

# RIVERFRONT PARK MASTER PLAN

CITY OF FREDERICKSBURG, VIRGINIA



**Open House #1**

**March 8, 2014**

- 1. The Team**
- 2. Project Background**
- 3. What We've Learned**
- 4. Park Precedents**
- 5. Today's Meeting**

A photograph of a park with a paved path, benches, and a church steeple in the background. The scene is bright and sunny, with green grass and trees. A teal banner is overlaid on the image, containing the text 'The Team'.

# The Team

# THE TEAM

## RHODESIDE & HARWELL

Landscape Architecture / Planning / Community Outreach

## HR&A ADVISORS

Economic Feasibility / Programming / Implementation

## KIMLEY-HORN AND ASSOCIATES

Civil Engineering / Environmental / Infrastructure

# TEAM ORGANIZATION

## CITY OF FREDERICKSBURG

**PROJECT DIRECTOR**  
Elliot Rhodeside, FASLA  
*Rhodeside & Harwell*

**COMMUNITY OUTREACH**  
Deana Rhodeside, PhD  
*Rhodeside & Harwell*

**RIVERFRONT  
TASK FORCE**

**PROJECT MANAGER**  
Eric Feldman  
*Rhodeside & Harwell*

**LANDSCAPE ARCHITECTURE**  
Derrick Wolbaum  
*Rhodeside & Harwell*

**ECONOMIC  
FEASIBILITY/PROGRAMMING/  
IMPLEMENTATION**  
Candace Damon  
Sara Brandt-Vorel  
*HR&A Advisors*

**CIVIL ENGINEERING/  
ENVIRONMENTAL/  
INFRASTRUCTURE**  
Karl Mertig  
*Kimley-Horn*



# Project Background

## PURPOSE

- Rethink the design of the Riverfront Park in light of recent City property acquisitions
- Identify new opportunities for a beautiful outdoor amenity and attraction along the banks of the Rappahannock River.
- Work with the City's Riverfront Task Force and the public to develop a vision and concept design alternatives for the Riverfront Park.
- Select a final concept design.

# DRAFT PROJECT GOALS

1. **Develop a concept level design plan for the Riverfront Park that reflects the aspirations of the city's citizens and leaders.**
2. **Include broad-based community input in the development of a park program and plan for the riverfront site.**
3. **Develop a plan that will become an integral part of Fredericksburg's Downtown, and will expand downtown attractions to the riverfront.**
4. **Create an open space amenity that will serve both the citizens of Fredericksburg and visitors to the City.**
5. **Develop a plan that respects and acknowledges the historic context in which it is located.**
6. **Maximize the opportunities presented to develop a park that respects, and works with, the site's environmental characteristics while, at the same time, connecting people to the river.**
7. **Encourage people to walk downtown and provide linkages to nearby trails and pedestrian paths.**
8. **Create a destination to GO TO along Fredericksburg's downtown riverfront!**

# WHAT WE'VE DONE SO FAR

- Kickoff meeting
- Meetings with Riverfront Task Force
- Focus Group Discussions
  - History and Archaeology
  - Environmental
  - EDA/Main Street and Developers
  - Adjacent Property Owners
  - Downtown Neighborhood Groups
  - Suburban Neighborhood Groups
  - Arts and Events Groups
  - User Groups (Health & Wellness, Children, Schools, Recreation)
  - City Staff
  - Planning Commission Representatives
  - Several City Council Members
- Site Visits / Site Analyses



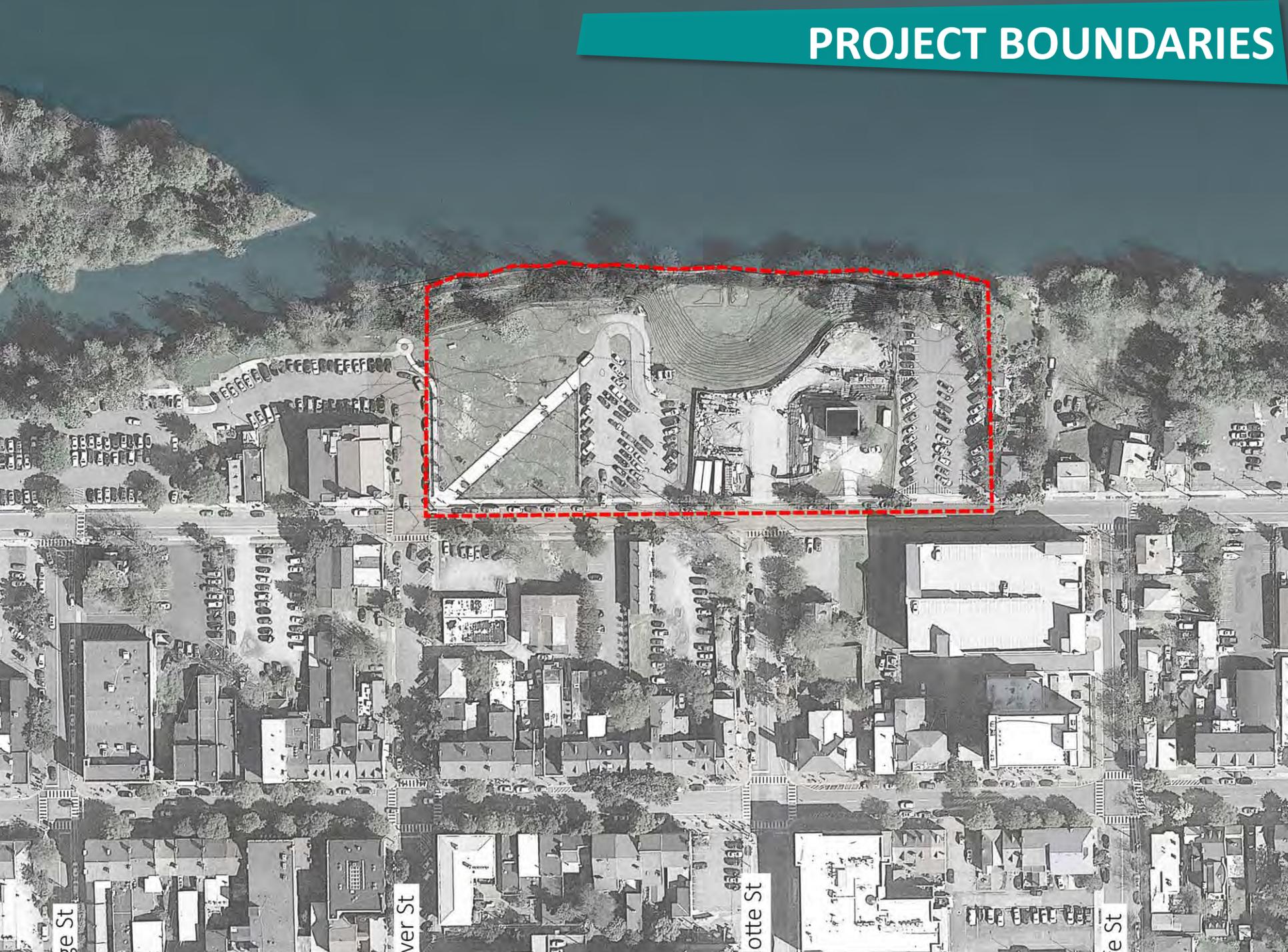
# PROJECT SCHEDULE

1. EXISTING CONDITIONS ANALYSIS January / February 2014
2. OPEN HOUSE #1 Today
3. PROGRAM DEVELOPMENT/ALTERNATIVE CONCEPTS March / April 2014
4. OPEN HOUSE #2 April / May 2014
5. REFINEMENT OF PREFERRED ALTERNATIVE May / June 2014
6. MASTER PLAN August 2014



# What We've Learned

# PROJECT BOUNDARIES



ge St

ver St

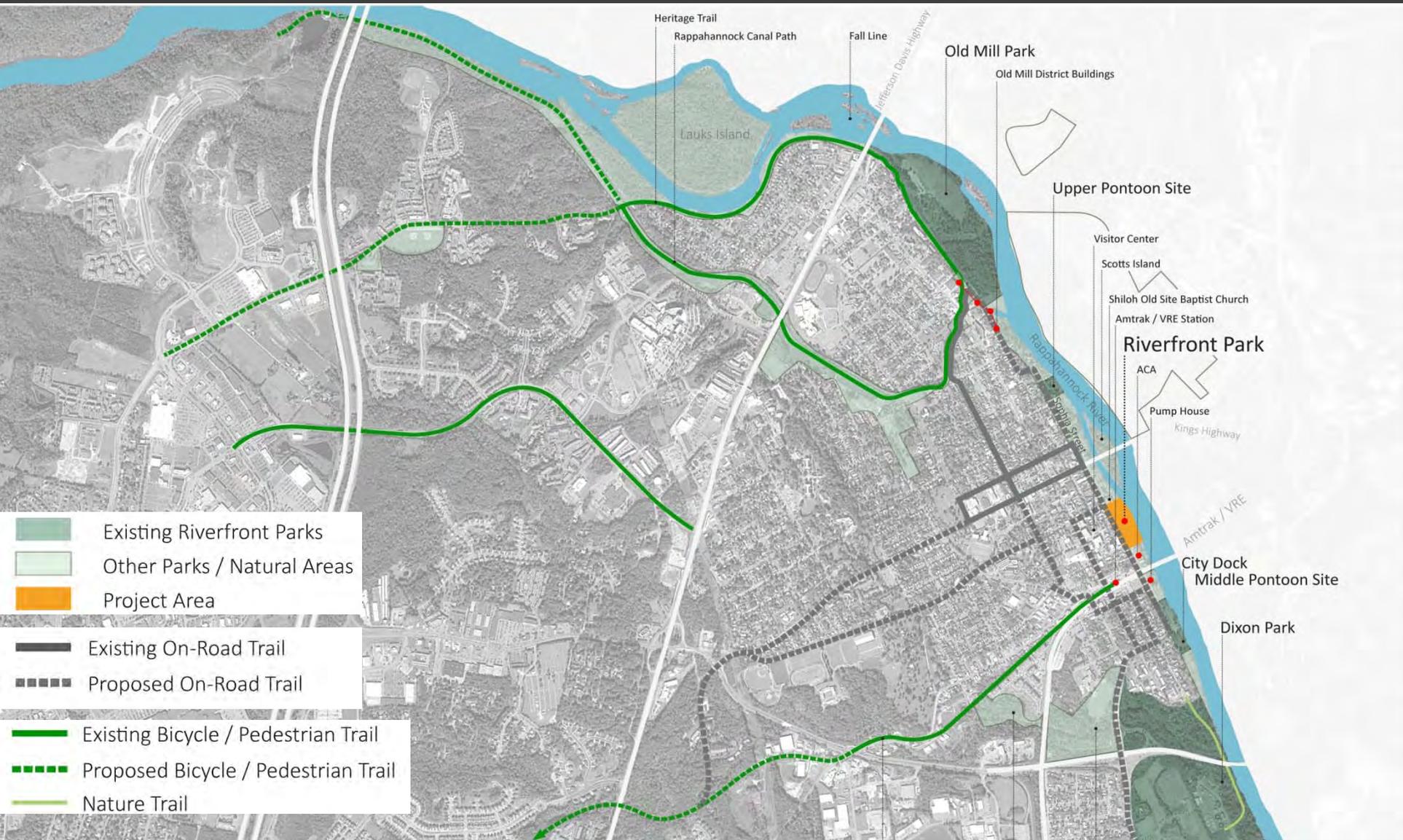
otte St

e St

# OPEN SPACE CONTEXT



# OPEN SPACE CONTEXT



# ENVIRONMENTAL CONDITIONS



Source: [www.fredericksburg.com](http://www.fredericksburg.com)

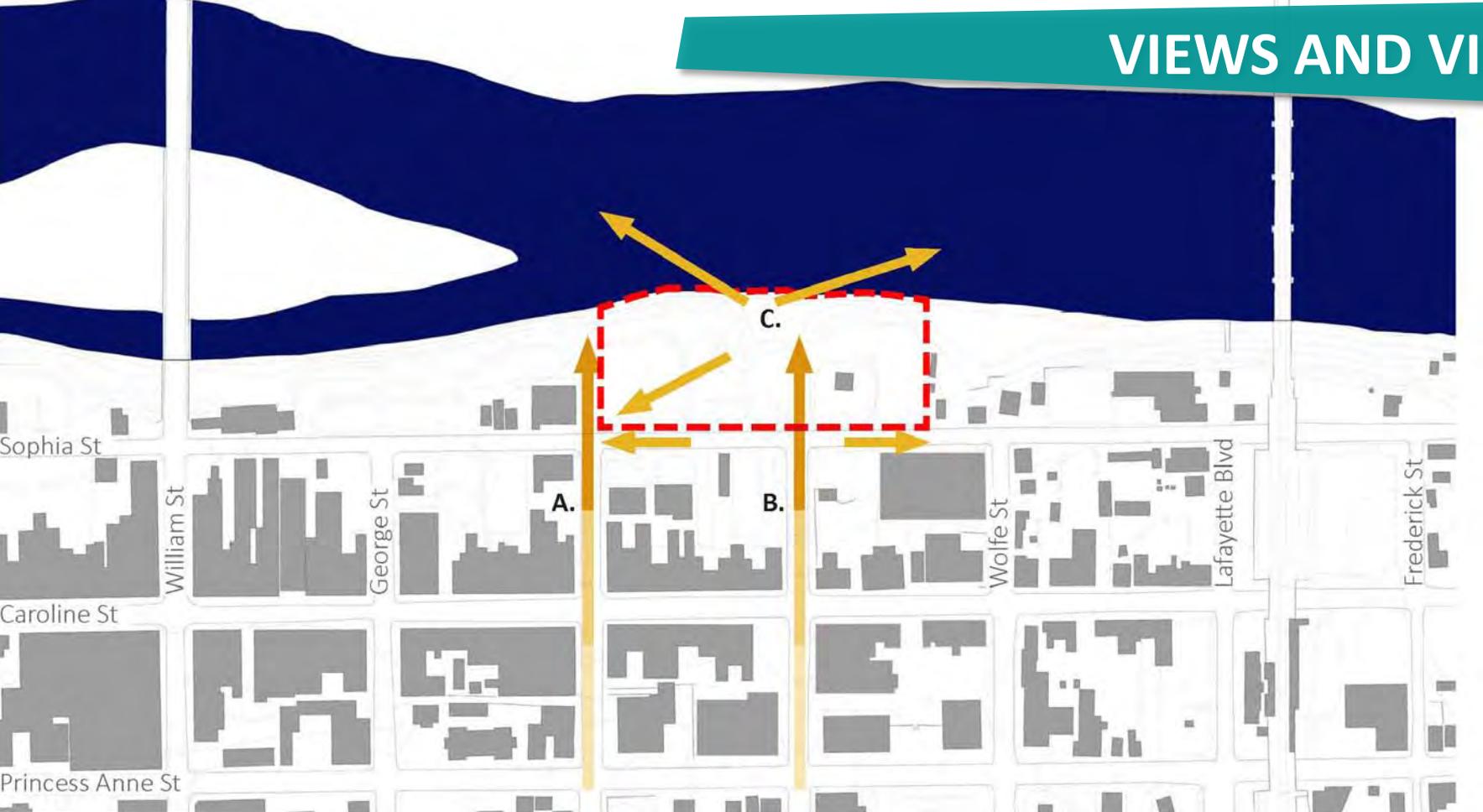


# ENVIRONMENTAL CONDITIONS



-  Resource Protection Area (RPA)
-  Floodway Boundary
-  1% Annual Chance Flood (100-Year Floodplain)
-  0.2% Annual Chance Flood
-  Project Area

# VIEWS AND VISTAS



A.



B.

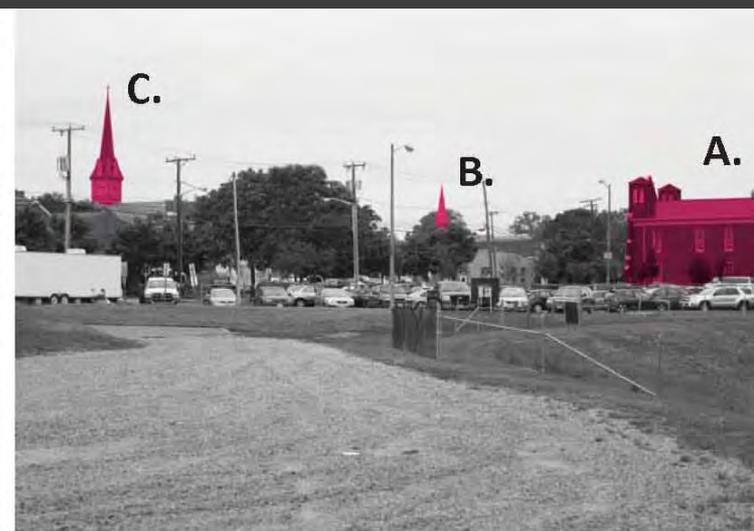


C.

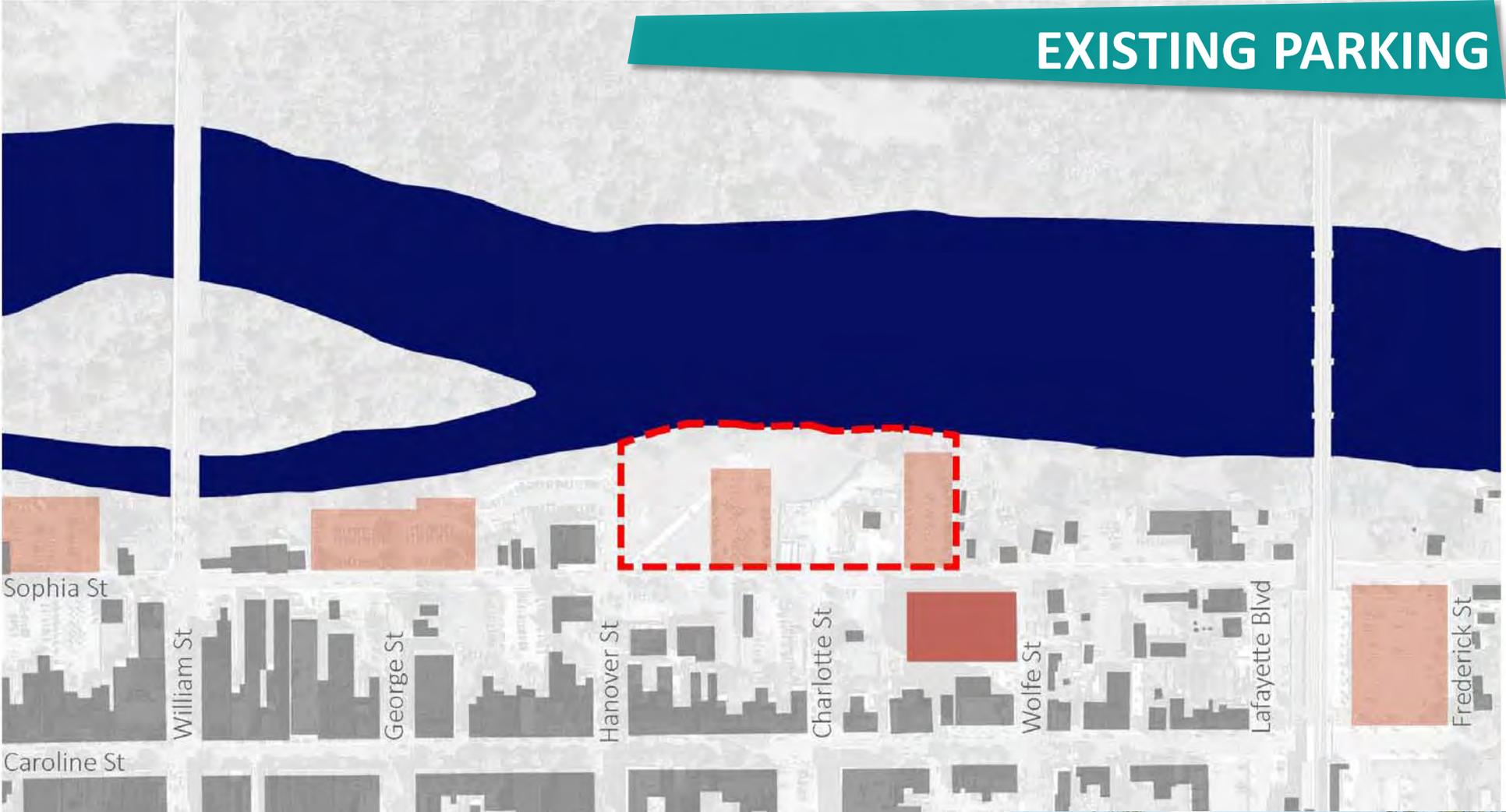
# VIEWS AND VISTAS



-  Church Spires
-  Church Spires visible from Riverfront Park
-  Project Area



# EXISTING PARKING

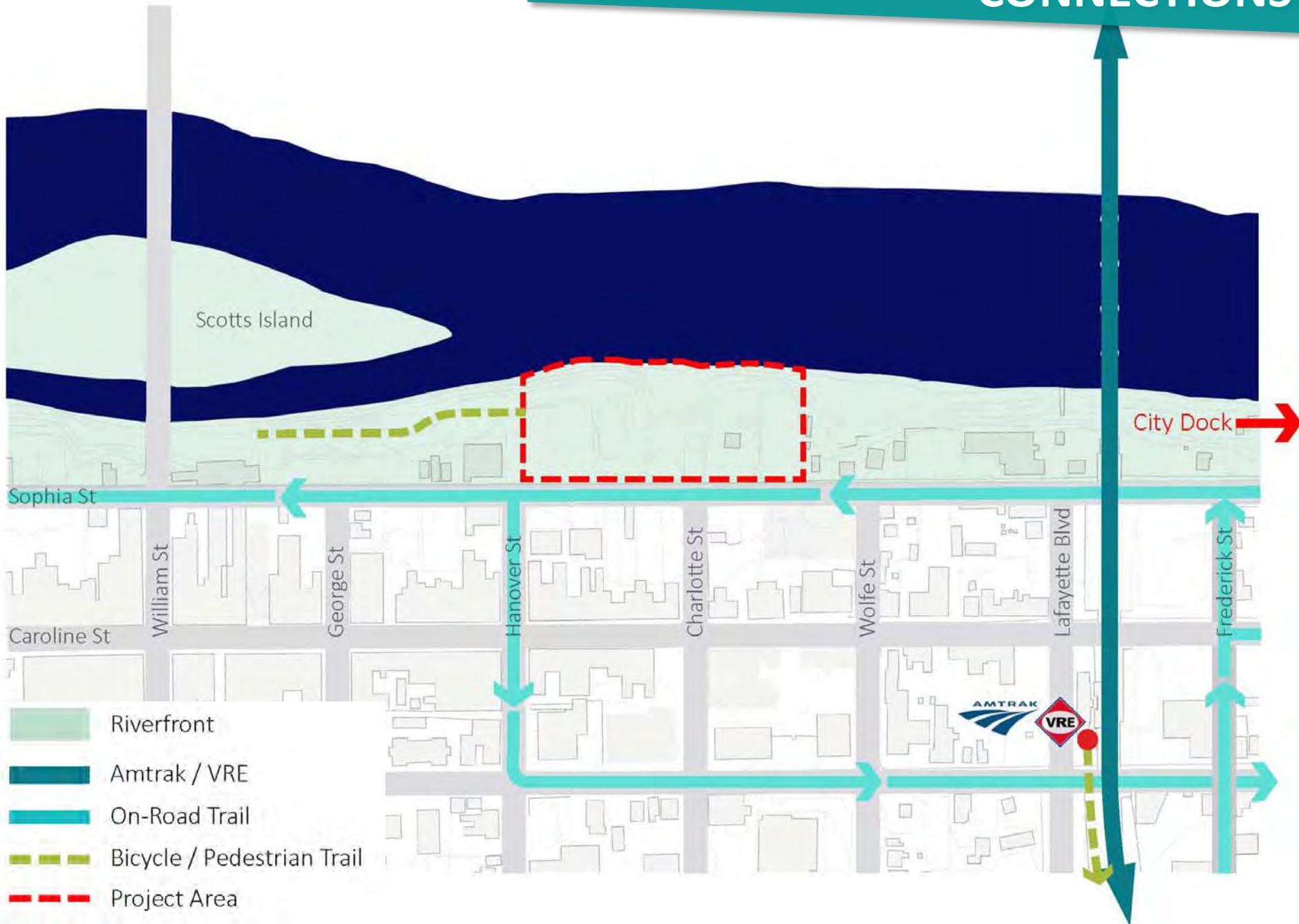


Sophia St  
William St  
George St  
Hanover St  
Charlotte St  
Wolfe St  
Lafayette Blvd  
Frederick St  
Caroline St

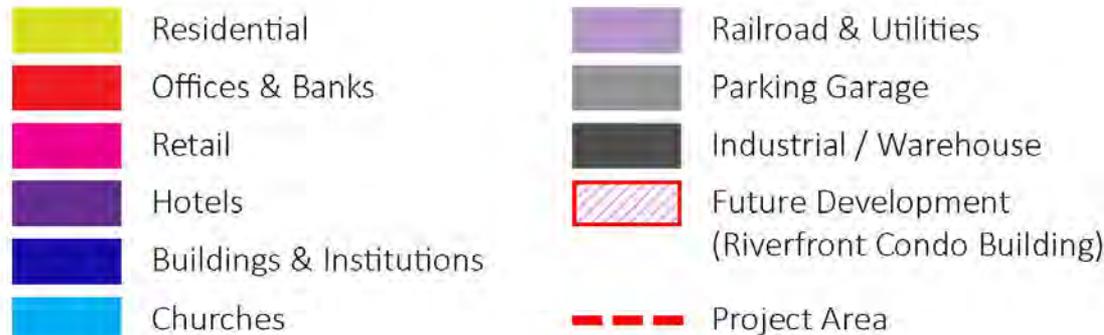
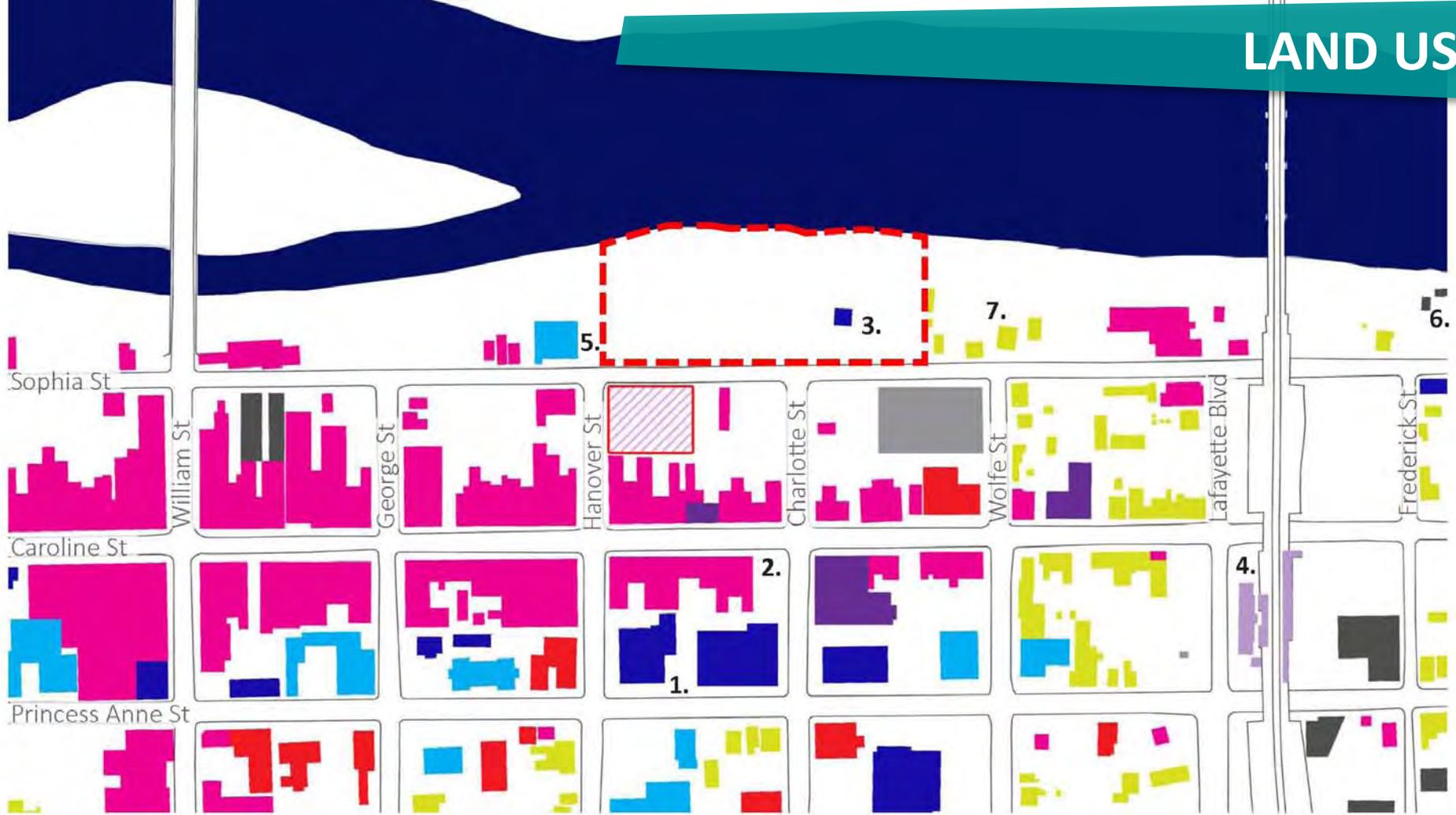
-  Free Parking Lot
-  Paid Parking Garage
-  Project Area



# CONNECTIONS



# LAND USE



1. City Hall
2. Visitor Center
3. Building 609 (Masonic Lodge)
4. Amtrak / VRE Station
5. Shiloh Old Site Baptist Church
6. Pump House
7. Thornton's Tavern

# EXISTING SITE CONDITIONS

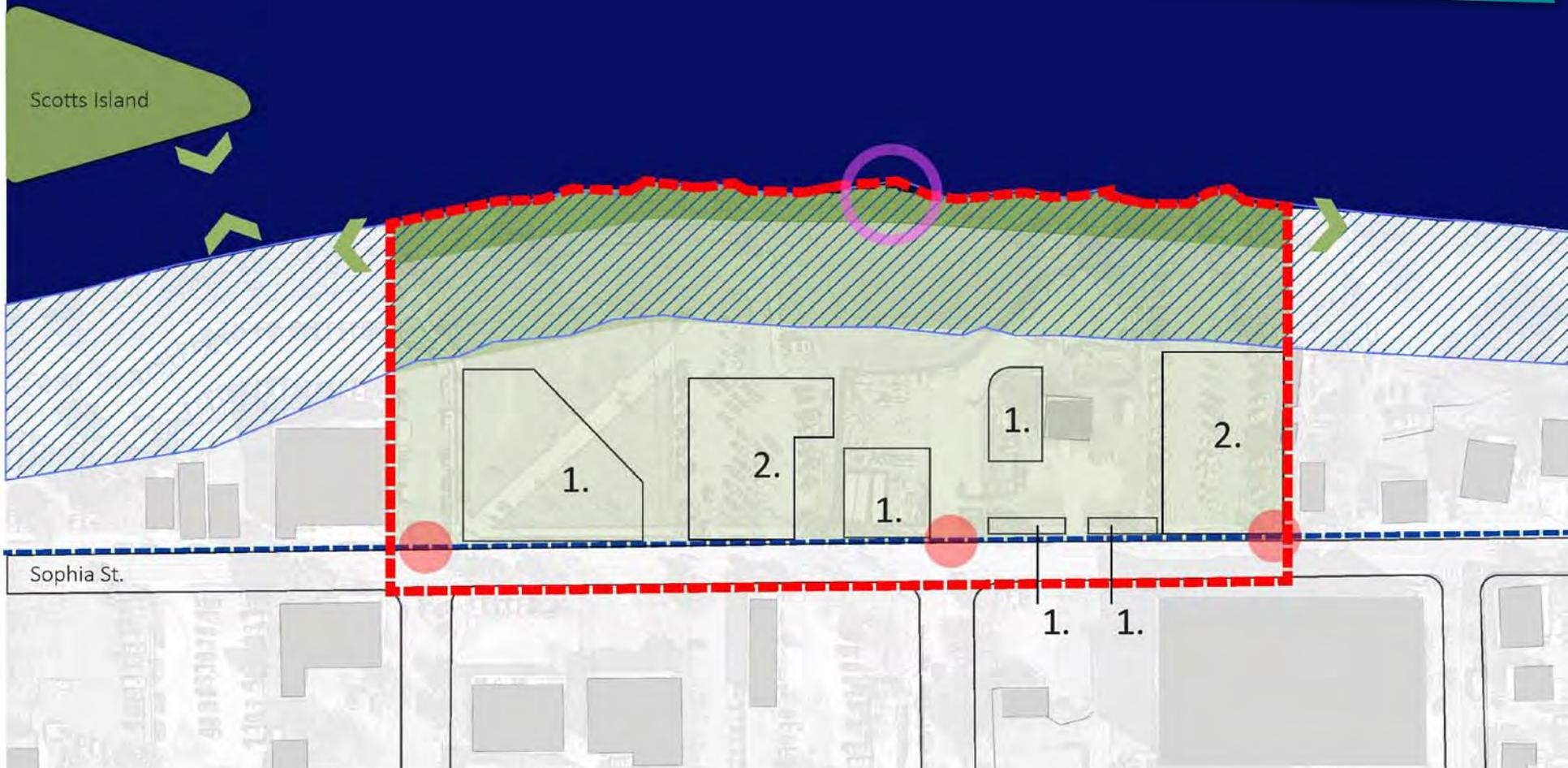


- |                                                                                     |                |                                                                                     |                                |                                                                                       |                           |
|-------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------|---------------------------|
|  | Utility Poles  |  | Overhead Utilities             |  | Construction Staging Area |
|  | Existing Trees |  | Underground Storm Lines        |  | Project Area = 3.6 acres  |
|  | Steep Slope    |  | Resource Protection Area (RPA) |                                                                                       |                           |
|  | Paved Areas    |  | Floodway Boundary              |                                                                                       |                           |

# HISTORIC & ARCHAEOLOGICAL RESOURCES



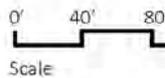
# SITE ANALYSIS: ENVIRONMENT & ARCHAEOLOGY



-  River Edge - Soft Solutions
-  Balanced Cut & Fill in RPA Required
-  Flat Area
-  Resource Protection Area (RPA)
-  Archaeological Sensitivity Areas

-  Future Riverfront Connections
-  Pedestrian Connections
-  River Access With Views to Bridges
-  Floodway Boundary
-  Project Area

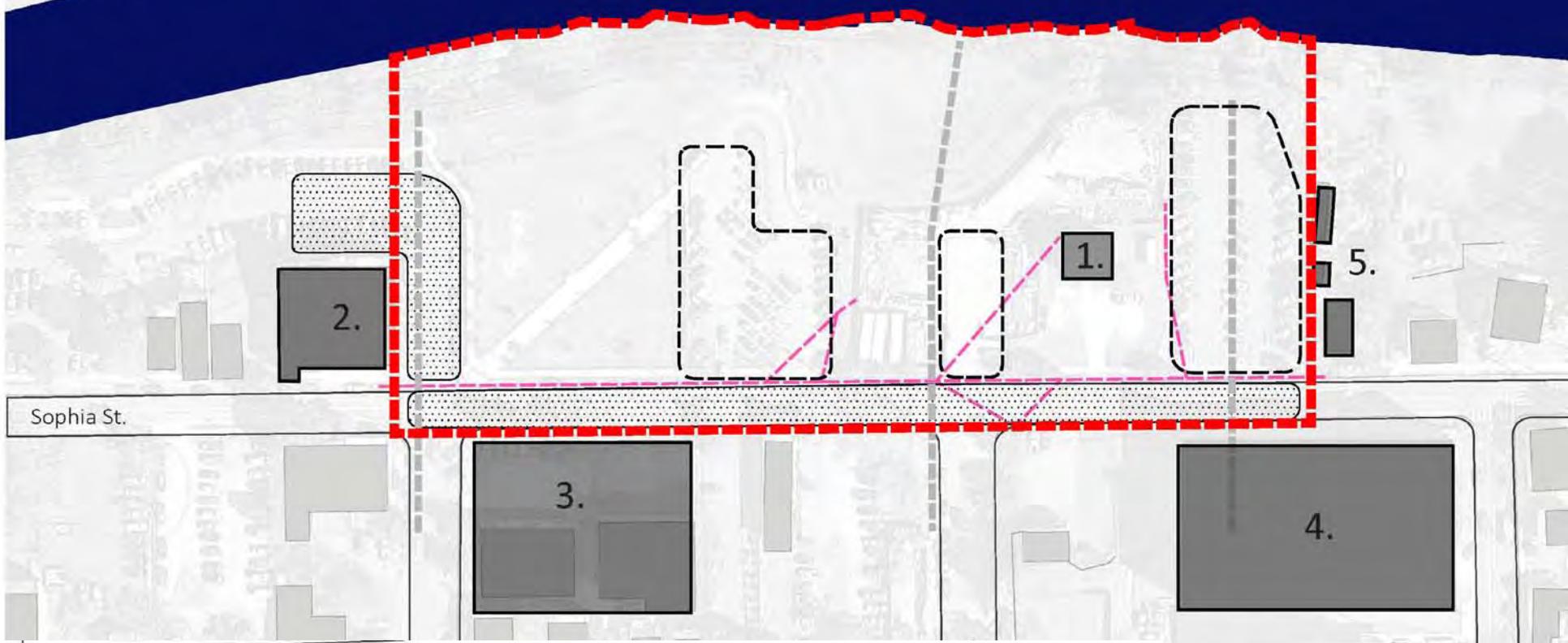
- 1. Archaeologically Sensitive Areas: Teste
- 2. Archaeologically Sensitive Areas: Not T



# SITE ANALYSIS: BUILDINGS AND PARKING



# SITE ANALYSIS: BUILDINGS AND PARKING



- Structures
- Church Parking
- Parking Lot Removal
- Bury Overhead Utilities
- Underground Storm Lines
- Project Area

1. Building 609 (Masonic Lodge)  
-Possible reuse or removal of existing structure
2. Shiloh Old Site Baptist Church  
-Safe connections to park / use of park for events
3. Future Development (Riverfront Condo Building)  
-Increase in downtown residential population  
-First major step toward improving Sophia Street

4. Parking Garage
5. Private Residence

Wolfe St

- **PARKING:** Should it be provided at the park?
- **MASONIC LODGE:** Retain or remove?
- **AMPHITHEATER:** Should there be one?
- **ENVIRONMENTAL / SOIL CONSIDERATIONS:** What is / is not possible here?
- **ARCHAEOLOGY:** What is the appropriate way to protect these resources?
- **MAINTENANCE:** Cost and responsibility?
- **SHORELINE VEGETATION:** What is appropriate?
- **WATER ACCESS:** Should park users be able to access and/or touch the water?
- **EVENTS:** Should the park be a venue for events?

# PROGRAMMATIC IDEAS: FOCUS GROUP SUGGESTIONS

## STRUCTURES AND FACILITIES

- Structure/overlook for accessing and viewing the water
- Gazebo/pavilion (open and transparent structure)
- Floating dock
- Public restrooms / first aid stations
- Storage facilities
- Vending/concessions areas
- Outdoor café
- Coffee kiosk

## FURNISHINGS

- Seating areas
- Tables / picnic facilities
- Trash and recycling receptacles
- Drinking fountains
- Fences

## RECREATIONAL ACTIVITIES

- Dog park / dog area
- Fishing
- Water access for boating
- Fitness equipment
- Bocce courts
- Biking facilities
- Skating/hockey rink
- Chess
- “No playgrounds”
- Winter uses

## EVENT SPACES

- Amphitheater
- Stage (floating dock, flexible design, good acoustics)
- Spaces for simultaneous events
- Spaces for tents

# PROGRAMMATIC IDEAS: FOCUS GROUP SUGGESTIONS

## LIGHTING

- Pedestrian lighting for safety
- All-night lighting
- Blue security lights
- Solar lighting
- Ability to control lighting (lighter/darker)

## SIGNAGE AND INTERPRETIVE ELEMENTS

- Signage for visibility
- Interpretive displays
- Murals to tell history
- Interactive interpretive elements for kids

## PUBLIC ART

- Rotating exhibits
- Art that is useable, purposeful, interactive, climbable
- Living art

## OTHER PARK FEATURES

- Water feature / fountain
- Shade (trees, shade structures)
- Places to access/touch the water
- Utilities available in the right places
- Sponsorship opportunities for donors
- Food trucks
- Flagpole



# PARK PRECEDENTS

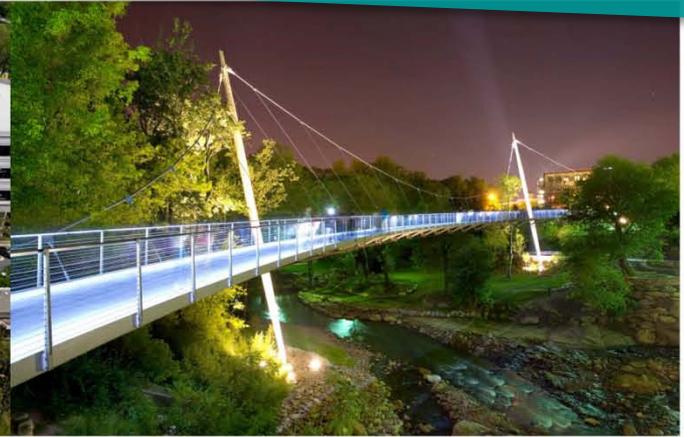
# POTENTIAL PARK “THEMES”

- ENVIRONMENTAL / NATURAL
- HISTORIC / INTERPRETIVE
- EVENTS / CULTURAL / ARTS
- FAMILY / RECREATION
- LANDSCAPE / GARDEN

# ENVIRONMENTAL / NATURAL



Falls Park\_Greenville SC



Falls Park\_Greenville SC



Teardrop Park\_New York NY



Commons Park\_Denver CO



Brooklyn Bridge Park\_New York NY



Georgetown Waterfront Park\_Washington DC



Drake Park\_Bend OR



Gwanggyo Lakeside Park\_South Korea\_Concept Image\_WRT



Ljubljana Riverfront\_Ljubljana Slovenia



Sammamish River\_Redmond WA



The Yards Park\_Washington DC



# ENVIRONMENTAL / NATURAL



Palmisano Park\_Chicago IL



Olympic Gardens\_London UK



Ljubljana Riverfront\_Ljubljana Slovenia



Richmond Riverfront\_Concept Image\_Hargreaves Associates



Richmond Riverfront\_Concept Image\_Hargreaves Associates



Principal Riverwalk\_Des Moines IA\_Concept Image\_WRT



Richmond Riverfront\_Concept Image\_Hargreaves Associates



Simcoe Wave Deck\_Toronto ON



Pack Square Park\_Ashville NC

# HISTORIC / INTERPRETIVE



Fort Pitt Point State Park\_Pittsburgh PA



Fort Pitt Point State Park\_Pittsburgh PA



Fort Montgomery State Historical Park\_NY



Cumberland Park\_Nashville TN



Coolidge Park\_Chattanooga TN

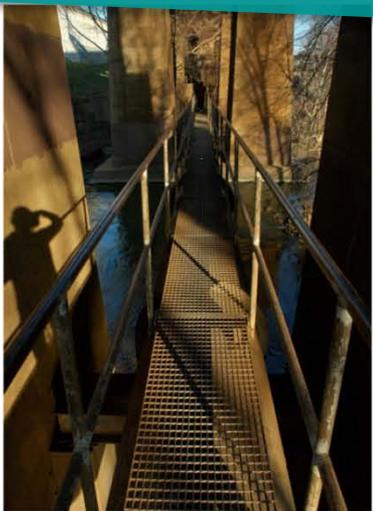
# HISTORIC / INTERPRETIVE



Georgetown Waterfront Park\_Washington DC



National Aquarium\_Baltimore MD



Canal Walk\_Richmond VA



Historic Interpretation



Canal Walk\_Richmond VA



Canal Walk\_Richmond VA



Minute Man National Historic Park\_Lincoln MA



Canal Walk\_Richmond VA



Volunteering\_Gettysburg PA



Fort Pitt Point State Park\_Pittsburgh PA

# EVENTS / CULTURAL / ARTS



Simon and Helen Director Park\_Portland OR



Market Square Park\_Houston TX



Old Town Farmers Market\_Alexandria VA



Town Point Park\_Norfolk VA



Caras Park\_Missoula MT

# EVENTS / CULTURAL / ARTS



Waterfront Park\_Chattanooga TN



Waterfront Park\_Chattanooga TN



Waterfront Park\_Chattanooga TN



Toronto Music Garden\_Toronto ON



Outdoor Concert\_Waterfront\_Alexandria VA



Toronto Music Garden\_Toronto ON



Berkley Riverfront Park\_Kansas City MO



Shade Structures



Open Air Movies

# FAMILY / RECREATION



Cumberland Park\_Nashville TN



Cumberland Park\_Nashville TN



Cumberland Park\_Nashville TN



Cumberland Park\_Nashville TN



Coolidge Park\_Chattanooga TN



The Ice Rink\_Canal Park\_Washington DC



The Ice Rink\_Canal Park\_Washington DC

# FAMILY / RECREATION



Georgetown Waterfront Park\_Washington DC



Gas Works Park\_Seattle WA



Teardrop Park\_New York NY



Teardrop Park\_New York NY



Teardrop Park\_New York NY



Maritime Park\_South Boston MA



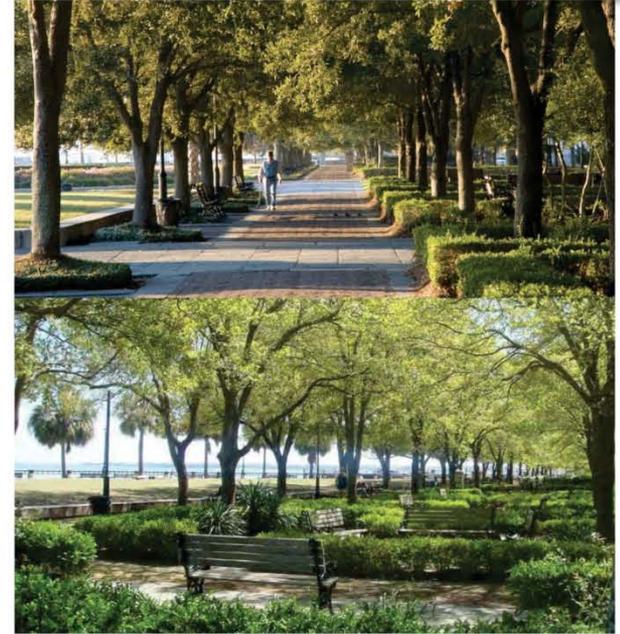
The Dell At The University Of Virginia\_Charlottesville VA



Gas Works Park\_Seattle WA



Toronto Music Garden\_Toronto ON



Waterfront Park\_Charleston SC



Georgetown Waterfront Park\_Washington DC



Waterfront Park\_Charleston SC



Georgetown Waterfront Park\_Washington DC



Toronto Music Garden\_Toronto ON



Forest Park\_St Louis MO



Toronto Music Garden\_Toronto ON

# LANDSCAPE / GARDEN



The Dell At The University Of Virginia\_Charlottesville VA



The Dell At The University Of Virginia\_Charlottesville VA



Regents Park\_London UK



Scampston Walled Garden\_North Yorkshire UK



Scampston Walled Garden\_North Yorkshire UK



Toronto Music Garden\_Toronto ON



Toronto Music Garden\_Toronto ON



Riverfront Park\_Lynchburg VA

# TODAY'S MEETING



## STATION 1

INTRODUCTION TO THE  
PLANNING PROCESS

## STATION 2

CURRENT SITE CONDITIONS

## STATION 3

ISSUES AND SITE ANALYSES

## STATION 4

WHAT KIND OF PARK  
WOULD LIKE HERE?

## STATION 5

FILL OUT YOUR SURVEY!

## YOUR VISION HERE



5 Stations. 3 hours.

# WE WANT TO HEAR FROM YOU!

I don't have  
anywhere to  
sit while I  
wait for my  
daughter!

Less of  
this  
←

Won't work  
in CP  
because...

THIS FEELS  
UNSAFE  
but this  
doesn't ↓

I like this!

THIS IS  
TOO WIDE.

more of  
this →

# REMEMBER TO COMPLETE YOUR SURVEY AT **STATION #5**

FREDERICKSBURG RIVERFRONT PARK MASTER PLAN  
COMMUNITY SURVEY

OPEN HOUSE #1 (MARCH 8, 2014)

Please take a few moments to complete this Survey as you visit the stations, or all at once at Station 5, where you can drop off your completed sheet. Thank you!

A web version of this survey will be posted on the project web site at until March 14, 2014.  
Please encourage anyone who could not attend today to complete the survey online at:

<http://www.fredericksburgva.gov/riverfrontpark>

#### THE RIVERFRONT

1. I visit the riverfront park site area...
  - A. At least once per day
  - B. At least once per week
  - C. At least once per month
  - D. At least once per year
  - E. Less than once per year
  - F. Never
2. When you visit the riverfront park area, how do you get there? (Select all that apply.)
  - A. Bicycle
  - B. Walk
  - C. Jog/run
  - D. Boat
  - E. Drive a personal vehicle
  - F. Not applicable. (I never go to the riverfront.)
  - G. Other (please specify):

A web version of the survey will be available on the project web site:

<http://www.fredericksburgva.gov/riverfrontpark>