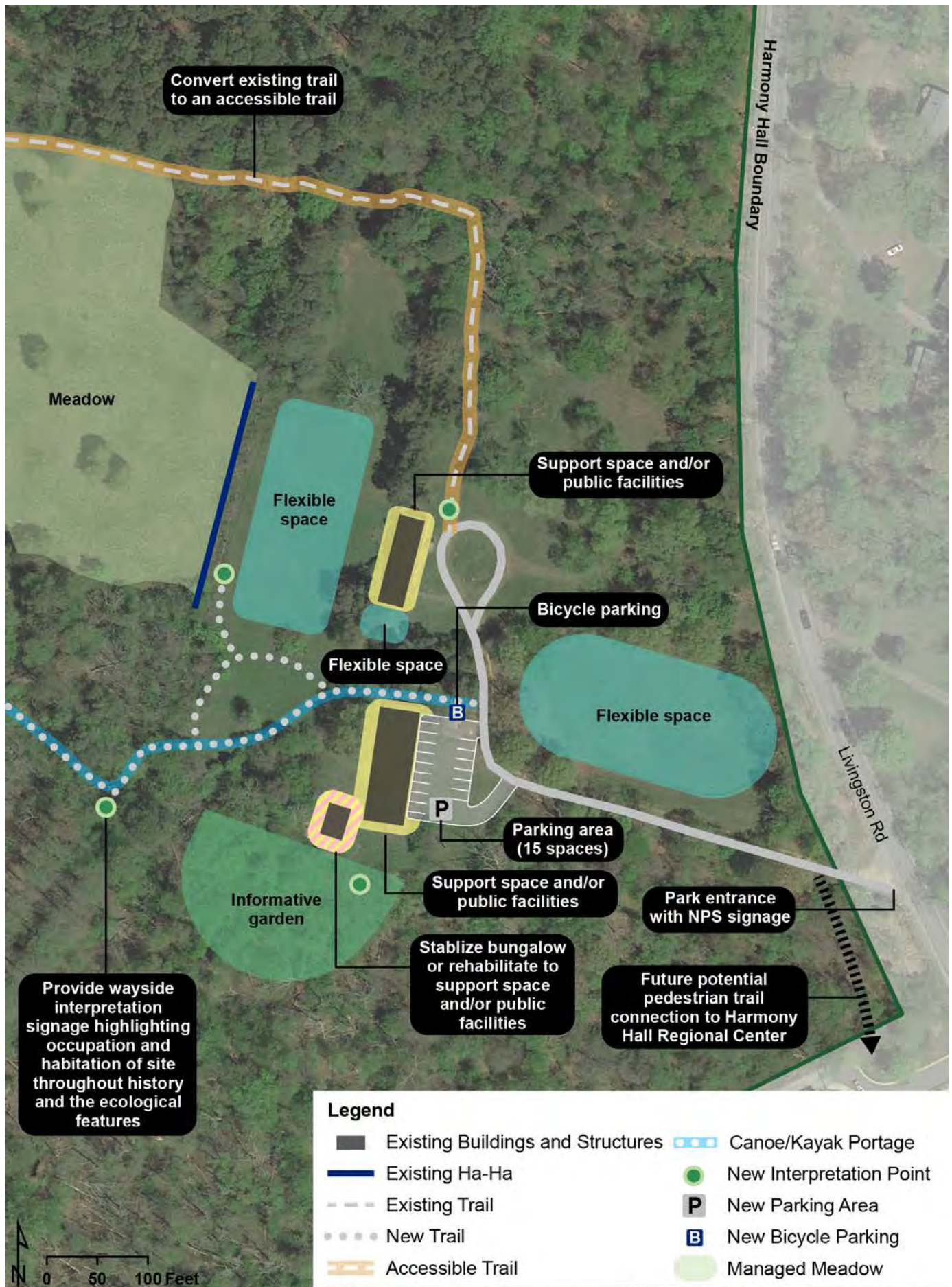


Figure 31 Harmony Hall Concept Plan – Option B: Maximum Building Space

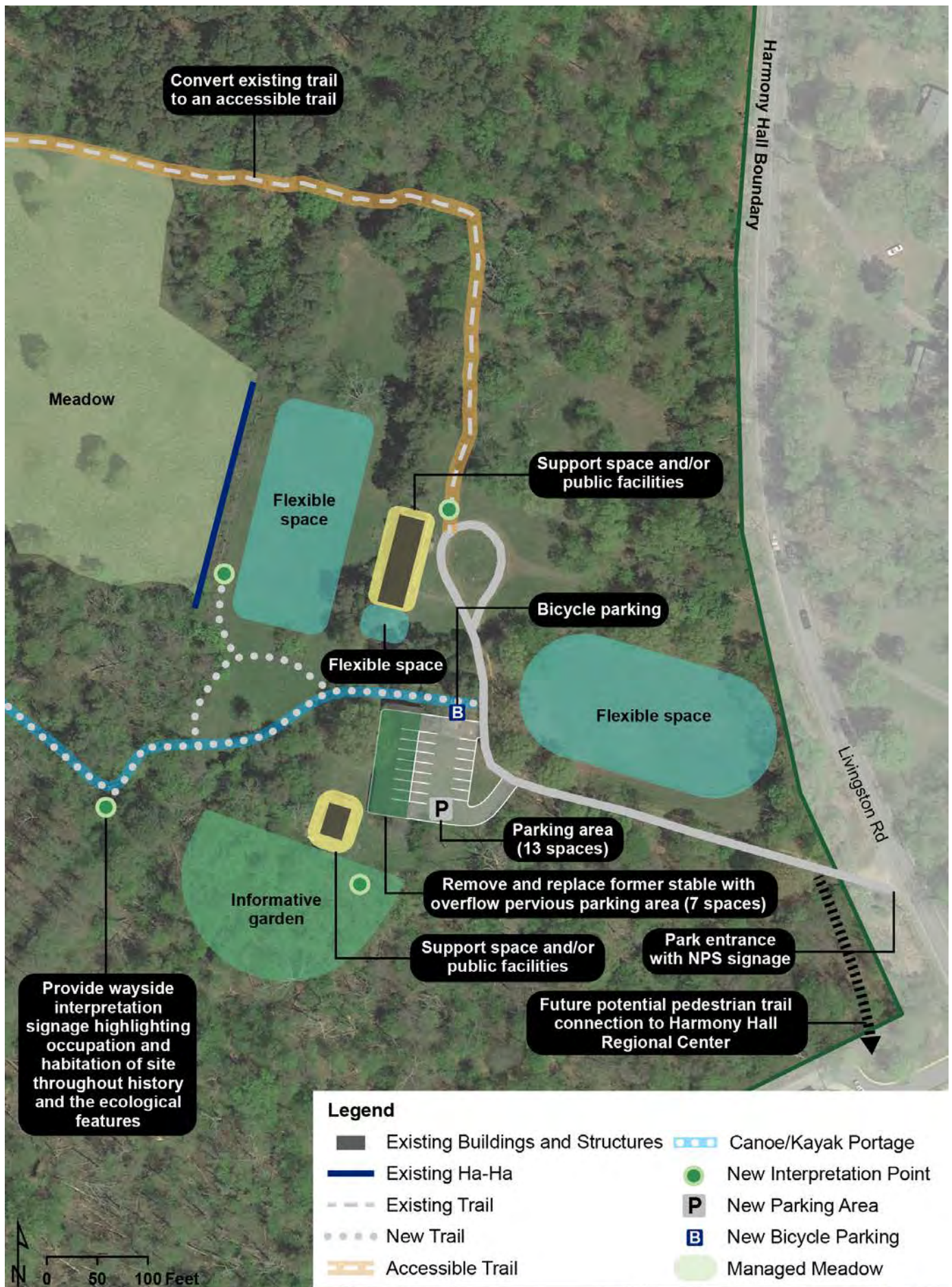


Figure 32 Harmony Hall Concept Plan – Option C: Full Rehabilitation



View from south of the West Open Lawn and West Pasture looking west towards Slash Creek and Broad Creek (2020)

IV. MOVING FORWARD

PRIORITY STEPS TO REALIZING CONCEPT PLAN

The following section outlines priority steps, including operations and maintenance strategies, the NPS would take to realize the Harmony Hall Concept Plan. The order in which these steps are listed does not reflect their relative significance.

Actions included in this plan will be reviewed holistically to determine and understand the potential implications of new uses or changes to facilities, programming, and operations and maintenance. The NPS will conduct the appropriate level of review, including NEPA and NHPA analysis, to comply with applicable laws and policies. The implementation of proposals in this plan will be reviewed in accordance with laws and policies on a case-by-case basis. Proposed activities and facilities could be implemented independently, or as part of a larger implementation strategy, as funding is available. Priority steps include:

- **Develop the Harmony Hall Cultural Landscape Report.** The development of this report is scheduled to receive funding. The report would guide overall treatment and long-term management of the Harmony Hall cultural landscape. The report would identify appropriate vegetation to be selectively removed to protect cultural resources, accommodate the trail system, and afford views to the Potomac River from the Harmony Hall house and the view from Livingston Road. Ongoing maintenance needs, vegetation restoration, and a vegetation strategy for how to improve/retain the character of the cultural landscape's features would be identified.
- **Develop the Want Water Historic Structure Report.** The development of this report is scheduled to receive funding. The report would provide documentary, graphic, and physical information about Want Water's history and existing condition. The report would also recommend an appropriate treatment approach and would serve as a guide for all future changes to the property, including stabilization efforts, and maintenance needs.
- **Develop an interpretation and treatment plan.** Utilize the National Capital Parks-East Foundation Document (2016), the Harmony Hall Cultural Landscapes Inventory (2018), the Harmony Hall NRHP nomination form (1980), the Harmony Hall Historic Structure Report (2012), the future Want Water Historic Structure Report, the Broad Creek Historic District NRHP nomination form (2011), and NPS Management Policies (2006) to identify appropriate themes and content for interpretive signage and any educational or interpretive programs offered by the NPS or partners at the site.
- **Pursue inclusion of Harmony Hall's future trail system as part of the PHNST network.** A local PHNST trailhead could be established at Harmony Hall to implement the NPS National Capital Region Paved Trails System (2016) recommendation of developing such a trailhead at the adjacent Harmony Hall Regional Center. Wayfinding signage along Harmony Hall's trail system would articulate the significance of the PHNST corridor and reflect interpretive themes unique to southern Maryland.
- **Coordinate shared parking with the Harmony Hall Regional Center.** The NPS could work with the Prince George's County Department of Parks and Recreation, the operator of the Harmony Hall Regional Center, to formally allow visitors to Harmony Hall to park at the Center's existing parking lot or use the parking lot as an overflow parking area for Harmony Hall. The NPS could also work with the County to install directional signage and establish a trail connection between the two sites.

- **Formalize an ongoing relationship with a partner.** Identify potential partners, such as a non-profit organization, Friends group, or local university to support interpretation, maintenance and operations, and programming at the site. Working within the NPS regulatory and policy framework, the NPS could partner with an appropriate organization to develop interpretation material, provide educational talks and tours about the site's cultural and natural resources, monitor and remove invasive vegetation, and/or maintain the park's trail system.

FUNDING OPPORTUNITIES

Direct Appropriations

The most direct method of funding would be to receive appropriations as part of the NPS's annual budget. The NPS would submit funding for specific capital projects. Funding for maintenance could be included in the request.

Potential Funding Partners and Grant Opportunities

Partnerships allow the federal government to accomplish goals that could otherwise be more difficult due to funding or regulatory requirements. Partnerships would need to advance the goals and be consistent with the mission of the NPS. Existing and potential partnerships identified could help leverage funds available to participate in specific programs. Partnerships also have the ability to conduct fundraising events where the NPS would be the ultimate beneficiary.

Grant funding could also be obtained from multiple sources. Examples of potential federal, state, nonprofit, and corporate/private funding partnerships and grant opportunities are listed below.

Federal Sources

- **Federal Lands Transportation Program (FLTP):** The FLTP funds projects that improve access within the Federal lands (including national parks) to transportation facilities in the national Federal Lands transportation inventory and owned and maintained by the Federal government. Eligible activities include provisions for pedestrians and bicycles and any transportation project eligible under Title 23 of U.S. Code that is on a public road within or adjacent to, or that provides access to, Federal lands open to the public.

State Sources

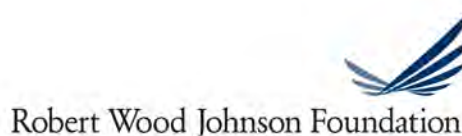
- **Maryland Heritage Area Authority:** Capital and non-capital grants are available to organizations (non-profits or those partnering with a non-profit, and government entities) that are located within the heritage area, or their projects are located within the heritage area. Grants can be used for planning, interpretation, programming, development and repair, and restoration.

Non-Profits

- **Preservation Maryland:** The Heritage Fund, a cooperative effort of Preservation Maryland and the Maryland Historical Trust (a state agency), provides direct assistance for the protection of historical and cultural resources. Non-profit organizations and local jurisdictions are eligible to apply. Eligible projects fall into three general categories: education and research, planning and feasibility, and repair and rehabilitation.
- **Chesapeake Conservancy:** The Chesapeake Conservancy is a principal partner for the NPS on the Chesapeake Bay Gateways Network and the Captain John Smith Chesapeake National Historical Trail. The Conservancy helps build parks, trails, and public access sites.



- **National Trust for Historic Preservation:** Grants from the National Trust Preservation Funds are intended to encourage preservation at the local level by supporting on-going preservation work and by providing seed money for preservation projects. Grants are available to public agencies and non-profit organizations. Grants are awarded for planning activities and preservation education activities aimed at the public. Eligible planning activities include, but are not limited to:
 - Hiring a preservation architect or landscape architect, or funding existing staff with expertise in these areas, to produce a historic structure report or historic landscape master plan.
 - Hiring a preservation planner, or funding existing staff with expertise in this area, to produce design guidelines for a historic district.
 - Hiring a real estate development consultant, or funding existing staff with expertise in this area, to produce an economic feasibility study for the reuse of a threatened structure.
 - **National Park Foundation:** The National Park Foundation funds grants and programs that meet priorities and critical needs across the National Park System in the areas of youth, community outreach, conservation and professional engagement. Among its funding programs is the Active Trails program, which aims to get people out and active on the trails- whether hiking, kayaking, snowshoeing, or volunteering to improve existing trails or build new ones.
 - **National Recreation and Park Association (NRPA):** The NRPA works to advance parks, recreation and environmental conservation efforts that enhance the quality of life for all people. The NRPA periodically offers grant opportunities for park and recreation agencies, affiliated friends groups, and non-profits.
 - **Outdoor Foundation:** The Outdoor Foundation's NPS Challenge Cost Share Program support NPS partners and their local partners and fund projects that address urban outreach, youth engagement, and/or connecting people to the outdoors.
 - **American Hiking Society:** Through the National Trails Fund grant program, the American Hiking Society provides funding for constructing and improving hiking trails.
 - **The Conservation Alliance:** The Conservation Alliance engages businesses to fund and partner with organizations to protect wild places for their habitat and recreation values. Grants are available to nonprofit organizations.
 - **National Environmental Education Foundation (NEEF):** NEEF works to make the environment more accessible, relatable, relevant, and connected to people's daily lives. Grants are offered to help organizations engage their local community to improve the environment, increase diversity, and expand their work locally.
 - **National Fish and Wildlife Foundation (NFWF):** The NFWF provides funding to sustain, restore, and enhance fish, wildlife, and plants and their habitats. Federal, state, and local governments, educational institutions, and non-profits are eligible to apply for the NFWF's grants.
 - **The Trust for Public Land:** The Trust's mission is to create parks and protect land for people, ensuring health, livable communities for generations to come.
 - **The Robert Wood Johnson Foundation:** The Foundation funds a wide array of programs that work to help build a national culture of health.
- Corporate/Private
- **Recreational Equipment, Inc (REI):** REI seeks out like-minded partners across business, non-profit, and government sectors in their stewardship efforts. REI provides grants to non-profits to enhance parks, trails, and waterways and fund programs that support outdoor activities.



Donations

Donations organized through the effort of others offer the opportunity to fund or otherwise support any activity for which appropriated funds could be used. DO-21 outlines the guidance related to philanthropic support. It states “[t]he NPS may accept, use, and recognize donations of various kinds to support and promote its mission, consistent with applicable laws and the Department of the Interior donations policy... Donations may come to the NPS as single expressions of support, or in response to an organized fundraising campaign. A donation may be offered directly to a park or program, or indirectly to a partner for the benefit of a park or program.”

Sponsorships

Sponsorships offer the opportunity to maximize funding sources, especially at events. DO-21 outlines the guidance related to sponsorships at NPS events. For NPS events, it states “[t]he NPS may recognize event sponsors as long as corporate names are not used in a way that would imply or suggest NPS endorsement of a product, service, or company, or be construed as commercial solicitation or advertising... The purpose of recognition is simply to acknowledge the sponsor.” For non-NPS events, “Temporary displays directly associated with an event may show sponsors’ names, logos, or name scripts... These displays are restricted to the times and locations.” Both of these approaches would allow donations for new park elements and programming through name recognition in controlled circumstances.

Crowdfunding

Relatively new to the fundraising landscape, crowdfunding is a method of raising money through the collective effort of friends, family, customers, and individuals. Typically, a specific item or program, with a specific dollar amount, is identified by an individual or organization for funding. The public then receives the option to contribute to the level each person or organization deems appropriate. The approach can yield inconsistent results, but offers a unique opportunity for NPS partners to appeal directly to specific user groups and interests.

POTENTIAL PARTNERSHIPS

The NPS could explore starting partnerships with a variety of entities to adaptively reuse Harmony Hall’s buildings, offer educational and recreational programming, and/or provide maintenance services within the park.

The Conservancy of Broad Creek

The Conservancy of Broad Creek, Inc. is a non-profit organization that assists in the preservation of the Broad Creek area’s history and ecology. The organization provides educational events related to local and Prince George’s County’s history and partners with government and non-government agencies to preserve, educate, and conserve valued resources. The NPS could explore partnership opportunities with The Conservancy of Broad Creek to provide educational programming at Harmony Hall, such as talks or tours about the park’s cultural and natural resources, or volunteer support for park projects.

Silesia Citizens Foundation

The Silesia Citizens Foundation is a non-profit organization that promotes the Silesia community. The Silesia Citizens Foundation could be a potential partner to adaptively reuse the site’s buildings for administrative or educational purposes.

The Alice Ferguson Foundation and Bridging the Watershed

The Alice Ferguson Foundation connects people to the natural world, sustainable agricultural practices, and cultural heritage of their local watershed through education, stewardship, and advocacy. The Foundation’s main office, working farm, and environmental center is located on 330 acres along the Potomac River south of Harmony Hall. The Alice Ferguson Foundation could be a potential partner to adaptively reuse the site’s buildings for administrative or educational purposes.

The Foundation’s “Bridging the Watershed” program already partners with the NPS and area schools to provide students with meaningful watershed and educational experiences through hands-on, curriculum-based outdoor studies in national parks. Bridging the Watershed could serve as a model for how Harmony Hall could be engaged in connecting local school students to the natural world of the park.



The Conservancy of Broad Creek, Inc



Accokeek Foundation

The Accokeek Foundation is a non-profit organization with a mission is to cultivate a passion for the natural and cultural heritage of Piscataway Park and commitment to stewardship and sustainability. The NPS currently partners with the Accokeek Foundation to provide programs and services to enhance the park visitor experience and steward 200 acres of the approximately 5,000-acre Piscataway Park, located south of Harmony Hall. The Accokeek Foundation could be a potential partner to adaptively reuse the site's buildings for administrative or educational purposes. The NPS could also explore expanding their partnership to provide educational programs at Harmony Hall.

Harmony Hall Regional Center

The adjacent Harmony Hall Regional Center could expand its' educational and recreational program offerings through using Harmony Hall as an outdoor classroom. Program offerings could include, but are not limited to, nature walks, bird watching, stargazing, outdoor drawing or painting classes, or classes related to the park's resources.

Prince George's County

The Prince George's County Historic Preservation Section could also offer talks and tours about the role of Harmony Hall in Prince George's County's history.

Prince George's County Public Schools could also incorporate Harmony Hall into their historic education program by coordinating school field trip opportunities to Harmony Hall.

Local Universities

Harmony Hall could also serve as an outdoor classroom for local universities in Maryland, Virginia, and the District of Columbia. Students and professors from appropriate programs, such as historic preservation, archeology, and ecology programs, could partner with NPS in the following activities at Harmony Hall that would mutually benefit academic research and experience, as well as NPS knowledge and research efforts:

- Identify and implement preservation and rehabilitation efforts
- Conduct archeological research
- Perform ecological research
- Study wildlife and wildlife habitat

Professors and students could also engage in community outreach through providing educational programming about the site's history and natural environment for visitors.

Food and Agriculture Education Group

A food and agriculture education non-profit organization could be a potential partner to provide educational programming at Harmony Hall and/or adaptively reuse the site's buildings for administrative or educational purposes. Programming could focus on food and agriculture that represent the heritage of Southern Maryland and support the development of a healthier, more equitable, and sustainable food system. Examples of potential programs could include a demonstration garden, talks on crops of cultural and historical significance, farmer and gardener training, nutrition education, and arts and storytelling programs.

Volunteer or Friends Group

Volunteer organizations or a future "Friends of Harmony Hall" volunteer group or non-profit organization could provide an excellent partner to provide various programs and services at Harmony Hall. Volunteers could be trained to support educational programs. Appropriate services could include projects such as establishing and maintaining the trail system and informative garden, and routine litter clean-ups. The group or organization could also be responsible for establishing and maintaining the stabilized launch pad at the new water access point and the cart at the new parking area for easier canoe, kayak, and/or SUP portage.

REGULATORY REQUIREMENTS

National Environmental Policy Act

Before implementing elements in the Concept Plan, the NPS will work through the process as specified by NEPA requirements. The NPS would conduct an initial evaluation of actions to determine if they qualify for a categorical exclusion (CE), or if an additional level of analysis of impacts on the environment would be required. Particular resources of interest could include cultural resources, including the NRHP-listed Harmony Hall and Broad Creek Historic District, and the Harmony Hall cultural landscape; archeological resources; forested and riparian habitat; water resources; and visitor use and experience.

National Historic Preservation Act

Prior to implementation, the NPS would consider the potential effects on historic properties as a result of the Harmony Hall Concept Plan. Harmony Hall is listed in the NRHP. Harmony Hall and the Want Water ruins are also contributing resources to the Broad Creek Historic District NRHP listing. Additionally, archeological sites have been recorded within the Harmony Hall site. Additional historic properties could be identified during the NHPA process.

Changes to the site would follow *The Secretary of the Interior's Standards for the Treatment of Historic Properties* to the extent practicable. In cases where this is not possible, the NPS would seek to avoid, minimize, and mitigate potential adverse effects on historic properties. The NPS would coordinate this effort with the Maryland Historical Trust (i.e., the State Historic Preservation Office) and Tribal Historic Preservation Offices.

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APPENDIX A: PUBLIC AND STAKEHOLDER ENGAGEMENT

Minutes

Meeting name Stakeholder Meeting #1	Time 4:00 PM – 5:30 PM	Attendees See attendee list at end of minutes	Circulation list NPS and AECOM meeting attendees
Meeting Date March 2, 2021	Project name Harmony Hall Development Concept Plan		
Location Conference Call	Prepared by AECOM		

1. Welcome and Introductions

Mike Commisso (NPS NACE) welcomed the group and provided a brief introduction to the Harmony Hall Development Concept Plan project. NPS and AECOM attendees introduced themselves.

2. Meeting Purpose

Claire Sale (AECOM) reviewed the purpose of the meeting, which was to provide stakeholders with an opportunity share their vision of Harmony Hall, provide feedback on an initial range of concepts, and identify any issues, concerns, and ideas.

3. Project Background + Timeline

Claire reviewed the project background and project timeline.

4. Existing Conditions + Site History

Claire reviewed the site's existing conditions, existing considerations and constraints, significance and interpretive themes identified in the National Capital Parks-East Foundation Document, history, and nearby kayak/canoe launch sites, parks, trails, historic sites, and other community amenities.

5. Review of Initial Concepts

Claire presented initial concept ideas that provide a range of property access and partnership opportunities. The concepts included:

- Common to all concepts:
 - Landscape Treatment: Includes vegetation treatment and shoreline stabilization throughout the site
 - Expanded Trail Network: Includes a hiking loops, interpretation points, and a water access point
- Options for the area surrounding the Harmony Hall house:
 - Focused Rehabilitation: Includes maintaining a meadow at the former ring pasture, removing the former horse stable, and rehabilitating the bungalow and/or a portion of the Harmony Hall house to provide public support space and/or public facilities
 - Flexible Space: Includes providing flexible space options in existing open space or a portion of Harmony Hall, adapting the former terrace to an informative garden, removing the former horse stable, and rehabilitating the bungalow and/or a portion of the Harmony Hall house to provide public support space and/or public facilities

6. Comment Submissions

Claire reviewed how stakeholders and the public can submit comments starting March 22nd.

7. Discussion

Below is a summary of NPS responses to questions raised by attendees.

- A plan to address security concerns at Harmony Hall will be based on the designated future use.
- The parking capacity at location (which currently has limited side street parking) will be based on the designated future use.
- The concept plans can consider potential access to the Harmony Hall Recreation Center located to the south of Harmony Hall.
- Potential funding for implementation of the concept plan is to be determined. No funding has been allocated except for the Development Concept Plan. The Development Concept Plan will establish priorities and will be used to inform the purpose of future funding.
- The removal of vegetation can lead to security issues, as such removal may be limited to invasive vegetation and will be minimal overall.
- Current public drinking water access / wastewater / sewer / well water infrastructure may result in a water category change, and require the maintenance of water system on site.

Below is a summary of comments on the project from specific attendees.

- Carol Tilch (Silesia Citizens Foundation): Expressed focus on stabilizing Want Water and expressed interest in collaborating with local elementary schools for the touring of Harmony Hall as part of historical education program.
- Paul Birckner: Expressed interest in archeological history of site and relation to the previous local historical town on/near Harmony Hall known as “Aire”.
- David Tilch (Silesia Citizens Foundation): Expressed interest in the idea of Harmony Hall being a paid park, but this is unlikely as fees have been waived for Fort Washington Park. Encouraged sharing of pamphlet or trifold at other local parks to encourage participation in planning efforts for the Development Concept Plan.
- Michael Leventhal (The Conservancy of Broad Creek): Expressed interest in partnering with local schools (colleges and universities) to support with Development Concept Plan development with specific emphasis on Historical Preservation Programs at University of Maryland and George Washington University.
- Peter Schulleri (The Conservancy of Broad Creek; near-by property owner, advocate for Want Water's preservation, and someone who walks through and enjoys the subject property): Acknowledged effort and planning towards project development and focus areas, identified importance of addressing vegetation overgrowth as well as the preservation of the Want Water ruins and the canal.
- Craigory Green (U.S. Park Police for Fort Washington area and local residents): Expressed the importance of distinguishing between Harmony Hall and Maryland Park Harmony Hall, which is often a matter of confusion. Expressed interest for Harmony Hall being a possible base of operations for Fort Washington Park Police.
- Peter Schulleri (The Conservancy of Broad Creek): Asked what is the best way to contact law enforcement regarding suspicious activity at Harmony Hall. This was addressed by Lt. Green who stated that the public should call 911 directly with location. If incident/issue is located on NPS property, Prince George County Police will forward request to US Park Police.
- Robin Waller (Silesia Citizens Foundation): Shared that Harmony Hall had previously been a primary location for bird watching and expressed interest in the location serving as a point of interest for NPS tours and educational site.

- Sarah Cavitt (Indian Head Highway Area Action Council): Expressed concern related to lighting issues at Harmony Hall and times site will be open.
- Michael Leventhal: Encouraged leveraging efforts of volunteers to support planning and programmatic efforts at Harmony Hall, as compared to the focus on the static interpretation points. Expressed that personal interaction would have a higher impact.
- Kenneth Chandler (NPS): Discussed the potential for fire suppression requirements to required at Harmony Hall mansion dependent on the future use.

Meeting Attendees

National Park Service-National Capital Area (NCA)

- Tammy Stidham
- Katelyn Liming

National Park Service-National Capital Parks-East (NACE)

- Tara Morrison
- Mike Commisso
- Sean McGinty
- Mike Antonioni
- Daniel Weldon
- Kenneth Chandler

AECOM

- Alan Harwood
- Claire Sale
- Lauren Tuttle
- Mosi London

Other

Organization	Name	Title
Critical Area Commission for the Chesapeake and Atlantic Coastal Bays, State of Maryland	Lisa Hoerger	Mapping and Regulations Coordinator
Harmony Hall DAR Chapter	Deanna Lutz	Regent
Indian Head Highway Area Action Council	Sarah Cavitt	President
Maryland Historical Trust	Becky Roman	Preservation Officer, Review and Compliance
Maryland Historical Trust	Beth Cole	Administrator, Review and Compliance
M-NCPPC, Department of Parks and Recreation	Darlene Watkins	Division Chief, Arts and Cultural Heritage Division
M-NCPPC, Department of Parks and Recreation	Laura Connelly	Planner Coordinator
M-NCPPC, Historic Preservation Section	Jennifer Stabler	Archeology Planner Coordinator
M-NCPPC, Historic Preservation Section	Tom Gross	Planner Coordinator
M-NCPPC, Historic Preservation Section	Tyler Smith	Senior Planner

Organization	Name	Title
M-NCPPC, Park Planning and Development	Don Herring	Senior planner and member of the Potomac Heritage National Scenic Trail partnership
M-NCPPC, Southern Area Operations	Darryl Stowe	
M-NCPPC, Southern Area Operations	Kelli Beavers	Division Chief
NPS George Washington Memorial Parkway	Christine Smith	Deputy Superintendent
Preservation Maryland	Ruby Nwaebube	Advocacy Associate
Prince George's County Council	Marise Awai-Bourne	Legislative Aide to Council Member Monique Anderson-Walker
Prince George's County Council	Monique Anderson-Walker	District 8 Councilperson
Riverview Acres Homeowners Association	Paul Jones	
Silesia Citizens Foundation	Carol Tilch	President
Silesia Citizens Foundation	David Tilch	
Silesia Citizens Foundation	Robin Waller	Vice President
St. John's Church Broad Creek	Sarah Odderstol	Pastor
The Conservancy of Broad Creek	Carroll Savage	Recording Secretary and General Council
The Conservancy of Broad Creek	Michael Leventhal	President
The Conservancy of Broad Creek	Peter Schulleri	Trustee
U.S. Park Police	Craigory Green	
	B Bazemore	
	Barbara Hufford	
	Carolyn Shannon	
	Debora Savoy	
	Denise Cunningham-Abney	
	Fred Walzel	
	Hugo E. Cantu	
	J. Perkinson	
	Jim Hudnall	
	John Schnizlein	
	Joseph Trapani	
	Judy Allen-Leventhal	
	Latonya Thompson	
	Levon	
	Maleika Matthews	
	Marian C	
	Paul Birckner	
	Ruby Jackson	
	Sheila Venson	
	Vicki Milton	

HARMONY HALL

DEVELOPMENT CONCEPT PLAN

PUBLIC COMMENT PERIOD #1 REPORT

MAY 14, 2021

INTRODUCTION TO PUBLIC COMMENT PROCESS

Project Description

The National Park Service (NPS) is developing a Development Concept Plan (Plan) for Harmony Hall in Fort Washington, Maryland. Harmony Hall is a 65-acre property bordered by Broad Creek, the Harmony Hall Regional Center, the Washington Suburban Sanitary Commission's treatment facility, private property owners, and Livingston Road.

Following the public comment period, the NPS will refine its initial range of concepts for future use and development of Harmony Hall. The NPS will share these concepts with the public during a second public comment period and provide further opportunities for feedback. The outcome of the effort will be a Development Concept Plan that contains a range of refined concepts that could then be considered as options for the NPS to implement.

Plan Goals

The NPS identified the following goals for the project:

- Tell a complete history of the Harmony Hall site.
- Ensure that the social and physical history of the site informs the direction and recommendations for the future use and development of the site. The NPS does not plan for the site to be a wedding/party venue.
- Balance expanded opportunities for public use with the carrying capacity of the park's facilities, infrastructure, and fiscal capacities
- Provide recommendations to minimize impacts to cultural and natural resources
- Represent Harmony Hall's complex history associated with Native American occupation, enslaved people, and the civil rights movement. The social and physical history of the site will inform the direction and recommendations for the future use and development of the site.

Comment Period #1

The first public comment for the Plan began on March 22, 2021 and extended through April 22, 2021. Project materials posted on the NPS Planning, Environment, and Public Comment

(PEPC) website included the virtual public meeting presentation and a recording of the presentation. Written comments could be submitted via the PEPC website or mail.

Description of Scoping Meeting

A virtual public scoping meeting was held on March 22, 2021 to present proposed ideas for the Plan and to engage the public to identify issues, concerns, and ideas. The public meeting was held from 6:00 p.m. to 8:00 p.m. via Microsoft Teams. Approximately 50 attendees, including NPS staff and consultant representatives, participated in the virtual meeting.

The public meeting included a formal presentation given by NPS and consultant representatives followed by a discussion where meeting attendees were provided an opportunity to ask questions, provide feedback on the proposed Plan, and share issues, concerns, and ideas. The presentation addressed the following:

- Welcome + Introductions
- Meeting Purpose
- Project Background + Timeline
- Existing Conditions + Site History
- Review of Initial Concepts
- How to submit comments

SUMMARY OF COMMENTS

Introduction

Eight pieces of correspondence were received during the public scoping period. Two correspondences were received from residents of Alexandria Virginia and six from Fort Washington, Maryland.

Members or official representatives of several groups, including the members of the Harmony Hall and Want Water Action Group, a special committee of the Conservancy of Broad Creek; and the Broad Creek Historic District.

Comment analysis assists the planning team in organizing, clarifying, and addressing technical information relevant to the planning process. It also aids in identifying the topics and issues to be evaluated and considered throughout the planning process. The following summary of comments is provided to outline the major groupings of comments, along with examples of specific comments to illustrate the trend.

General Statements Included in Comments

- 1. Comments supporting the proposed Plan.** Two correspondences expressed support for the overall proposed Plan and/or for specific ideas presented in the proposed Plan, including the following:

- “I like the idea of it being used for educational and recreational purposes.”

2. Overall Development of Site. Correspondents provided comments regarding the level of development of the site, including comments on specific structures. They also suggested adaptive reuse of multiple structures.

- “Re-purpose the buildings so to reduce costs and to be 'green'; find an architect who can re-purpose it.”

Harmony Hall. Comments urged the preservation and renovation of the Harmony Hall House and the identification of specific steps to preserve and restore the building. Suggestions included covering windows with plastic panels to reduce vandalism.

- “The house of Harmony Hall should be restored to foster public interest and maybe even bring revenue to the area.
- “I would particularly urge full development of the Harmony Hall Mansion House and opening it for interior tours as a "bookend" across the river for Mount Vernon.”

Want Water. Comments wanted to see the preservation and stabilization of the Want Water ruins and the adjacent canal identified in the plan. Specific strategies for Want Water were suggested, including a shelter over the ruins, restoration of the canal, and additional interpretation.

- “The ruins of Want Water and the canal should be protected from further destruction to ensure we do not lose this valuable piece of history entirely.”
- “Make a 180 degree change to caring for Want Water and the Want Water Canal. Preserve this asset!”

Horse Stables. Comments noted that the overall condition of the stables and suggested continuing the use for equestrian purposes or adapting the facility for bathroom facilities, sheltered parking for the handicapped, space to display information about the subject property, visitor contact station, or U.S. Park Police (USPP) police station.

Bungalow. Comments specifically questioned the feasibility of rehabilitating the Bungalow for adaptive reuse.

- “Be sure it's not a termite mound before sinking funds, time or other resources into it.”
- “Is it feasible to restore the "bungalow" while Want Water requires so much effort? So decrepit is the bungalow that I only peered into the doorway.”

3. Security. Comments expressed concern about the potential for vandalism at the site. Comments noted that the site is relatively hidden now, which makes the site both less noticeable and more attractive for vandals. Comments also requested that a USPP station be placed at the site, as well as a surveillance system and lighting.

- “All structures must be protected from deterioration and vandalism.”

- “Follow the NPS Officer's recommendation/guidance and have NPS install a station at the property.”
- “Remove plants, overgrowth & weeds between Livingston Rd. and the Manor; create a line-of-site between hundreds of drivers on Livingston Rd. and the property. Nefarious people do not want to be in-sight of the public.”
- “Collaborate with Harmony Hall Conference Center (HHCC) for security / security cameras. HHCC has large parking lot to its West (hidden from Livingston Rd.).”

4. Recreation Uses. Comments indicated which recreation uses they would like to see at the site. Suggested uses included kayaking, events, and interpretation. Additionally, some comments expressed concern about the balance of recreation activities and historic preservation and the potential routes for trails.

- “There needs to be a solid protection plan implemented to preserve what is now standing. Needless to say, that if recreational uses are as paramount as they seem in the proposed plan then entire value of this proposed plan is of minimal value to the Conservancy of Broad Creek.”
- “Decreasing recreational opportunities would decrease risk (decrease operational costs, liability, etc.); however, I am very partial to foot-trails and i sense that kayaking would be really interesting.”

Active Recreation. Comments requested the site be available for active recreation, such as soccer, badminton, yoga, and other activities.

Kayaking. Comments expressed support for kayaking, as well as concern about potential logistical concerns.

- “I LOVE this idea. The Broad Creek bay is EXCEPTIONALLY beautiful, tranquil and large.”
- “consider the viability of collaborating with the Harmony Hall Conference Center (HHCC). The HHCC has a LARGE surfaced parking area ... These areas are rarely used (are used for evening events when used). Also, the parking area's low elevation will allow easy access to the Broad Creek bay.”

Events. Comments expressed support for enabling the hosting of events at the site, especially withing the context of nearby historic properties and historical groups.

- “We also have the added benefit of being located close to Woodlawn Estate and the Pope-Leighey House which have operated for years as a successful event venue and could be a valuable resource to establish guidelines and a business model for Harmony Hall to host events... it is my opinion that Harmony Hall encompasses the potential to be just as successful in that endeavor.”
- Can the spaces be rented out? ... And why is the NPS so adverse to having this site used for receptions, weddings, meetings, and parties? Why can't tented gatherings be allowed?”

5. **More Details.** Many comments wanted clearer explanations of proposed activities, ranging from rehabilitation to interpretation. Comments wanted to know more specific plans for the bungalow and stable structures, interpretation, location of restrooms and visitor contact stations, parking, and maintenance.
6. **Trails.** Comments included concerns about the trail route and the type of trails to be accommodated at the site. Specifically, the plan's trail route through the Town of Aire archeology site and canal raised concerns.
 - "An approved bicycle transit route runs throughout the Broad Creek Historic District, which, when it reaches Harmony Hall, runs parallel to Livingston Road in front of the mansion...The incorrect route on the draft Plan needs to be adjusted to match the correct NPS route for bicycles."
 - "There should also be a provision that will allow horseback riding on trails that bicycles use. In addition, any paths in the immediate Want Water/canal vicinity should be designated for walkers and joggers only."
7. **Interpretation.** Comments provided multiple suggestions regarding interpretation and how the interpretation of the site should reflect all peoples who have inhabited the site over time. Comments wanted the interpretation integrated with other Potomac River areas (including Virginia) and George Washington. Comments wanted to know if ranger-guided events or tours would be possible. Comments also questioned the effectiveness of telling the story of the site when it is also available for recreation uses. Signage, including that with hours of operation, should be included in the plan.
 - "Create a highly educational experience as the primary emphasis."

Reflect History. Comments requested that the interpretive elements include all of the peoples who inhabited the site, including Native Americans and enslaved Africans, and the economic conditions. Additionally, multiple comments requested that kitchen garden, or garden archeology, be included to reflect the Colonial era.

- "I suggest an interpretive plan that targets what is especially unique about HH - it's (1) physical position on the Potomac River as part of the plantation/tobacco corridor; its (2) economic history emphasizing the canal, tobacco infrastructure and other businesses (eg shipbuilding); and (3) the contribution and politics of slavery to the economic history of the area possible."
- "However, if history is an important element to this site, then what steps are being taken to reveal the long history of the Harmony Hall property, taking into account the early Native Americans; the early European settlers; the introduction of African slaves; its farming by the planter class - Enoch Magruder, Robert Stein, Walter Addison, William Lyles, William Stone, Charles Collins; its involvement with historical figures and historical events; the 18th century race riot in Aire, the 230-year long horse-use culture of the area, and; the organized slave escapes from Harmony Hall during the War of 1812?"

Coordination with Other Historic Properties and Organizations. Comments recommended that the Plan incorporate thematic links and interpretive partnerships with other initiatives

and organizations. Comments noted the Potomac Heritage National Scenic Trail and the proposed National Heritage Area for Southern Maryland.

- 8. Balancing Resources.** Comments expressed concern about balancing recreational uses with historic preservation, while other comments expressed concern for natural resources. Comments questioned the visitor experience for visiting historic resources in close proximity to recreation.

- “One of the major problems we see in the proposed plan is the odd coupling of the historic site attractions and offering areas for recreational purposes....We do not want this great opportunity to end up with the fate similar to Marshall Hall - a devastated, fenced-in historic building and a public boat ramp.”
- “Keep the land as wild as possible to recreate the wilderness feel of the area”

- 9. NEPA Compliance and Process.** Comments expressed concern that no environmental compliance is included or has occurred for this project. An additional comment stated that the community had not adequately had the opportunity to provide comments.

- “Being a National Register listed site would require this type of action. At a minimum an Environmental Assessment is needed, but a full Environmental Impact Statement should be required given this is a sensitive resource needing a fully explored protection plan.”
- “As a member of the Fort Washington community and a board member of the Conservancy of Broad Creek I request that more time and input be given to the National Park Service Plan. Being that the proposed site is historic in nature and needs to be treated as such, my concerns are safety of park users, parking availability, capacity allowed, hours of operation and who will be in charge of monitoring activities? We want the site to be a great experience for all however, I'm not sure without these questioned answered will it be.”

- 10. Transportation and Parking.** Comments expressed concern about the potential availability of parking, and in the event that adequate parking is not provided, the potential traffic implications for parking on Livingston Road. Another comment noted that the roadway surfaces within the park should be commensurate with the level of traffic.

- “If the public were to start to park along the road that would cause dangerous traffic congestion on Livingston road and could have disastrous impacts on the local fire department and police station's ability to get through and respond to emergencies.”
- “perhaps a turning lane to the subject property, off Livingston Rd. should be installed so to alleviate the risk of congestion (in case of emergencies, for events, etc).”

- 11. Partnerships.** Comments suggested potential partnerships to support interpretation, maintenance and operations, and programming at the site. These included the following:

- Universities for archeology, restoration, and other skills
- Carol Tilch and her 501(c)3, which has been created to support the subject property

- Use volunteers to assist NPS (interpretation, garden, Want Water, clean-up, etc)
- Harmony Hall Conference Center. Create a MOU/MOA with PG County for overflow parking, security, or perhaps NPS's pursuits of allowing kayaking in the subject property.

12. Revenue. Comments suggested generating revenue through entrance fees and event fees (including receptions and weddings)

13. Comments Unrelated to Project. The following unrelated comment regarding Fort Washington was submitted:

- “You mentioned that you also were involved with Fort Washington National Park. Please do something about the terrible eroding roads leading down to the lighthouse and next to the Old Fort. This is disgraceful and unsafe. For at least 3 years, I have written to the Dept. of the Interior and spoken to the person in charge of the park - to no avail Also, the lighthouse needs a lot of work. They did shore it up when I told them it was visibly leaning and that someone was living in it.”

HARMONY HALL

DEVELOPMENT CONCEPT PLAN

PUBLIC COMMENT PERIOD #2 REPORT

NOVEMBER 14, 2021

INTRODUCTION TO PUBLIC COMMENT PROCESS

Project Description

The National Park Service (NPS) is developing a Development Concept Plan (Plan) for Harmony Hall in Fort Washington, Maryland. Harmony Hall is a 65-acre property bordered by Broad Creek, the Harmony Hall Regional Center, the Washington Suburban Sanitary Commission's treatment facility, private property owners, and Livingston Road.

Following the public comment period, the NPS will refine concepts for future use and development of Harmony Hall. The NPS will incorporate these concepts into the Plan and share with the public during a third public meeting. The DCP will provide a range of options for NPS to implement.

Plan Goals

The NPS identified the following goals for the project:

- Tell a complete history of the Harmony Hall site.
- Ensure that the social and physical history of the site informs the direction and recommendations for the future use and development of the site. The NPS does not plan for the site to be a wedding/party venue.
- Balance expanded opportunities for public use with the carrying capacity of the park's facilities, infrastructure, and fiscal capacities.
- Provide recommendations to minimize impacts to cultural and natural resources.
- Represent Harmony Hall's complex history associated with Native American occupation, enslaved people, and the civil rights movement. The social and physical history of the site will inform the direction and recommendations for the future use and development of the site.

Comment Period #2

The second public comment for the Plan began on September 14, 2021 and extended through October 14, 2021. Project materials posted on the NPS Planning, Environment, and Public Comment (PEPC) website included the virtual public meeting presentation and a recording of the presentation. Written comments could be submitted via the PEPC website or mail.

Description of Scoping Meeting

A virtual public scoping meeting was held on September 14, 2021 to present proposed ideas for the Plan and to engage the public to identify issues, concerns, and ideas. The public meeting was held from 6:00 p.m. to 8:00 p.m. via Microsoft Teams. Approximately 30 attendees, including NPS staff and consultant representatives, participated in the virtual meeting.

The public meeting included a formal presentation given by NPS and consultant representatives followed by a discussion where meeting attendees were provided an opportunity to ask questions, provide feedback on the proposed Plan, and share issues, concerns, and ideas. The presentation addressed the following:

- Welcome + Introductions
- Meeting Purpose
- Project Background + Timeline
- Existing Conditions + Site History
- Review of Initial and Refined Concepts
- Comment Submissions
- Discussion

SUMMARY OF COMMENTS

Introduction

Six pieces of correspondence were received during the public comment period. Two correspondences were received from residents of Virginia; five from Maryland, including one comment from an official organization, the Conservancy of Broad Creek; and one from Hendersonville, North Carolina.

Comment analysis assists the planning team in organizing, clarifying, and addressing technical information relevant to the planning process. It also aids in identifying the topics and issues to be evaluated and considered throughout the planning process. The following summary of comments is provided to outline the major groupings of comments, along with examples of specific comments to illustrate the trend.

General Statements Included in Comments

- 1. Comments supporting the proposed Plan.** One correspondence expressed support for the overall proposed Plan and/or for specific ideas presented in the proposed Plan, including the following:
 - “It’s a beautiful site with a fascinating history and your work to make it more accessible is much appreciated.”
- 2. Comments expressing concern about the proposed Plan.** Several comments expressed concern for the overall proposed Plan, specifically identifying lack of detail and consideration of the historic context, including the following:
 - “The purpose of the planning enterprise seemed to be remarkably resource deficient.”

- “The presentation is totally silent or extremely sketchy on numerous important issues... One is led to conclude that the proposed plan, as presented, is intended only as a broad stroke outline of something that the NPS might like to achieve in some undefined distant future, suggesting that there has been no real attempt to develop an actual plan based on an understanding of the site, its importance and how to market it.”

3. Overall Development of Site. Correspondents provided comments regarding the level of development of the site, including comments on specific structures. Correspondents criticized the focus on uses, rather than the specific treatment of resources. Comments included the following:

- “We read of the significance of the site but then nothing stated here seems to uplift that, with more concern about uses, adaptive and otherwise.”
- “I have no opinion about your options for the fate of the buildings on the site. The disposition of the out buildings (stables etc.) should be entirely a financial decision of the Park Service. If it makes economic sense to maintain them for park use, fine. If it makes sense to pull them down, that's also fine. They don't interfere with the main asset of the site.
- “The stand of Loblolly Pines, which were planted by Collins, should be documented, preserved, and shown on appropriate maps and diagrams.
- “In planning the rehabilitation of the building, do not forget that the Harmony Hall location was probably not just a main house but a whole cluster of support buildings and surrounding agricultural activities. Please consider imitating places like Monticello and Mt. Vernon in placing the main house in this context, including outbuildings such as cabins occupied by enslaved people if any and also including doing archaeology on the surrounding gardens.”

Harmony Hall. Comments urged the preservation and rehabilitation of the Harmony Hall House and the identification of specific steps to preserve and restore the building.

- “There was no floorplan of the famous Harmony Hall or any interior photos, but then again, that is of no matter in this disconnected process, because the renovation will be dependent on the use of the interior space, not its historic significance, which seems to be so central here interpretively, etc.”
- “Will the interior be restored/rehabilitated sufficiently to allow the public to come inside? If so, would public visits be routinely permitted or only by special arrangement for tours or events? Is it expected that the exterior be better maintained than in recent decades?”

Want Water. Comments wanted to see the preservation and stabilization of the Want Water ruins and the adjacent canal identified in the plan. Commenters expressed interest in methods, rebuilding, and interpretation, and concern about maintenance practices. Comments also included concerns about disturbance and investigation of archeological resources. Comments including the following:

- “Critical to this plan would seem to be an understanding of the historic components, but the mindblasting revelation here is that the Historic Structures Report for Want Water would not be available until 2023 !!!!!!!”
- “With respect to the banks of the canal, any stabilization must be preceded or accompanied by an extensive archeological project to uncover and preserve any remaining evidence of the original paved landings and loading docks and the paved towpath, and potentially to locate the foundations of the tobacco barns. In fact, opening the existing Want Water trail to wide public use is unthinkable until that archeology has been completed.
- “With respect to the ruins of the house, would "stabilization" include rebuilding any parts of the building or reimagining any portion of its original outlines?”
- “The revised concept plan includes no discussion on what form of protection the Want/Water area would have from vandalism or even from the normal wear and tear of expanded public visitation.”

Horse Stables. Comments expressed support or opposition to the removal of the existing stables, including the following:

- “I urge you to delete the option that includes rehabbing the stables for alternative uses. They are grossly incompatible with the historic aspects of the property.”
- “There is no planning for restrooms shown on maps and no real explanation of why the stables might be removed instead of repurposed. That building could be adapted to accommodate restrooms, as well as potential space for history and archeological exhibits and other purposes that would enhance the visitor experience.”

Bungalow. Comments specifically questioned the feasibility of and purpose of rehabilitating the Bungalow for adaptive reuse:

- “The revised plan contains no explanation of why or for what use the bungalow would be restored.”

4. Security. Comments expressed concern about the potential for vandalism at the site. Comments noted that the site is relatively hidden now, which makes the site both less noticeable and more attractive for vandals. Additional inquired about staffing at the site, surveillance system, lighting and operating hours.

- “Will there be a full time NPS employee stationed at the site to protect the resources; to handle the traffic issues; to police the use of the fields so they are not destroyed; and to offer some interpretive guidance?”
- “If the park is to be closed at certain times, either during daylight hours or after dark, how will this be carried out and enforced? What kind of gates are contemplated? Closing gates at road entrances will not prevent visitors coming by water.”

5. Recreation Uses. Comments indicated which recreation uses they would like to see at the site. Suggested uses included kayaking, equestrian activities, and interpretation.

- “I strongly urge you to move the US Park Service Police facilities (including equestrian) from Appropriate Uses to Inappropriate Uses. Harmony Hall needs to be treated as an important historical site, not simply a vacant piece of NPS property where unrelated facilities can be cheaply located.”
- “While perhaps unintended, the reference to “passive recreational” uses on page 16, without more explanation, leaves open the possibility that the public may see the open spaces as possible impromptu ball fields”.

Kayaking. Comments expressed support for kayaking, as well as concern about potential logistical concerns and the use of motorized vehicles using the docking area:

- “...bass boats, air boats and other small shallow draft motorized vessels can access the waterfront at Harmony Hall even now. Is it intended that these visitors would be allowed to utilize the proposed docking area along with kayaks and canoes and, if not, how would such use be prevented?”

6. More Details. Many comments wanted clearer explanations of proposed activities, ranging from rehabilitation to interpretation. Correspondents wanted to know more about specific plans for the bungalow and stable structures, interpretation, location of restrooms and visitor contact stations, parking, and maintenance.

7. Trails. Comments included concerns about the trail route and the type of trails to be accommodated at the site. Specifically, commenter’s requested trail connectivity:

- “The major asset is the marvelous view of the riverfront and the site of a river plantation tobacco loading area. The trails you show down to the creek and down the cypress alley are clear priorities.”
- “It would also be great if the park could be accessed through the regional trail network allowing access by foot or by bike.”
- “The revised concept plan makes no provision for accommodating the combined trail extension of the Potomac Heritage National Scenic Trail and the Henson Creek Trail through the Broad Creek Historic District. This trail segment must come through the Harmony Hall site to the Regional Center so as to connect with completed or planned segments from the Regional Center south to Fort Washington and Piscataway Park.”
- “The map on page 21 has an arrow at the top beside the Want Water Canal labeled ‘Future potential pedestrian trail connection to Henson Creek Stream Valley Park.’ As pointed out in previous comments, the trail when extended from its present terminus at Oxon Hill Road near Fort Foote Road South is expected to run through parkland and follow existing easements that will bring it to the northeastern corner of the Harmony Hall property at Livingston Road.”

8. Interpretation. Comments provided multiple suggestions regarding interpretation and how the interpretation of the site should reflect all peoples who have inhabited the site over time, including enslaved people. Correspondents wanted the interpretation integrated with other Potomac River areas (including Virginia) and George Washington. Correspondents also wanted to know if ranger-guided events or tours would be possible. Comments also

questioned the effectiveness of telling the story of the site when it is also available for recreation uses. Signage, including that with hours of operation, should be included in the plan.

- “It would be great if the plan could incorporate the potential results of archeology including sites of indigenous people and sites associated with the tobacco port.
- “If interpretation of the site is resumed, great emphasis should be given to the Collins period.”
- “Will all the interpretation of the site be solely by passive means (signs and maps) or will interpretation be conveyed by a NPS guide or Ranger? ... it is hard to understand how placing signs along a trail will capture all that this site represents. Will there be maps illustrating, for example, the farming done in the colonial and new republic years, showing the fields, barns and slave quarters in relation to Harmony Hall?”

9. Transportation and Parking. Comments expressed concern about the potential availability of parking, and if adequate parking is not provided, the potential traffic implications for parking on Livingston Road.

- “Please consider moving the parking lot to a new site immediately adjacent to Livingston Road at the very edge of the property, not placed intrusively within the property near the Harmony Hall building. Or- -better yet- -strike a deal with the Regional Center to use their parking lot.”
- “Proposed plan still does not address the single lane entry to the site. There must be a workable design for ingress/egress that can be seen on a map.”
- “The proposed plan contemplates only limited parking and totally fails to address how NPS will control the number of vehicles that can enter and how buses, including school buses, will be accommodated.”

10. Climate Change. Once comment expressed concern about the potential implications of climate change, specifically those related to flooding, given the presence of floodplain at the site.

11. Concern about attendance. Comments expressed concern about the lack of notice and the dissemination of the meeting notice and materials.

12. Archeology. Comments questioned the intent for the treatment of archeological resources at the site. Comments stated that archeological work must be completed before new landscaping and site rehabilitation work began.

APPENDIX B: VISITOR CAPACITY

INTRODUCTION

Visitor capacity was identified for the Harmony Hall Development Concept Plan (Concept Plan) based on the Visitor Capacity Guidebook (2019) developed by the Interagency Visitor Use Management Council (IVUMC). The following appendix describes the visitor capacity identification process according to the Guidebook's four basic guidelines: 1) determine the analysis area, 2) review existing direction and knowledge, 3) identify the limiting attribute(s), and 4) identify capacity. Additional information on the IVUMC and their Visitor Use Management Framework is available at: <https://visitorusemanagement.nps.gov/>.

The primary goals of visitor use management are to maintain opportunities for high-quality visitor experiences and protect resources. Visitor capacity, a component of visitor use management, is “the maximum amounts and types of visitor use that an area can accommodate while achieving and maintaining the desired resource conditions and visitor experiences that are consistent with the purposes for which the area was established” (IVUMC 2019: 3). Determining visitor capacity is a necessary step to identifying strategies and actions to manage the amount of visitor use within established visitor capacities.

GUIDELINE 1: DETERMINE THE ANALYSIS AREA

The Concept Plan proposes several improvements that would increase public access to the site and provide different types of recreation opportunities. These improvements include the following among other actions proposed in the Concept Plan:

- An expanded trail system with wayside interpretation signage
- A water access point
- Flexible open spaces
- Options for the adaptive reuse of the Harmony Hall house, stable, and bungalow
- Informative garden

The flexible open spaces would provide visitor opportunities to engage in informal passive recreation, attend educational programs or events, and host

informal gatherings. These areas may experience more concentrated visitor activity than other areas of the park. These areas are also proposed at existing open spaces within the park that are geographically constrained by existing vegetation, the Harmony Hall house, the ha-ha, the entrance driveway, and Livingston Road. The NPS could implement and manage visitor capacity for organized educational programs or events in the flexible open spaces. For these reasons, the visitor capacity process focuses on the three flexible open space areas in the Concept Plan.

The visitor capacity process does not focus on the Harmony Hall house, stable, and bungalow. The adaptive reuse of these buildings is dependent on a future NPS partnership(s). Future reuse of these buildings could range from offices to meeting spaces to visitor contact and support services.

GUIDELINE 2: REVIEW EXISTING DIRECTION AND KNOWLEDGE

Applicable laws and policies, prior applicable planning and guidance documents, existing conditions at Harmony Hall, and future visitor uses at Harmony Hall were reviewed to ensure that any legal requirements for identifying visitor capacity are met and to identify fundamental park resources and values, desired visitor experiences, desired resource conditions, and available open space for visitor use.

Applicable NPS Laws, Policies, and Guidance

The National Parks and Recreation Act (1978) requires general management plans to include the identification of and implementation commitments for visitor carrying capacities for all areas of the unit. The NPS Management Policies (2006) states that “recreational activities and other users that would impair a park’s resources, values, or purposes cannot be allowed” (NPS 2006: 98).

The National Capital Parks-East Foundation Document (2016) identifies the following fundamental resources and values (FRVs) and other important resources and values (OIRVs) for Harmony Hall (NPS 2016):

- **Cultural Landscapes.** Harmony Hall has a rich history that is reflected in its layered cultural landscape. The landscape includes evidence of the site's early history as a center for the tobacco trade in the region in the 1700s; as the landscape associated with the Want Water home, or Lyle's House, built in 1709; the farmstead, forests, and fields at Harmony Hall; and the efforts of Charles Collins in 1929 that resulted in notable changes to the grounds at Harmony Hall, including the addition of a ha-ha and a cypress grove.
- **Harmony Hall.** Built in about 1769, the red brick Harmony Hall mansion is an outstanding example of a Georgian country house. The structure represents decades of southern Maryland cultural heritage throughout its time as a tidewater plantation. When completed, the mansion was 56 feet long, one room deep, and two and one-half stories high. Two additional wings were later constructed on the south side of the house.
- **Natural Communities.** The Harmony Hall site supports varied natural habitats along the Potomac River shoreline. These habitats include tidal wetlands, marshland, mudflats, and forest, and support a diversity of vegetation and wildlife. Bird species are particularly noteworthy, ranging from bald eagles to migratory birds such as warblers and swallows.
- **Archeological Resources.** The location of Harmony Hall, at the confluence of the mouth of Broad Creek and the Potomac River, has been a desirable location for human habitation for at least 10,000 years, and archeological evidence indicates that American Indians camped, hunted, and resided here long before European colonization. Archeological investigations have also yielded information regarding the historic occupation of the Harmony Hall property. Further investigation is likely to reveal new information about prehistoric occupation, Want Water's commercial history, the colonial occupation of the Harmony Hall manor, and the lives of enslaved individuals who toiled on the property.
- **Want Water Ruins and Want Water Canal.** The ruins of Want Water represent a tangible connection to the commercial history of the site—rooted in the 18th century tobacco trade along the Potomac River. The ruins include the Want Water home, which was constructed in the early 18th century predating Harmony Hall, and an adjacent canal that served a nearby tobacco warehouse.

Today, only the north and south walls of the home remain standing. Built in 1748, the canal was one of the earliest navigational canals in the original 13 colonies. Although the canal has been altered over time, its route can still be traced.

- **Recreational Opportunities.** Situated along a wooded corridor near the Potomac River, Harmony Hall offers several opportunities for outdoor recreation. The varied habitats and scenic beauty of the Harmony Hall grounds provide exceptional space for hiking and nature walks, and the proximity to the Potomac River allows for river access and water recreation.

Existing Conditions

The Current Conditions chapter of the Concept Plan describes existing features and cultural and natural resources present at Harmony Hall.

Public transportation access to the park is limited. Only one bus line, Route 35s of TheBus (i.e., a bus service operated by Prince George's County), stops within the vicinity of the park. However, the bus line normally runs only 9am to 4:30pm Monday through Friday. As of January 2022, this route's service has been suspended temporarily due to the COVID-19 pandemic. Although designated as part of the Potomac Heritage National Scenic Trail, no sidewalks or bike infrastructure are currently present along Livingston Road near Harmony Hall.

Future Visitor Uses

The Concept Plan introduces new ways for visitors to access and experience Harmony Hall. The Recommendations chapter of the Concept Plan describes the potential range of visitor uses for the Concept Plan. This visitor capacity analysis will focus on the following summarized visitor uses because they could occur in the analysis areas and for reasons described in the Guideline 1 section:

- Play, learn, and gather at the flexible open spaces
 - Attend educational programs or events
 - Hold outdoor meetings
 - Host informal gatherings
 - Socialize
 - Enjoy views of the Potomac River and the Harmony Hall house
 - Engage in informal passive recreation (e.g., picnicking, family gatherings)

Future Visitor Capacity of Flexible Open Spaces

The flexible open spaces would offer opportunities for informal passive recreation activities, such as picnics and family gatherings, and events and programs. Based on professional knowledge and judgement, 45 square feet per person was identified as an appropriate minimum area for individuals picnicking or gathering with friends or family.

The approximate available area for visitor use in each flexible open space, as shown in **Table B-1**, was identified via a desktop analysis. Aerial imagery and topographic contour data were utilized to measure predominately flat existing open space.

For each flexible open space, the visitor capacity was identified by dividing the approximate area for visitor use by the square footage per person. The visitor capacity for each flexible open space is presented in **Table B-1**.

Future Visitor Use Levels

Future visitor use levels for Harmony Hall, as a whole, were estimated using the vehicle capacity of the proposed parking areas, visitor use data available from comparable NPS parks, and professional judgment according to the following steps.

1. Determine the total parking spaces available for visitor use

Table B-3 presents the total visitor parking spaces that could be available for visitor use in Concept Options A-C.

Parking is currently available for Harmony Hall at the Harmony Hall Regional Center. In the future, the NPS could work with Prince George's County to formally allow visitors to Harmony Hall to park at the Center's existing parking lot or use the parking lot as an overflow parking area for Harmony Hall. For these reasons, an additional 10 parking spaces in the Center's existing parking lot were assumed available for Harmony Hall visitor use (**Table B-3**).

2. Determine an appropriate recreation visit person-per-vehicle (PPV) multiplier

To better understand future potential visitor use levels at Harmony Hall, visitor use counting data for other parks were reviewed. The NPS collects visitor use statistics that address how many people visit parks and how long they stay. Park units apply a variety of

technologies and procedures to estimate recreation and non-recreation visits and overnight stays. Examples of visitor use data and counting procedures available for parks include, but are not limited to, visits by type by month, traffic counts by month, average daily traffic counts, persons-per-vehicle (PPV) multiplier, and average length-of-stay.

NPS parks in the National Capital Area system were identified for review based on if they contained facilities and programs similar to those proposed in the Harmony Hall Concept Plan, similar landscape characteristics, and readily available visitor use counting procedure data. Visitor use levels at these similar parks have not been documented to adversely affect park resources. **Table B-2** identifies these parks and visitor use counting procedure data that could help inform future visitor use levels at Harmony Hall (Mount Vernon Ladies' Association 2022; NPS 2015, 2021a, 2021b, 2021c).

NPS parks that have the most similar facilities and programs to those proposed in the Concept Plan were then identified. Recreation visit PPV multipliers associated with those comparable parks were used to identify an appropriate range of recreation visit PPV multipliers for each concept (**Table B-2**). Recreation visit PPV multipliers ranged from 1.0 to 3.0.

To learn more about how recreation and non-recreation visits are defined, check out the NPS Visitor Use Statistics Definitions (<https://www.nps.gov/subjects/socialscience/upload/nps-stats-definitions-accessible1.pdf>).

3. Estimate visitor use levels

Visitor use levels for Harmony Hall, as a whole, were estimated in the event that the available visitor parking is at vehicle capacity using visitor use data available from similar NPS parks. The visitor use level of the park at any given time during park hours was calculated for each Concept Option (see **Table B-3**) using the following formula:

$$\begin{aligned} & \text{(Total parking spaces available visitor use)} \times \\ & \text{(Maximum recreation visit} \\ & \text{PPV multiplier for similar parks)} \\ & = \text{Visitor use level} \end{aligned}$$

Table B-1 Flexible Open Spaces – Available Area and Visitor Capacity

Flexible Open Space	Approximate Area (Square Feet)	Visitor Capacity (Number of Persons)
Former Horse Corral	29,000	644
West Lawn	21,000	467
South side of Harmony Hall house	1,400	31

Table B-2 Similar Parks

Park	Similar Facilities and Programs	Other Facilities and Programs	Recreation Visit PPV
Piscataway Park, including Marshall Hall (Bryans Rd, MD)	<ul style="list-style-type: none"> • Trails • River access (boat launch) • Open fields • Historic structures 	<ul style="list-style-type: none"> • Motorized boat ramps • Agriculture demonstration • Picnic areas 	2.5-3.0
Fort Washington (Fort Washington, MD)	<ul style="list-style-type: none"> • Trails • Open space • Historic structures 	<ul style="list-style-type: none"> • Visitor center • Picnic areas 	1.0-2.0
Oxon Cove Park & Oxon Hill Farm (Oxon Hill, MD)	<ul style="list-style-type: none"> • Hiking trail • Historic house • Picnic tables 	<ul style="list-style-type: none"> • Visitor bookstore and exhibits • Hiker-biker trail • Farmstead/working farm • Farm animals • Farm programs 	3.0
Fort Hunt Park (Alexandria, VA)	<ul style="list-style-type: none"> • Wooded hiking trails • Open fields • Historic structure 	<ul style="list-style-type: none"> • Summer community concerts • Athletic fields • Playground • Picnic pavilions 	1.68
Mount Vernon Estate (Mount Vernon, VA)	<ul style="list-style-type: none"> • Trails • Open fields • Historic structures 	<ul style="list-style-type: none"> • Extensive educational programming • Visitor center • Restaurant/food service 	n/a
Turkey Run Park (McLean, VA)	<ul style="list-style-type: none"> • Wooded hiking trails • Hiking trails overlooking the Potomac River 	<ul style="list-style-type: none"> • Picnic areas 	1.24

Table B-3 Parking Area Capacity, Similar Parks, and Visitor Capacity

Concept Option	Parking Spaces Available for Visitor Use			Visitor Use Level (Number of Persons)
	Harmony Hall	Harmony Hall Regional Center	Total	
Option A: Focused Rehabilitation	7	10	17	51
Option B: Maximum Building Space	15	10	25	75
Option C: Full Rehabilitation	20	10	30	90

GUIDELINE 3: IDENTIFY THE LIMITING ATTRIBUTE

The limiting attribute is the attribute that most constrains the analysis area's ability to accommodate visitor use. Examples of limiting attributes include physical (e.g., facility infrastructure), biological (e.g., resource conditions), social (e.g., visitor experience) and/or managerial attributes.

In line with the values, desired visitor experiences, and desired resource conditions identified in the National Capital Parks-East Foundation Document (2016), the proposed elements of the Concept Plan offer outdoor recreational opportunities that builds off of and are respectful of the park's varied natural habitat, scenic beauty, and historic structures and buildings (e.g., Want Want and the Harmony Hall house). The park's natural and cultural resources makes the park an exceptional space for outdoor recreation.

Given that bus, pedestrian, and bicycle infrastructure to the park is limited or non-existent, it is anticipated that visitors will access the park most likely by vehicle. The Concept Plan proposes small parking areas within existing flat spaces in the more developed area of the park. These parking areas are located in a manner to avoid or minimize tree removal and avoid conflicts with resource preservation goals. For these reasons, the priority to preserve the Harmony Hall's natural and cultural resources was identified as the most limiting attribute.

GUIDELINE 4: IDENTIFY CAPACITY

Visitor Capacity

Due to the park's location, limited public transportation access, and existing lack of external pedestrian and bicycle trail connections, it is anticipated that a majority of visitors would access the park via vehicle in the future. Visitor capacity managed according to the flexible open space visitor capacity could create impacts on the park's natural and cultural resources as a result of visitor overflow parking outside of the designated parking areas. Visitor parking in undesignated areas could also compromise desired visitor experiences by reducing the area available for recreation opportunities, impacting the visitor visual and auditory experience of the park, creating pedestrian-vehicle conflicts, and limiting access of NPS or other official vehicles (e.g., emergency vehicles) to the park. For these reasons, the visitor use level based on parking area capacity and similar NPS parks was used to identify the visitor capacity for the park. Therefore, the visitor capacity for Harmony Hall ranges from approximately 50 to 90 persons, depending on the Concept Option (**Table B-3**).

The visitor capacity identified for the park is accompanied by the following caveats:

- Additional visitors may access the park via foot or bicycle in the future. The concepts' proposed external trail connections to Harmony Hall Regional Center and Henson Creek Stream Valley Park, as well as the shared roadway planned for the PHNST route along Livingston Road adjacent to Harmony Hall create new pedestrian and bicycle access points into the park. The exact routes and lengths of these external trails, which will be determined in coordination with future planning efforts, may help inform the anticipated number of visitors accessing the park via foot or bicycle.
- School field trips and other organized groups may access the park via bus. Bus parking may alter the total number of parking spaces available to other visitors at the park.
- The new parking areas will need to comply with the minimum number of required accessible parking spaces defined by the 2015 ABAAS, which could alter the total number of parking spaces at the park.
- Parking spaces available for visitor use may be occupied by official use vehicles (i.e., NPS, USPP, partner organization, and emergency). Official use vehicle parking may alter the total number of parking spaces available to visitors at the park.

Management Strategies and Action

The NPS could implement the identified visitor capacity at Harmony Hall through the following management strategies and actions:

- **Reservation and permit system and registration limits:** The NPS could require programs and events greater than a specific size to apply for use of park facilities through a reservation and permit system. Permit rules could limit the number of vehicles and/or total number of people for the program or event. The NPS and partner organizations could also place a cap on registration for their organized educational programs, events, talks, and tours.
- **Park staffing:** NPS staff could patrol the park during high-use times to ensure programs, events, and gatherings do not encroach on the park's natural and cultural resources.
- **Online educational messaging:** Via the park's website, the NPS could inform visitors that the park contains a limited number of parking spaces, manage visitor expectations by providing information about high-use times, and encourage visitors to select less popular times to visit.
- **Educational signage:** The NPS could install signs noting the importance of the park's natural and cultural resources. Signs noting that parking is prohibited outside of the designated parking area could also be installed.