

JORDAN'S POINT PARK *Master Plan*



November, 2020

Jordan's Point Park is an opportune site to serve the local and regional community, as well as to 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 two trail systems, The Wood's Creek Trail and the Chessie Trail. 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.



riggs wardSM

ROBERT MCGINNIS LANDSCAPE ARCHITECTS

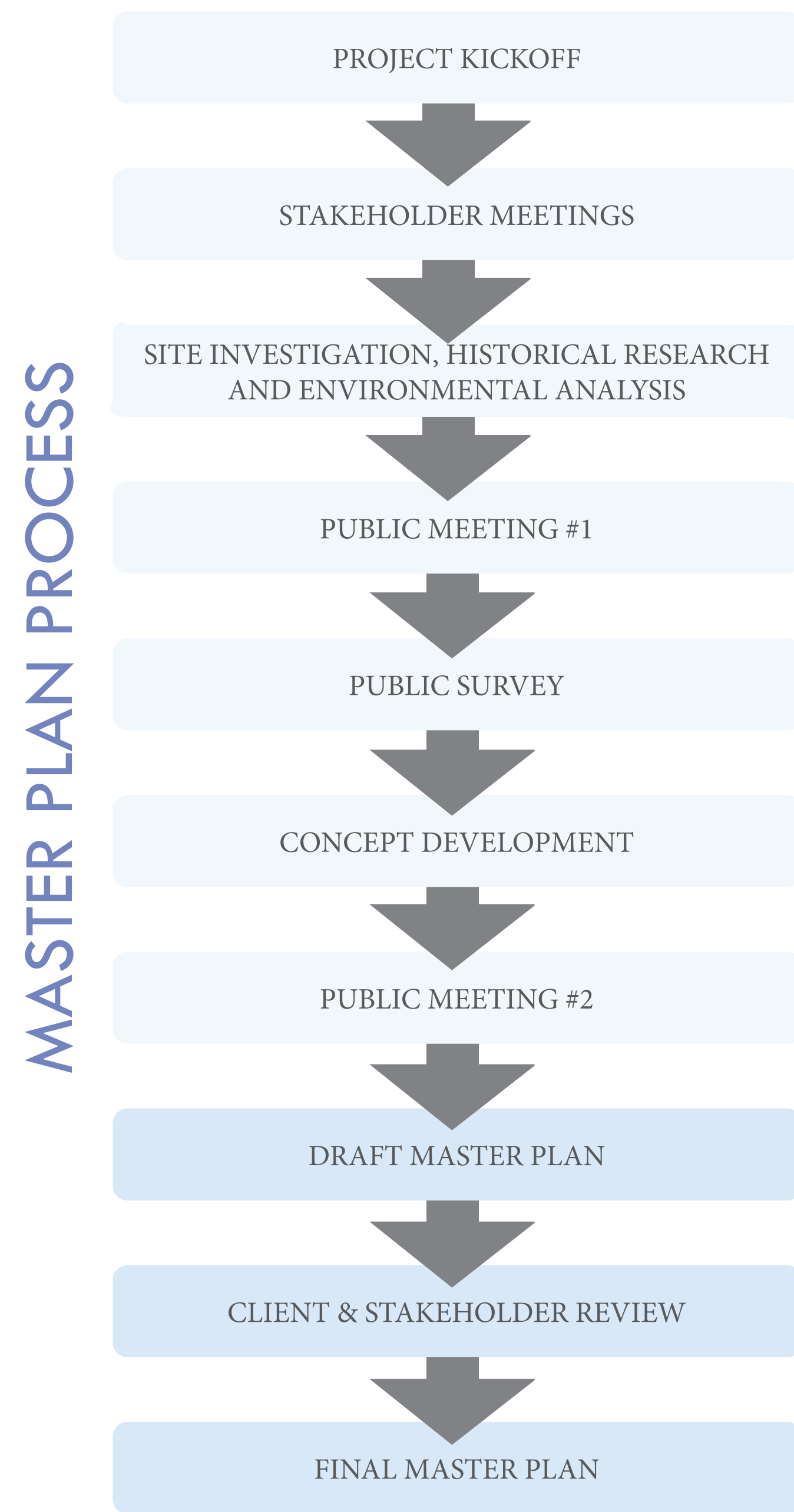


PROJECT INTRODUCTION

The inception of this Master Plan process was driven by the removal of the historic dam structure and the need to understand how the relationship of the park to the river and river access would be affected. Besides river access, other primary themes for the park emerged including history and culture, environmental resiliency and community recreation needs and opportunities. Those four themes have carried through the process and ultimately have guided this plan.

The Master Plan process covered site analysis, stakeholder input and programming, master planning, and implementation planning. Several contributing studies were prepared in the fields of engineering, cultural landscapes and regulatory compliance, interpretive planning and historic structures conditions assessment.

Public input was a big part of the process. It involved an initial community open forum, stakeholder interviews, a public survey, public report back and concept review, school group input, regulatory agency input, and local interest group input. After stakeholder input, public surveys, and public meetings, two concepts were prepared that addressed expressed needs in different ways on the site. One kept use and circulation patterns fairly close to existing frameworks and one changed circulation and introduced new elements to try to eliminate conflicts and unify the site. All the input was summarized and considered and clear priorities started to emerge. Although the stakeholder input and public surveys did reach out across demographics, additional input was requested from school age children to be sure that age group was considered. As expected, more emphasis was expressed regarding river access, play, and amenities.



PROJECT KICKOFF/ STAKEHOLDER MEETINGS	<p>Word cloud representing perceived strengths of Jordan's Point Park</p>	<p>Select groups of stakeholder were surveyed to collect the following information about Jordan's Point Park:</p> <ul style="list-style-type: none"> Affiliation with Parks and Recreation system How the individual or group uses the park If parks and facilities are adequate for their needs What they would change Strengths of park How to improve the park
SITE, HISTORIC, AND ENVIRONMENTAL ANALYSES	<p>Opportunities and Constraints diagram</p>	<ul style="list-style-type: none"> The team conducted investigation, research and analysis of the site and compiled those results in a series of maps. These analyses resulted in 4 areas of concentration: historic interpretation, environmental conservation, recreation, and river access. These features were mapped and compiled into graphics presented to the public and used in drafting the master plan.

Jordan's Point Park is a cherished place for residents and visitors in Lexington. It is unique because of its location on the Maury River and should be enhanced to celebrate and better utilize the river. Any changes should be sensitive to the environment, blend with the existing character, and use native materials/plant species.



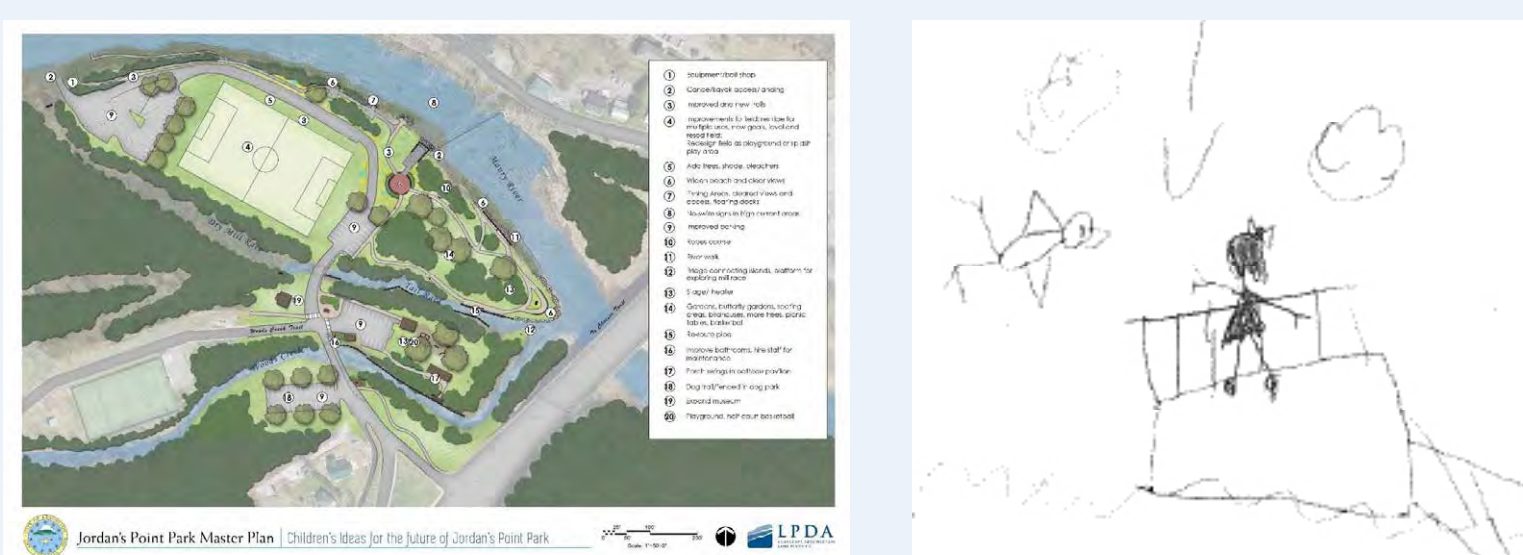
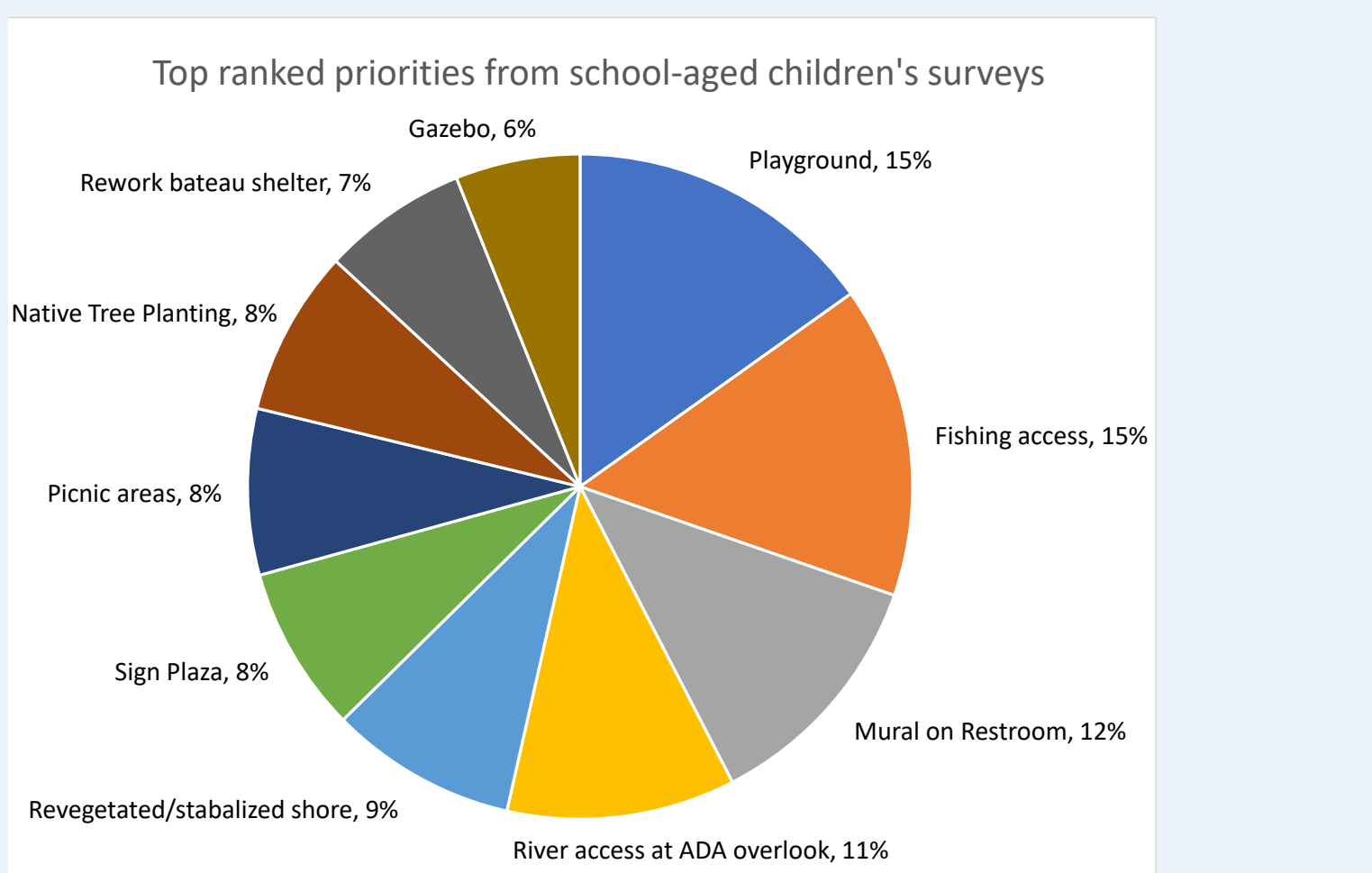
1 The Maury River is the main focal point and identity of Jordan's Point Park. The river creates a unique location and setting for the park that distinguishes it among other local parks. The river draws many destination visitors and local residents to enjoy kayaking, paddling, and swimming. Some are drawn to the park to view its rich ecosystem of river fauna and flora and others simply enjoy the views.

2 Jordan's Point Park is located at the crossroads of two important trail systems: The Wood's Creek Trail and Chessie Trail. Historically, a footbridge allowed access to the Chessie Trail at Jordan's Point, which is no longer deemed a viable option. Chessie Trail access is difficult and somewhat unsafe requiring traversing a busy highway bridge. Respondents indicated that a high priority for the park is to enhance these trail connections and access points.

3 Jordan's Point Park's athletic field is widely used throughout the area. For respondents, the athletic field emerged as one of the most important priorities. The park hosts many soccer games and tournaments. For the home team, the field is a place of pride and a reflection of their community. The field is in good to average condition, but enhancements are necessary.



PUBLIC PROCESS

PUBLIC MEETING #1		<p>The first public meeting presented stakeholder responses and asked the public for their input on the following:</p> <ul style="list-style-type: none"> • WHO uses the park • Which FACILITIES are most used • STRENGTHS of the park • WEAKNESSES of the park • How to IMPROVE existing facilities • Priorities for additions or improvements
PUBLIC SURVEYS	 <p>* OTHER THAN RIVER ACCESS, WHICH RANKED FIRST PRIORITY AMONG PARK USERS</p>	<p>The public survey was conducted online and in paper version to quantify responses and reach a wider percentage of the population.</p> <ul style="list-style-type: none"> • Survey questions included rating features on a given scale for things such as facility condition, priorities for implementation, ranking importance of future facilities, and an opportunity to share other thoughts.
PUBLIC MEETING #2 & SCHOOL KIDS INPUT	  <p>Top ranked priorities from school-aged children's surveys:</p> <ul style="list-style-type: none"> Playground, 15% Fishing access, 15% River access at ADA overlook, 11% Mural on Restroom, 12% Revegetated/stabalized shore, 9% Sign Plaza, 8% Picnic areas, 8% Native Tree Planting, 8% Rework bateau shelter, 7% Gazebo, 6% 	<p>Workshop participants were given a brief presentation outlining the features of (2) alternative draft master plans. Following the presentation, participants voted on individual features of each plan to record their priorities for the future park.</p> <p>Key priorities from workshop participants included:</p> <ul style="list-style-type: none"> • Nature playground • Restrooms • River Access • Athletics • Trails • Entrance • Parking and new roadway alignments • Historical Preservation and Interpretation • Other elements such as: promenade, pointe plaza, sign plaza, event stage

Once all input was compiled, the design team put together a Project Priorities List, which was then conveyed in the illustrative Master Plan

PROJECT PRIORITIES

1. RIVER ACCESS

- Additional benches and sitting areas near the river
- Picnic spaces, pavilion and additional picnic areas along the river
- Location for seasonal kayak or paddleboard rental truck
- Open river views
- Improved kayak/boat access

2. RECREATION

- Pedestrian access, better connections to trails and to the park
- Recreational multi-use field and related facilities
- Multi-generational play areas
- Additional trails with surfaces for running and walking
- Reduced bike/ped and vehicular conflicts
- Improved trail surface for running
- Spaces to accommodate events of varying sizes
- Improved restroom facilities

3. ENVIRONMENTAL RESILIENCY

- Preservation of tranquillity, native plants, tree canopy, animals, and history
- Replacing underutilized mowed areas with native meadow
- Integrated parking, without removing green space.
- Removal of invasive plants and addition of native species
- Improved existing parking lot

4. HISTORIC INTERPRETATION

- Enhanced Interpretive experience
- Preservation of historically significant features
- Wayfinding signage
- Nature play space, integrated with historical interpretation
- Preserve portions of the mill race



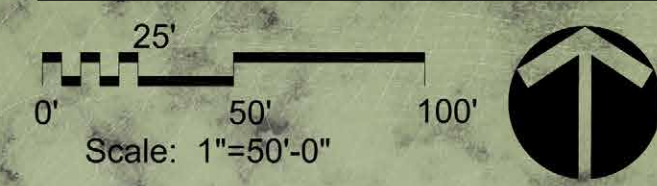


MAP KEY

- 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

MASTER PLAN

Access to the river is improved at several locations. A new riverfront 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 step down to the river at the overlook. A series of fishing/river viewing areas are located along a 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 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 colored pavement plazas help to reinforce this connection and to direct users. The existing picnic pavilion will be integrated into the site and the batteau shelter 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.





WATER QUALITY AND QUANTITY:

The majority of the park is in or on the edge of the floodway. This plan aims to integrate stormwater treatment practices into the design and utilize best practices to provide an interesting and educational park that benefits the water quality of the river. In addition to revegetation, erosion control, and riverbank stabilization, this plan encourages interpretation and educational opportunities where stormwater and water quality are concerned (see interpretive recommendations at the end of this plan).

Water Quality

- Post-development impervious cover will be close to or equal to pre-development values.
- Land-disturbing activities, greater than or equal to one acre with no net increase in impervious cover, require a 20% reduction in pre-development total phosphorus load per current Virginia Stormwater Management Regulations.
- This proposed Master Plan would result in a cumulative disturbance greater than one acre. Phosphorus reduction requirements would be relatively small. Options to reduce the phosphorus load include:
 - Designate natural areas not planned for development as conserved open space.
 - Purchase off-site nutrient credits (These credits involve a one-time purchase, are perpetual and carry no maintenance responsibilities).

Water Quantity - typically not needed on projects located in the floodplain.

- It is likely that the development at Jordan's Point Park will not result in any increase in post-development runoff. The site's contributing drainage area is less than 1% of the total watershed to the point of analysis. As such, the development meets State Channel Protection and Flooding requirements without any required onsite detention.
- Onsite BMP options can be used to highlight the environmental initiatives the City is taking and can present educational opportunities for visitors of the park. These include: Permeable pavement, rain gardens (bioretention), sheet flow to conserved open space, grass channels, and dry (bio) swales.
- Use caution with permeable pavers, bioretention systems and dry swales in flood prone areas. These can all be damaged in flood events.



CULTURAL RESOURCES

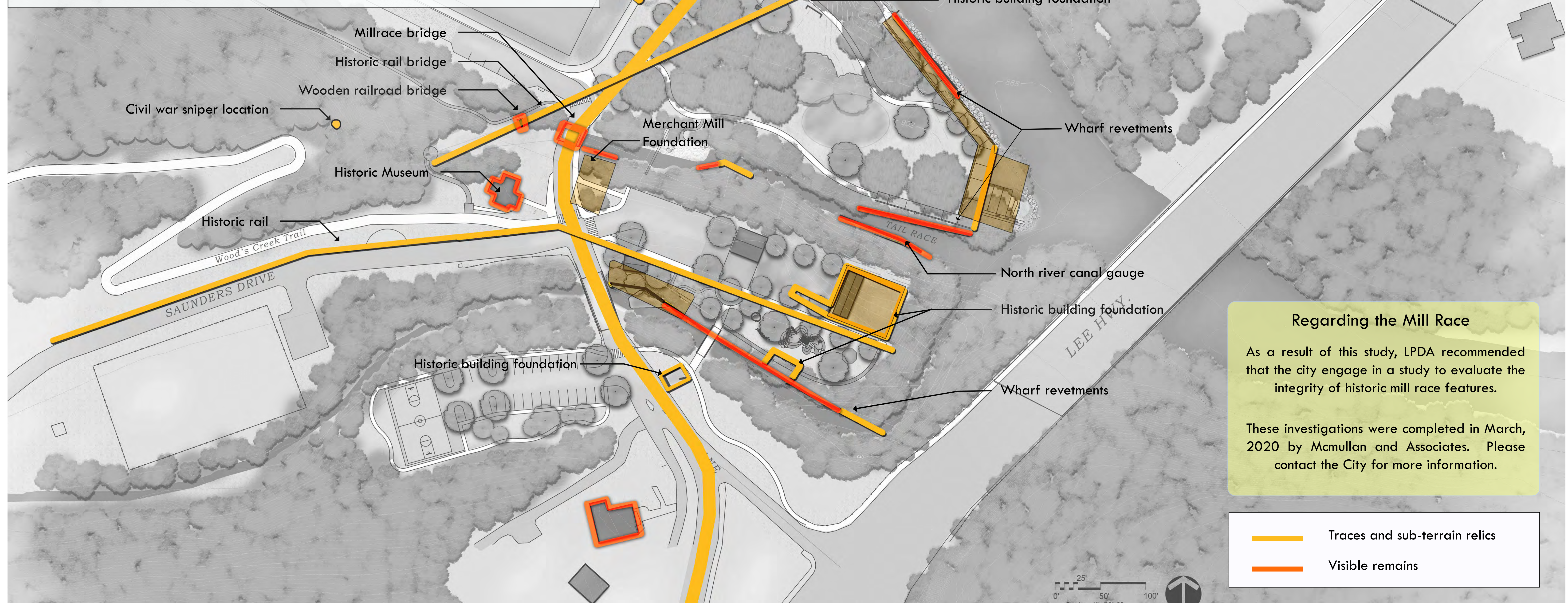
Jordan's Point Park is rich in history, which can be understood with a visit to the Miller's House Museum on site. An integral part of this plan is to preserve and interpret the important historical aspects of the site and surrounding area. The interpretation recommendations at the end of this plan focus on interactive and integrated historical interpretation to capture the attention and intrigue of visitors of all ages.

The Virginia Department of Historic Resources records indicates approximately 17 mapped resources on-site (see VCRLS inset map). Proposed park improvements are consistent with past uses of the property (canoe access, related to prior water navigation/commerce). Selected contractors will need to be aware that if they uncover historic resources while excavating, they may have to stop and notify VDHR before proceeding. This has the potential to affect the schedule, so adding some 'margin' in the construction schedule is recommended.

In general, if any future construction work is proposed and that work involved federal funds and/or federal permits, a National Historic Preservation Act Section 106 Assessment of Effects needs to be completed and submitted to Virginia DHR SHPO and possibly the USACE (regarding permits involving waters of the US).



VCRLS MAP



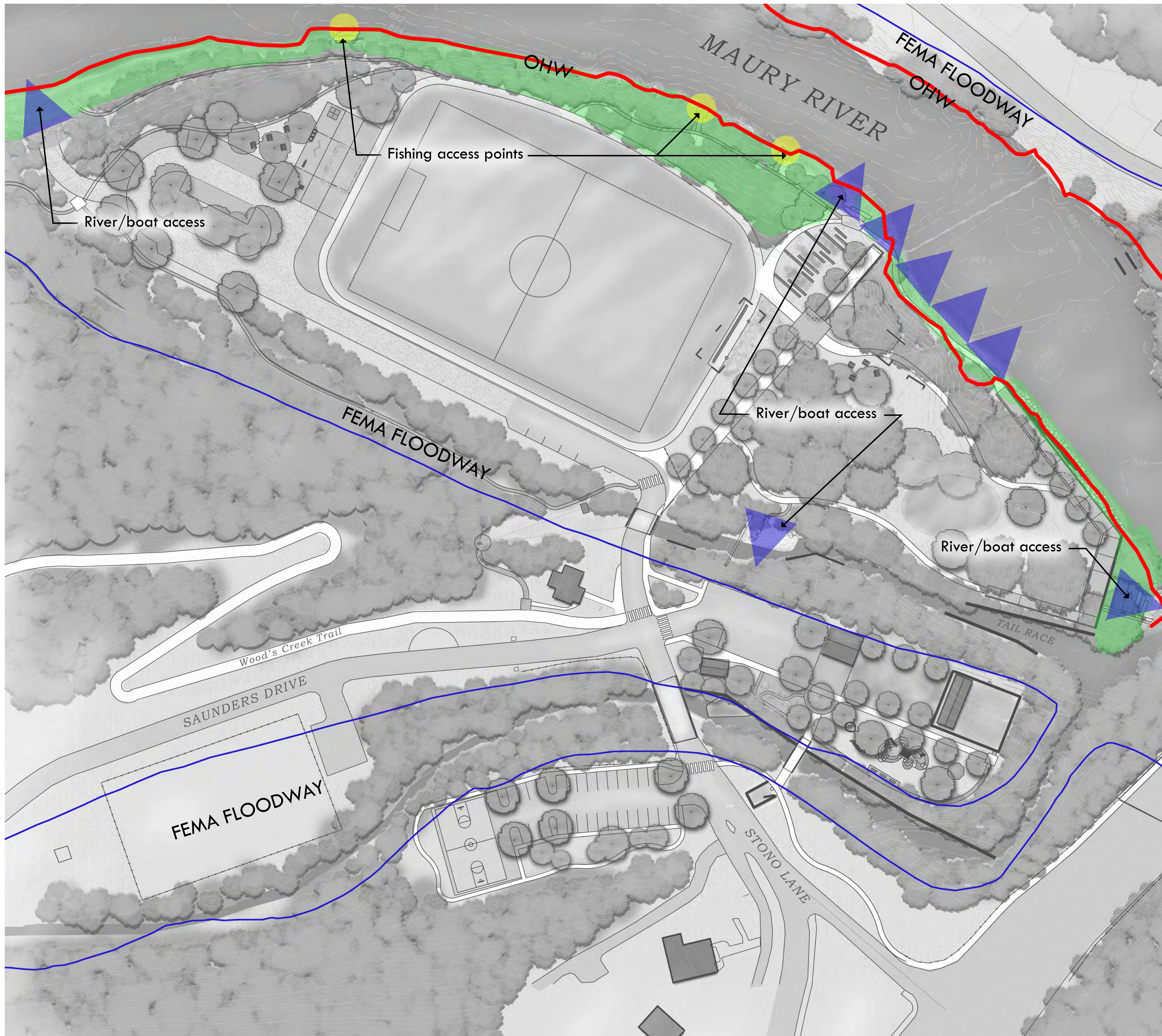
Regarding the Mill Race

As a result of this study, LPDA recommended that the city engage in a study to evaluate the integrity of historic mill race features.

These investigations were completed in March, 2020 by McMullan and Associates. Please contact the City for more information.

- Traces and sub-terrain relics
- Visible remains





CLEAN WATER ACT PERMITTING

- Depending on the extent of work proposed, the project could potentially be completed under a USACE Nationwide Permit 42 (Recreational Facilities) authorization. Potential schedule: 60-90 days.

FEMA PERMITTING

- The Jordan Point Park site is within ZONE AE, FEMA Floodway with BFE (FEMA Map Panel 51163C0266C, dated 4/6/2000). BFE elevations of 920-928 precede the dam removal and are approximately 15 feet above existing ground elevations. Fill in a floodplain is typically allowable while fill in a floodway is typically prohibited. Proposed improvements should be designed to minimize new fill within the floodplain/floodway and possibly show corresponding areas of “cut” to offset the “fill”, resulting in a net “0” impact. The proposed improvements will need to be discussed with the local FEMA representative to determine if floodplain modeling is required to identify potential changes to the floodplain elevation. The FEMA representative may require a CLOMR/LOMR to be included as part of the proposed project.

PROTECTED SPECIES

- There are multiple freshwater mussel species listed, so a mussel survey could be required if extensive work were proposed into the river. However, canoe launches should not be a significant issue. If tree clearing is necessary, it may need to be conducted outside the bat time-of-year restriction.

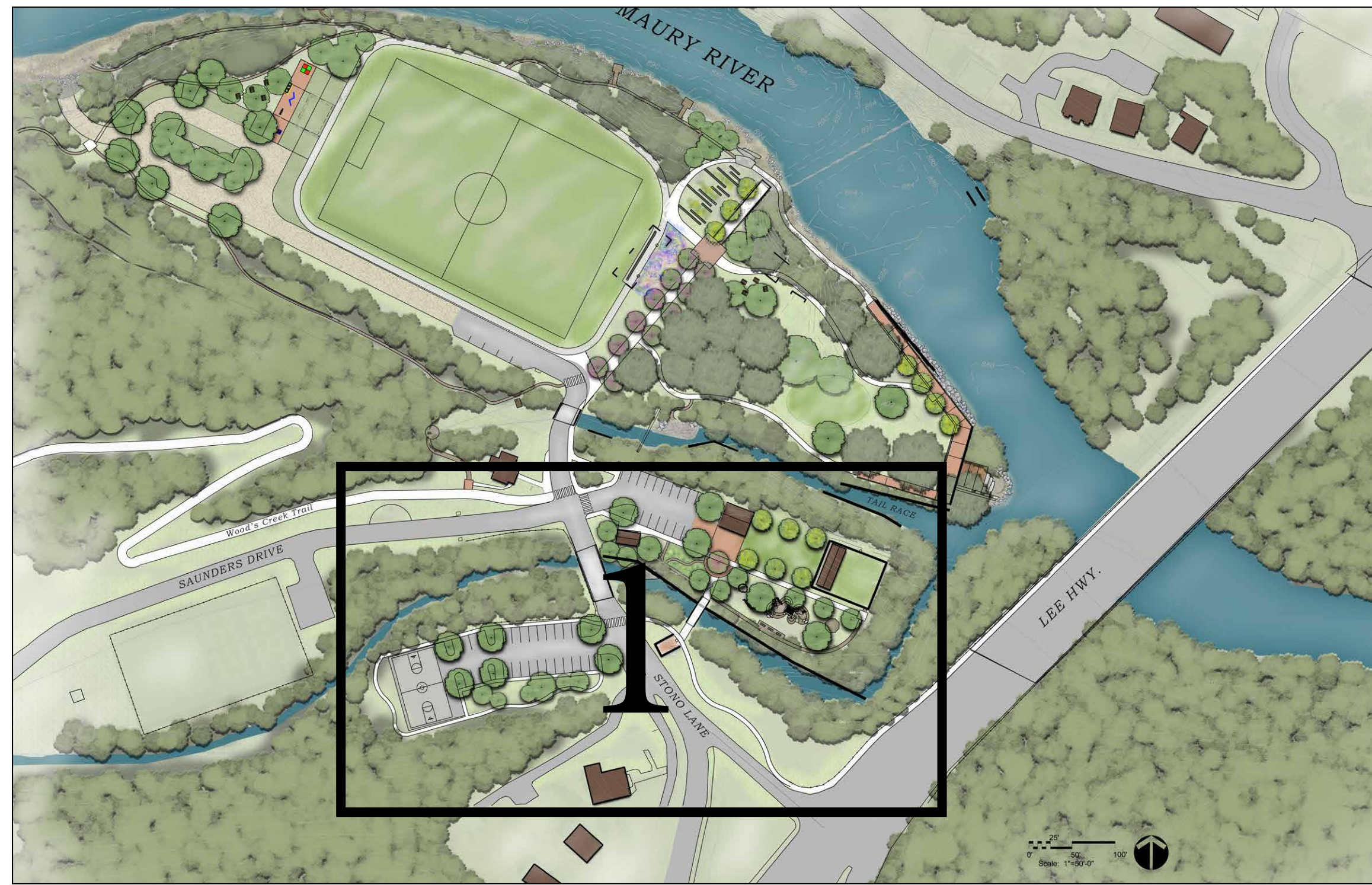
PERMITTING ISSUES TO CONSIDER:

- 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 a 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 Jordan’s Point 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 stormwater structures (pipe & drop inlets) on site.
- Stormwater 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.





1 - MILLER'S BLUFF

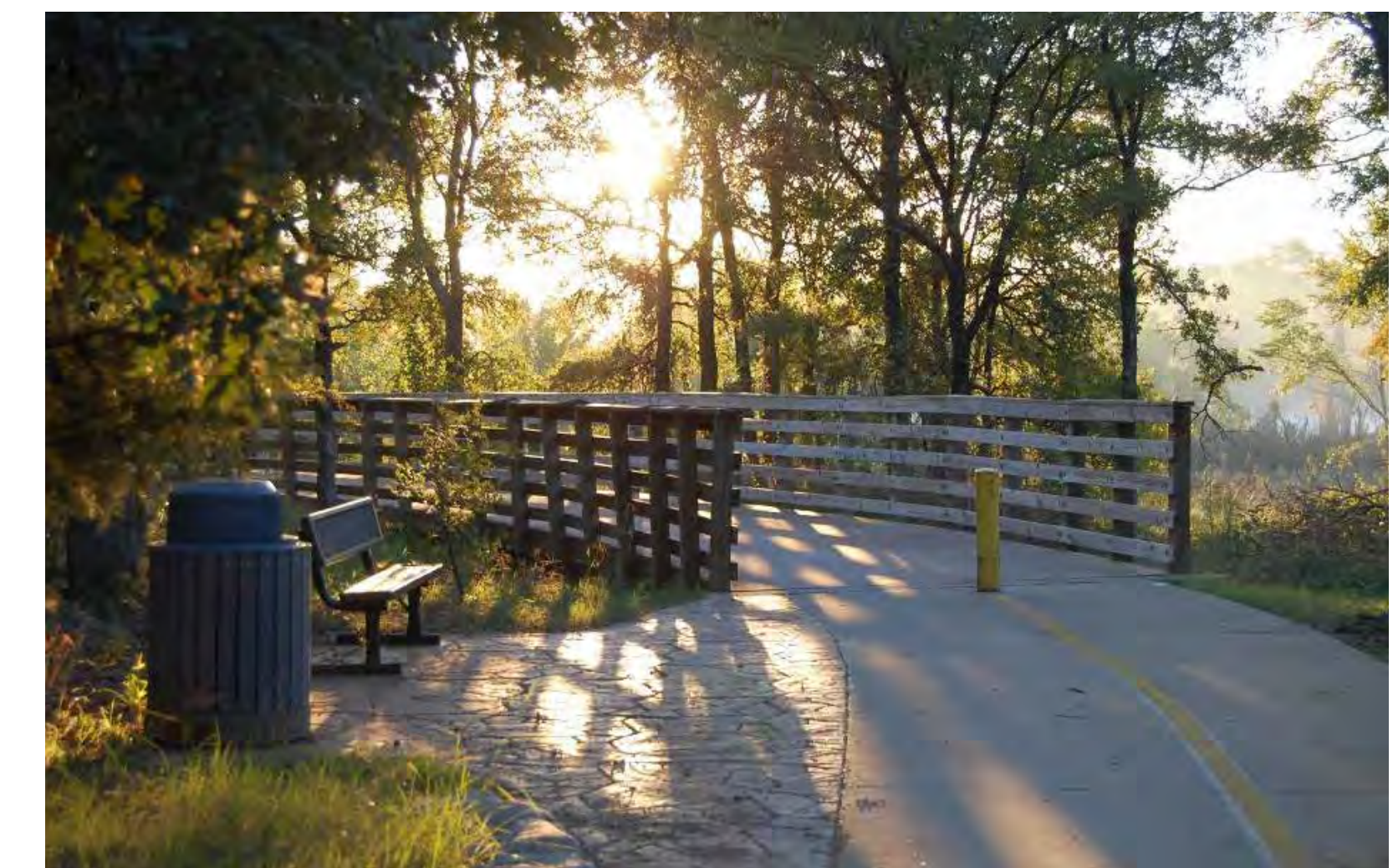
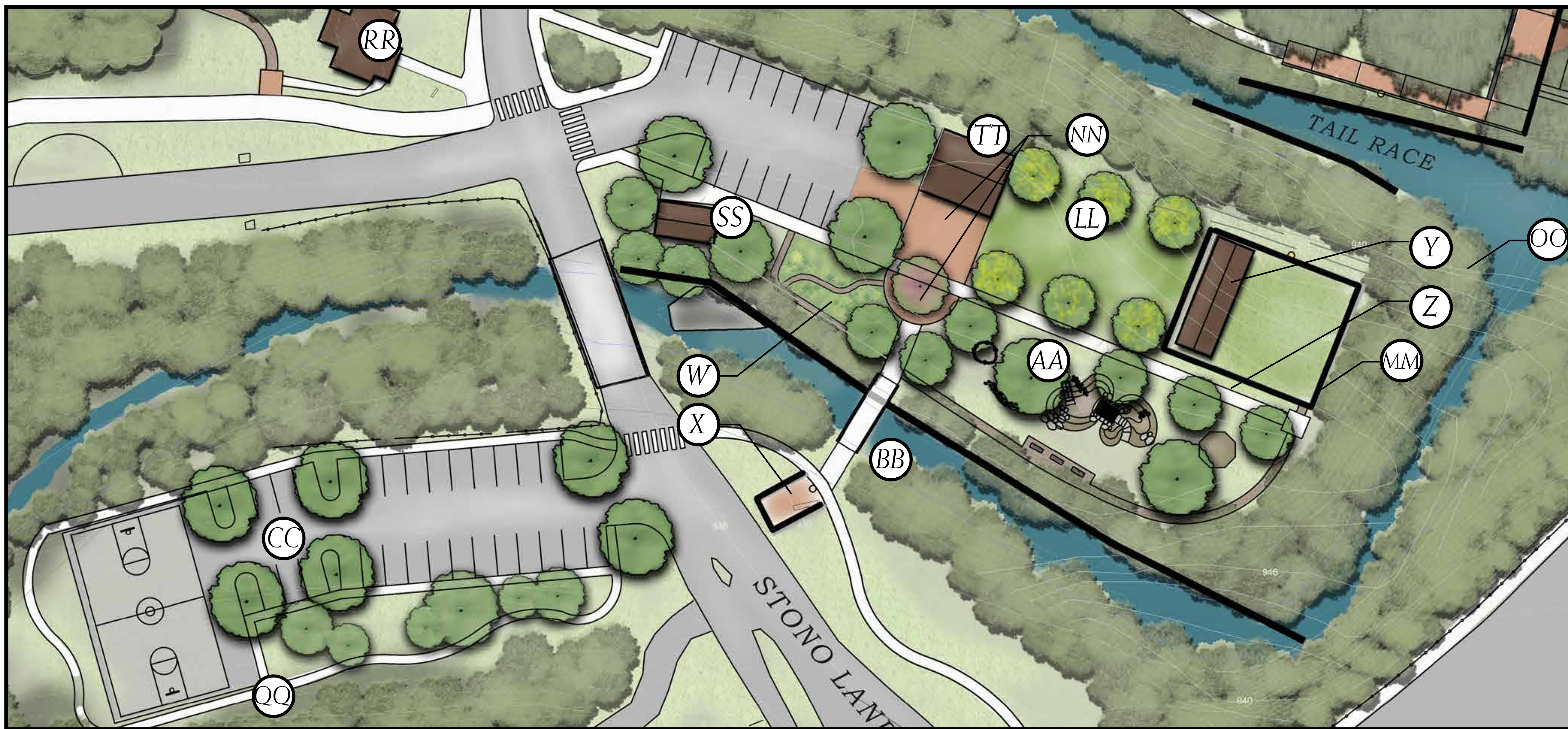
The portion of the park across from the Museum is one of the most under-utilized and most historically-documented parts of the Park. It is also not in the floodway, making it one of the more developable parts of the Park. Views to the bluff and from the bluff are exceptional. Much of the needed program elements are located on the bluff overlook and are arranged to recognize the framework of historic structures in this area. Additional parking, a loop path, and basketball (or small dog park) are accommodated across the creek.

- | | | | |
|----|--|----|--|
| W | Shade garden seating area | MM | Interpretation of historic warehouse structure |
| X | Sign plaza in historic building footprint | NN | Event plaza and picnic area |
| Y | Existing shelter relocated and repurposed with porch swings facing east and west | OO | Open understory to provide view to park from roadway |
| Z | Paved historic rail path with interpretive pad at terminus | QQ | Loop path with dog walking station |
| AA | Nature playground with shade and benches | RR | Miller's House |
| BB | New pedestrian bridge | SS | Existing restroom to be refurbished |
| CC | Expanded parking | TT | Existing shelter to remain |
| LL | Event lawn/open space | | |

SS. Before: Concrete block restroom



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

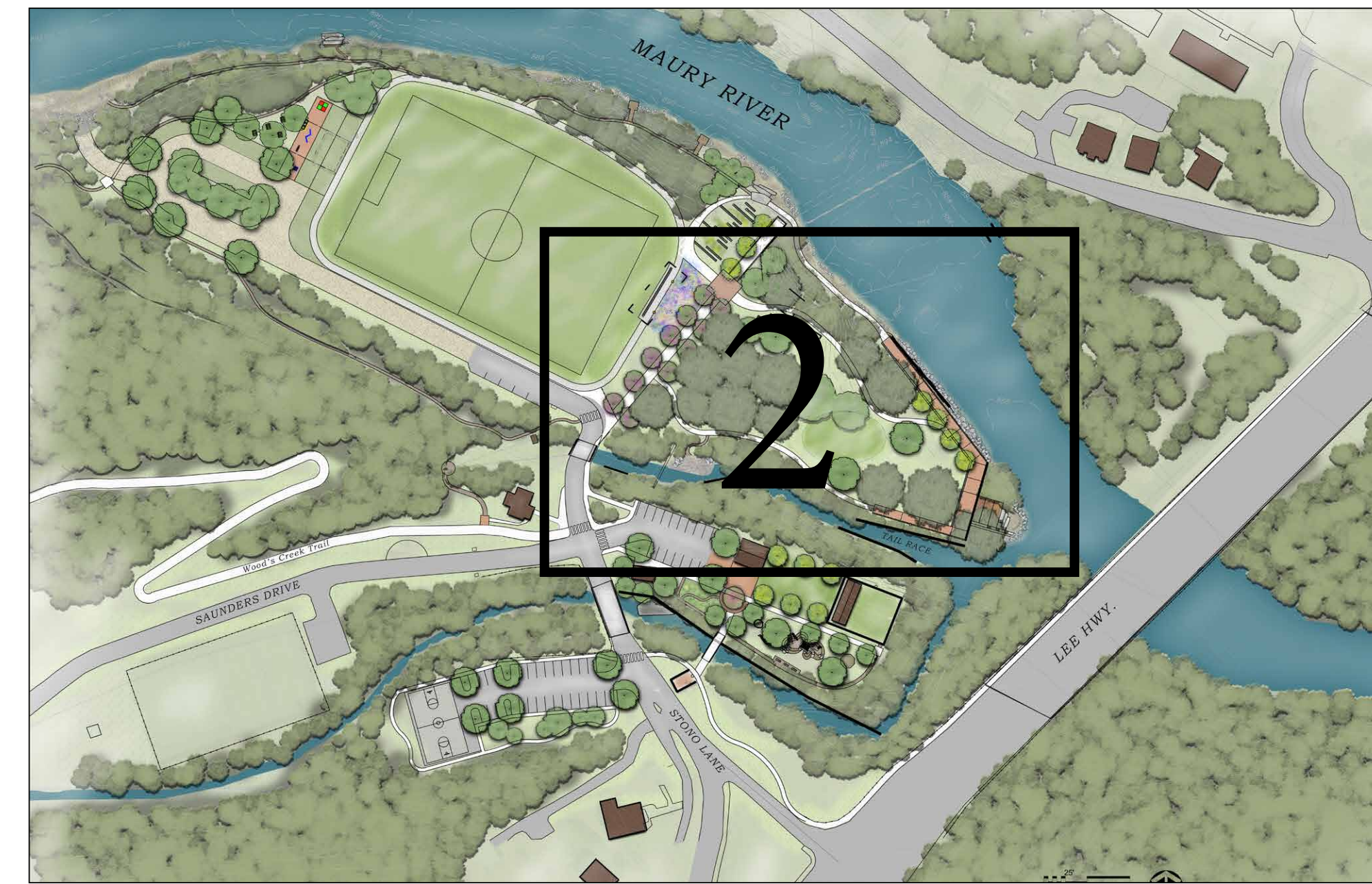


BB. Pedestrian bridge offering a safe and beautiful connection between trails.



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





2 - THE PROMONTORY

This area is comprised of the land between the turning basin and the old tail race. Historically, it was a strategic location along the river and still offers fantastic views of the river and the Route 11 bridge. Proposed features in this plan consider the historic functions as well as contemporary needs. The upper and lower promenade facilitate access to the river and stabilization of the river's edge and historic resources. The grassy area remains pastoral with a walking loop path, areas for picnicking, riverfront viewing, and access to the river.

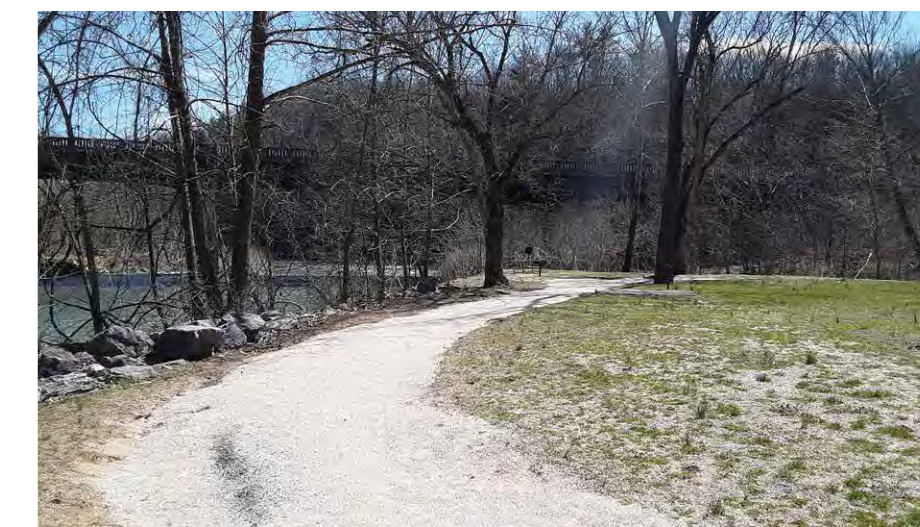
- M Rustic footpath to edge of tailrace
- N Flexible lawn space for events or classes
- T Lower promenade
- U Upper promenade with benches and historic dock interpretation
- V ADA accessible walkway
- JJ Wide promenade highlighting historic pointe wall location
- KK River access with small boat access
- PP Picnic area and historic interpretation



T & U Before: Maury River edge



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

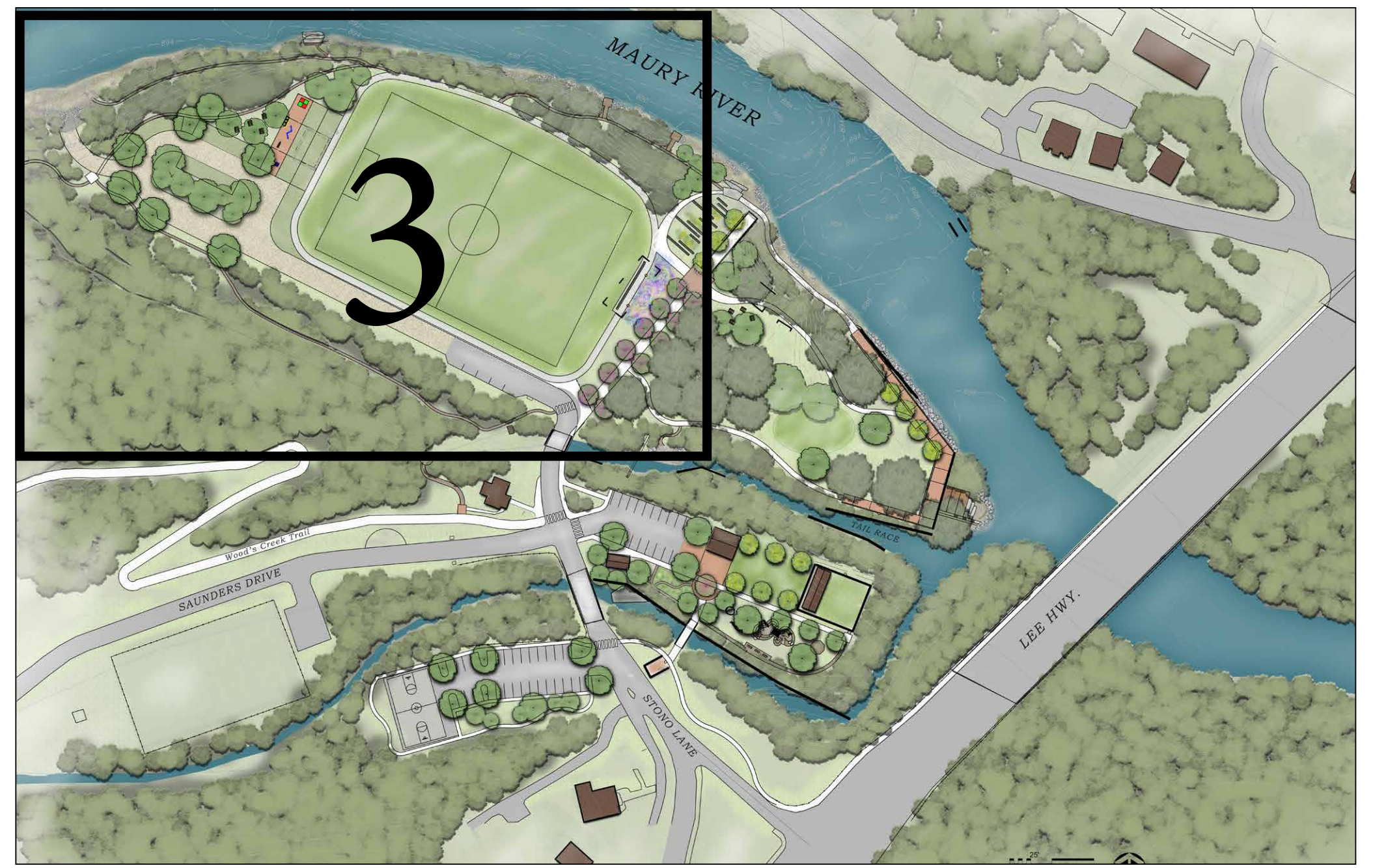
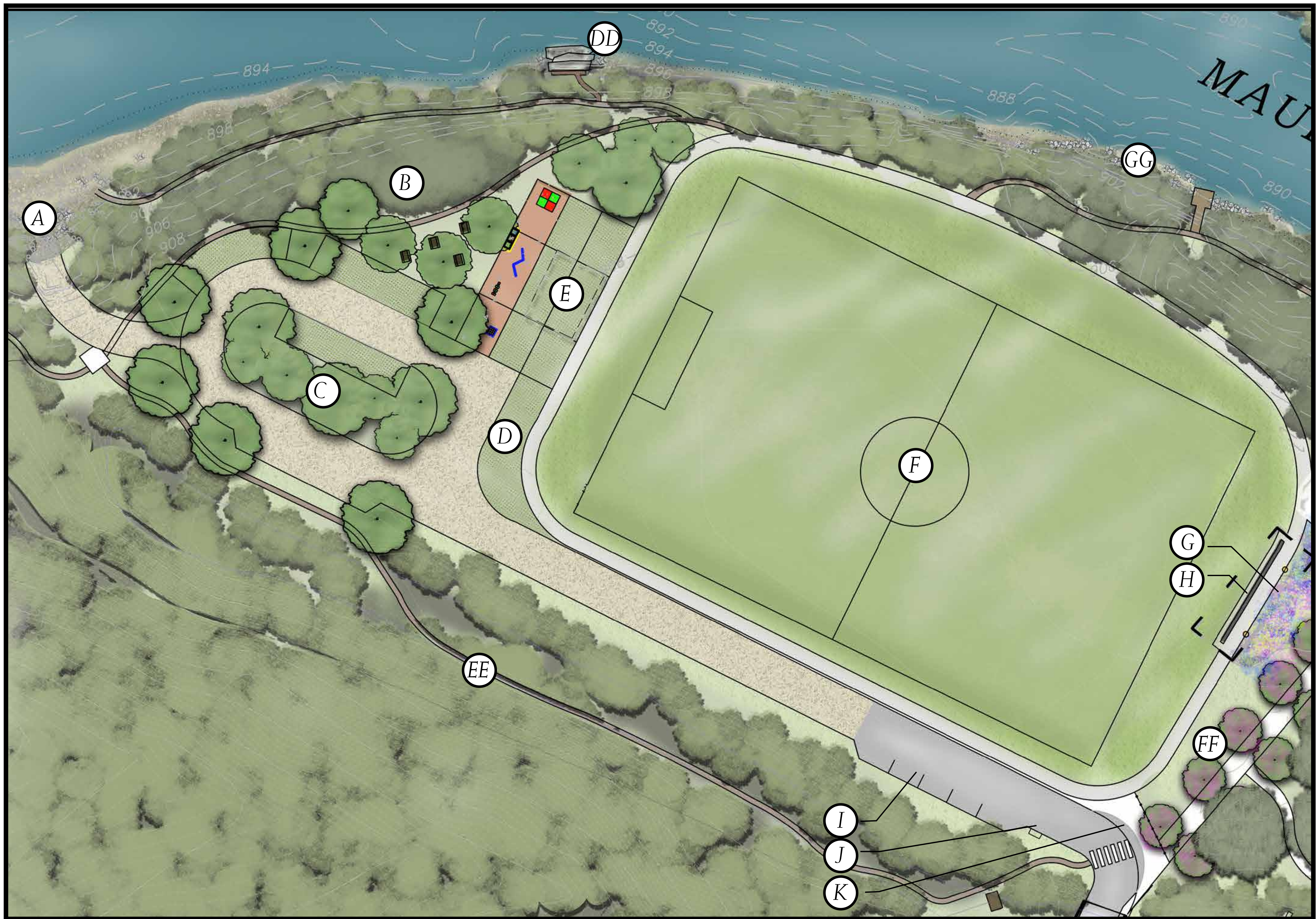


U Before: Maury River edge



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





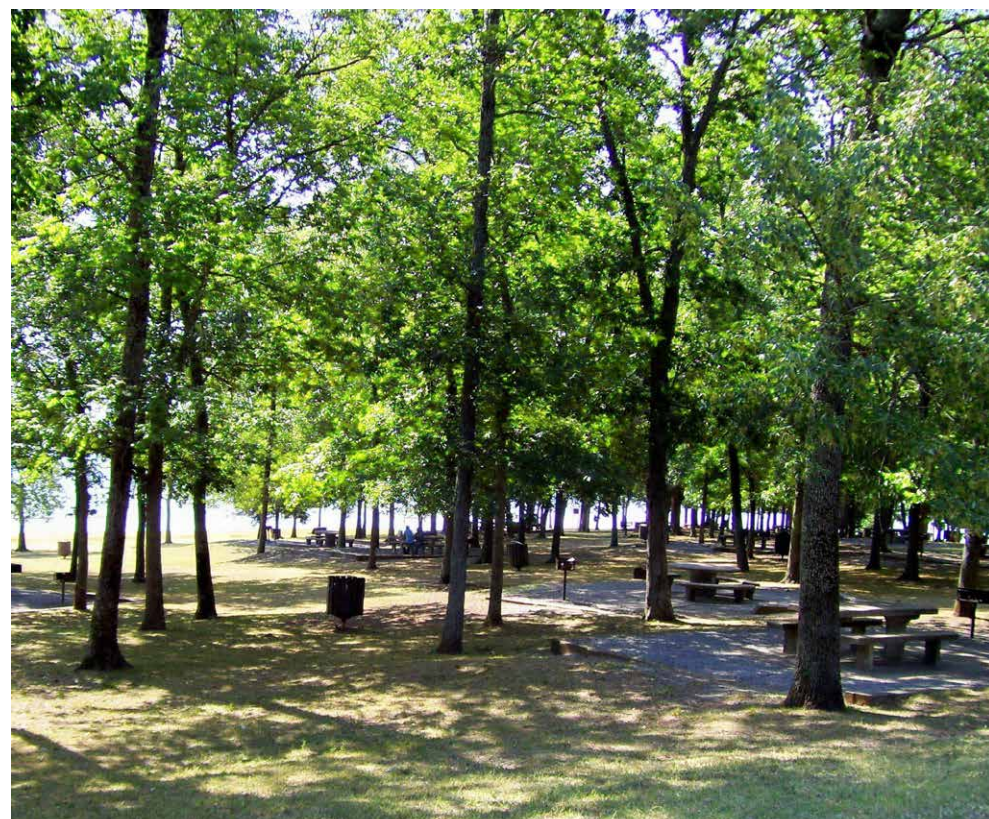
3 - RECREATION AND EVENT SPACE

This area includes the largest open space in the Park, which is often under-utilized because of use restrictions. In this plan, the recreation field becomes a multi-use field, open to public use, and is improved with a surrounding walking loop, a multiuse event stage and play area, and revegetation of previously maintained turf grass with meadow. Trail access along the river includes more sustainable alignment and surfaces, stabilization of erosion with deliberate bank overlooks/armoring, and stabilization using vegetative practices. Access to the West end is refurbished with a new entrance road, event staging and playground, picnic area, pervious pavements, vendor staging, and realigned trails.

- | | | | |
|---|---|----|---|
| A | Canoe/kayak/swim | I | Access Road/Parallel ADA parking |
| B | Woodland picnic and park | J | Relocated irrigation box |
| C | Permeable parking | K | Drop-off area and arrival plaza |
| D | Vendor parking | DD | Flat terraces for river access-swimming or wading |
| E | Event/play area | EE | Dry Mill Race rustic trail |
| G | Native butterfly garden | | Walking/running track |
| H | Seatwall and interpretive elements within historic toll building remnants | | |



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



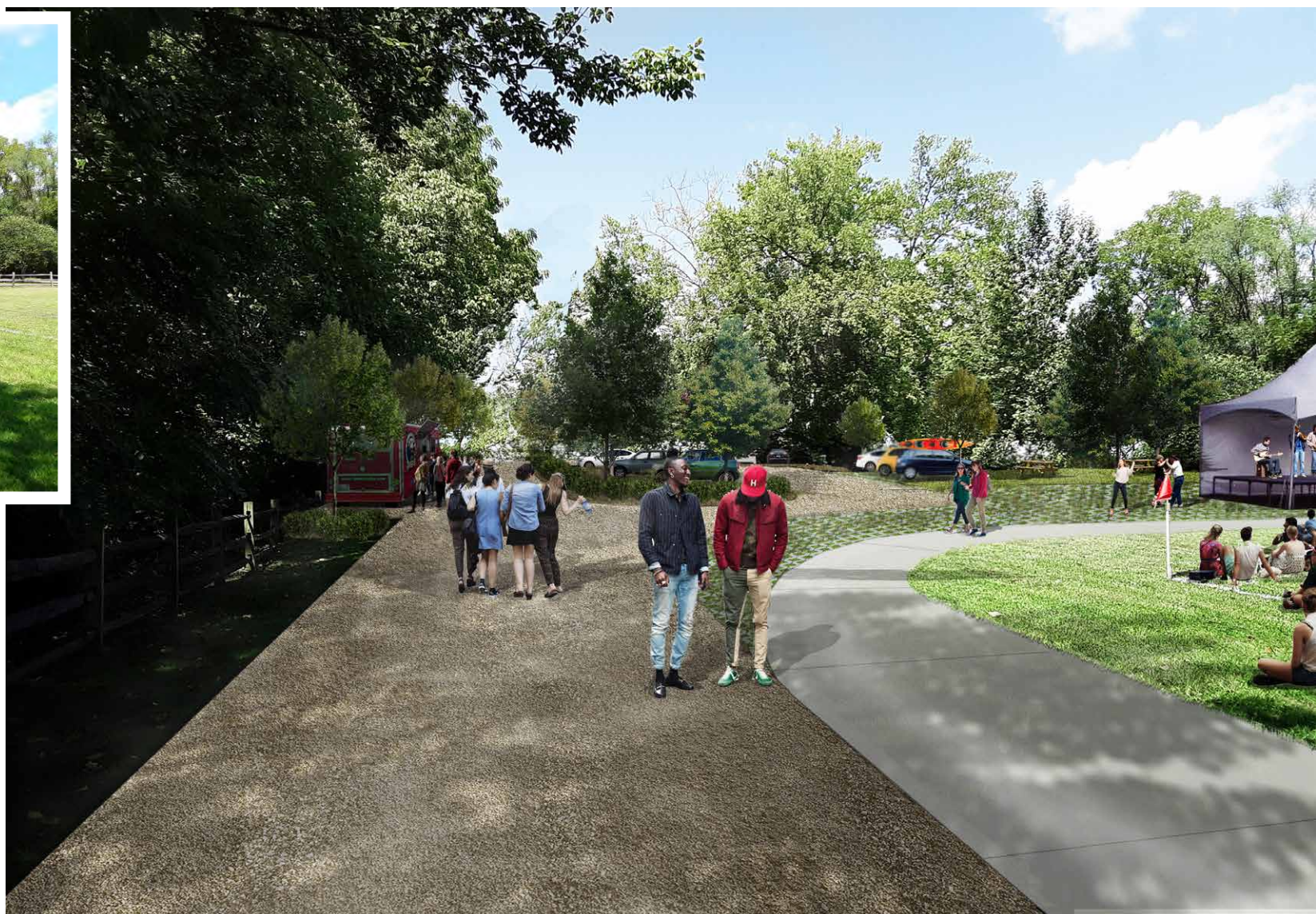
B. River side picnic area under the tree canopy



A. Canoe Launch - image showing articulated concrete blocks (ACBs) that could be used to reinforce the canoe launch

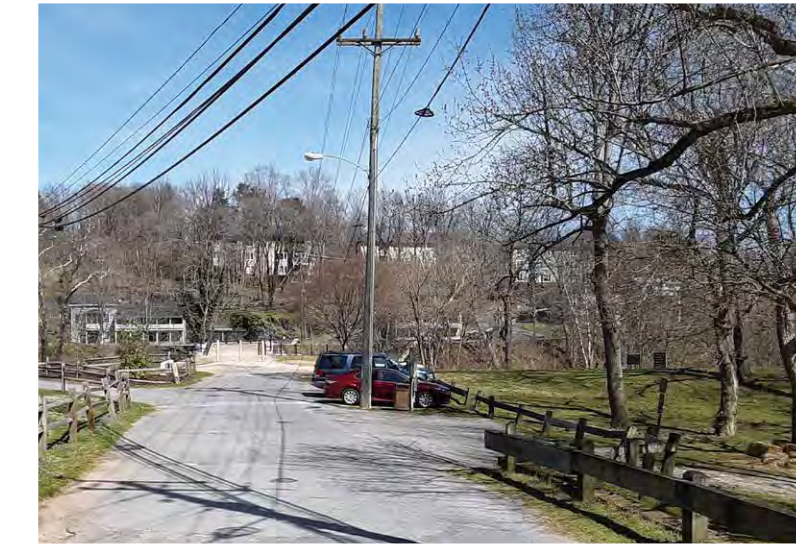
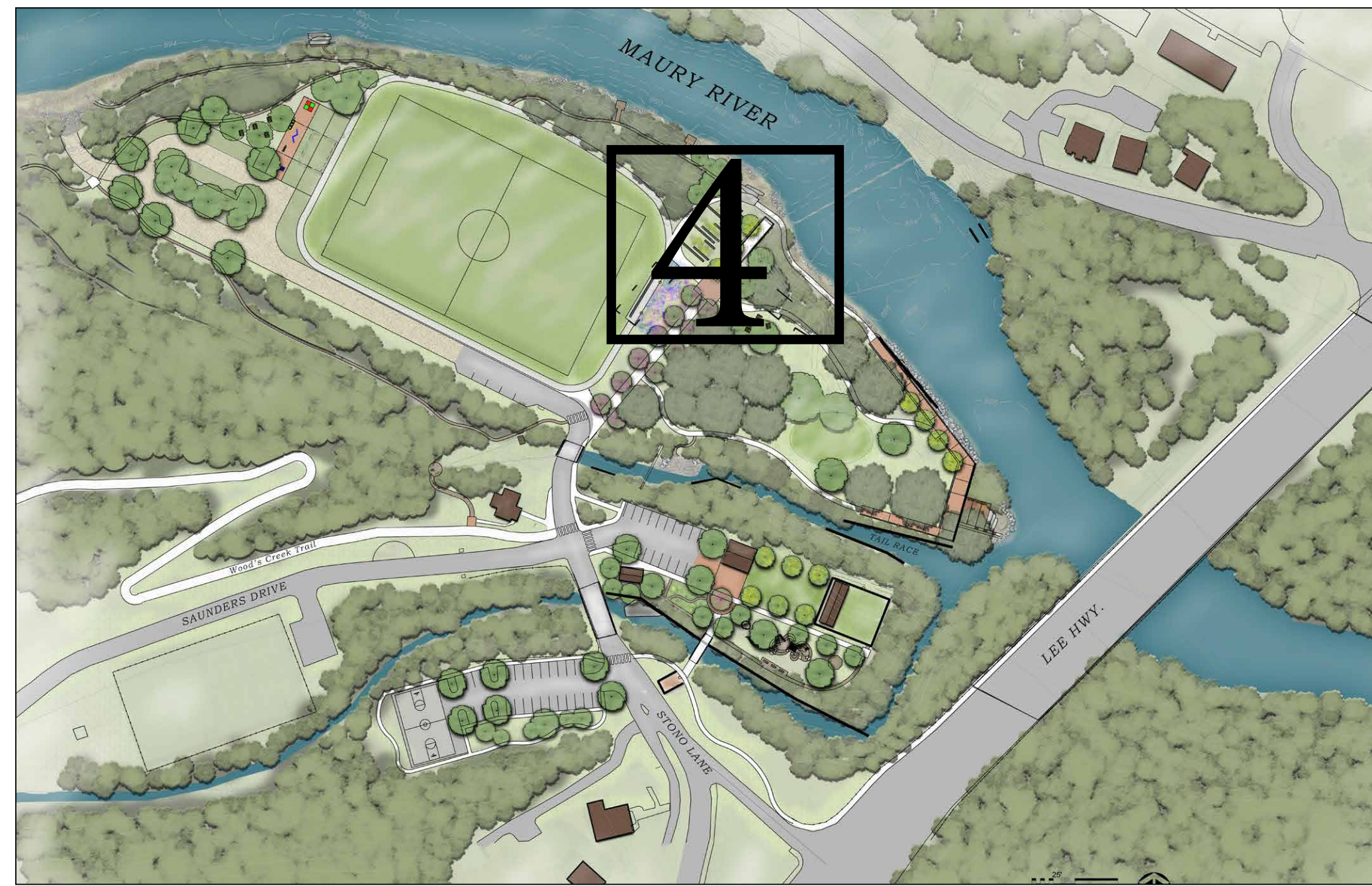
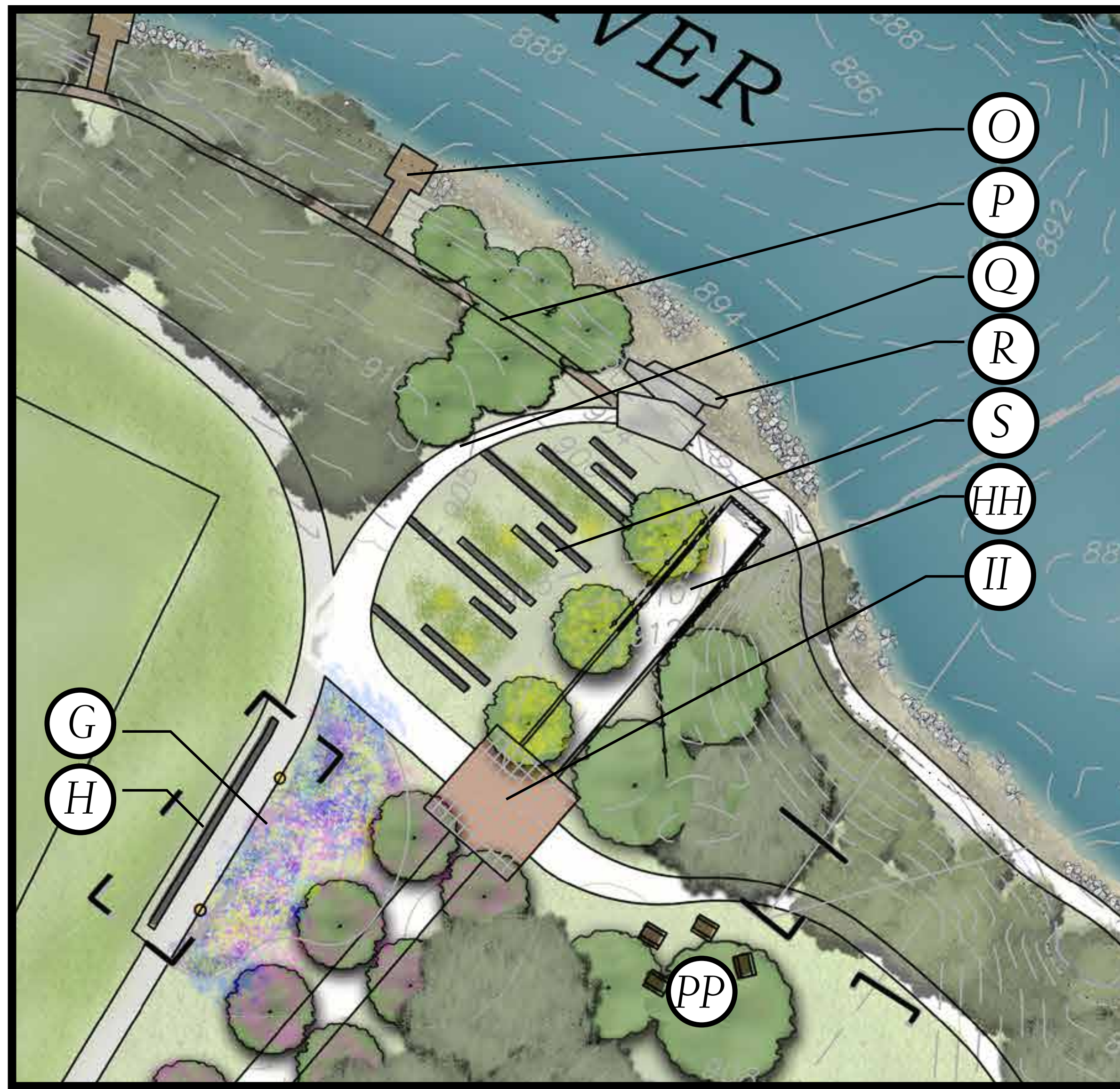


D,C & E. Before: New road alignment and parking



D,C & E. After: New road alignment and parking





HH & II Before: New road alignment and parking



HH & II After: New road alignment and parking

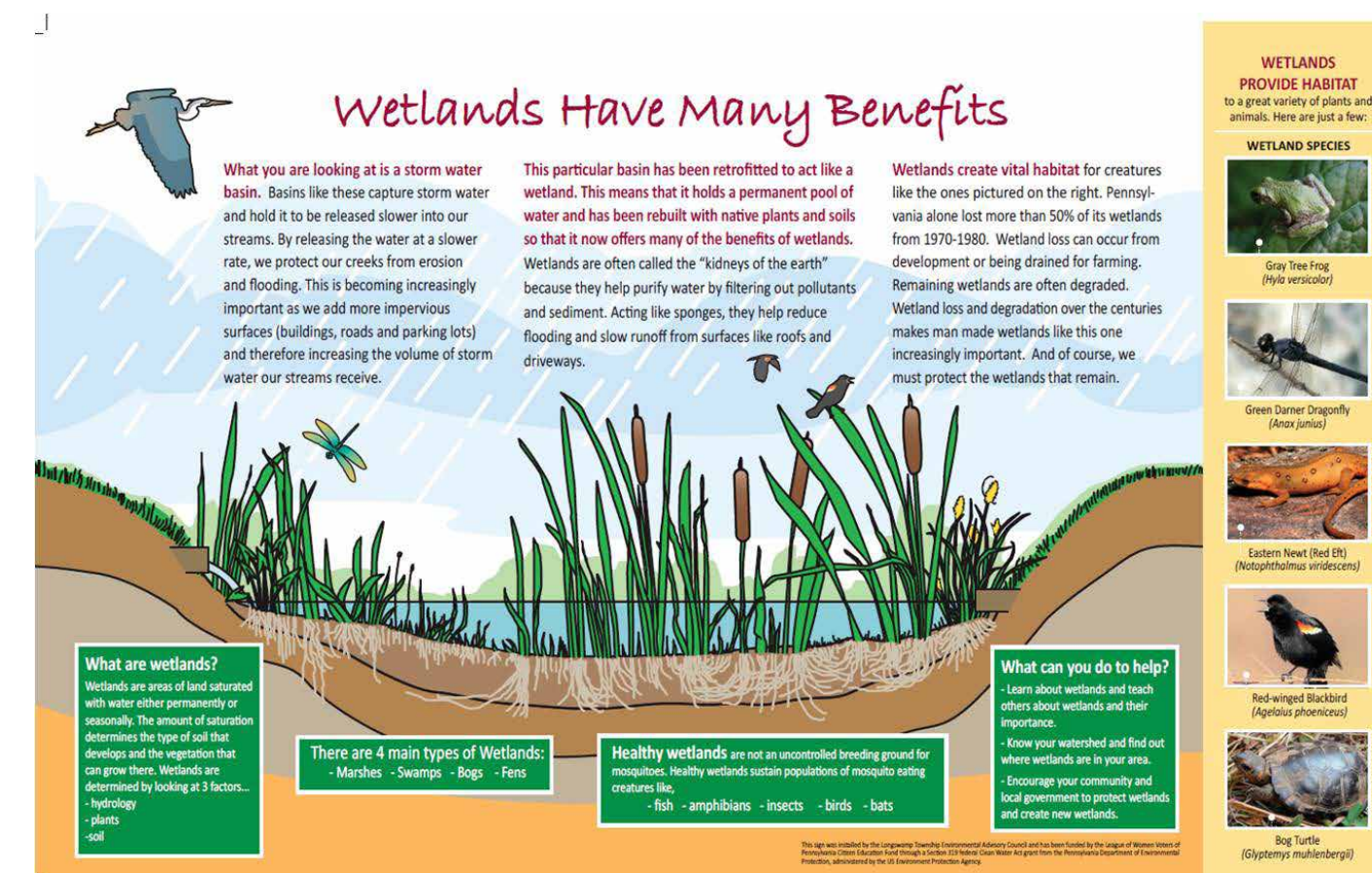
4 - THE OVERLOOK

The overlook is, and will remain, a prominent focal point in the Park. This plan greatly reduces the visual clutter and pedestrian conflicts between the overlook and the Park entrance. The access road through the park is re-routed south of the field to maintain river access and parking for athletic events. A new pedestrian promenade leads to a sign plaza that stitches the site together, provides wayfinding, orientation and interpretive value. The historic overlook is enhanced and access to the river is provided along a new ADA trail with adjacent terraced seating.

- G Native butterfly garden
- H Seatwall and interpretive elements within historic toll building remnants
- O Fishing/birding access platform and stabilized banks
- P Footpath and nature walk
- Q ADA accessible river access path
- R Flat terraces for river access-swimming or wading
- S Concrete steps/low seatwalls
- HH River overlook
- II Interpretive plaza
- PP Picnic area and historic interpretation



O. Fishing/birdwatching dock



S. Example of interpretive signage



S. Concrete steps/low seat walls



O. Fishing access point - image showing articulated concrete blocks (ACBs) that could be used as a stabilized fishing access area where shore gradients are low





OFF-SITE ALTERNATIVES

Although not within the boundaries of the Park, there are a few adjacent areas which this plan addresses. These three projects would contribute significantly to the accessibility, visibility, and ease of access to the Park:

1. Alternative entrance:

An alternative entrance option was explored as part of the Master Plan process. The existing bridge on Stono Lane is narrow and a choke point for park and VMI traffic. Pedestrians using this bridge between the Chessie and Woods Creek Trails have inadequate space for connecting safely. This new route would separate VMI traffic from park traffic, providing an additional park entrance near the Miller's House. This route would be a part of a future separate study in collaboration with VMI and is not currently part of this Master Plan process. However, it is an important consideration if VMI moves forward with access planning.

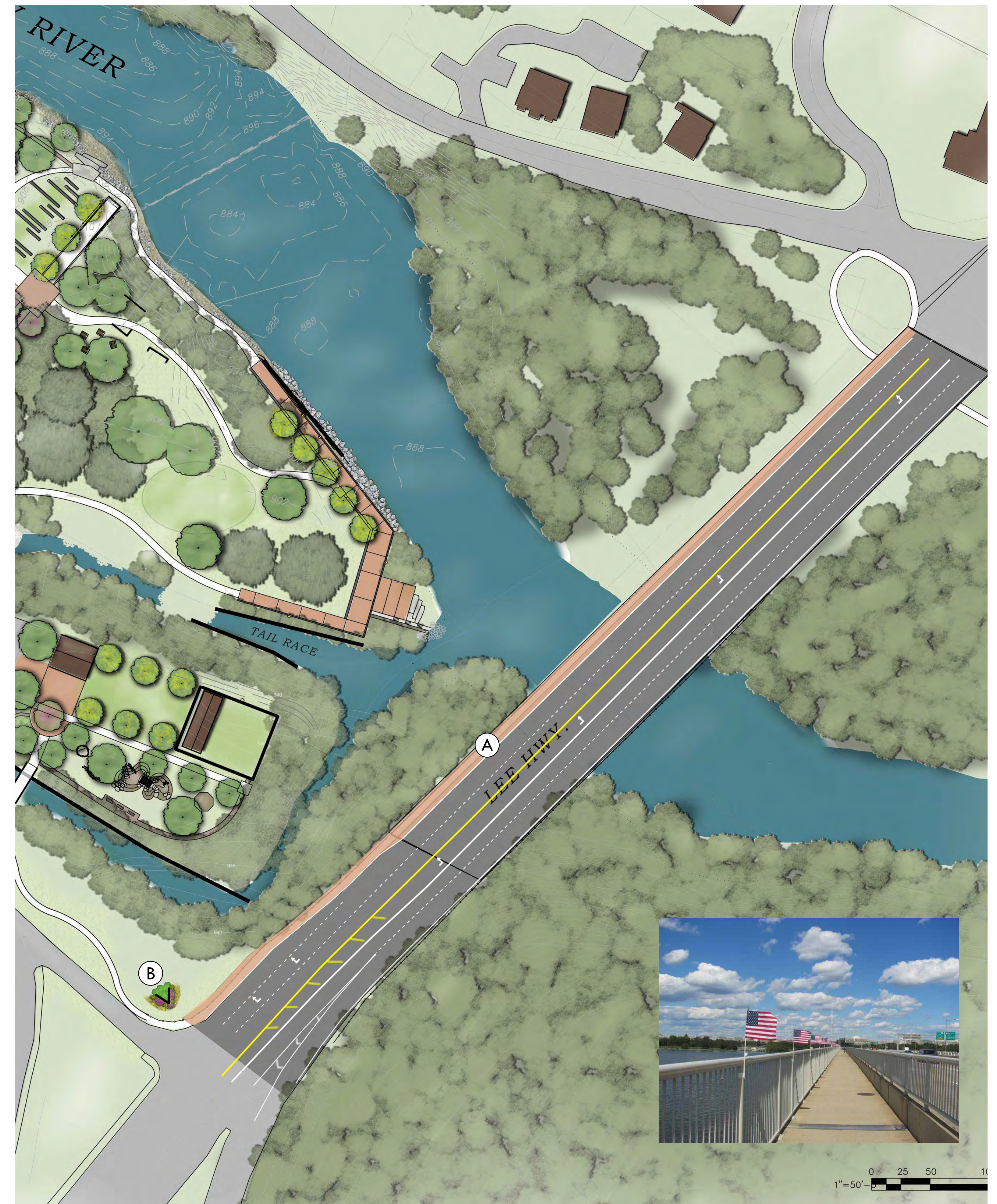
2. Lee Highway Trail and gateway

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

Currently, trail connections at Jordan's Point Park are reportedly difficult and dangerous. Access requires traversing Route 11, a busy highway along a narrow shoulder. To improve access and enhance safety, it is recommended that a wider trail be included, by realigning travel lanes and shifting some shoulder width to facilitate a 10-12' wide trail. To further enhance safety, a concrete divider is recommended to separate vehicular traffic from bicycle and pedestrian traffic. Coloring the asphalt may further alert drivers to the presence of this trail.

B. Gateway improvements:

A 2-sided gateway sign is recommended at the park entrance at Stono Lane. A "V" shaped design allows travelers to see the sign coming from either direction on Rte. 11. Low, colorful plantings highlight the entrance while preserving the visibility of sign information.



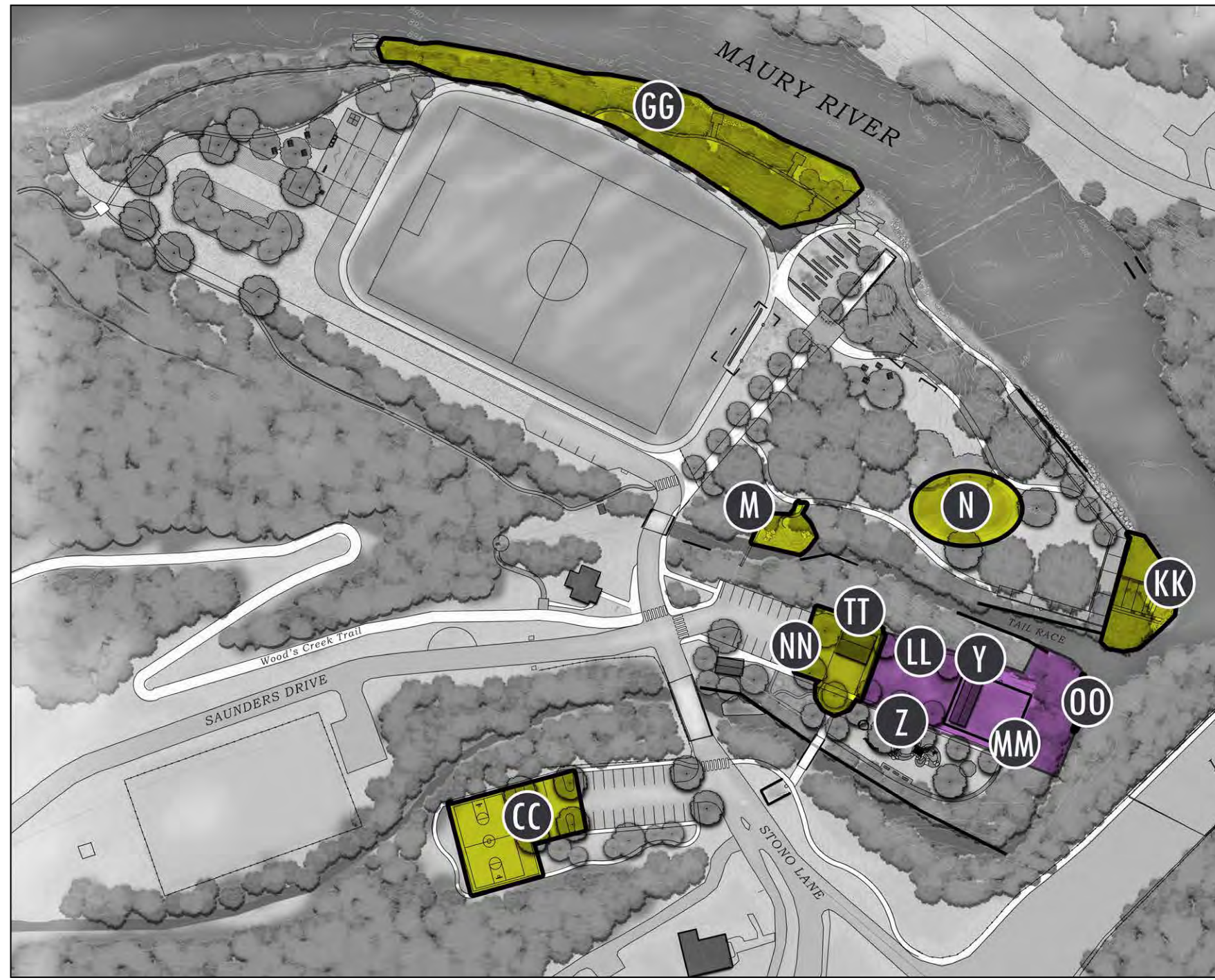
	HISTORIC RESOURCE PROTECTION OR INTERPRETATION			ENVIRONMENTAL PROTECTION OR REHABILITATION			RECREATION			WATER ACCESS			RECOGNIZED NEED?			FEASIBILITY?			PRIORITY				
	Feature is visible in the landscape	Feature is not visible but shown in historic documentation	Impacts to resource avoided or stabilization 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	Expressed demand (stakeholders, public meetings, surveys)(1= a few requests, 2= requests from a stakeholder group, 3= requests across stakeholder groups)	Estimated Cost (5=<\$10k, 1=>\$150k)	Can be completed using volunteers, community involvement, or donations	Eligible for grants, matching funds, or partnerships	High public visibility - Demonstration potential	Total score
A: Canoe/kayak/swim access at existing boat access					1		1	1	1	1	1	1		1	1	1	2	5		1	1		19
B: Picnic area and woodland path with river views						1	1	1	1	1				1		1	1	4	1				13
C: Permeable parking area and boat drop-off					1		1	1		1	1	1			1	1	2	1		1	1		12
D: Permeable parking for canoe/kayak/food/beer vendors					1		1		1	1	1					1	2	4		1			13
E: Flexible event area with permeable plaza and tent anchors					1		1	1	1	1						1	3	1		1	1		12
F: Multi-use recreational field and event space							1		1	1	1				1		3	1		1	1		10
G: Native butterfly garden						1	1	1									1	5	1	1			10
H: Seatwall and interpretive elements within historical building remnants		1	1	1													1	4		1			8
I: Parallel ADA parking									1	1					1		3	3					9
J: Relocated irrigation box					1										1			5					7
K: Drop-off area and arrival plaza				1			1											3			1		6
L: Overlook above historic railroad support	1		1	1			1	1									1	4		1	1		11
M: Rustic footpath to edge of tailrace	1		1	1	1		1	1				1		1	1	2	5	1					19
N: Flexible lawn space for events or classes							1		1	1					1		3	5			1		14
O: Fishing access platform and stabilized banks					1	1	1	1		1			1	1	1	2	2			1	1		14
P: Footpath and nature walk					1	1	1	1		1				1	1	2	5	1	1				15
Q: ADA accessible river access path							1			1		1		1	1	2	4		1	1			12
R: Flat terraces for river access-swimming or wading					1		1	1		1	1		1	1	1	2	3		1	1			14
S: Concrete steps/low seatwalls and LID stormwater structures					1	1	1	1					1			1	4		1	1			11
T: Lower promenade and river walk							1		1		1	1		1	1	1	4		1	1	1		12
U: Upper promenade with benches and historic dock interpretation	1		1	1	1		1	1		1		1	1	1	1	2	1		1	1	1		14
V: ADA accessible walkway							1		1						1		5		1				8
W: Shade garden seating area						1	1	1								1	4	1		1			10
X: Sign plaza in historic building footprint		1		1					1								4						7
Y: Existing shelter relocated and repurposed with porch swings facing east and west									1	1				1		2	4	1		1			12
Z: Paved historic rail path with interpretive pad at terminus		1	1	1					1							1	4		1	1			10
AA: Nature playground with shade and benches						1	1	1		1					1	3	1	1	1	1			11
BB: New pedestrian bridge							1		1						1	3	1		1	1			8
CC: Expanded parking and basketball court/overflow parking								1	1	1					1	3	2						9
DD: River access terraces and fishing area					1	1	1		1				1	1	1	2	4		1	1			14
EE: Dry Mill Race rustic trail	1		1	1			1	1		1						1	5	1					13
FF: Walking/running track								1	1	1					1	2	3			1			10
GG: Stabilized and revegetated river bank					1	1	1	1						1		3	3	1	1	1			13
HH: River overlook	1		1	1						1				1	1	1	4			1			12
II: Interpretive plaza				1													3			1			5
JJ: Wide promenade highlighting historic wall location at "point"		1	1	1			1			1				1	1	2	1		1	1			11
KK: River access with small boat access					1		1	1	1	1	1	1		1	1	2	3		1				16
LL: Event lawn/open space								1	1	1					1	2	5						11
MM: Interpretation of historic warehouse structure		1	1	1												2	4		1				9
NN: Event plaza and picnic area								1		1					1	1	4						8
OO: Open view to park from roadway																1	5	1					7
PP: Picnic area and historic interpretation		1	1	1			1		1	1				1		2	5						15
QQ: Loop path with dog walking station					1		1		1						1	2	4		1				10
RR: Miller's House	1		1	1											1	2	5			1			12
SS: Existing restroom building to be refurbished								1	1	1					1	3	3	1		1			12
TT: Existing shelter to remain									1	1					1	1	5						9



PHASING PLANS

The phasing plan for individual projects at Jordan's Point Park is based on the results of the priority matrix, conceptual cost estimate, logistical sequencing, and expressed immediate demand. Items that ranked 13 and above in the priority matrix are included in the first two phases. Construction sequencing is important since a significant component of the project is relocating the road to the south side of the recreation field and many of the park components will be affected by this move. Cost ranges provided are to illustrate scope and order of magnitude for prioritization purposes, and are not detailed estimates for CIP or fundraising use.

PHASE 1 KEY MAP



PHASE 1: Immediate projects

	PARK FEATURE	COST RANGE	
POTENTIAL "KICK-OFF" PROJECTS	OO Clearing vegetation to increase visibility into the park from the Route 11 bridge	\$4,000-8,000	\$48,000 - 98,000
	MM Interpretation of historic warehouse structure	\$15,000-30,000	
	Y Existing shelter relocated and repurposed with porch swings facing east and west	\$25,000-50,000	
	LL Event lawn/open space. Requires grading the bank to remove excess pressure from the gauge dock wall. (For more information see yellow inset box on page 6 of this report)	\$4,000-10,000	
OPTIONAL 1A	NN Event plaza and picnic area	\$30,000-40,000	\$145,000-210,000
	CC Expanded parking and basketball court/overflow parking	\$100,000-140,000	
	Z Paved historic rail path with interpretive pad at terminus (Phase 4 Priority)	\$15,000-30,000	
	M Rustic footpath to edge of tailrace	\$4,000-6,000	
	N Flexible lawn space for events or classes	\$3,000-5,000	
	GG Stabilized and revegetated river bank	\$20,000-60,000	
	KK River access with small boat access	\$50,000-60,000	
	TT Existing shelter to remain	-	
	TOTAL ESTIMATE	\$255,000-\$409,000	

Phase 1 includes projects that are needed in order for subsequent projects to be successful; parking lot improvements, riverbank stabilization and reforestation, river access that does not require the vehicular road, and areas to invite users and increase visibility into the park. Phase 1 also includes a demonstration project to "kick-off" the Master Plan implementation. While this collection of small projects ranked in the middle of the priority rankings, it has the potential to address the expressed immediate demand of several different groups. (See "Potential Kick-off Projects", "Phase 1: Immediate projects")

Optional 1A projects do not rely on other projects being completed first. However, if additional funding and/or partnerships can be acquired for this phase, the adjacent Optional 1A projects could easily be completed in tandem with the Porch Swing Pavilion. (See "Optional 1A" projects, "Phase 1: Immediate projects")

Finally, other projects that can be completed in Phase 1 are listed in the "Phase 1: Immediate projects" table. These projects are located on the lower portion of the park and do not require the use of the vehicular road, which facilitates their completion as part of Phase 1.

PHASE 2 KEY MAP



PHASE 2: Short term projects

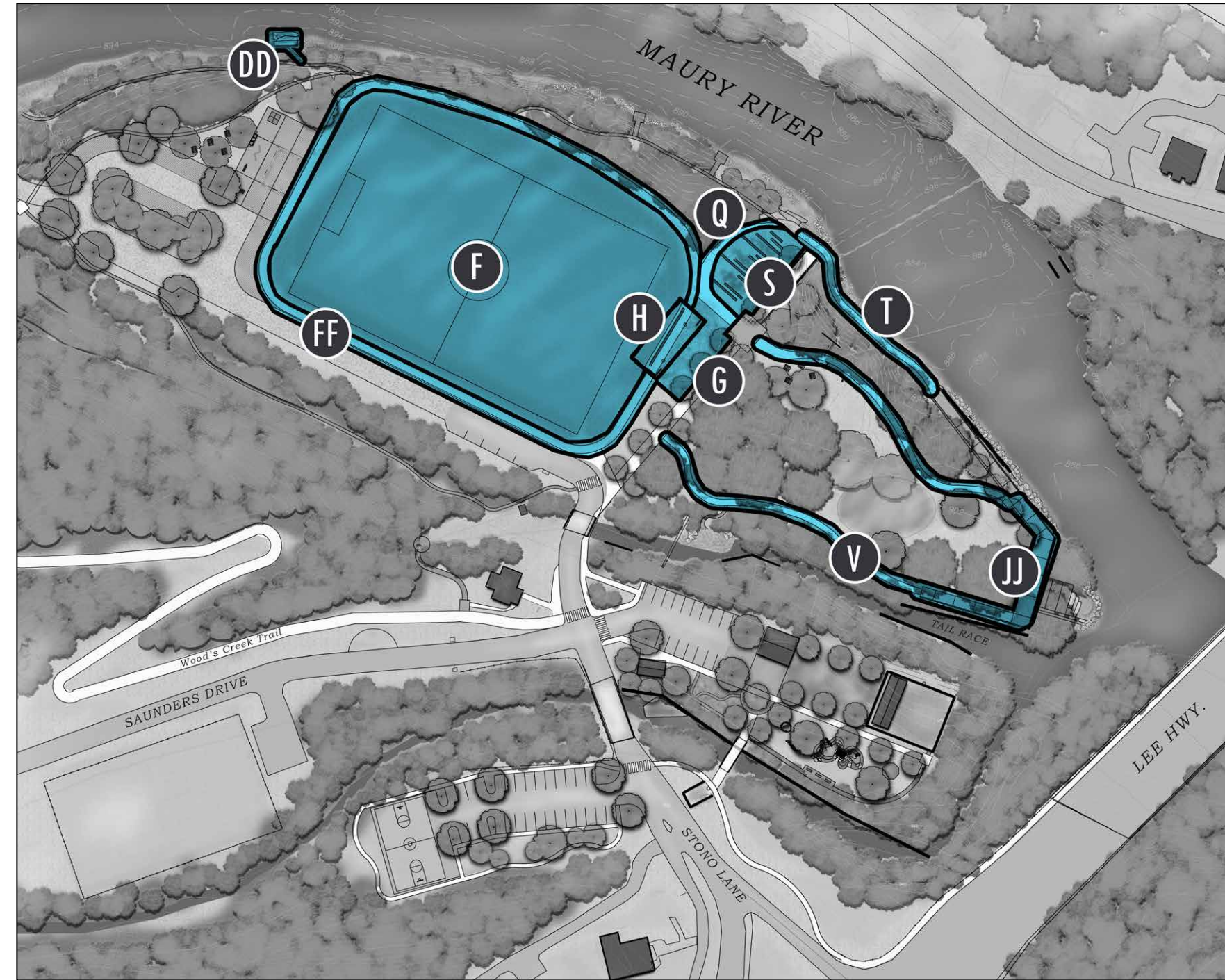
	PARK FEATURE	COST RANGE
A	Canoe/kayak/swim access at existing boat access	\$5,000-15,000
B	Picnic area and woodland path with river views	\$15,000-30,000
C	Permeable parking area and boat drop-off	\$120,000-200,000
J	Relocated irrigation box	\$4,000-8,000
I	Parallel ADA parking and road	\$40,000-60,000
K	Drop-off area and arrival plaza	\$40,000-60,000
D	Permeable parking for canoe/kayak/food/beer vendor	\$20,000-40,000
E	Flexible event area with permeable plaza, tent anchors and utilities	\$80,000-180,000
O	Fishing access platform and stabilized banks	\$100,000-120,000
P	Footpath and nature walk	\$2,000-5,000
R	Flat terraces for river access/swimming	\$60,000-100,000
U	Upper promenade with benches and historic dock interpretation	\$120,000-200,000
EE	Dry Mill Race rustic trail	\$5,000-10,000
HH	River overlook	\$15,000-25,000
II	Interpretive plaza	\$50,000-70,000
PP	Picnic area and historic interpretation	\$4,000-8,000
	TOTAL ESTIMATE	\$680,000-1,131,000

Phase 2 focuses on the new vehicular road onto the island and the other high-priority items that can be accomplished with the improved road alignment. Once the old road is demolished and the new road is constructed, the following projects can be implemented. (See "Phase 2: Short term projects")

** The estimated costs are conceptual only. Detailed design is necessary for more accurate figures.



PHASE 3 KEY MAP

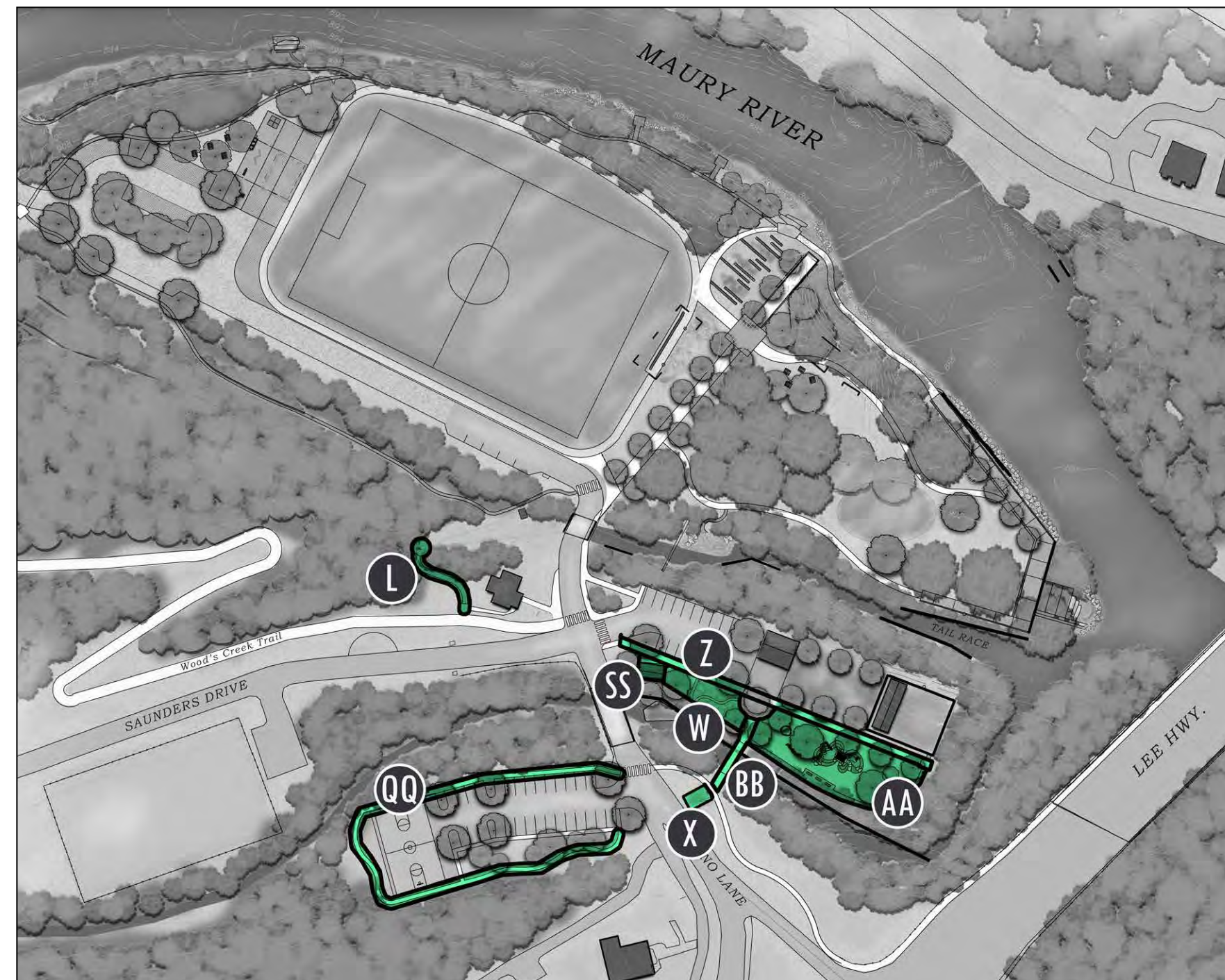


PHASE 3: Medium term projects

	PARK FEATURE	COST RANGE
F	Multi-use recreational field and event space	\$75,000-150,000
G	Native butterfly garden	\$3,000-6,000
H	Seatwall and interpretive elements within historical building remnants	\$20,000-40,000
S	Concrete steps/low seatwalls and LID stormwater structures	\$10,000-20,000
T	Lower promenade and river walk	\$10,000-20,000
Q	ADA accessible river access path	\$12,000-20,000
V	ADA accessible walkway	\$4,000-6,000
DD	River access terraces and fishing area	\$20,000-40,000
FF	Walking/running track	\$20,000-80,000
JJ	Wide promenade highlighting historic wall location at "point"	\$75,000-150,000
	TOTAL ESTIMATE	\$243,000-522,000

Once the Phase 2 projects are complete, the new vehicular access road is being used, and parking has been expanded in the two locations near the park entrance, the City should look to implement the Phase 3 and Phase 4 projects in the Park. These projects can be shuffled somewhat between the phases, depending on funding, volunteer availability, immediate need, or community expressed need. The projects listed as Phase 3 are located on the island, mainly in the vicinity of the recreation field and overlook, and also at the promontory point. (See "Phase 3: Medium term projects")

PHASE 4 KEY MAP



PHASE 4: Long term projects

	PARK FEATURE	COST RANGE
L	Overlook above historic railroad support	\$10,000-20,000
W	Shade garden seating area	\$10,000-20,000
X	Sign plaza in historic building footprint	\$20,000-40,000
Z	Paved historic rail path with interpretive pad at terminus	\$15,000-30,000
AA	Nature playground with shade and benches	\$100,000-150,000
BB	New pedestrian bridge	\$80,000-160,000
QQ	Loop path with dog walking station	\$10,000-20,000
SS	Existing restroom building to be refurbished	\$20,000-60,000
	TOTAL ESTIMATE	\$265,000-500,000

The Phase 4 projects are located on the bluff, near the Millers House, and near the expanded parking lot. These projects may or may not be coupled with any roadway or bridge improvements undertaken by the City, VMI, or VDOT in this area. It is also strongly suggested that the off-site projects (new entrance sign off Route 11 and widened multi-use path on Route 11) be considered in conjunction with these Phase 4 projects. (See "Phase 4: Long term projects")

** The estimated costs are conceptual only. Detailed design is necessary for more accurate figures.



Project Type	Potential Funding Sources (2020)																																				
	Capital Improvements	City Capital Improvements Budget (amount varies)	Bonds	State & Federal Grants	NFWF Urban Waters Restoration 50k	CDBG Funds (\$700,000 max)	NPS Preserve America Grant (NO 2020 FUNDING)	VDOT 6 Year Program (SYIP)	Highway Safety Improvements Program	VDOT Maintenance	VDOT Recreation Access Fund	VDOT Revenue Sharing	Safe Routes to Schools Program	DCR - Recreational Trails Grant 200k 20% match	DCR-LWCF 500k 50/50 match	DEQ - Stormwater Loan \$25-\$300	Department of Forestry Grants	EPA- Environmental Justice Program - (\$30,000 max)	NRPA- Fruit Tree Planting Grant	NRPA-Keep America Beautiful's Comm. Restoration	Virginia Main Street (design only)	Transportation Alternatives Program (\$1,000,000 max w/ 20% match)	Tax Credits	Rehabilitation Tax Credits (rehab cost as tax credit)	State Rehabilitation Tax Credits (20% of total rehab cost as tax credit)	Other Sources	Private Owner Contributions	Foundations	Volunteer Labor	Sponsorships/Partnerships	Virginia Environmental Endowment www.vee.org	DHR- Cost Share program					
Restroom façade		X			X														X	X			X	X			X	X									
Walking/Bicycle Facilities					X	X		X		X		X								X		X						X	X								
Historic Property Renovations		X			X														X	X	X		X	X											X		
Roadway Improvements					X		X	X	X		X									X		X						X	X								
Access & Parking Improvements		X			X		X				X									X		X						X	X								
Trails Connections		X			X	X		X		X			X	X						X		X						X	X	X	X						
Stormwater LID Infrastructure					X	X					X					X		X										X	X					X			
Gateways		X																		X								X	X	X	X						
Wayfinding Signs		X																		X								X	X	X	X						
Interpretive Signs		X			X																							X	X	X	X	X	X		X		
Landscaping		X			X									X		X	X	X	X									X	X	X	X	X					
Park Improvements		X			X	X		X		X				X					X	X							X	X	X	X	X						
Walking/hiking trails		X			X					X										X								X	X	X	X						
Entrance and Athletic field roads		X																		X							X	X	X	X							
Playgrounds		X			X					X										X								X	X	X	X						
Biofilters/Raingardens		X			X	X				X				X				X	X	X							X	X	X	X	X						
Streambank restoration		X			X	X											X	X		X							X	X	X	X	X						
Sports field regeneration		X			X					X				X													X	X		X							
Historic Structure interpretation		X																									X	X	X	X				X			

As all the aforementioned projects move forward from a Master Planning level to detailed design and construction, funding and partnerships options should be carefully evaluated. For a Park such as Jordans Point, the opportunities for grants, donations, volunteer projects, local partnerships, and community fundraising are extensive. As a starting point, this plan includes a matrix of possible funding sources and aligns them with the different project types included in the Park Master Plan.

Jordan's Point Park is a gem in the Lexington area. Its proximity to the river, downtown Lexington, two institutions of higher learning, and two trail systems provide an exceptional location. The amenities in the Park and the opportunities they create should match the Parks incredible potential. This Master Plan, even when implemented in phases, will provide the City and the community with a destination for a diverse group of visitors; all ages, abilities, and recreational pursuits.



JORDAN'S POINT PARK INTERPRETIVE APPROACH

Approach

One of the project objectives for Jordan's Point Park (JPP) is to provide interpretation of the park in a creative, cohesive manner, and to encourage community involvement and repeat visitation.

The team explored the history and evolution of the site, site institutions, park structures and landscape. Through research, charrettes, and stakeholder input, our team developed interpretive topics, target audiences and concepts that could enhance the visitor experience at JPP.

Modern interpretation can be interactive, educational, and can build on the history and legacy of JPP. Whether you are in the park to play soccer or explore historic features, the interpretation will connect visitors to both the past and the present. The team recommends involving the community, local artists, and local history groups to provide a defined space for interpretation, exploration, and recreation for all ages. We also believe the concepts we suggest on the following pages will contribute to a citywide desire to preserve the park and protect it as a worthy asset to the community for generations to come.

Interpretive Topics

- History (Past and Present)
 - Maury River
 - Native Americans
 - Industrial & Transportation History (19th/20th Centuries, North River Navigation Company Canal)
 - Historic Structures (1811 Miller's House; The 1874 Gothic Revival Beechenbrook Chapel; a Ca. 1860 Gauge Dock and Canal Wharf; a Stone Abutment for a Nineteenth-Century Covered Bridge; and Nineteenth-Century Industrial Building Foundations)
 - Sewage Treatment Plant

- Ecology
 - Ecosystems
 - Biology
 - Wildlife
 - Native plants

- Recreation
 - Maury River
 - The Chessie Trail
 - Water Sports
 - Soccer Fields
 - Goshen Bicycle Loop

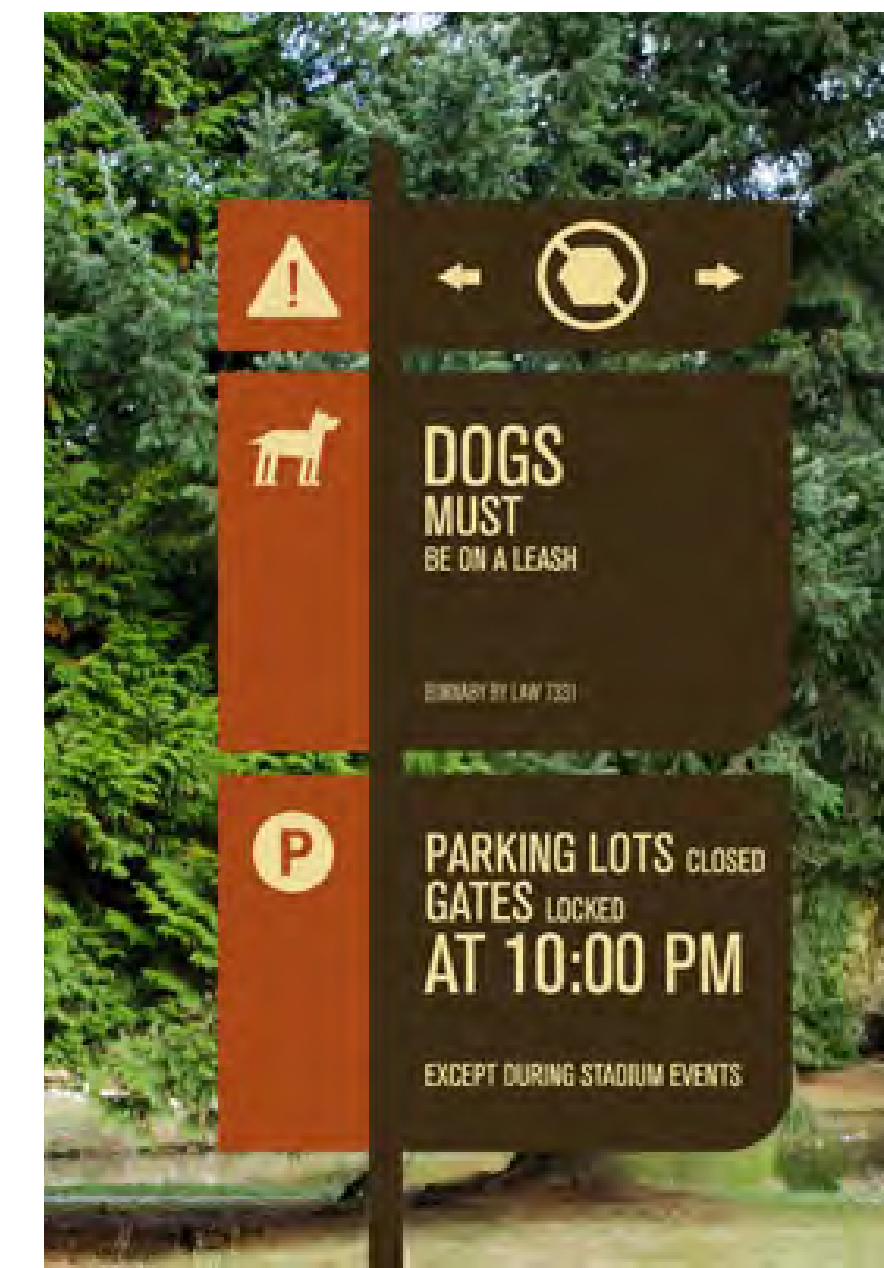
Target Audiences

- Families
- School Groups
- Boy and Girl Scouts
- Historians
- Recreational Visitors

Concepts

- Signage
- Mobile Technology
- Public Art

WAYFINDING



Wayfinding signage will orient the visitor and provide insight to the recreational opportunities at JPP.

Details on the signs could include:

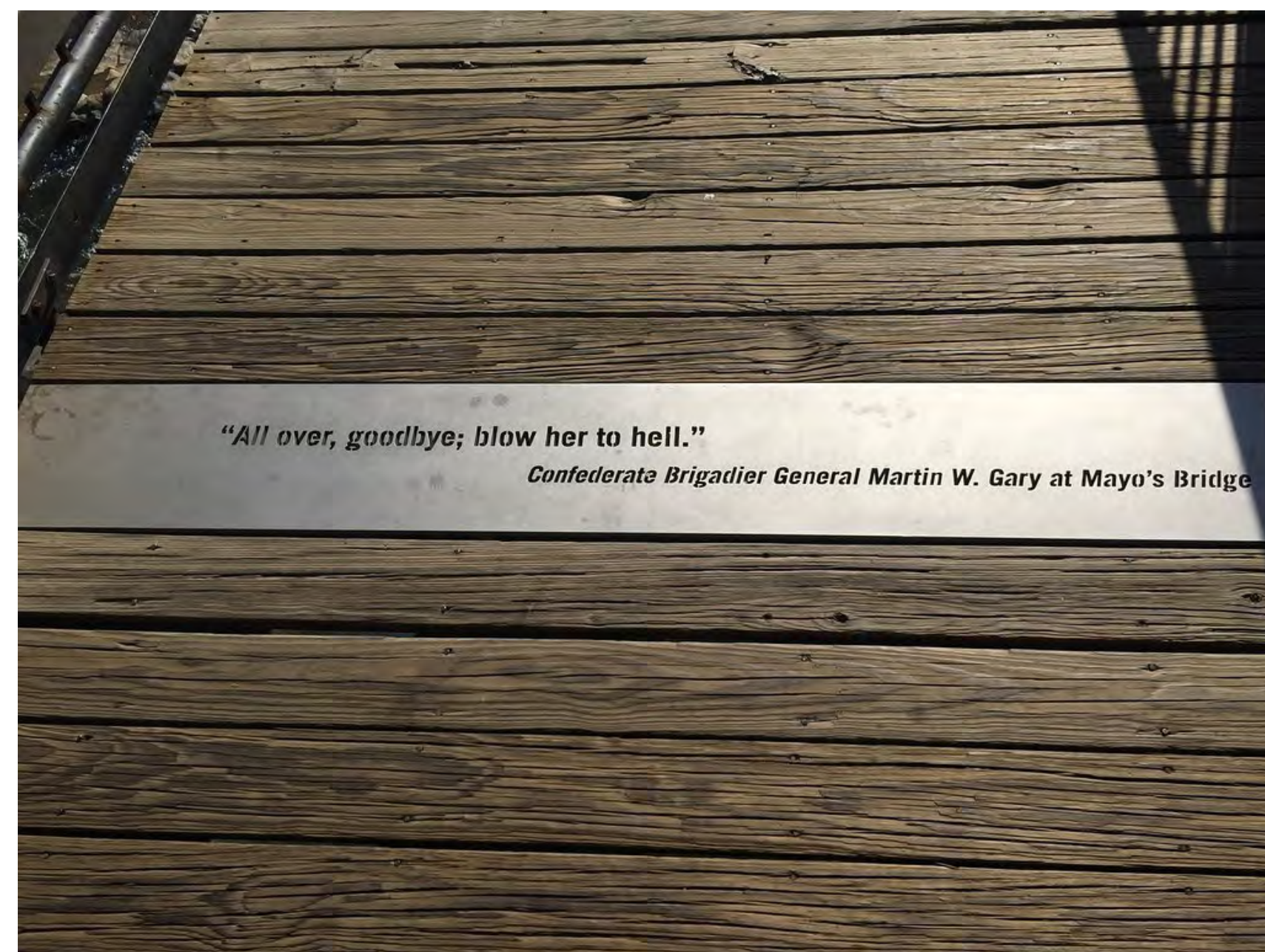
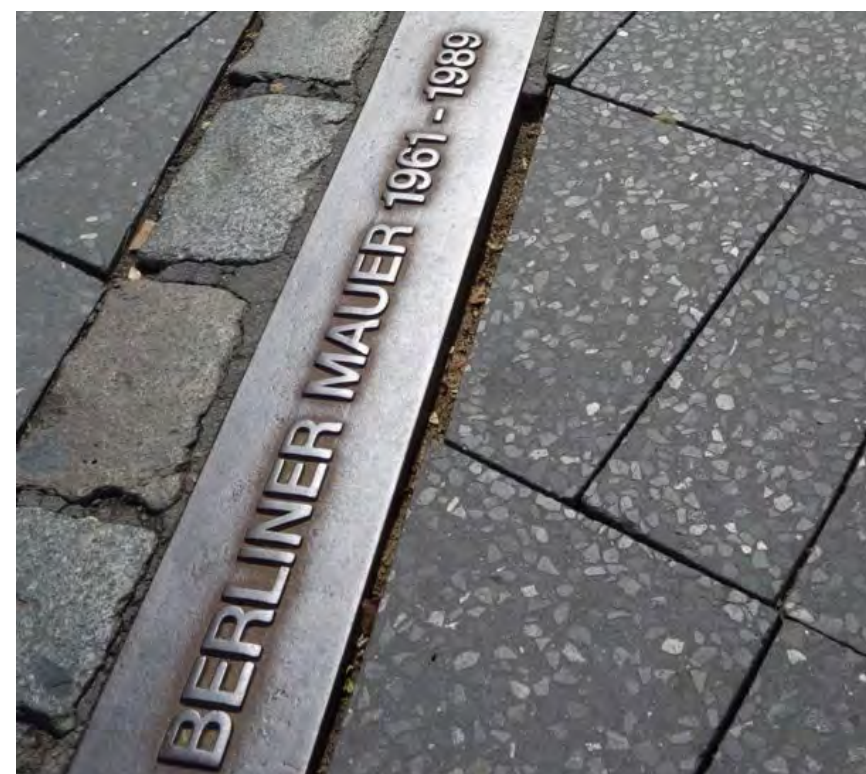
- Map
- Rules and Regulations
- Site History
- Site Locations
- Recreational Activities
- City Information
- Partnering Organizations
- Support and Donation Information



GROUND MARKERS



Ground markers will help orient the visitor and provide insight into the history and the historic structures of JPP. Ground markers can also be used to create a timeline or provide quotes from significant figures.



TACTILE EXPERIENCES



The team proposes the placement of interpretive signage throughout the park, especially at the water's edge. These signs could feature information about the ecology and activities.



SUPERIMPOSED GRAPHICS



The team proposes using superimposed graphics for historic features and structures at JPP. Interpretation becomes interactive and provides visitors with the opportunity to see the original architecture and purpose of the structure. It also allows visitors to explore how history has led to what remains today. Whether the features were destroyed by nature or by man, these signs can be used as a great tool to discuss topics like erosion, or history of industry in the area.

OVERLOOK



The team recommends the addition of an overlook to the property. An overlook would allow visitors to see the effects of erosion, flood lines, and new channel potential. It provides an alternative perspective. Adding content or elements (timeline, quotes, graphics) into the overlook would help connect visitors to the site's past and the environment and condition it is in today.



NATURE PLAY

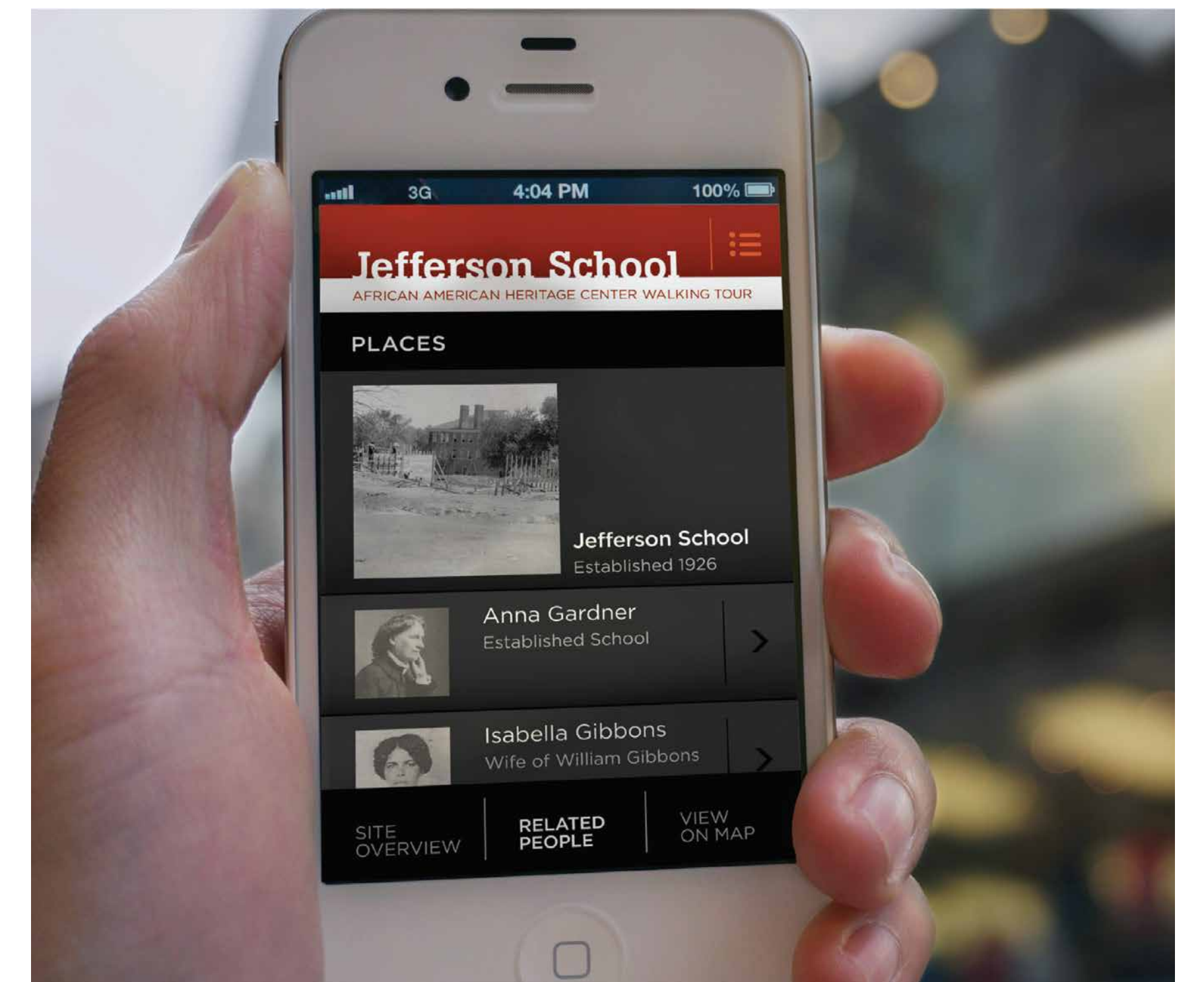


Outdoor exhibits can be playful—engage with your surroundings to connect with nature. This participatory environmental design encourages movement, engagement, and energy, to understand the relationship between people and the environment. Our team recommends nature play to create a sense of adventure, discovery, and appreciation among visitors of all ages. An informal approach to education can be taken to emphasize interaction with nature. Younger children will delight in finding surprises and uncovering secrets while older groups can gain a sense of confidence by building their own experiences.

MOBILE TECHNOLOGY



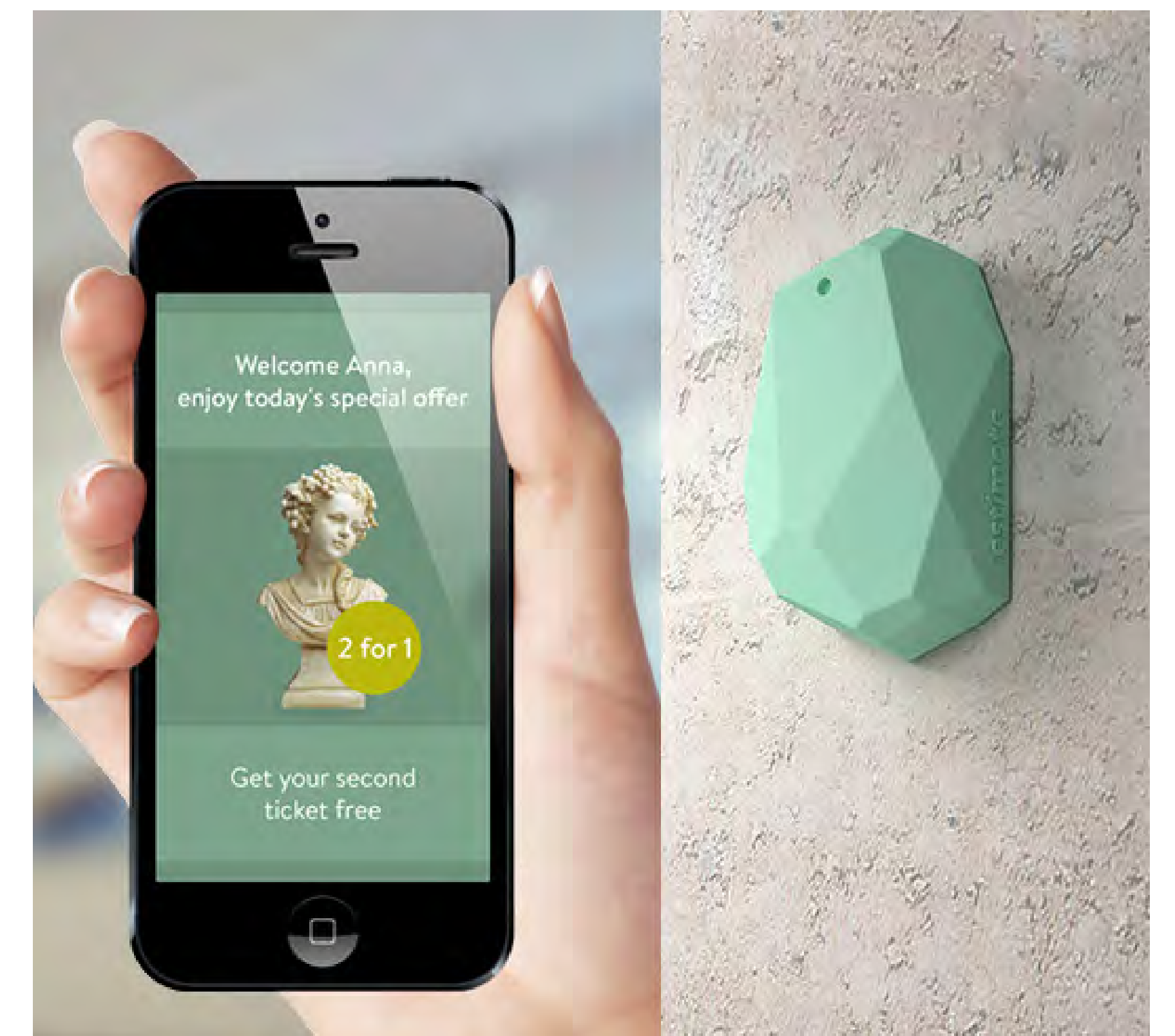
App
Our team proposes the development of a phone app that provides information about the park, both historic and contemporary. The app could provide a walking tour with the option of exploring places and people related to the sites. We propose developing an app in conjunction with the Miller House Museum and local historians.



iBeacon
Electronic beacons, designed for indoors or outside, have interesting interpretive potential. These Bluetooth transmitters can send notifications to personal phones when they are in close proximity. Once the message is received, a user can simply open the notification on the phone to view each beacon's content.

Electronic beacons require app development and a method for users to download the app onto personal phones. However, they eliminate the visual intrusion associated with wayside installations and avoid vandalism since they can be easily hidden from view.

Unlike interpretive panels, beacons can offer text, images, sound, and video. At present, beacon battery life is approximately 12 months.



PUBLIC ART



Public art and engaging visuals help visitors identify, define, and relate to a sense of place. These thoughts and relations would further segue into greater impact of the site, the people that helped form it, both past and present, and the activities that helped sustain the community.



Lexington has a wealth of art galleries and artisan shops. By working with community artists and artisans to generate a mural depicting the evolution of the Lexington community, the project will radiate inclusivity, camaraderie, and community growth. The mural could depict important themes or people associated with the park. The team proposes a mural to be painted on the structure that houses the restrooms.

