

5.0 Alternative Master Planning and Program Elements

Early Program Concepts: Community-Based

The development of the master plan program for Fairview Park has been an evolutionary process which had its origins in the form of input from local citizens at public forums occurring as far back as July, 1999, when the Town held a public forum to obtain ideas for potential recreation facilities at Fairview Park. During the year 2000, a great deal of public input on local recreation needs and desires was received through citizen and student surveys, as well as through multiple public forums, conducted as part of the preparation of the *Shenandoah County Indoor/Outdoor Recreation Master Plan* (adopted November, 2000).

A wide range of program ideas were identified through these recreation forums, surveys and analyses, but there are a number of recurring programmatic themes that form a basis for defining early park program concepts under this study. In both the Town and County efforts, the public called for the development of a community-level indoor aquatics & recreation center for all ages, outdoor sports fields & courts, and complementary passive recreation activities such as outdoor seating areas, walking/nature trails, an arboretum, an amphitheater and natural areas. Of particular note is the Town's forum participants desire to preserve and adaptively reuse the historic Wetzel house and barn at the Fairview site so that it becomes a valuable community asset for generations to come. In 2004, Woodstock fielded its first team in the Valley Baseball League, the Woodstock River Bandits. The team currently plays at the Central High School baseball field, a venue that is unsuitable for long-term use by the team, so there has been great local interest in building a new ballpark at Fairview Park for the River Bandits, tournament play, and possibly for use by the Central High School team.

As this master plan study process began in early 2007, the Fairview Park Master Plan Steering Committee provided their own unique contributions toward refining the program concepts for the park. The committee refined the preliminary program concepts that encompassed both active and passive recreation opportunities as well as calling for broader town-wide linkages and sensitivity to neighboring residential neighborhoods. An emphasis was placed on balancing active

and passive recreation elements and activities, and on providing recreation opportunities for all age groups, particularly the older population. The Steering Committee generated the following early program concepts to be applied and tested in the preparation of alternative master plan concepts:

Special Activity Facilities:

- Recreation/Wellness/Community Center (See Section 4.0 for resulting program options.)
 - Meeting spaces
 - Indoor pool (for all ages; water aerobics; rehab/physical therapy)
 - Indoor pool (competition)
 - Indoor courts (multi-purpose, including wrestling & gymnastics)
 - Indoor track (walking/jogging)
 - Fitness facilities
- Ballpark (College-level; high school use; high quality; See Section 4.0 for resulting program options.)
- Wetzel House & Farm Historical Center and Special Events Area
 - Mary E. Wetzel House adaptive reuse opportunities
 - Bank Barn adaptive reuse opportunities
 - Interpretive opportunities

Field Sports:

- Multi-purpose fields for:
 - Soccer
 - Lacrosse
 - Football (County Recreation League use)
- Baseball / Softball fields (adult; lighted)
- Cross-country course (High School)

Hard Surface/Court Facilities:

- Tennis courts (competition)
- Basketball
- Multi-purpose / specialty courts

Special Outdoor Facilities:

- Arboretum
- Amphitheater (Small)
- Nature trail / fitness trail (loops) & natural/wildlife areas
- Pond with aquatic/wetland/nature interpretation
- Picnic shelters / tables (various sizes)
- Playgrounds (adjacent to activity areas)
- Benches / seating areas
- Signage (entry, directional, informational, interpretive)

Circulation, Parking, Trails and Buffer Areas:

- Walking Trails / Footpaths / Paved trails / Biking / Handicapped Accessibility
- Connections to Town-wide Trails System
- Vehicular Circulation (Site access opportunities & interior site circulation)
- Parking (use-related and shared parking potential)

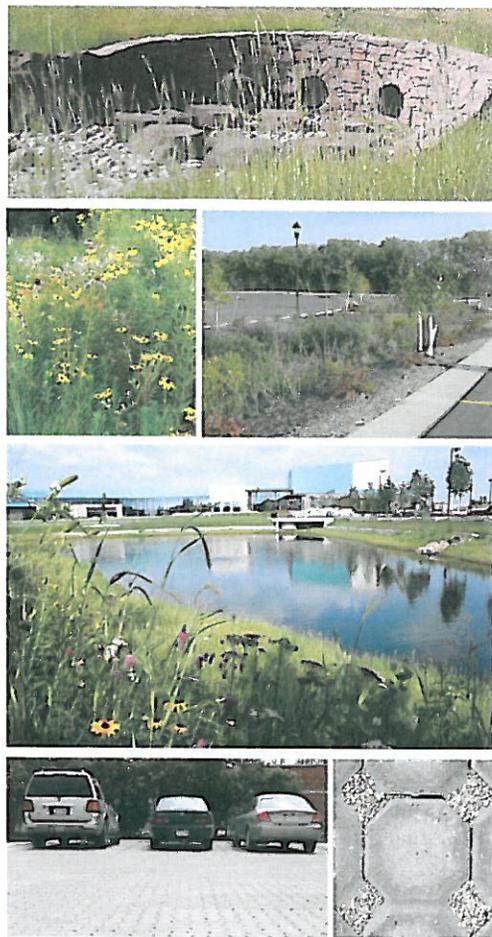
Environmental Aspects:

- Best Management Practices / Bio-retention facilities
- Karst topographic conditions
- Native plants & grasses
- Vegetative buffers/screens

Alternative Plans / Concepts

The master planning team developed two alternative master plan concepts, integrating the Steering Committee's park planning principles and program concepts with the site's unique characteristics. The programs for the ballpark and the recreation / wellness center facilities were refined by the team's facility planning specialists, so that plans representing realistic programs could be shown to-scale on the alternative master plan layouts. Further research was done to create a layout template for multi-purpose sports fields, culminating in the creation of a 'field sports rectangle' that would accommodate soccer, lacrosse and football fields, as well as providing for a 'run out' zone around the field perimeter. Broad new themes and identities were developed as a framework for accommodating active, passive, and environmental / cultural education facilities, such as a 'Central Park' area, the Green Ravine, and the Wetzel Farm Historical & Events Center.

It was decided that a "Low Impact Development (LID)" approach would be employed in developing the master plan. LID strategies strive to allow natural infiltration of storm water to occur as close as possible to the original area of rainfall. LID practices include the use of bio-retention cells (grass buffers, ponding areas, etc.), vegetated swales, filter strips, disconnected impervious areas, and cistern collection systems for roof drainage. LID site design methods include reducing roadway surfaces, using permeable pavement surfaces and using vegetative roof systems on buildings when appropriate.

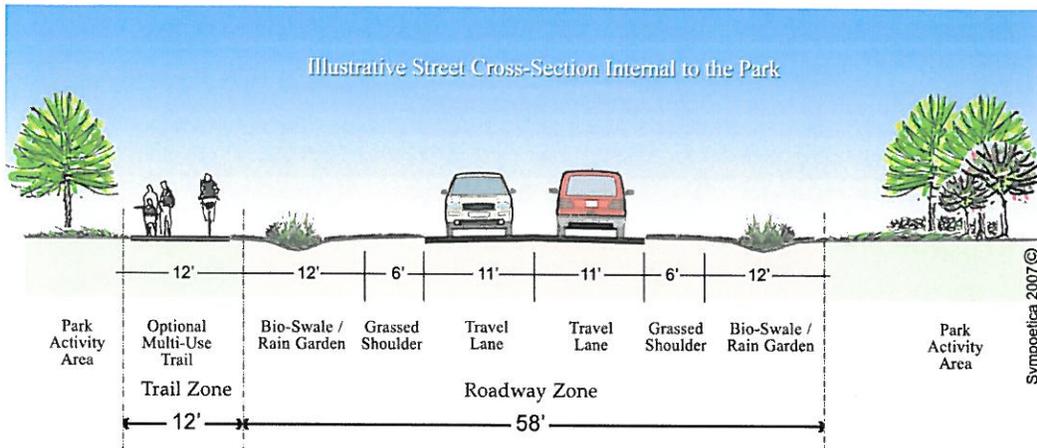
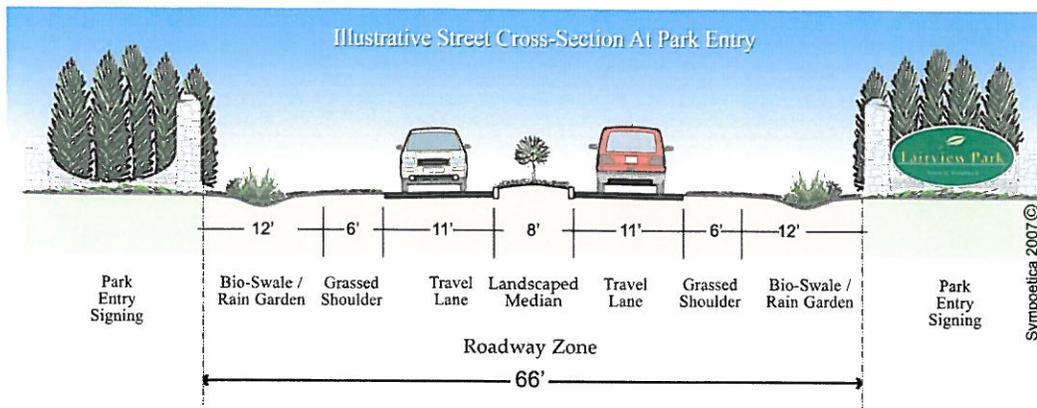


Low Impact Development Management Practices

Programmatically, the alternative concept plans are similar, but differ in terms of facility location, roadway circulation, and the arrangement and location of parking. Key program elements for both alternative plans include:

Park Entry Road & Landscaping
Wetzel Farm Historical & Events Center
Field Sports Complex (2 'field sports rectangles' for soccer, lacrosse, recreation league football, overlapping adult softball)
Tennis Complex (Competition-level)
Central Park (pastoral passive park with pond, gazebos, special pathways, walks and seating areas, picnic facilities, landscaped areas and meadow, and restroom facilities)
Small Amphitheater (within Central Park)
Arboretum
The Green Ravine & Nature Pond (stream valley restoration & interpretation)
Picnic, Playground & Restroom Facilities
Park-wide Trails & Landscaping
Park Edge Buffer Plantings
Park Maintenance & Storage Compound
Major & Minor Parking Facilities
Park-wide Storm-water Management Facilities
Ballpark & Multi-Use Venue (College-level ballpark)
Recreation / Wellness / Community Center

Fairview Park Collector Road: The LID approach to site drainage, as well as the design intent to make the park a very green experience, guided the selection of design parameters for the park roadways. A simple roadway cross-section with two eleven (11) foot lanes and no curb and gutter was selected for the interior roadways. Adjacent to the roadway edges will be grassed shoulders (6'-wide) bounded by a bio-swale / rain garden system (12'-wide) to accommodate the storm water runoff from the roadway pavement. These vegetated swales reduce runoff velocity and allow filtration, while high volume flows are channeled away safely to larger storm water management facilities. The basic internal roadway zone will be 58' to 60' wide. Park-wide multi-use trails may be located adjacent to these bio-swales; these trails would be 10' wide within a 12'-wide (minimum) trail zone. At the park entrances to North Street, a central landscaped median is recommended, along with signature park entry signing and landscaping.



Fairview Park Collector Road

Alternative Concept Plan A: This alternative promotes the separation of the more passive ‘park-like’ facilities from the more active recreation facilities. The park loop road encompasses mostly passive recreational activities. The Wetzel farm compound is the ‘front door’ image for the park; it is a special events area with adaptively reused historic Wetzel house and bank barn as the major attractions and community facilities. The old house garden area becomes an events lawn with the option of erecting large tents for festivals and special functions. The Central Park, a pastoral park focused on a man-made pond and landscaped stream valley, offers a high-quality passive recreation experience. The wetland on the hilltop is preserved and protected and is the focus of wetland and geological interpretation. An upland meadow provides a unique park experience. The Tennis Complex is the only active recreation element within the loop road. Grouped outside the loop road, on the upper and lower plateau areas, are the primary active recreation facilities, including the Field Sports Complex, the Ballpark & Multi-Use Venue and the Recreation / Wellness / Community Center sites. These major facilities surround a central parking area. Roadway, parking lot, building roofs and other paved area runoff will be managed by an LID system of linear bio-swales and centralized management facilities.



Alternative Concept Plan B: In this alternative, the primary park loop road extends deeper into the site from access points on North Street. In addition to encompassing all the facilities as described under Alternative A, it also encompasses the Recreation/ Wellness / Community Center and its parking area. The concept here was to create a mixed recreation experience within the park core area, including the much more active recreation elements of the tennis complex and indoor recreation center. The larger gymnasium space could be utilized as an indoor venue for special events to complement the primarily outdoor activities at the Wetzel house and Central Park. The recreation center parking is brought closer to the loop core to provide special events parking opportunities. The passive recreation elements and environmental infrastructure in this option reflect those in Alternative A.

