Mayo Island Natural Area

TYLin

MARVEL

UDC CONCEPT REVIEW COMMENTS

1. Staff recommends submission of a planting and maintenance plan at Final Review to ensure ecological goals are met.

2. Staff recommends specifications for any built structures, site features, and /or furnishings be included in for Final Review.

3. Staff recommends that final outdoor lighting details minimize light pollution and follow dark-sky compliance.

4. Staff recommends the Applicant incorporate public art, where feasible.

PROJECT TIMELINE

MAYO ISLAND NATURAL AREA

2023 DEC. — City Purchased Mayo Island

2024 FALL — Park Announcement

2024 OCT. — Public Engagement

2025 MAR. — Public Open House

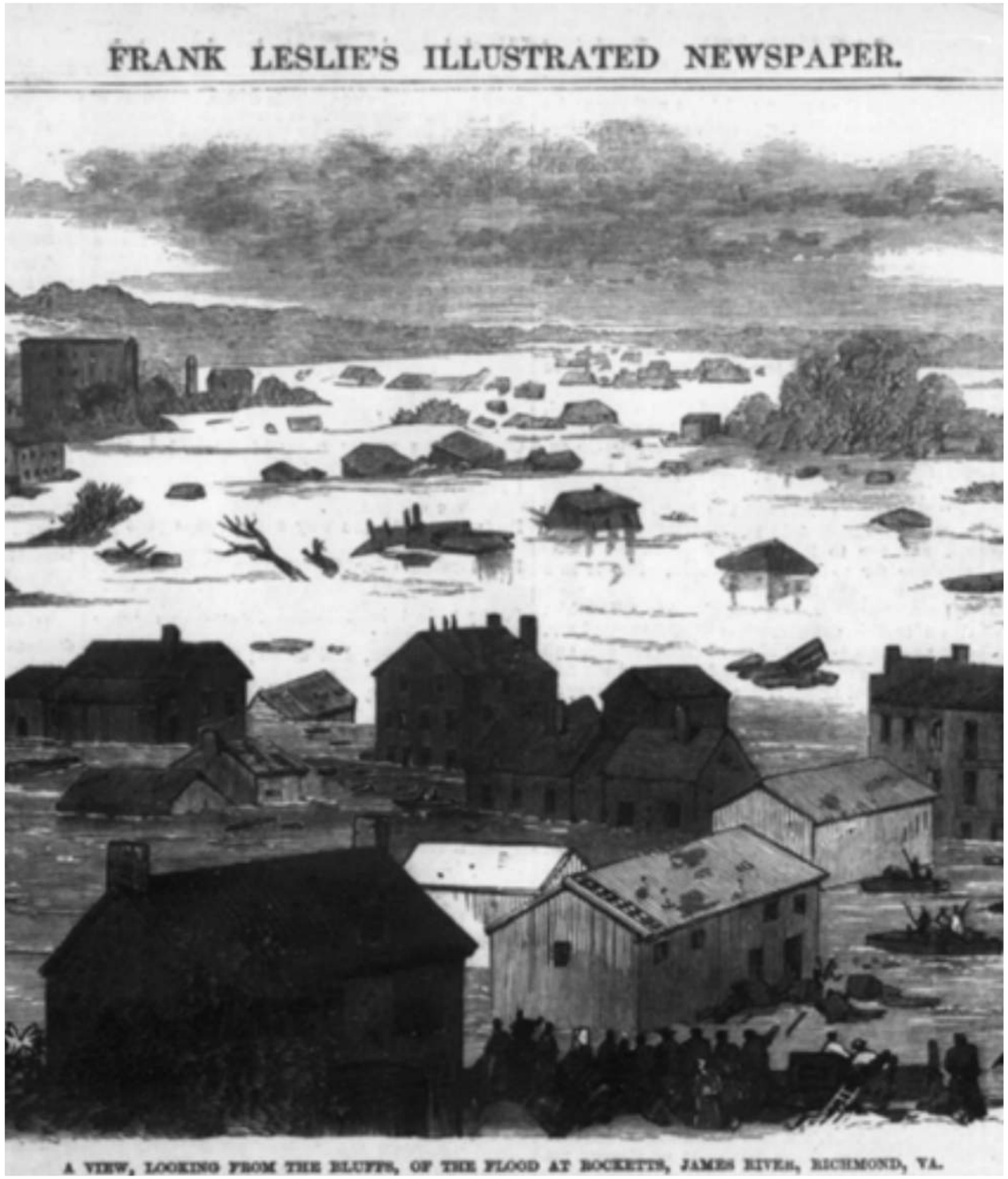
2025 FALL — Demolition Starts

2026 FALL — Natural Area Opens

TYLin MARVEL

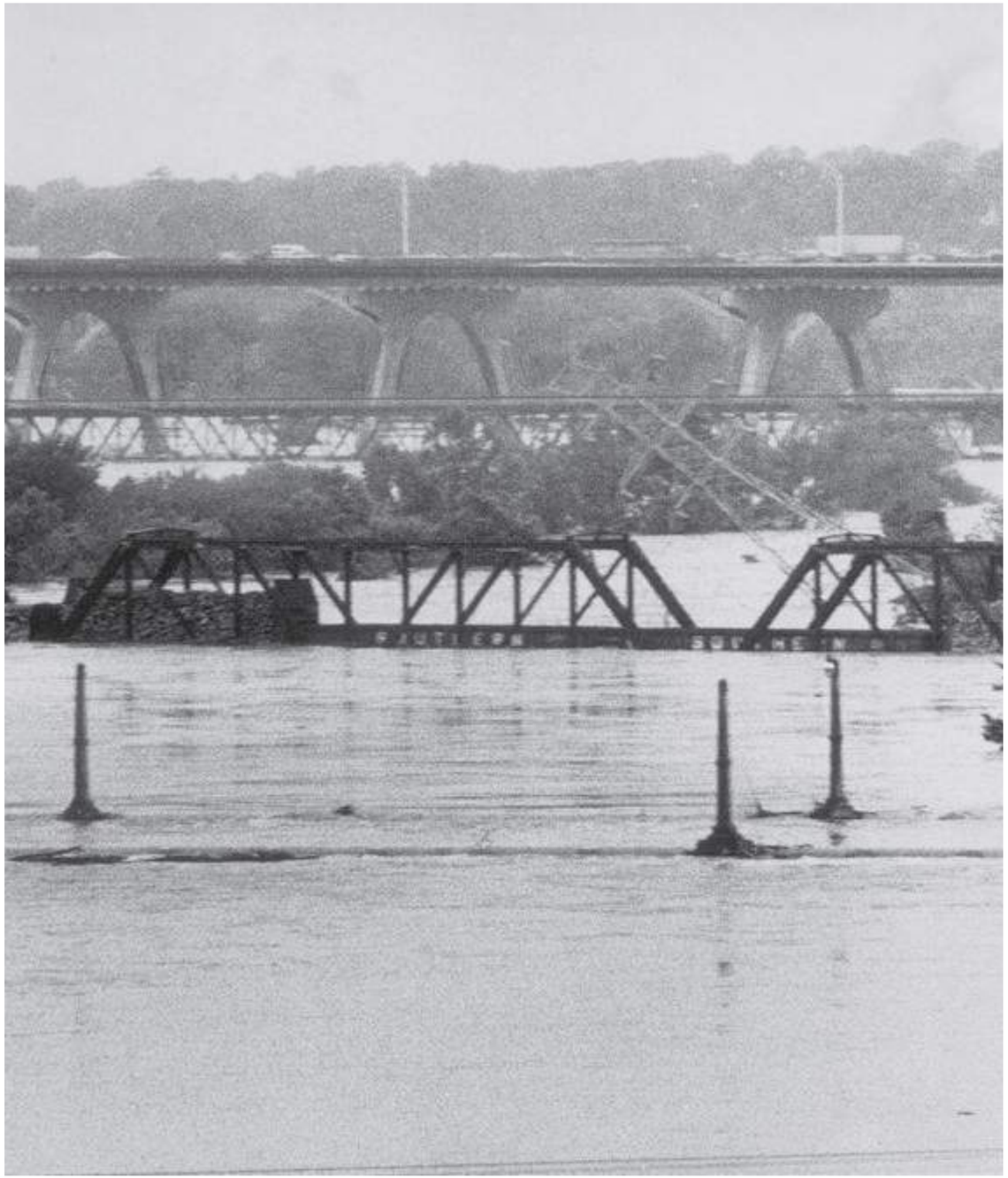
1788 MAYO BRIDGE

1870 THE GREAT VIRGINIA FLOOD



A VIEW, LOOKING FROM THE BLUFFS, OF THE FLOOD AT BOCKETTS, JAMES RIVER, RICHMOND, VA.

1972 HURRICANE AGNES



1870S PAPER AND WOOD INDUSTRY

1978 DESTROYED BY FIRE

1926 TATE FIELD

1996 MUSIC FESTIVAL

FLOOD RISKS

Downtown

Gamble Hill

Shockoe Slip

Church Hill

Northside Floodwall

Shockoe Bottom

+ 50.0

+ 46.0

+ 46.0

+ 45.0

+ 42.0

+ 38.0

+ 37.0

+ 40.0

+ 37.0

+ 36.0

+ 35.0

+ 34.0

+ 110.0

+ 50.0

+ 84.0

+ 39.0

+ 29.0

MAYO ISLAND
NATURAL AREA

+ 28.0

+ 40.0

+ 44.0

Southside Floodwall

James River

+ 34.0

+ 34.0

Manchester

Old Town Manchester

0 300 600 1200 ft

100 Year Flood

500 Year Flood

Base Flood Elevation

RECREATION

Downtown

Gamble Hill

Brown's Island Park

Shockoe Slip

14th Street

Jefferson Park

Taylor's Hill Park

Church Hill

Belvedere Bridge

Tyler Potterfield Bridge

Manchester Bridge

Belle Isle

James River (Riverine)

14th Street Take Out

Shockoe Bottom

MAYO ISLAND
NATURAL AREA

Active Railway

James River Interstate Bridge

Libby Hill Park

Chapel Island

Great Shiplock Park

Dock Street Park

Canoe/Kayak Route

Manchester

Walker's Creek
Retention Basin Park

James River (Tidal)

Hull Street

Old Town Manchester

Ancarrow's
Landing

Trail
Bike Trail
Virginia Capital Trail
Canoe/Kayak Access
Fishing Spot
Fishing
Canoeing/Kayaking

Hiking
Bike skills
Picnic
Markets
Music
Bird watching
Playground

0 300 600 1200 ft

THE SLAVE TRAIL

First African Baptist Church

Richmond's African Burial Ground

14th Street

Lumpkin's Jail

Reconciliation Statue

Freedom Monument

Odd Fellows Hall

Use of Arms

Auction Houses

Kanawha Canal

Belvedere Bridge

Tyler Potterfield Bridge

Manchester Bridge

James River (Riverine)

MAYO ISLAND
NATURAL AREA

Active Railway

James River Interstate Bridge

Mayo's Bridge

Transitions

Richmond's Burgeoning Trade

Native Markets

Slavery Challenged

James River (Tidal)

Hull Street

Creole Revolt

Mechanics of Slavery

Despair of Slavery

Crossing the Atlantic

Trail

Bike Trail

Richmond Slave Trail

0 300 600 1200 ft

10.29.24 MAYO ISLAND ENGAGEMENT

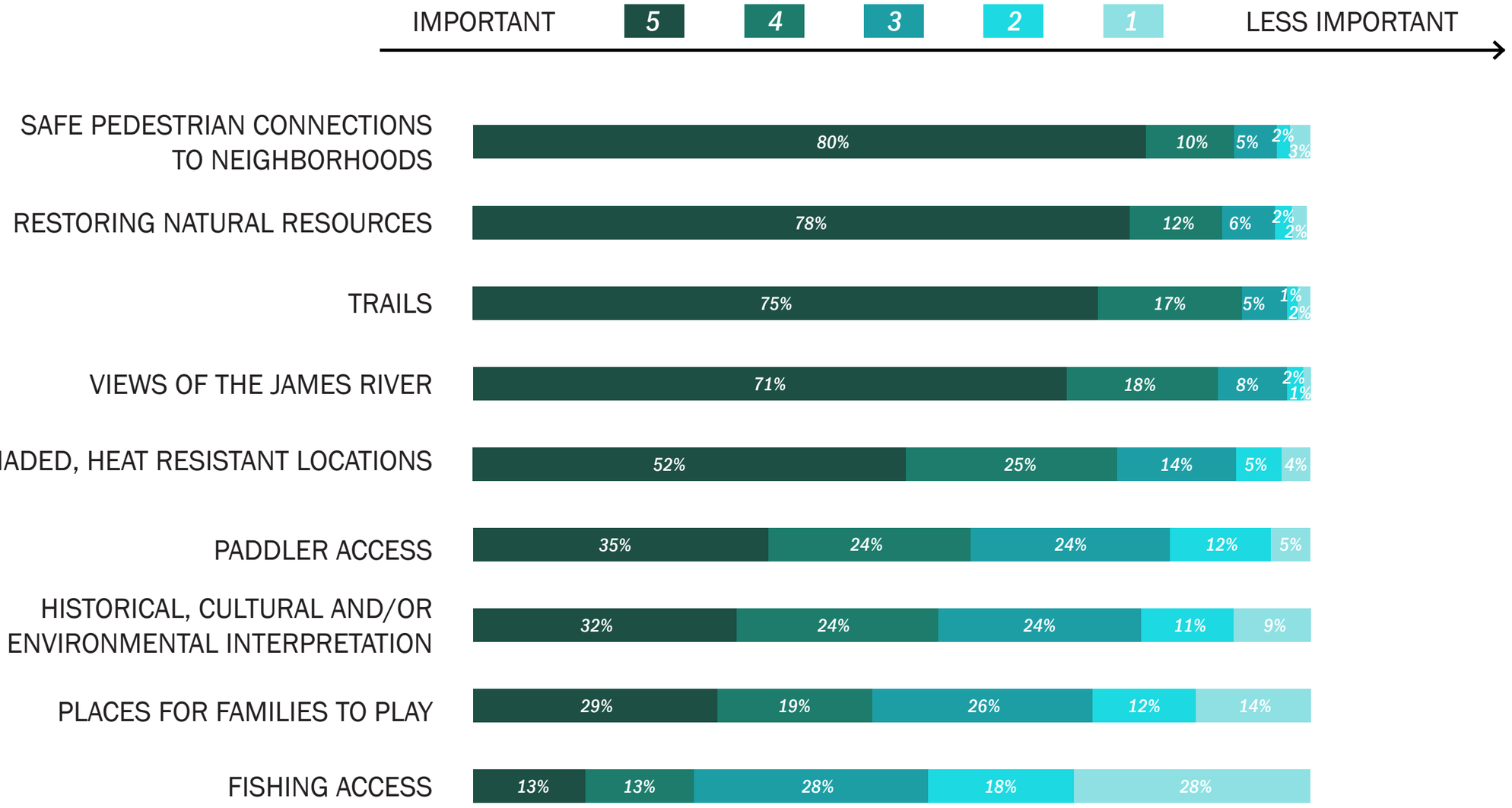
2 HOURS

100+ PARTICIPANTS

400+ COMMENTS

ONLINE SURVEY 315 RESPONSES FROM OCT 2024

WHAT DO PEOPLE WANT TO HAVE IN MAYO ISLAND NATURAL AREA?



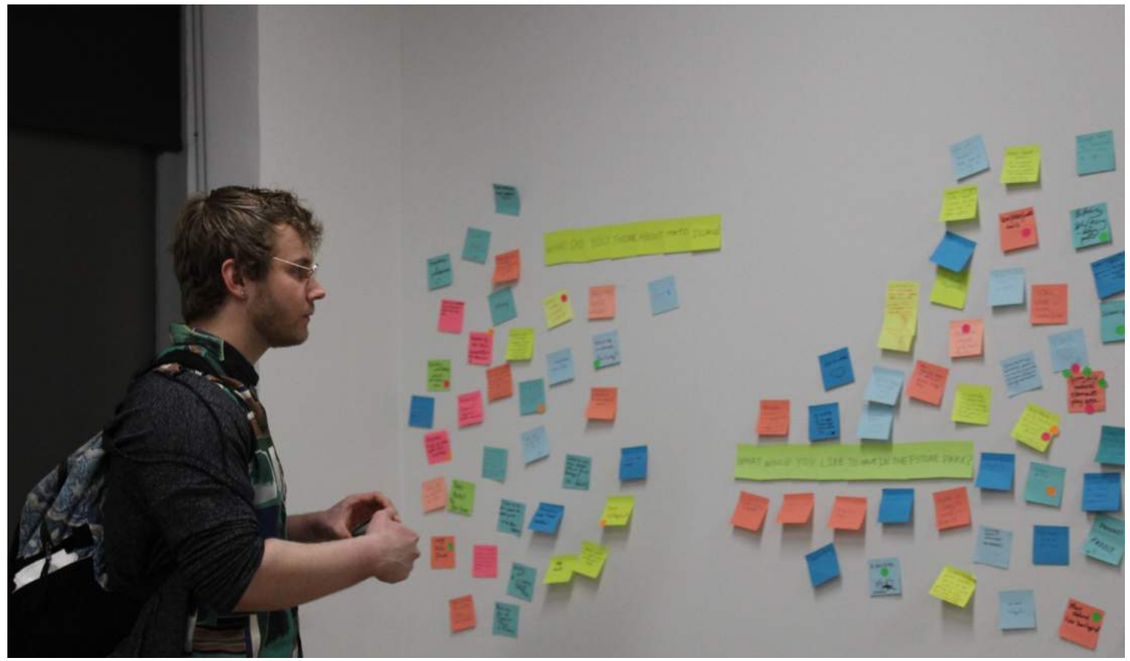
03.05.25 MAYO ISLAND OPEN HOUSE

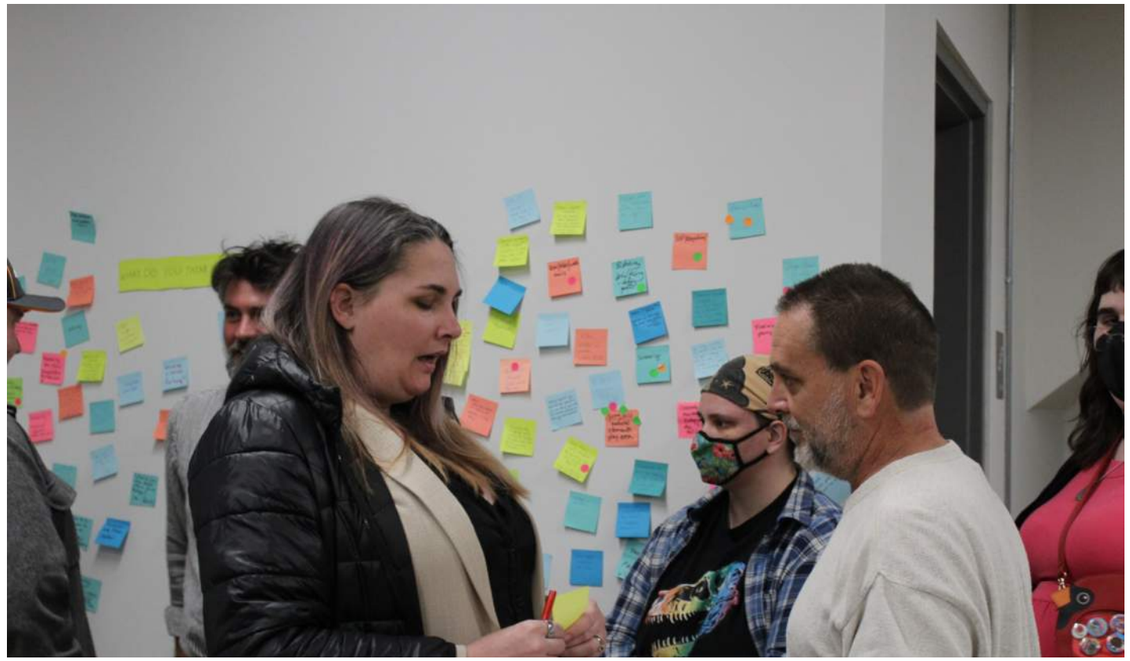
2 HOURS

75 PARTICIPANTS

100+ COMMENTS

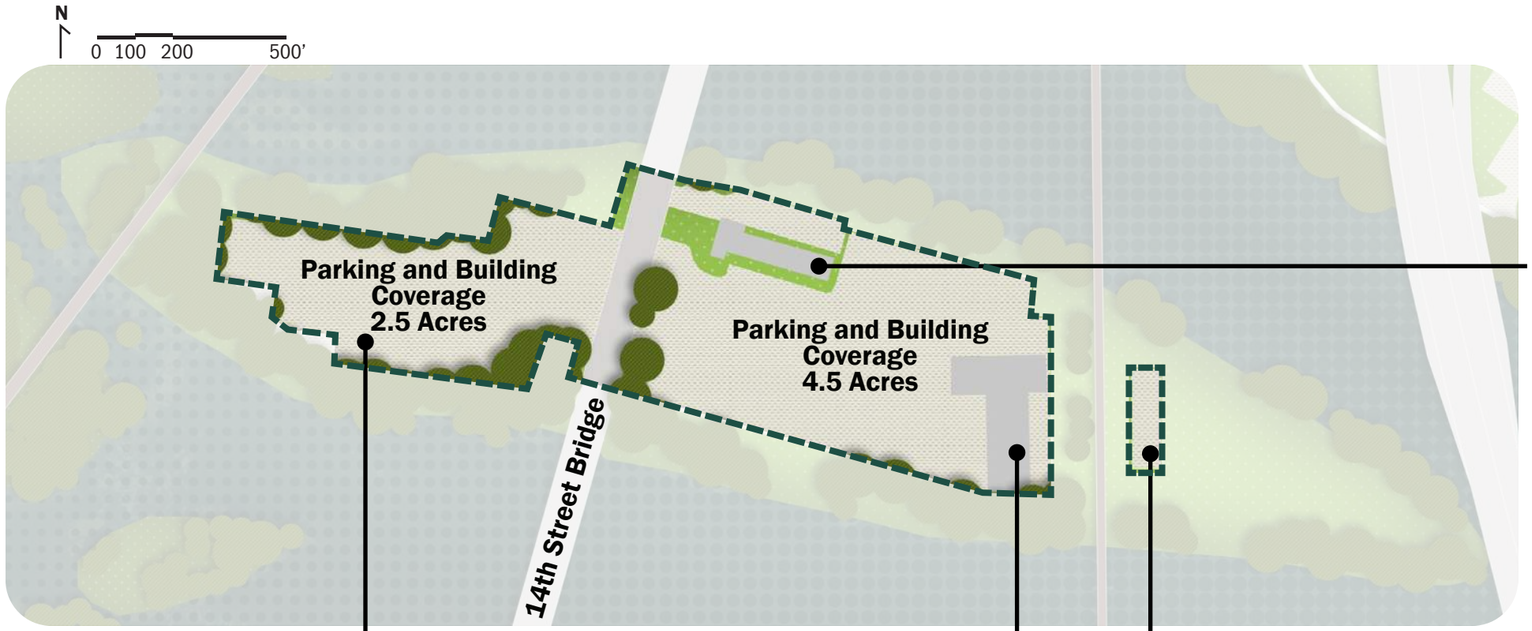
03.05.25 MAYO ISLAND OPEN HOUSE



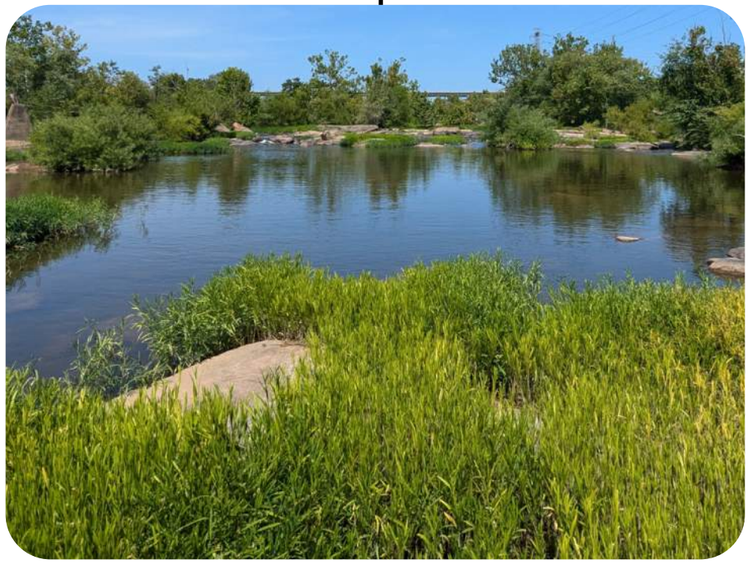


EXISTING CONDITION

REMOVE IMPERVIOUS SURFACES



PRESERVE ECOLOGY



SURVEY

N

LEGEND

- TREELINE
- UNKNOWN UTIL UNDERGROUND
- GAS UNDERGROUND
- WATER UNDERGROUND
- ELECTRIC UNDERGROUND
- OVERHEAD POWER
- FENCE – CHAINLINK
- FENCE – RAIL
- EDGE OF WATER
- STORM PIPE
- WALL
- SEWER PIPE
- COMM LINE
- SIGN
- WOOD POST
- BOLLARD
- POWER POLE
- BENCHMARK
- DECIDUOUS TREE
- CONIFEROUS TREE
- ORNAMENTAL TREE
- WATER FIRE HYDRANT
- WATER VALVE
- WATER METER
- STORM MH
- STORM MH
- ELEC. MH
- LIGHT POLE
- GUY POLE
- UNKNOWN UTIL. MH
- RIPRAP/PILE OF STONE
- BUILDING

RAIL BRIDGE

RAIL BRIDGE

RAIL BRIDGE

JAMES RIVER

JAMES RIVER

SOUTH 14TH STREET

INTERSTATE I-95

0 80 160
SCALE IN FEET

REV	DATE	DESCRIPTION

DRAWN BY: SB
DESIGNED BY: SB
CHECKED BY: LK
APPROVED BY: LK
JULY 17, 2024
DATE CREATED

DRAFT

COMMONWEALTH OF VIRGINIA
LAND SURVEYOR
Lic. No. 3578
07/17/2024

CIVIL SURVEYORS INC.
221 Queen Street, P.O. Box 1828, Tappahannock, Va. 22560 Office: 804-443-3080
Elevating Client Experience

MAYO ISLAND
HENRICO COUNTY &
CITY OF RICHMOND, VIRGINIA

TOPOGRAPHIC SURVEY - 1 OF 3

DRAWING NO. 2
PROJECT NO. 24007

File: 2 Projects\2424 Mayo Island, James River Park-14A,VA\02 - correspondence\05 - CIVIL - TIGER\reviewed\2024-08-06_Draft Survey\2024-07-18 - Plans (11)\2024-07-17 - west MAYO-ISLAND.dwg Layout: SHEET 2 User: klay Dec 02, 2024 - 9:47am

SURVEY

Jointly Used Drive Way

S 14th Street

CSX Transportation parcel

Approx. Location of VEPCO Easement (power lines removed)

Private Property

100’ VEPCO Easement

100’ VEPCO Easement

RAIL BRIDGE

RAIL BRIDGE

JAMES RIVER

JAMES RIVER

SOUTH 14TH STREET

INTERSTATE I-95

LEGEND

TREELINE
UNKNOWN UTIL UNDERGROUND
GAS UNDERGROUND
WATER UNDERGROUND
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RIPRAP/PILE OF STONE
BUILDING

0 80 160
SCALE IN FEET

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MAYO ISLAND
HENRICO COUNTY &
CITY OF RICHMOND, VIRGINIA

TOPOGRAPHIC SURVEY - 1 OF 3

DRAWING NO. 2
PROJECT NO. 24007

DEMOLITION PLAN

Demolish and remove fence and retaining wall

Demolish and remove asphalt, concrete curb, gutter, walkways, sidewalks and steps

Demolish and remove building

Site clearing

Demolish and remove trees

Protect power pole during demolition

EASEMENT

N

Private property & shared easement

ROW

A
2.586 acres

B
4.9 acres

C
3.491 acres

D
3.038 acres

E
0.8 acres

Proposed parking lot to remain for natural area

Existing stormwater inlet to remain

Mayo Island area under easement (A+B+C+D+E): 14.815 aces

RAIL BRIDGE

JAMES RIVER

SOUTH 14TH STREET

INTERSTATE I-95

LEGEND

TREELINE
UNKNOWN UTIL UNDERGROUND
GAS UNDERGROUND
WATER UNDERGROUND
ELECTRIC UNDERGROUND
OVERHEAD POWER
FENCE – CHAINLINK
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STORM PIPE
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RIPRAP/PILE OF STONE
BUILDING

0 80 160
SCALE IN FEET

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MAYO ISLAND
HENRICO COUNTY &
CITY OF RICHMOND, VIRGINIA

TOPOGRAPHIC SURVEY - 1 OF 3

DRAWING NO. 2
PROJECT NO. 24007

Mayo Island area under conservation easement: 14.815 acres
Existing shared easement: 0.1 acres
Proposed parking lot area to remain for park under conservation easement: 0.7 acres
Overall impervious surface under conservation easement: 0.8 acres = 34,848 sq ft
Impervious surface limit within easement: 65,000 sq ft

Cover Crop Mix

1" =150'

MAYO ISLAND NATURAL AREA PLAN

Maintain Riverine Buffer Edge, TYP.

Picnic Area

GRTC Stop

Slave Trail Signage

GRTC Stop

Bike Racks

Stormwater Infrastrucutre

Picnic Area

Meadow, See Planting Plan

Immersive Art Feature

Active Railroad

Granite Boulders For Seating. Location and Quantity Subject to Change

Bench

Overlook

ADA Accessible Gravel Path, TYP.

S 14th Street

Raised Crosswalk

Existing Parking Lot to Remain (52 Spaces)

Bench

ADA Accessible Gravel Path, TYP.

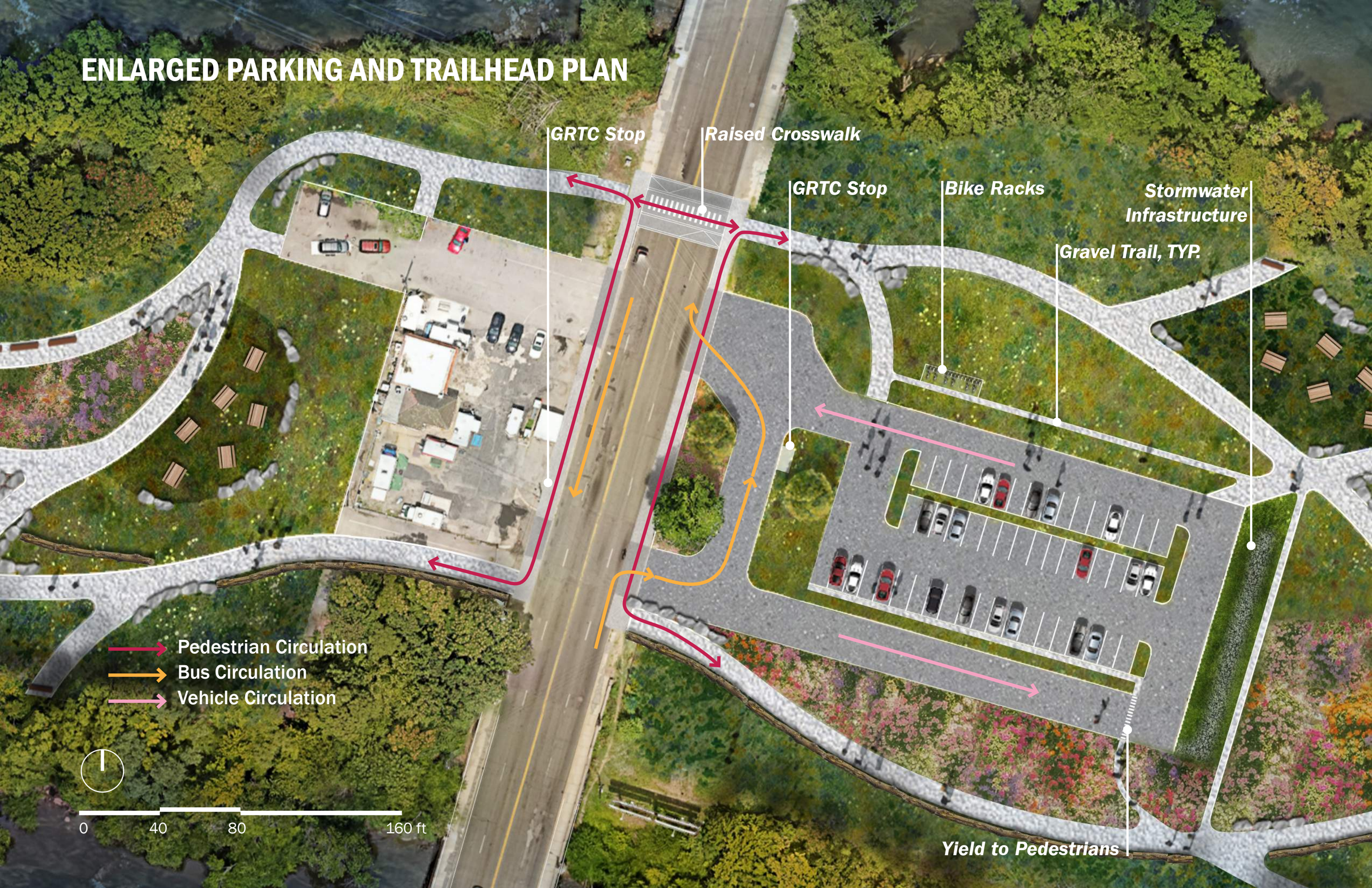
Steps

Lookout & Picnic Area

I-95

0 160 320 640 ft

ENLARGED PARKING AND TRAILHEAD PLAN



MAYO ISLAND LAYERS

Proposed Pathwork

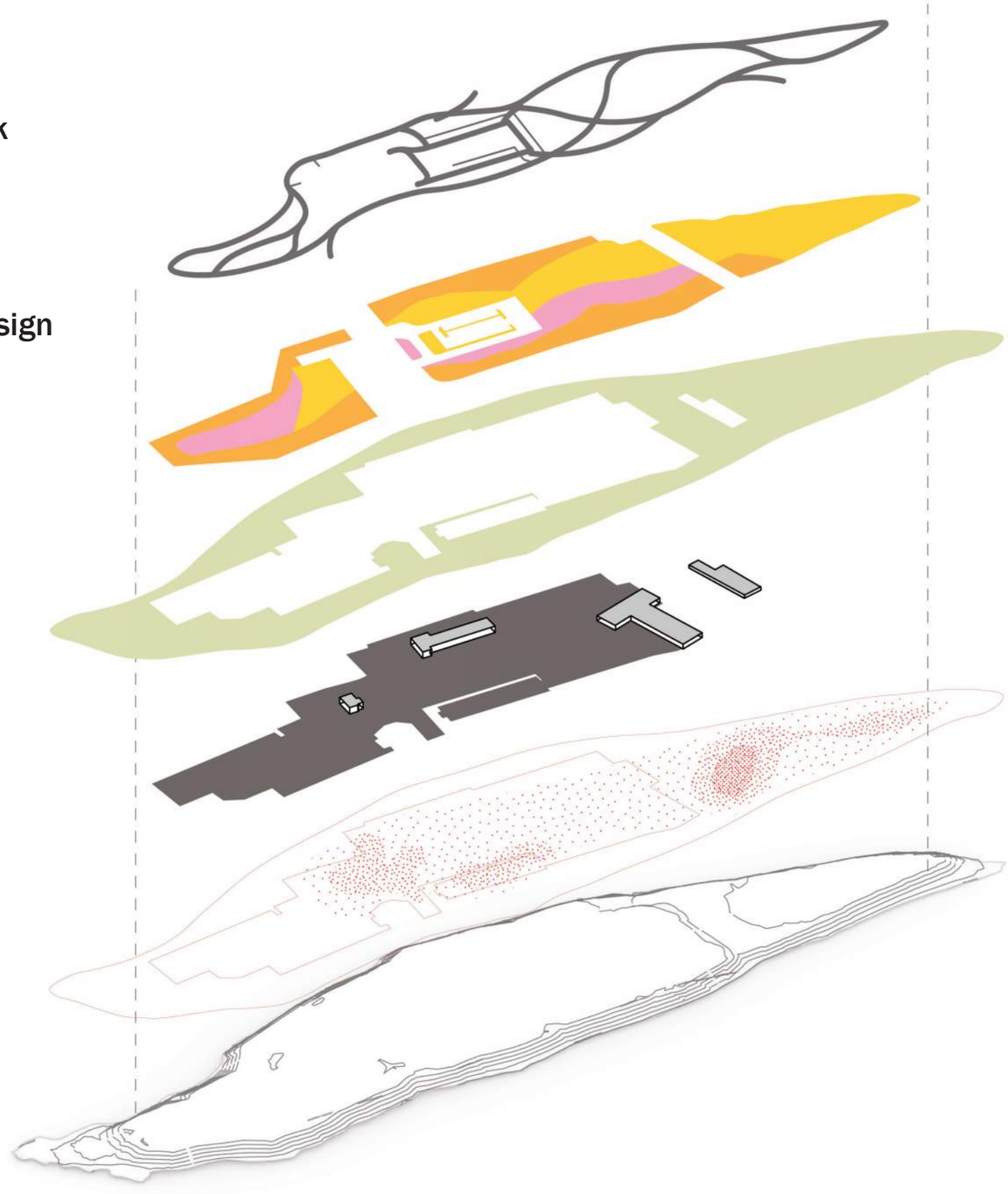
Proposed Plant Design

Mixed Vegetation Conditions
8 acres

Asphalt & Infrastructure
7 acres

Industrial Remnants

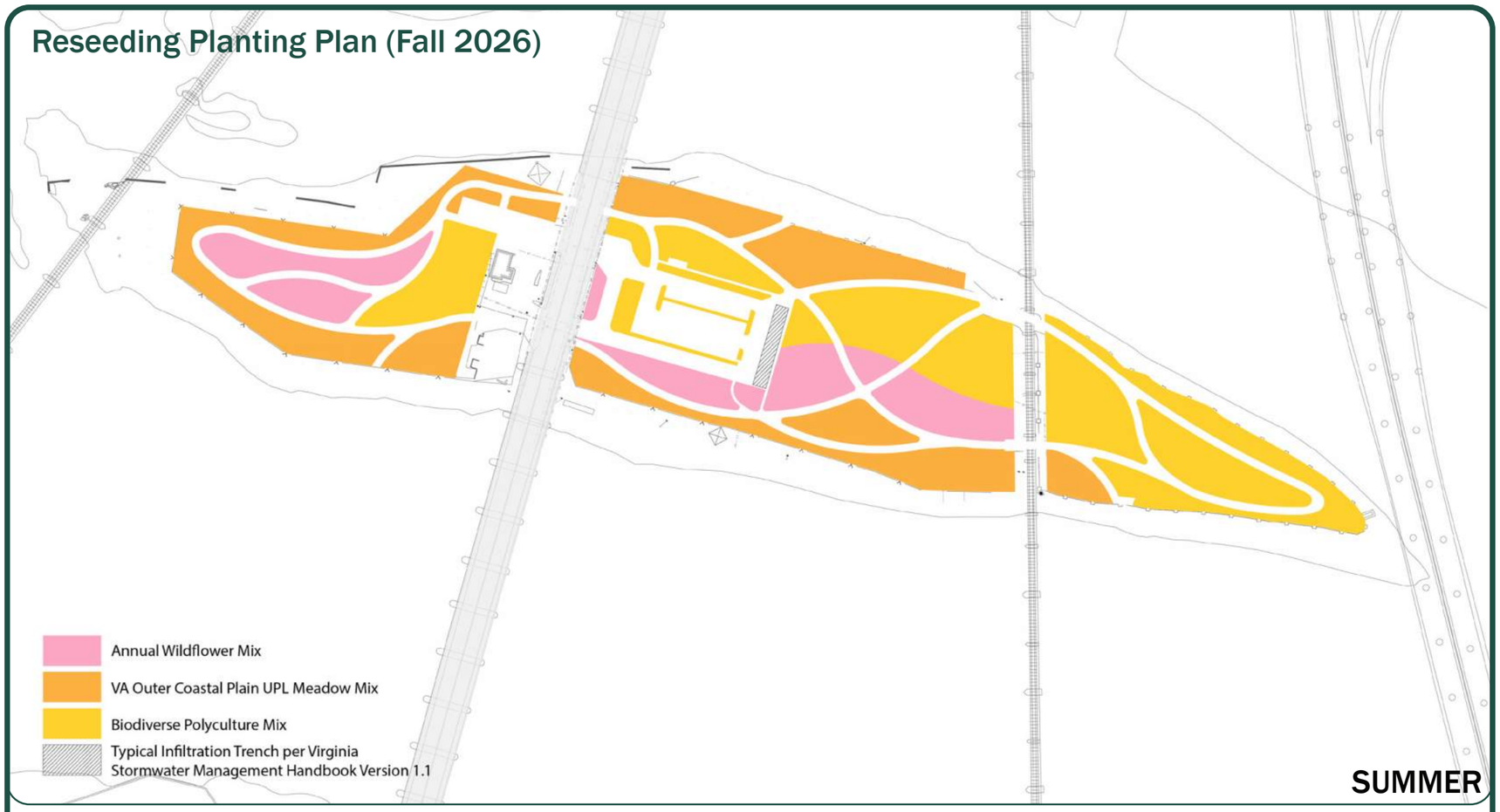
Mayo Island
15 acres



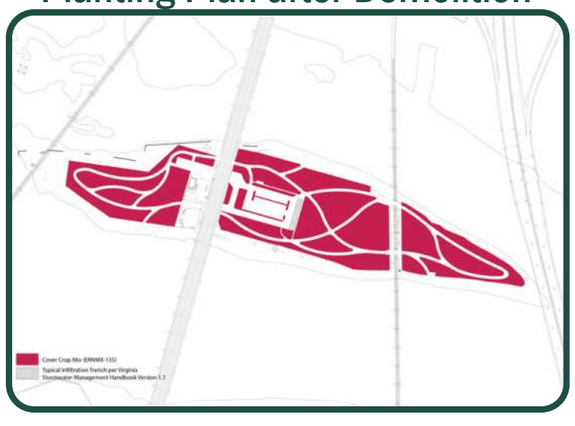
PLANTING PLAN & SEASONAL COLOR

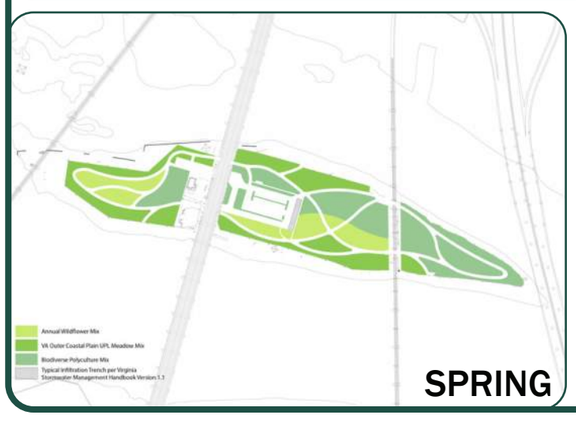
After the site demolition has taken place, the entire open area of Mayo Island will be seeded with an Annual Cover Crop Mix from Ernst Seeds (ERNMX-135). This will provide the necessary soil stabilization for the area while trail construction and furniture installation take place. In the Fall of 2026, the cover crops will be cut back and the area will be reseeded with the appropriate seed mix, with a second seeding in the Spring of 2027.

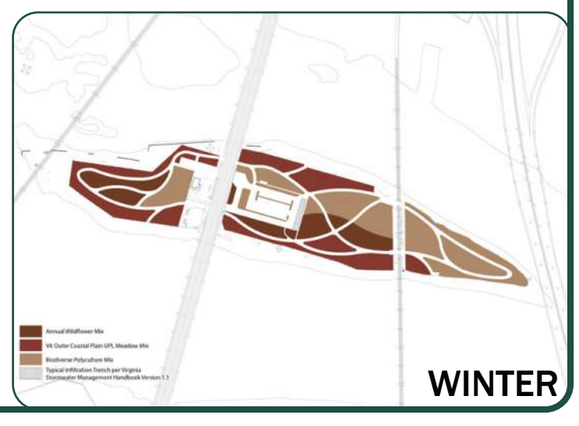
Reseeding Planting Plan (Fall 2026)



Planting Plan after Demolition

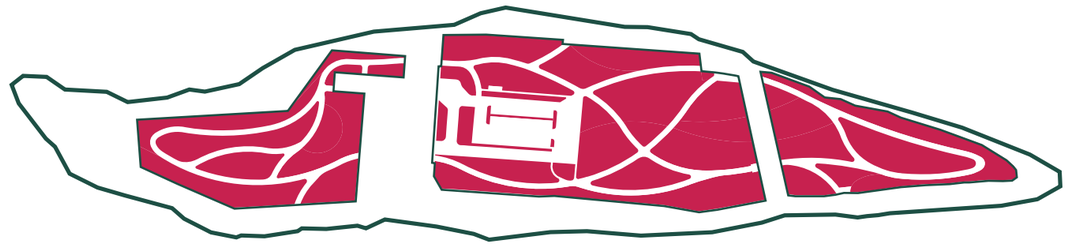


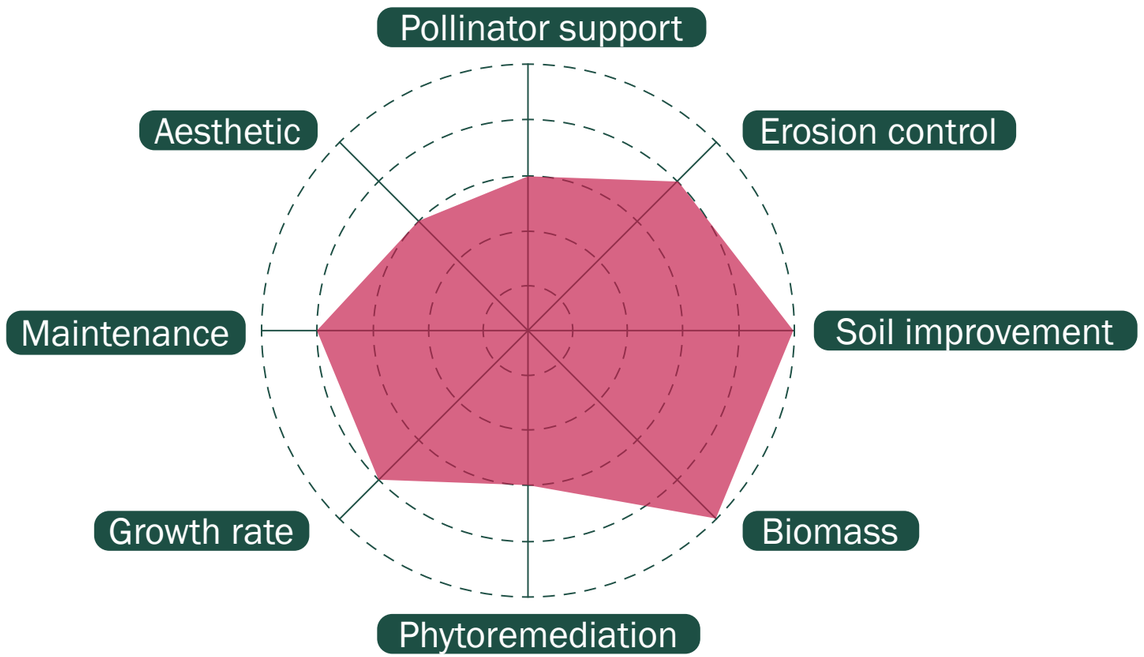




COVER CROP MIX (AFTER DEMOLITION - FALL 2026)

75.0% **Rye**, Variety Not Stated *(Secale cereale)*
15.0% **Crimson Clover**, Variety Not Stated *(Trifolium incarnatum)*
10.0% **Raphanus sativus, GroundHog** *(Radish, 'GroundHog')*

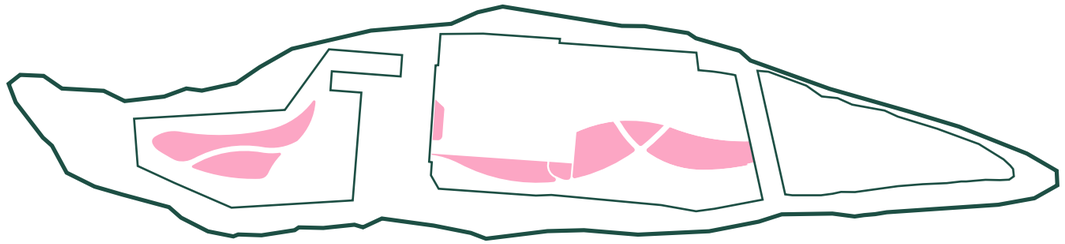


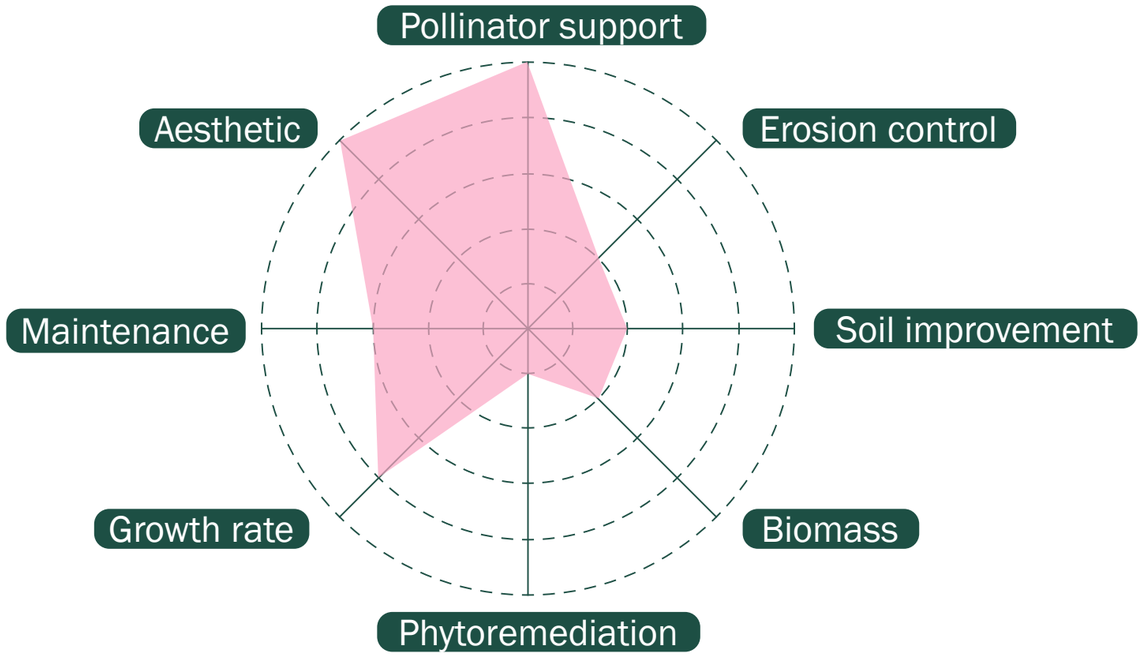


Short-term ground cover and soil improvement

ANNUAL WILDFLOWER MIX (FALL 2026 - BEYOND)

Hairy Beardtongue *(Penstemon canescens)*
Wild Yellow Indigo *(Baptisia tinctoria)*
Maryland Golden Aster *(Chrysopsis mariana)*
Downy Lobelia *(Lobelia puberula)*
Largeflower Aster *(Symphyotrichum grandiflorum)*
Small's Goldenrod *(Solidago pinetorum)*
Hyssop-leaved Thoroughwort *(Eupatorium hyssopifolium)*
Cardinal Flower *(Lobelia cardinalis)*
Common Yarrow *(Achillea millefolium)*
Butterfly Weed *(Asclepias tuberosa)*
Upland Ironweed *(Vernonia glauca)*

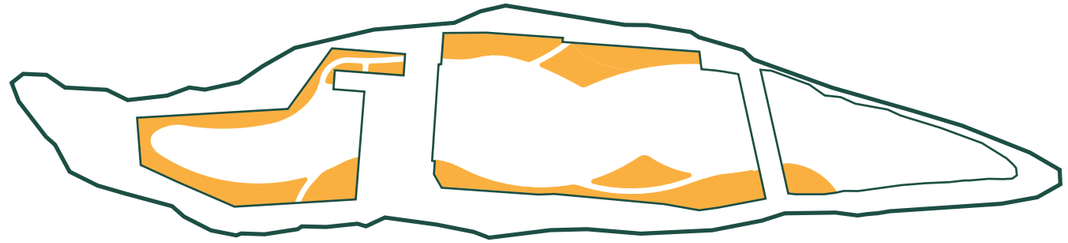




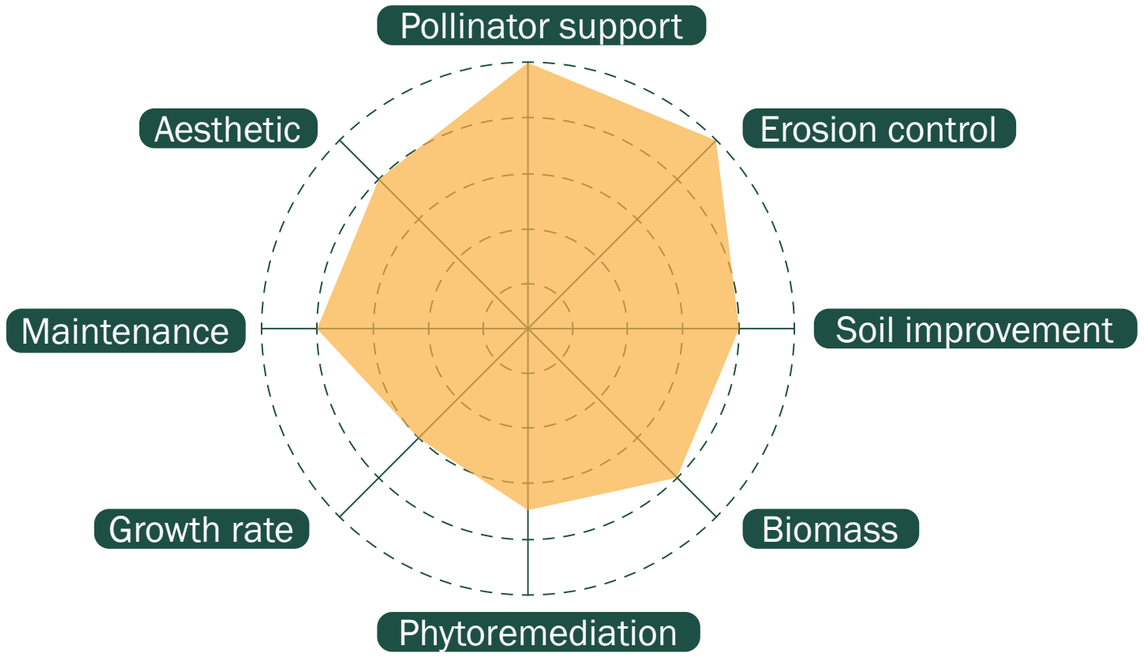
Short-term colorful display

VA OUTER COASTAL PLAIN UPL MEADOW MIX (FALL 2026 - BEYOND)

Little Bluestem *(Schizachyrium scoparium)*
Splitbeard Bluestem *(Andropogon ternarius)*
Virginia Wildrye *(Elymus virginicus)*
Partridge Pea *(Chamaecrista fasciculata)*
Thread-Leaf Coreopsis *(Coreopsis verticillata)*
Blackeyed Susan *(Rudbeckia hirta)*
Oxeye *(Heliopsis helianthoides)*
Narrowleaf Mountainmint *(Pycnanthemum tenuifolium)*

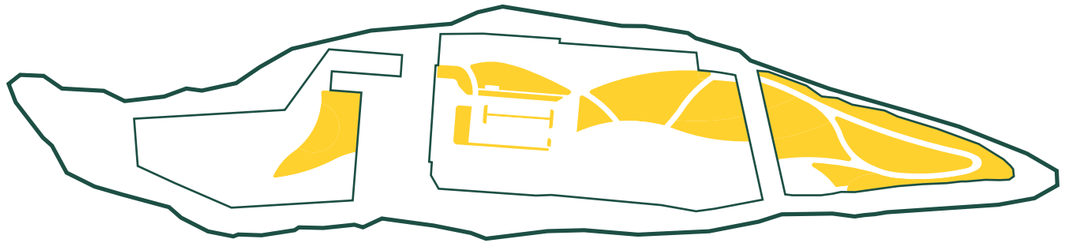


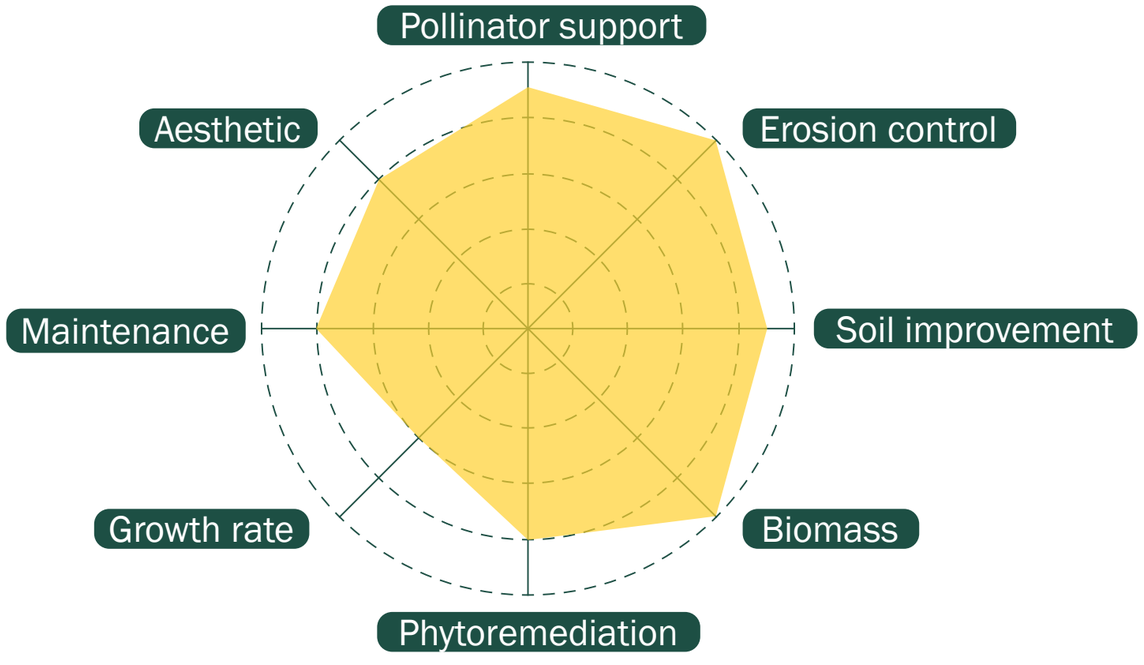
Long-term ecological restoration and pollinator habitat



BIODIVERSE POLYCULTURE MIX (FALL 2026 - BEYOND)

Big Bluestem *(Andropogon gerardii)*
Switchgrass *(Panicum virgatum)*
Big-Top Lovegrass *(Eragrostis hirsuta)*
Evening Primrose *(Oenothera biennis)*
Oxeye Sunflower *(Heliopsis helianthoides)*
Southern Wild Senna *(S. marilandica)*
Grass-Leaf Blazing Star *(Liatris pilosa)*
Scaly Blazing Star *(Liatris squarrosa)*
Common Milkweed *(Asclepias syriaca)*





Long-term biomass production and phytoremediation

TIMELINE

Demolition of Asphalt & Existing Building

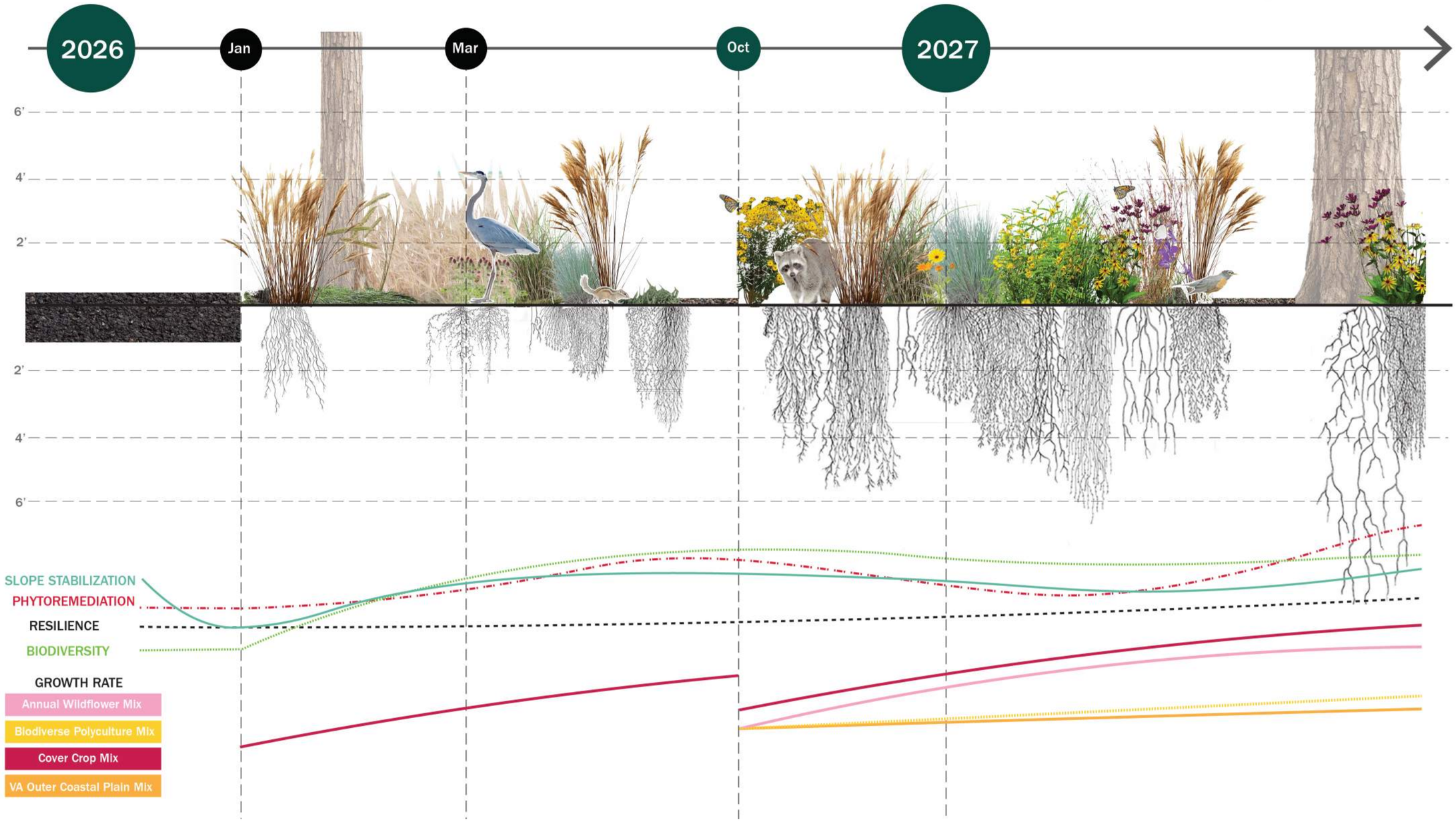
Conservation Planting, Management & Establishment

Mowing & Pathwork Construction

Park Opens

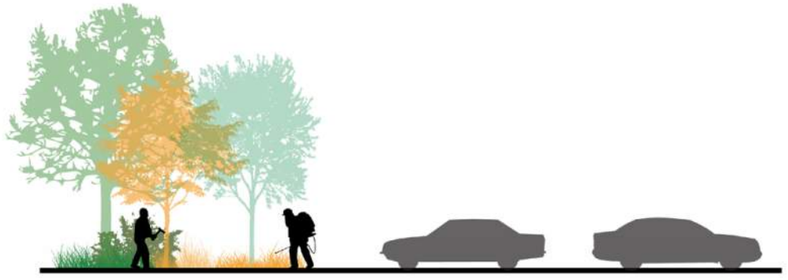
Anticipated Bridge Construction Begins

Beyond Bridge Replacement – Continued Park Enhancement, as funding allows



IMPLEMENTATION PLAN

Summer - Fall 2025



Invasive species treatment

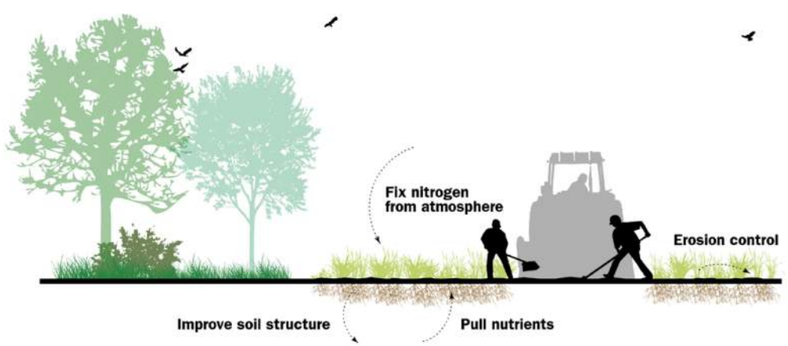
Fall 2025 - March 2026

Demolition & Invasive species removal

March 2026

Soil loosening & Cover crop seeding

Spring 2026

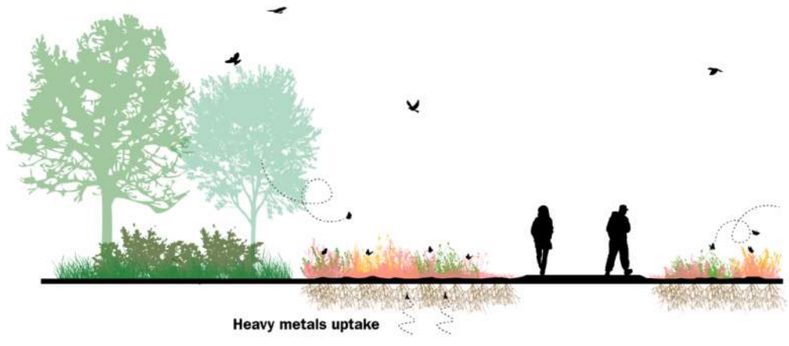


Trail construction

Fall 2026

Cover crop removal & Reseeding

Spring 2027



Phytoremediation

PRECEDENTS

Mowed Pathway

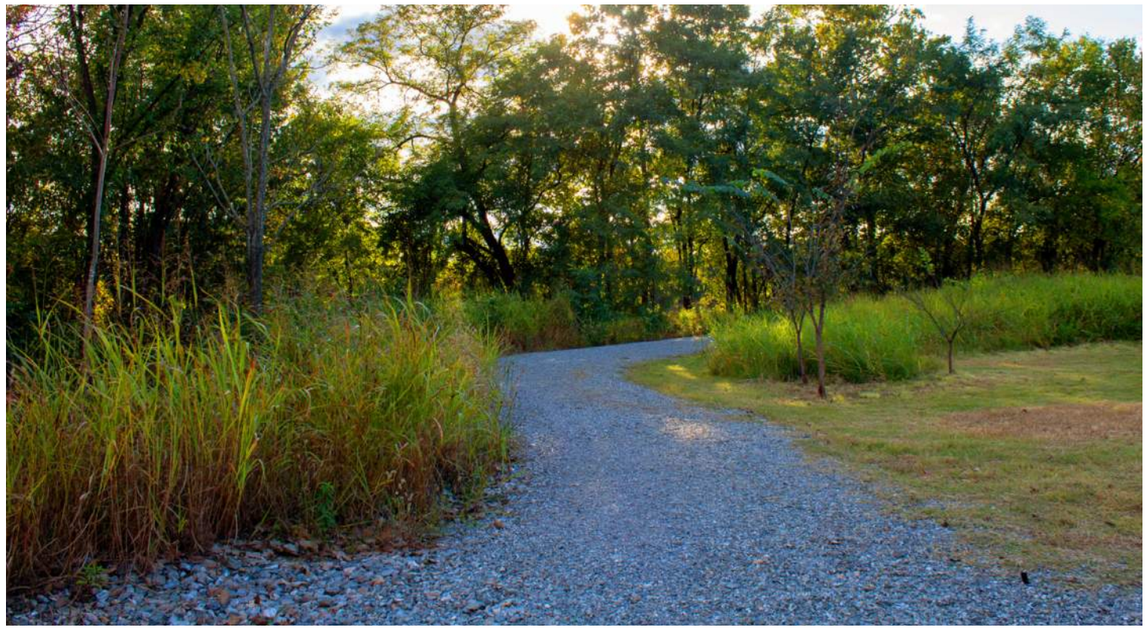
Gravel Path with Cover Crops

Wildflowers

Native Grasses

LOCAL PRECEDENTS

Dock St Interim Park



Dock St Interim Park

Varina Land Lab

Varina Land Lab

MAYO ISLAND NATURAL AREA CONCEPT COLLAGE

MATERIALS PLAN

Gravel Paths
James River Park Riverfront Paths

Reclaimed Granite
Reclaimed Building Material for Seating (Location and Quantity Subject to Change)

Benches
James River Park Benches

Picnic Furniture
James River Park Picnic Tables

Split Rail Fence
James River Park Split Rail Fence

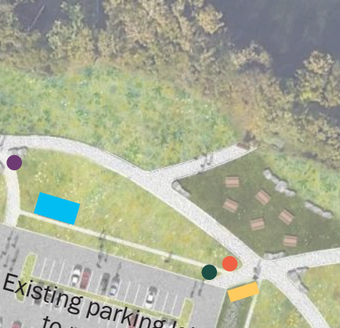
Timber Road Fence
DPW Fence

MATERIALS PLAN

Trash Can
James River Park Trash Cans

Dog Waste Station
James River Park Dog Waste Station

Bike Rack
James River Park Bike Rack



Park Signage
James River Park Signage

Interpretive Signage
James River Park Signage

Kiosk
James River Park Kiosk

Portable Restroom
James River Park Portable Restroom

POTENTIAL ART INSTALLATIONS

Log Land Art

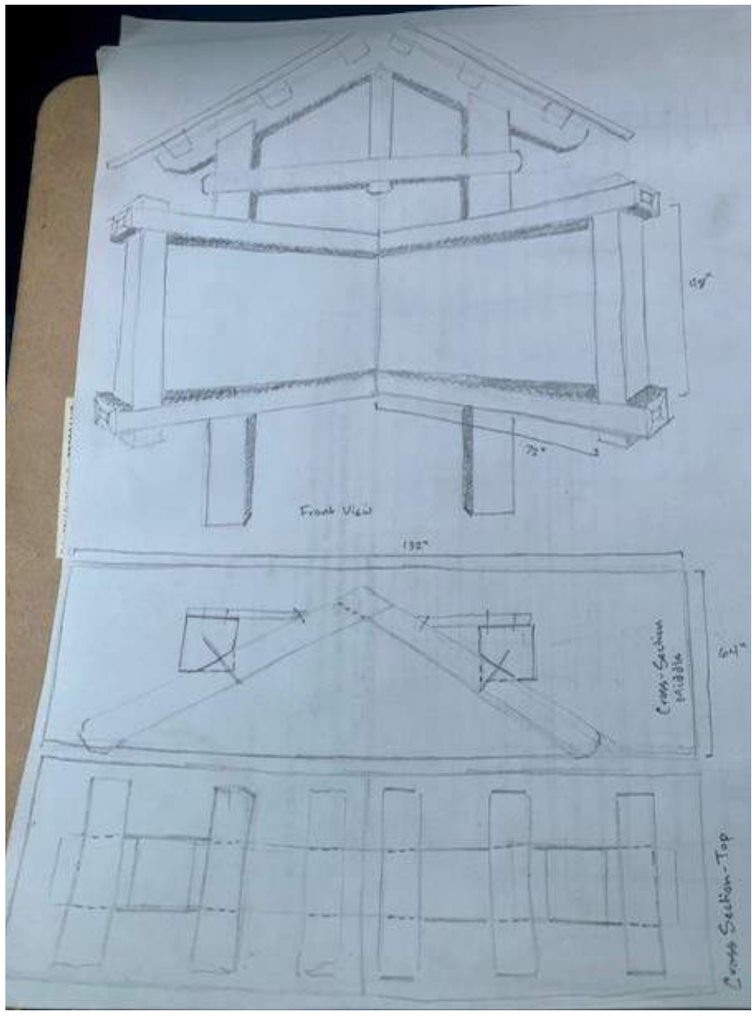
Sculpture

Parking Lot Mural

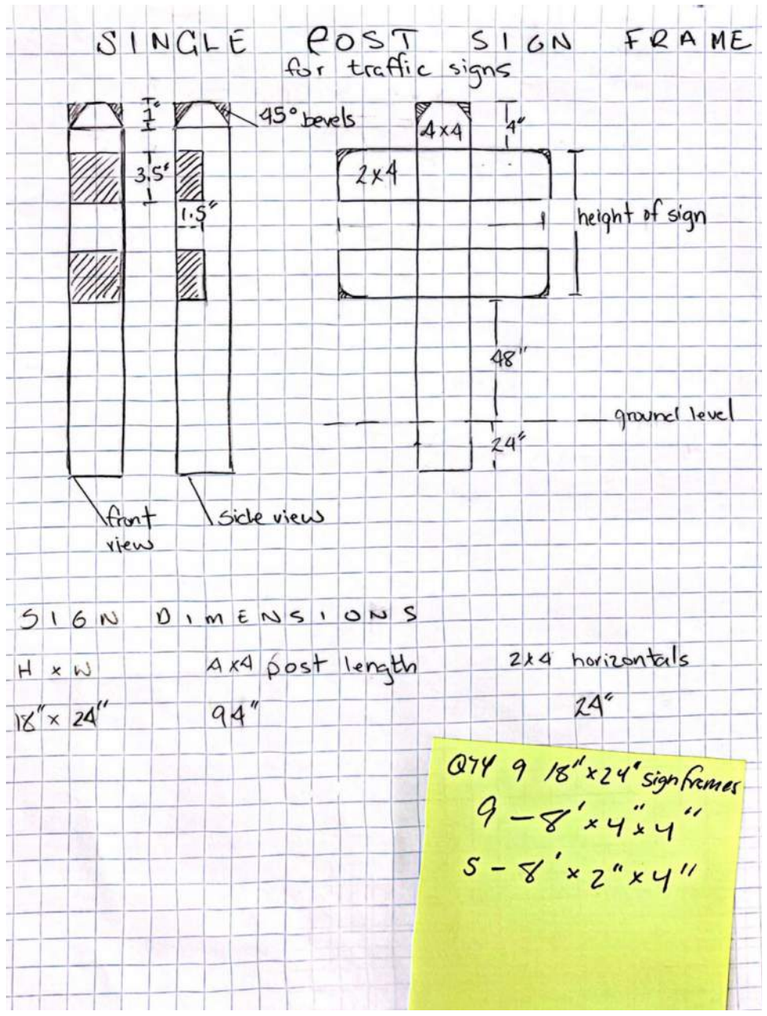
Artful Signage

Approximate Location of Tate Field Home Plate

SITE FURNISHING DETAILS



Kiosk
James River Park Kiosk



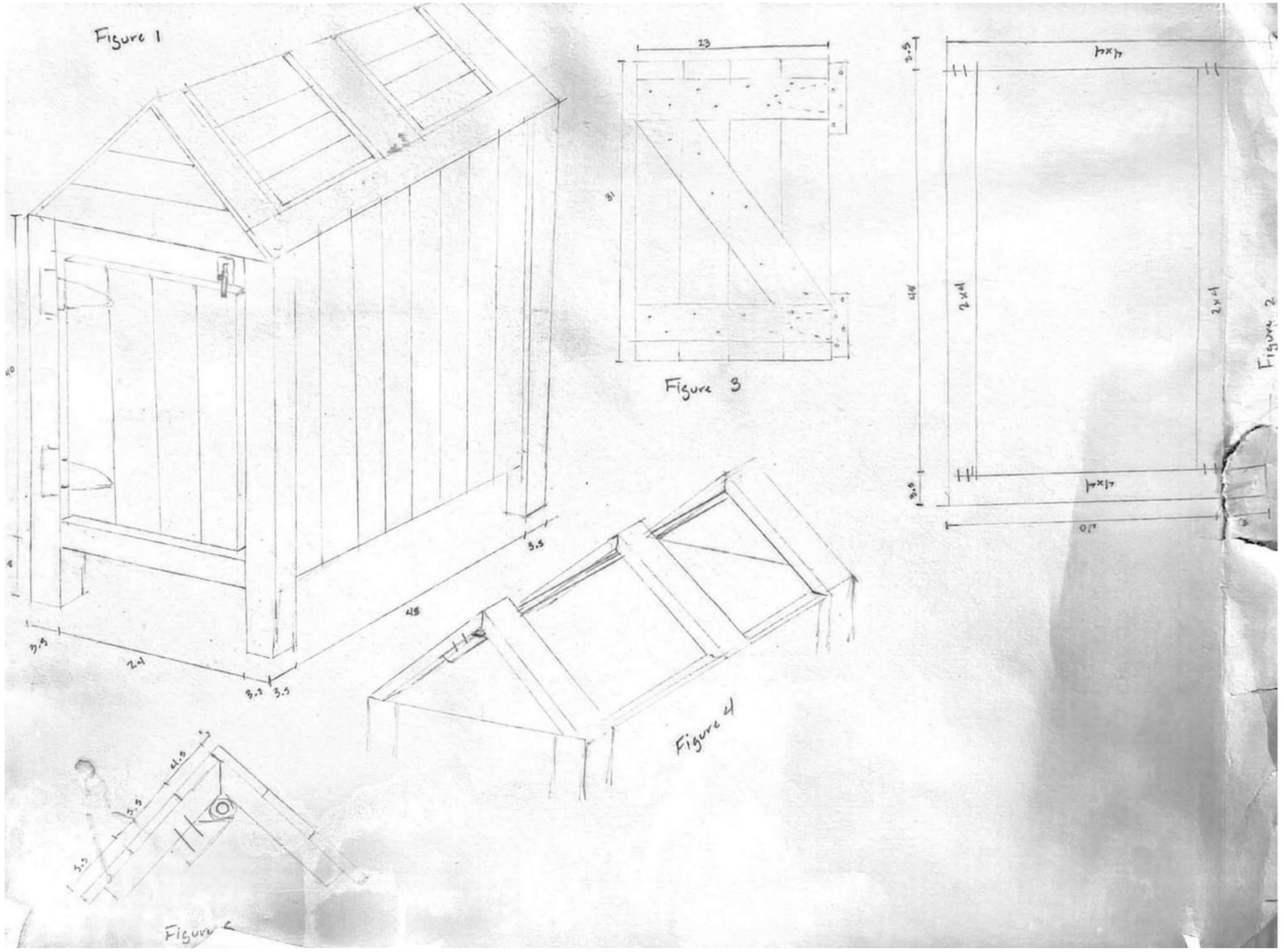
Park Signage
James River Park Signage

Standard Picnic Tables
Dimensions: H 31.5” x W 61.5” x D 72”
Material: Pressure-treated pine

Two-Legged Benches
Dimensions: H 30” x W 42” x D 17” (once installed)
Material: Pressure-treated pine

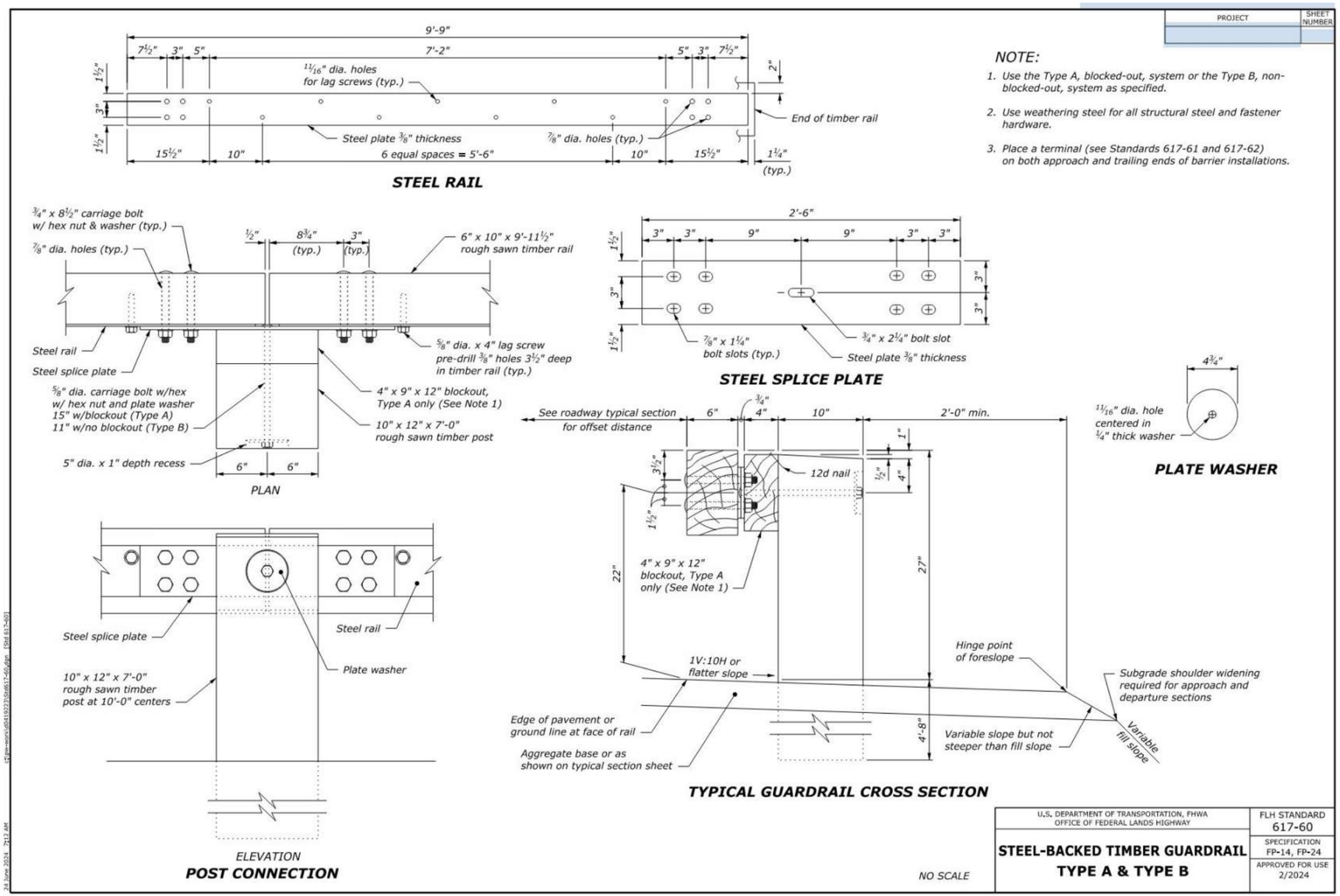
Benches & Picnic Furniture
James River Park Benches & Picnic Tables

SITE FURNISHING DETAILS



Trash Can
James River Park Trash Cans

SITE FURNISHING DETAILS



Timber Road Fence
DPW Fence

ADAPTIVE REUSE OPPORTUNITY

PHYTOREMEDIATION

AS MANY NATIVE SPECIES AS POSSIBLE

PRESERVE AND RESTORE

WETLAND HABITAT

HISTORY CONTEXT

RESTORATION OF THE ECOLOGY

WILDLIFE REFUGE

INVASIVE SPECIES

SLAVE TRAIL

INTERPRETIVE SIGNAGE IDEAS

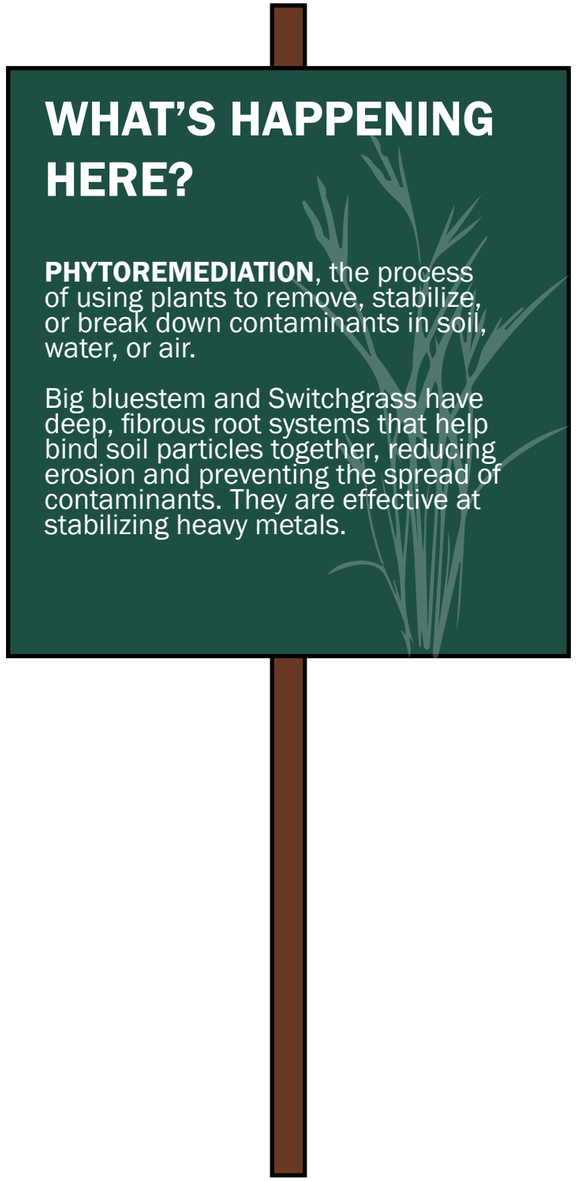
JRPS Interpretive Signage

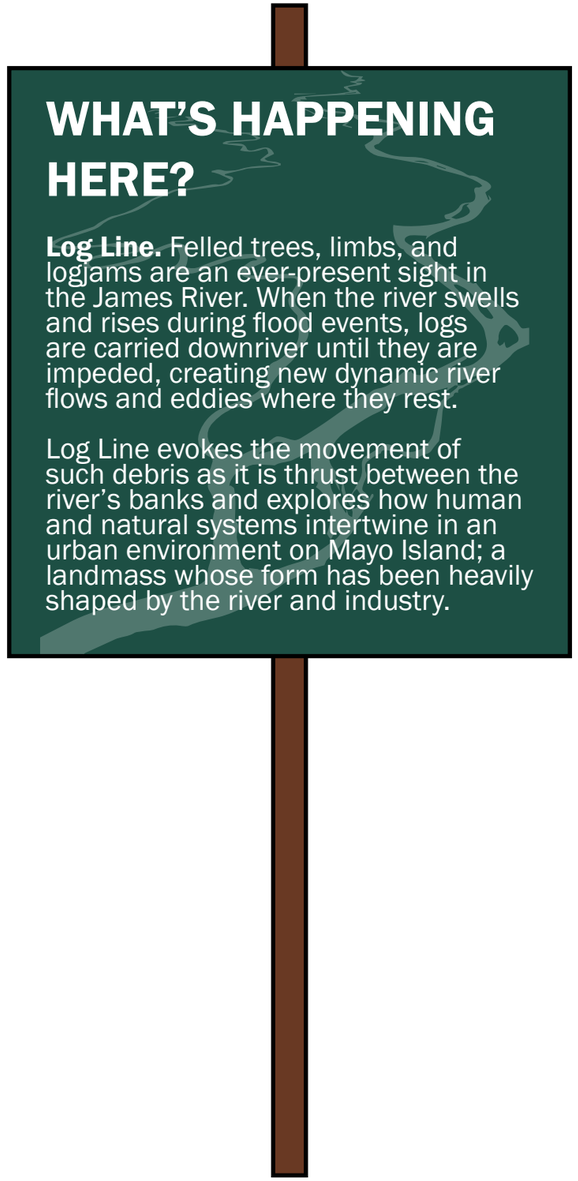
TATE FILED

TATE FIELD, known as Island Park in the 1890s and Mayo Island Park prior to 1926, was a stadium located on Mayo Island in the James River within the city of Richmond, Virginia.

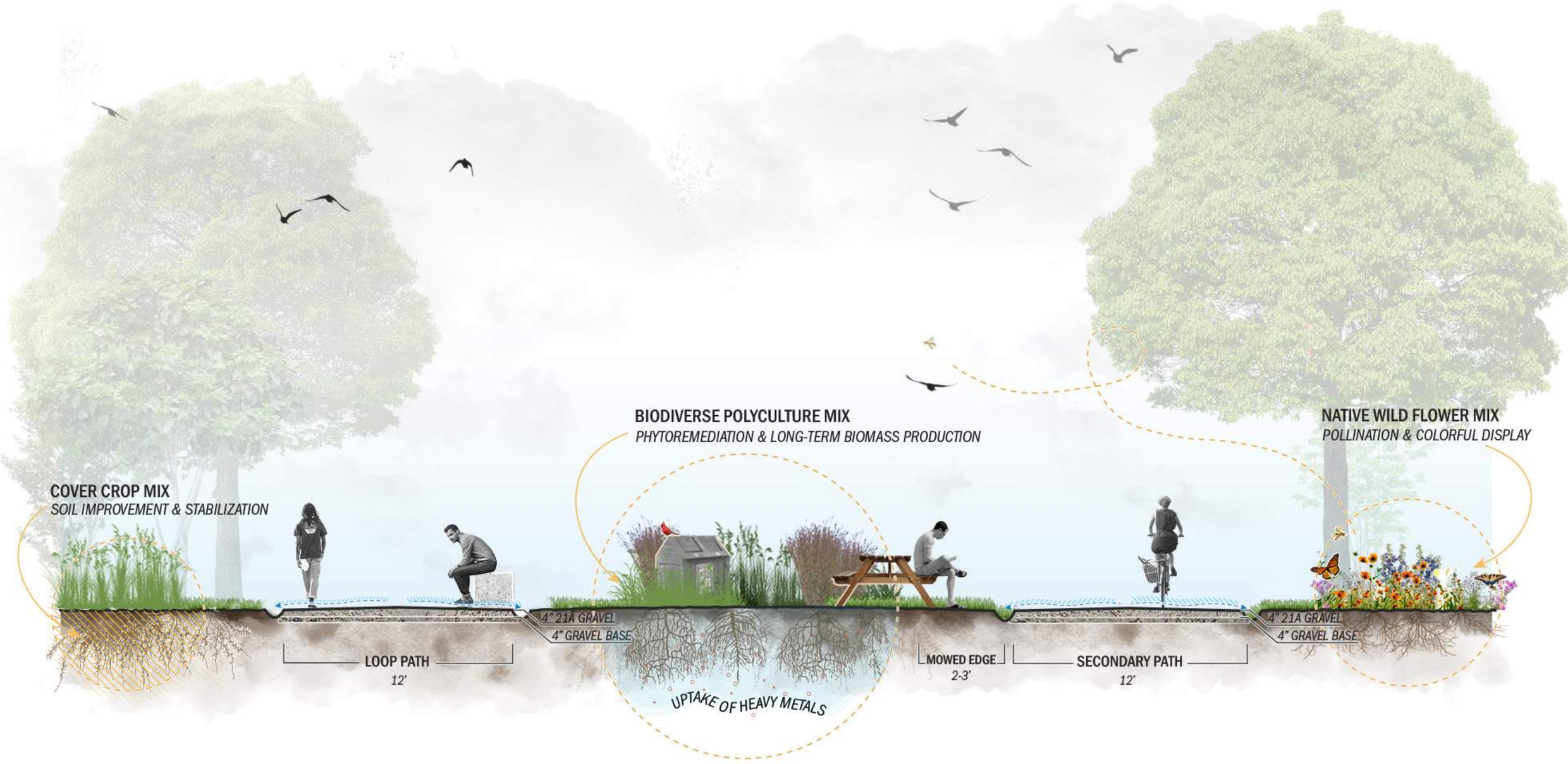
Tate Field hosted sporting events including college football and minor league baseball. The last baseball game was played at the park is in 1940s.

INTERPRETIVE SIGNAGE IDEAS

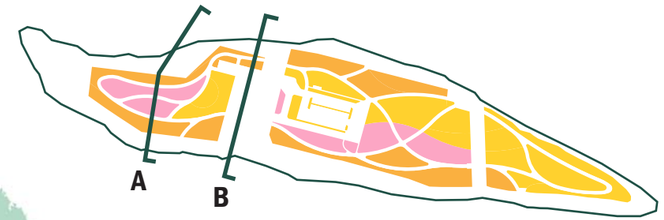




TYPICAL SECTION



SECTIONS



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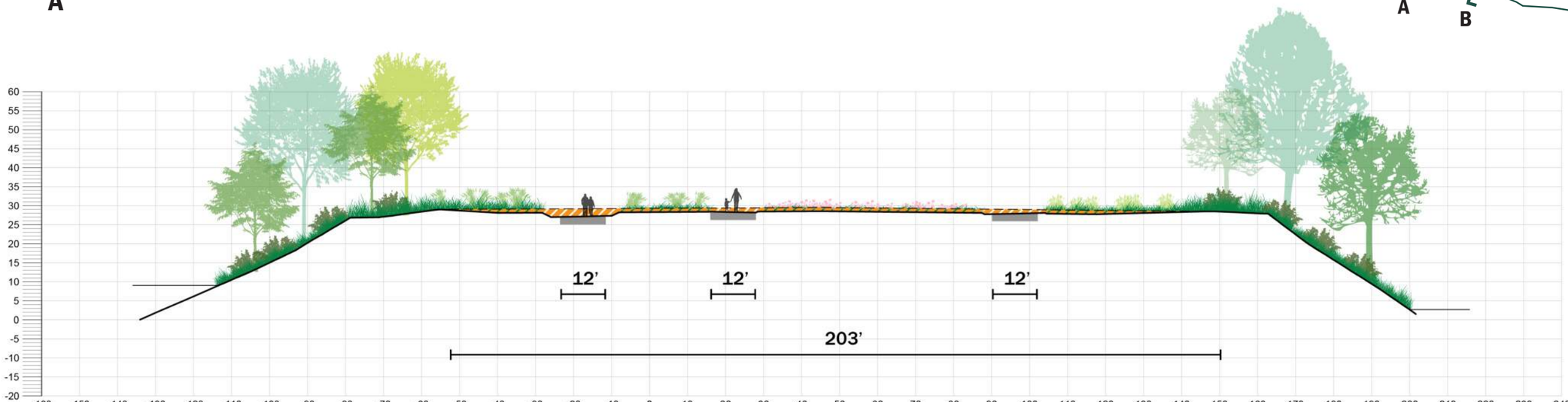

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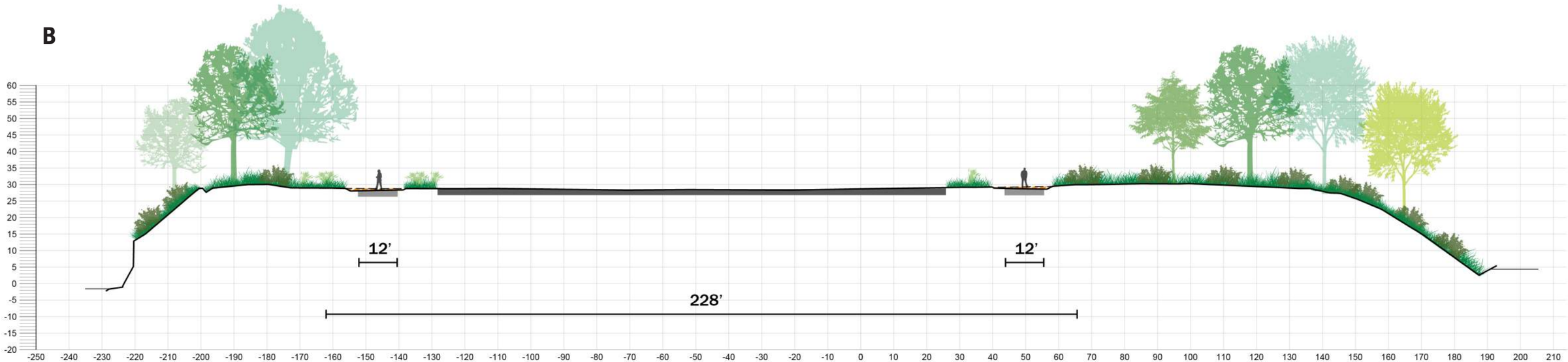
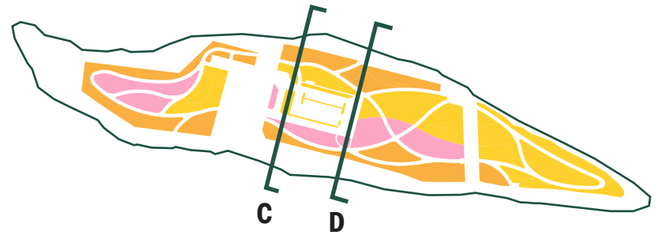


Cut Fill

SECTIONS



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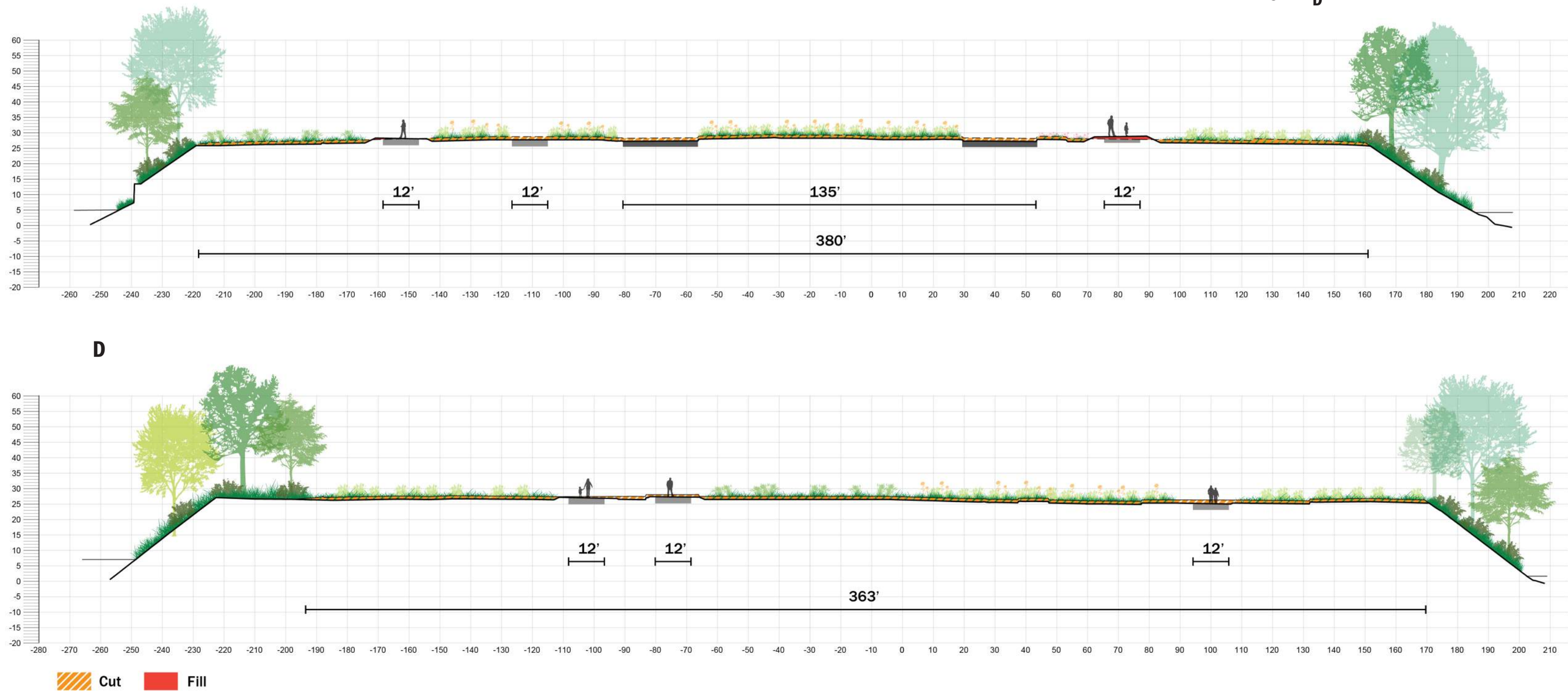

D

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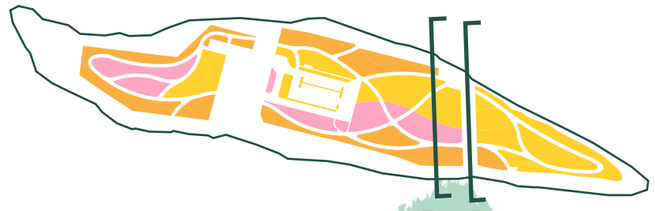
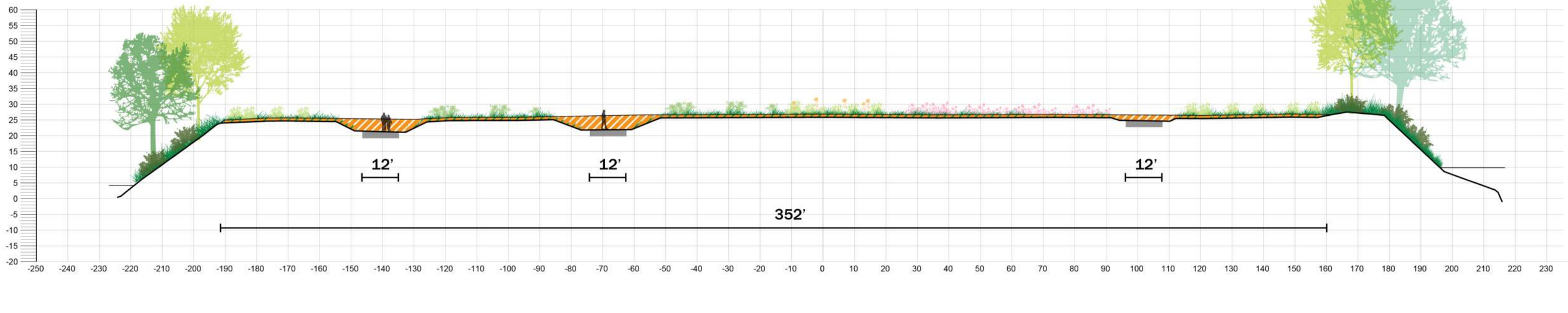
TYLin MARVEL

SECTIONS

E





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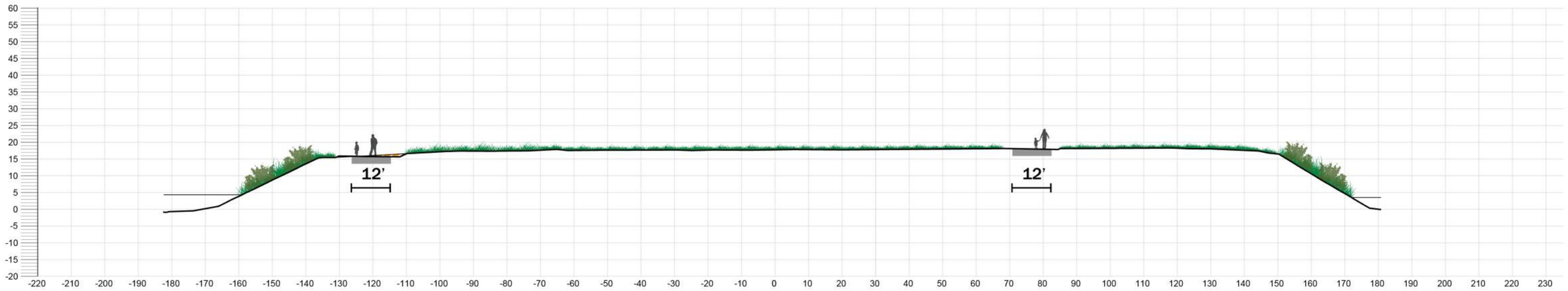

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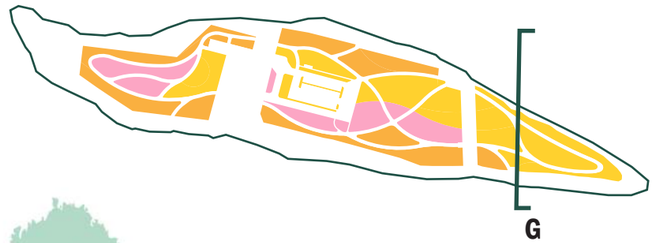
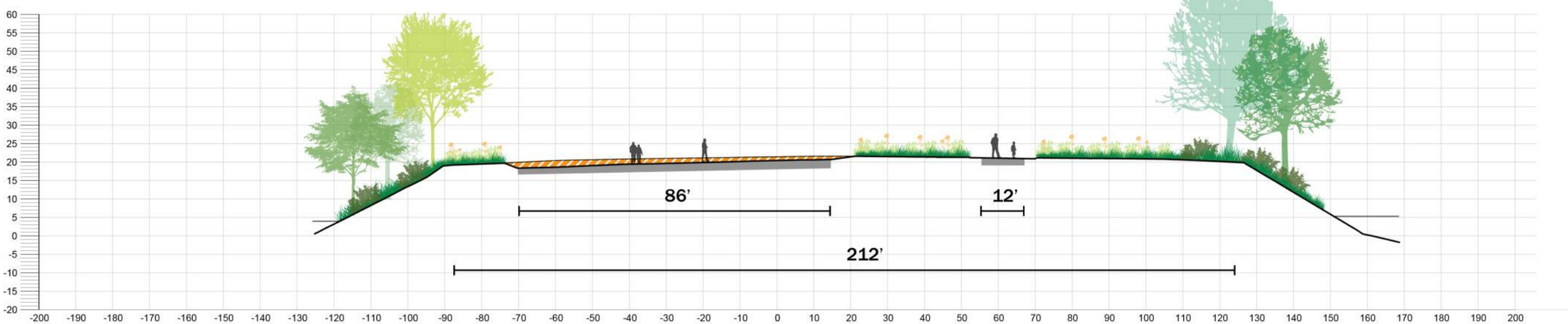
SECTIONS

G





Cut Fill

MAYO ISLAND NATURAL AREA

MAYO ISLAND NATURAL AREA

MAYO ISLAND NATURAL AREA

MAYO ISLAND NATURAL AREA

MAINTENANCE PLAN

James River Park System Maintenance and Operations

JRPS staff will be responsible for all general park maintenance tasks including:
1. Mowing of all designated trail side grass strip buffers
2. Trash collection and clean up
3. Debris Removal
4. Trail maintenance
5. Wooden structure maintenance
6. Tree pruning/removal
7. Meadow Bush-hogging
8. Cover crop/soil removal

James River Park Invasive Species Management Team

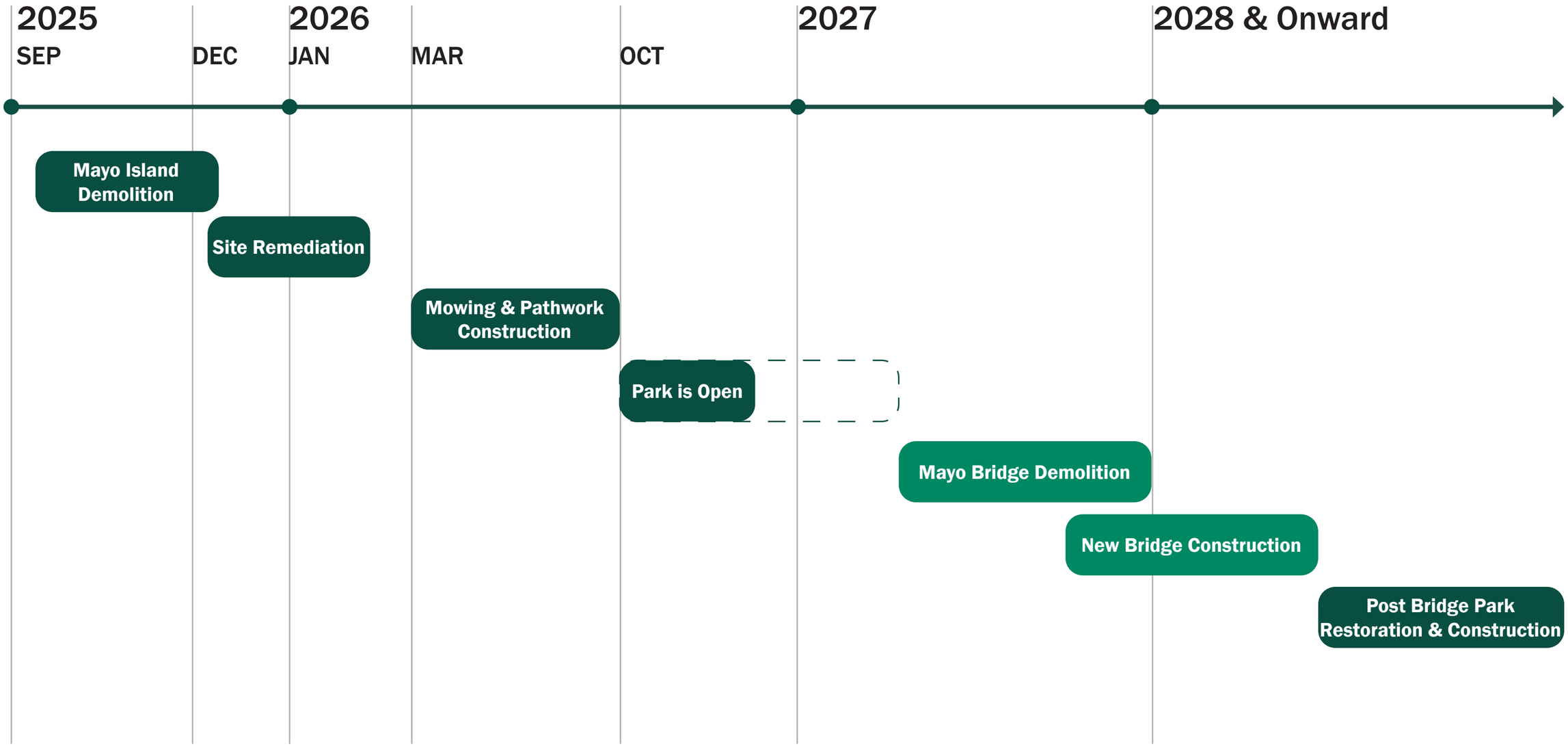
1. Native Meadow Field inspection
2. Herbicide treatment of invasive grasses/shrubs/trees
3. Future meadow seeding phases

Capital Trees

1. Maintenance of Landscaped islands/border plantings
2. Meadow inspection support and maintenance
3. Future meadow seeding phases

APPENDIX

TIMELINE


2025
SEP
DEC
2026
JAN
MAR
OCT
2027
2028 & Onward
Mayo Island Demolition
Site Remediation
Mowing & Pathwork Construction
Park is Open
Mayo Bridge Demolition
New Bridge Construction
Post Bridge Park Restoration & Construction

FUTURE MAYO BRIDGE ALIGNMENT