



# WHEELING GATEWAY PARK MASTER PLAN

May 30, 2018



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**JESSE MESTROVIC**

CITY PARKS + STRATEGIC PLANNING DIRECTOR

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**VIC GRECO**, AIA, NCARB

CIVIC ENGAGEMENT + HISTORIC ARCHITECTURE

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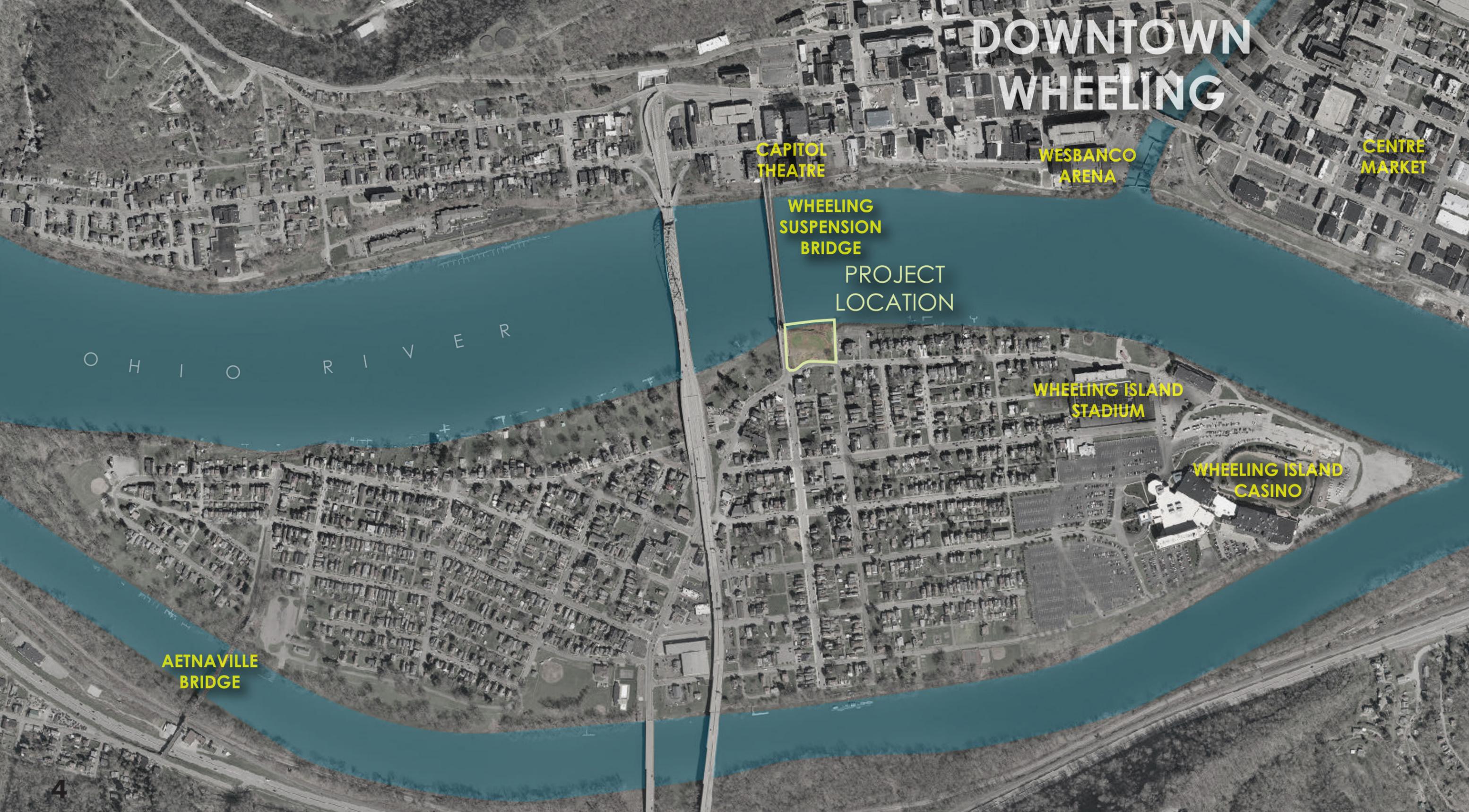
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**DAVID GILMORE**, ASLA, PLA, MBA

PROJECT MANAGER + LANDSCAPE ARCHITECTURE

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# REGIONAL CONTEXT



## DOWNTOWN WHEELING

CAPITOL  
THEATRE

WESBANCO  
ARENA

CENTRE  
MARKET

WHEELING  
SUSPENSION  
BRIDGE

PROJECT  
LOCATION

O H I O R I V E R

WHEELING ISLAND  
STADIUM

WHEELING ISLAND  
CASINO

AETNAVILLE  
BRIDGE



PROJECT LOCATION

HOUSE OF  
THE CARPENTER

S. FRONT STREET

VIRGINIA STREET

OHIO STREET

VERMONT STREET

FLORIDA STREET



# EXISTING SITE CONDITIONS

## WHEELING GATEWAY PARK MASTER PLAN City of Wheeling | May 30, 2018





# STAKEHOLDER & PUBLIC MEETING RECAP

WHEELING GATEWAY PARK MASTER PLAN  
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Stakeholder and public input were an essential part of the process of master planning Wheeling Gateway Park. On March 20th, 2018, stakeholder and public meetings were held to gain insight from the community about what their vision was for the new park. The meetings were structured to be extremely interactive where attendees were invited to participate in various stations to discuss their ideas for the park. Community members gave input on topics such as regional connection to the park, historical significance of the property and adjacent suspension bridge, design possibilities, and programming desires. In addition to the public meeting, community members were able to participate in an online survey to express their vision for the site.



*"THE SUSPENSION BRIDGE IS AS MUCH A PART OF WHEELING'S HISTORY AS IS ANY OTHER SURVIVING PHYSICAL STRUCTURE, AND A PUBLIC PARK ADJACENT TO IT CREATES A WONDERFUL OPPORTUNITY TO CELEBRATE, INTERPRET, AND SHOWCASE THE BRIDGE'S HISTORY" - MAYOR GLENN ELLIOTT*

## PROJECT CONTEXT

### DISCUSSION FROM WORKSHOP

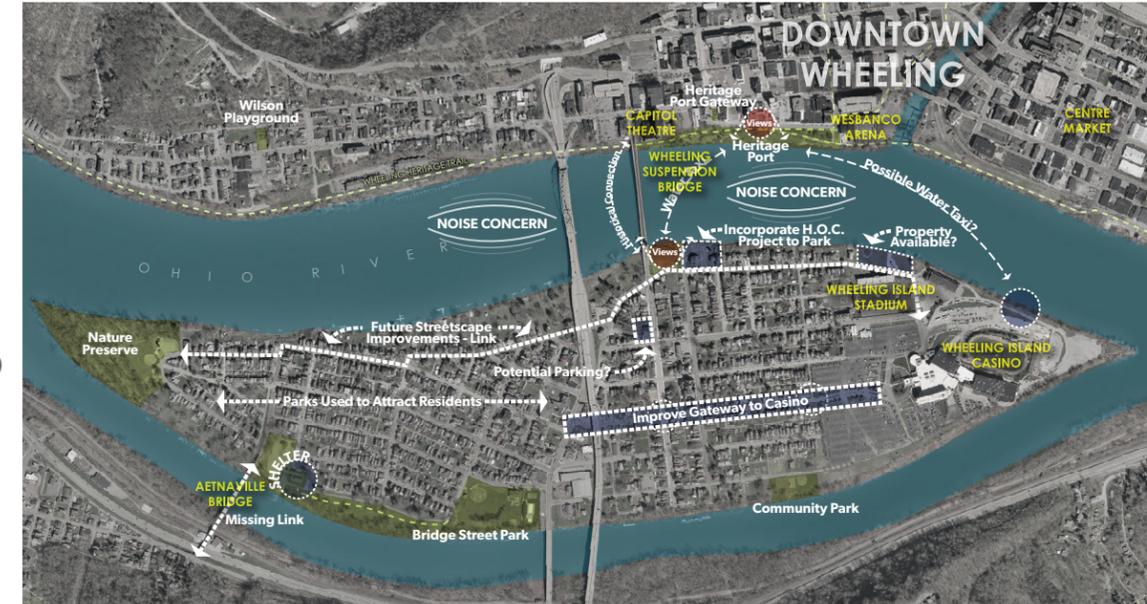
- THE SITE SHOULD CELEBRATE THE HISTORICAL CONTEXT OF THE ISLAND
- THE PARK SHOULD BE A DESTINATION FOR PEOPLE VISITING THE SUSPENSION BRIDGE
- HIGHLIGHT OTHER SIGNIFICANT ARCHITECTURAL STRUCTURES ON THE ISLAND
- WATER ACCESS IS KEY
- CAN THE SITE BE TIED INTO REGATTA AND OTHER BOATING EVENTS?
- CAN THE SITE BE USED AS A KAYAKING HUB?
- THE SITE SHOULD BE AN ICONIC PHOTO LOCATION FOR THE CITY
- CAN PUBLIC ART BE INCLUDED IN THE DESIGN?
- WAYFINDING SHOULD BE INCLUDED
- THE PARK SHOULD ENCOURAGE MORE PEOPLE TO LIVE ON THE ISLAND
- CAN THE PARK BE PART OF A LARGER TRAIL NETWORK?
- CAN THE AETNAVILLE BRIDGE BE SAVED AND ADDED TO OTHER TRAILS?
- THE PARK SHOULD HAVE A FOCAL POINT WHICH CAN BE SEEN FROM DOWNTOWN



## PROGRAMMING

### IDEAS FROM WORKSHOP

- OUTDOOR CLASSROOM
- SCENIC OVERLOOK
- DOG PARK
- INTERPRETIVE SIGNAGE
- PICNIC SHELTER / GAZEBO
- TRAILS
- PLAYGROUND
- KAYAK ACCESS
- BOAT DOCK
- OPEN GREEN SPACE
- FISHING ACCESS
- MAZE
- FLOWERING TREES
- ACCENT LIGHTING
- PORCH SWING
- FOOD TRUCK
- SOUVENIR SHOP
- PARKING
- PARK BENCHES
- WATER TAXI
- WATER FEATURE



ABOVE: REGIONAL PUBLIC INPUT MAP



# SURVEY RESULTS

## WHEELING GATEWAY PARK MASTER PLAN

City of Wheeling | May 30, 2018

What is the typical way you access any of the City's parks/playgrounds?

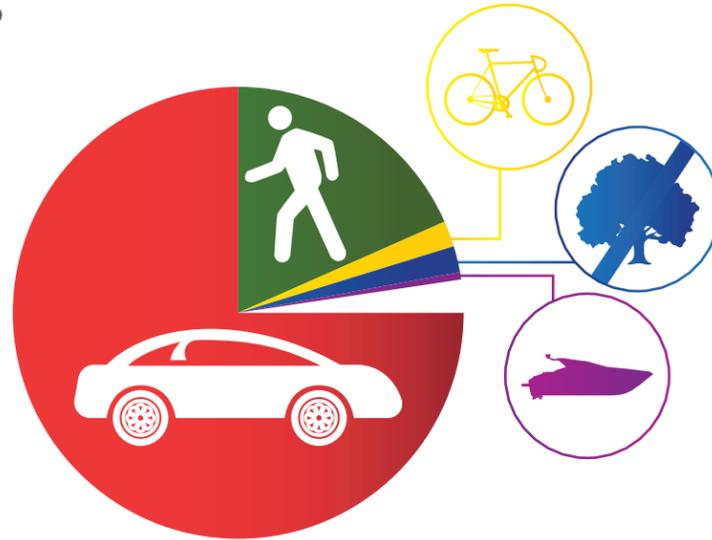
**74.31%**  
Drive a Car

**17.36%**  
Walk

**2.78%**  
Ride a Bike

**2.78%**  
Do not visit the City's parks/playgrounds

**0.69%**  
Boat



What activities do you do in Wheeling's parks/playgrounds?

**74.13%**  
Attend Special Events/Programs

**68.53%**  
Enjoy Nature

**62.24%**  
Spend Time with Friends + Family

**58.74%**  
Simple Relaxation

**50.35%**  
Picnic

**39.86%**  
Unstructured Play

**39.16%**  
Exercise/Fitness

**28.67%**  
Walk Your Dog

**18.18%**  
Water Sports

**13.29%**  
Organized Sports

**10.49%**  
Individual Sports



From the follow list, please check ALL of the benefits you feel the public parks / playgrounds CURRENTLY provide for the community.

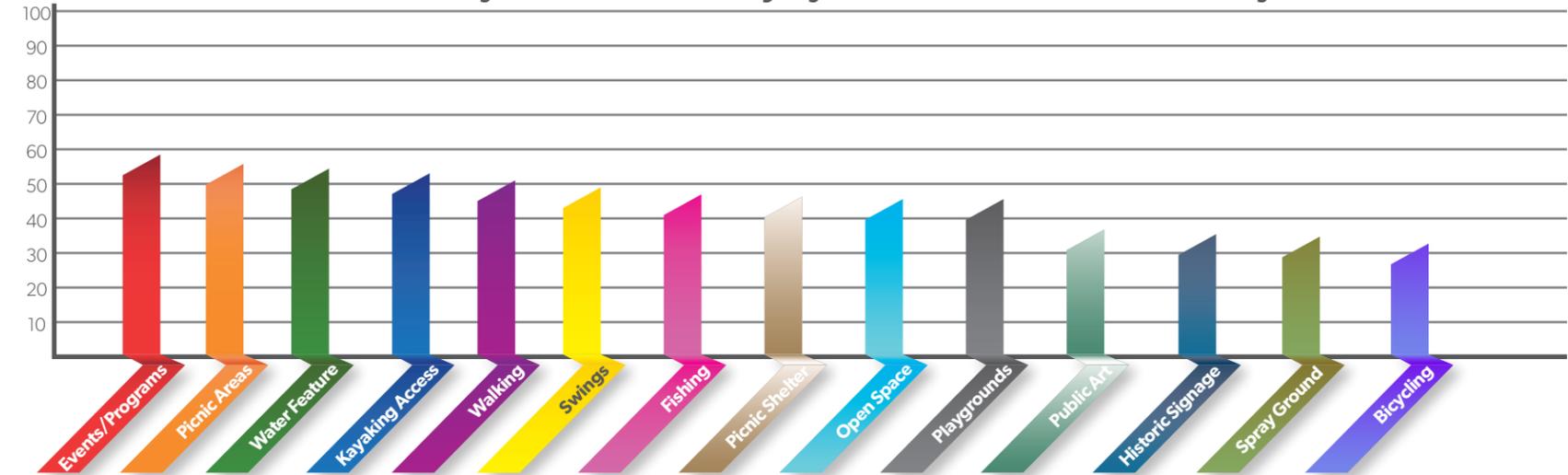
0.70% Other

"I feel that all the parks can do all the above but with their current state and the way the city doesn't utilize their recreational resources they currently do not provide much of the above."

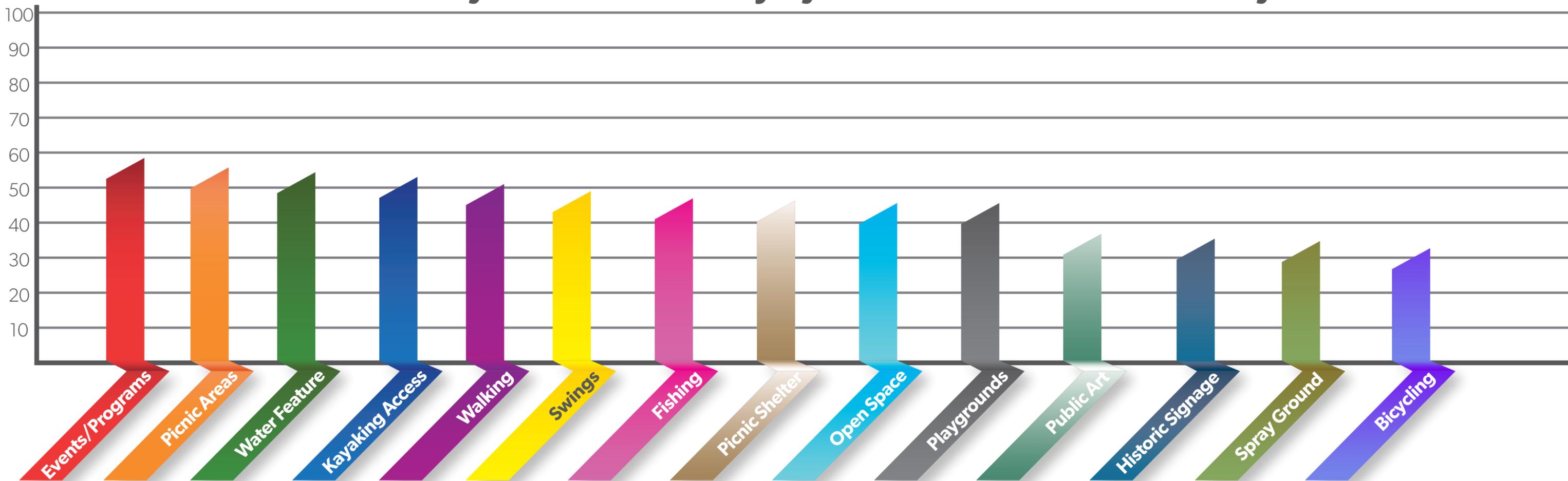
From the follow list of Wheeling Island recreational amenities, how often would you say that you or someone in your household used the following parks and facilities:



What features would you like to enjoy at this new Gateway Park?



# What features would you like to enjoy at this new Gateway Park?

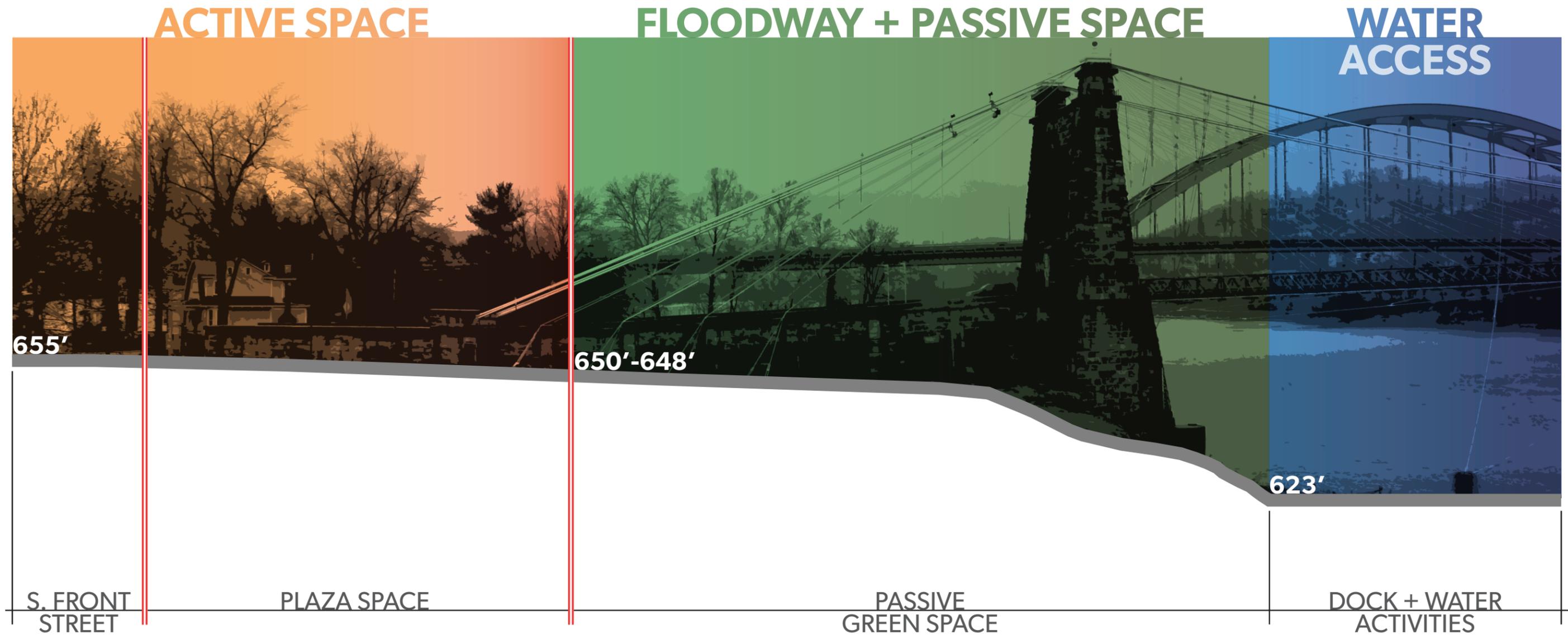


# PARK CONCEPTS DESIGN INFLUENCES

## LEGEND

-  PROJECT LOCATION
-  RIVERS + STREAMS
-  ROADWAYS
-  NAVIGABLE CHANNEL
-  FLOODWAY





# PARK CONCEPTS

## DESIGN DEVELOPMENT

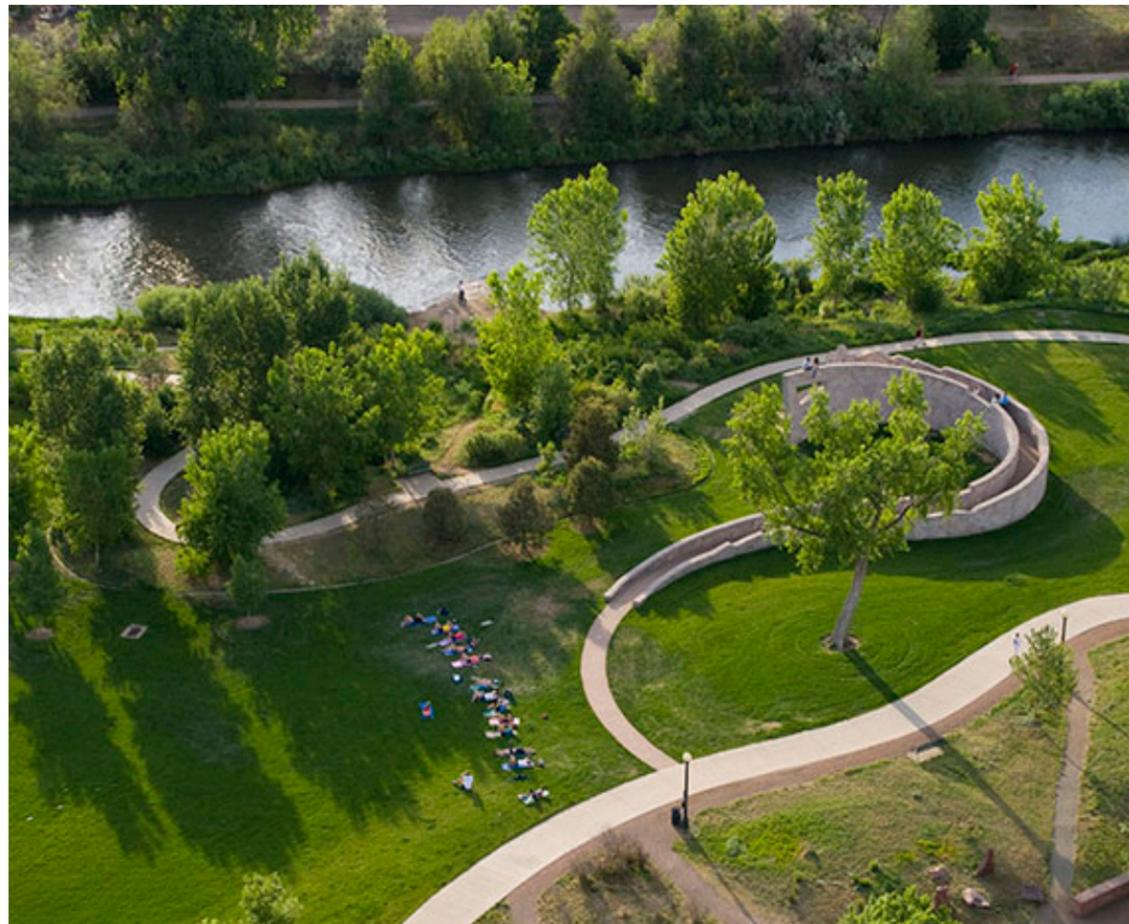
# WHEELING GATEWAY PARK MASTER PLAN

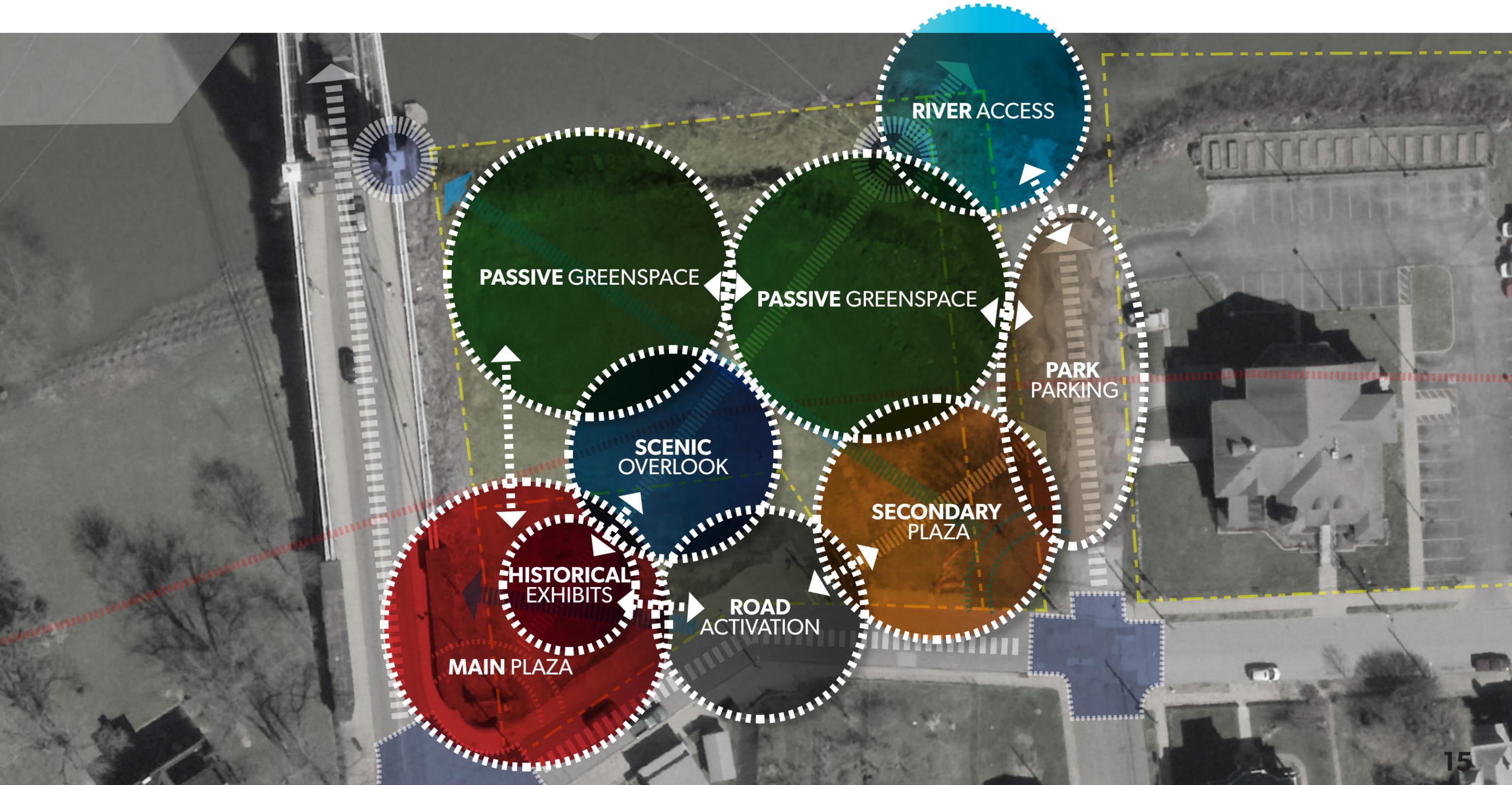
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## PROGRAMMING

REFINED FROM PUBLIC MEETING

- SCENIC OVERLOOK
- INTERPRETIVE SIGNAGE
- PICNIC SHELTER / GAZEBO
- TRAILS
- KAYAK ACCESS
- BOAT DOCK
- OPEN GREEN SPACE
- FISHING ACCESS
- FLOWERING TREES
- ACCENT LIGHTING
- PORCH SWINGS
- FOOD TRUCK PARKING
- PARKING SOMEWHERE?
- PARK BENCHES
- WATER FEATURE
- PUBLIC ART
- SPECIAL USE BOAT LAUNCH

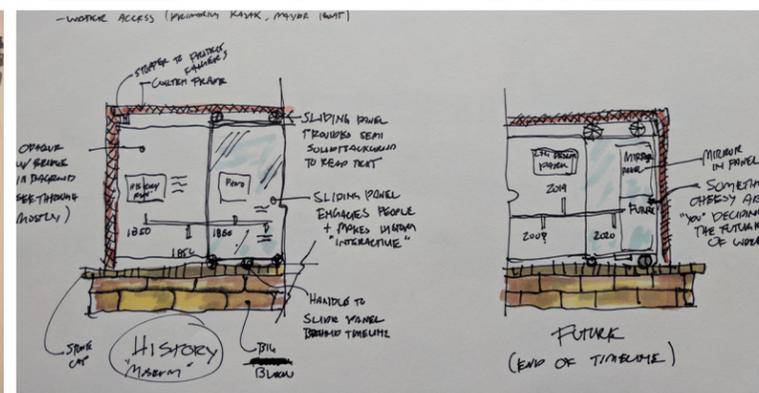
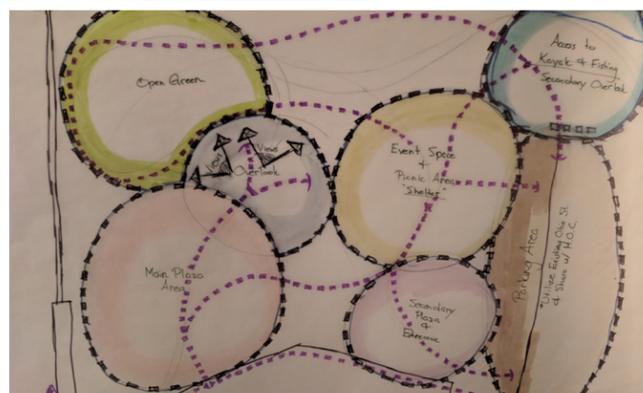
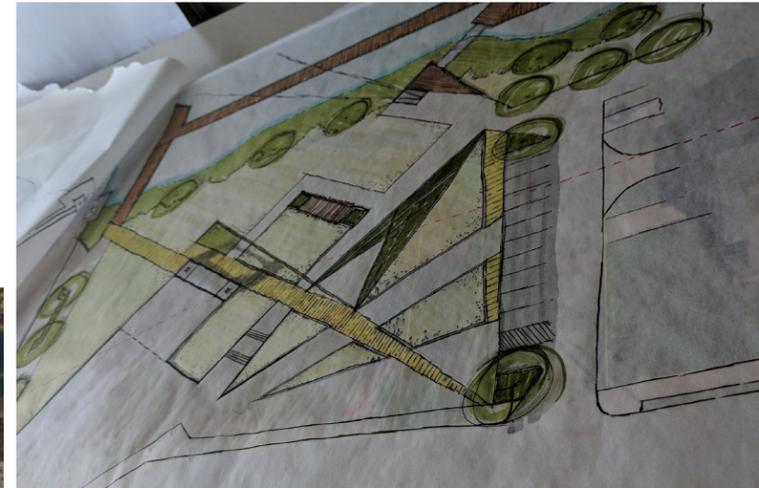


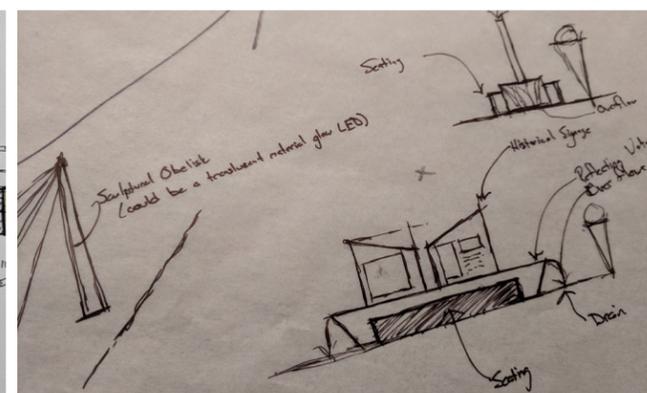
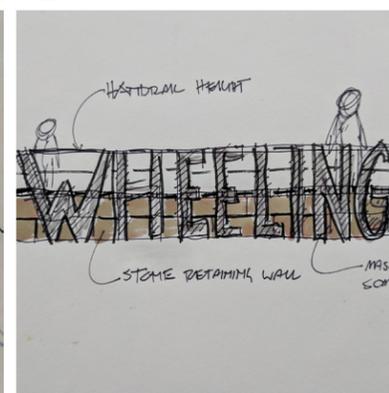
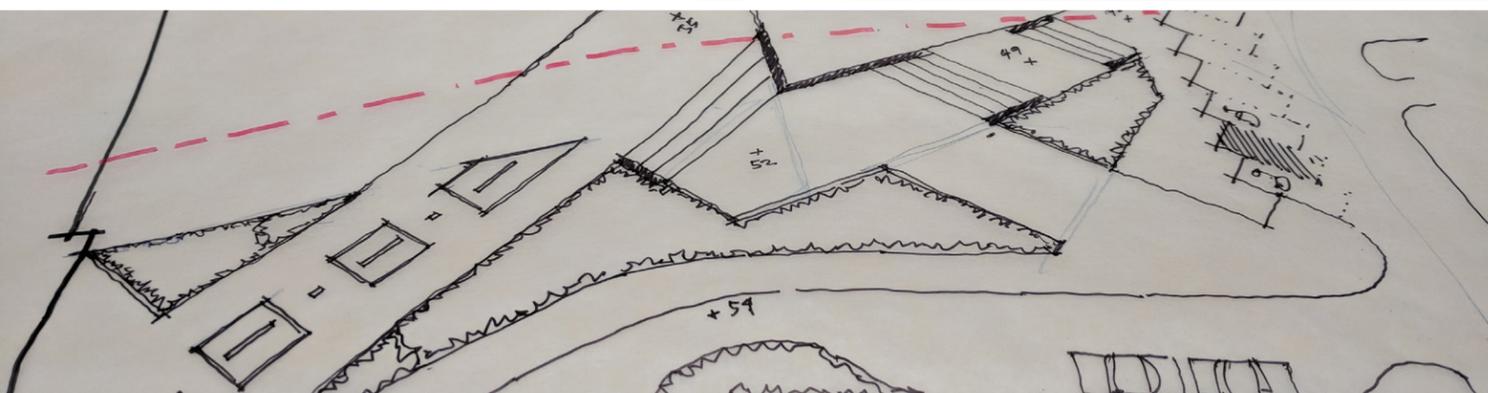
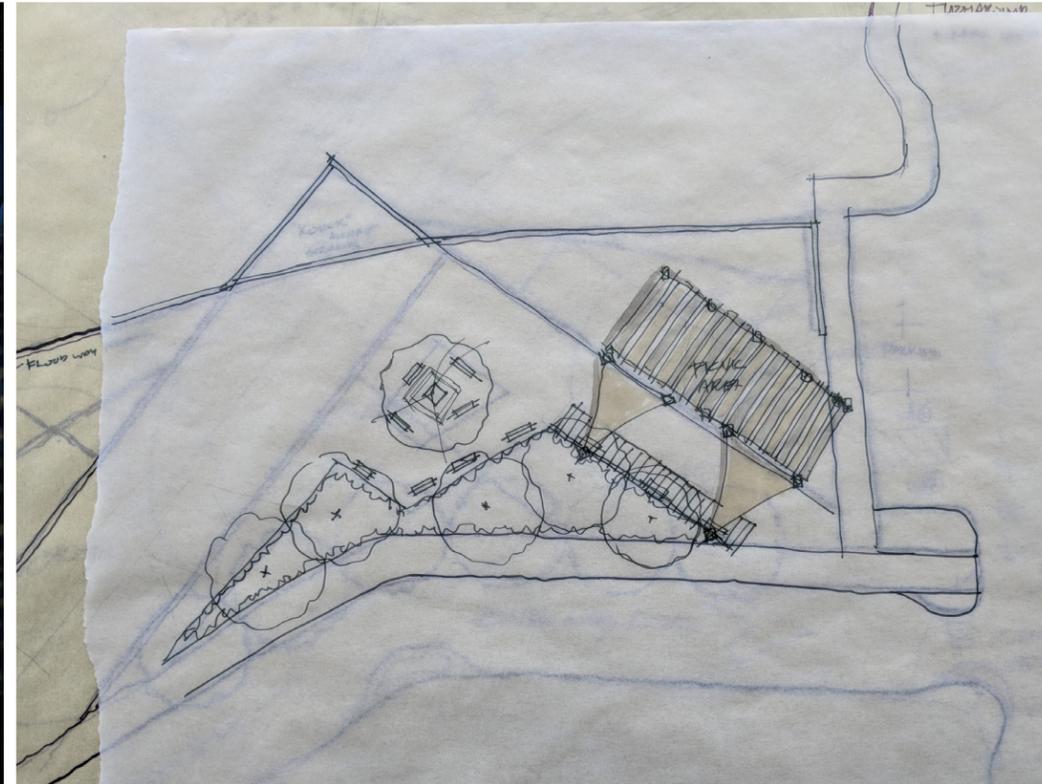


# PARK CONCEPTS CONSULTANT WORKSHOP

WHEELING GATEWAY PARK MASTER PLAN  
City of Wheeling | May 30, 2018

On March 29th, 2018, members of the consultant team gathered at the office of GAI Consultants for an internal workshop to develop ideas for Wheeling Gateway Park. The team discussed the various items that were brought up during the public and stakeholder meetings and how to incorporate those ideas into a conceptual site master plan. The concepts were then presented to the stakeholders for additional comment before finalizing the master plan.





# BEST PRACTICES DESIGN DEVELOPMENT

## WHEELING GATEWAY PARK MASTER PLAN City of Wheeling | May 30, 2018



ABOVE: SHADE STRUCTURE

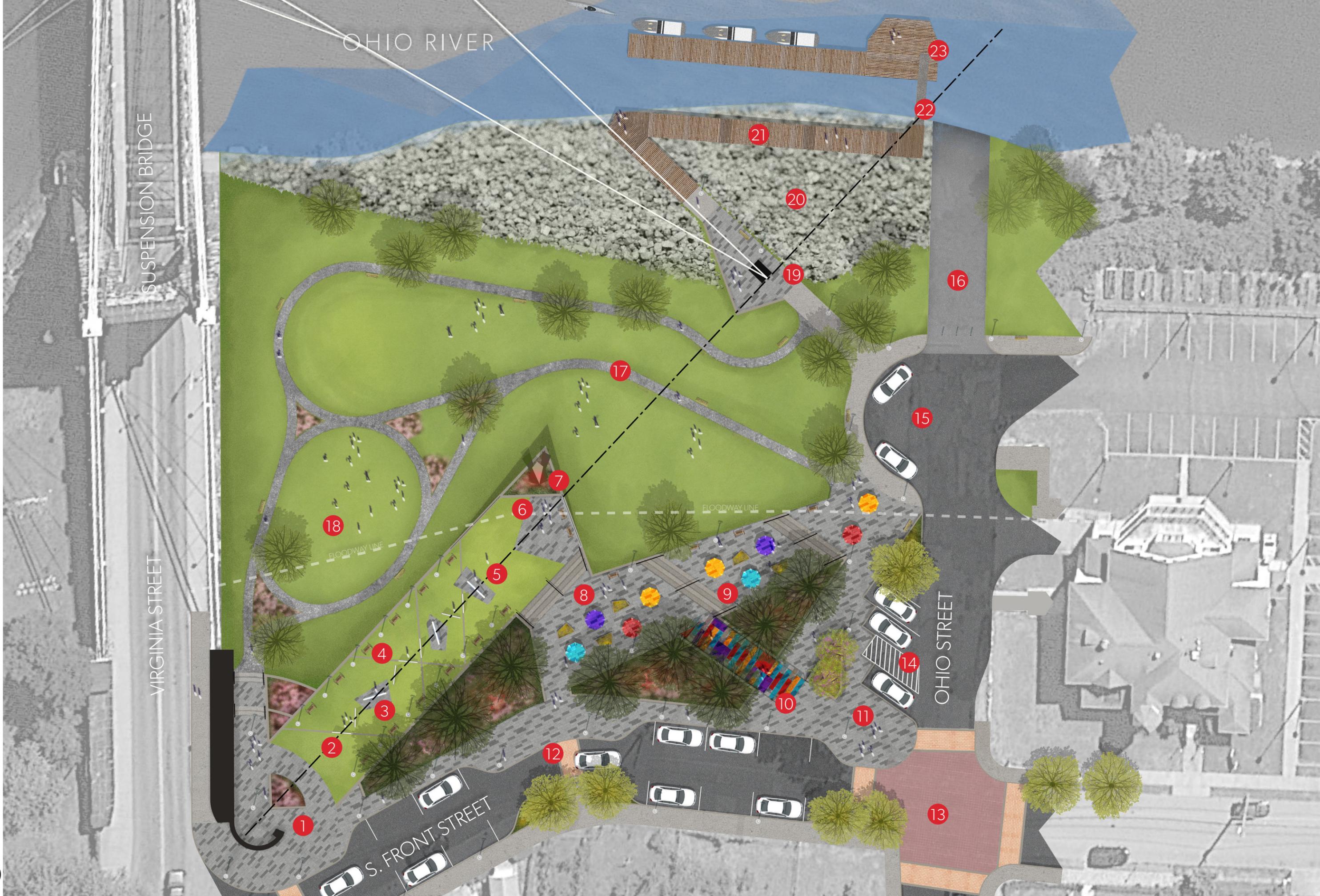


ABOVE: SWINGING BENCH





ABOVE: FOCAL POINT & PUBLIC ART



OHIO RIVER

SUSPENSION BRIDGE

VIRGINIA STREET

S. FRONT STREET

OHIO STREET

1

2

3

4

5

6

12

8

9

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23

16

15

FLOODWAY LINE

FLOODWAY LINE

# WHEELING GATEWAY PARK MASTER PLAN

City of Wheeling | May 30, 2018

## MASTER PLAN SITE ELEMENTS

- 1 Bridge Plaza
- 2 History Walk
- 3 Water Play Feature
- 4 Swinging Benches
- 5 Grand Lawn (Mall)
- 6 Overlook Plaza
- 7 Focal Point (Public Art)
- 8 Plaza +Activity Zone
- 9 Terrace Plaza #1
- 10 Terrace Plaza #2
- 11 Secondary Entry Plaza
- 12 Crosswalk + Streetscape
- 13 Paver Intersection
- 14 ADA Parking
- 15 Turnaround
- 16 Boat + Kayak Launch
- 17 Walking Trails
- 18 Open Green
- 19 Lower Plaza
- 20 Riverbank Stabilization
- 21 Boardwalk (ADA Access)
- 22 Gangway
- 23 Boat + Kayak Dock



# 1. HISTORY WALK AND GREEN PERSPECTIVE VIEW



**PERSPECTIVE VIEW**



## 1. HISTORY WALK ELEVATION VIEW

Semitransparent  
Polycarbonate Panel

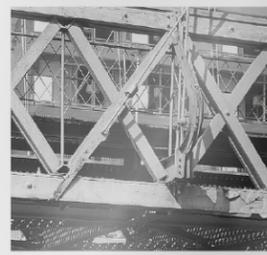
Historic Information  
Graphic



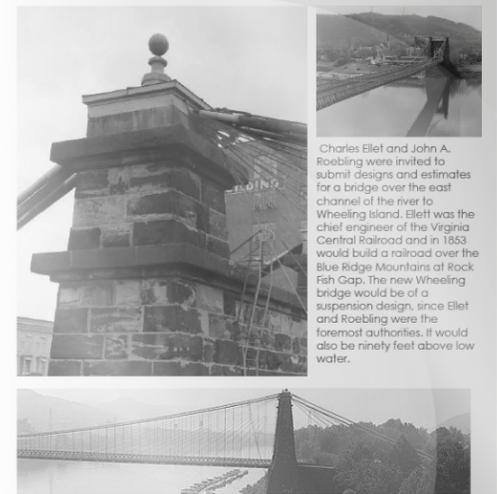
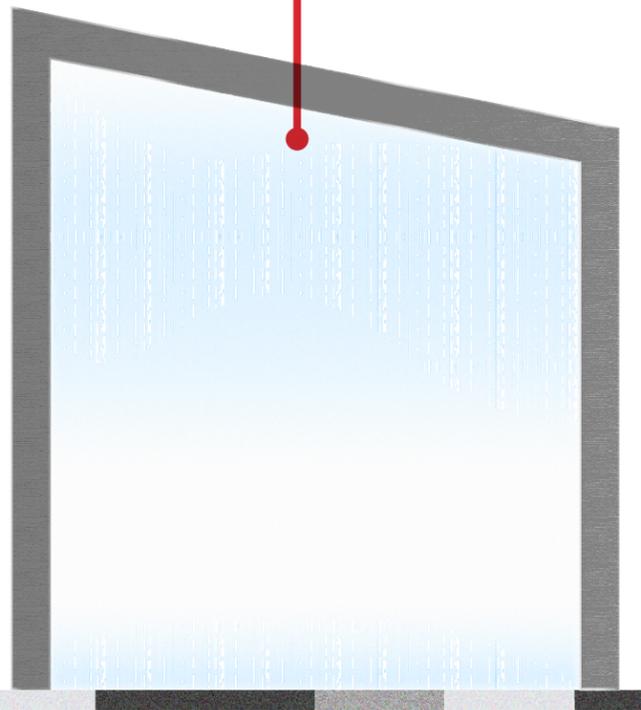
The Wheeling Suspension Bridge is a suspension bridge spanning the main channel of the Ohio River at Wheeling, West Virginia. It was the largest suspension bridge in the world from 1849 until 1851.



The main span is 1,010 feet (310 m) from tower to tower. The east tower rests on the Wheeling shore, while the west tower is on Wheeling Island. The east tower is 153.5 feet (46.8 m) above the low-water level of the river, or 82 feet (25 m) from the base of the masonry. The west tower is 132.75 feet (40.46 m) above low water, with 69 feet (21 m) of masonry.<sup>[6]</sup> Detailed analysis of the bridge has contributed to the life work of Dr. Emory Leland Kemp, Emory Kemp



Interactive Water  
Feature



Charles Ellet and John A. Roebling were invited to submit designs and estimates for a bridge over the east channel of the river to Wheeling Island. Ellet was the chief engineer of the Virginia Central Railroad and in 1853 would build a railroad over the Blue Ridge Mountains at Rock Fish Gap. The new Wheeling bridge would be of a suspension design, since Ellet and Roebling were the foremost authorities. It would also be ninety feet above low water.



**PERSPECTIVE VIEW**

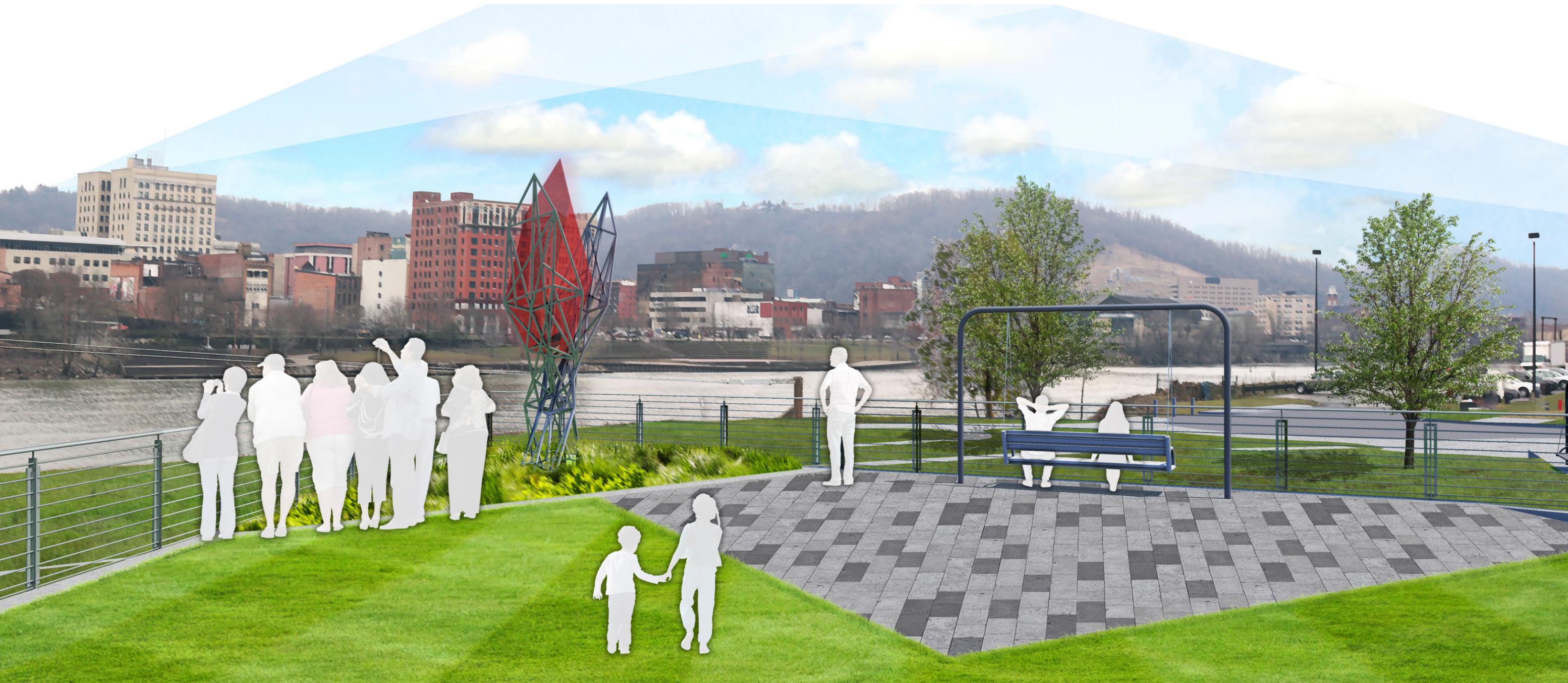


## 2. SHADE STRUCTURE & TERRACE PLAZA PERSPECTIVE VIEW





### 3. OVERLOOK PLAZA PERSPECTIVE VIEW





SUSPENSION BRIDGE

OHIO RIVER

PHASE 3

PHASE 2

PHASE 5

PHASE 6

PHASE 4

PHASE 1

VIRGINIA STREET

OHIO STREET

S. FRONT STREET

FLOODWAY LINE

FLOODWAY LINE

## PHASING PLAN

This cost opinion is preliminary in nature and shall be used as a guideline for funding application purposes only. This estimate is not intended to be used as a construction estimate.

### **PHASE 1: BUDGET - \$75,000**

In order to activate the site, the first feature recommended to be built will be the bridge plaza. The bridge plaza will also include an access point to the open green and trails area of the park space.

### **PHASE 2: BUDGET - \$75,000**

To further activate the site, Phase 2 will consist of trails and open, passive green space. The trails in this area could be constructed with volunteer effort if necessary. Seating and other site amenities will be located in this area to allow city residents to take in views of the Wheeling Suspension Bridge and downtown Wheeling.

### **PHASE 3: BUDGET - \$200,000**

Phase 3 consists of the riverbank stabilization, river access, and boat dock/kayak launch. In addition, this phase includes a temporary boat launch for special permit use. By completing this stage, the park will be able to be utilized as a launching point (for kayakers) or as a stop along a water trail for kayakers and boaters.

### **PHASE 4: BUDGET - \$250,000**

The renovation of South Front Street is recommended to take place as the fourth phase of the project. The completion of this phase will create several parking spaces for visitors, as well as an improved streetscape and landscaping. The improved streetscape could easily be closed off for pedestrians-only during special events. It is recommended that the city chase TA (Transportation Alternative) funds to pay for this phase of the project.

### **PHASE 5: BUDGET - \$550,000**

The proposed Phase 5 of the project includes the development of the large plaza and landscape space at the corner of South Front Street and Ohio Street. The large plaza space includes a colorful shade structure, trees, landscaping, and ample benches and swinging benches. This area of the park could serve as a community gathering space.

### **PHASE 6: BUDGET - \$750,000**

The final phase of the site development is the development of the green, history walk, interactive water elements, and scenic overlook. Though this potentially will be the most costly phase to develop, it will have the greatest impact on the site. The history walk will allow residents and visitors alike to learn about the key role the Wheeling Suspension Bridge (and other transportation elements) have played in the development of the City. The green, which is adorned on either side by swings and benches, will terminate in an overlook which gives dramatic views of both the downtown and the Suspension Bridge. At the overlook, a sculptural element is to be developed as a focal point in the park. Overall, this phase of the park will serve the City as a popular destination for years to come.

# APPENDIX

## POSSIBLE FUNDING SOURCES

### Grant Funding Sources

Most applicable grant funding sources for Wheeling Gateway Park

- Land and Water Conservation Fund (LWCF)
- WVDEP AGO Grant (Non-Point Source Program)
- Recreational Trails Program
- Governor's Community Participation Grant
- WV Division of Forestry Urban & Community Forestry Grants
- Boating Infrastructure Grant Program
- WVDOH – Transportation Alternative Program
- HUD Community Challenge Planning Grants (TIGER Grants)
- Home Depot Community Impact Grants
- SRTS – Safe Routes to School
- Appalachian Regional Commission (ARC) Grants
- Appalachian Stewardship Fund
- TCSP – Trans., Community and System Preservation Program
- FHWA Scenic Byways/Backways Grant Program
- American Battlefield Protection Program (ABPP) Grant
- Baseball Tomorrow Fund
- Bikes Belong Coalition
- Flex-E-Grant
- SHPO Historic Preservation Development Grant
- Congressional Appropriation
- CDBG (HUD)
- SCBG (HUD)



