

AGENDA

Community Meeting #1

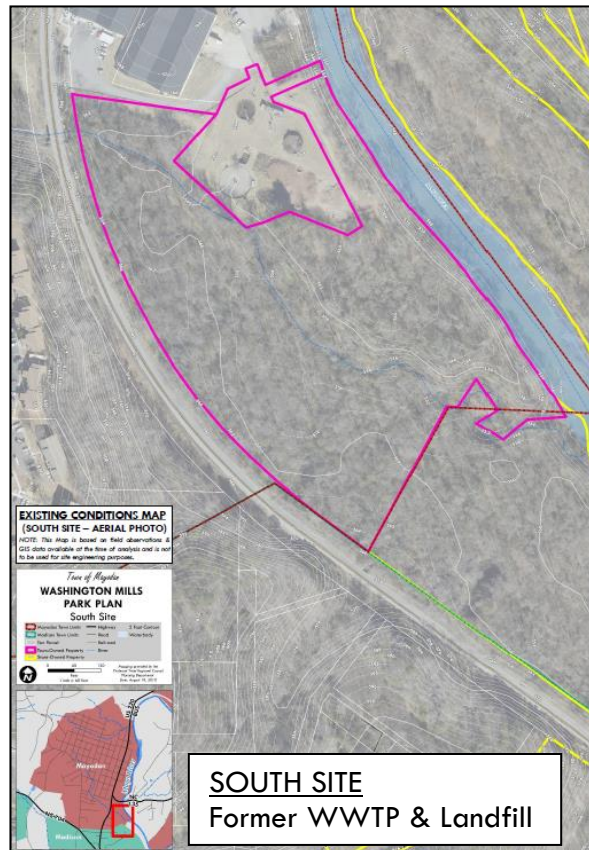
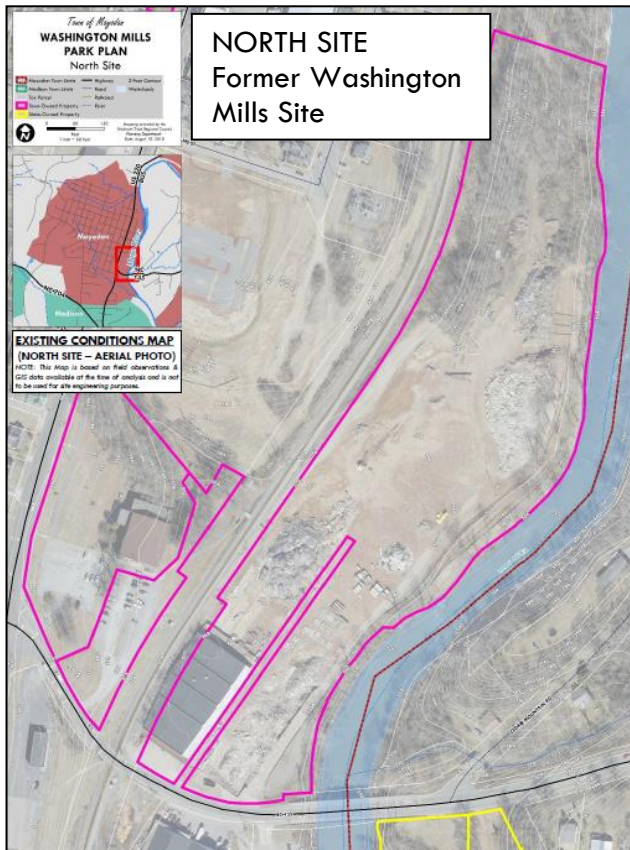
Washington Mills Park Plan

Tuesday, September 25th, 2018 from 6:00-7:30PM at the M&M Recreation Center

- 6:00 **Welcome and Overview**
- 6:05 **Process & Schedule**
- 6:10 **Community Meetings & Survey**
- 6:15 **Existing Conditions Site Analysis**
- 6:25 **Prior Planning Efforts**
- 6:35 **Design Workshop**
- 7:10 **Presentations**
- 7:25 **Questions & Discussion**
- 7:30 **Adjourn**

Design Process & Schedule WASHINGTON MILLS PARK PLAN

Work Element	Description	Timeframe
Meeting w./ Staff & Mayor	Foothills & PTRC – Meet with Town staff & Mayor to discuss process, schedule, survey and Advisory Committee formation.	July 31 Town Hall
Site Analysis	Foothills – Conduct initial site analysis & take photos.	July 31
Base Map	PTRC – Create a base map (tax parcels, buildings, utilities, street lights, vegetation, sidewalks, foundations, elevations, etc.)	July 31
Advisory Committee Meeting #1	Foothills – Review process & schedule, previous site design concepts and existing conditions analysis, and conduct workshop to generate & prioritize initial site development ideas.	Aug. 28 at 6PM Recreation Center
Community Survey	PTRC - Conduct community survey to generate additional site development ideas and summarize input for Sept. 25 Meeting.	September
Community Meeting #1	Foothills – Facilitate Community/Advisory Committee Meeting #1 to review existing conditions and previous site design concepts, and generate additional site development ideas	Sept. 25 at 6PM Recreation Center
Alternative Design Concepts	Foothills - Generate alternative design concepts based on input. PTRC – Merge scanned concepts with base map & print.	Oct. – Nov.
Community Meeting #2	Foothills – Facilitate Community/Advisory Committee Meeting #2 to identify a preferred design concept; set priorities for key design elements; and outline a general phasing scheme.	Nov. 20 at 6PM Recreation Center
Site Plan, Design Details, Phasing Plan & Cost Estimates	Foothills – Generate a final (draft) site Plan & Report including design details, phasing plan and preliminary cost estimates. PTRC – Merge Plan with base map & print draft Plan & Report.	Nov. – Dec.
Advisory Committee Meeting #2	Foothills – Facilitate Advisory Committee Meeting #2 to refine site plan, design details, phasing plan and cost estimates.	Dec. 11 at 6PM Recreation Center
Plan, Report & PPT	Foothills – Finalize Plan, Report and PowerPoint. PTRC – Print final Plan and Report.	Dec. – Jan.
Final Presentation	Foothills – Present Plan & Report to Town Council for approval.	Jan. 14 at 7PM Town Hall



PRIOR PLANNING ACTIVITIES: **Piedmont Together 2013** **Community Design Workshop**



Goal 1: Rediscover the Mayo River

Where would you like to have river access?

- Access points must be decided first before any development started.
- Public access desired at mill site, at state park points, at end of Jefferson St, and at Utility Road near Treatment Plant.
- Improve access to bridge and over the river.
- The tunnel under the railroad tracks should be reopened from the Recreation Department to the river.

** In addition to the community's priorities, the design team strongly recommends that the Town, along with officials from the Mayo State Park, make contact with the Norfolk Southern Railroad as soon as possible. For safety reasons, Norfolk Southern and NCDOT have strict guidelines about crossings, therefore any riverfront access plans will need to begin with joint discussions about possible options.

What is the best use of the Old Mill Site?

"Mayoan Riverside Resort"

- Build 1 bedroom "Honeymoon Cabins" with pads for RV's and camping.
- Screened from road with landscaping to provide green screen as a visual, and not see buildings on river property as one first enters town.
- Public desires river access and connecting a nature walk into state park.
- Connect Avalon with Mayoan through trails and cable car.
- Use of existing warehouse building for golf cart storage, general store, and RV boat storage.
- Develop an Event Space, a multi purpose room with a warming kitchen, bathrooms, showers, and mini storage.
- Work with Pentecostal Holiness Church to use the back of their lot for citizens to park and access river.
- Offer educational nature classes, and history of town and region tableaus.
- Develop place for shops, restaurants and bikes along river walk.
- Partner with owner so can create public access for all.
- Farmer's Market at First Bank building at intersection of 135 and 2nd Avenue.

What River and Outdoor Activities could Mayodan offer?

- River walks and trails along the river to connect with the State Park
- Put nature walk in state park south of bridge to connect with development on mill site.
- Need access to downtown via trails from river
- Resolve how golf carts can get access to 2nd Ave so visitors to river can get to downtown.
- Fishing, Boating, Canoeing, Kayaking, Biking, Swimming, Tubing , Rock climbing
- Bateau rides in collaboration with Eden
- Develop a Pedestrian bridge across the river

Riverfront Opportunities

An analysis of riverfront identifies several assets and opportunities to help re- discover the Mayo River as a community and economic resource. This key corresponds to numbers on the Mill Area Concept Plan for the riverfront on the following page.

1. Construct riverside amphitheater, stage and picnic area.
2. Develop cabana's for visitors enjoying Mayodan's many recreational destinations.
3. Consider a well screened and high quality seasonal RV resort.
4. Work closely with church to incorporate shared parking and access to the riverfront area.
5. Remove debris and repair existing pedestrian tunnel under the railroad.
6. Consider a community swimming pool adjoining the town's recreation center.
7. Seek funding to build a playground, beach and kayak/canoe launch.
8. Develop an event center to host entertainment, weddings and community activities.
9. Renovate existing warehouse as a signature facility at the entrance to downtown. Uses might include rental for golf carts and kayaks, a visitor's center, local museum and arts center.
10. Improve sidewalk across railroad as a low cost and easily implementable connection to the river.
11. Work with property owners to clean up riverside and jointly use parking for weekend and evening events.
12. Work with NCDOT to improve pedestrian access on SR 135 bridge and down to river's edge.
13. Encourage Mayo State Park officials to develop primitive camp sites and beach area on the state owned island.
14. Develop riverside trail system connecting Mayodan's many riverfront attractions.
15. Add bike lanes and sidewalk along NC135 entering downtown.

Mill Area Concept Master Plan



Adaptive Re-Use of Mill Warehouse



This existing Warehouse on the Mill Site is the only building to remain after demolition. The owner and stakeholders agree the building has great potential to be re-used for many activities ranging from a museum to kayak rental.



Sketch of possible renovation to warehouse capture ideas from Mayodan public



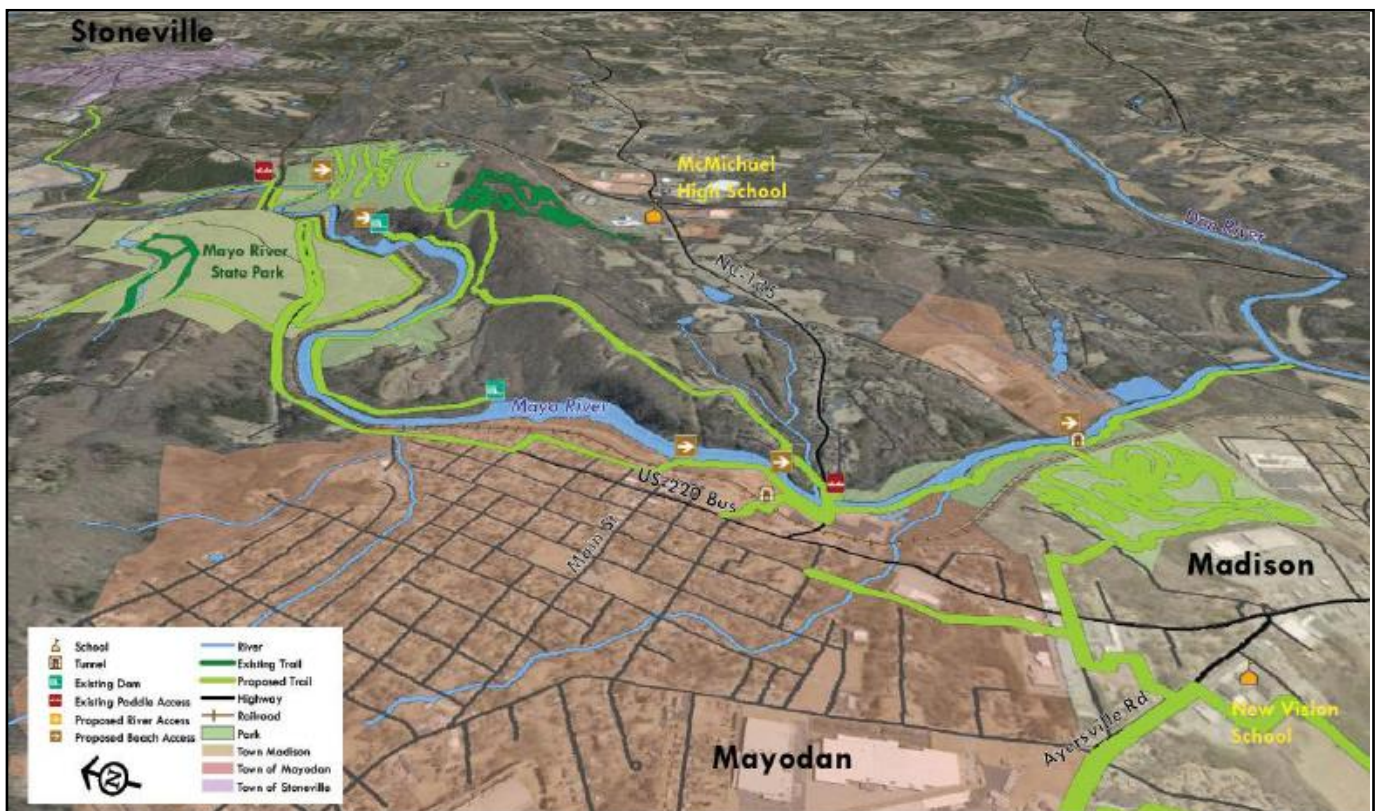
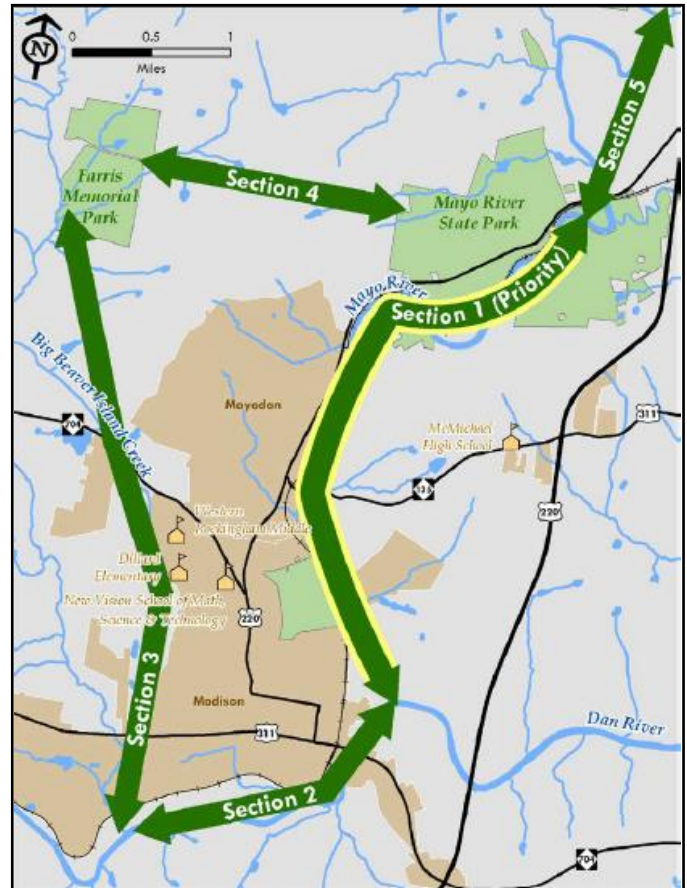
This 3-d computer rendering illustrates the dramatic transformation of the old warehouse near the Mayo River into a dynamic and welcoming addition to Mayodan that can attract residents and visitors alike. Architecture should reflect the original mill building and the signage around building should clearly mark the entrance into Mayodan.

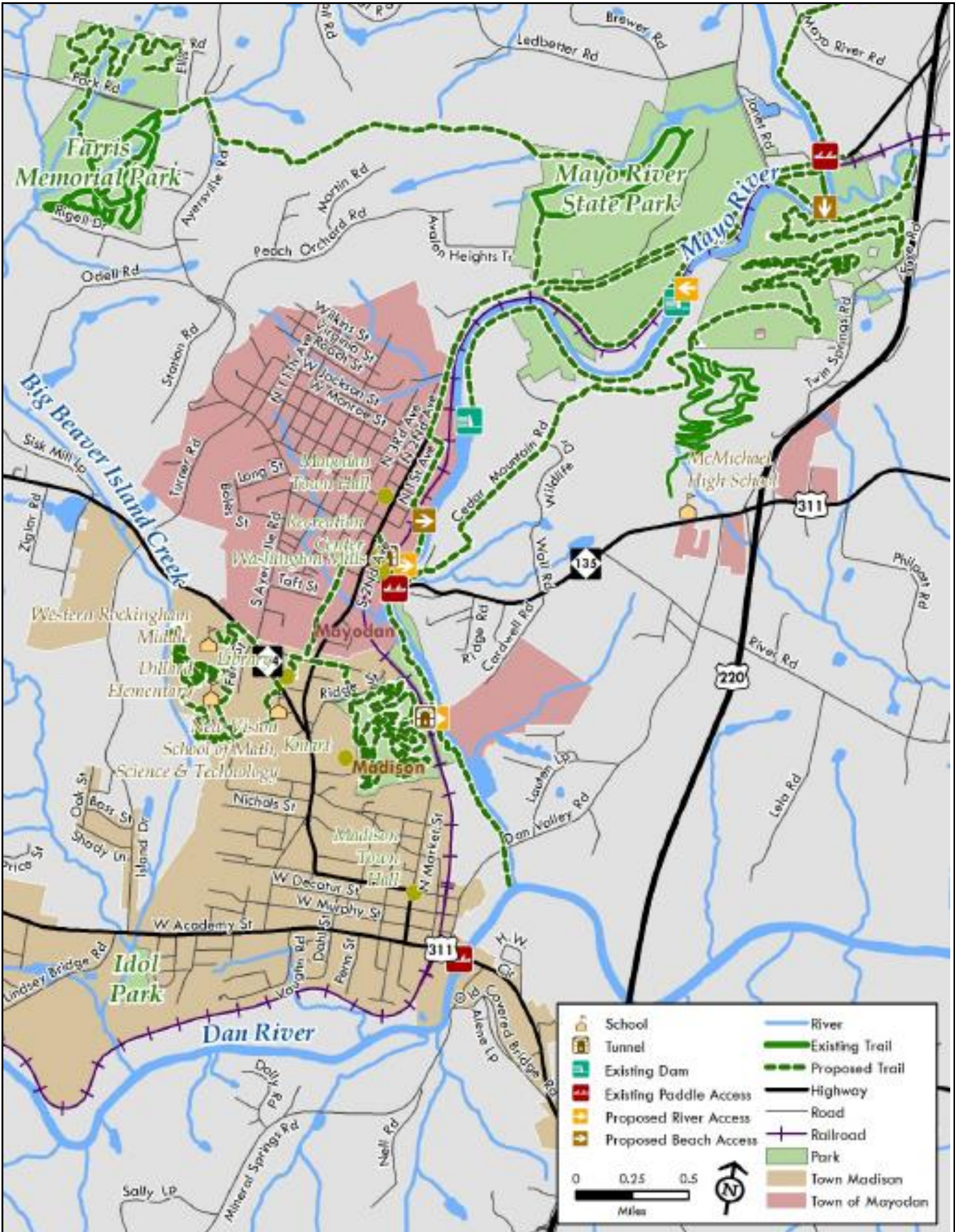
2016 Mayo River Recreation Access Action Plan

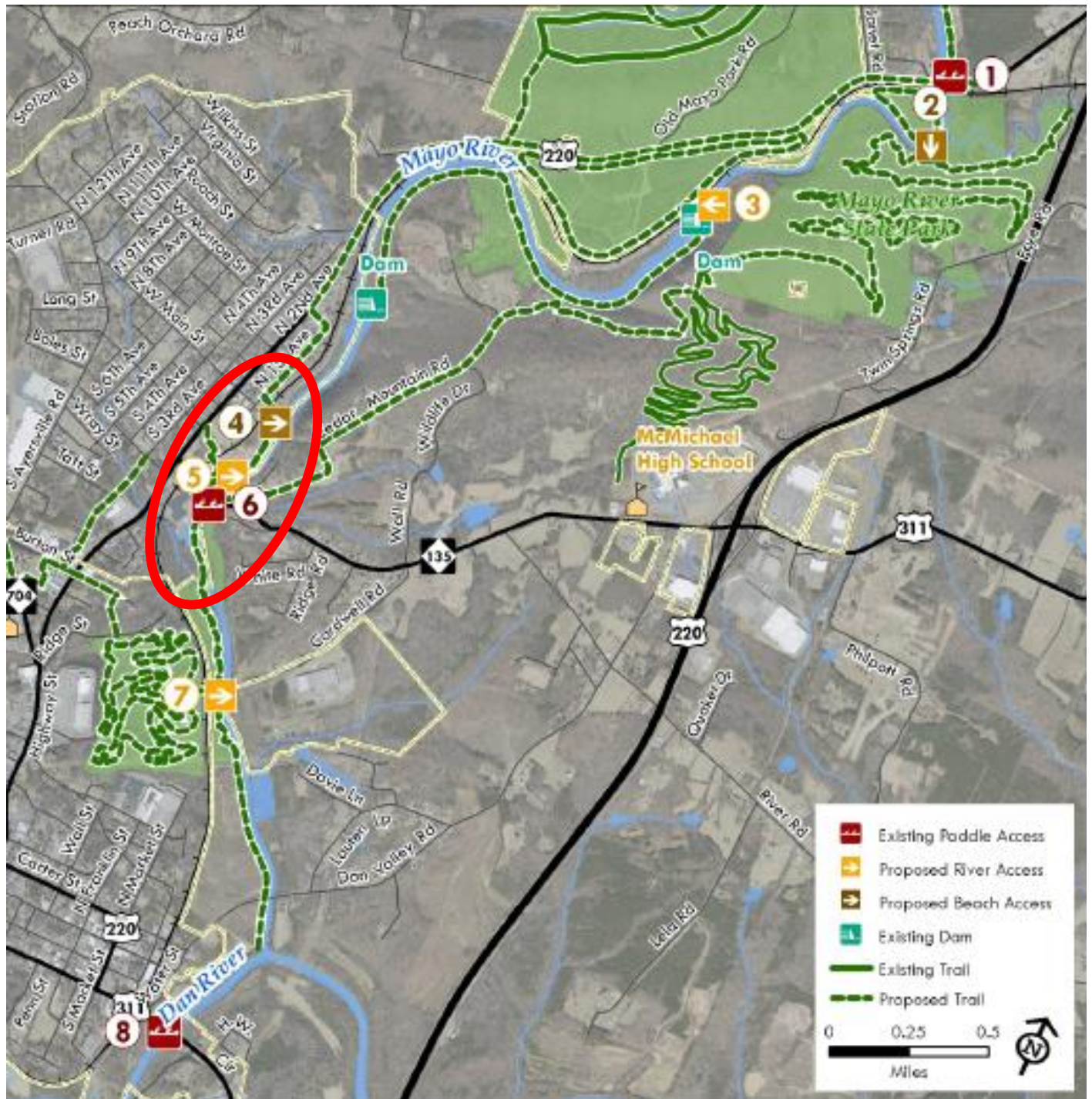
MAYO RIVER RECREATION ACCESS ACTION PLAN PHASE I



A project of Western Rockingham Rivers and Trails Group
Stoneville - Mayodon - Madison
August 30, 2016







4. End of Jefferson Street in Mayodan on west side of Mayo River
5. Tunnel from Madison-Mayodan Recreation Center if Washington Mills Site becomes public property (Proposed)
6. NC 135 Bridge on east side of Mayo River (Complete)



2018 Madison Rivers & Trails Plan

MADISON

Rivers & Trails

February, 2018



KEY

- Madison Town Limits
- Parks
- Existing Trail
- Proposed Trail



OPPORTUNITIES

- 3 - At Grade RR Crossing
- 16 - Bike/Ped Tunnel Under RR

CONSTRAINTS

- 4 - BUS 220 Rd Crossing

Design Workshop – INSTRUCTIONS

PART A – Brain-Storm Individually (5 Minutes)

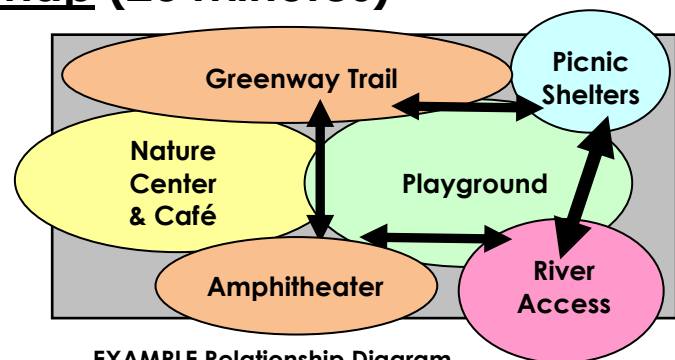
1. Introduce yourselves to one another (quickly)
 2. Make sure everyone has a pencil or pen.
 3. Fill out the survey individually
 - There are no right or wrong answers
 - Everyone's ideas are important and valuable
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PART B – Share Ideas & Set Priorities (7 Minutes)

4. Write down each person's top 2 or 3 most desired USES
 5. Write down each person's top 2 or 3 most desired AMENITIES
 6. Discuss and agree on your group's top 6 to 8 favorite uses &/or amenities
(*Hint: consider combining related ideas that go together*)
-

PART C – Apply Ideas to the Map (23 Minutes)

7. Diagram relationships among your top 6 to 8 ideas:
 - What goes together?
 - What uses should be separated?
 - How should uses be connected?
 - Vehicle & Pedestrian circulation?



EXAMPLE Relationship Diagram

8. Discuss & agree on the placement of proposed uses, facilities & elements.
9. Sketch & label your group recommendations on the base map provided.
10. Select a group presenter / Collect & turn in all surveys.

Mini-Survey

Washington Mills Site Plan – Community Meeting #1



1. What USES of the site would you most like to see?

- | | | |
|---|--|--|
| <input type="checkbox"/> Farmers Market | <input type="checkbox"/> Festivals | <input type="checkbox"/> Boating/Paddling/Tubing |
| <input type="checkbox"/> Meeting Space | <input type="checkbox"/> Special Events/Concerts | <input type="checkbox"/> Movie Nights |
| <input type="checkbox"/> Retail Shopping | <input type="checkbox"/> Fishing | <input type="checkbox"/> Dog Walking |
| <input type="checkbox"/> Walking/Exercise | <input type="checkbox"/> Team Sports | <input type="checkbox"/> Dining/Entertainment |
| <input type="checkbox"/> Playground | <input type="checkbox"/> Arts and Crafts | <input type="checkbox"/> Picnicking |

Other Ideas: _____

2. What AMENITIES would you most like to have at the Washington Mills Site?

- | | | |
|--|---|--|
| <input type="checkbox"/> Bike Racks | <input type="checkbox"/> Community Gardens | <input type="checkbox"/> River Access |
| <input type="checkbox"/> Cafes' & Restaurants | <input type="checkbox"/> Sports Fields | <input type="checkbox"/> Paddling/Tubing Rentals |
| <input type="checkbox"/> Public Art | <input type="checkbox"/> Maker Space | <input type="checkbox"/> Picnic Shelters |
| <input type="checkbox"/> Open Lawn Area | <input type="checkbox"/> Volleyball Courts | <input type="checkbox"/> Amphitheater |
| <input type="checkbox"/> Electric Car Chargers | <input type="checkbox"/> Walking Trails | <input type="checkbox"/> Playgrounds |
| <input type="checkbox"/> Micro-Brewery | <input type="checkbox"/> Water/Splash Pads | <input type="checkbox"/> Camp Sites |
| <input type="checkbox"/> Benches | <input type="checkbox"/> Shaded Sitting Areas | <input type="checkbox"/> Public Restrooms |

Other Ideas: _____

3. What is most important to you about this site? _____

4. Which target audiences do you think the site should primarily serve?

- | | | |
|--|--|---|
| <input type="checkbox"/> Downtown Customers | <input type="checkbox"/> Senior Citizens | <input type="checkbox"/> Business Owners |
| <input type="checkbox"/> Youth/Teens | <input type="checkbox"/> School Children | <input type="checkbox"/> Adults |
| <input type="checkbox"/> Visitors/Tourists/River Users | <input type="checkbox"/> Town Residents | <input type="checkbox"/> Campers & Hikers |

Other Ideas: _____

5. Other Thoughts? _____

**After completing this mini-survey share your ideas with the other members of your small group.
Please remember to turn in this completed survey to your Community Meeting facilitators.
Thanks for being here and participating!**

