

A COMMUNITY GUIDED PARK MASTER PLAN FOR

MCINTIRE PARK EAST SIDE

www.charlottesville.org/mcintirepark
(434) 970-3610

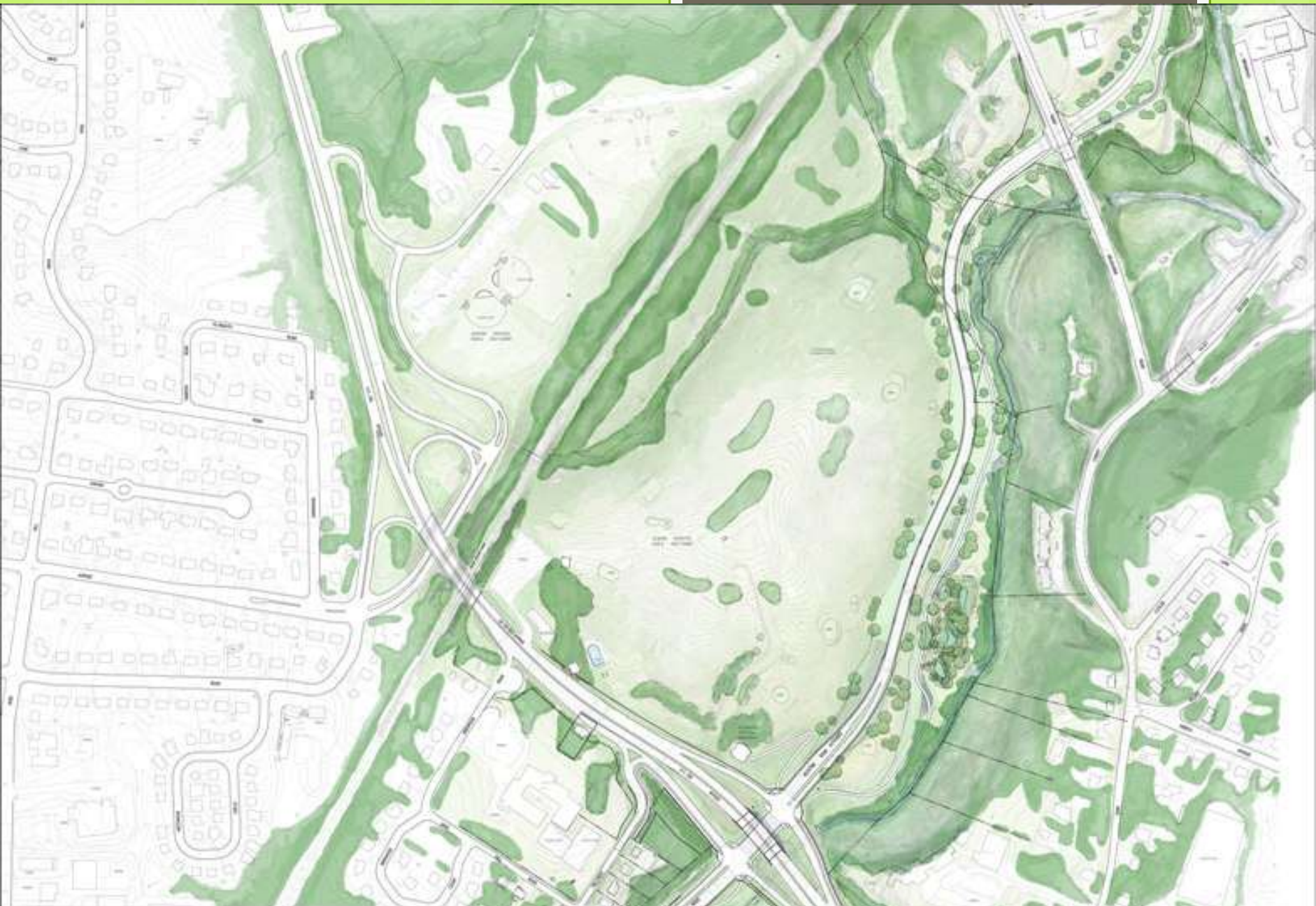
September 26, 2011



Planning Process

- We are here to discuss the future of the eastern portion of McIntire Park, and identify the community's vision for this land.





McIntire Park *surrounded by*
Pending Multi-Modal Transportation Projects
City of Charlottesville, Virginia



Quick Facts

- Approximately 75 acres
- Rolling hills, scenic views, wooded and open areas,
- 3 streams (Schenk's Branch, Meadowbrook, unnamed creek)
- Bordered by Norfolk Southern railroad, 250 bypass, Melbourne Road and Schenk's Branch (McIntire Road Extd.)



History

- Mason Family Farm “Clermont”
- Paul Goodloe McIntire
- Rock Hill
- Railroad – old line relocated in early 20th century to current location



Paul Goodloe McIntire



Clermont – Mason family farm

View from near Rock Hill



McIntire Park Today

McIntire Park Boundary



Park Deeds – (Total Park)

1* - Lena Brice	1925	89.2 acres	\$16,000 (condemnation)
2* - Watson	1926	~1.2 acres	\$10.00
3 – Powers	1926	6.9 acres	\$1,800
4 - J.E. Shepherd	1931	2.3 acres	\$1,500
5 - Gordon Nelson	1933	3.28 acres	\$1,500
6 - Gordon Nelson	1940	4.8 acres	\$2,000
7 - Theodore Baker	1941	55 acres	\$7,000 (condemnation)
8 - Southern Railroad	1951	1.75 acres	\$1,000
9 - William Clontz	1962	5.2 acres	\$12,500
10 – Nunley	1964	3.5 acres	\$10.00
11 - Fannie Nickel	1971	8.84 acres	\$66,300
12 - Morris/Pollard	1972	3.932 acres	\$10.00

*Properties shown in **bold** were paid for by Paul McIntire

1 – Lena Brice – 89.2 acres - 1925

Lena Brice



#2 – Watson – ~1.2 acres - 1926

Watson



#3 – Powers – 6.9 acres - 1926

Powers



4 – Shepherd – 2.3 acres - 1931

J.E. Shepherd



5 – Nelson – 3.28 acres - 1933

Gordon Nelson



6 – Nelson – 4.8 acres - 1940

Gordon Nelson



7 – Baker – 55 acres - 1941

Baker



0 0.125 0.25 0.5 0.75 1 Miles

8 – Southern Railroad – 1.75 acres- 1951

Southern Railroad



0 0.125 0.25 0.5 0.75 1 Miles

9 – Clontz – 5.2 acres - 1962

William Clontz



0 0.125 0.25 0.5 0.75 1 Miles

10 – Nunley/Better Living – 3.5 acres - 1964

Nunley



11 – Nickel – 8.84 acres - 1971

Fannie Nickel



12 – Morris/Pollard – 3.932 acres - 1972

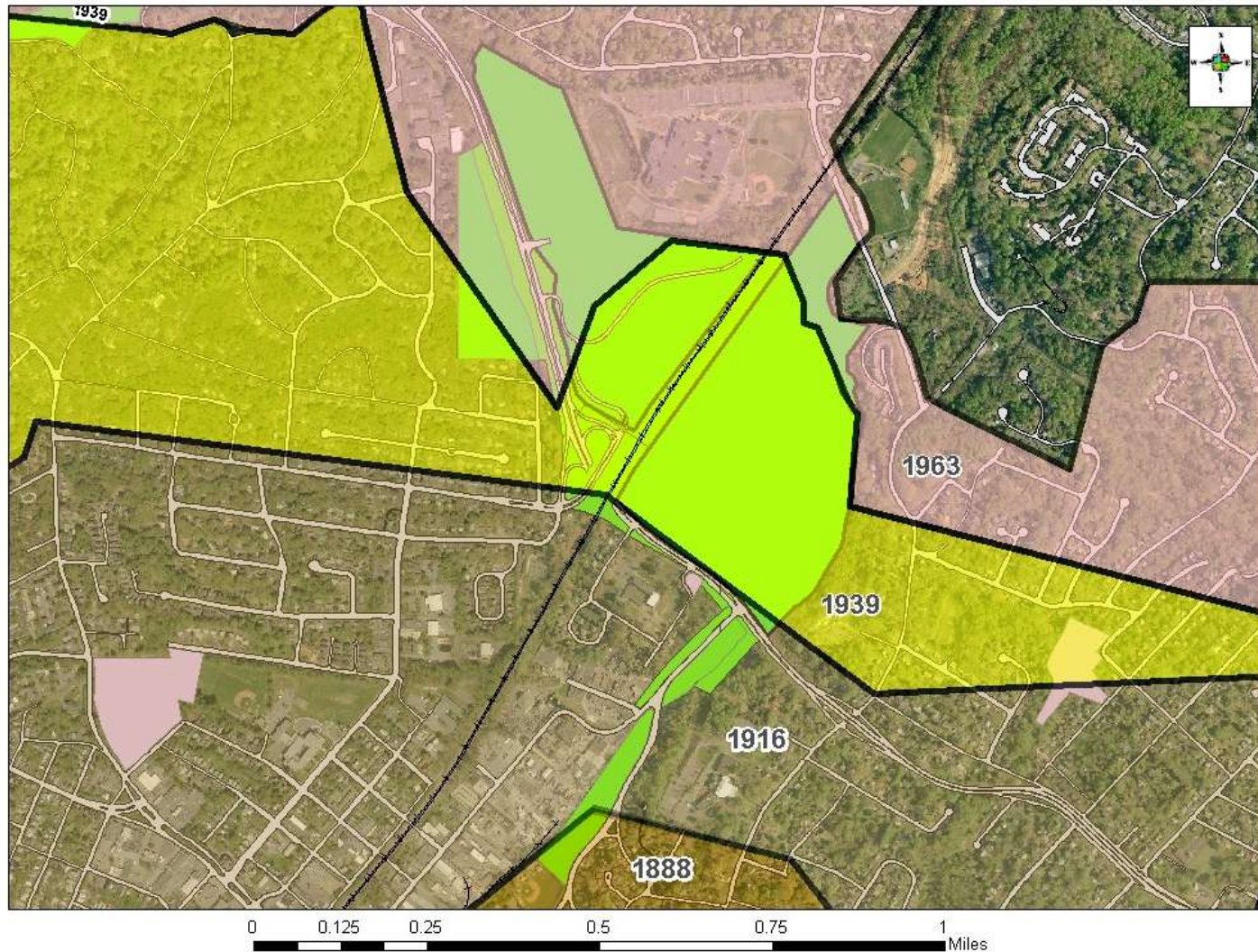
Morris/Pollard



0 0.125 0.25 0.5 0.75 1 Miles

City Annexation History – McIntire Park

City Annexations



Changes in landscape

250 Bypass was built in 1954 – split Greenleaf and Skate Park from main park

Rugby interchange was built ~1967

Charlottesville High School was built in 1974. It was proposed for northeast portion of park (leaf dump), but it was decided to move to west of tracks

Melbourne Road reconstruction (same city limit line)

McIntire Road was built as part of contract with Mr. Nelson in exchange for the parkland he sold the City

Railroad relocated to the west around 1910

Utilities – Gas pipelines (1950/2000)

RWSA sewer line (1950s)

Water line

Railroad relocation – ca 1910

- The Rapidan Railway was built in the mid 1800's and moved to the west around 1910, before McIntire Park began to form.



View from near Nelson Drive

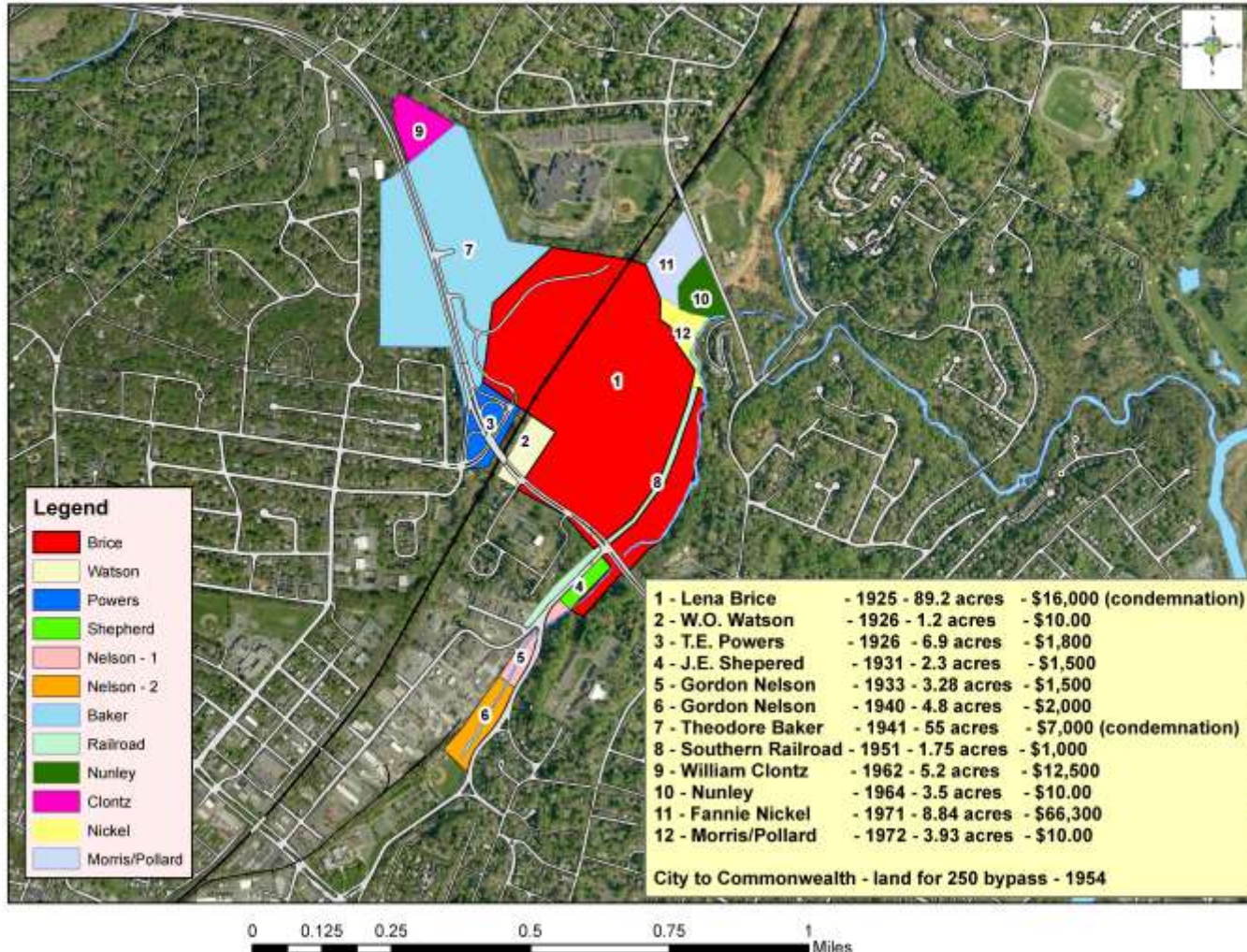
Old Rapidan Railway Alignment



0 0.05 0.1 0.2 0.3 0.4 0.5 Miles

McIntire Park Today

McIntire Parkland Acquisitions History



1937 Aerial Photo

- Pool is built
- Railroad has moved
- Old railroad visible
- Farm remnants visible
- Few trees



1957 Air Photo



- 250 bypass
- Farm remnants not visible
- Few trees
- Golf course in use

1966 Aerial Photo



- Still few trees
- Major powerline in place

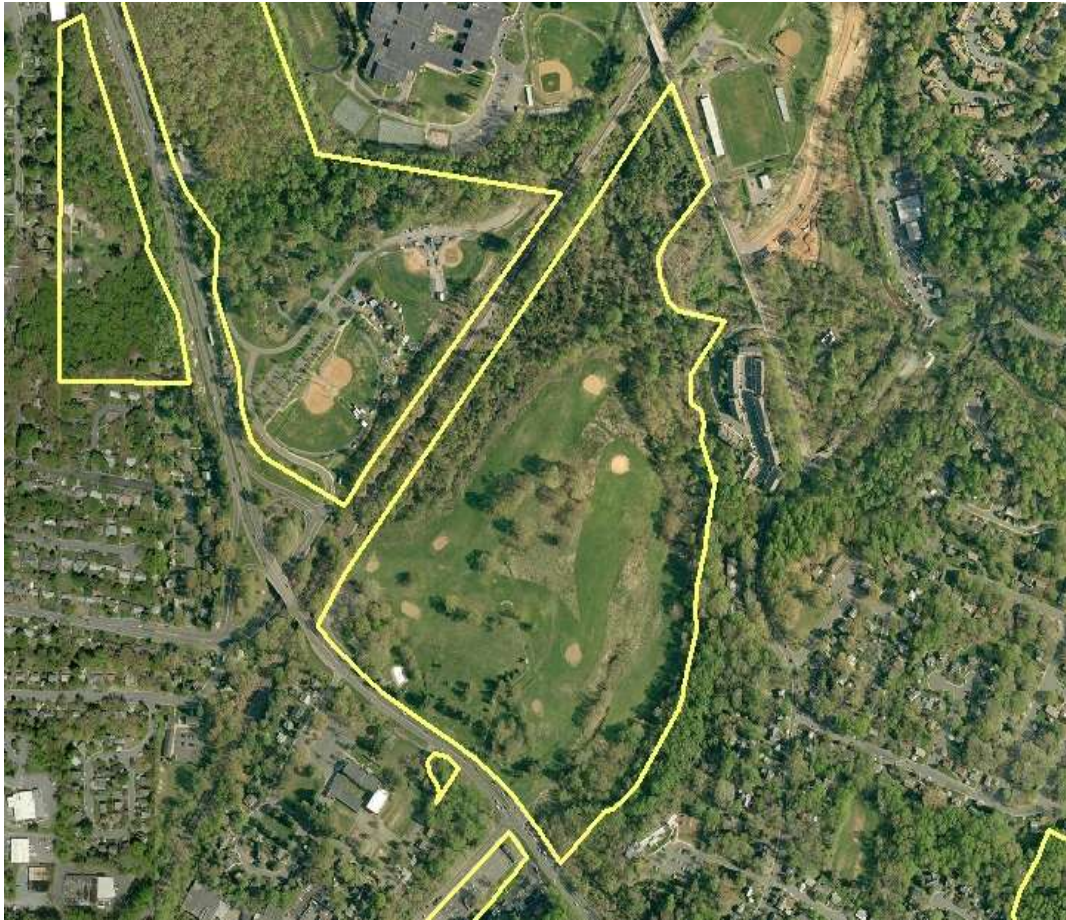


1974 Aerial Photo

- CHS is built
- Melbourne Road is relocated
- Northern forest beginning
- Rugby Ave. Interchange added
- Dogwood Vietnam Memorial in place



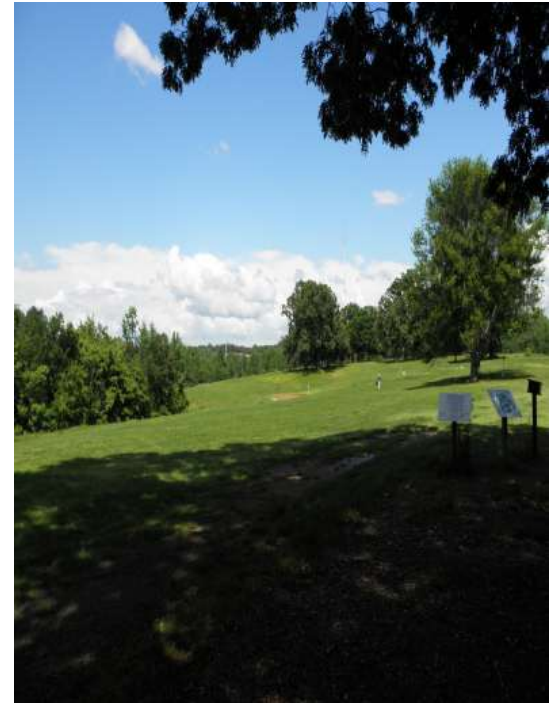
2010 Aerial Photo



- Northern forest maturing
- Meadowcreek Parkway north of Melbourne
- New buildings at Park/Rio

Current Features

- Golf Course
- Playground
- Wading Pool
- Dogwood Vietnam Memorial
- Trails



Current Features - Golf Course

- **McIntire Municipal Golf Course**
 - **City's first public golf course**
 - **Opened in 1938**
 - **~35 acres**
 - **9 hole/2,135 yards with sand greens**
 - **Great for beginners and used by the general public and The First Tee**



Current Features - Golf Course

- Affordable and accessible golf facility
- \$5 all day play, averages 3,759 paid rounds annually
- All Revenue directly supports The First Tee of Charlottesville.
- \$56,380.27 in revenue since July 2008
 - 07/01/08 – 06/30/09, \$18, 331.04 = 3,666 rounds
 - 07/01/09 – 06/30/10, \$18, 509.00 = 3,702 rounds
 - 07/01/10 – 06/30/11, \$15,717.23 = 3,143 rounds
 - 07/01/11 – 09/20/11, \$3,823.00 = 765 rounds
 - Meadowcreek GC – 2010 – 31,030 rounds



Current Uses – The First Tee

- 1 paid part-time & 5 volunteer staff assist with managing site
- Due to program growth, used extensively for Life Skills Curriculum and on course playing requirements
 - 2011 rounds by participants during programming – 1,275
 - 2011 rounds by Participants, Volunteers & Parents outside of programming – 200
- Used for School Day and Boys & Girls Club programs



Current Features: Pool and Playground

- Playground (2-5 year old)
- Wading Pool + bathhouse – built in 1930's



Playground
.2 acres



Wading pool and bath house
.5 acres

Current Features – Vietnam Memorial

- Conceived and constructed by the Charlottesville Dogwood Festival in 1966
- VFW Post 1827 and American Legion Post 74 assist in mgmt.
- ~1 Acre in size
- 23 local men lost lives in Vietnam
- Annual rededication ceremony



Current Features - Trails

- Can be accessed off of Melbourne Road
- North of streams and golf course
- Cleared during National Trails Day 2007



Current Uses

- Events:

- Fireworks are launched from the eastern side of the park for 4th of July and the Dogwood Festival.
- Sundays in the Park



Approved Projects

- McIntire Rd. Extd. + trails and biofilters
- 250 Interchange
- Bike-Ped bridge over railroad
- 250 Bypass trail



McIntire Road Extd. and 250 Interchange



McIntire Park *surrounded by*
Pending Multi-Modal Transportation Projects
City of Charlottesville, Virginia

4/26/11

Map prepared by LPSA, Inc.



McIntire Road Extd. and 250 Interchange

- 2-lane road
- Bike-ped trail along Schenk's Branch
- Speed limit 35
- No trucks
- No vehicle access to park from McIntire Road Extended
- Construction complete ~2014
- Forms eastern and southeast boundary of planning area for McIntire east

250 Trail and Railroad Bridge

- ADA accessible / Multi use trail
- In accordance with 2003 Bike/Ped/Trail Plan
- Paved surface
- Transportation Enhancement grants from VDOT totaling ~\$350,000

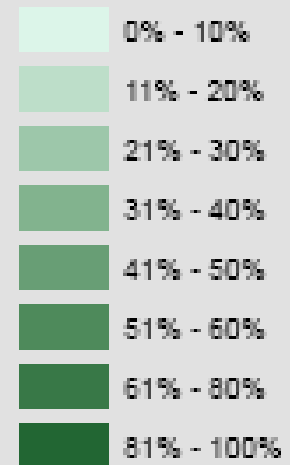


Natural Resources - Forest

- McIntire Park east has ~%60 average tree canopy coverage
- Was mostly open fields until late 1970's
- The oaks and cedars are the largest in the eastern park



% Canopy Coverage



Natural Resources – Streams

- Schenk's Branch along eastern edge
- Meadowbrook from CHS side of railroad
- Unnamed tributary starts near golf parking lot and flows north along railroad



Cultural/Historic Resources



Sand green golf course
Opened 1938

These have been identified as eligible for registry but are not registered. They will be documented as part of the 250 interchange project



Wading Pool and bath house
photo circa 1940's

Natural Resources- Wildlife



Box turtle



Fawn deer



Hawk

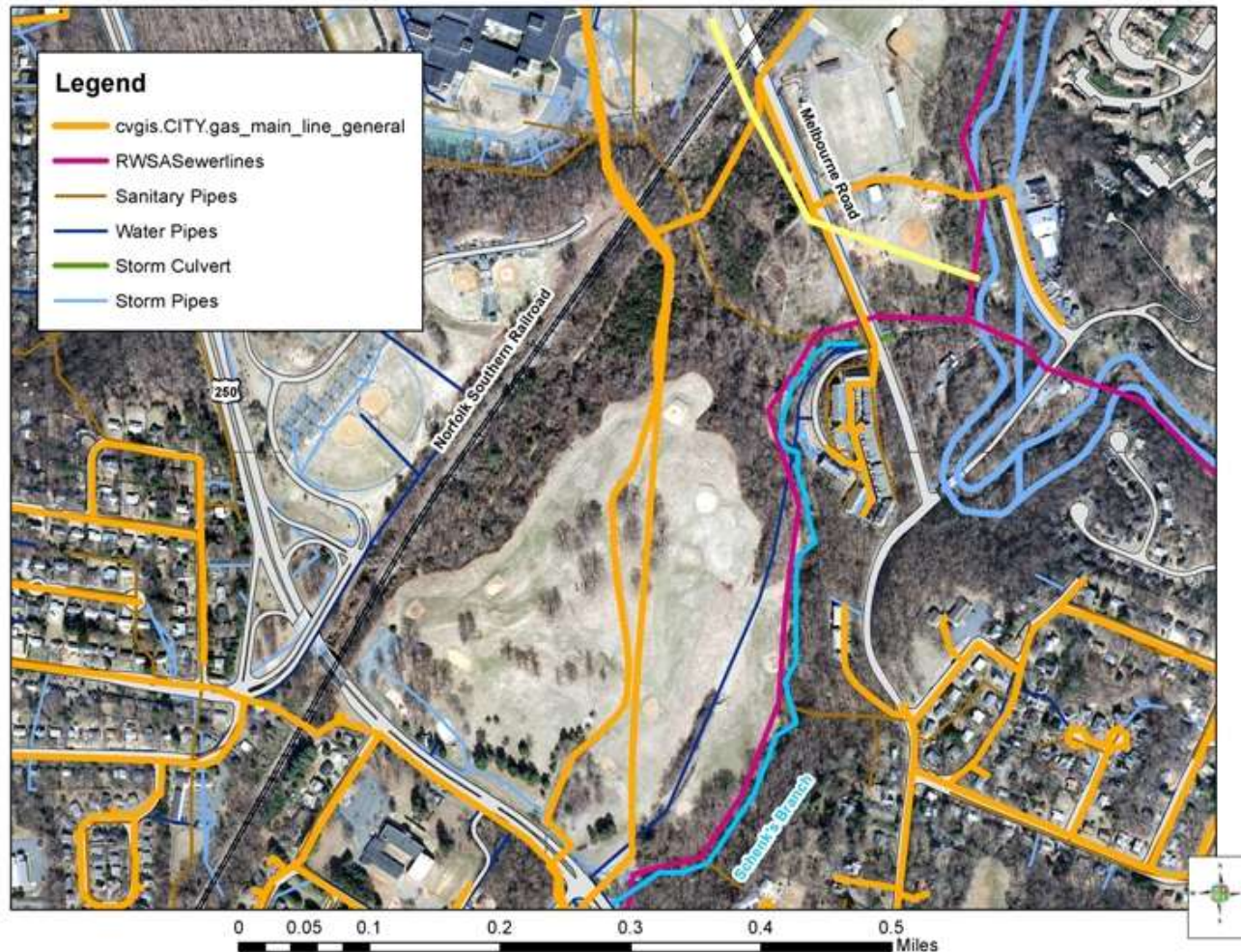
Environmental Constraints

McIntire Park - Trees, Floodplain, Steep Slopes



Utility Constraints

McIntire Park - Utility Lines



Photos



Golf Course



Powerline off Melbourne



Railroad at Melbourne Rd.



Old Leaf Dump



Wading Pool – 1940's



Old Melbourne Road



Trail in northern woods



Utility line trail near Melbourne



Comprehensive Planning

- McIntire Park is classified as a regional park in the 2007 City Comprehensive Plan
- Zoning – park is zoned R-1 with park protection overlay
- Previous plans are not known to be adopted via a formal approval process
- This master plan process will ultimately bring the final plan to City Council.

Previous Plan – 1983

Large pond

Tennis courts

Remodeled buildings

Pedestrian bridges

Trails

Parking areas



Previous Plan - 2004

Parking

Loop trails

Play areas

Bridge over tracks

Arboretum/Conservatory

Lake

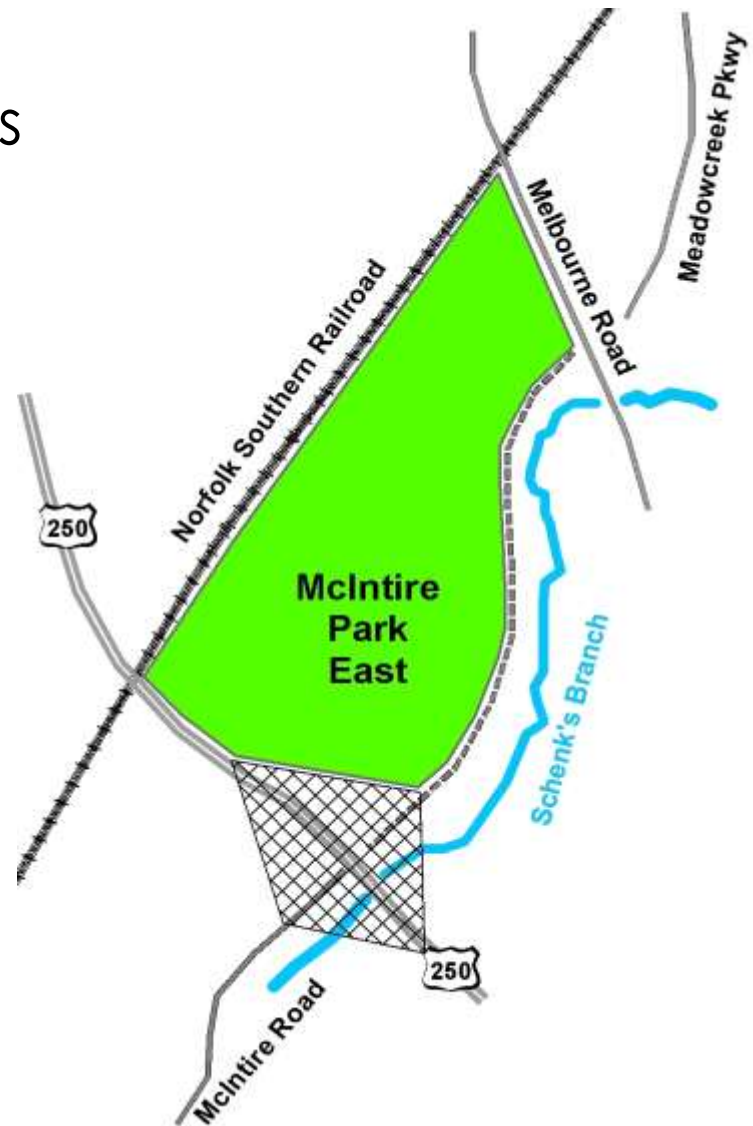
Relocated pool

FINAL MAP (after course constructed at Pen Park and Meadowcreek Parkway in place)



Planning Area – East McIntire

- Approximately 65 acres
- Borders:
 - Railroad
 - 250 bypass
 - Melbourne Rd.
 - McIntire Road Ext.





Parks and Recreation Department Park Master Planning Process

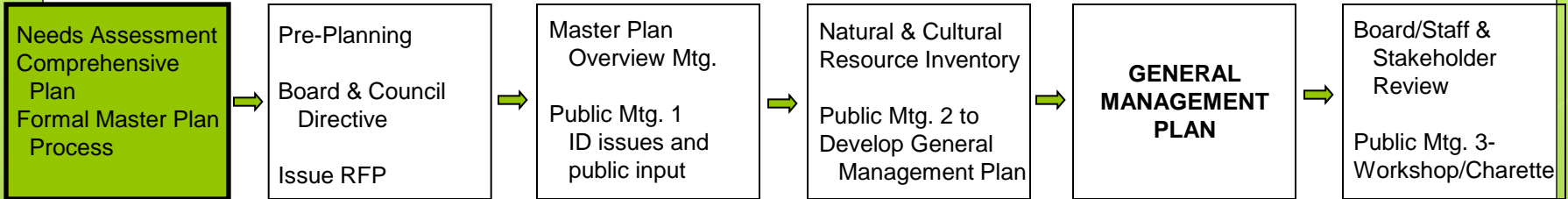
In 2009 The City adopted a formal park planning process to ensure a consistent, transparent and open process to master plan park and recreational facilities if followed for each park.

Prior to adoption of this process, park plans were not always formally adopted and did not have the same public participation process in developing the plan.

For the McIntire Park process, we have added an additional public meeting, which we are holding tonight, to provide an overview of this important regional park before we start the planning process.

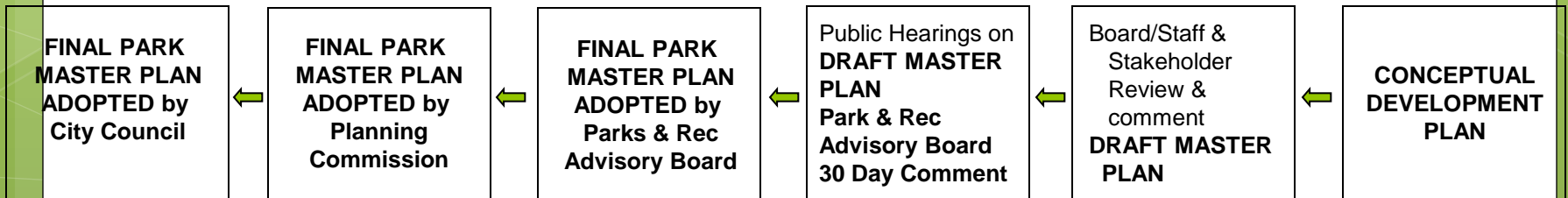


Parks and Recreation Department Park Master Planning Process



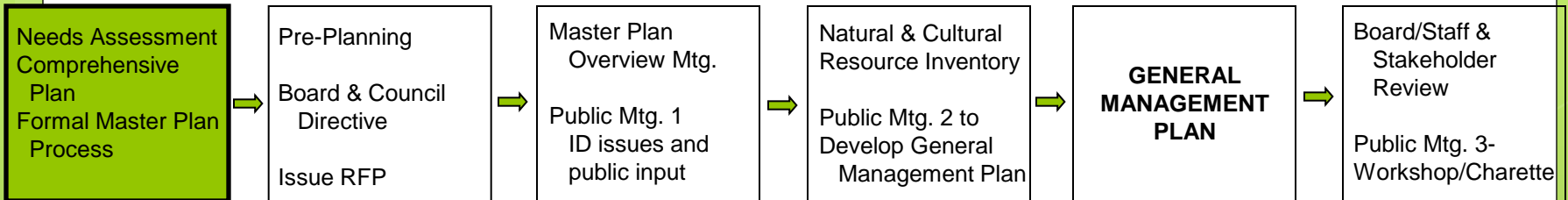
WHY Create a Formal Planning Process ?

- Provide the community with a consistent, transparent and open process to master plan park and recreational facilities.
- Ensure that best management practices in park and recreation planning and operations are addressed in the planning process.
- Ensure that Park Master Plans are created within the context of the entire park system, the needs of the community and the City Comprehensive Plan.
- Provide the community with a strategic long-range vision for future park improvements, and a sound basis for future CIP funding and development.





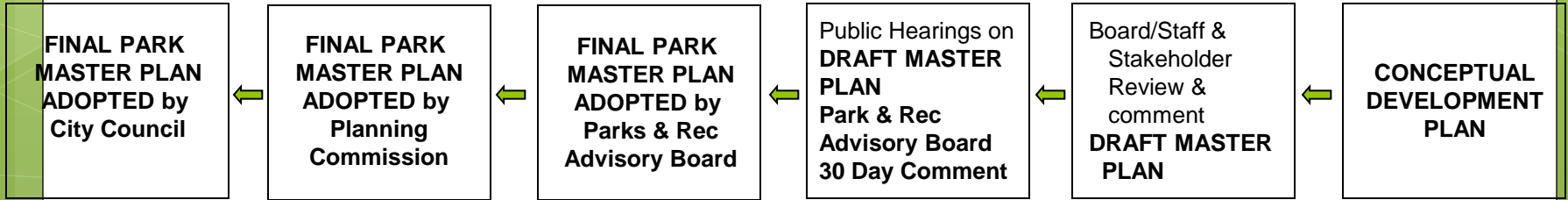
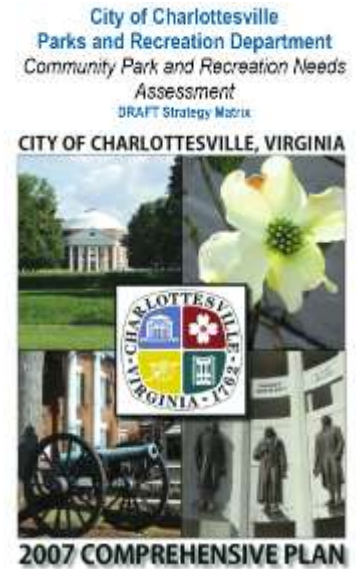
Parks and Recreation Department Park Master Planning Process



NEEDS ASSESSMENT
Identify Community Need

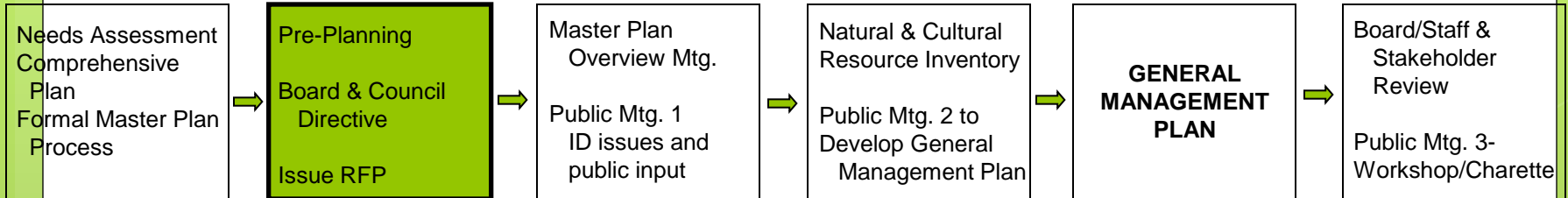
COMPREHENSIVE PLAN
Provide Community Standards

MASTER PLANNING
Step 1 in acting to make improvements





Parks and Recreation Department Park Master Planning Process

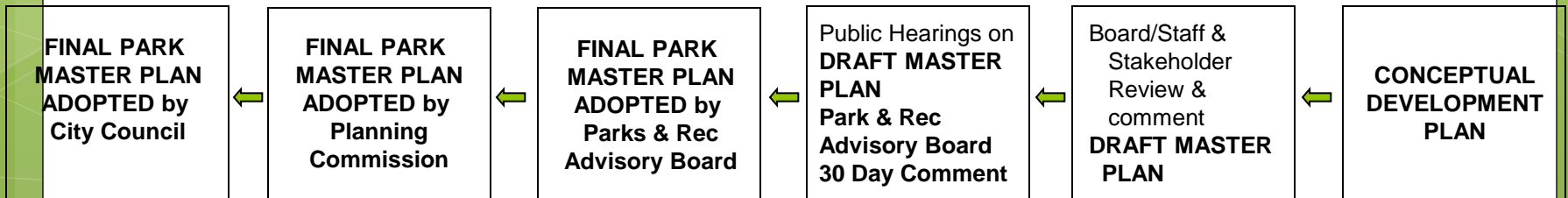


Staff Initiate Discussion with Advisory Board
Recommend Master Plan for a Park – Identify Schedule

Recommend to City Council
Advisory Board Recommends to Council to Master Plan a Park

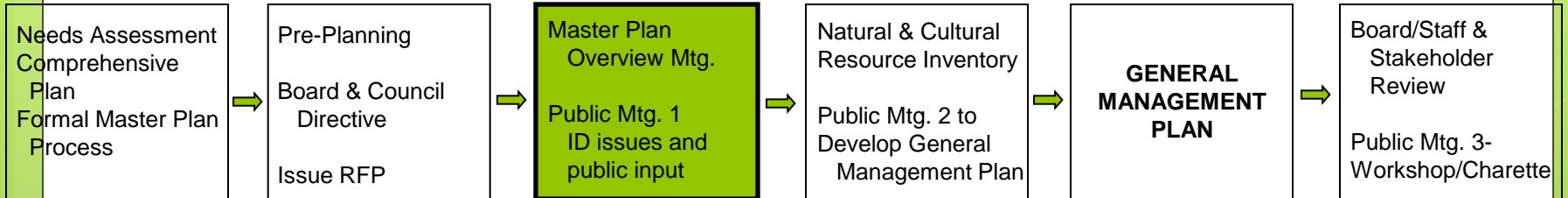
Council Resolution
Council adopt a resolution to move forward with a Master Plan

Issue RFP For Planning Services





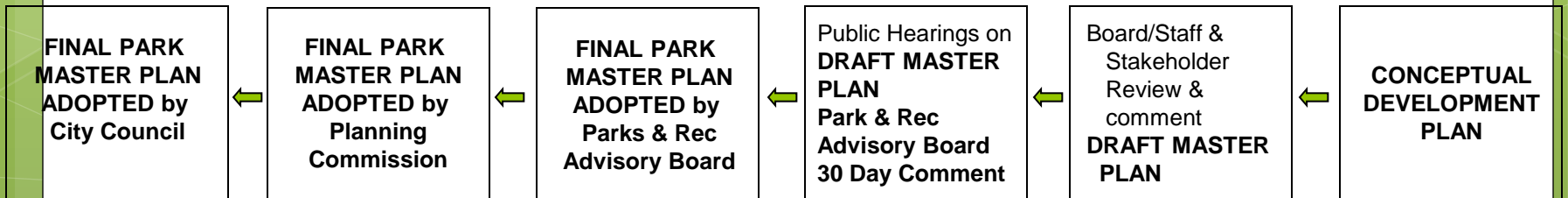
Parks and Recreation Department Park Master Planning Process



**PUBLIC MEETING
10/24/11**

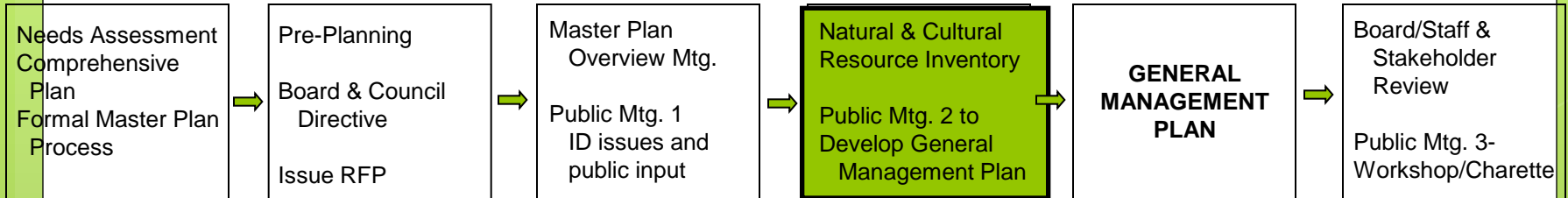
MASTER PLAN OVERVIEW MEETING

Outline Process / Needs Assessment / Comprehensive Plan
Identify Community Issues
Garner input about the park, opportunities, needs, etc.
Respond to Questions
Outline Schedule of Plan Process





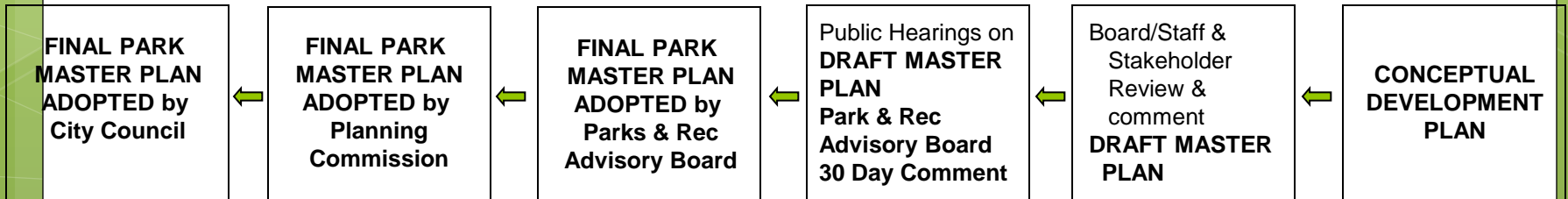
Parks and Recreation Department Park Master Planning Process



Natural and Cultural Resources Inventory

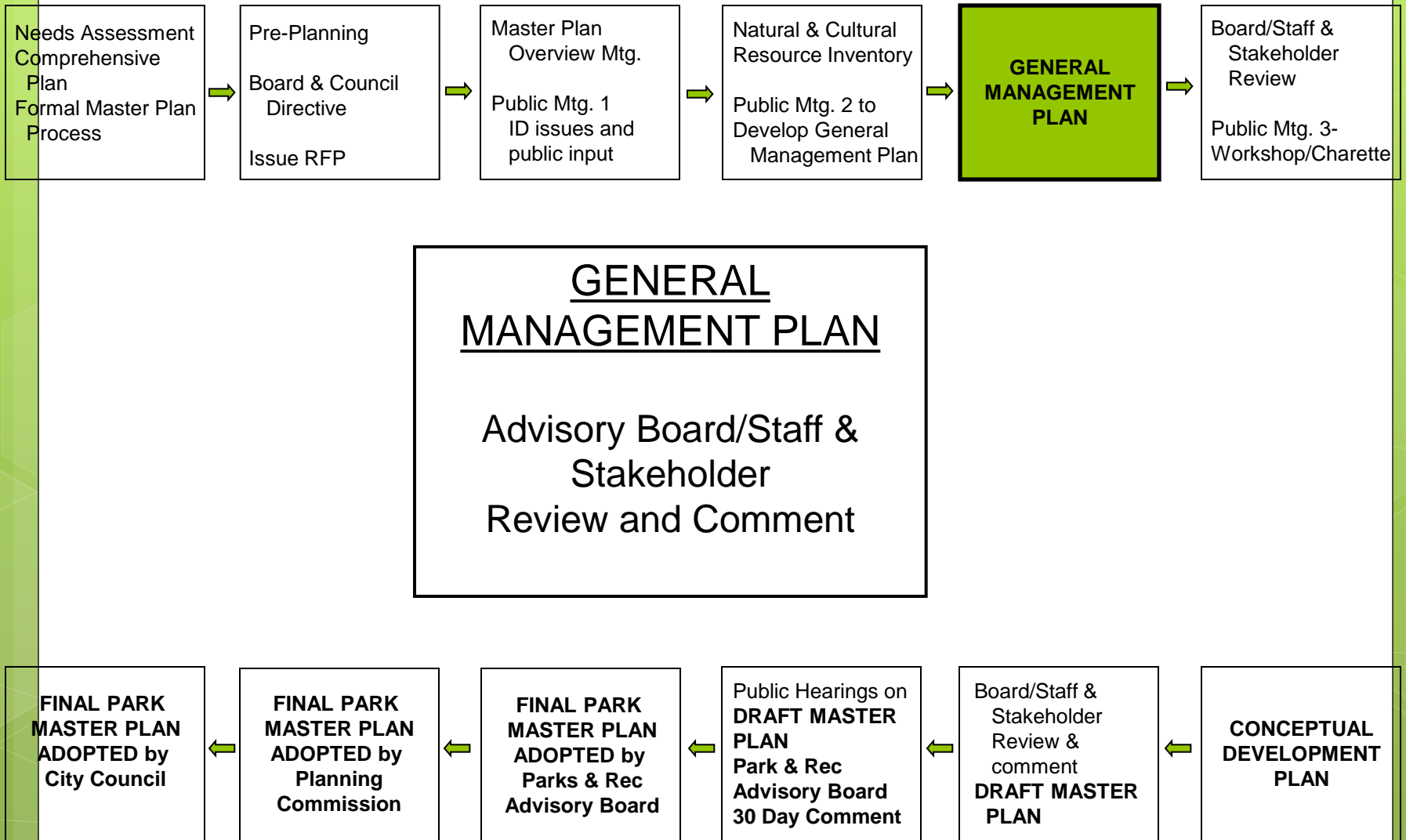


Master Plan Hearing #1
 Progress to Date
 Result of Natural/Cultural Inventory
 General Constraints
 Input and Discussion on possibilities
 Develop a
General Management Plan



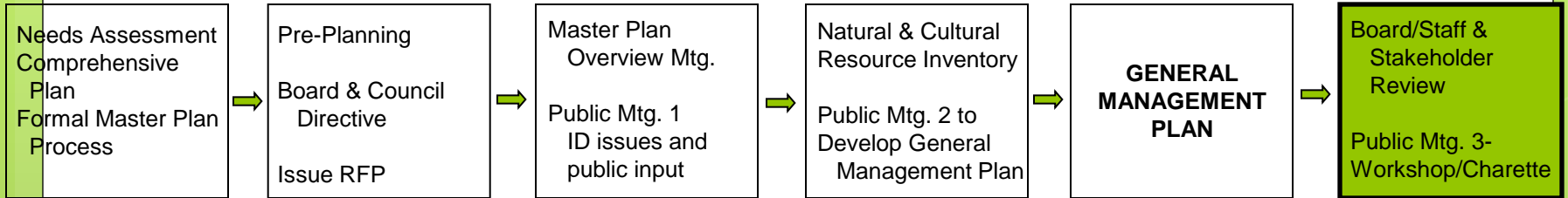


Parks and Recreation Department Park Master Planning Process

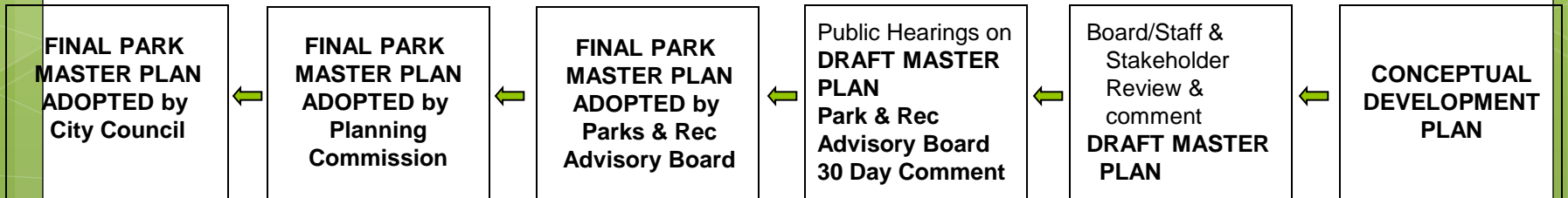




Parks and Recreation Department Park Master Planning Process

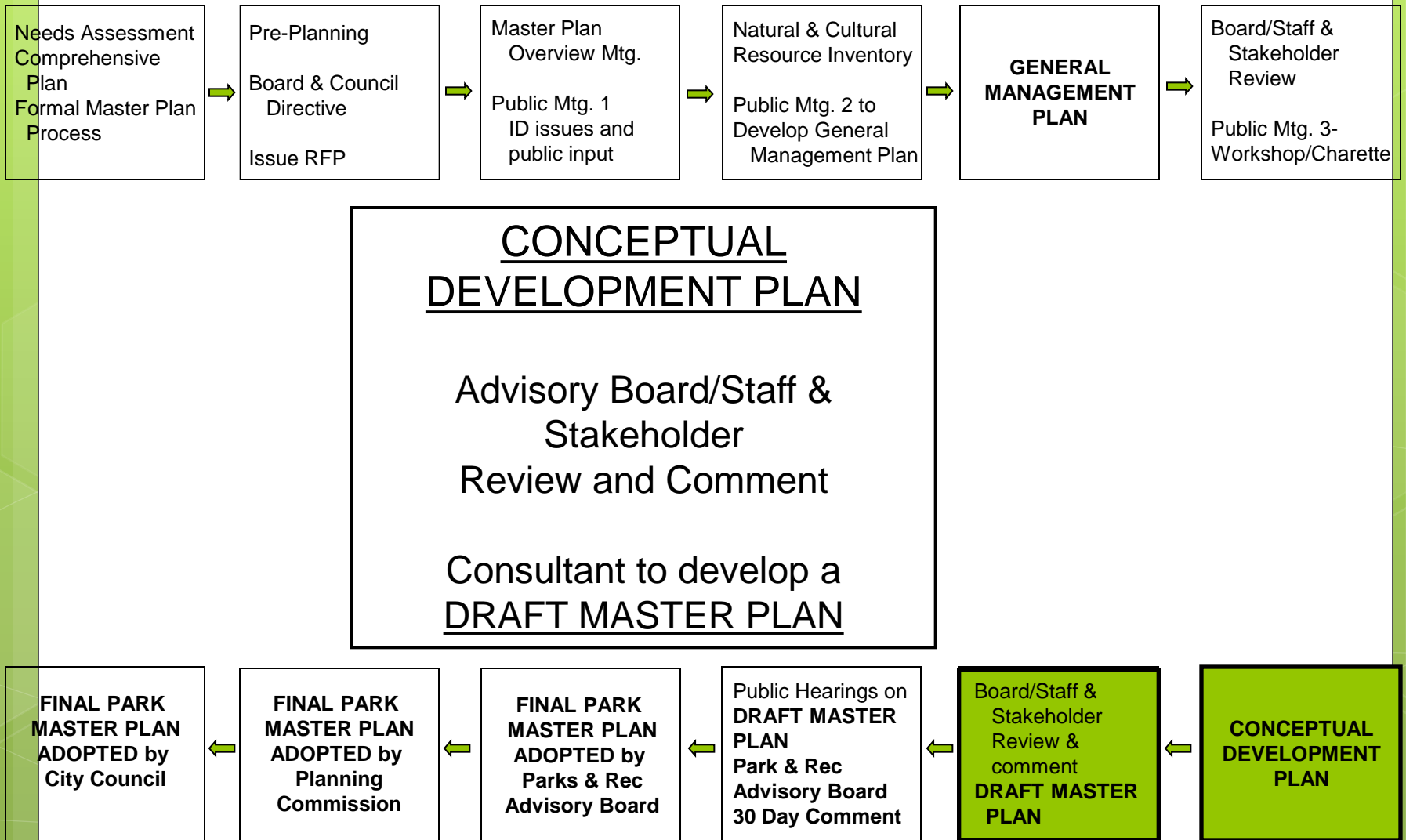


Master Plan Hearing #2
 Review and Discuss GMP
 Land use, natural resources, constraints
 Identify adjustments, clarify concepts
 Solidify notions
Plan Workshop / Charette
 Consultant to develop a
Conceptual Development Plan



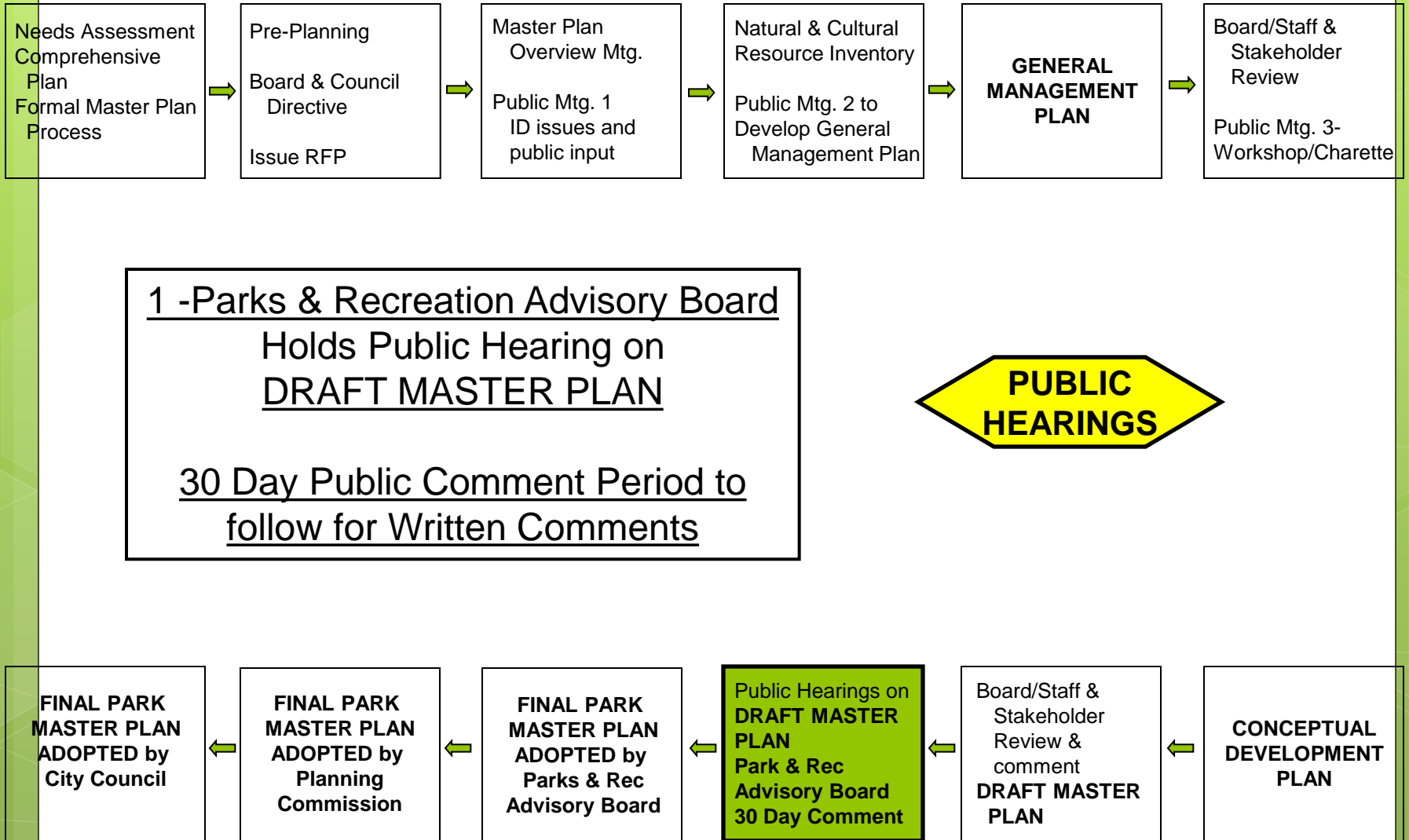


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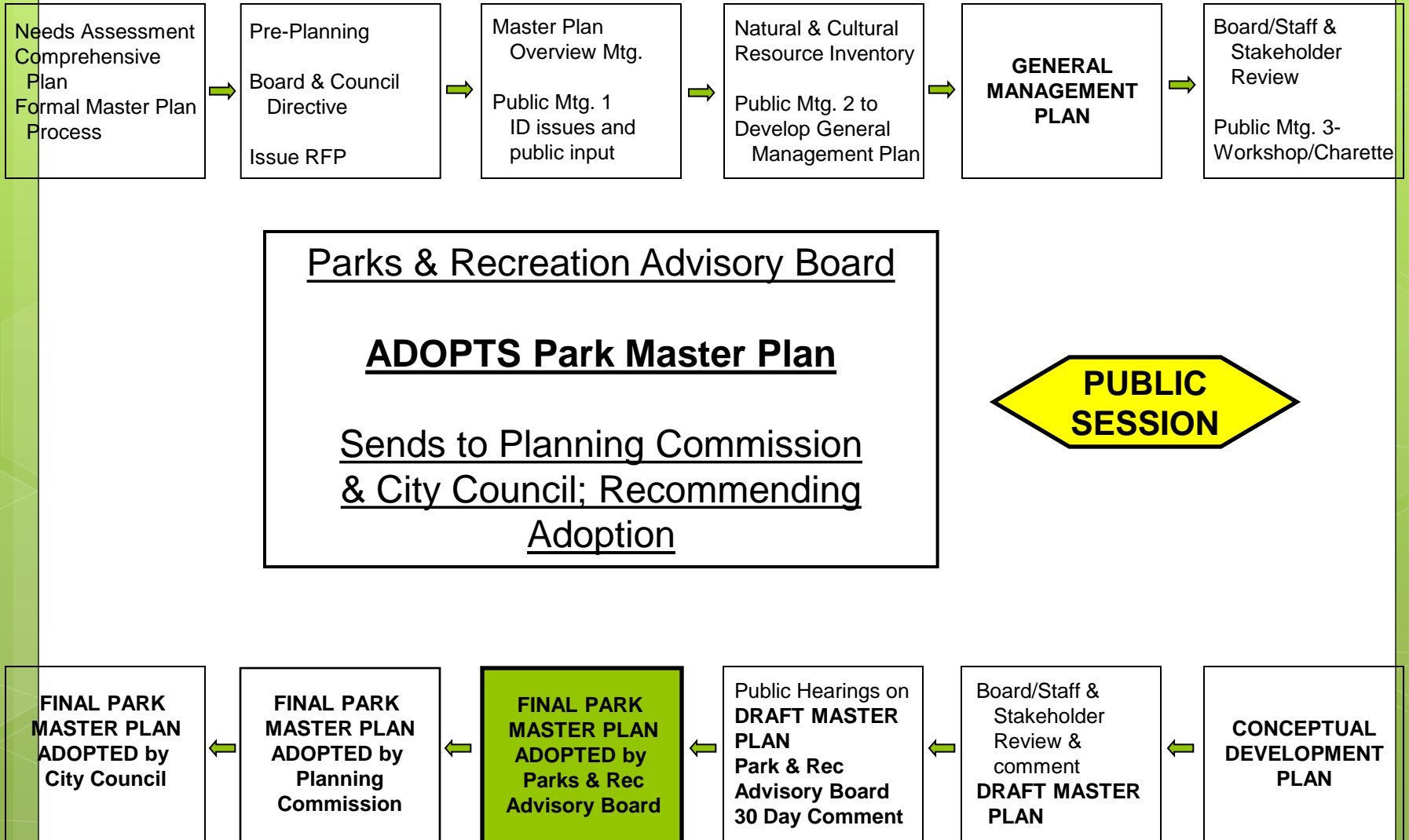


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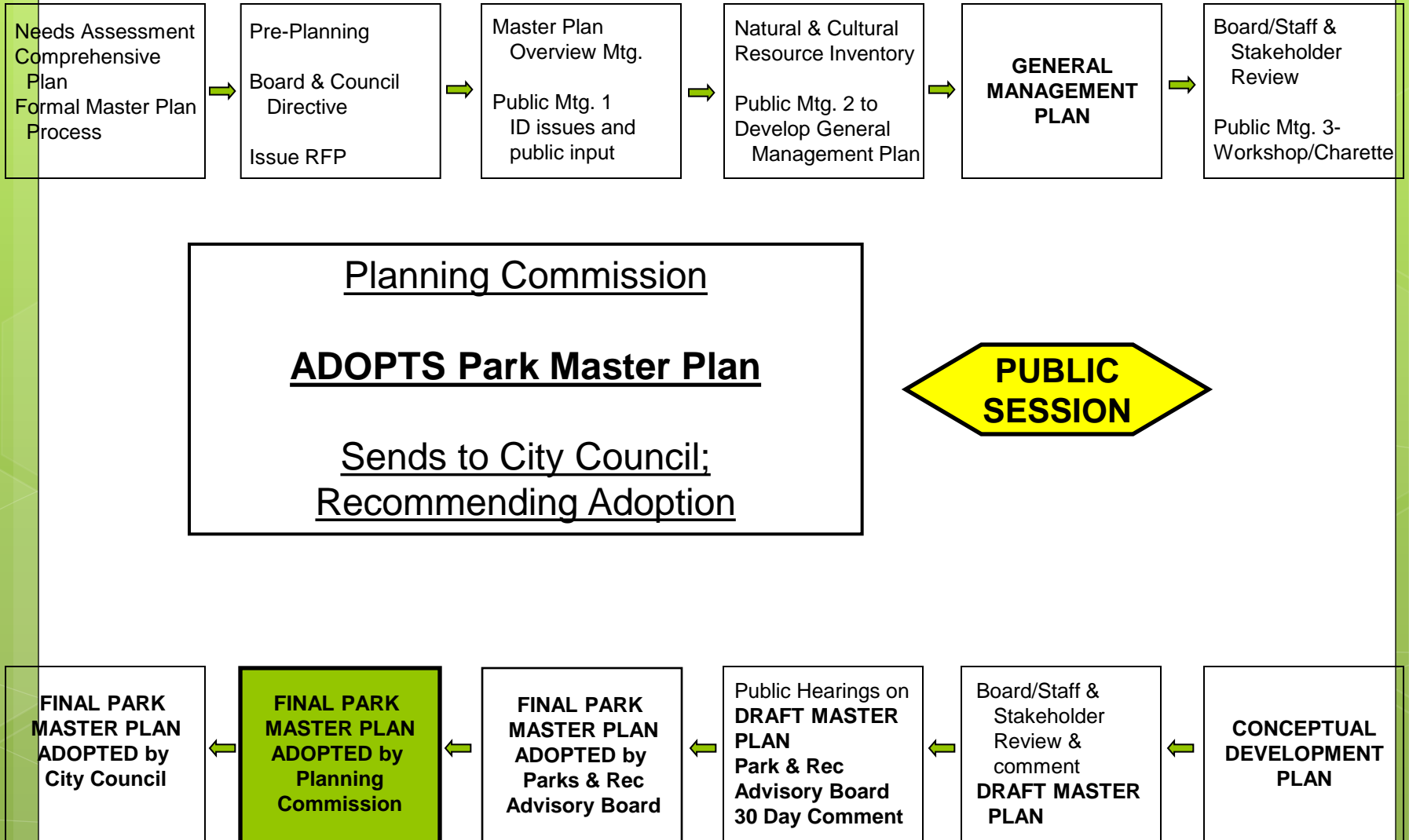


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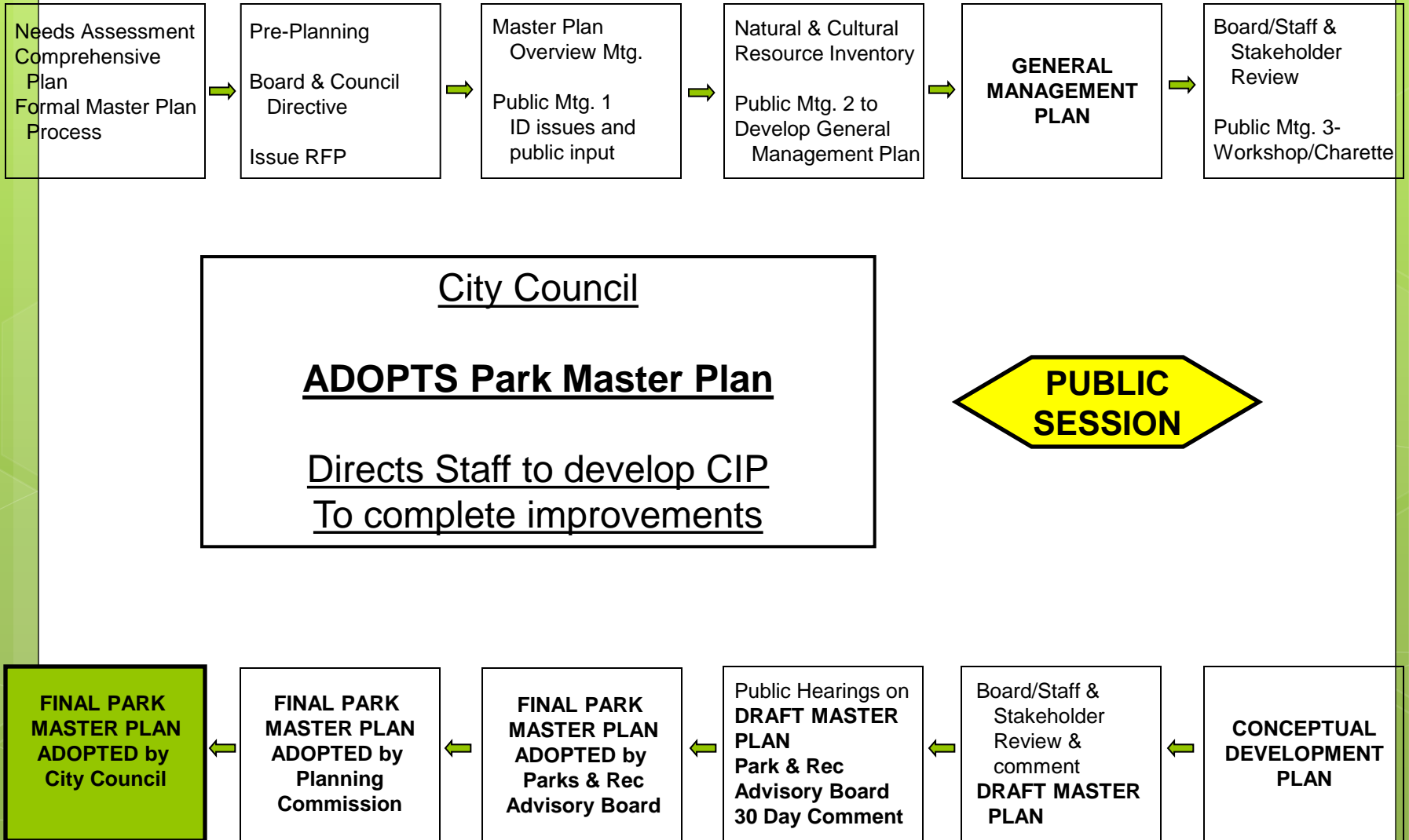


Parks and Recreation Department Park Master Planning Process





Parks and Recreation Department Park Master Planning Process



Planning Timeline

- Meeting 1 - Introduction/Overview
- Meeting 2 – Public Input for
General Mgmt Plan – **October 24**
- Meeting 3 – Charette/Design – **Dec. 12**
- Conceptual Plan (*TBD*)
- Stakeholder review (*TBD*)
- Draft Master Plan (*TBD*)
- Public Hearing – P&R Advisory Board (*TBD*)
- Planning Commission (*TBD*)
- City Council (*TBD*)

Park Planning – considerations

How do the current park amenities and layout function?

Are there new uses to consider locating at the park?

Who should be the primary users of the park?

What are the core functions the park should serve?

What is the balance between passive and active spaces?

How much area does each activity/use need?

How will the park be accessed by various modes of transportation?

Are there utilities or services needed (water, power, etc.)

Next meeting presentations

- Organizations with specific ideas for inclusion in the park will be given 7 minutes to present
 - Contact Parks (Chris Gensic) by October 17 to get on the agenda
- Individuals will be given up to 3 minutes to present – sign up night of meeting
- Handouts can be given out in the lobby AFTER the presentations
- Electronic presentations will not be used
- We will have a large map to reference and can post your logo

How to comment

- www.charlottesville.org/McintirePark
- EMAIL mcintirepark@charlottesville.org
- Phone line – 970-3610
- P.O. Box 911, Charlottesville VA 22902
- Public meetings

Parks and Recreation Contacts

- Director
 - Brian Daly – 970-3215 dalyb@charlottesville.org
- Parks Division Manager
 - Doug Ehman – 970-3021 ehmand@charlottesville.org
- Recreation Division Manager
 - Vic Garber – 970-3354 garber@charlottesville.org
- Landscape Manager
 - John Mann – 970-3586 mannj@charlottesville.org
- Urban Forester
 - Tim Hughes – 970-3587 hughes@charlottesville.org
- Golf Division Manager
 - Rion Summers – 970-3044 summers@charlottesville.org
- Parks and Trails Planner
 - Chris Gensic – 970-3656 gensic@charlottesville.org

Next Steps – Park Tour

- Wednesday, October 12th
- 5:30pm
- Meet at the golf course parking lot
- Staff will lead a tour for ~45 minutes

NEXT MEETING

Monday, October 24th

Martin Luther King Performing Arts Center at CHS

6:30pm-8:00

Public input to gather all ideas for park uses

Presentations by local groups with ideas for park

QUESTIONS?

If you have questions about tonight's presentation or the upcoming planning process, please let us know now.

Input about the future of the park begins at the next meeting, and can also be made at the website, email, and phone number listed on the following slide.

mcintirepark@charlottesville.org

A COMMUNITY GUIDED PARK MASTER PLAN FOR

**MCINTIRE
PARK
EAST SIDE**

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