

# PARKS & GREENWAYS

## MASTER PLAN

Adopted March 10, 2020

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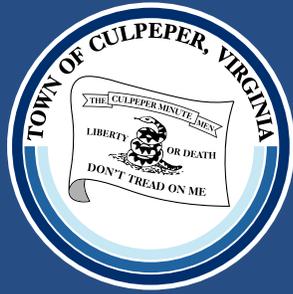
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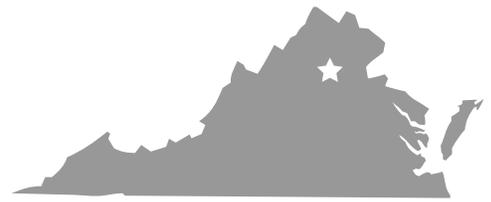
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# INTRODUCTION AND OVERVIEW

## Overview of Culpeper

The historic Town of Culpeper is located in the northern piedmont region of Virginia, roughly 20 miles east of the Blue Ridge Mountains and approximately 55 miles southwest of Washington DC. Demographic figures for Culpeper indicate an estimated 2018 population of approximately 18,600 residents\* and a median age of 33 years\*. Between 2010 and 2018, the Town experienced a substantial population growth rate of 12.4%\*. The relatively young and increasing population underscores the need to maintain and expand the Town's parks and greenways system in order to meet the demand for increased outdoor recreation opportunities.



**Population: 18,600\***  
**Median Age: 33 years\***

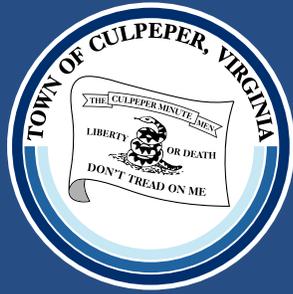
*\* U.S. Census Bureau data estimates*



## Parks and Recreation Commission

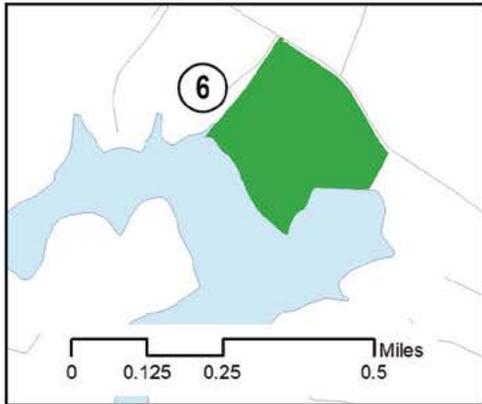
The Town of Culpeper Parks and Recreation Commission was formed in 1995 to serve as liaison between Town government and local residents. The Commission advises Town government on matters affecting recreation policies and programs as well as acquisition or disposal of lands and properties related to the Town's parks and recreation plan.





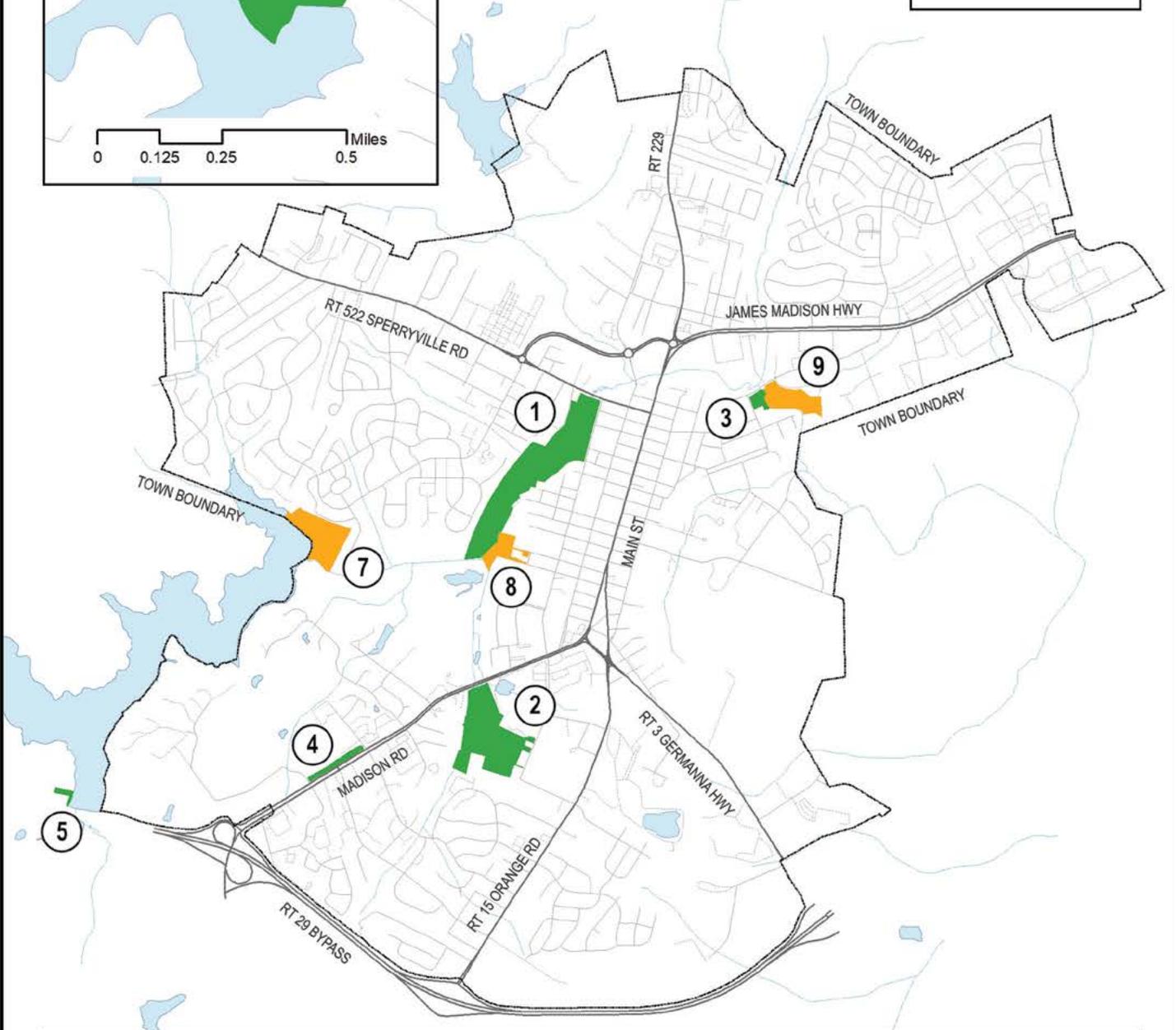
## EXISTING PARKS

# TOWN OF CULPEPER - PARKS



**Legend**

- Potential Park
- Existing Park



- |                         |                          |                             |
|-------------------------|--------------------------|-----------------------------|
| ① Yowell Meadow Park    | ④ Kestner Wayside        | ⑦ Lake Pelham Access Park   |
| ② Rockwater Park        | ⑤ Lake Pelham Adventures | ⑧ Spring St Nature Park     |
| ③ Wine St Memorial Park | ⑥ Mtn Run Lake Park      | ⑨ Old Brandy Rd Nature Park |



## Yowell Meadow Park

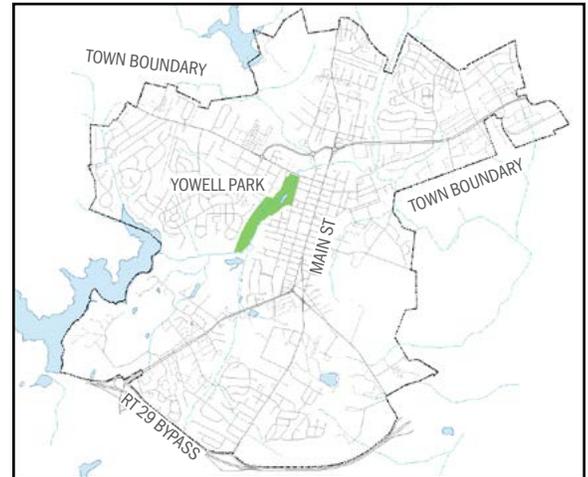
Yowell Meadow Park is the oldest park within the Town of Culpeper boundary and the largest at nearly 48 acres. The central location of the park, a few blocks west of Main Street, and its many amenities make the park a popular draw. The property was purchased in 1971 from the estate of Frieda Q. Yowell. Significant engineering, grading and landscaping was required to control the floodplain along Mountain Run and make the property usable as a public space. A local residents group, Citizens for Yowell Meadow Park, raised funds for the park which opened to the public in June of 1989.



Amenities at Yowell Meadow Park include two pavilions with tables, restrooms, two parking lots, a paved multi-use path (just over one mile long), baseball field, athletic fields, playground equipment, exercise stations and interpretive panels. It also includes a skate park (renovated in 2013) and basketball courts that were converted from tennis courts in 2017.



Playground equipment



Location key



Exercise station



Skate park rail section



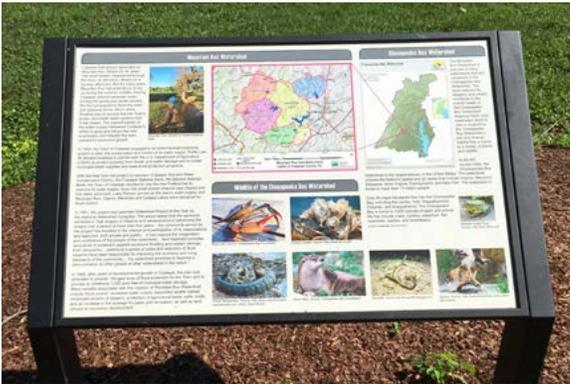
*Internal walking trail*



*Swing-set and volleyball court*



*Welcome sign and flags*



*Interpretative panels along walking trail*



*Exercise equipment*



*Pavilion and picnic tables*



*Yowell Meadow skate park*

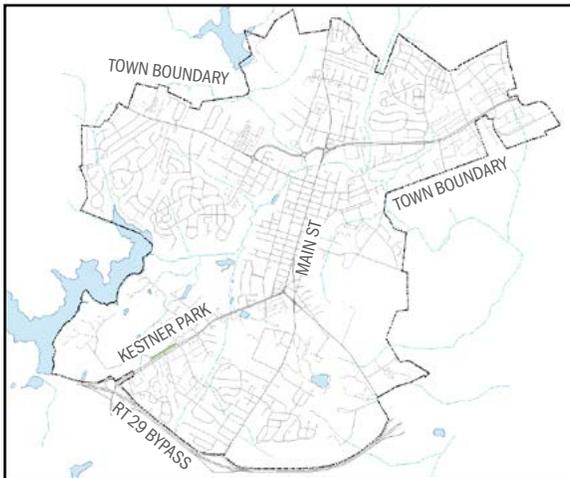
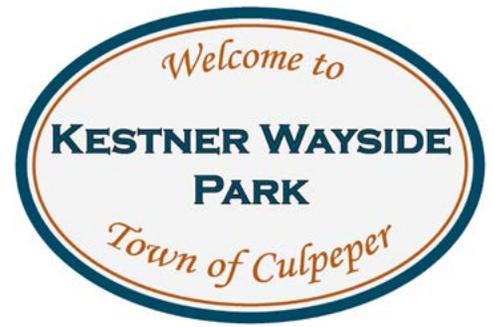


*Natural turf athletic field*

## **Kestner Wayside Park**

Kestner Wayside Park is located along Business 29 near the Route 29 bypass. The property was originally part of the Virginia Department of Transportation (VDOT) right of way along route 29 and was later absorbed by the Town during a 1968 annexation. The Park is named after Charles Wiley Kestner, former Culpeper Highway District engineer.

The small, roadside park offers a convenient area for travelers and nearby residents or employees to rest, eat or walk. The park is just over 2 acres and includes tables, benches and a walking path.



*Location key*



*Walking path adjacent to Madison Rd/Business 29*



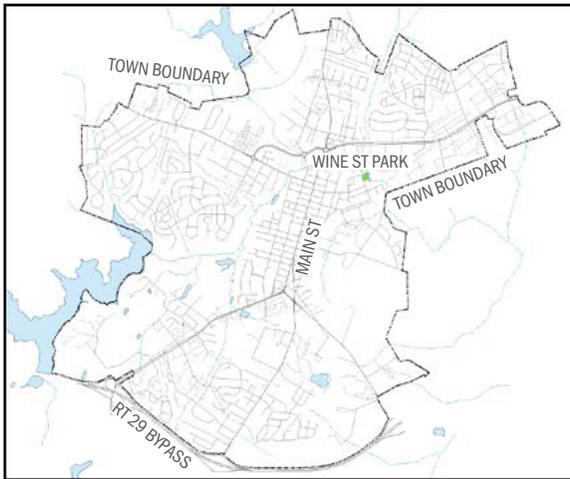
*Walking path and landscaping*



*Picnic tables and stone benches*

## Wine Street Memorial Park

Wine Street Memorial Park is located at the intersection of Old Brandy Road and Wine Street, utilizing a floodplain area along an adjacent section of Mountain Run. Wine Street Memorial Park opened to the public in 2008. The commemorative park honors Culpeper County veterans of World War II and the Korean War. The focal point of the park is a large statue of a soldier with commemorative plaques at the statue's base. Engraved pavers along the entry path and surrounding the statue honor local veterans who served in the two conflicts. The park also features a gravel walking trail, playground equipment and two picnic tables.



Location key



Playground equipment



Park entrance with engraved pavers

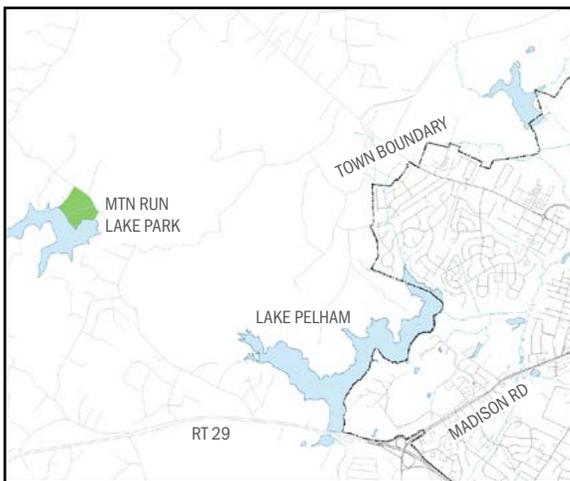


"Homage" by renowned sculptor, Jim Brothers



## Mountain Run Lake Park

Mountain Run Lake Park is located outside of Town boundary, approximately 2 miles to the west. The park is just over 23 acres, located on the eastern side of the lake. The reservoir known as Mountain Run Lake was formed in 1959 to create reserve water supply for the Town of Culpeper. The impoundment was formed in response to severe droughts during the 1950's, which dried up Mountain Run, then used as the primary water supply for the Town. Areas adjacent to the lake were used for recreation by the public beginning in the 1960's. The first pavilion, donated by the Jaycees, was constructed in 1969. The park now includes a total of four pavilions with picnic tables, playground equipment, restrooms and a fenced dog park. The shoreline areas of the park include a boat ramp, dock and bank fishing access.



Location key



Playground area



Mountain Run Lake in autumn



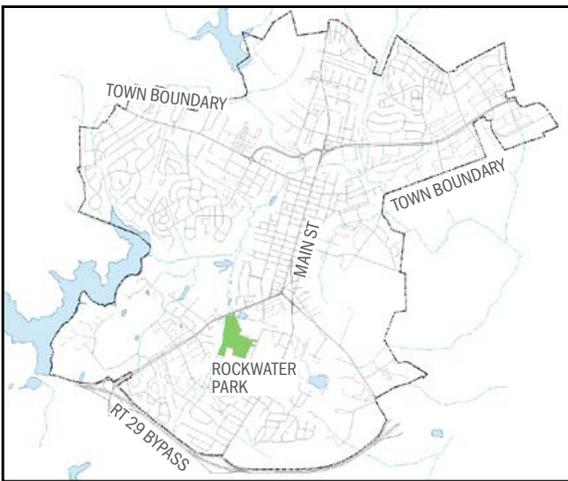
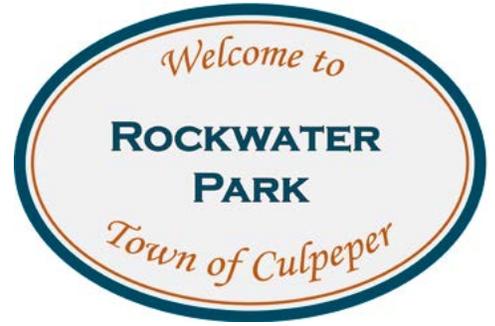
One of four pavilions at the park



## Rockwater Park

Rockwater Park is the newest park within the Town, located along Madison Road, Business 15/29. Rockwater Park is the second largest park in Town, besides Yowell Meadow Park. The 32 acre property was purchased by the Town in 2015 to locate well and pump facilities, constructed to provide additional water supply for the Town.

The park opened to the public in 2018, providing access to an 18-hole disc golf course and paved multi-use trail, just under one mile in length. Additional features completed in 2019 include a splash-park, pavilion with picnic tables, climbing boulder, FitCore Xtreme™ obstacle course and a 40 yard dash with artificial turf. The splash-park equipment is available for use during the summer months.



Location key



FitCore Xtreme™ obstacle course



Splash pad area



Disc golf basket

- Existing Features**
- ① Parking
  - ② Bathrooms
  - ③ Pavilion
  - ④ Multi-use path
  - ⑤ Splash Pad
  - ⑥ Climbing Boulder
  - ⑦ Fitcore X-treme Course & 40-Yard Dash

- Proposed Features**
- ⓪ Playground
  - ★ Public Art Locations

**Rockwater Park Master Plan**

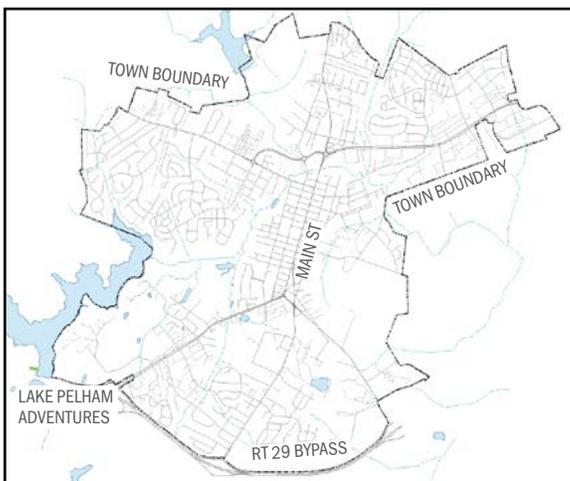


Town of Culpeper  
July 2019



## Lake Pelham Adventures

Lake Pelham was created in 1972, replacing Mountain Run Lake as the Town of Culpeper's primary water supply. In 2017, Lake Pelham Adventures opened as a private-public partnership, offering public access to the lake and recreation opportunities. The one acre park is located along the west bank of Lake Pelham, just outside the Town boundary and adjacent to The Ole Country Store. The Lake Pelham Adventures access park offers an alternative to the other public access near the dam, which was rendered unusable during the dam reconstruction of 2017-2019. The Lake Pelham Adventures access park features a paved boat ramp, several docks and a covered gazebo on one of the floating docks. The public can also rent canoes, kayaks, paddle boats and stand-up paddle boards through the privately managed Lake Pelham Adventures rental business during spring and summer months.



Location key

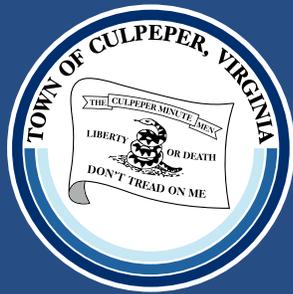


Boat-house with rental boats and stand-up paddle boards



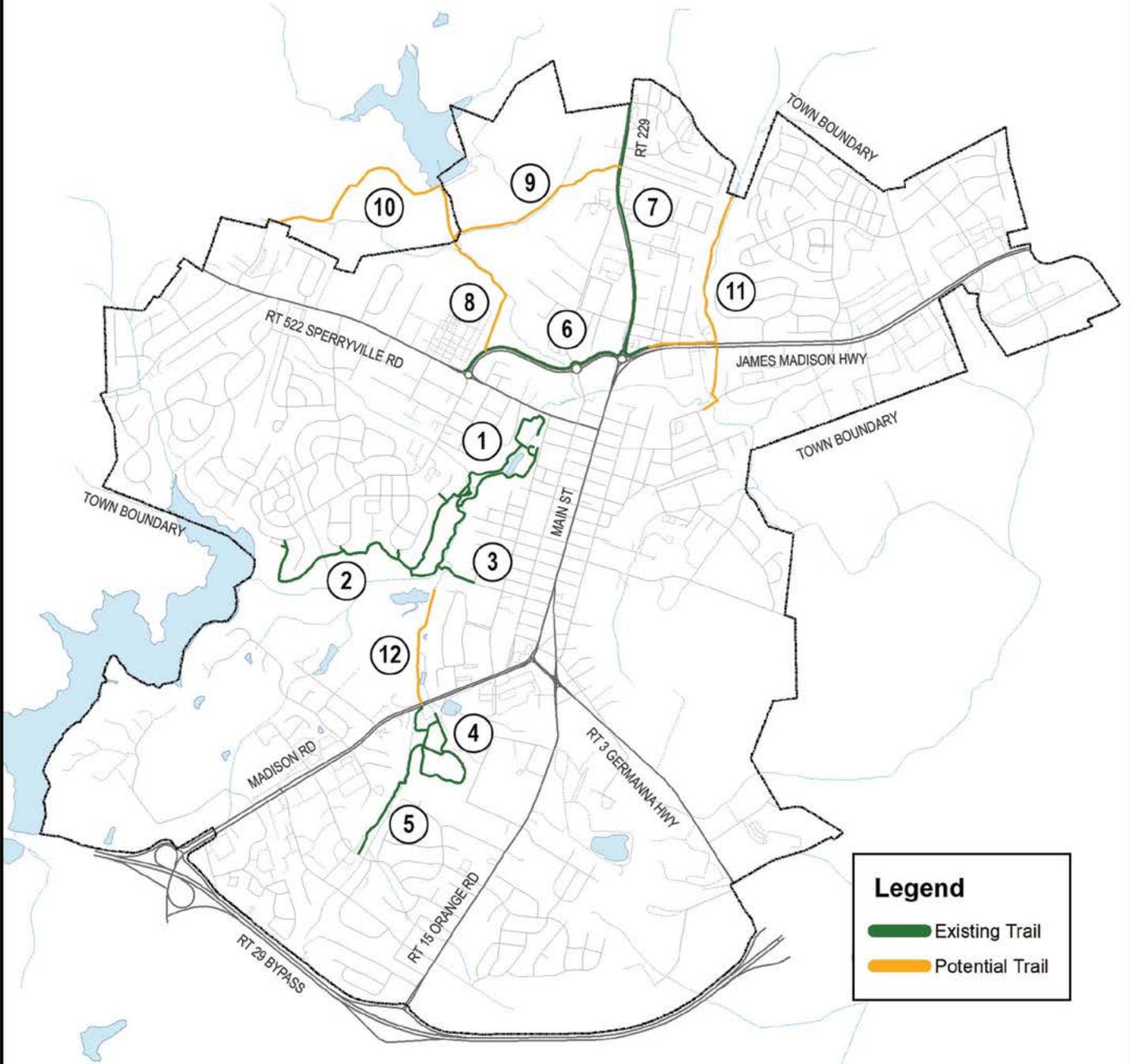
Rental canoes and kayaks





## GREENWAYS AND TRAILS

# TOWN OF CULPEPER - TRAILS



**Legend**

- Existing Trail
- Potential Trail

- |                            |                              |                             |
|----------------------------|------------------------------|-----------------------------|
| ① Yowell Meadow Park Trail | ⑤ Farmington Elem. Connector | ⑨ Route 229 to Balds Run Tr |
| ② Lake Pelham Connector    | ⑥ Col. Jameson Blvd Path     | ⑩ Yowell to Balds Run Tr    |
| ③ Spring St Trailhead      | ⑦ Route 229 Path             | ⑪ Hidens Branch Trail       |
| ④ Rockwater Park Trail     | ⑧ Balds Run Trail            | ⑫ Madison Rd Connector      |

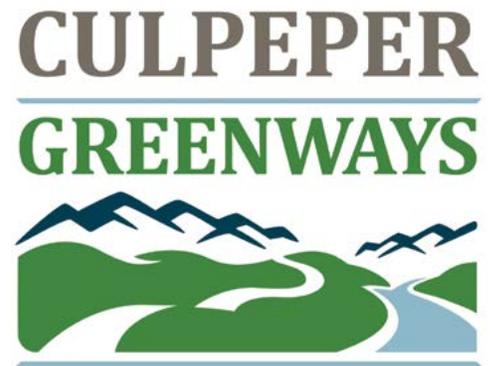


## **Greenways & Trails**

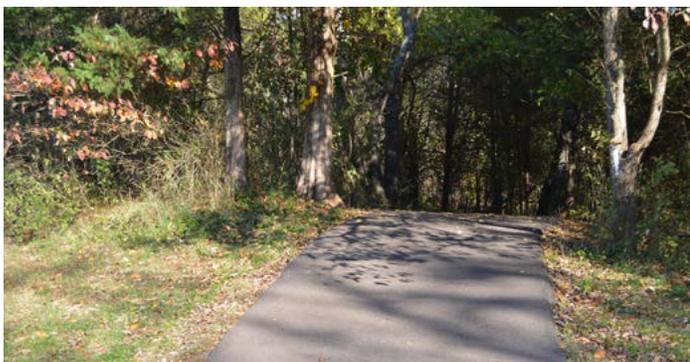
The Virginia Outdoors Plan defines greenways as open space corridors that can be managed for conservation, recreation or alternative transportation. Alternative transportation modes may include walking, jogging or biking. Greenway paths may also be incorporated into a larger network of pedestrian based circulation, including sidewalks and bike lanes. Greenways are often located within floodplain areas and along waterways, providing additional incentive to protect valuable riparian buffers. The Town of Culpeper’s first greenway plan appeared in the 1976 Comprehensive Plan.

Greenway trail or path design should be determined by environmental context. Trails are constructed with natural materials for minimal impact to the natural environment (appropriate for environmentally sensitive areas). Trails may be constructed with materials such as mulch, wood chips and bare mineral soil. Paths are constructed with crushed stone, asphalt or concrete and should meet ADA standards. The majority of existing Greenway corridors in the Town of Culpeper utilize paths. When proposed routes cross through environmentally sensitive areas such as wetlands, the greenway should be constructed as a raised wooden boardwalk. Greenway systems should integrate bridge crossings over streams whenever possible to minimize impacts to stream corridors. Greenway networks, trail-heads should be located within a quarter mile of neighborhoods and commercial areas to provide a comfortable walking distance for users and usage of trails as an alternative mode of transportation.

As of 2019, the Town greenway system includes 3.28 miles of trails (not including an additional 2 miles of internal trails within Town parks). The greenway system will be further expanded with the construction of planned trails (see Proposed Trails in the Planned Improvements section). Town greenway Trails are identified by signs featuring the Culpeper Greenways logo shown above.



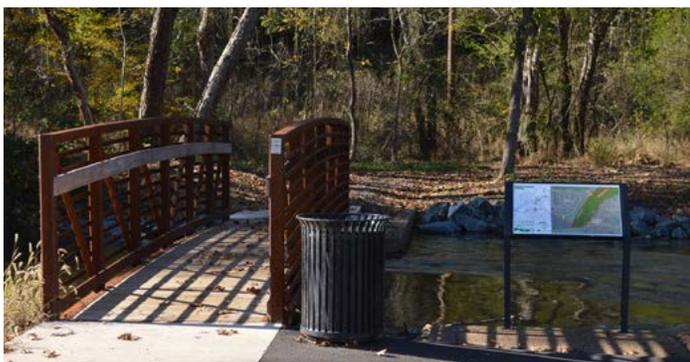
*The Culpeper Greenways logo*



*Paved asphalt trail section (Lake Pelham Connector)*



*Crushed stone trail section (Lake Pelham Connector)*



*Stream crossing bridge (Spring St Trailhead)*



*Boardwalk trail - often utilized in wetland areas*

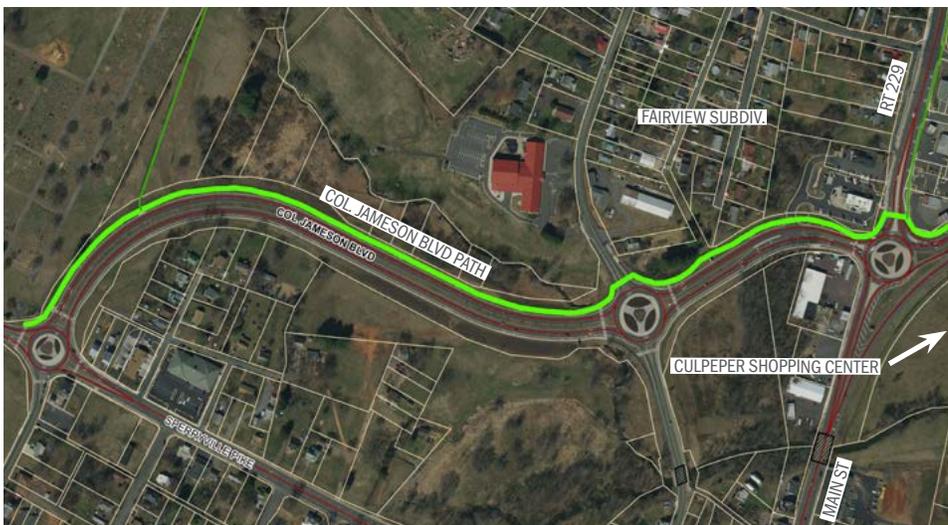
## Lake Pelham Connector

The Lake Pelham Connector Trail was developed through a partnership with the Lakeview Subdivision in which they contributed funding for trail construction and dedicated the area as a public access easement to be maintained by the Town. The one mile trail connects to the multi-use path at Yowell Meadow Park at the eastern end and terminates near the dam of Lake Pelham at the western end. The trail offers pedestrian and bike access for nearby Lakeview and Redwood Lakes subdivisions as well as the additional residents in the Virginia Avenue vicinity. The riparian corridor along the trail and adjacent Mountain Run also offers users an opportunity to experience nature within town boundaries. Sightings of deer and other wildlife are common.



## Colonel Jameson Boulevard Path

Colonel Jameson Boulevard was completed in 2014, providing a connection between Route 522 and N. Main Street/Route 229. The paved path runs along the Boulevard at a length of .75 miles, providing pedestrian and bike access with proximity to Old Rixeyville Road, Fairview and Sycamore Park neighborhoods as well as the Culpeper Shopping Center. The terminus of the trail at Fairview Cemetery includes bench seating and 3 interpretive panels that depict the history of the cemetery.



## Route 229 Path

The Route 229 Multi-Use Path runs for a length of nearly one mile, providing a grade separated paved path for pedestrians and bicycles along a major roadway. The path connects to the roundabout at Route 229 and Business 15/29 at the south end to the edge of the Town boundary near Duke Street at the northern end. The path is located near Old Rixeyville, Fairview, Sycamore Park, Grandview, Mosby Meadows and Willow Shade neighborhoods. It also offers travel access near to Sycamore Park School, Culpeper High School and the Culpeper Town Square shopping center.



## Farmington Elementary Connector

The Farmington Elementary Connector was completed with the County School-board providing a public access easement across the Farmington Elementary property, which created a connection to Sunset Lane. The nearly half mile path/trail links Rockwater Park at one end to Sunset Lane at the other end. An at grade foot-bridge connects the trail to Rockwater Park. The path also lies close to Farmington Heights, Westminister Square, Wakefield Village and Red Oaks Shopping Center.



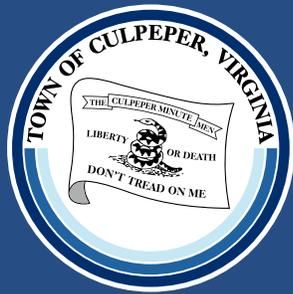
Stream crossing bridge connecting the trail to Rockwater Park



## **Spring Street Connector Trailhead**

The Spring Street Connector Trailhead was completed in the summer of 2019. It includes a parking area, nearly 800 feet of paved trail and a pedestrian bridge connection over Mountain Run. The trailhead connects to the Lake Pelham Connector Trail and the nearby Yowell Meadow Multi-Use Path. The Town owned property surrounding the trailhead was once used as the Town waterworks facility.





## NEEDS & OPPORTUNITIES

## Population Demands

The Town of Culpeper Comprehensive Plan, Chapter 9, calls for 1-2 acres of outdoor recreation for every 200 residents. 2018 population estimates of nearly 19,000 residents creates a need for 95 to 190 acres of outdoor recreation area. As of 2019, recreation areas total 124 acres (parks and trails combined). Planned additions to parks and trails would bring the total to roughly 153 acres. Therefore current and planned recreation areas are sufficient for current population demands. Population projections of approximately 22,000 residents in 2030 would require 110 to 220 acres of recreation area. As such, the Town should continue to seek expansion opportunities for parks and trails into the future.

## Community Survey

In September of 2019, an online survey was conducted to solicit feedback from the community about Town parks and trails. The survey included six multiple choice questions to collect quantitative data and two open ended questions to solicit suggestions. The survey provided insight into satisfaction with parks and trail facilities, usage preferences and areas for improvement.

Survey results indicate that playground equipment and multi-use trails are the most utilized facilities. Playground equipment provides recreation opportunities for youth while the trails system is utilized by a wide variety of ages. At the time of the survey, the splash pad at Rockwater Park had been open to the public for only a few weeks, but quickly became popular with families of young children. The splash park received the highest scores regarding facilities satisfaction. Results indicate that athletic facilities and picnic tables & shelters are moderately popular. Niche facilities such as the skate park, disc golf and dog park cater are not as heavily used, but cater to specific user groups.

Regarding satisfaction with specific parks, Lake Pelham Adventures and Rockwater Park received the highest user satisfaction scores. These are the newest parks in the system with unique features and activities offered to users. Yowell Meadow Park received the third highest satisfaction score and offers a wide variety of amenities to users. Satisfaction scores by age group indicate that existing facilities best cater to children and adults with lower scores for seniors and teenagers.

Open ended responses included many requests for pool facilities. Other requests include trails/greenways expansion, athletic facilities, shade components for playgrounds, nature areas, and additional splash pads.

The following segment includes each question presented to the public and response data. Responses will be incorporated into future expansion and improvement of parks and trails facilities. Much of the feedback and requested amenities (questions 7 and 8) are included in the **Planned Improvements** section.

**Question 1: Which Parks and Recreation facilities do you (or family members) use or anticipate using most often? Check all that apply.**

| Answer Choices                | Response Percentage | Responses |
|-------------------------------|---------------------|-----------|
| Playground equipment          | 51.48%              | 139       |
| Mixed use trails              | 62.96%              | 170       |
| Athletic fields or courts     | 39.63%              | 107       |
| Skate park                    | 9.26%               | 25        |
| Shelters and/or picnic tables | 38.15%              | 103       |
| Dog park                      | 24.81%              | 67        |
| Splash pad                    | 45.19%              | 122       |
| Disc golf                     | 8.89%               | 24        |

**Question 2: What is your level of satisfaction for the following facilities?**

| Facility                      | Not Satisfied | Somewhat Satisfied | Neutral | Satisfied | Very Satisfied | Weighted Average |
|-------------------------------|---------------|--------------------|---------|-----------|----------------|------------------|
| Playground equipment          | 2.76%         | 12.20%             | 36.61%  | 38.19%    | 10.24%         | 3.41             |
| Mixed use trails              | 5.95%         | 19.05%             | 28.57%  | 33.73%    | 12.70%         | 3.28             |
| Athletic fields or courts     | 8.20%         | 14.34%             | 36.07%  | 31.15%    | 10.25%         | 3.21             |
| Skate park                    | 2.17%         | 5.65%              | 67.39%  | 20.87%    | 3.91%          | 3.19             |
| Shelters and/or picnic tables | 4.03%         | 18.15%             | 35.89%  | 36.29%    | 5.65%          | 3.21             |
| Dog park                      | 3.85%         | 10.26%             | 51.28%  | 24.79%    | 9.83%          | 3.26             |
| Splash pad                    | 2.44%         | 4.07%              | 35.77%  | 31.30%    | 26.42%         | 3.75             |
| Disc golf                     | 3.07%         | 2.63%              | 69.30%  | 17.54%    | 7.46%          | 3.24             |

**Question 3: How often do you typically use the Parks and Recreation facilities?**

| Answer Choices           | Response Percentage | Responses |
|--------------------------|---------------------|-----------|
| Seldom or never          | 10.74%              | 29        |
| Once a week or less      | 45.56%              | 123       |
| 2-3 times per week       | 31.11%              | 84        |
| 4 or more times per week | 12.59%              | 34        |

**Question 4: What time of day do you typically use Parks and Recreation facilities? Choose all that apply.**

|                          |        |     |
|--------------------------|--------|-----|
| Morning                  | 37.45% | 100 |
| Mid-day                  | 34.46% | 92  |
| Afternoon                | 57.30% | 153 |
| Evening                  | 53.93% | 144 |
| 4 or more times per week | 12.59% | 34  |

**Question 5: What is your level of satisfaction with the following parks?**

| Facility                  | Not Satisfied | Somewhat Satisfied | Neutral | Satisfied | Very Satisfied | Weighted Average |
|---------------------------|---------------|--------------------|---------|-----------|----------------|------------------|
| Yowell Meadow             | 5.73%         | 19.08%             | 16.41%  | 44.66%    | 14.12%         | 3.42             |
| Mountain Run Park         | 6.37%         | 19.12%             | 29.88%  | 37.45%    | 7.17%          | 3.2              |
| Rockwater Park            | 2.80%         | 8.80%              | 27.20%  | 34.40%    | 26.80%         | 3.74             |
| Wine Street Memorial Park | 5.02%         | 9.21%              | 64.44%  | 17.15%    | 4.18%          | 3.06             |
| Kestner Wayside           | 10.04%        | 6.55%              | 72.49%  | 8.30%     | 2.62%          | 2.87             |
| Lake Pelham Adventures    | 0.83%         | 5.39%              | 34.85%  | 36.51%    | 22.41%         | 3.74             |

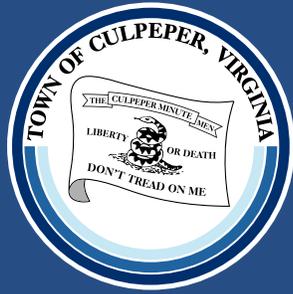
**Question 6: Rate the quality of Parks and Recreation facilities for the following age groups:**

| Facility | Not Satisfied | Somewhat Satisfied | Neutral | Satisfied | Very Satisfied | Weighted Average |
|----------|---------------|--------------------|---------|-----------|----------------|------------------|
| Children | 1.61%         | 15.32%             | 21.37%  | 43.15%    | 18.55%         | 3.62             |
| Teens    | 11.20%        | 20.75%             | 37.76%  | 23.24%    | 7.05%          | 2.94             |
| Adults   | 5.60%         | 21.20%             | 20.40%  | 41.60%    | 11.20%         | 3.32             |
| Seniors  | 9.24%         | 14.46%             | 42.97%  | 25.70%    | 7.63%          | 3.08             |

**Question 7: Are there any new or different facilities or amenities that you would like to see introduced to the parks?**

**Question 8: Do you have any additional comments or concerns?**

| Response Summary - Questions 7 & 8 |       |
|------------------------------------|-------|
| Repeat Requests                    | Count |
| Pool                               | 42    |
| Expand Trails & Greenways          | 26    |
| Artificial Turf and/or lights      | 17    |
| More benches                       | 9     |
| More shaded areas at parks         | 9     |
| Bike trails                        | 7     |
| Lighted Trails                     | 6     |
| More picnic tables                 | 5     |
| More splash parks                  | 5     |
| Gardens, nature areas              | 4     |
| More basketball courts             | 4     |
| Non-slip surface at splash pad     | 3     |
| Sand volleyball courts             | 3     |
| Pickleball courts                  | 2     |



## PLANNED IMPROVEMENTS

## **Yowell Meadow Park Improvements**

The highest priority improvement planned for Yowell Meadow Park is the replacement of a low water bridge that crosses Mountain Run at the north end of the park. The existing bridge is prone to flooding during high water periods, during which the bridge may become partially or fully submerged. The proposed bridge replacement would include installation of a 50' weathered steel bridge with concrete abutments and bank protection along the adjacent section of stream. The new bridge will offer an at-grade crossing for the stream that is accessible to all users and provide greater resistance to flooding during high water periods.

Another substantial project planned for the park is expansion of the parking lot at Gardner Street. Acquired right away makes possible a new exit at the south end of the lot, connecting to Fourth Street. This new exit will allow for one way traffic flow and make room for additional parking spaces. Town staff also plans to expand the pollinator or nature garden in the interior of the park. Other potential improvements include additional benches, new playground equipment (with shade components), dog bag dispensers and dog water fountains.



*Existing low water bridge*



*Proposed steel bridge replacement*



*Yowell Meadow Park improvement areas*



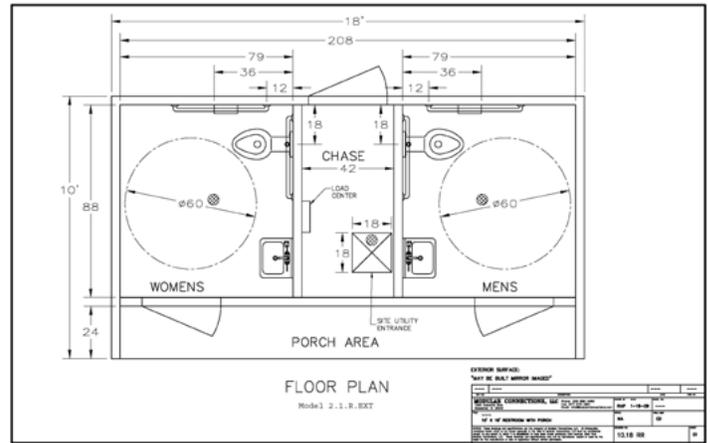
*Gardner Street Parking Lot and new exit*

## Wine Street Memorial Park Improvements

Wine Street Memorial Park is currently without restroom facilities. The majority of the park property lies within floodplain, which prevents construction in most areas. However, initial research by staff indicates that a southwest portion of the property adjacent to Wine Street may have the elevation required to locate a small, modular restroom structure outside of the floodplain. On-site survey of the property will be required to verify the area before any engineering or construction occurs. Other potential improvements to the park include additional picnic tables, dog bag dispensers and nature garden areas.



Wine Street Memorial Park layout



Plans for modular restroom structure



Playground equipment and picnic area



Potential restroom location behind picnic tables

## Rockwater Park Improvements

The next major improvement planned for Rockwater Park is the addition of playground equipment for children (primarily ages 5-12). Multiple respondents of the survey noted the desire for additional play facilities for children at Rockwater Park in addition to the splash pad. In contrast, the climbing boulder and FitCore obstacle course are intended for teens and young adults. The new playground equipment will be located behind the pavilion and adjacent to the splash pad area. Besides the new playground area, Town staff would like to add new pavilions as funding and/or donations become available. Other future improvements include benches, tree plantings and dog bag dispensers.



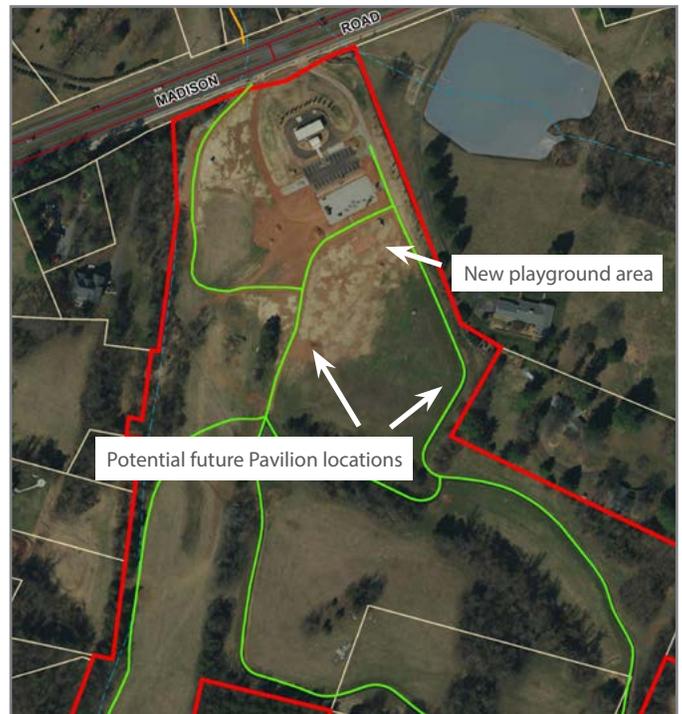
*Conceptual layout for future playground equipment*



*Existing pavilion at Rockwater Park*



*View of proposed playground and obstacle course*



## Lake Pelham Access Park

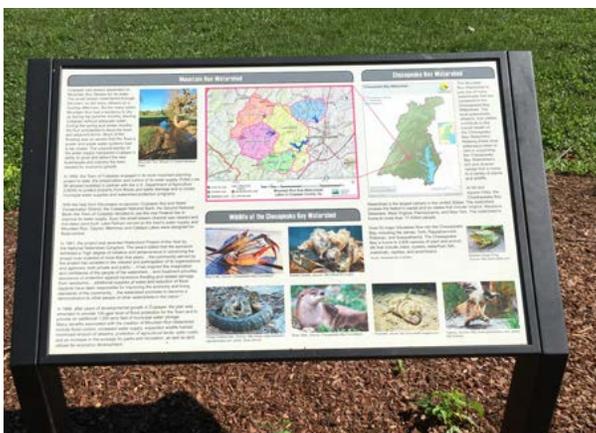
The Lake Pelham dam reconstruction occurred from 2017 to the summer of 2019. The boat launch adjacent to the dam rendered inaccessible during the construction period was restored by fall of 2019. In addition to the restored boat launch, the Town plans to create a park adjacent to the lake. The proposed park will offer a variety of features, supporting a variety of activities. Planned features include a parking lot, open-space play areas, internal walking path and restrooms. Other possible features include playground equipment, splash pad and a pickleball court. Furthermore, the existing Lake Pelham Connector Trail will offer pedestrian or bike linkage between the new Lake Pelham Access Park and Yowell Meadow Park, approximately 1 mile east.



*Concept layout for Lake Pelham Access Park*

## Spring Street - Wetland/Nature Area

The property surrounding the new Spring Street Trailhead is owned by the Town. Historically, the land was part of the Town water works. Additionally, most of the property lies within floodplain and features wet soils. As such, the site is an ideal candidate for a wetland or nature park. Potential features for the nature park would include an expanded trail/boardwalk loop through an improved wetland area with educational signage. The site could also incorporate a community garden plot with raised beds. The passive nature park would also serve as a convergence point for the regional trail system with access to the Lake Pelham Connector and the planned Madison Road Connector.



*Educational panels to be installed around path*



*Existing Spring St Trailhead*

## Old Brandy Road - Wetland/Nature Area

The Town owns a 9.9 acre parcel along Old Brandy Road. The property is adjacent to Wine Street Memorial Park on the opposite side of Mountain Run. The vacant property is mostly forested and is bisected by a utilities easement. Conceptual plans envision a passive nature park, similar to the park proposed at Spring Street. A walking trail (with crushed stone and boardwalk sections spanning wetland areas) could be linked by bridge to Wine Street Park.



Location of proposed nature park



Example of boardwalk trail



Conceptual layout of nature park



Example of crushed stone trail

## **Hidens Branch Trail**

Hidens Branch is a small tributary of Mountain Run, located at the north end of Town. This proposed trail would follow the stream from the town boundary, approximately eight-tenths (0.8) of a mile southward, across James Madison Highway and terminate at Wine Street Memorial Park along Old Brandy Road. The proposed trail would connect residential neighborhoods at the upper end to commercial areas along James Madison Highway and recreational area at Wine Street Park. The proposed path would help fill a trail void at the upper end of town, east of the Route 229 trail.



*Hidens Branch Trail*



*Balds Run Trail*

## **Balds Run Trail**

The proposed Balds Run Trail would follow Balds Run from the spillway of Balds Run Reservoir (also known as Catalpa Lake) seven-tenths (0.7) of a mile south, connecting to the existing Col. Jameson Boulevard Path. The proposed trail would be part of a three-prong trail network, described in the following two items. As a whole, these new trails would provide access for commercial and residential corridors to rural open space areas.

## **Route 229 to Balds Run Trail**

This proposed trail segment, seven-tenths (0.7) of a mile long, would provide an east to west connection between the aforementioned Balds Run Trail and the upper end of the existing Route 229 Path.



*Route 229 to Balds Run Trail*



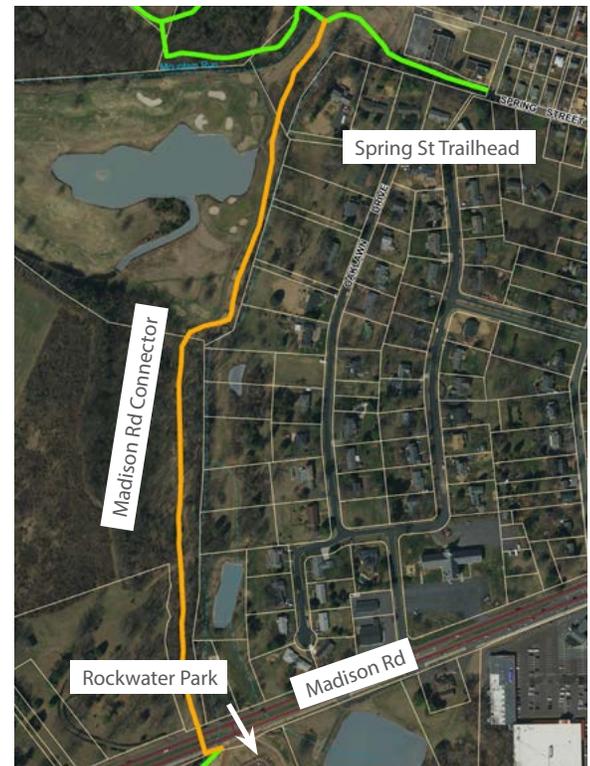
*Yowell Elementary to Balds Run Trail*

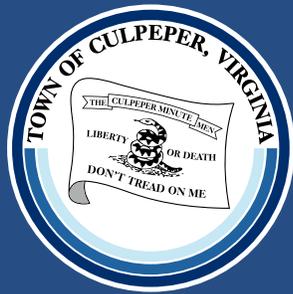
## **Yowell Elementary to Balds Run Trail**

A third spur of the proposed Balds Run Trail network, this trail (of approximately three-quarters or .75 mile) would connect Balds Run Trail at the east end to Yowell Drive at the west end, near Yowell Elementary School. The eastern end of the trail segment lies adjacent to the dam at Balds Run Reservoir.

## **Madison Road Connector**

The proposed Madison Road Connector would connect the new Spring Street Trailhead at the north end to Rockwater Park, approximately one-half (0.5) mile to the south. The trail would include a street crossing at Madison Road, near the Rockwater Park entrance. Once completed, the new greenway will provide a trail linkage between the two largest parks in town, Rockwater Park and Yowell Meadow Park. Additionally, the connector would provide access to two proposed parks, the Spring Street Nature Area and the Lake Powell Access Park.





# IMPLEMENTATION SCHEDULE

## Project Implementation Timeline

The following chart gives a projected timeline for individual park and trail/greenway projects. Projects are organized by priority level with high priority items generally following a 1-3 year timeline. Timeline projections may be subject to change as funding, planning and construction factors dictate. Additional details about each project are included in the **Planned Improvements** section. Minor amenities such as benches and trees will be installed periodically as funding is received.

| Project                         | Priority | Est. Cost | Short Term |      | Mid Term |      |      | Long Term |      |      |
|---------------------------------|----------|-----------|------------|------|----------|------|------|-----------|------|------|
|                                 |          |           | 2020       | 2021 | 2022     | 2023 | 2024 | 2025      | 2026 | 2027 |
| Rockwater - Playground          | High     | \$100,000 |            |      |          |      |      |           |      |      |
| Yowell - Low water bridge       | High     | \$81,000  |            |      |          |      |      |           |      |      |
| Rockwater - Pavilion            | High     | \$26,000  |            |      |          |      |      |           |      |      |
| Madison Road Connector Trail    | Med      | TBD       |            |      |          |      |      |           |      |      |
| Yowell - Gardner St Parking Lot | Med      | \$80,000  |            |      |          |      |      |           |      |      |
| Lake Pelham Access Park         | Med      | TBD       |            |      |          |      |      |           |      |      |
| Rockwater - Pavilion            | Med      | \$26,000  |            |      |          |      |      |           |      |      |
| Spring St Nature Area           | Med      | TBD       |            |      |          |      |      |           |      |      |
| Hidens Branch Trail             | Low      | TBD       |            |      |          |      |      |           |      |      |
| Wine St Park - Restroom         | Low      | \$70,000  |            |      |          |      |      |           |      |      |
| Old Brandy Rd Nature Area       | Low      | TBD       |            |      |          |      |      |           |      |      |
| Balds Run Trail                 | Low      | TBD       |            |      |          |      |      |           |      |      |
| Balds Run to 229 Trail          | Low      | TBD       |            |      |          |      |      |           |      |      |
| Balds Run to Yowell Elem. Trail | Low      | TBD       |            |      |          |      |      |           |      |      |

### Short Term Projects - to be Completed in 1-2 Years

- Rockwater Park Playground: a new playground area will be located adjacent to the climbing boulder and obstacle course. The play area will feature a variety of new equipment, ideal for ages 5-12.
- Yowell Meadow Park - Low Water Bridge: a 50' steel bridge will replace an existing low water bridge spanning Mountain Run at the north end of the park. Installation of the larger bridge will include improvements to adjacent sections of of bank to prevent flooding of the stream crossing.
- Rockwater Park - a new pavilion is desired to create more seating area and shade.

### Mid Term Projects - to be Completed in 3-5 Years

- Madison Rd Connector Trail - the proposed trail (.5 mi) would link the Spring St Trailhead to Madison Road. The expanded trail network would provide a greenway connection between Yowell Meadow Park and Rockwater Park.
- Yowell Meadow Park - Gardner St Parking Lot: a new, paved exit onto Fourth St would allow one way traffic flow through the parking area. Lot reconfiguration would create an additional row of parking.
- Lake Pelham Access Park - Town property adjacent to the spillway offers the opportunity for a new public park.

Boating access is already available. Proposed amenities include an expanded parking area, restrooms and internal walking trail. Other features may include a pavilion, splash pad, athletic field and/or courts.

- Spring Street Nature Area: the area surrounding the Spring Street Trailhead could be utilized as a wetland/nature area. Plans for the passive nature park include an expanded walking path and educational panels.

**Long Term Projects - to be Completed in 6+ Years**

- Hicens Branch Trail - the proposed trail would run .8 mi between the Town boundary at the north end to Old Brandy Road and the Wine Street Park at the south end. In addition to park access, the trail would link residential areas at the north and south end to commercial areas along James Madison Rd.
- Wine Street Park - restroom: pending site survey verification, a modular restroom unit could be added to the park property between the playground area and Wine Street.
- Old Brandy Road Nature Area - Town owned property adjacent to Old Brand Road and Wine Street Memorial park would be a good location for a passive nature park. An internal walking trail might include boardwalk sections spanning wetland areas and educational panels about flora and fauna.
- Balds Run Trail - the proposed trail (.7 mi) would run along the Balds Run floodplain, connecting Ira Hoffman Lane to Balds Run Reservoir.
- Route 229 to Balds Run Trail - this proposed trail segment (.7 mi) would link the aforementioned trail to Route 229.
- Yowell Elementary to Balds Run Trail - the third proposed segment (.75 mi) of the Balds Run Trail system would link Yowell Elementary to Balds Run Trail near Balds Run Reservoir.