



***RICHMOND RIVERFRONT CONCEPT PLAN***

***PUBLIC FORUM #3***

***VIRGINIA WAR MEMORIAL***

***13 DECEMBER 2011***

***6PM***

***THE PURPOSE OF THE  
RICHMOND RIVERFRONT PLAN  
IS TO CREATE A  
CONCEPTUAL DESIGN  
TO GUIDE THE FUTURE DIRECTION  
OF THE DOWNTOWN RICHMOND RIVERFRONT  
ON BOTH SIDES OF THE  
JAMES RIVER***

***A CONTINUATION OF THE  
2009 DOWNTOWN PLAN***



***DEVELOPS A PLAN THAT ESTABLISHES **THE RIVER** AS THE  
FOCUS OF THE COMMUNITY,***

***STRENGTHENS LINKAGES BETWEEN **THE RIVER** AND  
ADJACENT NEIGHBORHOODS,***



***WE HEARD IN SEPTEMBER...***

***WILD AND URBAN,***

***DIVERSITY OF OPPORTUNITIES TO ACCESS THE RIVER***

***CONSERVE RIVERFRONT TREE CANOPY,***

***MAYO'S ISLAND AS CENTERPIECE OF RIVERFRONT***

***WE HEARD IN SEPTEMBER...***

***DEVELOPMENTS SHOULD ENGAGE THE NEIGHBORHOODS,***

***INCREASE AFRICAN AMERICAN NARRATIVE***

***IMPROVE VIEWS AND PUBLIC ACCESS TO THE RIVER***

***MAKE VA CAPITAL TRAIL CONTINUOUS,  
INCLUDING ALONG CANAL WALK***

***WE HEARD IN OCTOBER...***

***PROTECT VIEWS***

***CANAL ACCESS***

***HISTORY AS CHANGE AGENT, ATTRACTOR***

***FULTON AS HISTORIC ORIGIN OF RICHMOND, RECALL GRID***

***HABITAT AS VALUABLE RIVERFRONT EXPERIENCE***

***WE RECEIVED WRITTEN COMMENTS OCTOBER...***

***MAKE RICHMOND THE MOST ACTIVE CITY BY IMPROVING RIVER ACCESS AND CONNECTIONS BEYOND RIVERFRONT***

***KEEP PEOPLE DOWNTOWN AFTER WORK***

***MAYO'S ISLAND SHOULD BE "ALL CITY PARK W/O ANY PRIVATE DEVELOPMENT" AND IS "KEY TO IMPACT THE WHOLE DOWNTOWN RIVERFRONT"***

***PRIORITIZE BROWN'S ISLAND DAM WALK ACROSS RIVER***

***WE RECEIVED WRITTEN COMMENTS OCTOBER...***

***PRESERVE VIEWS***

***ROUTE 5 CORRIDOR, CONCEPT 2, REINFORCES RIVERFRONT***

***MORE RESTAURANTS AND CONCESSIONS***





**SCHEDULE**

**TASK 1 - UNDERSTAND & CLARIFY**

**14 SEPTEMBER**

**TASK 2 - CREATE & COMPARE**

**18 OCTOBER**

**TASK 3 - ELABORATE AND REFINE**

**13 DECEMBER**

**TASK 4 - PRESENT**

**1ST QUARTER 2012**

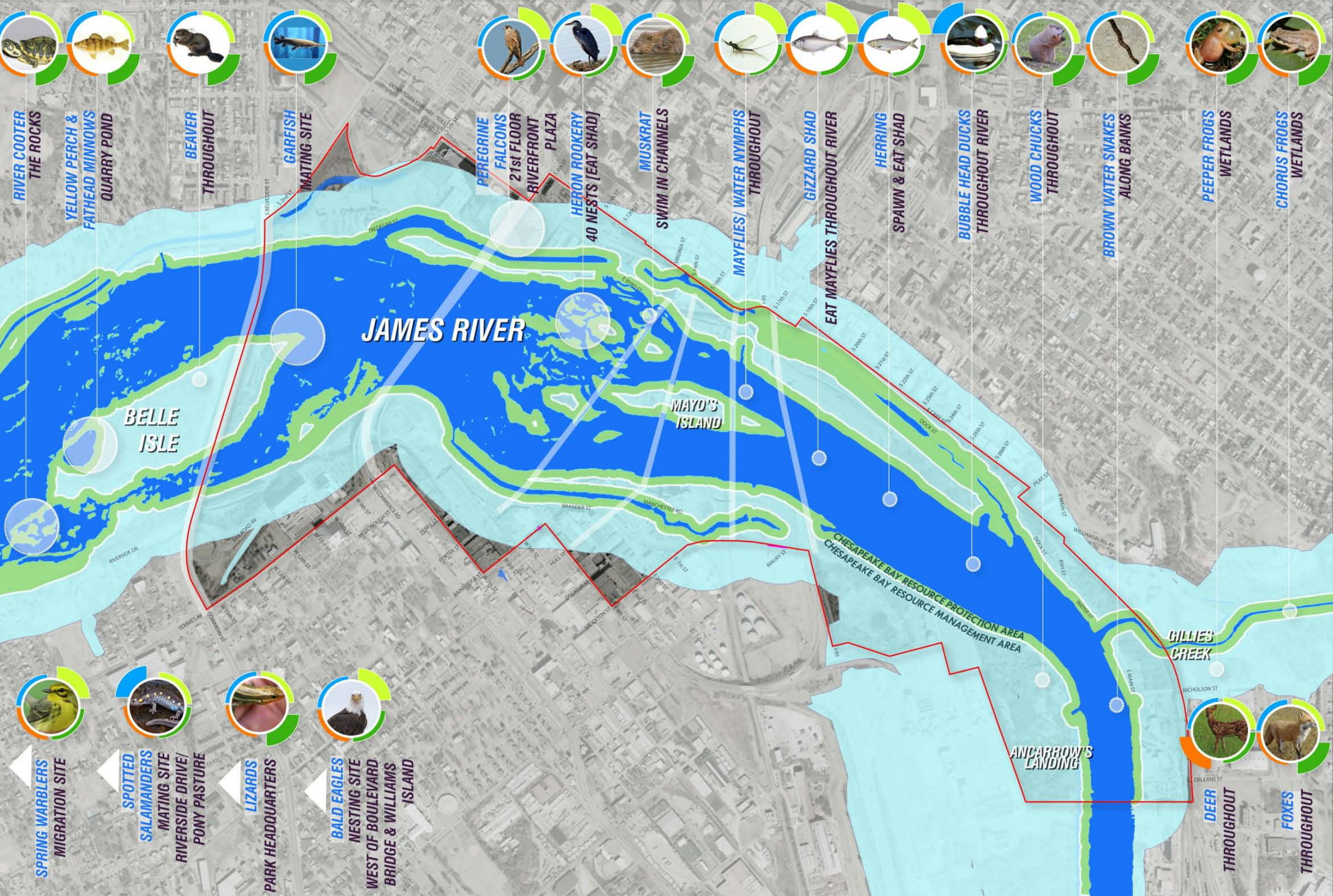


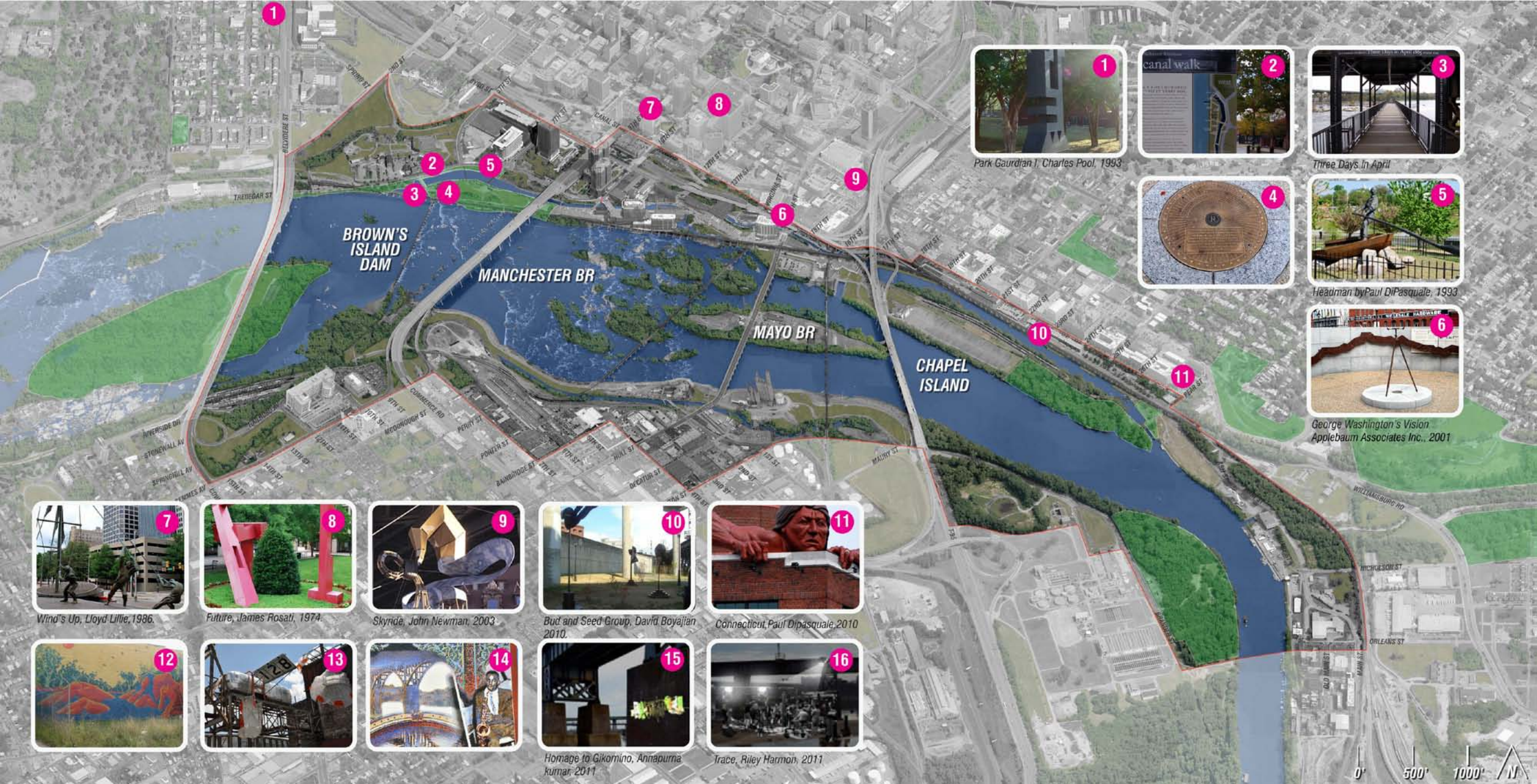
**PRESENTATION + Q/A**

**COMMENT CARDS**



# ***ADDITIONAL ANALYSIS***





Park Gaurdian I, Charles Pool, 1993



canal walk



Three Days In April



Headman by Paul DiPasquale, 1993



George Washington's Vision  
Applebaum Associates Inc., 2001



Wind's Up, Lloyd Lillie, 1986



Future, James Rosati, 1974



Skyride, John Newman, 2003



Bud and Seed Group, David Boyajian  
2010



Connecticut, Paul DiPasquale, 2010



Homage to Gikomino, Annapurna  
kumar, 2011



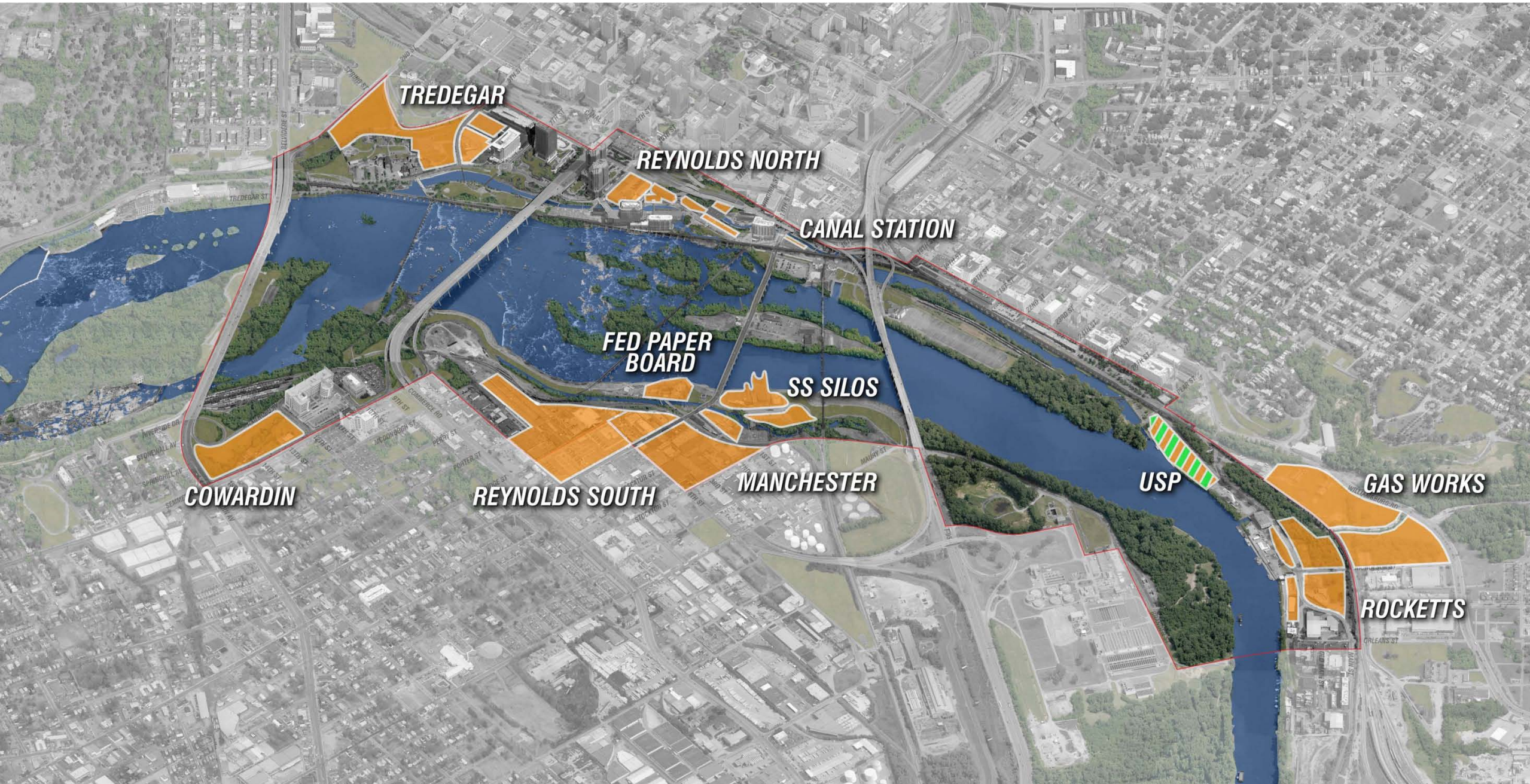
Trace, Riley Harmon, 2011





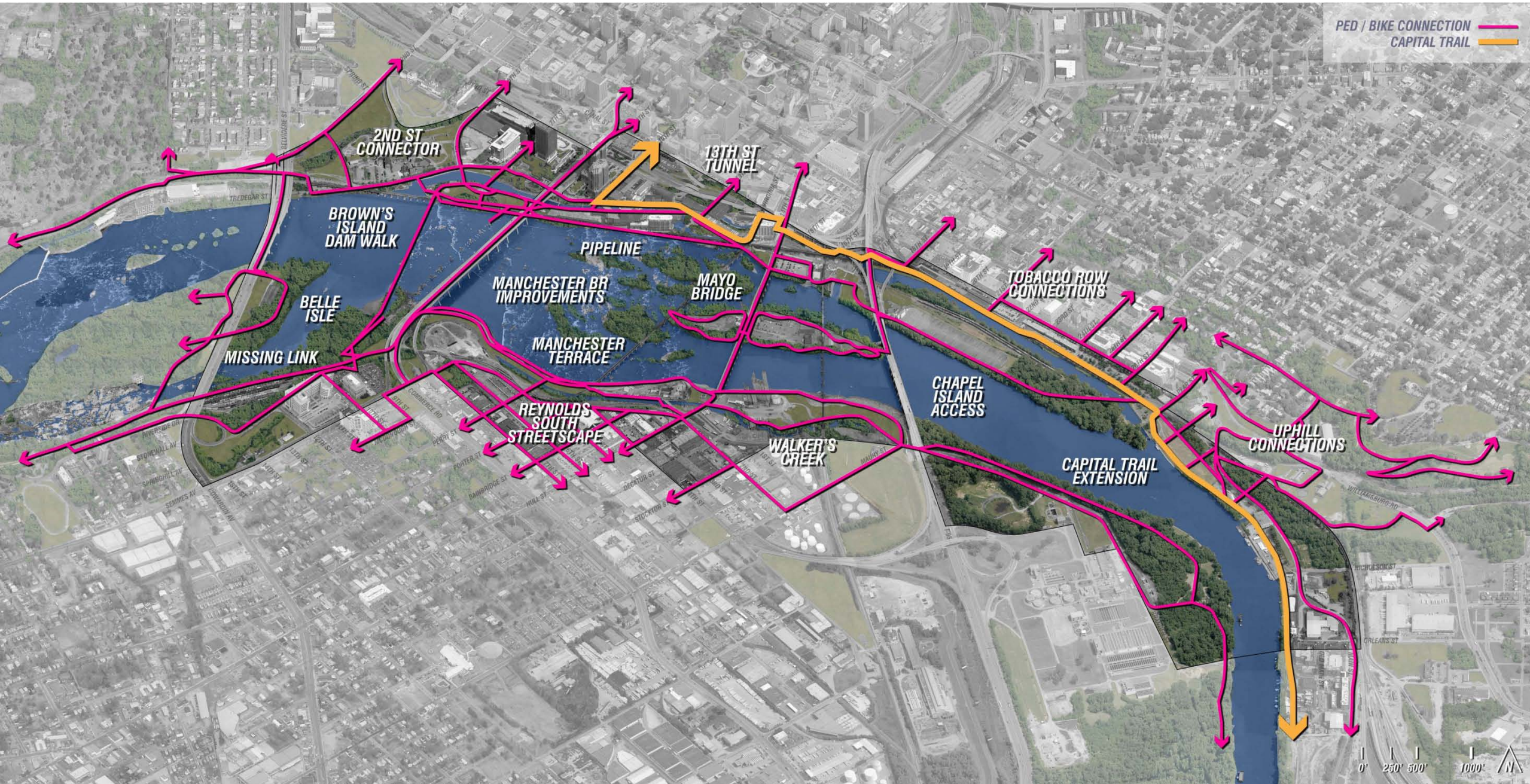


# ***RIVERFRONT VISION***

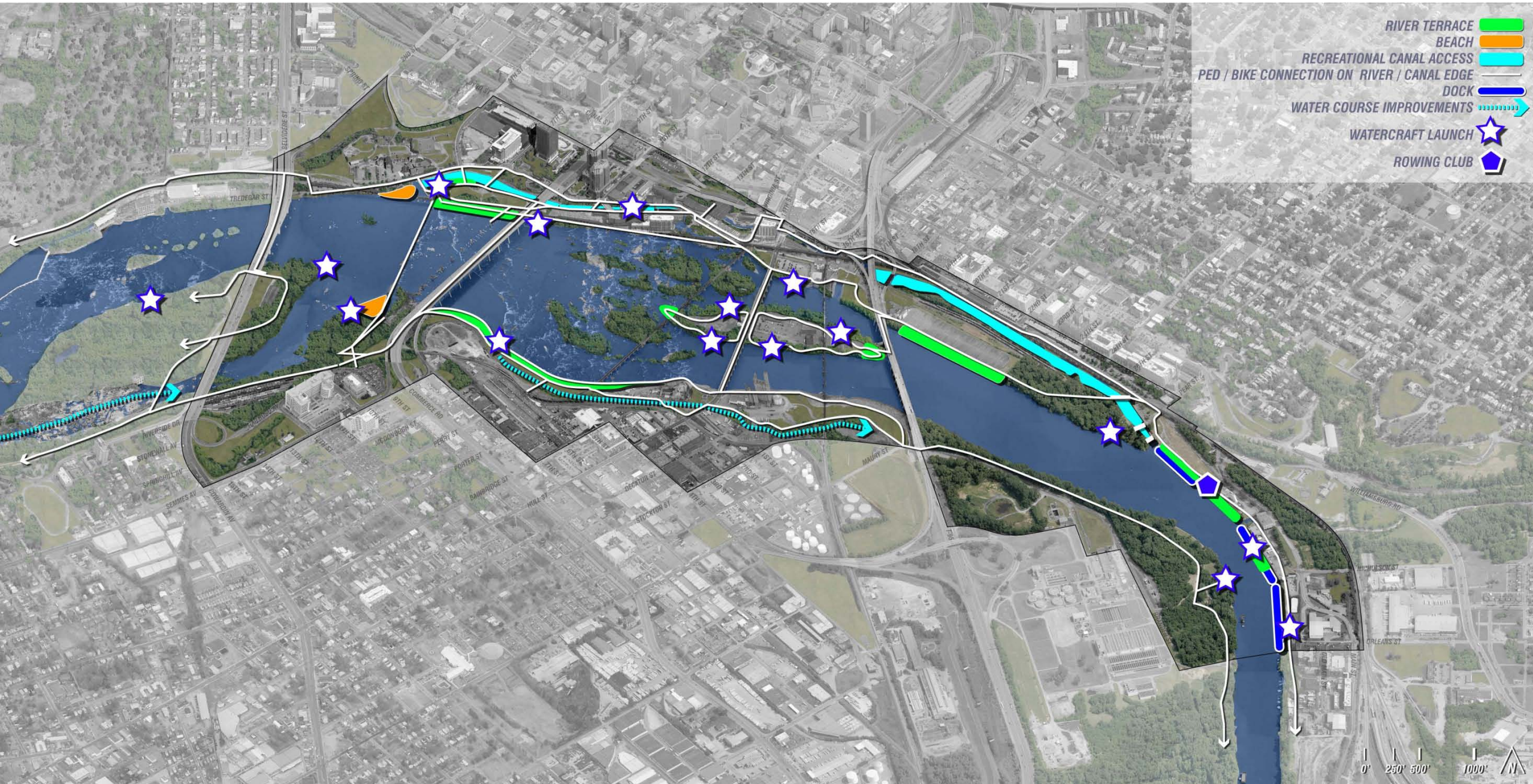


## ***DEVELOPMENT OPPORTUNITIES***



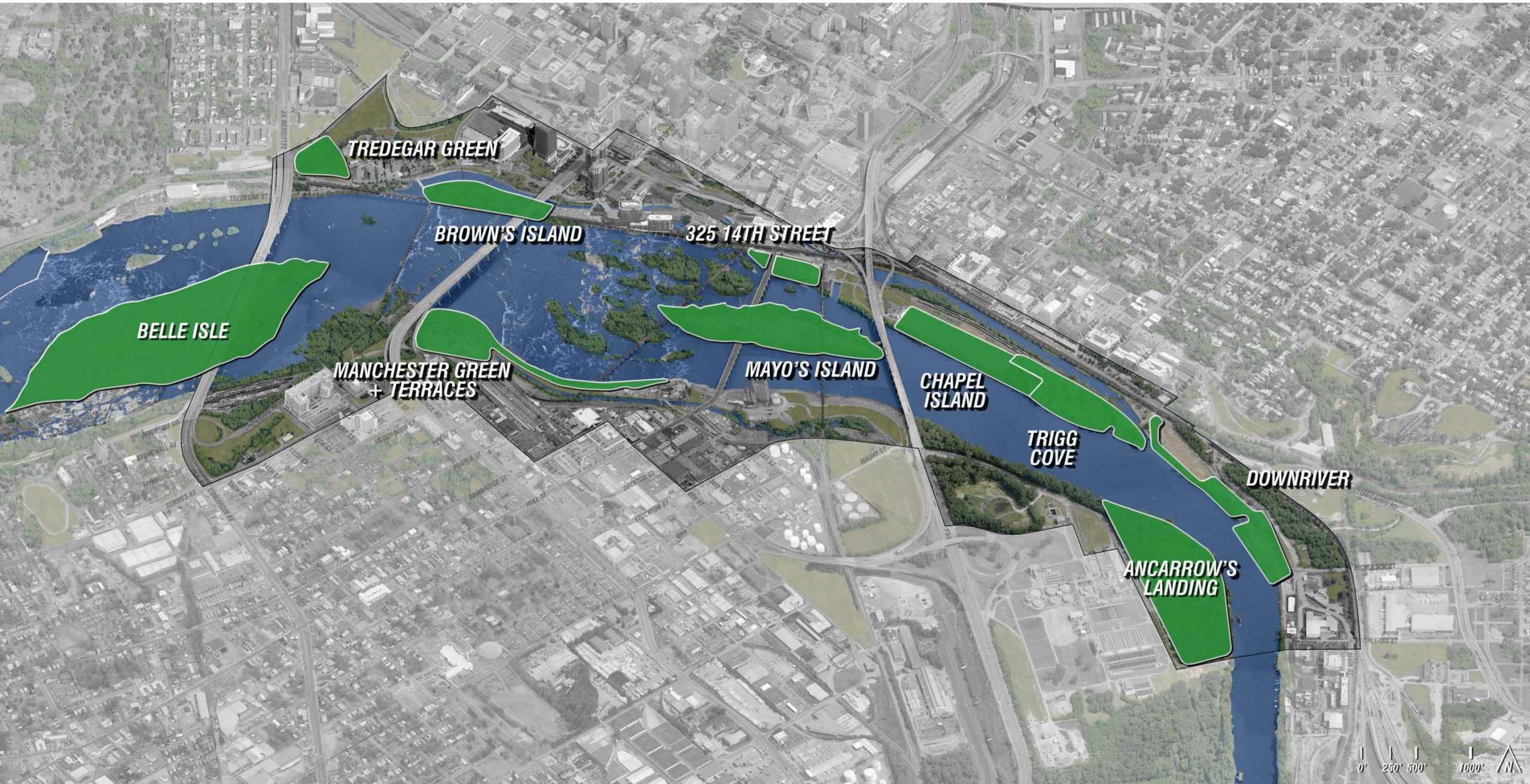


# CONNECTIONS

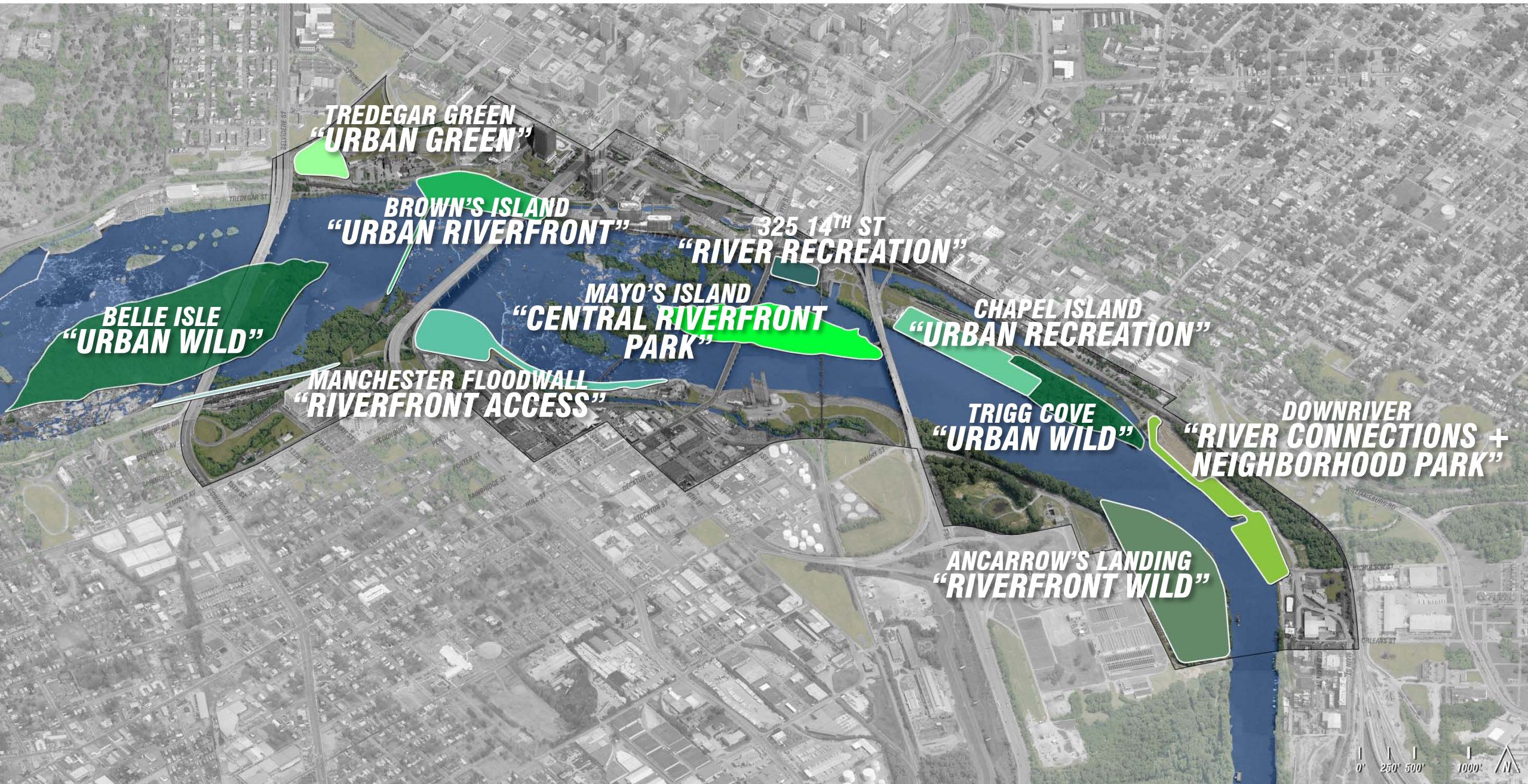


- RIVER TERRACE 
- BEACH 
- RECREATIONAL CANAL ACCESS 
- PED / BIKE CONNECTION ON RIVER / CANAL EDGE 
- DOCK 
- WATER COURSE IMPROVEMENTS 
- WATERCRAFT LAUNCH 
- ROWING CLUB 

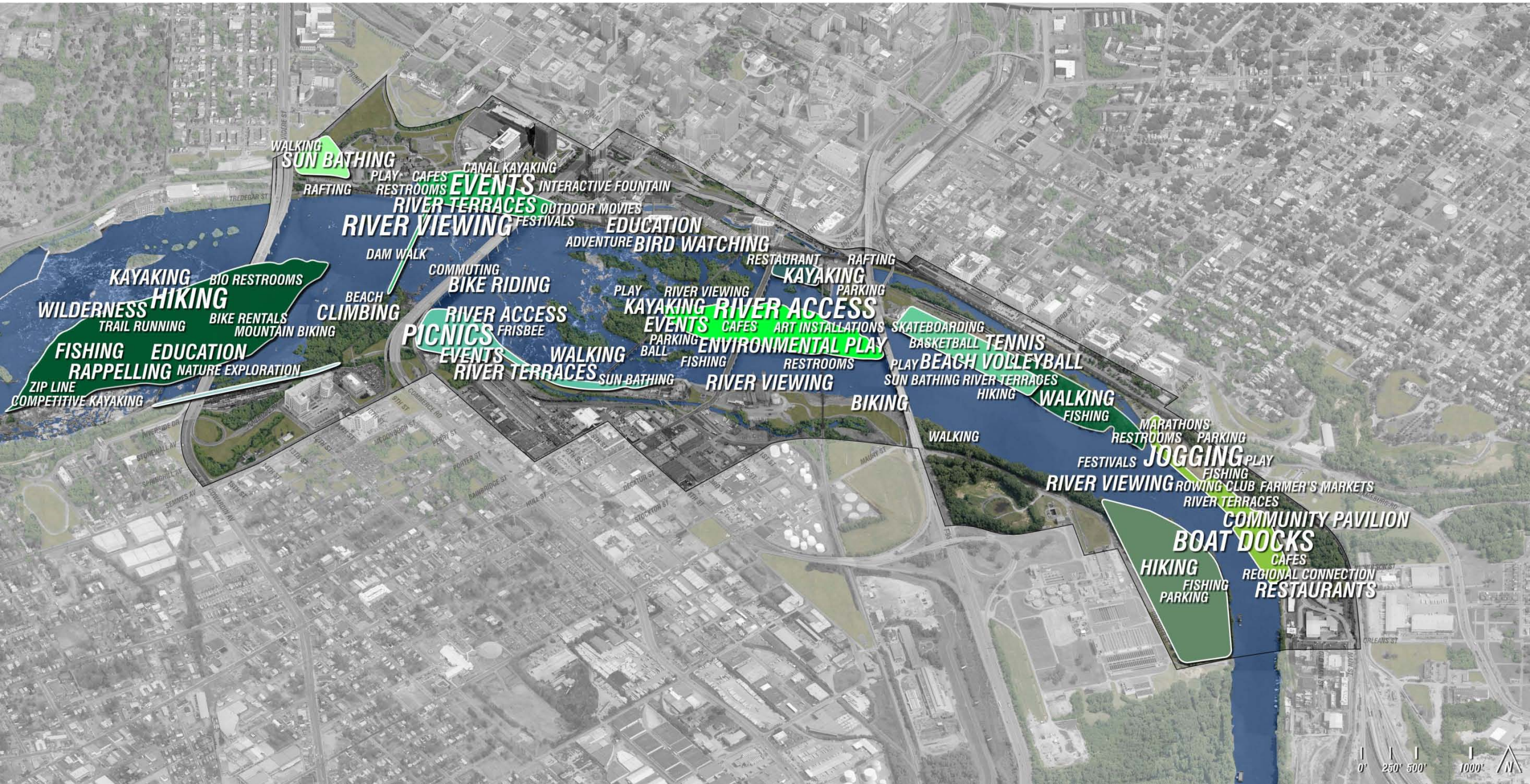
# **WATER ACCESS**



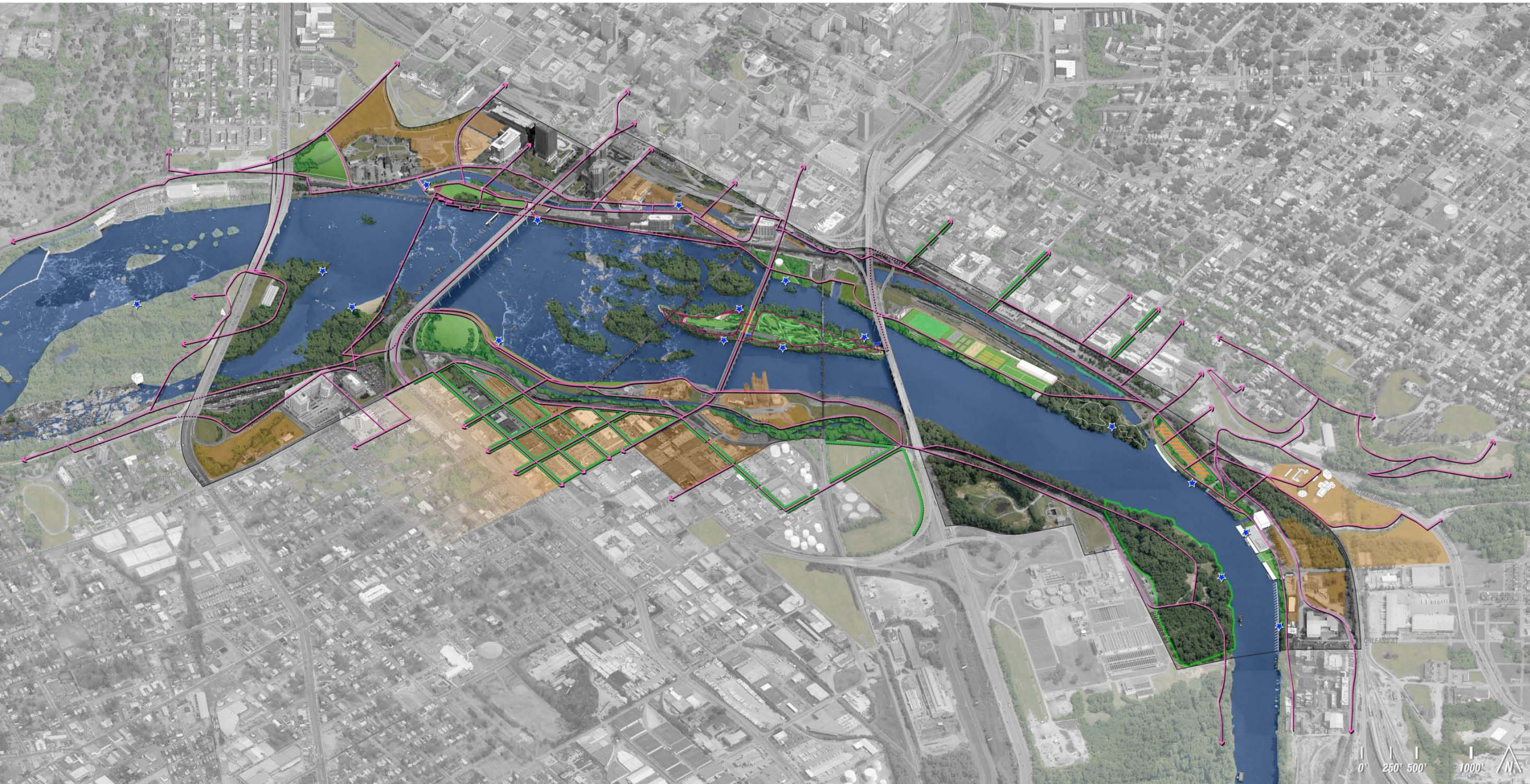
# **PIVOTAL PLACES**



## **RIVERFRONT CHARACTER**



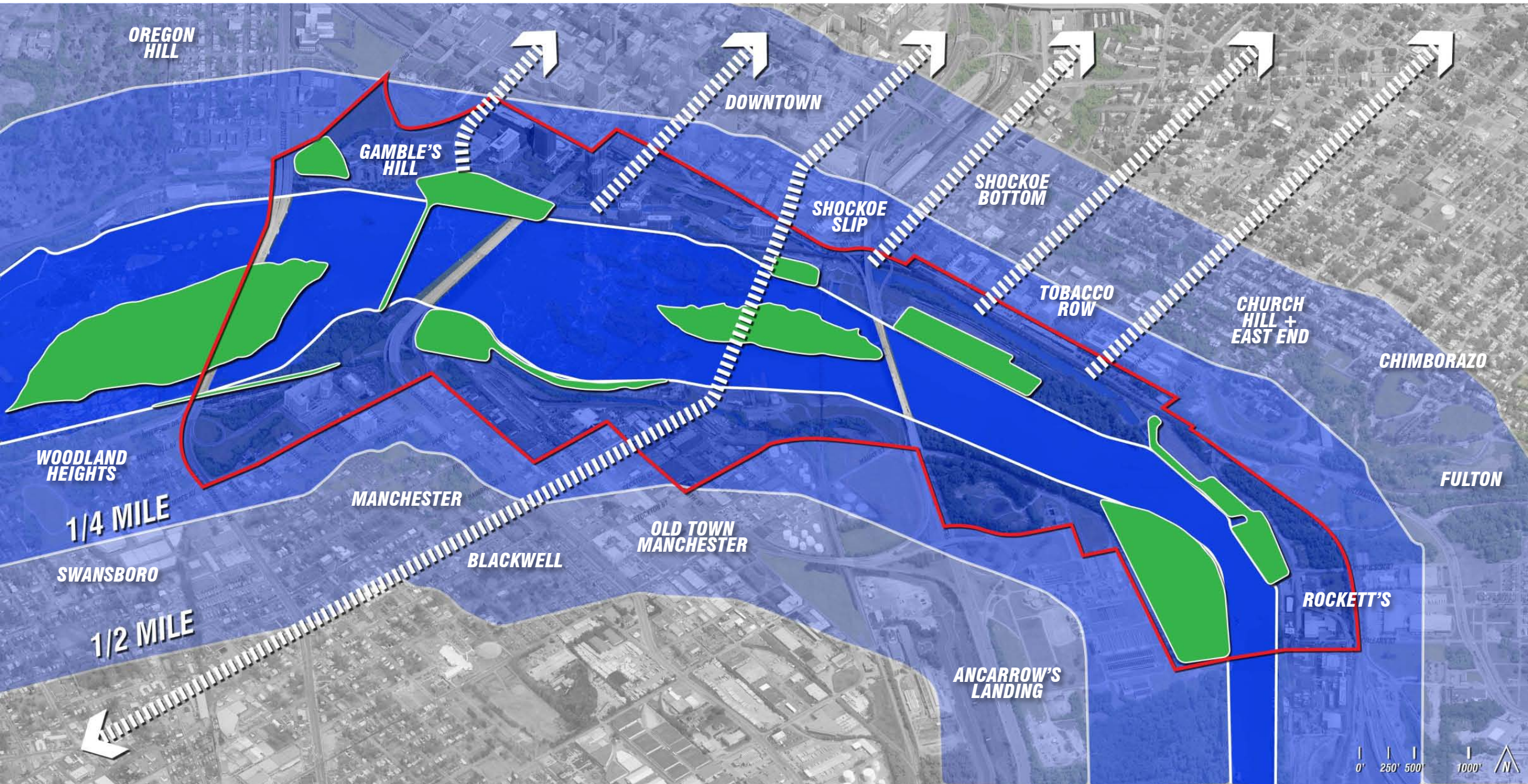
# PROGRAM



***A SINGLE, UNIFIED, COHESIVE SYSTEM***



## ***RIVERFRONT REVERBERATION***

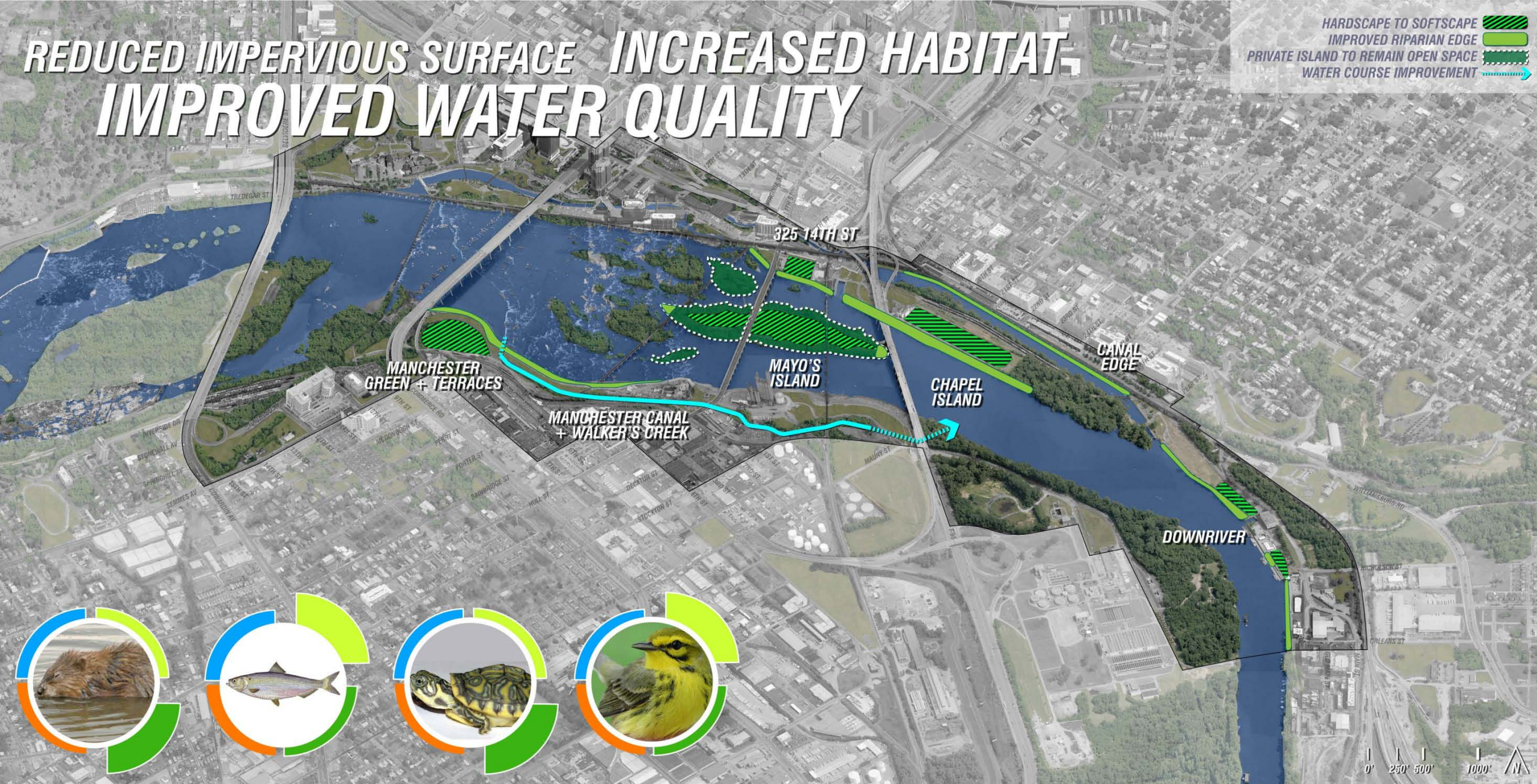


# RIVERFRONT REVERBERATION

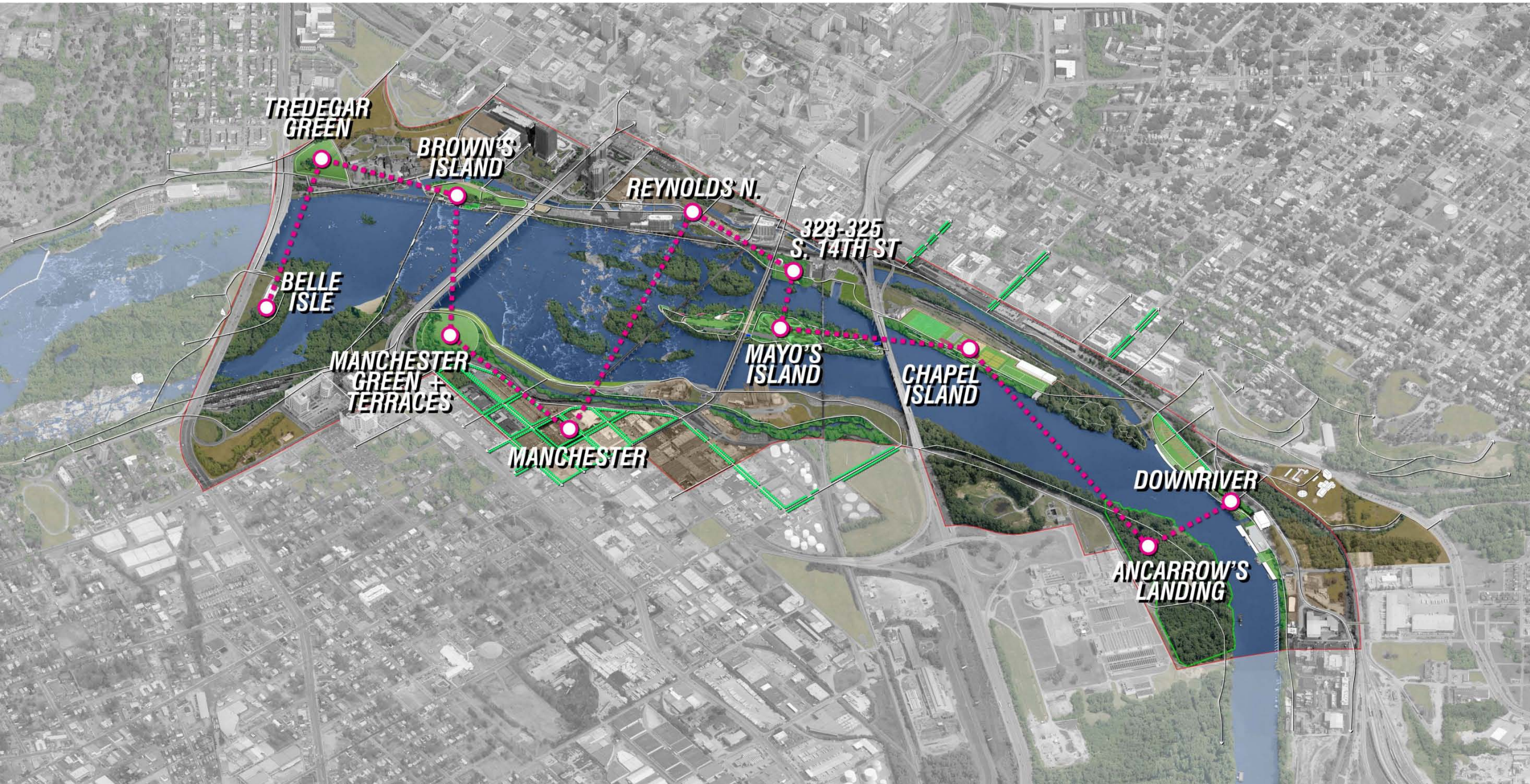


**REDUCED IMPERVIOUS SURFACE    INCREASED HABITAT  
IMPROVED WATER QUALITY**

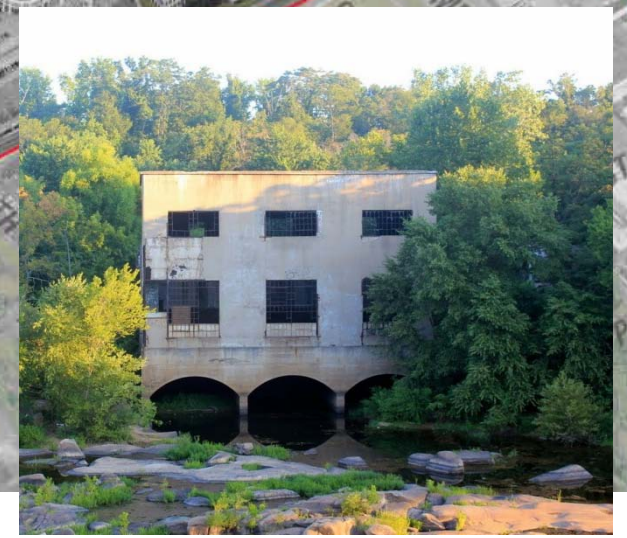
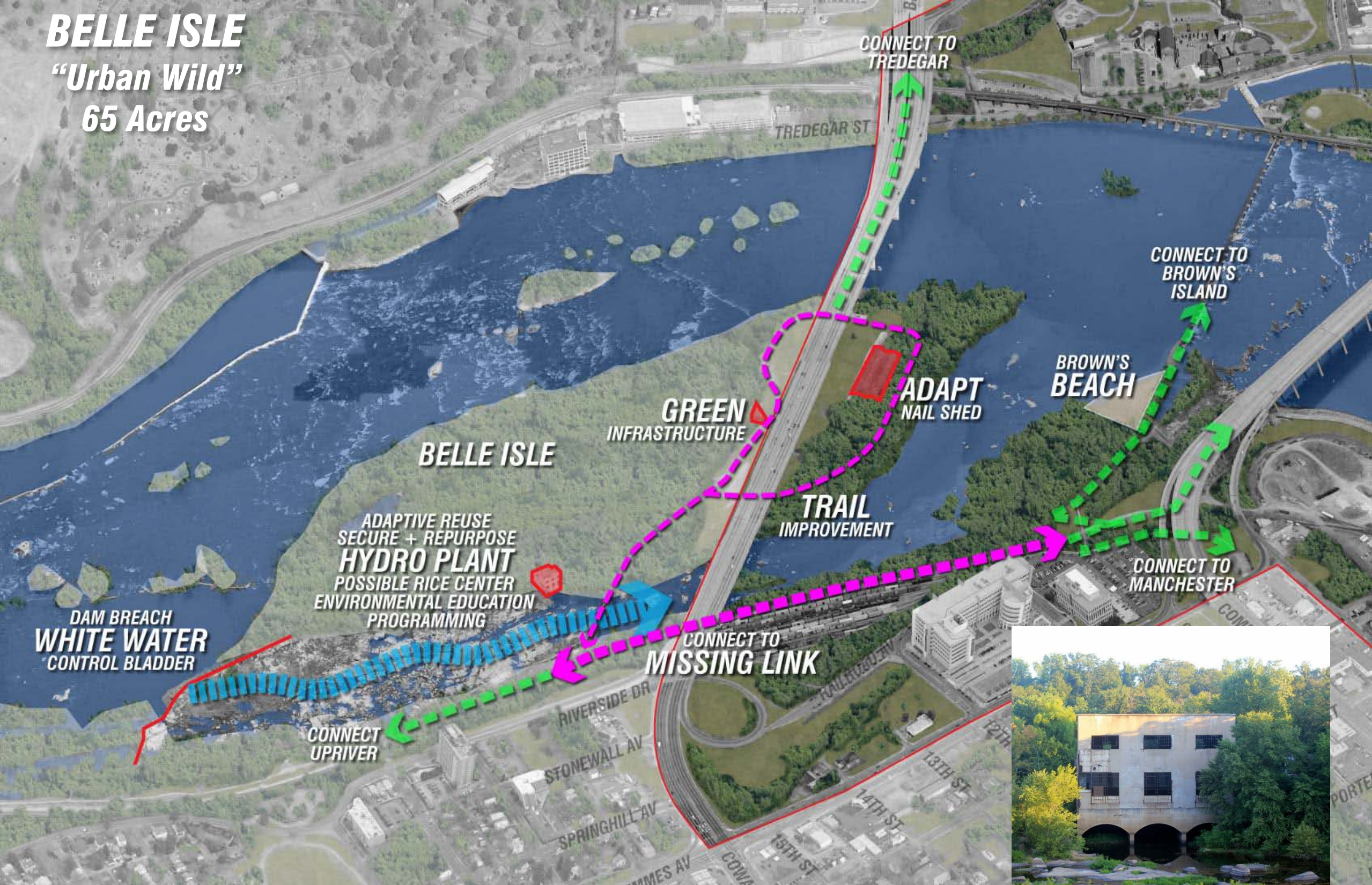
HARDSCAPE TO SOFTSCAPE  
IMPROVED RIPARIAN EDGE  
PRIVATE ISLAND TO REMAIN OPEN SPACE  
WATER COURSE IMPROVEMENT



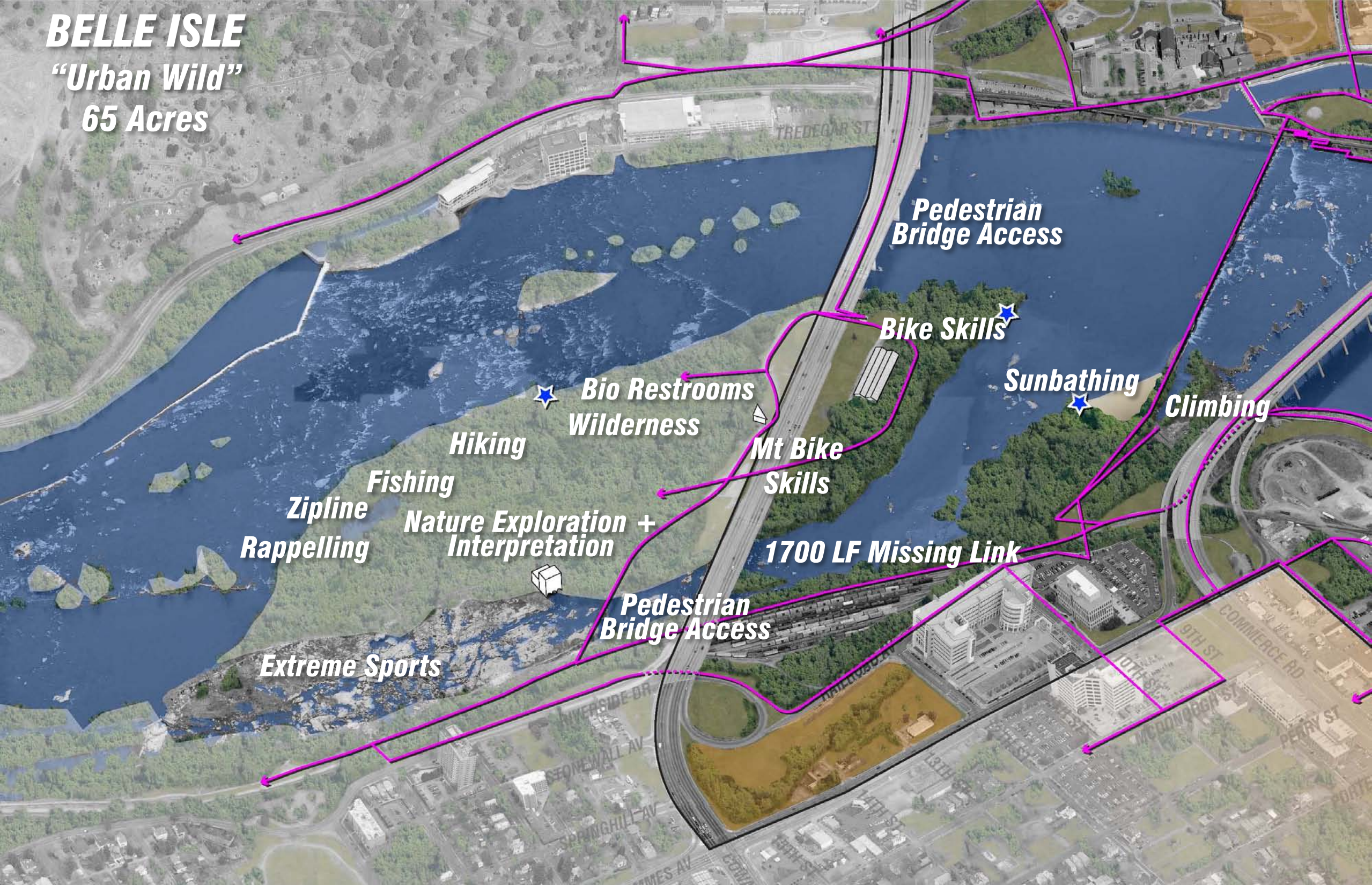
**ECOLOGICAL IMPROVEMENTS**



**BELLE ISLE**  
"Urban Wild"  
65 Acres



**BELLE ISLE**  
*"Urban Wild"*  
**65 Acres**





**EXISTING**

***RAILS WITH TRAILS***





**APPROACH**



RAILS WITH TRAILS



**EXISTING**





**EXISTING**



**APPROACH**

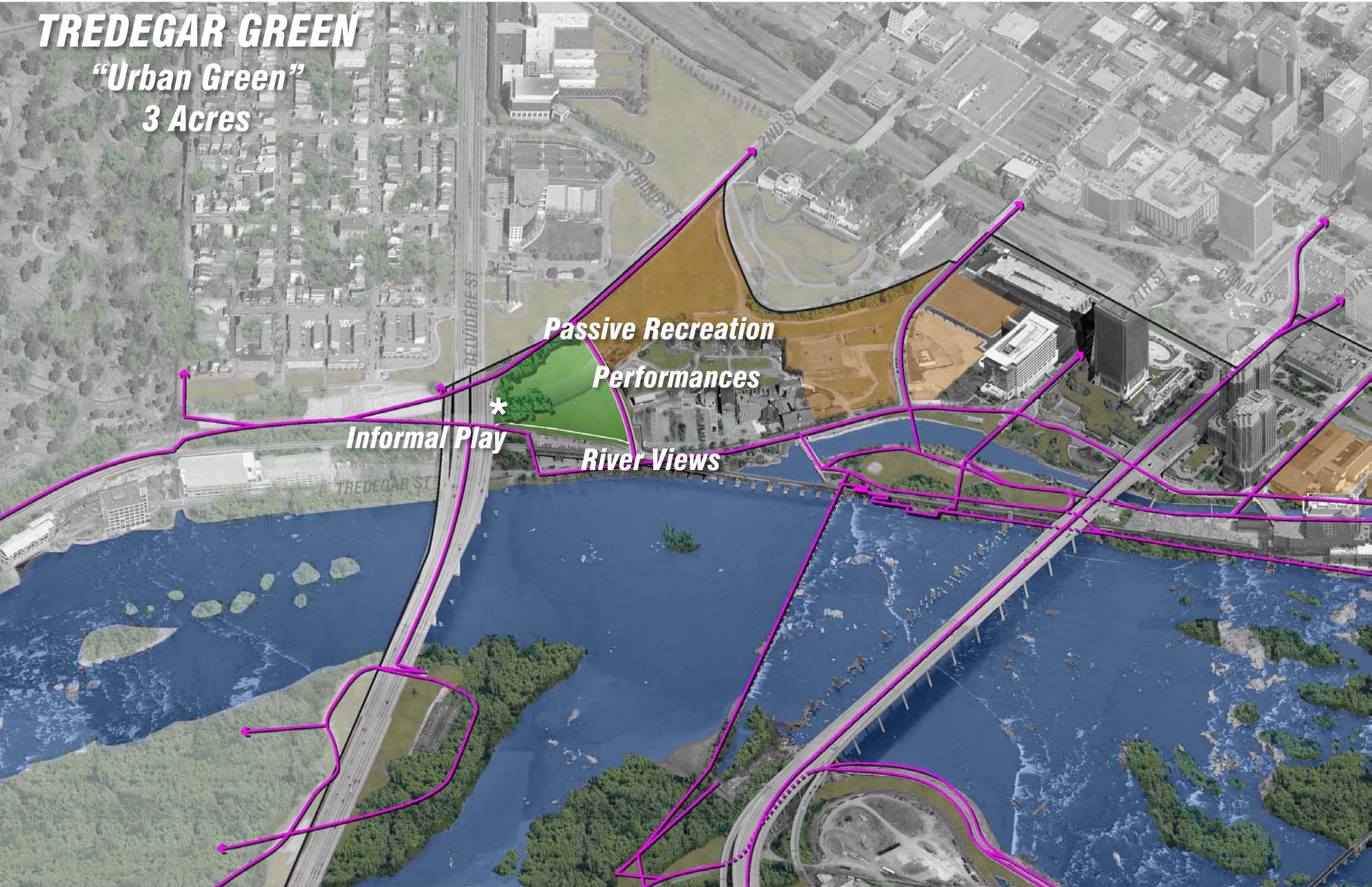
# TREDEGAR GREEN

"Urban Green"

3 Acres



**TREDEGAR GREEN**  
*"Urban Green"*  
3 Acres



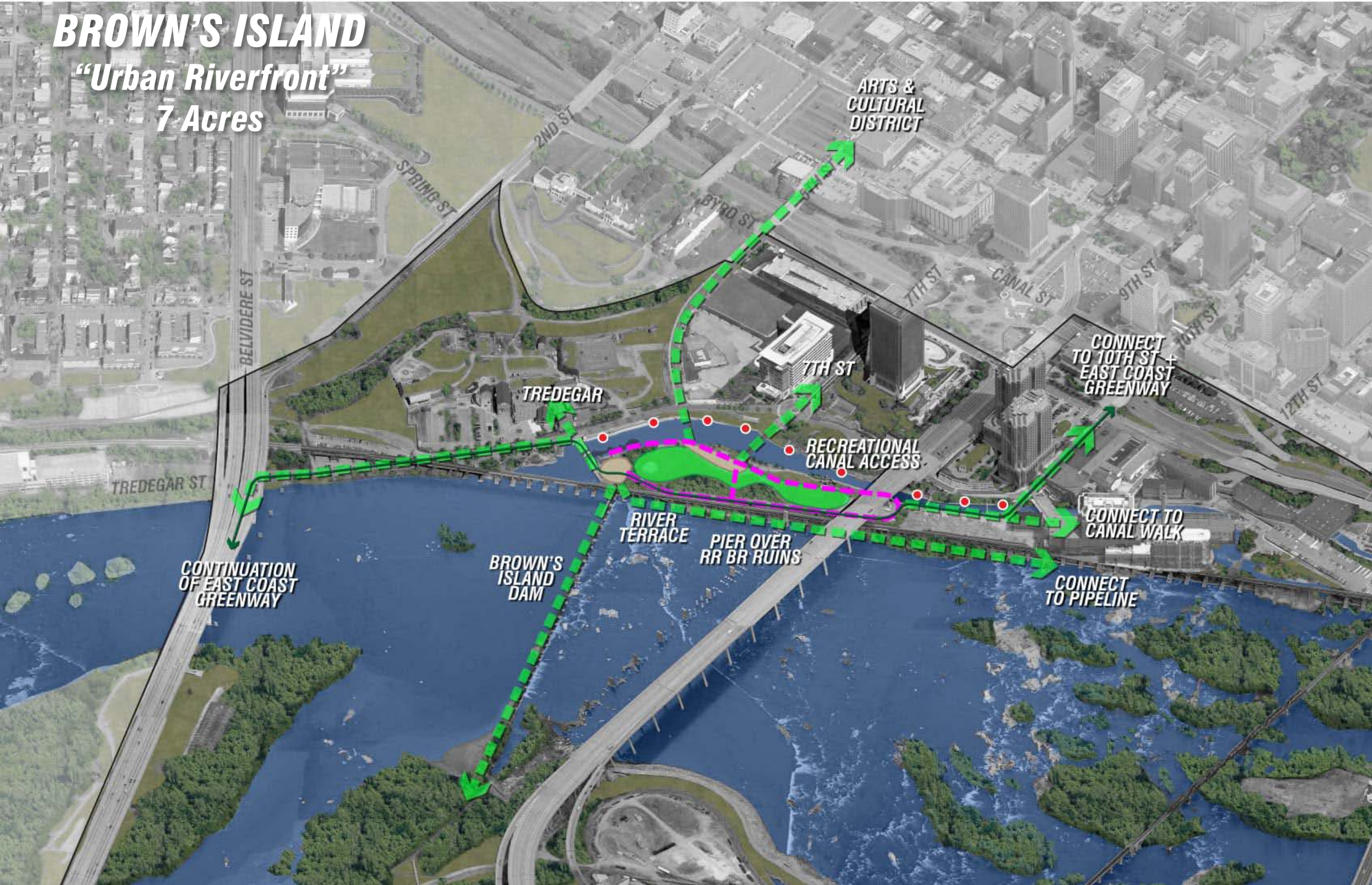
*Passive Recreation Performances*

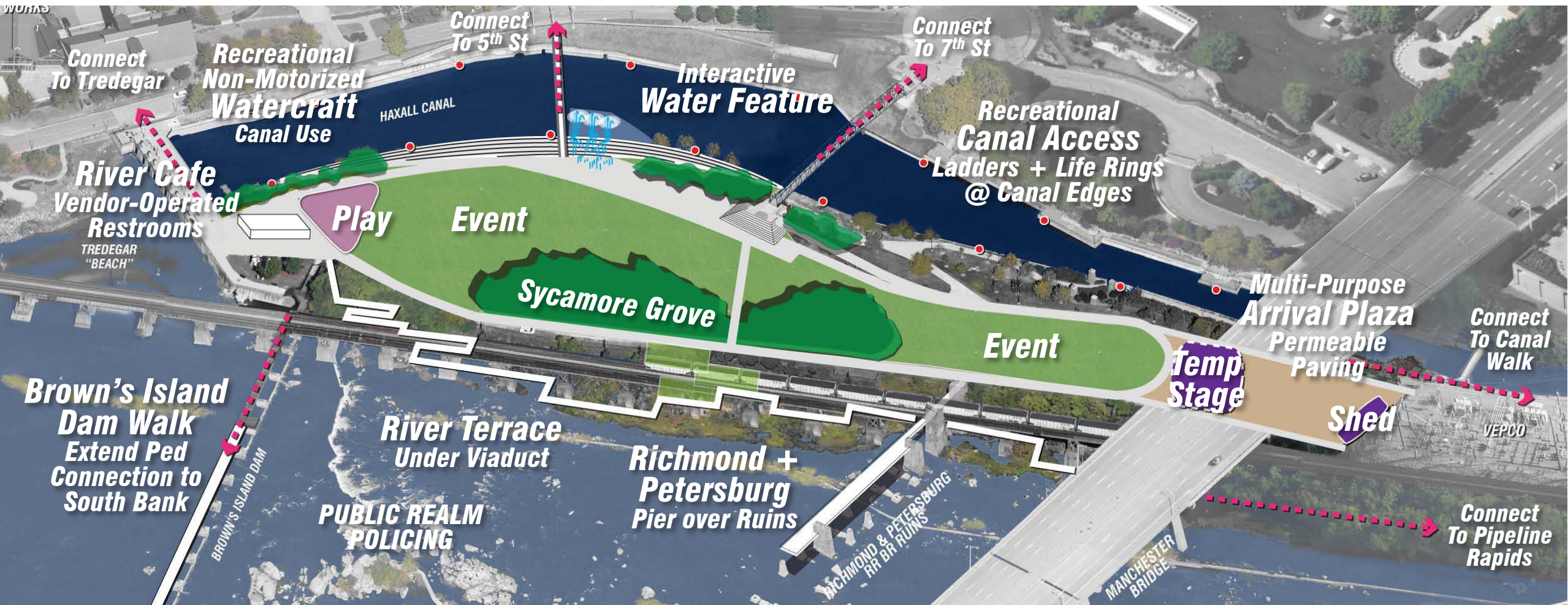
*Informal Play \**

*River Views*

# BROWN'S ISLAND

"Urban Riverfront"  
7 Acres













JAMES RIVER

RIVER TERRACE

SYCAMORE GROVE

EVENT / FESTIVAL

PLAYGROUND

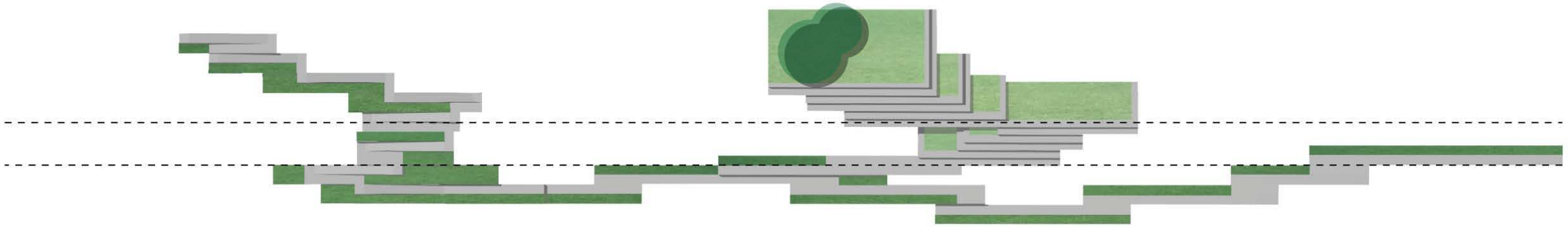
HAXALL CANAL



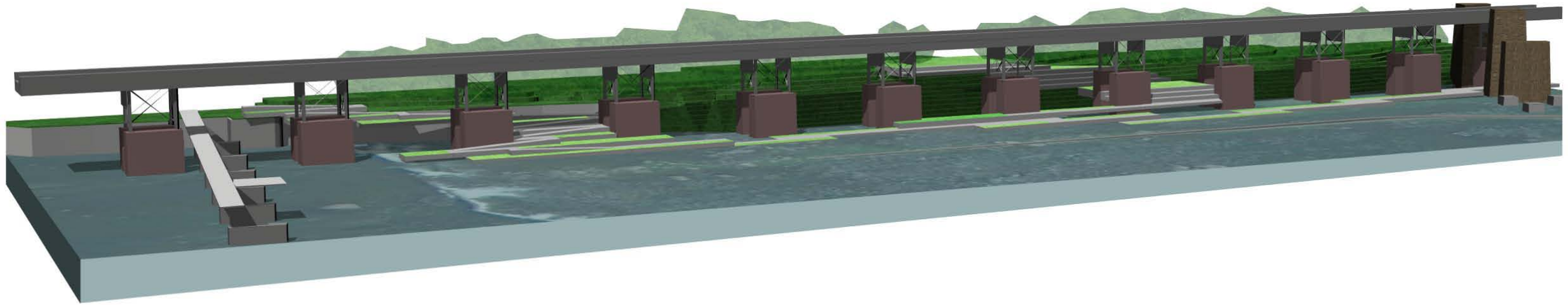
RIVER TERRACE

SYCAMORE GROVE

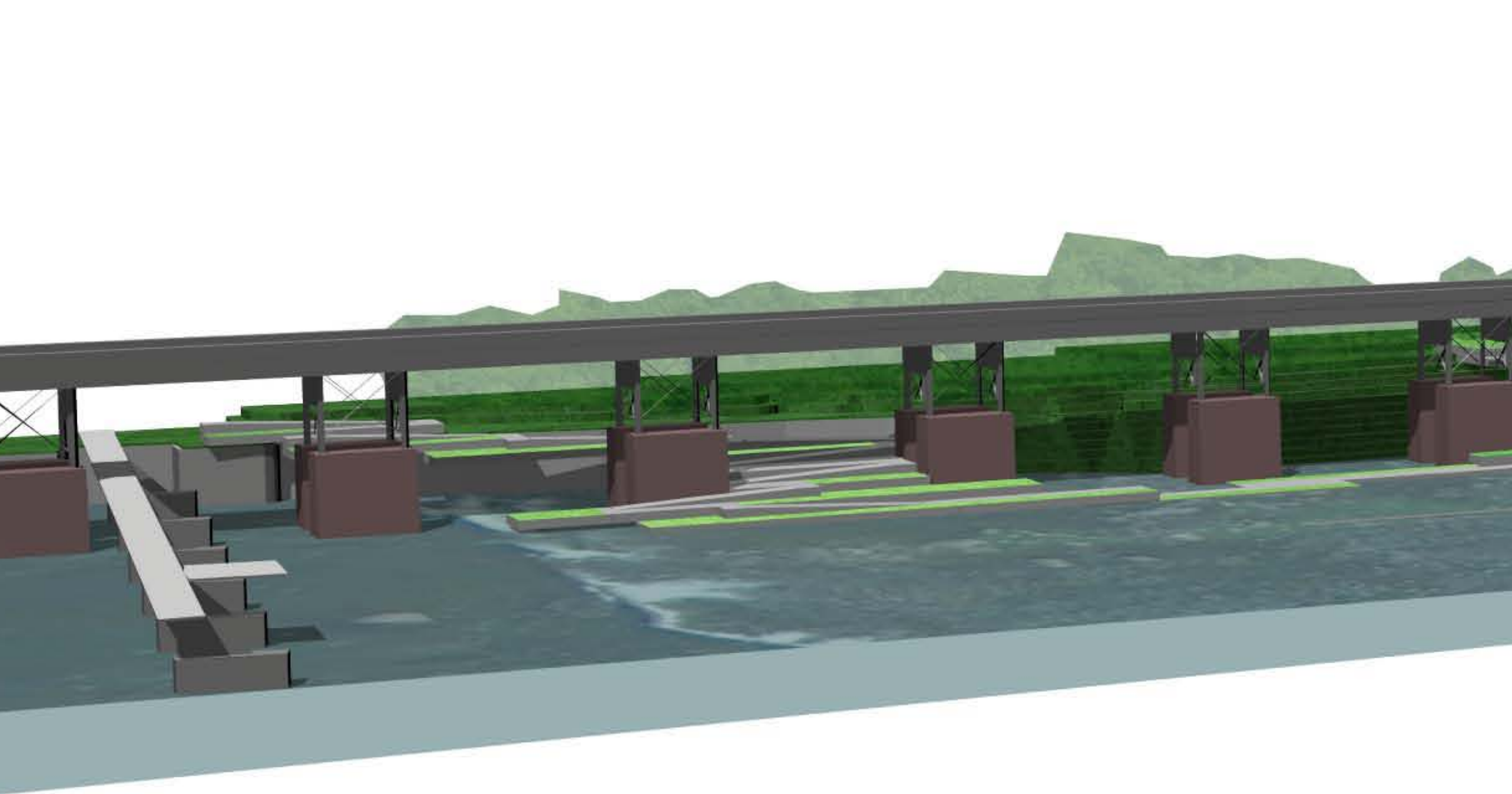
EVENT / FESTIVAL



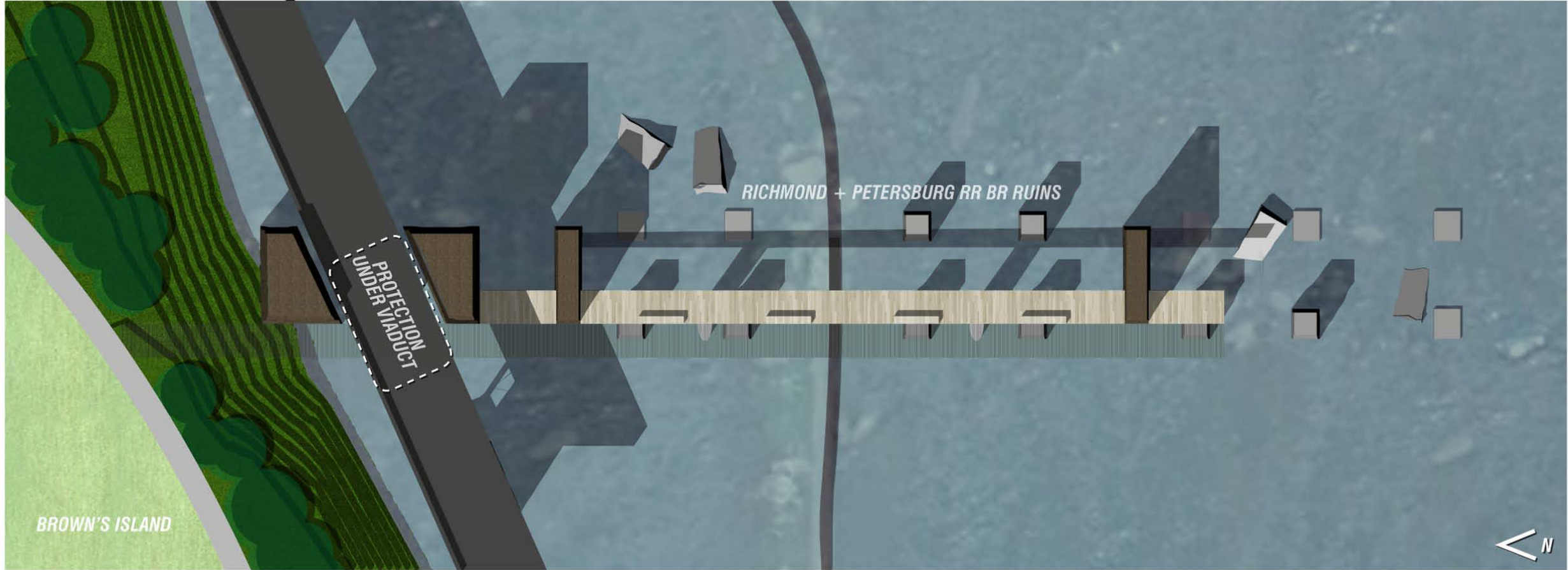
## RIVER TERRACES



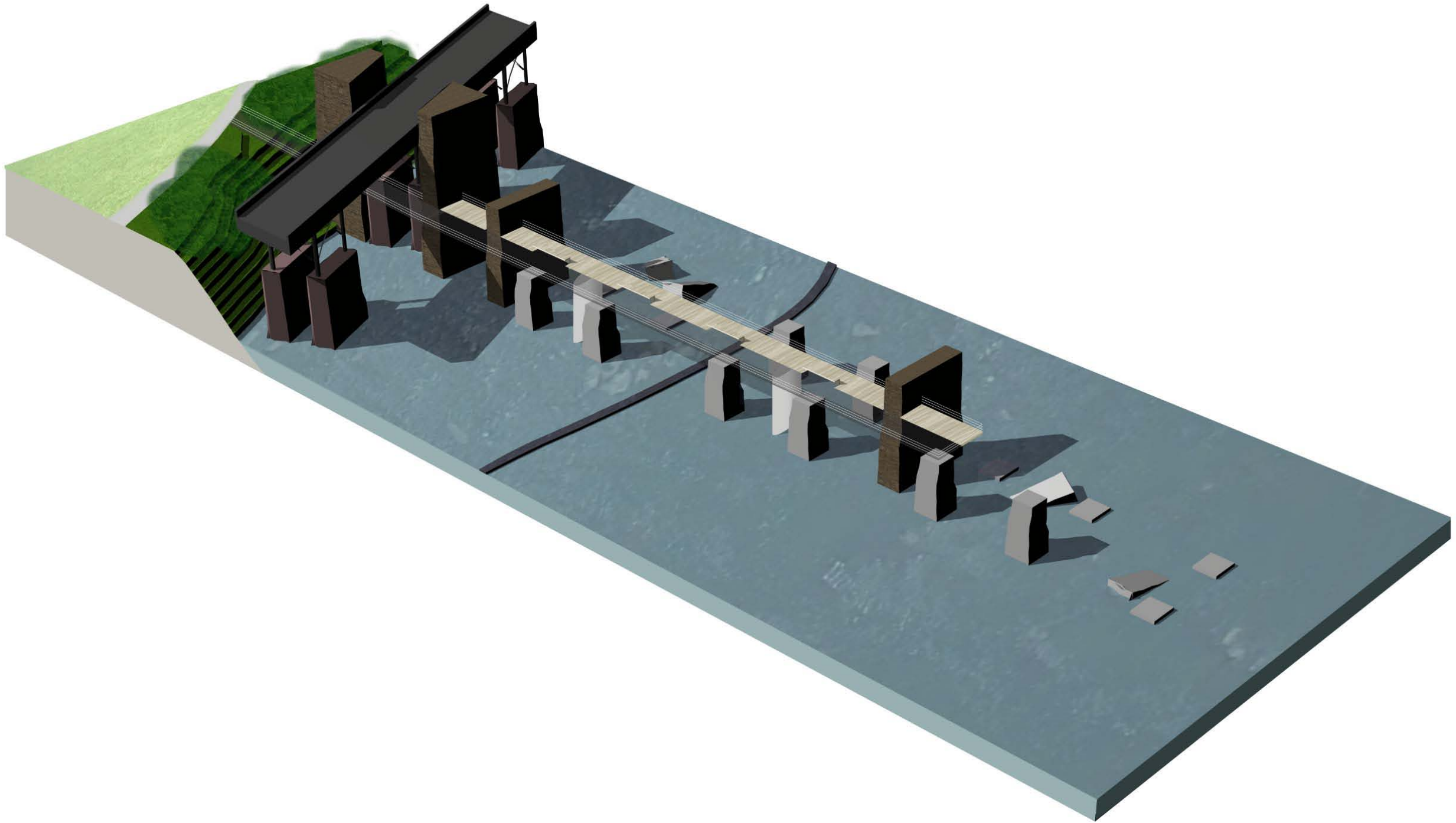
## ***RIVER TERRACES***



## ***RIVER TERRACES***



## ***RICHMOND + PETERSBURG RR PIER***

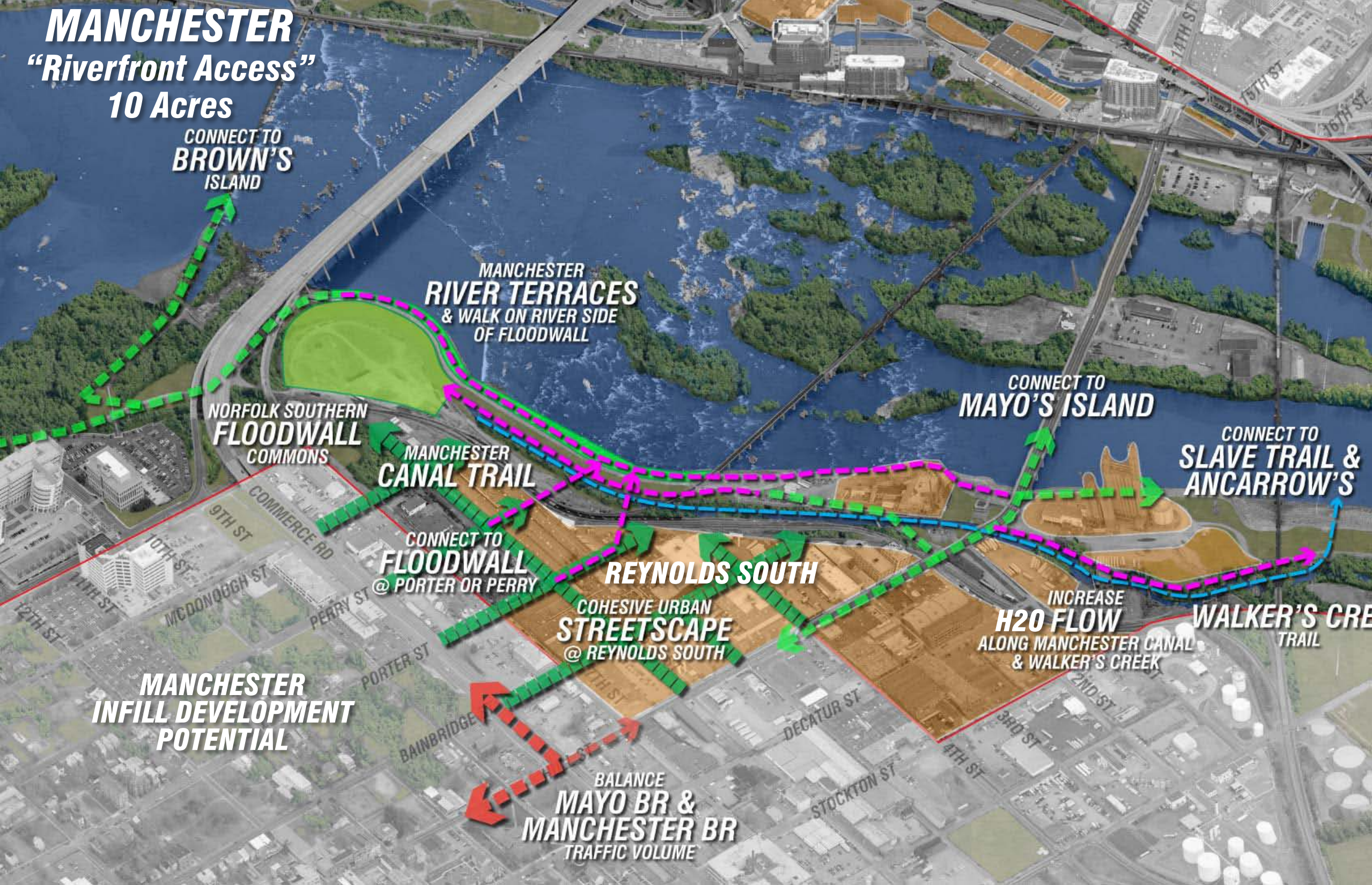


## ***RICHMOND + PETERSBURG RR PIER***



# MANCHESTER

**"Riverfront Access"**  
**10 Acres**



CONNECT TO  
**BROWN'S  
ISLAND**

MANCHESTER  
**RIVER TERRACES**  
& WALK ON RIVER SIDE  
OF FLOODWALL

NORFOLK SOUTHERN  
**FLOODWALL  
COMMONS**

MANCHESTER  
**CANAL TRAIL**

CONNECT TO  
**MAYO'S ISLAND**

CONNECT TO  
**SLAVE TRAIL &  
ANCARROW'S**

CONNECT TO  
**FLOODWALL**  
@ PORTER OR PERRY

**REYNOLDS SOUTH**

COHESIVE URBAN  
**STREETScape**  
@ REYNOLDS SOUTH

INCREASE  
**H2O FLOW**  
ALONG MANCHESTER CANAL  
& WALKER'S CREEK

**WALKER'S CREEK  
TRAIL**

**MANCHESTER  
INFILL DEVELOPMENT  
POTENTIAL**

BALANCE  
**MAYO BR &  
MANCHESTER BR**  
TRAFFIC VOLUME



# MANCHESTER

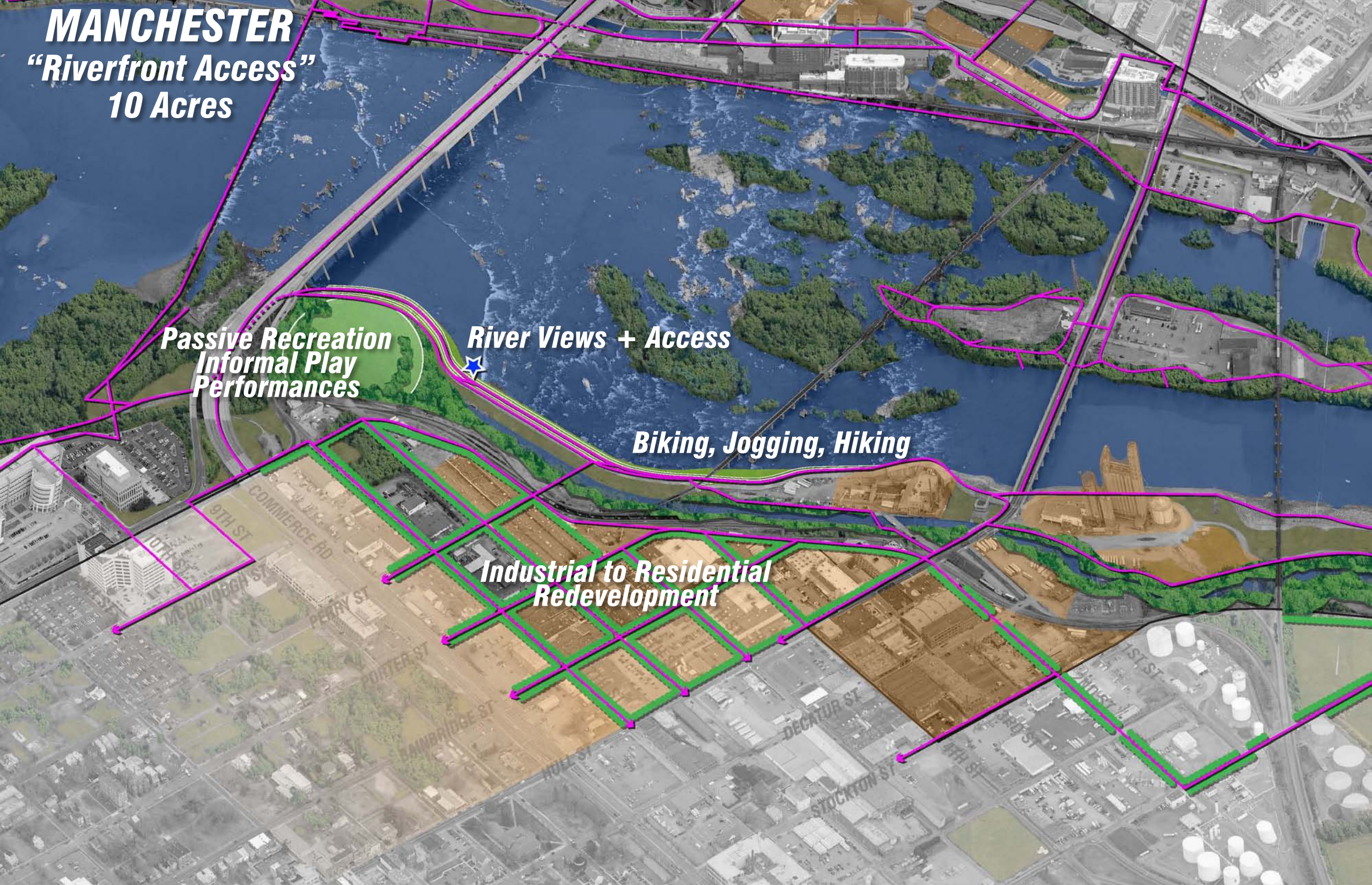
**"Riverfront Access"**  
**10 Acres**

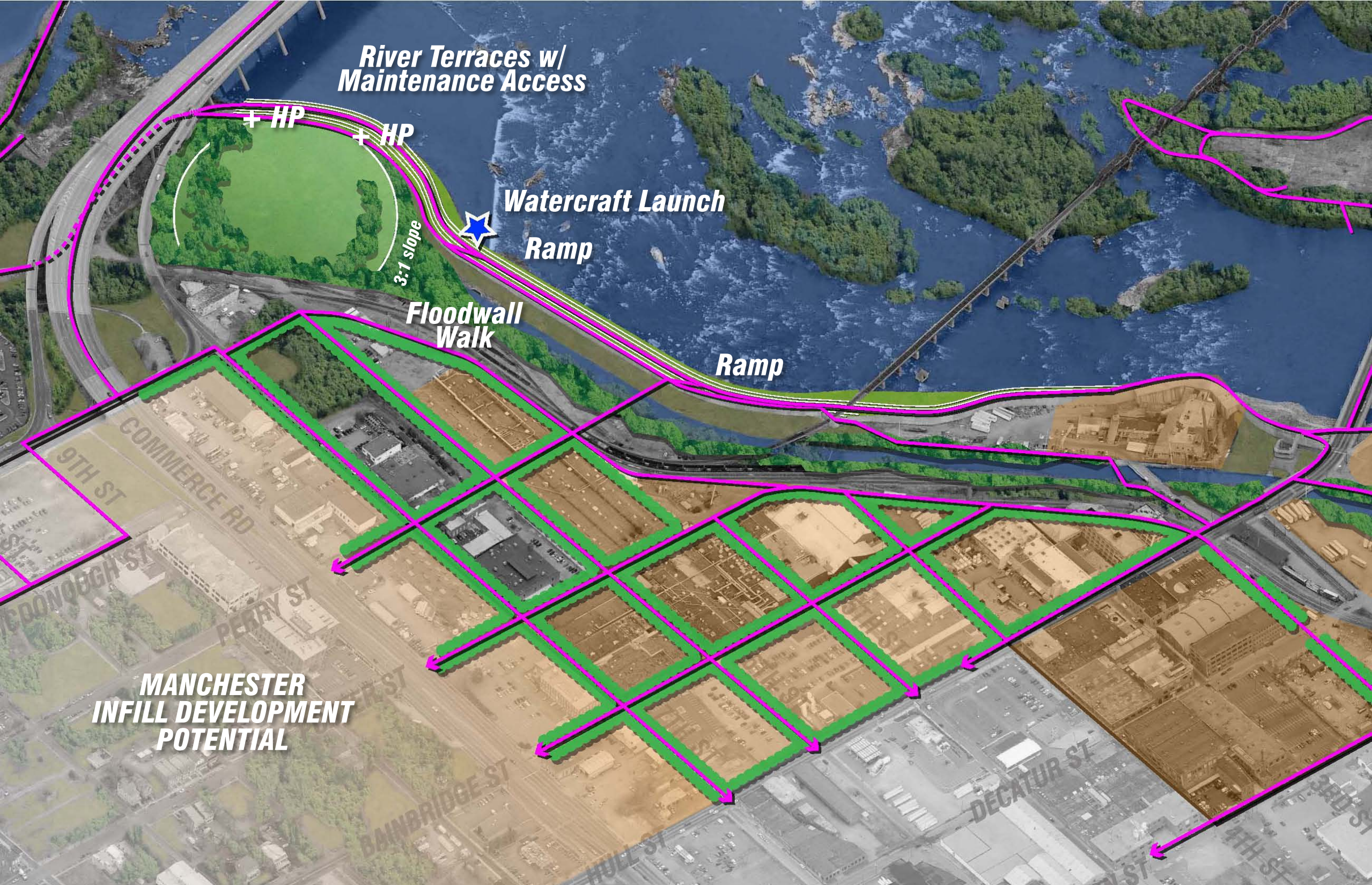
*Passive Recreation  
Informal Play  
Performances*

*River Views + Access*

*Biking, Jogging, Hiking*

*Industrial to Residential  
Redevelopment*





River Terraces w/  
Maintenance Access

HP

HP

Watercraft Launch  
Ramp

Floodwall  
Walk

Ramp

3:1 slope

MANCHESTER  
INFILL DEVELOPMENT  
POTENTIAL

9TH ST

COMMERCE RD

PERRY ST

BANBRIDGE ST

HULL ST

DECATUR ST

4TH ST



MANCHESTER BRIDGE

NORFOLK  
SOUTHERN RR

PUBLIC PARK

FLOODWALL  
WALK RIVER  
TERRACE







**< 3 LANES SOUTHBOUND  
ROAD DIET 2 CENTER LANES  
2 LANES NORTHBOUND >**







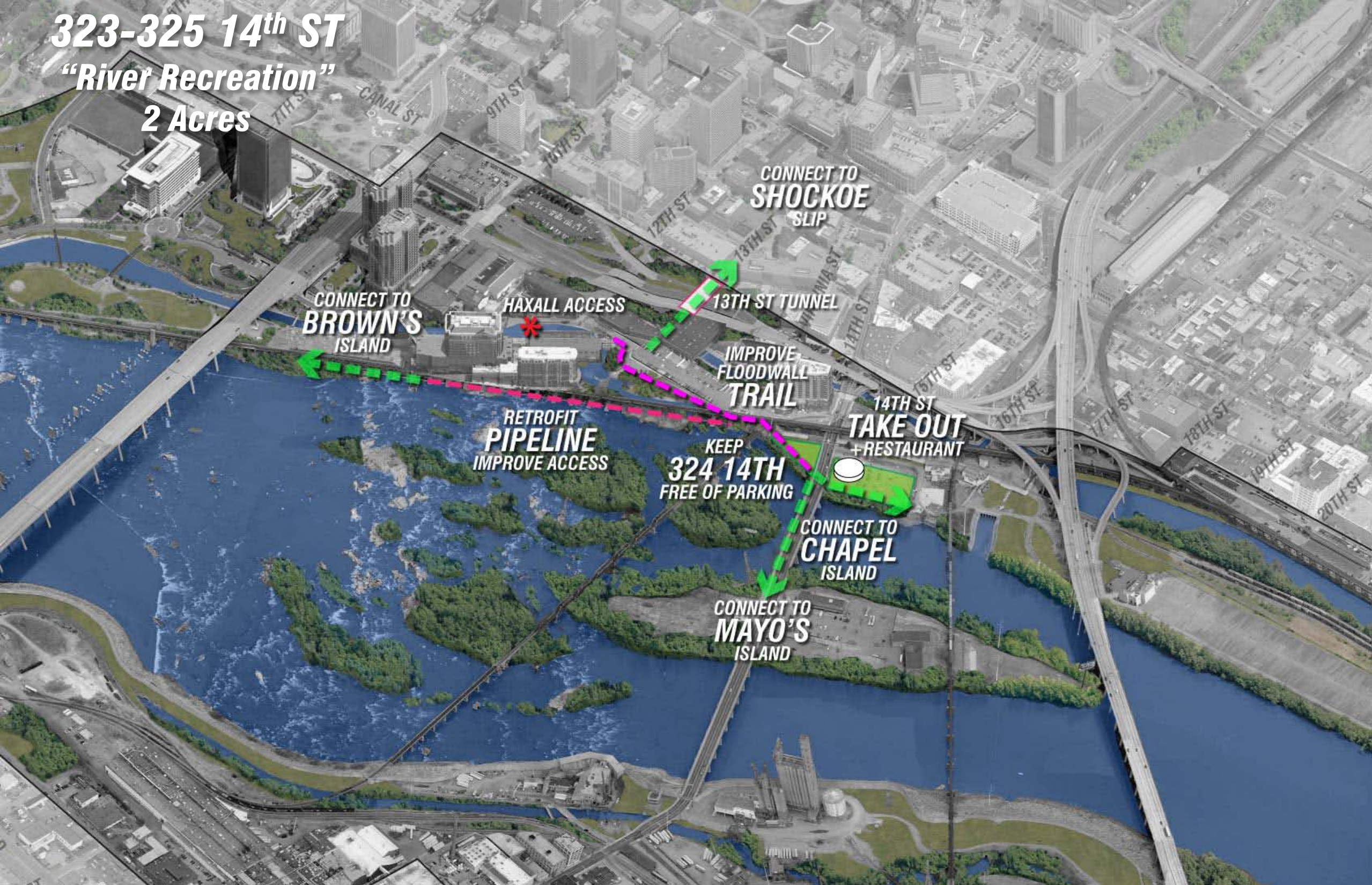


**EXISTING**

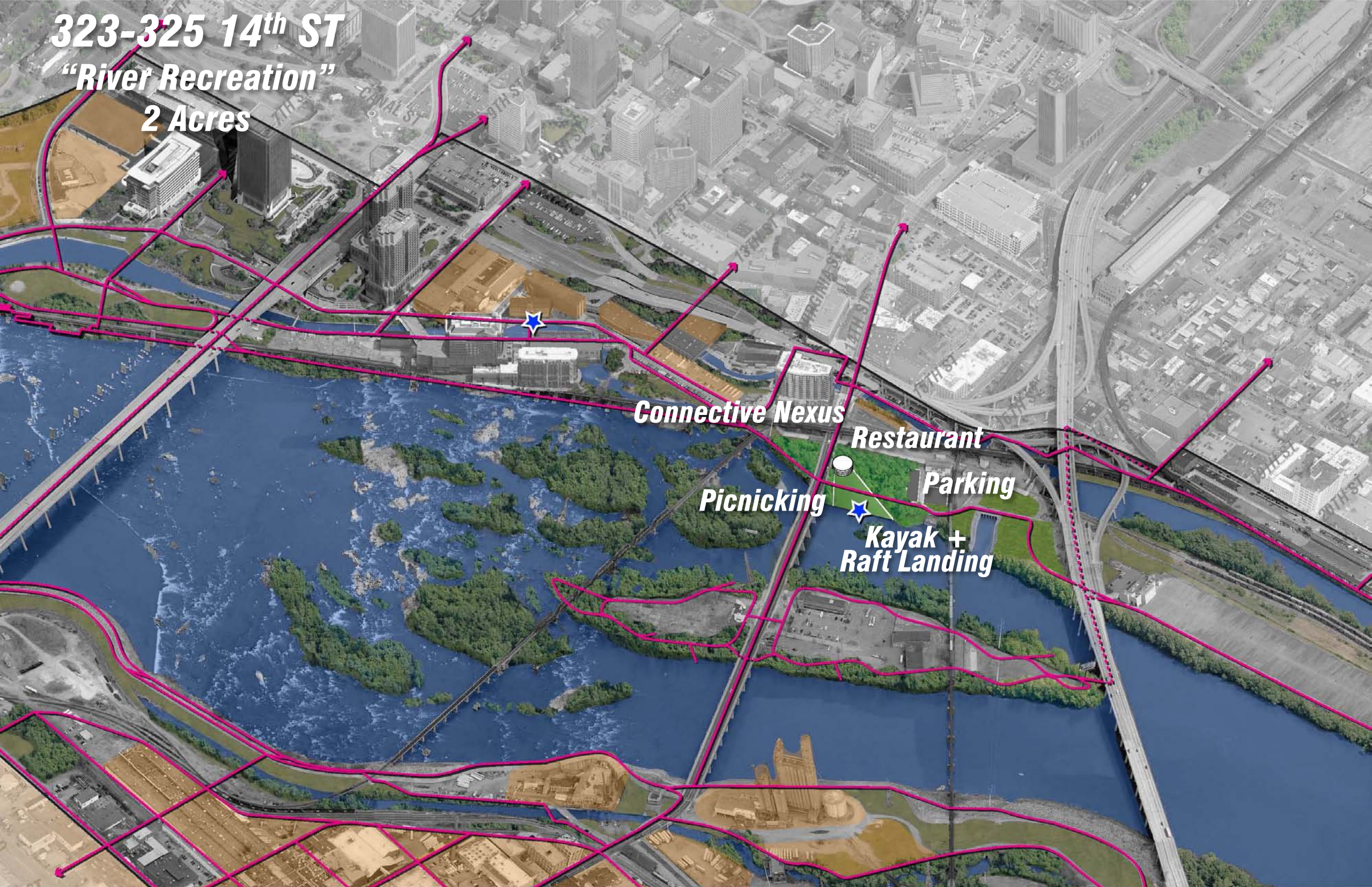


**APPROACH**

**323-325 14<sup>th</sup> ST**  
**"River Recreation"**  
**2 Acres**



**323-325 14<sup>th</sup> ST**  
**"River Recreation"**  
**2 Acres**



**Connective Nexus**

**Restaurant**

**Picnicking**

**Parking**

**Kayak +  
Raft Landing**



**EXISTING**



**APPROACH**



**APPROACH**



**EXISTING**





**APPROACH**

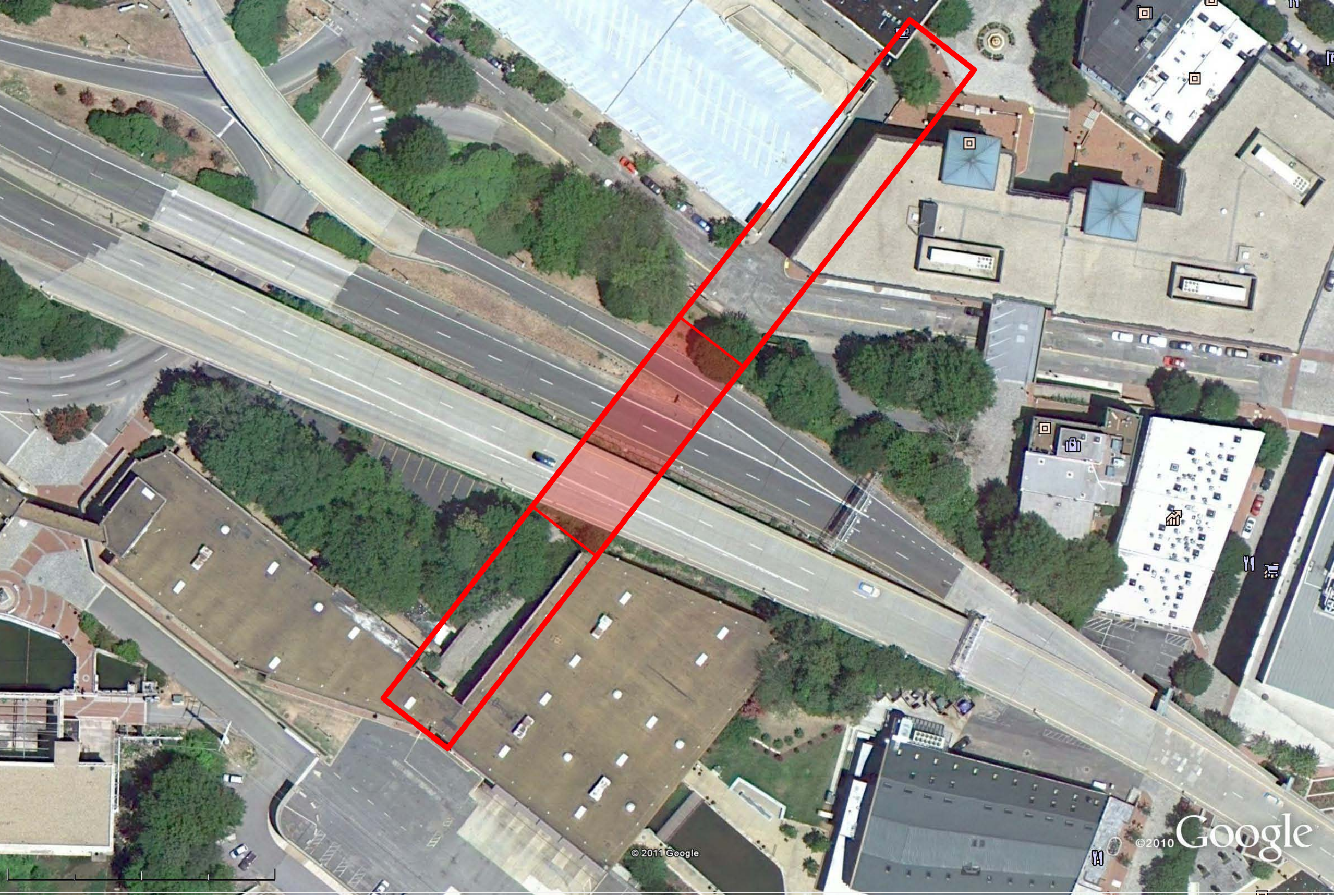


**EXISTING**



**SECTION CUT**

**APPROACH**



© 2011 Google

© 2010

Google™



**EXISTING**

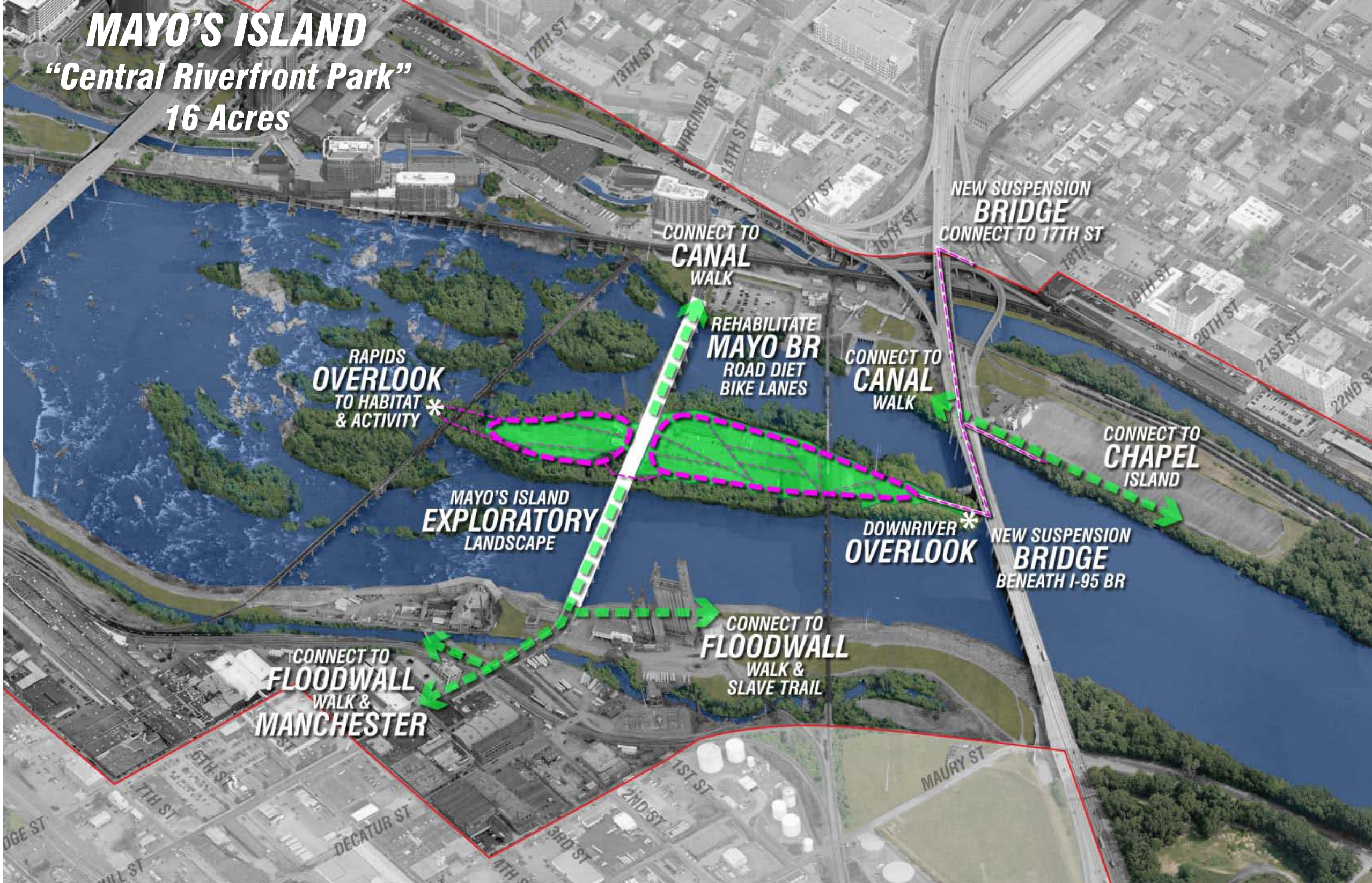


**APPROACH**

# MAYO'S ISLAND

"Central Riverfront Park"

16 Acres



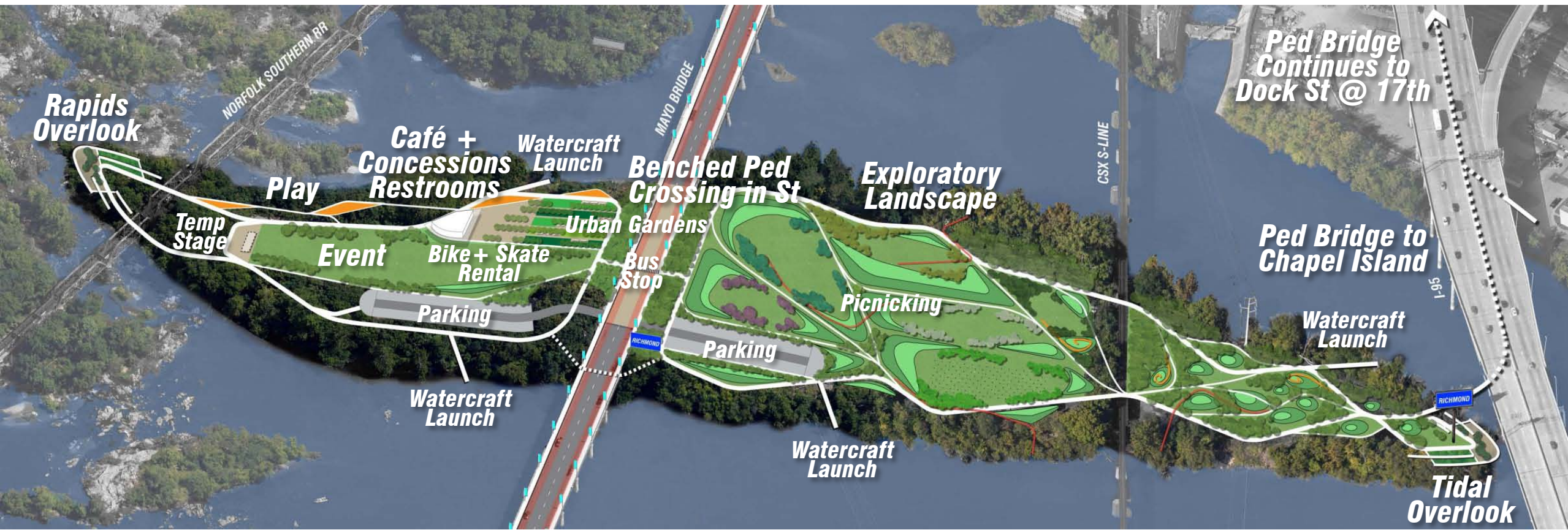


***Mayo's Island  
Central Riverfront Park***

***High Transformational Value  
Connects both sides of River  
Major Destination  
Highly Accessible, Ped, Bus and Car  
Rich Environmental Context  
River Experience***

***Obstacles to Development  
Floodprone  
Water Quality  
Floodwall Pinch Point  
No Sanitary Sewer  
Residential Emergency Access***







**RAPIDS  
OVERLOOK**

**EVENT LAWN  
+ PLAY**

**CAFE  
PLAZA**

**MAYO  
BRIDGE**

**EXPLORATION LANDSCAPE**

**TIDAL  
OVERLOOK**

**I-95**

0 50' 100'













**FLOODGATE  
LIMITS WIDTH  
ON BOTH ENDS**

**1 LANE SOUTH**

**1 LANE NORTH**



**ALTERNATIVE 1**



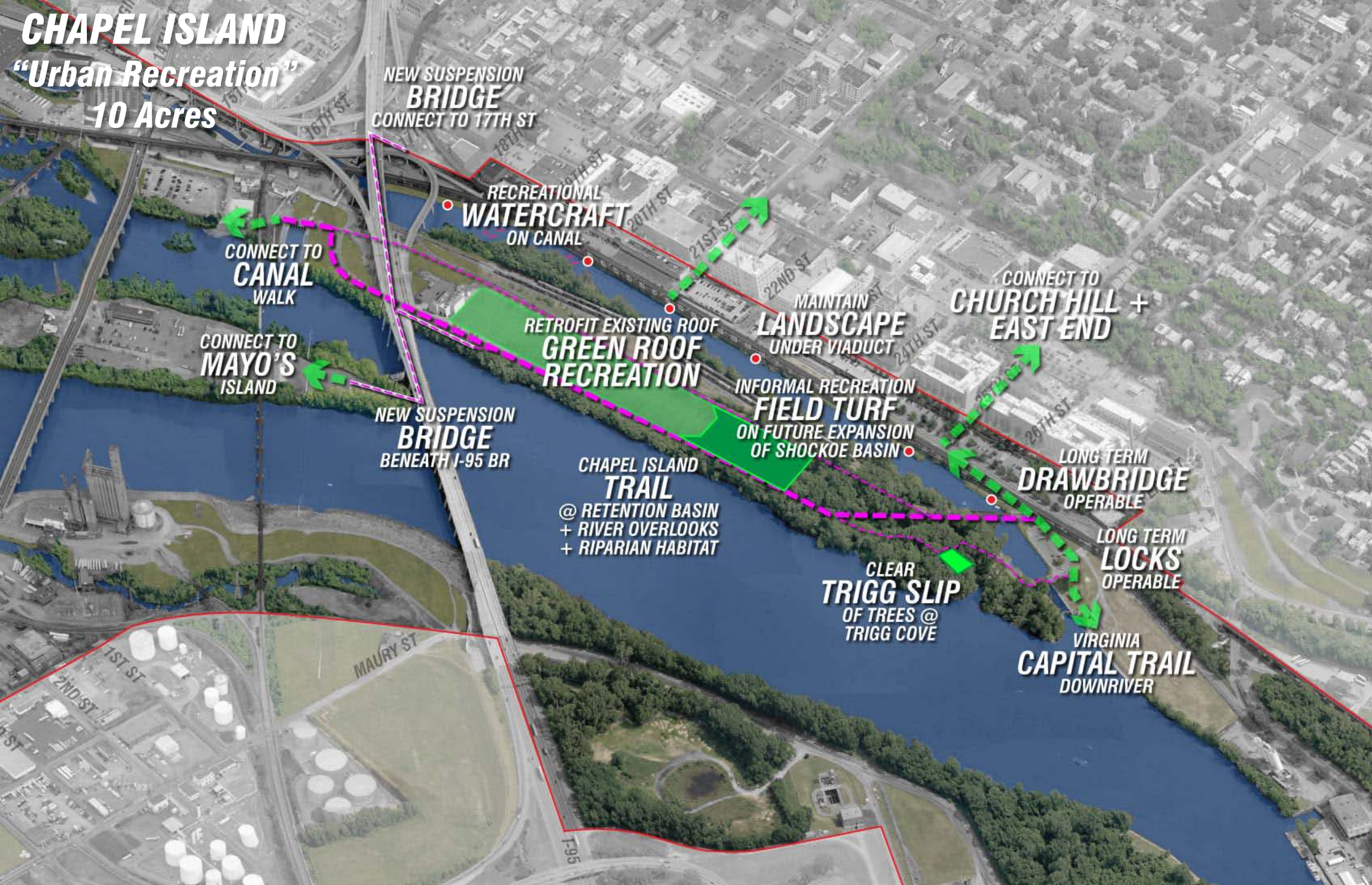


**REDUCE SPEED + IMPROVE PED SAFETY**

**ELIMINATE  
RIGHTHAND  
TURN**

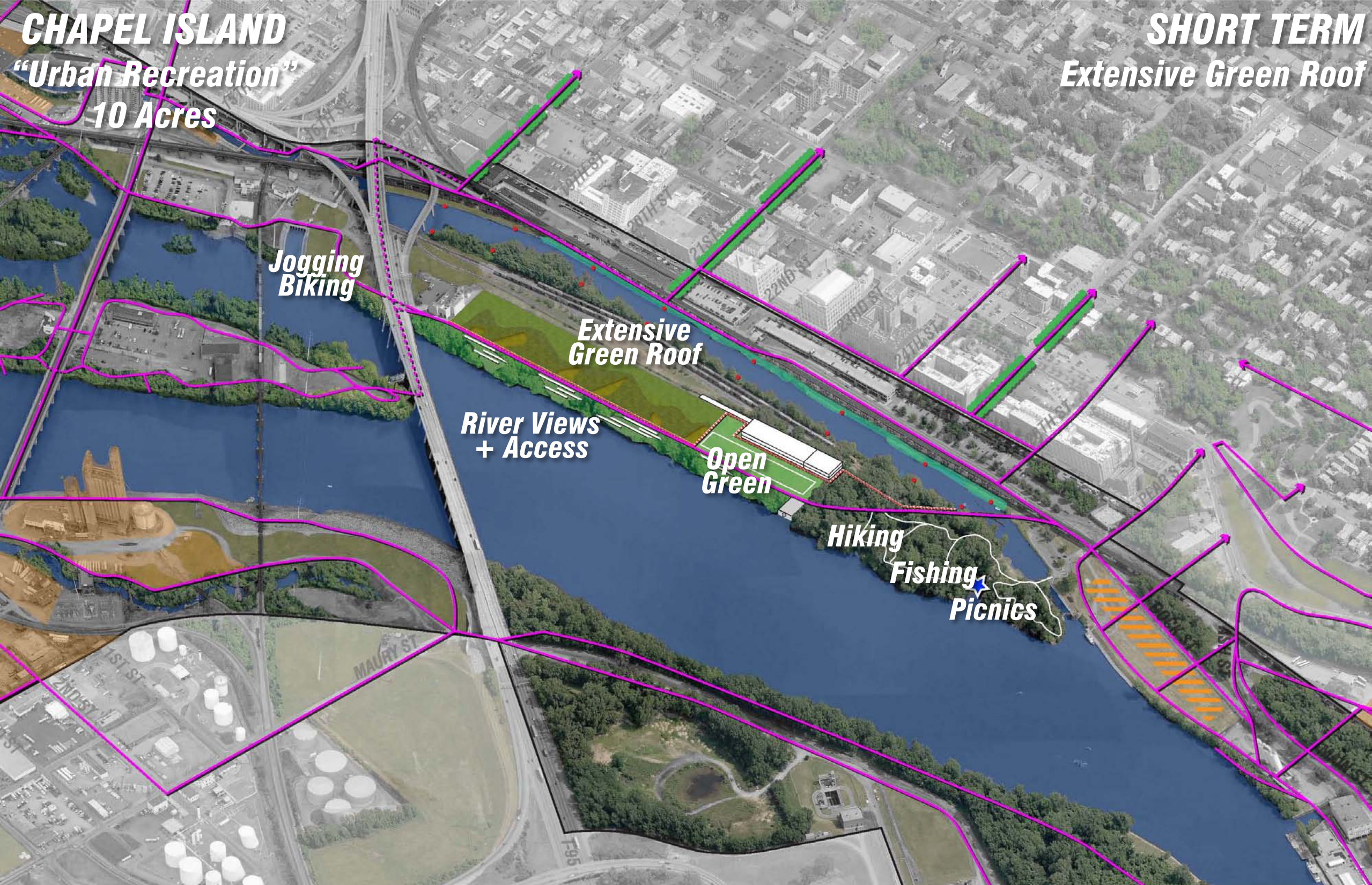
# CHAPEL ISLAND

**"Urban Recreation"**  
**10 Acres**



**CHAPEL ISLAND**  
**"Urban Recreation"**  
**10 Acres**

**SHORT TERM**  
**Extensive Green Roof**



**Jogging  
Biking**

**Extensive  
Green Roof**

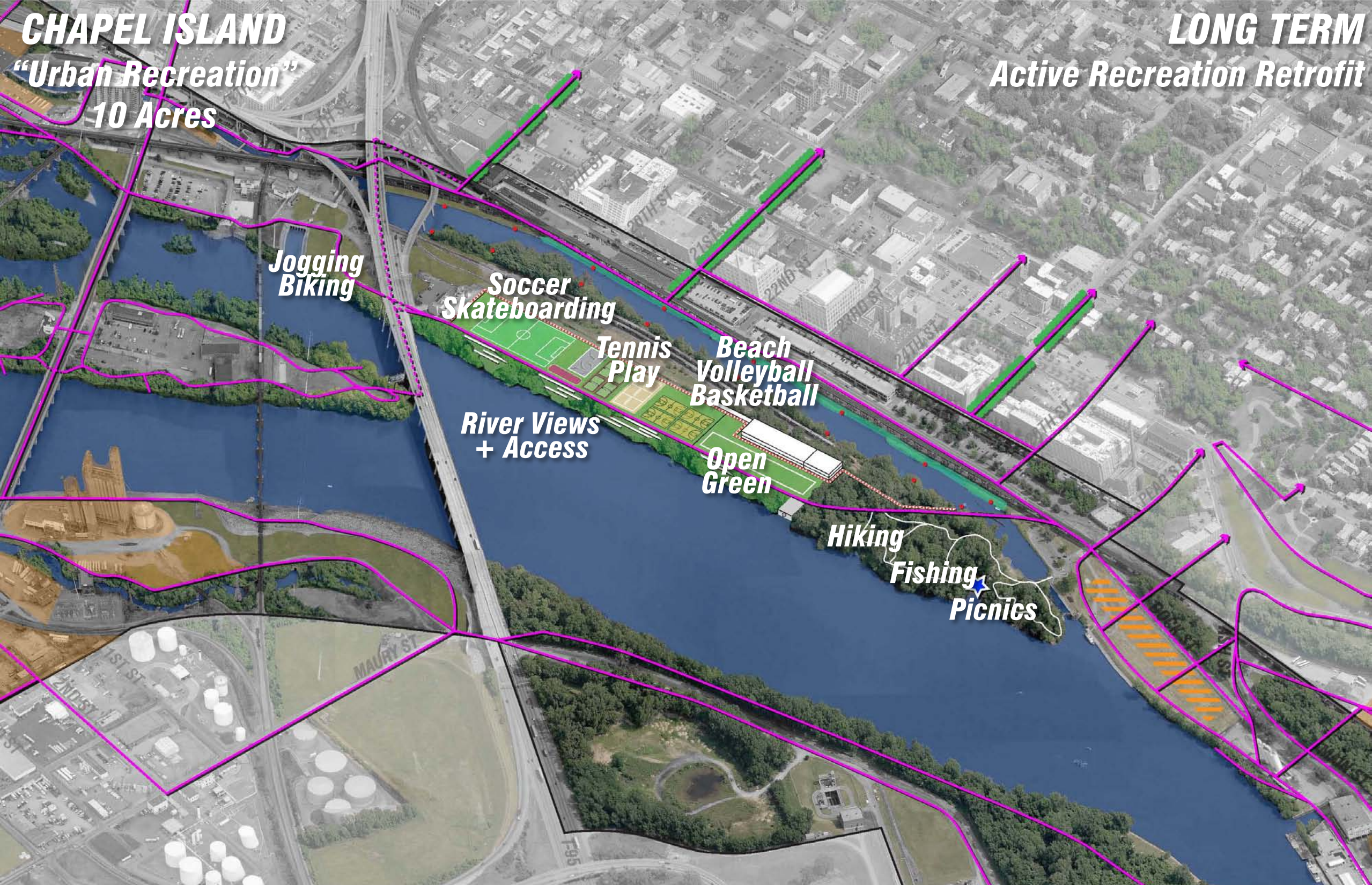
**River Views  
+ Access**

**Open  
Green**

**Hiking  
Fishing  
Picnics**

**CHAPEL ISLAND**  
"Urban Recreation"  
10 Acres

**LONG TERM**  
Active Recreation Retrofit



Jogging  
Biking

Soccer  
Skateboarding

Tennis  
Play

Beach  
Volleyball  
Basketball

River Views  
+ Access

Open  
Green

Hiking

Fishing  
Picnics



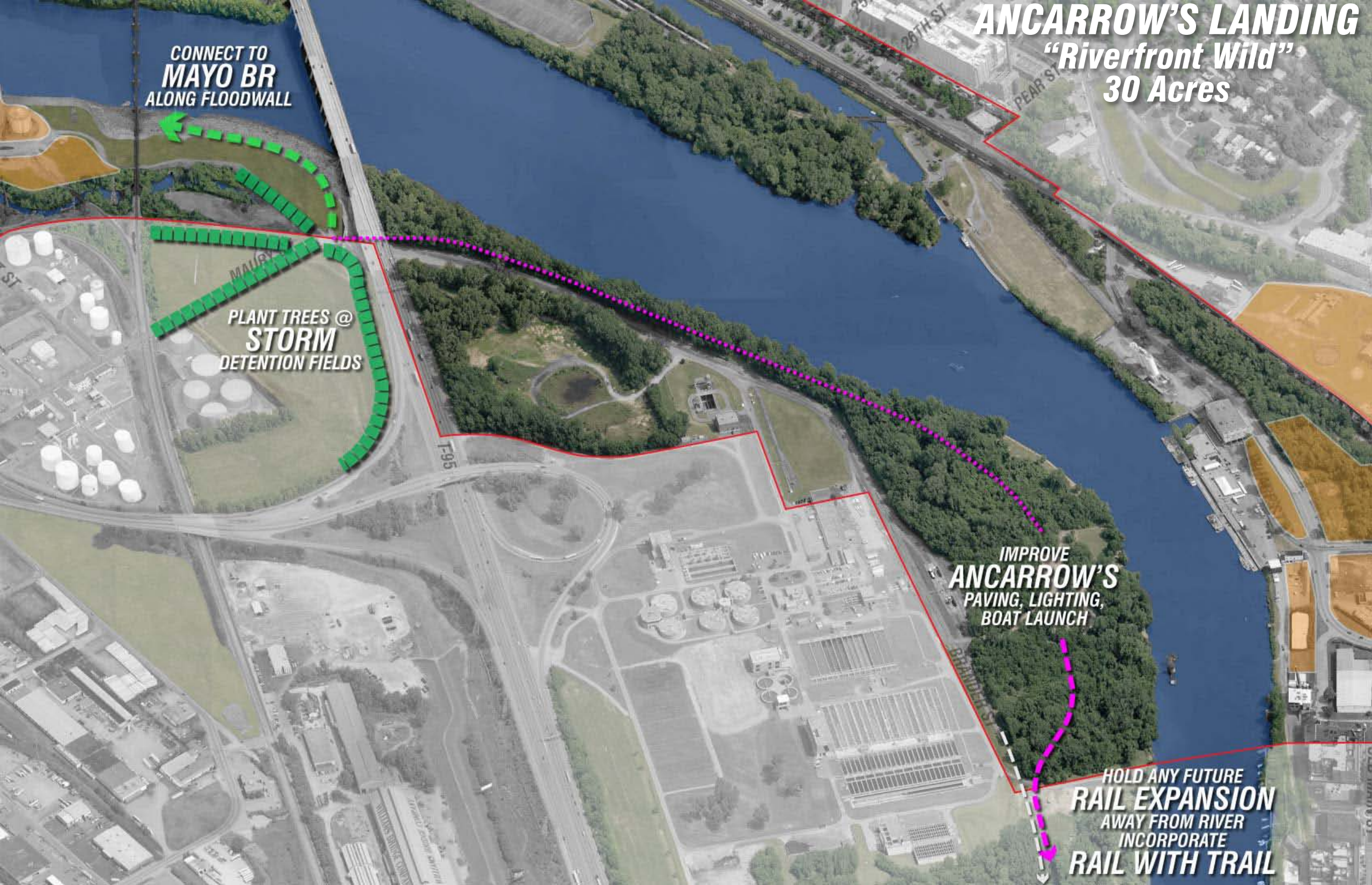
**EXISTING**



**APPROACH – SHORT TERM**



**APPROACH – LONG TERM**



**ANCARROW'S LANDING**  
**"Riverfront Wild"**  
**30 Acres**

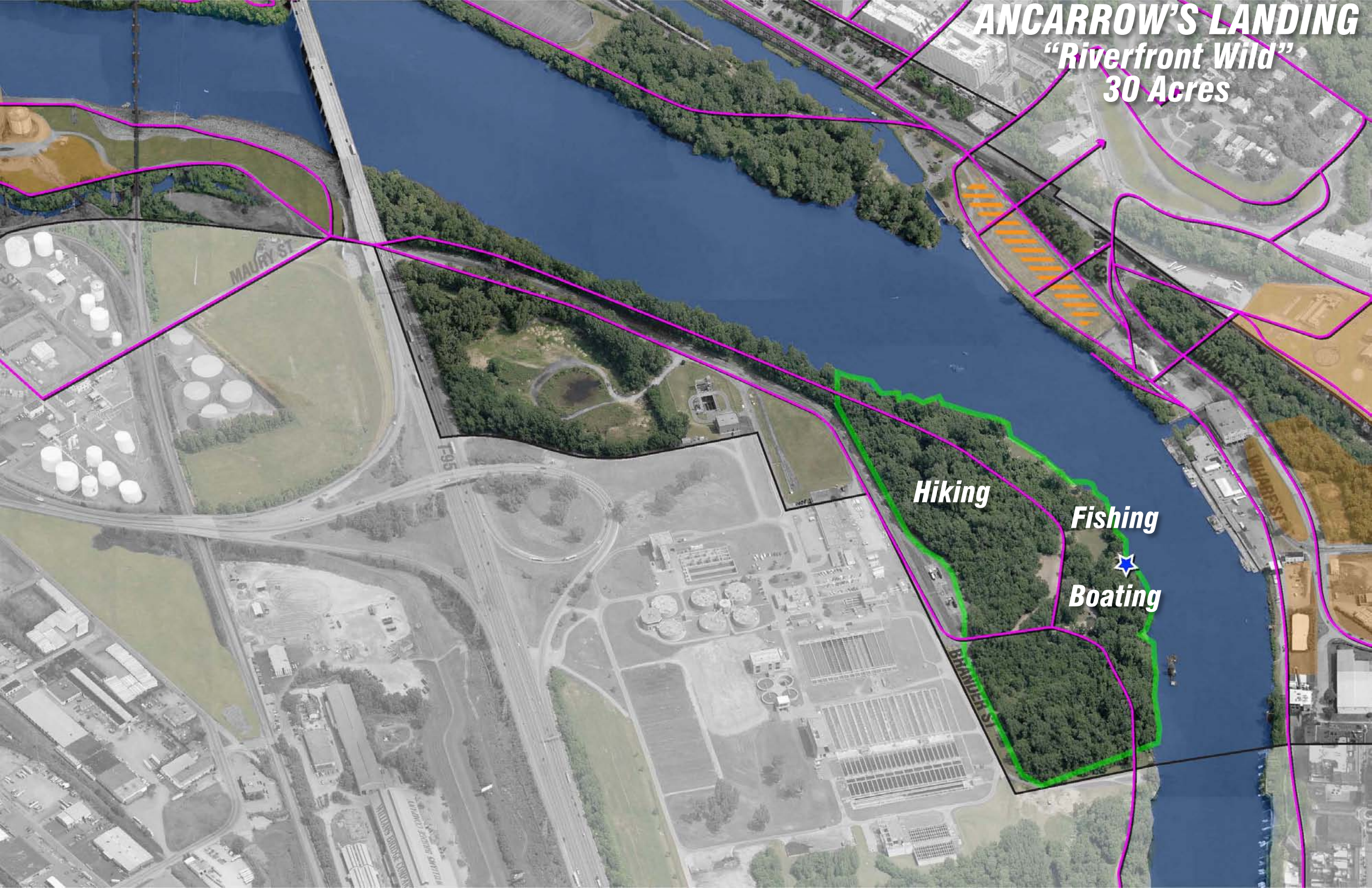
**CONNECT TO  
MAYO BR  
ALONG FLOODWALL**

**PLANT TREES @  
STORM  
DETENTION FIELDS**

**IMPROVE  
ANCARROW'S  
PAVING, LIGHTING,  
BOAT LAUNCH**

**HOLD ANY FUTURE  
RAIL EXPANSION  
AWAY FROM RIVER  
INCORPORATE  
RAIL WITH TRAIL**





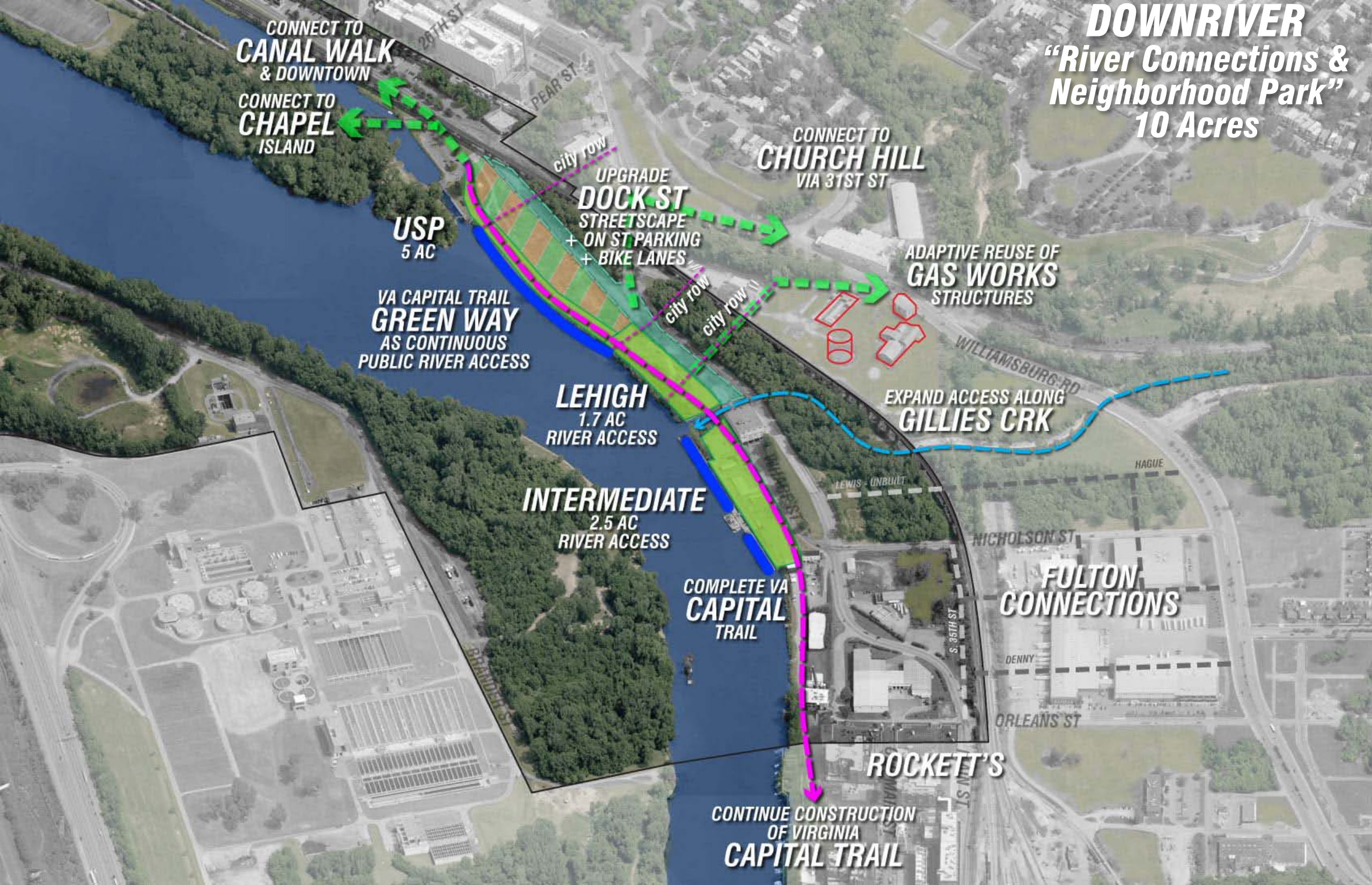
**ANCARROW'S LANDING**  
**"Riverfront Wild"**  
**30 Acres**

**Hiking**

**Fishing**

**Boating**





# **DOWNRIVER** "River Connections & Neighborhood Park" 10 Acres

CONNECT TO  
**CANAL WALK & DOWNTOWN**

CONNECT TO  
**CHAPEL ISLAND**

CONNECT TO  
**CHURCH HILL**  
VIA 31ST ST

**USP**  
5 AC

UPGRADE  
**DOCK ST**  
STREETScape  
+ ON ST PARKING  
+ BIKE LANES

ADAPTIVE REUSE OF  
**GAS WORKS**  
STRUCTURES

VA CAPITAL TRAIL  
**GREEN WAY**  
AS CONTINUOUS  
PUBLIC RIVER ACCESS

**LEHIGH**  
1.7 AC  
RIVER ACCESS

EXPAND ACCESS ALONG  
**GILLIES CRK**

**INTERMEDIATE**  
2.5 AC  
RIVER ACCESS

COMPLETE VA  
**CAPITAL TRAIL**

**FULTON CONNECTIONS**

**ROCKETT'S**

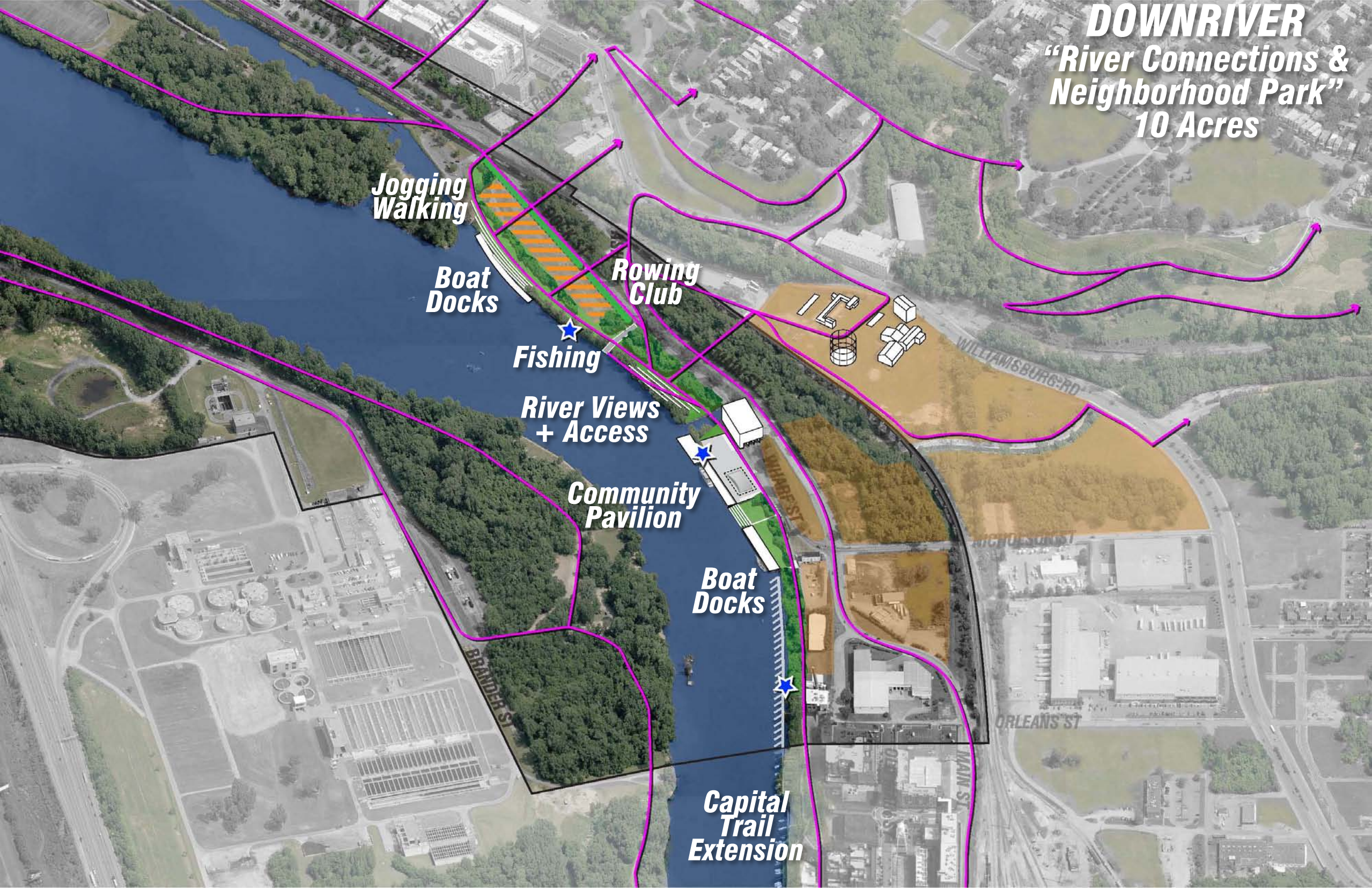
CONTINUE CONSTRUCTION  
OF VIRGINIA  
**CAPITAL TRAIL**



**COMPLETE VA  
CAPITAL  
TRAIL**

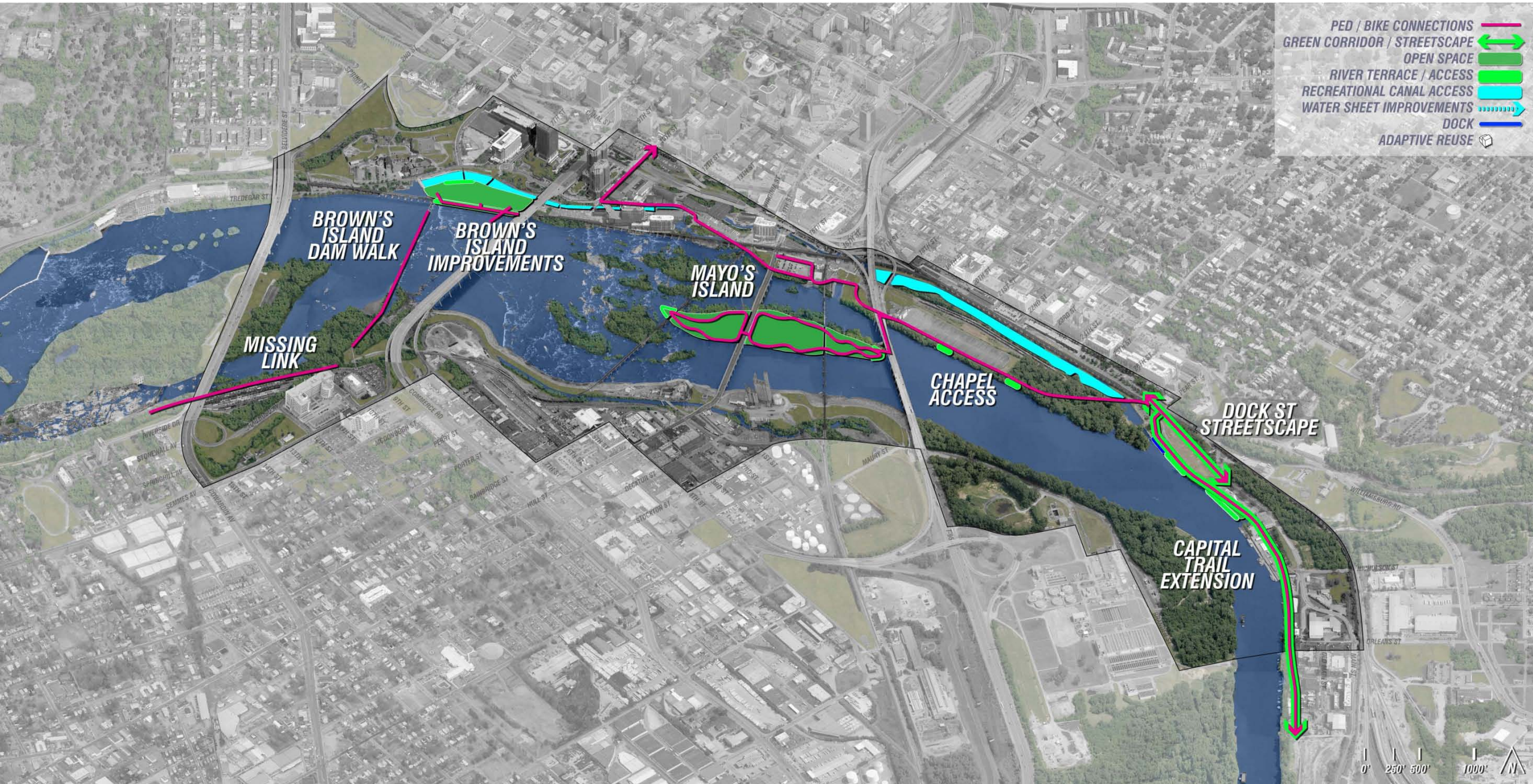
**CONTINUE CONSTRUCTION  
OF VIRGINIA  
CAPITAL TRAIL**

**DOWNRIVER**  
"River Connections & Neighborhood Park"  
10 Acres





# ***RIVERFRONT PRIORITIES***



- PED / BIKE CONNECTIONS
- GREEN CORRIDOR / STREETSCAPE
- OPEN SPACE
- RIVER TERRACE / ACCESS
- RECREATIONAL CANAL ACCESS
- WATER SHEET IMPROVEMENTS
- DOCK
- ADAPTIVE REUSE

**BROWN'S ISLAND DAM WALK**

**BROWN'S ISLAND IMPROVEMENTS**

**MAYO'S ISLAND**

**MISSING LINK**

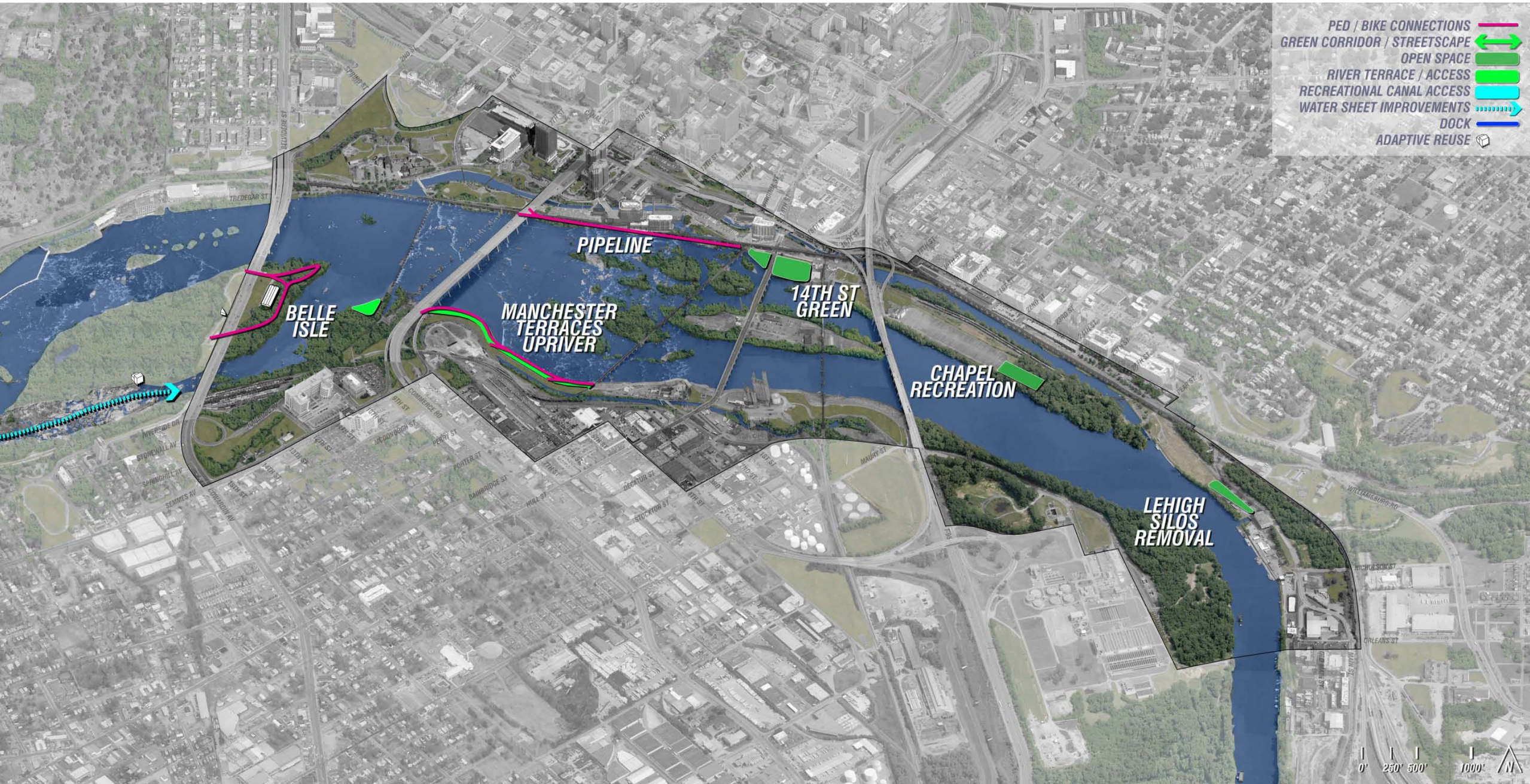
**CHAPEL ACCESS**

**DOCK ST STREETSCAPE**

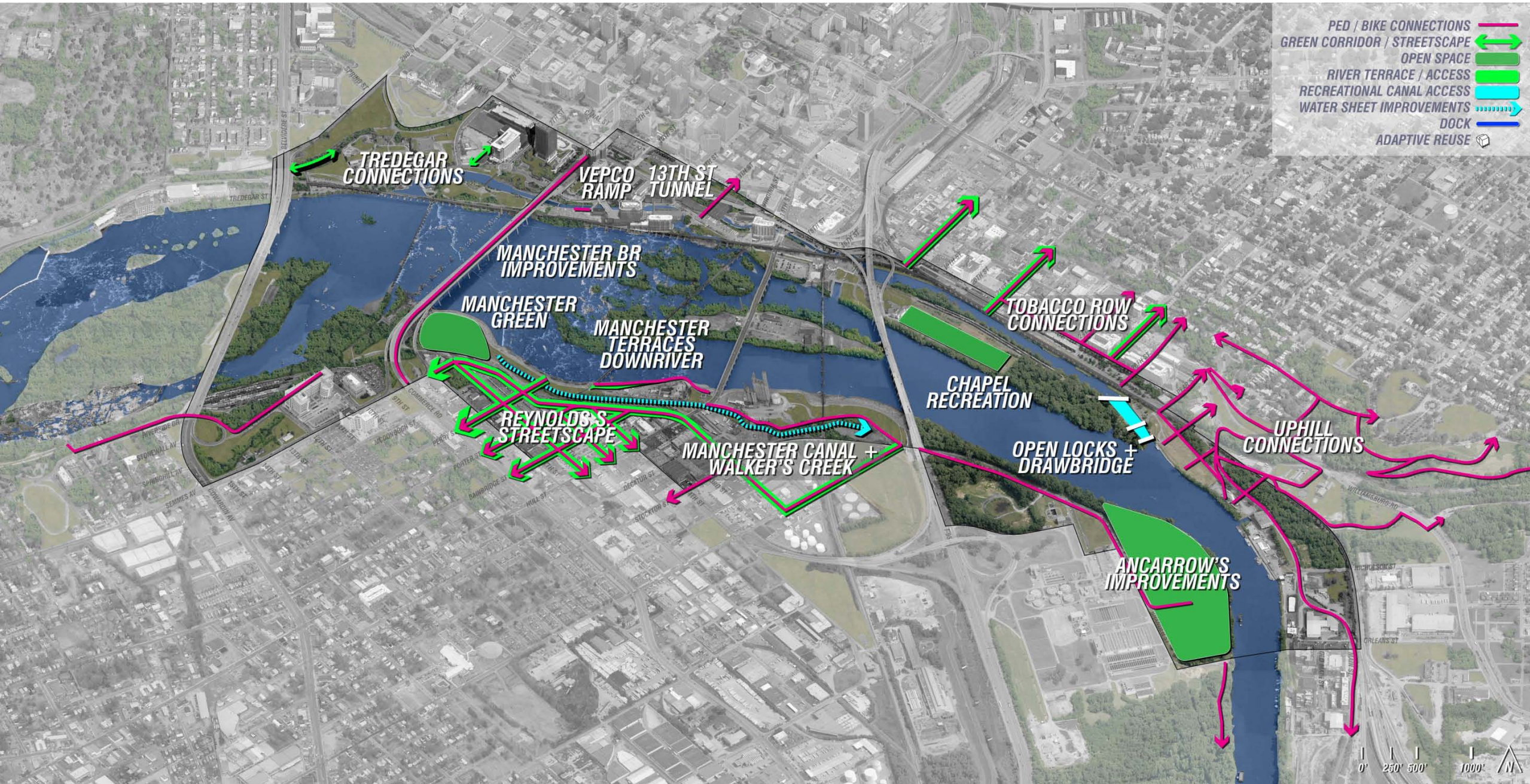
**CAPITAL TRAIL EXTENSION**



**PRIORITY 1**

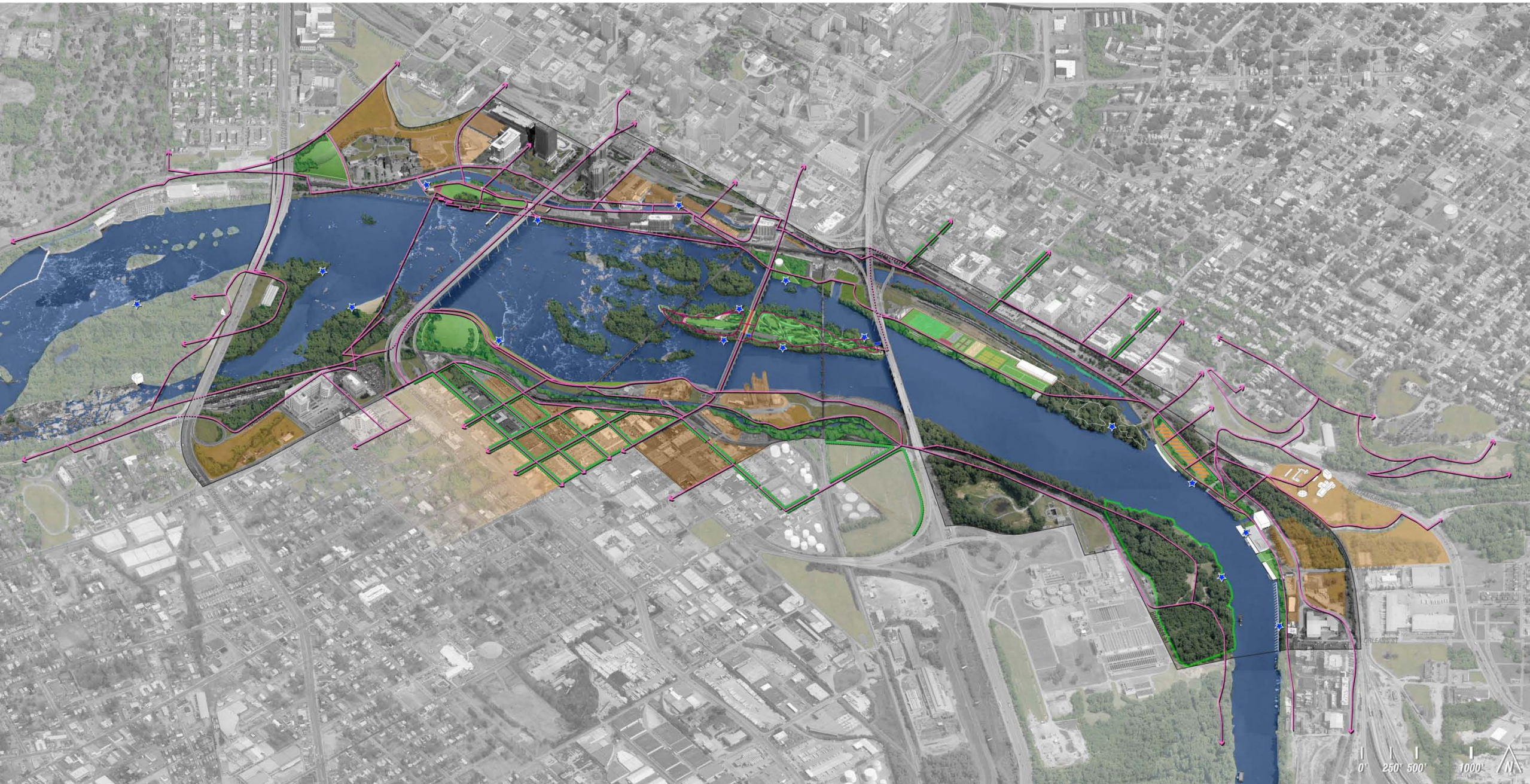


# PRIORITY 2



**PRIORITY 3**





**PRIORITY ONE**

**BROWN'S ISLAND DAM WALK**

**\$1.8M**

**MISSING LINK TRAIL 1700 LF**

**\$250K**

**RICHMOND & PETERSBURG RR PIER**

**\$2.1M**

**BROWN'S ISLAND IMPROVEMENTS 7.5 AC**

**RIVER TERRACES**

**\$3.7M**

**LANDSCAPE ISLAND IMPROVEMENTS**

**\$3.5M**

**HAXALL TERRACE + FOUNTAIN**

**\$2.9M**

**\$10.1M**

**PRIORITY ONE, CONT.**

**MAYO'S ISLAND IMPROVEMENTS + ACQ 16 AC \$16M**

**CHAPEL ISLAND TRAIL \$750K**

**VA CAPITAL TRAIL DOWNRIVER EXTENSION 6350 LF \$3.5M\***

**DOCK ST STREETScape IMPROVEMENTS \$550K**

**JAMES RIVER & KANAWHA CANAL LIFE SAFETY \$150K**

**HAXALL CANAL LIFE SAFETY \$200K**

**PRIORITY ONE MAGNITUDE ~\$35.4M**

**2011 DOLLARS**

## ***PRIORITY TWO***

***MANCHESTER RIVER TERRACES***

***\$4.5M***

***PIPELINE WALK***

***\$2.2M***

***BELLE ISLE***

***HYDRO PLANT ADAPT/REUSE***

***\$1.5M***

***ECO TOILETS***

***\$250K***

***BELLE ISLE BEACH***

***\$1.5M***

***SOUTH CHANNEL WHITE WATER***

***\$750K***

***TRAIL IMPROVEMENTS***

***\$100K***

***\$4.1M***

***CHAPEL ISLAND EXPANSION LANDSCAPE***

***\$3.6M***

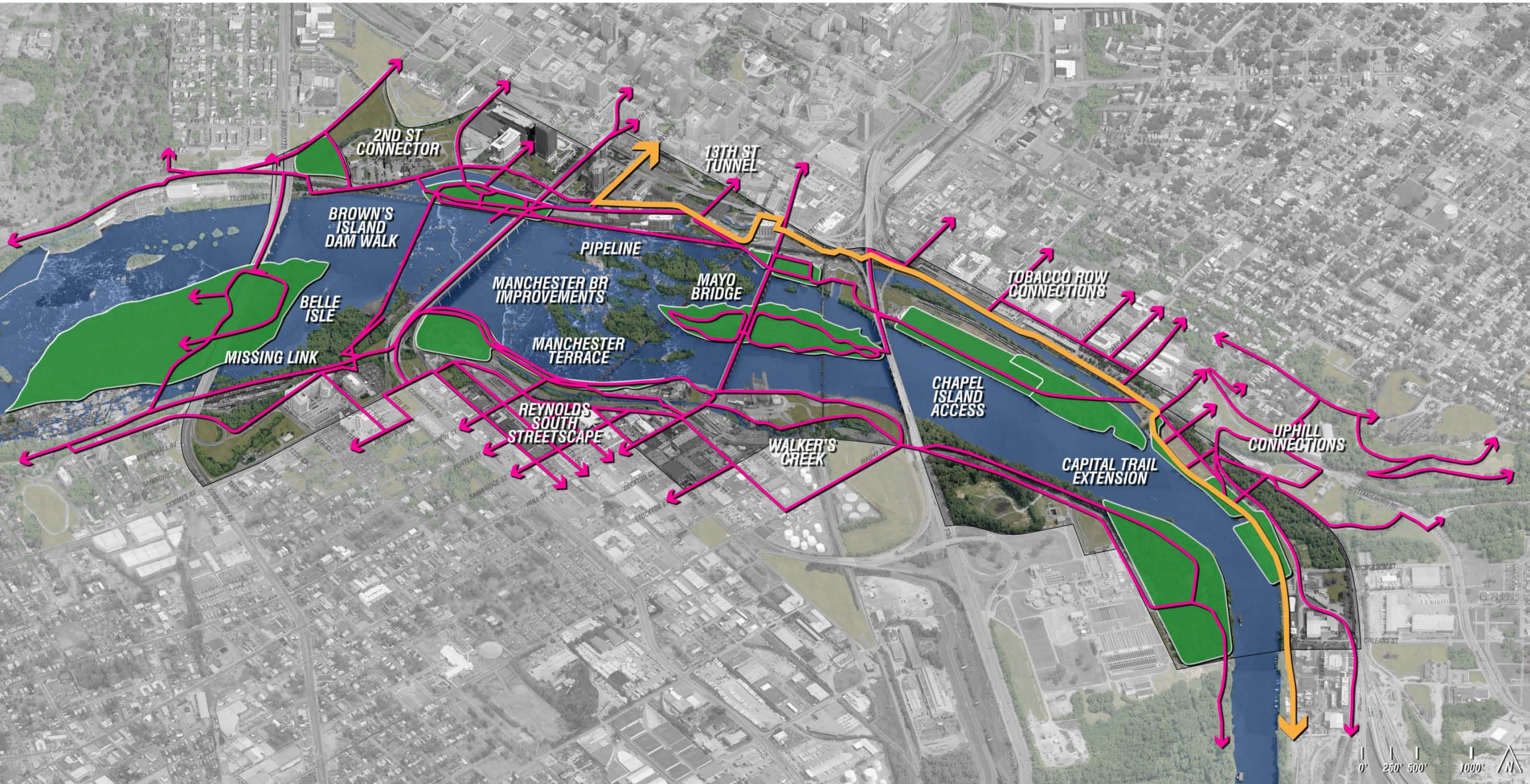
***LEHIGH CEMENT SILO REMOVAL + LANDSCAPE***

***\$2.4M***

***PRIORITY TWO MAGNITUDE***

***~\$16.8M***

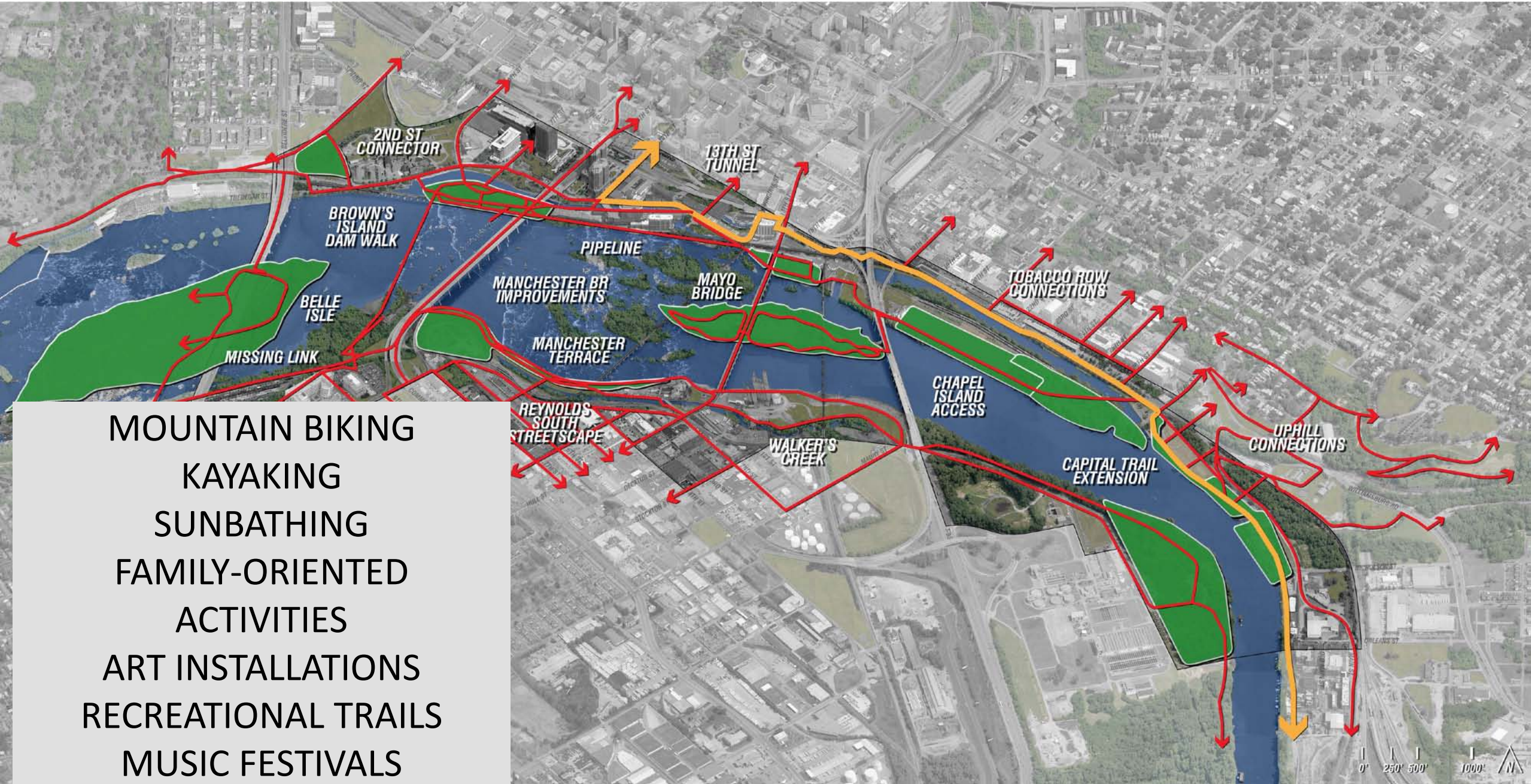
***2011 DOLLARS***





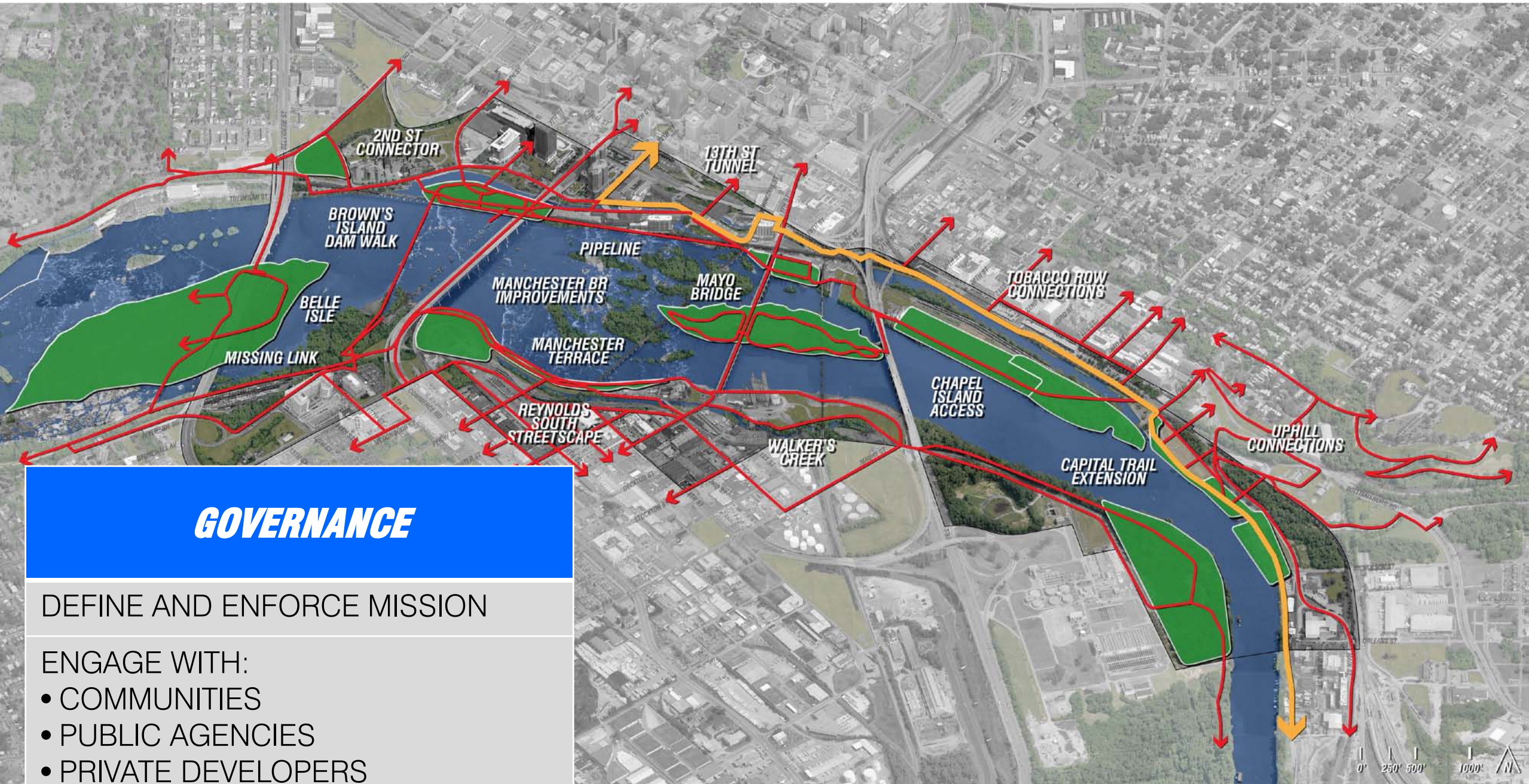
# ***GOVERNANCE & IMPLEMENTATION***

# ONE RIVER, ONE CITY, ONE RIVERFRONT SYSTEM WITH DIVERSE ACTIVITIES



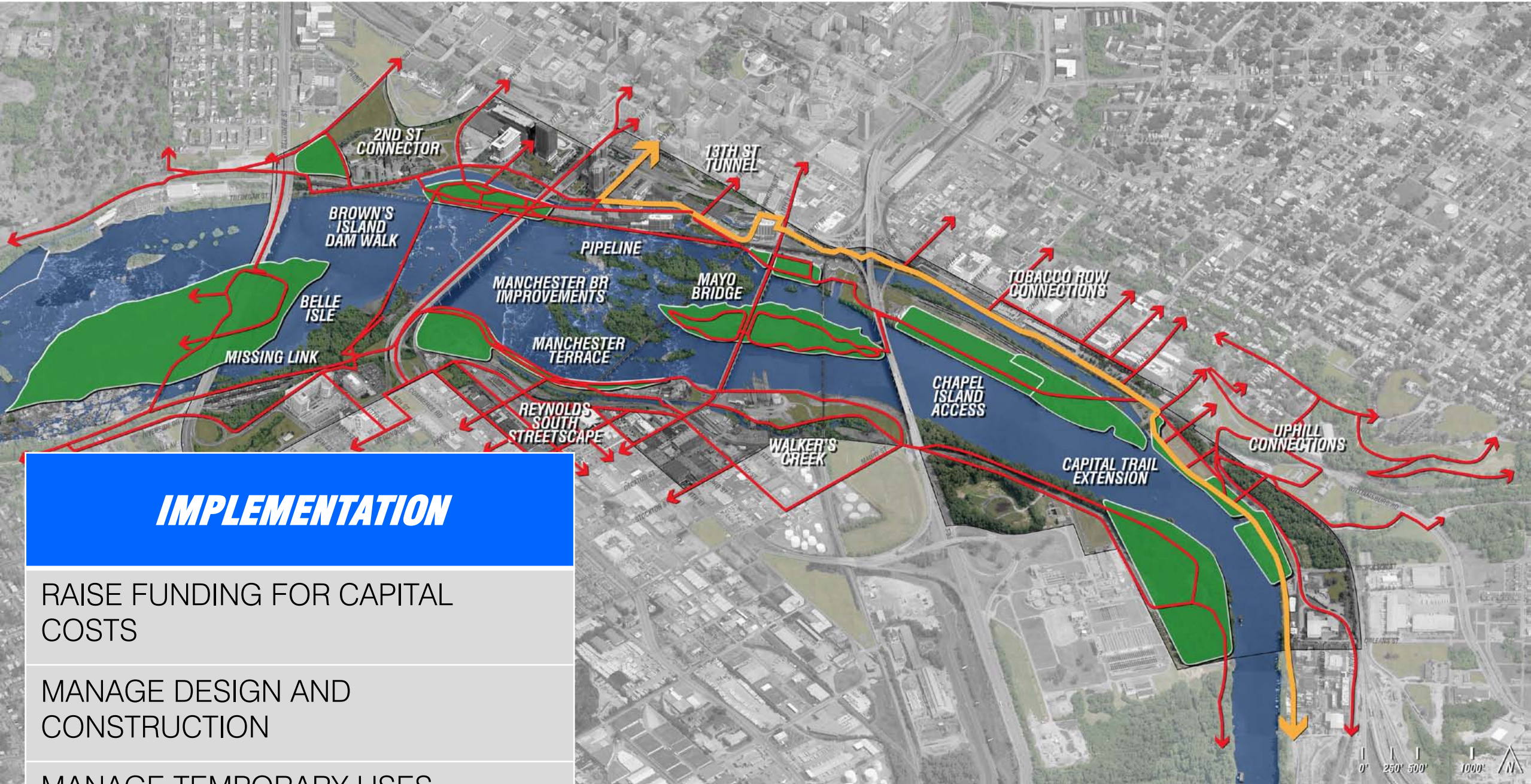
- MOUNTAIN BIKING
- KAYAKING
- SUNBATHING
- FAMILY-ORIENTED ACTIVITIES
- ART INSTALLATIONS
- RECREATIONAL TRAILS
- MUSIC FESTIVALS
- CULTURAL EVENTS

# ONE RIVER, ONE CITY, ONE RIVERFRONT SYSTEM WITH DIVERSE RESPONSIBILITIES





# ONE RIVER, ONE CITY, ONE RIVERFRONT SYSTEM WITH DIVERSE RESPONSIBILITIES



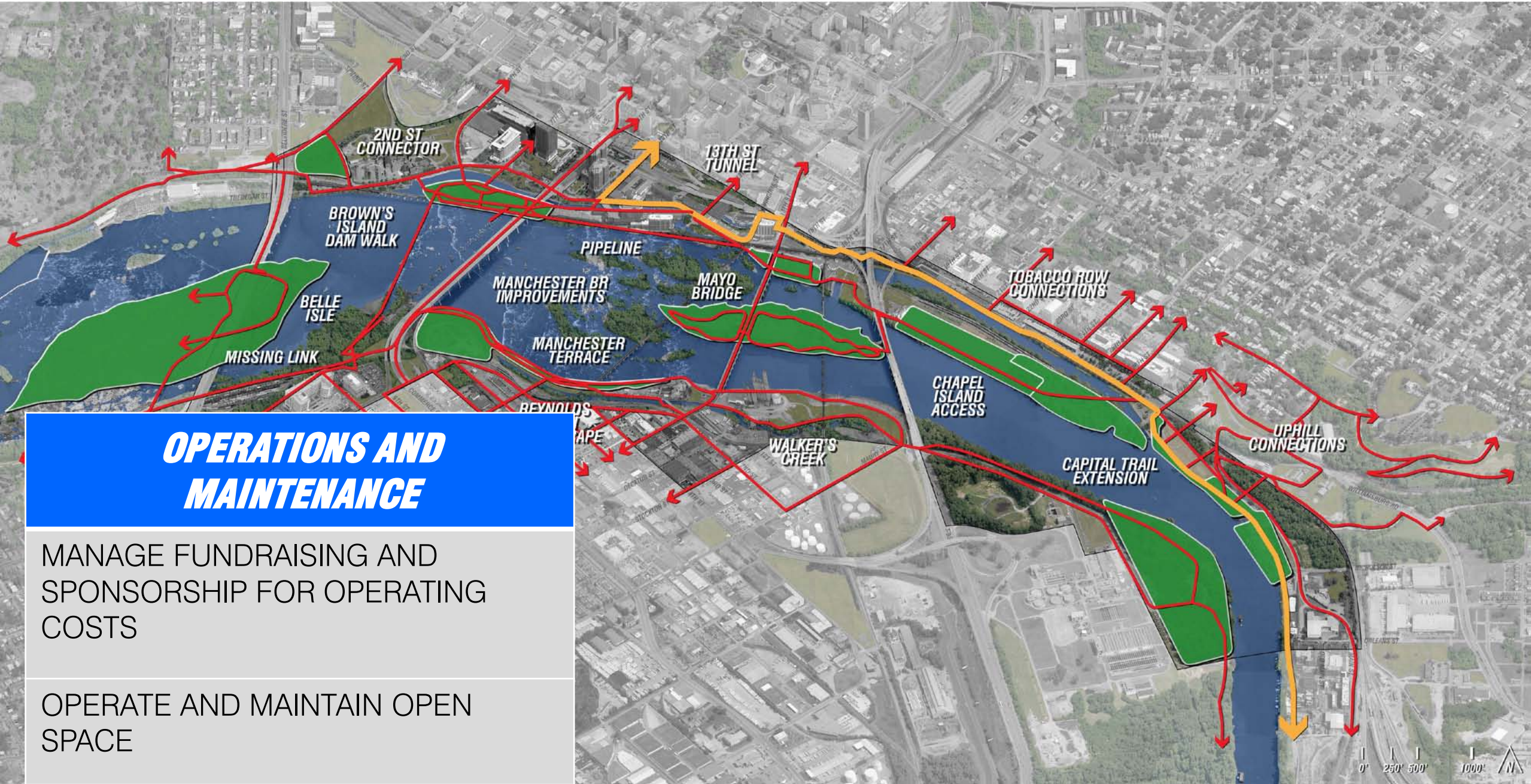
## IMPLEMENTATION

RAISE FUNDING FOR CAPITAL COSTS

MANAGE DESIGN AND CONSTRUCTION

MANAGE TEMPORARY USES

# ONE RIVER, ONE CITY, ONE RIVERFRONT SYSTEM WITH DIVERSE RESPONSIBILITIES



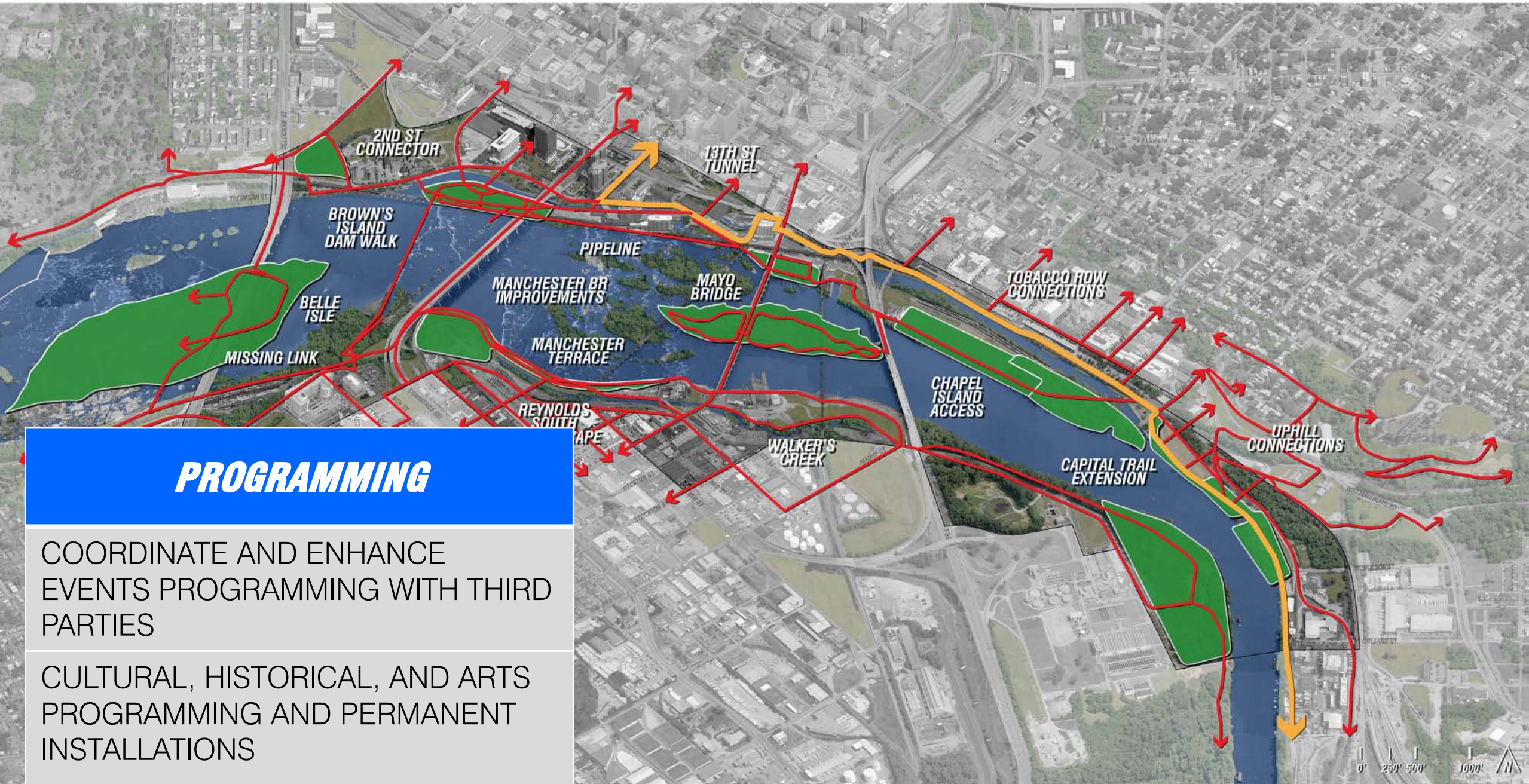
## OPERATIONS AND MAINTENANCE

MANAGE FUNDRAISING AND SPONSORSHIP FOR OPERATING COSTS

OPERATE AND MAINTAIN OPEN SPACE

ENFORCE SAFETY AND SECURITY

# ***ONE RIVER, ONE CITY, ONE RIVERFRONT SYSTEM*** ***WITH DIVERSE RESPONSIBILITIES***



## ***PROGRAMMING***

COORDINATE AND ENHANCE  
EVENTS PROGRAMMING WITH THIRD  
PARTIES

CULTURAL, HISTORICAL, AND ARTS  
PROGRAMMING AND PERMANENT  
INSTALLATIONS

# ***ONE RIVER, ONE CITY, ONE RIVERFRONT SYSTEM WITH DIVERSE ACTIVITIES & RESPONSIBILITIES***



**DIVERSE ACTIVITIES AND RESPONSIBILITIES  
REQUIRE COORDINATED GOVERNANCE**



***UPFRONT FUNDING &  
ONGOING MAINTENANCE***

# COMMON FUNDING SOURCES FOR URBAN PARKS

PUBLIC			PRIVATE	
FEDERAL	STATE	LOCAL	DIRECT	DEVELOPMENT
TRANSPORTATION AND TRAIL FUNDING	STATE NATURAL RESOURCE GRANTS	PROPERTY TAX	DIRECT DONATIONS	SPECIAL ASSESSMENT DISTRICT
NATURAL RESOURCE AND CONSERVATION FUNDING	STATE SALES TAX	GENERAL OBLIGATION BONDS	PARK CONSERVANCIES AND TRUSTS	TAX INCREMENT FINANCING
ECONOMIC DEVELOPMENT FUNDING	STATE CAPITAL INVESTMENT THROUGH BOND ISSUANCES	REVENUE BONDS	NAMING RIGHTS AND SPONSORSHIP	DEVELOPMENT IMPACT FEES
BROWNFIELDS PROGRAM			USER FEES	REAL ESTATE TRANSFER TAX
STORMWATER AND FLOOD CONTROL FUNDING			CONCESSIONAIRE AND LEASING AGREEMENTS	
			EVENT REVENUE	

# ***CURRENT FUNDING FRAMEWORK FOR PARKS IN CITY OF RICHMOND & THE COMMONWEALTH OF VIRGINIA***

## ***RICHMOND***

***DEPARTMENT OF PARKS, RECREATION, AND COMMUNITY FACILITIES***

<b><i>EXPENSES</i></b>	<b><i>FUNDING</i></b>
EXPENSES & MAINTENANCE	GENERAL FUND (CITY TAXES AND FEES, STATE AND FEDERAL FUNDS)
CAPITAL IMPROVEMENT	CITY BONDS AND COMMERCIAL PAPER
PROGRAMMING	GENERAL FUND (CITY TAXES AND FEES, STATE AND FEDERAL FUNDS), USER FEES, DONATIONS, GRANTS

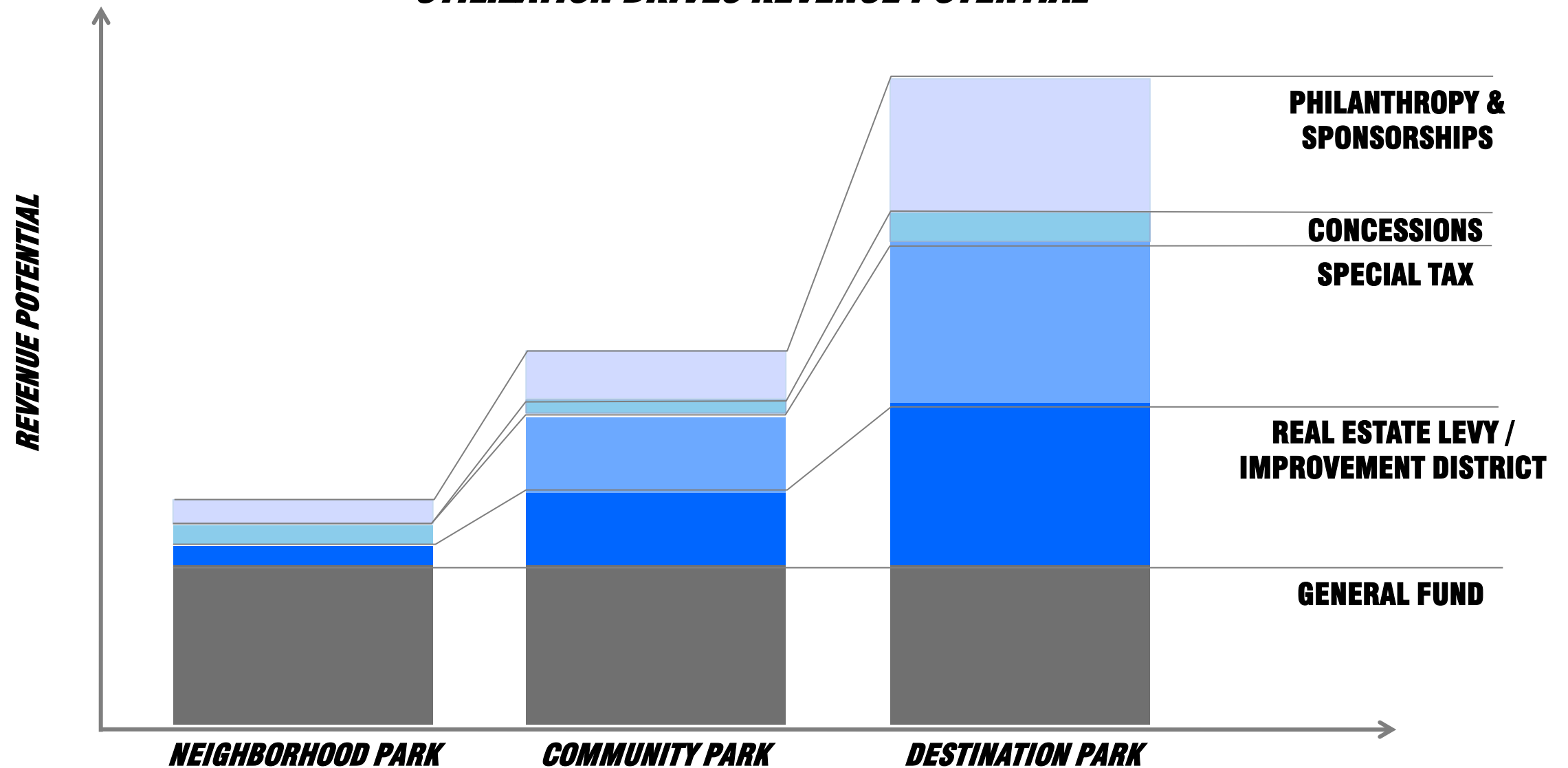
## ***VIRGINIA***

***DEPARTMENT OF CONSERVATION AND RECREATION***

<b><i>PROGRAMS</i></b>
WATER QUALITY
DAM AND FLOOD PLAIN MANAGEMENT
NATURAL HERITAGE PRESERVATION
SOIL AND WATER CONSERVATION
LAND MANAGEMENT
PRESERVATION OF OPEN SPACE LANDS
FINANCIAL ASSISTANCE FOR RECREATIONAL DEVELOPMENT
DESIGN AND CONSTRUCTION OF STATE PARK RECREATIONAL FACILITIES
STATE PARK M&A
OPEN SPACE RESEARCH AND PLANNING

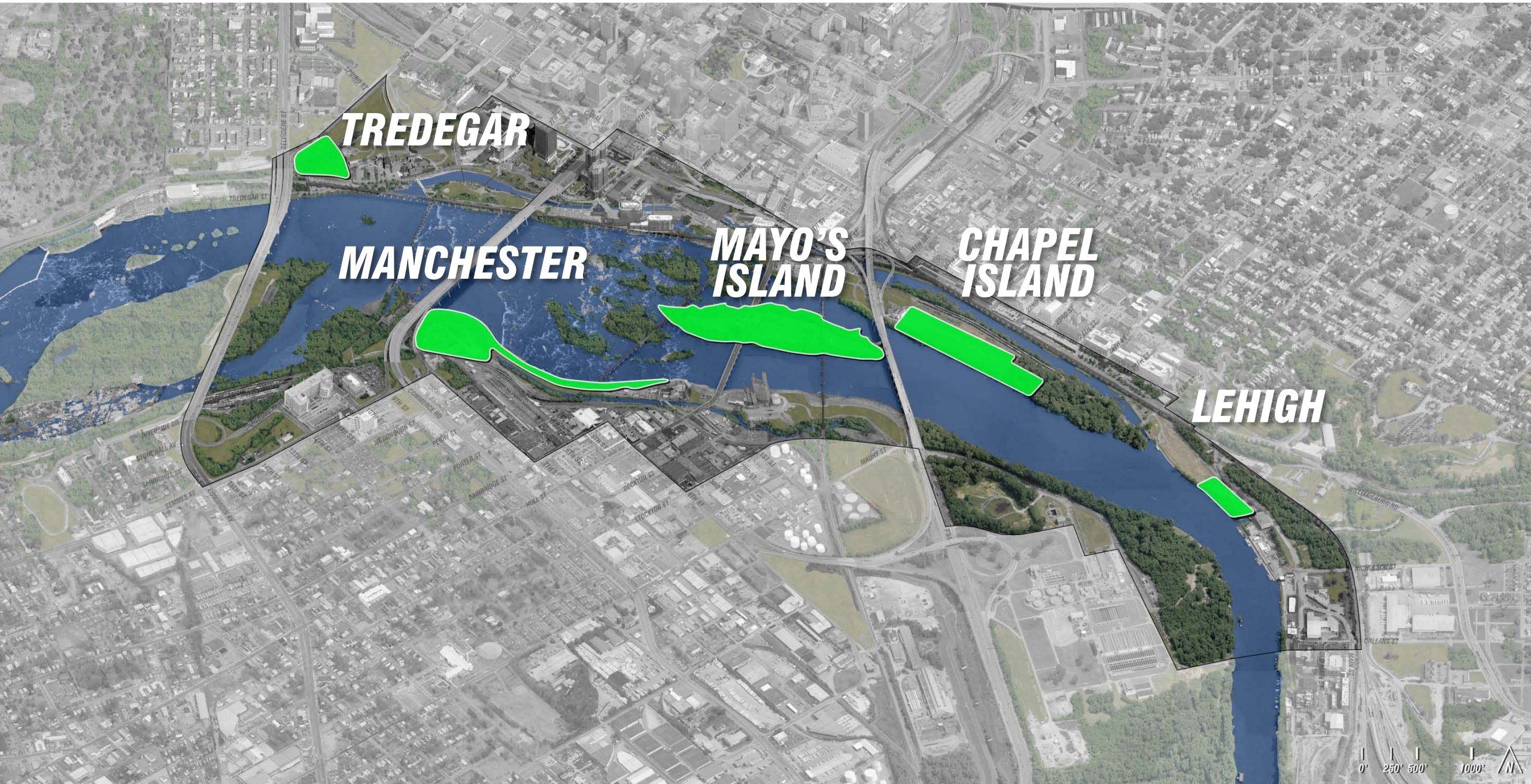
# ***DIFFERENT TYPES OF PARKS ATTRACT DIFFERENT LEVELS OF PRIVATE FUNDING***

## ***CONCEPTUAL OPERATING SOURCES BY PARK TYPE: UTILIZATION DRIVES REVENUE POTENTIAL***



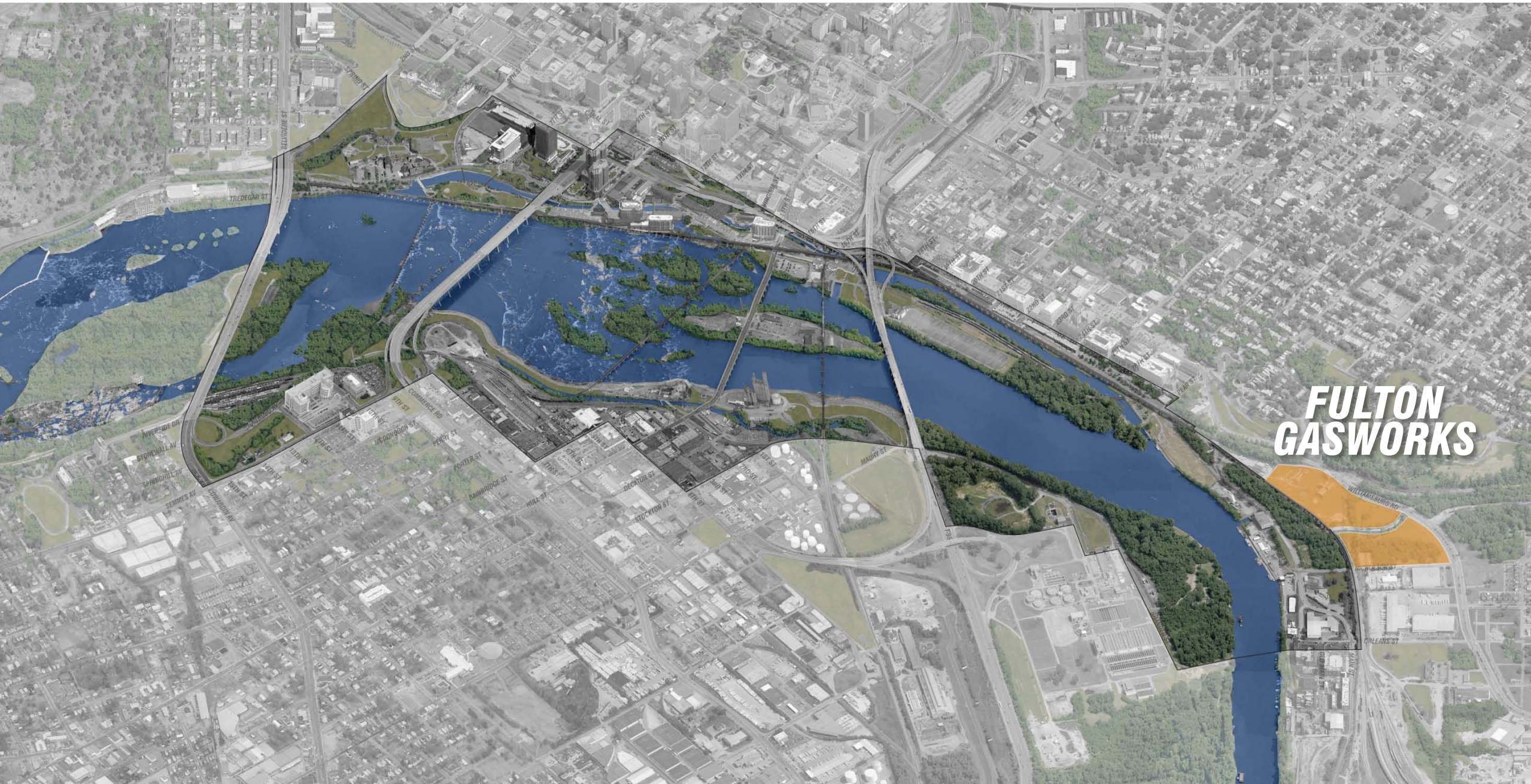


# ***POTENTIAL SITES FOR NEW REVENUES*** ***CONSERVATION EASEMENT***



# POTENTIAL SITES FOR NEW REVENUES

## FULTON GASWORKS



**FULTON  
GASWORKS**

# ***BENEFITS EXTEND BEYOND RIVERFRONT TO SEVERAL NEIGHBORHOODS***

