



Jordan's Point Park Master Plan - DRAFT

May, 2020

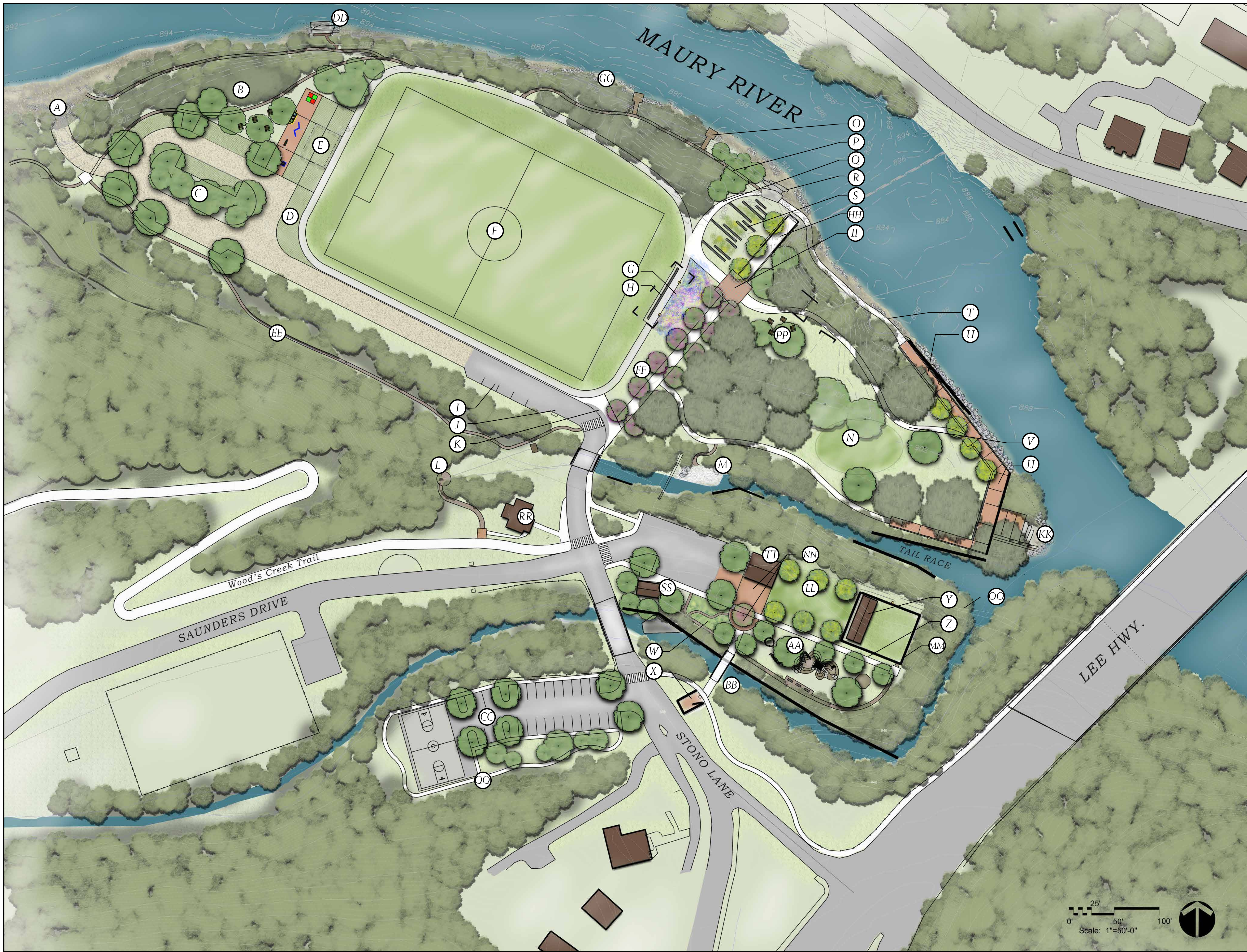
Jordan's Point Park is an opportune site to serve the local and regional community, as well as offer activities and spaces for a variety of age groups and interests to convene. Jordan's Point Park is unique because of its location along the Maury River and its location between 2 trail systems, The Wood's Creek Trail and the Chessie Trail. It is also the local and regional destination for athletics, being one of the only parks offering a recreational field in the area. The park is used daily by local residents for walking dogs, picnicking, and accessing the river. It is cherished because of its nature-based feel and attention to local history, which the community hopes to preserve.



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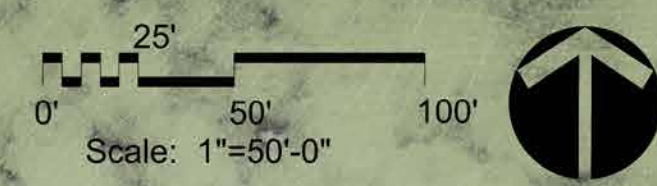
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ROBERT MCGINNIS LANDSCAPE ARCHITECTS



MAP KEY

- A Canoe/kayak/swim access
- B Picnic area and woodland path
- C Permeable parking area and boat drop-off
- D Permeable parking for vendors
- E Flexible event area with plaza and tent anchors
- F Multi-use athletic field and event space
- G Native butterfly garden
- H Seatwall and interpretive elements within historic toll building remnants
- I Parallel ADA parking
- J Relocate irrigation box
- K Drop-off area and arrival plaza
- L Overlook above historic railroad support
- M Rustic footpath to edge of tailrace
- N Flexible lawn space for events or classes
- O Fishing access platform and stabilized banks
- P Footpath and nature walk
- Q ADA accessible
- R Flat terraces for river access-swimming or wading
- S Concrete steps/low seatwalls
- T Lower promenade
- U Upper promenade with benches and historic dock interpretation
- V ADA accessible walkway
- W Shade garden seating area
- X Sign plaza in historic building footprint
- Y Existing shelter relocated and repurposed with porch swings facing east and west
- Z Paved historic rail path with interpretive pad at terminus
- AA Nature playground with shade and benches
- BB New pedestrian bridge
- CC Expanded parking and basketball court/overflow parking
- DD River access and fishing area
- EE Dry Mill Race rustic trail
- FF Walking/running track
- GG Stabilized and revegetated river bank
- HH River overlook
- II Interpretive plaza
- JJ Wide promenade highlighting historic pointe wall location
- KK River access with small boat access
- LL Event lawn/open space
- MM Interpretation of historic warehouse structure
- NN Event plaza and picnic area
- OO Open understory to provide view to park from roadway
- PP Picnic area and historic interpretation
- QQ Loop path with dog walking station
- RR Miller's House
- SS Existing restroom to be refurbished
- TT Existing shelter to remain





B. River side picnic area under the tree canopy.



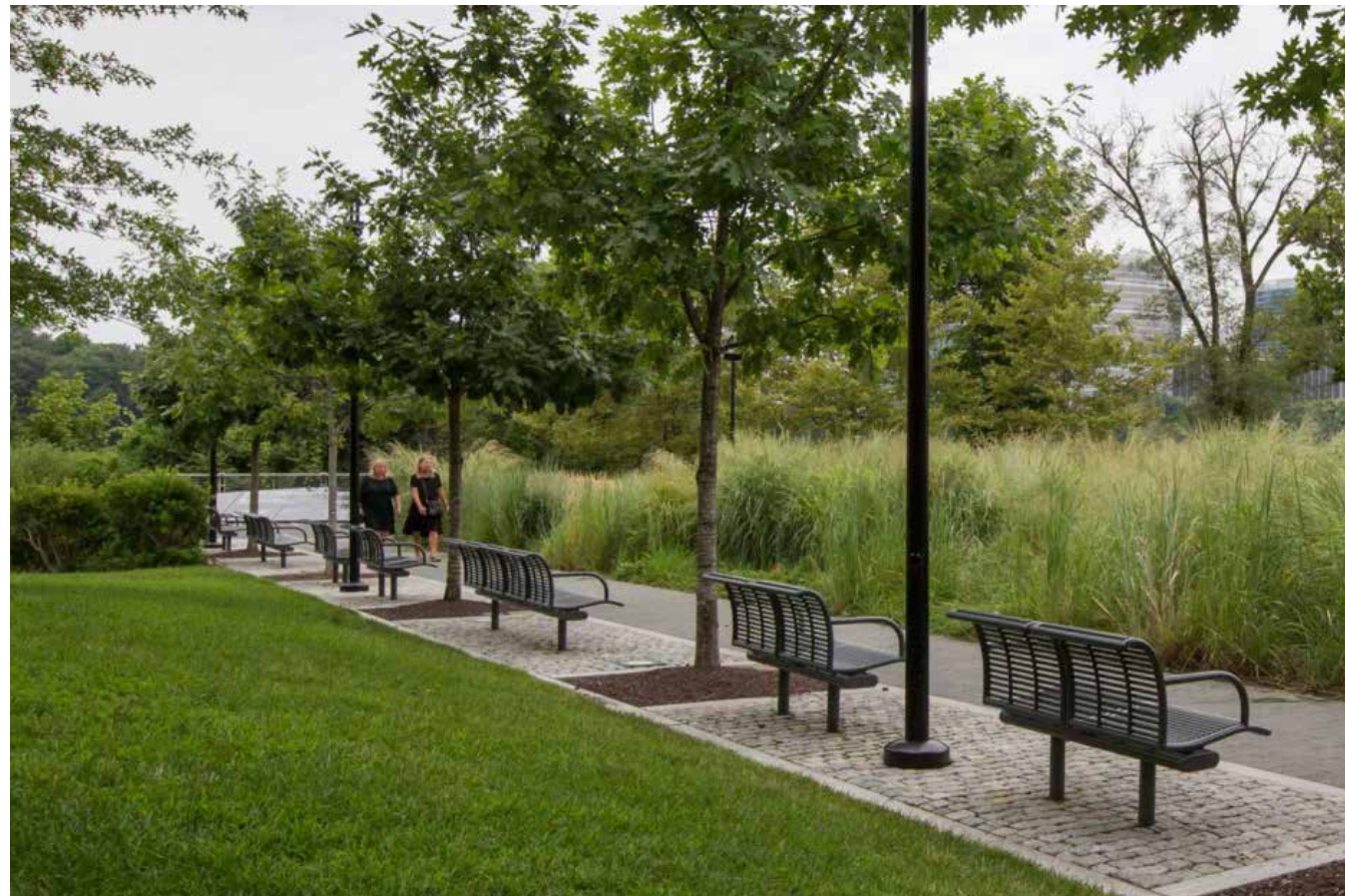
DD. Stabilized and re-vegetated river edge and fishing access.



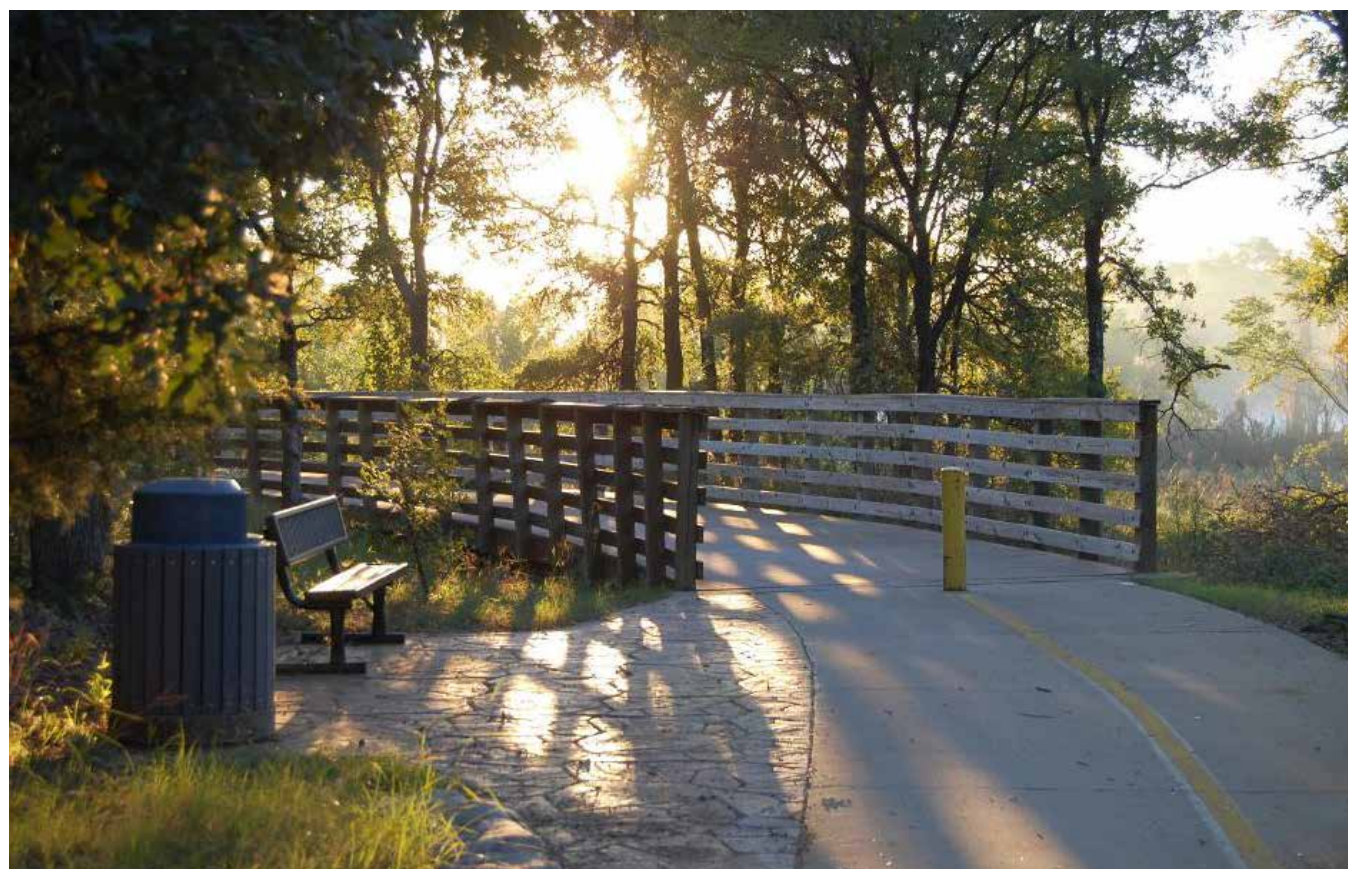
O. Fishing/birdwatching dock



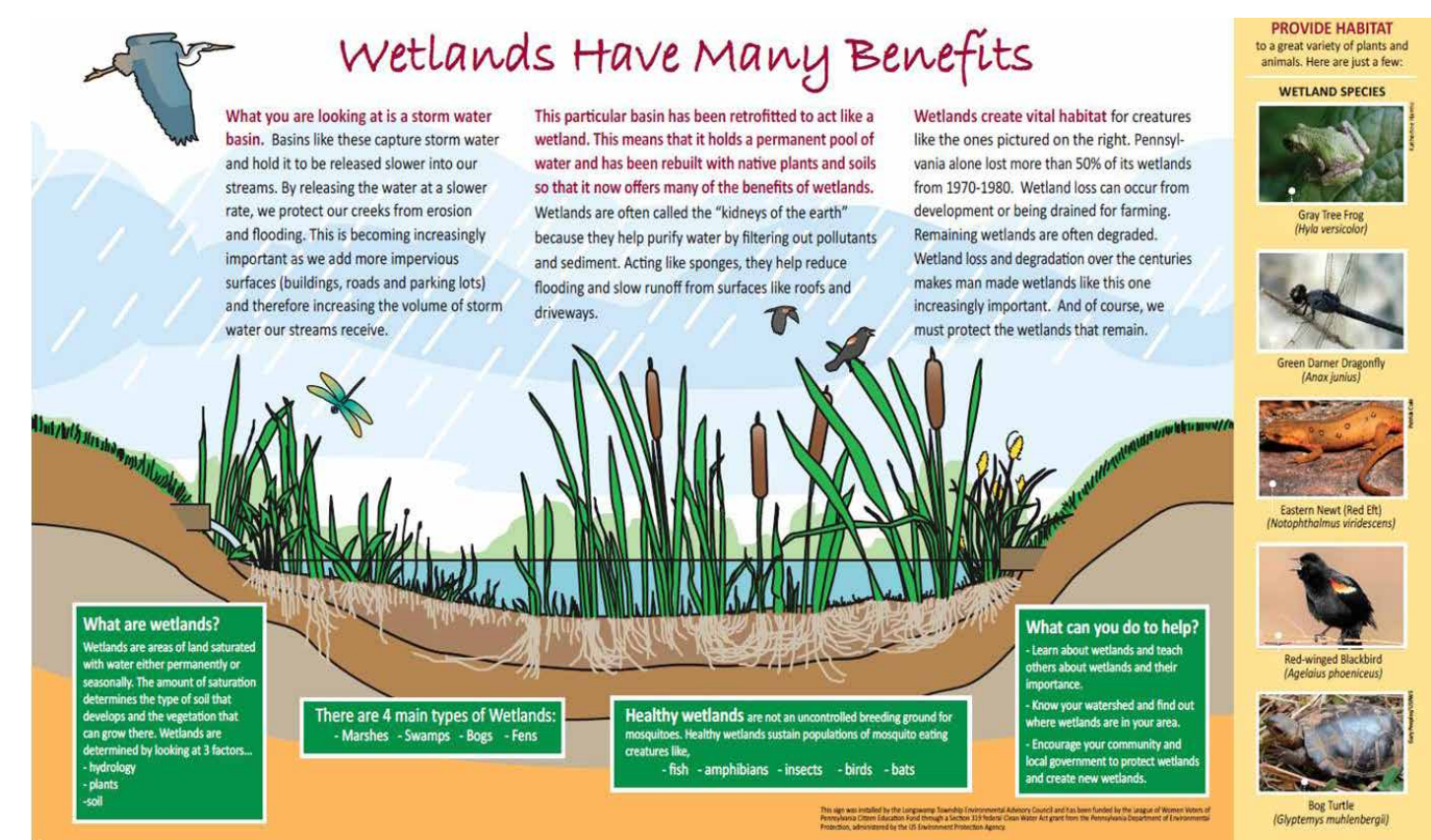
KK. Small boat launch and take-out.



U. Example of seating areas along trails.



BB. Pedestrian bridge offering a safe and beautiful connection between trails.



S. Example of interpretive signage



S. Concrete steps/low seat walls



AA. Nature playground - using nature-based materials to encourage children's play.

- Areas of focus include:
- River access, visual and physical
 - Pedestrian access, better connections to trails and to the park
 - Wayfinding signage
 - Preservation of tranquility, native plants, animals, and history
 - Recreational field and related facilities
 - Picnic spaces, pavilion and additional picnic areas along the river
 - Nature play space, integrated with historical interpretation
 - Integrated parking, without removing green space.
 - Spaces to accommodate events of varying sizes
 - Open river views
 - Improved kayak/boat access
 - Location for seasonal kayak or paddleboard rental truck
 - Reduced bike/ped and vehicular conflicts
 - Improved trail surface for running
 - Improved existing parking lot
 - Improved restroom facilities
 - Recreational field is multi-use and open to the public
 - Additional trails with surfaces for running and walking
 - Improved pedestrian access to the river
 - Additional benches and sitting areas near the river
 - Multi-generational play areas
 - Enhanced Interpretive experience
 - Preservation of historically significant features
 - Removal of invasive plants and addition of native species
 - A larger tree canopy
 - Replacing underutilized mowed areas with native meadow

Access to the river is improved at several locations. A new river-front promenade connects the overlook with "the point" where a new plaza offers river access and an ADA-accessible seating area. Several accessible pathways converge at a plaza near the overlook and offer access points to areas of the Tail Race and steps down to the river at the overlook. A series of fishing/river viewing areas are located along a gravel pathway that terminates at the boat launch. These areas include picnic locations. The road to the boat launch is re-directed along the Dry Mill Race to alleviate conflicts between pedestrians using the park and vehicular traffic. The new road shifts the recreational field towards the river. Pedestrian access along the road leads from adjacent park areas to the parking lot. The recreational field is improved with a walking and running track around the perimeter. Expanded parking capacity is afforded at the lot area south of the Tail Race and at the entrance lot. A new pedestrian bridge routes trail users from the Wood's Creek Trail to the Chessie Trail. Signs and color pavement plazas help to reinforce this connection and direct users. The existing picnic pavilion gets integrated into the site and the bateau shelter gets relocated and repurposed as a porch swing pavilion. New pathways and building outlines celebrate the rich history of the site. In addition to enhanced and interactive interpretive stations, a history-themed nature playground is included at the park.





SS. Before: Concrete block restroom



SS. After: Cladding on restroom facade, compatible with the Miller House

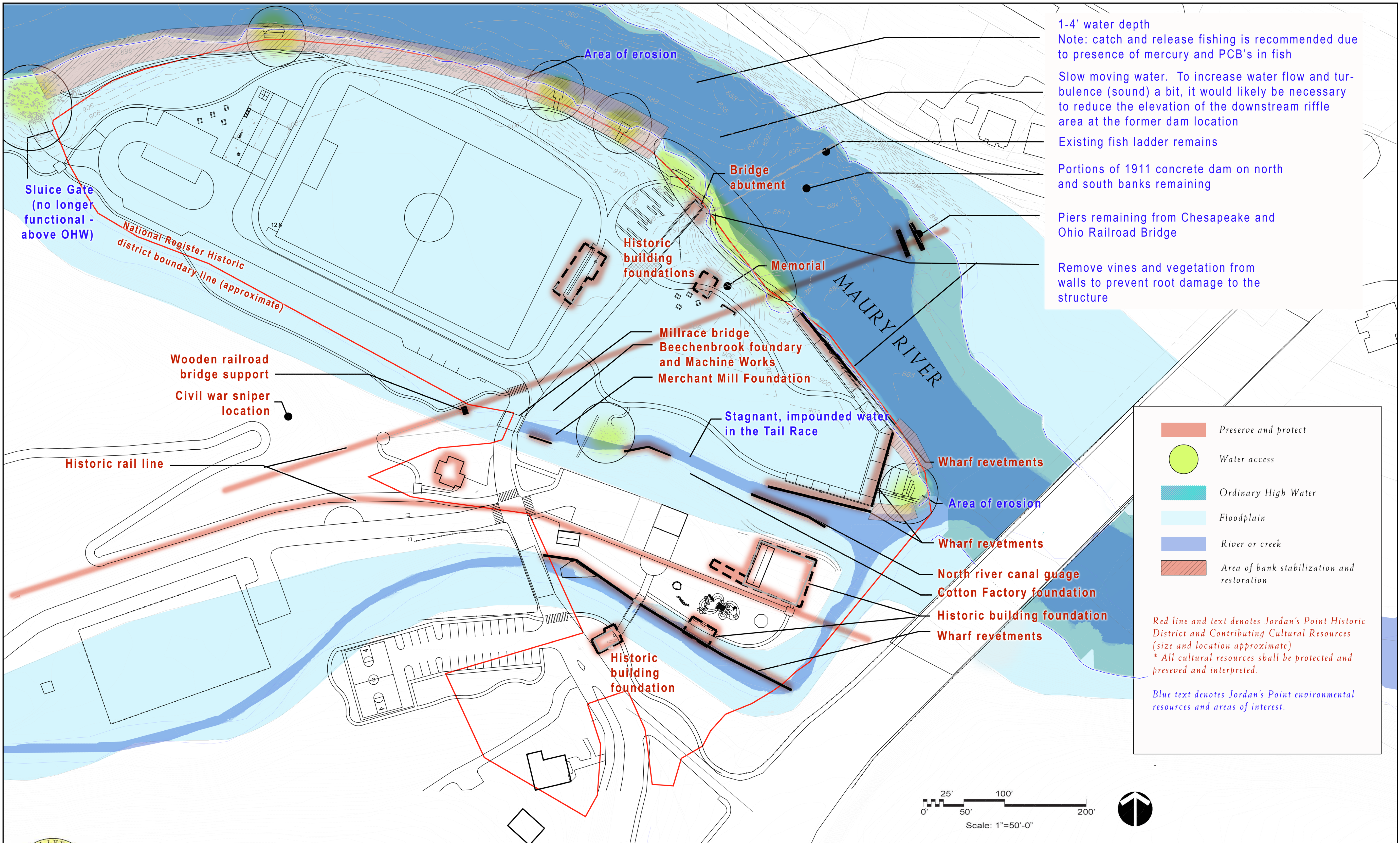


T & U. Before: Maury River edge



T & U. After: Maury River edge with new promenade to "The Point"





Jordan's Point Park Master Plan | Technical Master Plan





Alternative VMI and Park entrances



Rte 11. (Lee Hwy.) multi-use path



Gateway intersection improvements



Jordan's Point Park Master Plan | Alternative Concepts Outside of Project Area



	HISTORIC RESOURCE PROTECTION OR INTERPRETATION			ENVIRONMENTAL PROTECTION OR REHABILITATION			RECREATION			WATER ACCESS			RECOGNIZED NEED?				
	Feature is visible in the landscape	Feature is not visible but shown in historic documentation	Impacts to resource avoided or stabilization proposed	Opportunity for interpretive signage or interaction	Impacts river or riparian quality	Enhances native ecosystem and increased tree canopy	Permittable/ allowed	Opportunity for interpretation or interaction	Provides for active organized recreation	Active living and play - not organized	Opportunity for events	Allows for canoe/kayak/ paddleboard access	Swimming or wading access	Fishing access	Views to river is a predominant feature	Existing amenity gets used	Need unmet in surrounding area
A: Canoe/kayak/swim access at existing boat access				X		X	X	X	X	X	X	X		X	X	X	
B: Picnic area and woodland path with river views					X	X	X		X	X				X			X
C: Permeable parking area and boat drop-off				X		X	X		X	X	X				X	X	X
D: Permeable parking for canoe/kayak/food/beer vendors				X		X		X	X	X	X					X	X
E: Flexible event area with permeable plaza and tent anchors					X		X	X	X	X						X	X
F: Multi-use recreational field and event space						X		X	X	X						X	X
G: Native butterfly garden					X		X	X							X		X
H: Seatwall and interpretive elements within historical building remnants	X	X	X														X
I: Parallel ADA parking								X	X						X		X
J: Relocated irrigation box				X											X		
K: Drop-off area and arrival plaza			X			X											
L: Overlook above historic railroad support	X	X	X			X	X										X
M: Rustic footpath to edge of tailrace	X	X	X	X		X	X		X			X		X	X	X	X
N: Flexible lawn space for events or classes						X		X	X						X		X
O: Fishing access platform and stabilized banks				X	X	X	X		X			X	X		X	X	X
P: Footpath and nature walk				X	X	X	X		X					X	X		X
Q: ADA accessible river access path						X			X			X				X	X
R: Flat terraces for river access-swimming or wading				X		X	X		X			X		X	X		X
S: Concrete steps/low seatwalls and LID stormwater structures				X	X	X	X							X			X
T: Lower promenade and river walk						X		X		X	X			X	X		X
U: Upper promenade with benches and historic dock interpretation	X	X	X	X		X	X		X			X	X		X		X
V: ADA accessible walkway						X			X						X		
W: Shade garden seating area					X	X	X										X
X: Sign plaza in historic building footprint	X		X						X								
Y: Existing shelter relocated and repurposed with porch swings facing east and west								X	X				X		X		X
Z: Paved historic rail path with interpretive pad at terminus	X	X	X						X								X
AA: Nature playground with shade and benches					X	X	X		X						X		X
BB: New pedestrian bridge						X			X						X		X
CC: Expanded parking and basketball court/overflow parking							X	X	X						X		X
DD: River access terraces and fishing area				X	X	X			X			X	X		X		X
EE: Dry Mill Race rustic trail	X	X	X			X	X		X								X
FF: Walking/running track								X	X	X						X	X
GG: Stabilized and revegetated river bank				X	X	X	X						X				X
HH: River overlook	X	X	X						X				X		X		X
II: Interpretive plaza			X														
JJ: Wide promenade highlighting historic wall location at "point"	X	X	X				X		X				X		X		X
KK: River access with small boat access				X		X	X	X	X	X	X		X		X	X	X
LL: Event lawn/open space								X	X	X					X		X
MM: Interpretation of historic warehouse structure	X	X	X														X
NN: Event plaza and picnic area							X		X						X		X
OO: Open view to park from roadway																	X
PP: Picnic area and historic interpretation	X	X	X				X		X	X			X		X		X
QQ: Loop path with dog walking station				X		X			X							X	X
RR: Miller's House															X		X
SS: Existing restroom building to be refurbished															X		X
TT: Existing shelter to remain															X		X

Permitting issues to consider:

- Any work below the ordinary high water mark (OHWM) elevation along the river will need to comply with Clean Water Act (CWA) regulations. The US Army Corps of Engineers (USACE) and the VA Marine Resources Commission (VMRC) would likely be involved in any such permitting. Many potential park projects could likely comply with USACE Nationwide Permits (NWP's). A typical NWP permitting effort costs \$2,500-3,000. It may be cost-effective to permit multiple park improvements at the same time.
- Federal Emergency Management Agency (FEMA) floodplain permitting will likely be required for any proposed work which requires filling in a flood hazard area. Not only is the site in the floodplain it is located in the FEMA floodway. Building structures in the floodway is typically not allowed. Permitting will be required for improvements
- A normal part of any USACE permitting is discussion of potential cultural resource impacts, in conjunction with Section 106 of the National Historic Preservation Act (NHPA).
- A normal part of any USACE permitting is discussion of potential protected species issues, under Section 7 of the Endangered Species Act (ESA).

Other considerations:

- Since the upstream watershed is greater than 5 square miles, a VMRC permit is required for any crossings over, under, or through the river.
- There is a 24 gravity sewer crossing the site near the current restrooms. Sewer turns eastward toward JP crossing Maury River.
- There is a 4" water line that reduces to 2" close to Saunders Rd then extends to the current soccer field.
- There are not any existing storm water structures (pipe & drop inlets) on site.
- Storm water currently flows overland to the Maury River or the former Mill Race. There is an old sluice gate at the upper end of the Mill Race. With the dam removed, the gate is several feet above the normal Maury River water level preventing water from entering the Mill Race.
- Water quality would be needed for any impervious area improvements associated with patios, parking expansions, buildings etc.
- Water quantity is typically not needed for projects located in the floodplain.



Jordan's Point Park Master Plan | Implementation Matrix

