



**Cape Charles
Railyard and Harbor Master
Plan**

**Town Council Kickoff Worksession
December 4, 2025**

Meeting Objectives



Introductions



What is the *Railyard and Harbor Master Plan*?

What is the Process?

How is the Community Involved?



Review Comparable Communities for Economic Profile



Railyard and Harbor Master Plan Visioning Exercise

Meet the Team

**BERKLEY
GROUP**



Catherine Redfearn
Project Manager

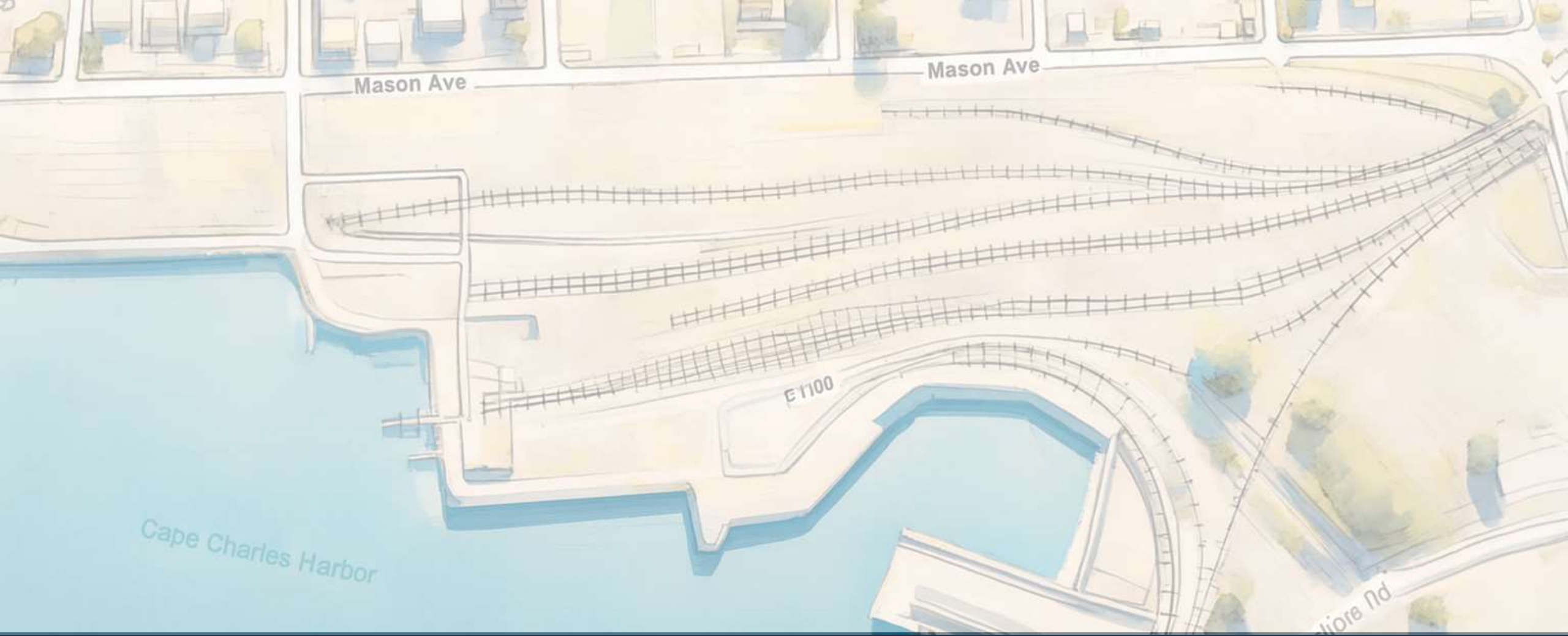


Brooke Frink, CZA
Project Support



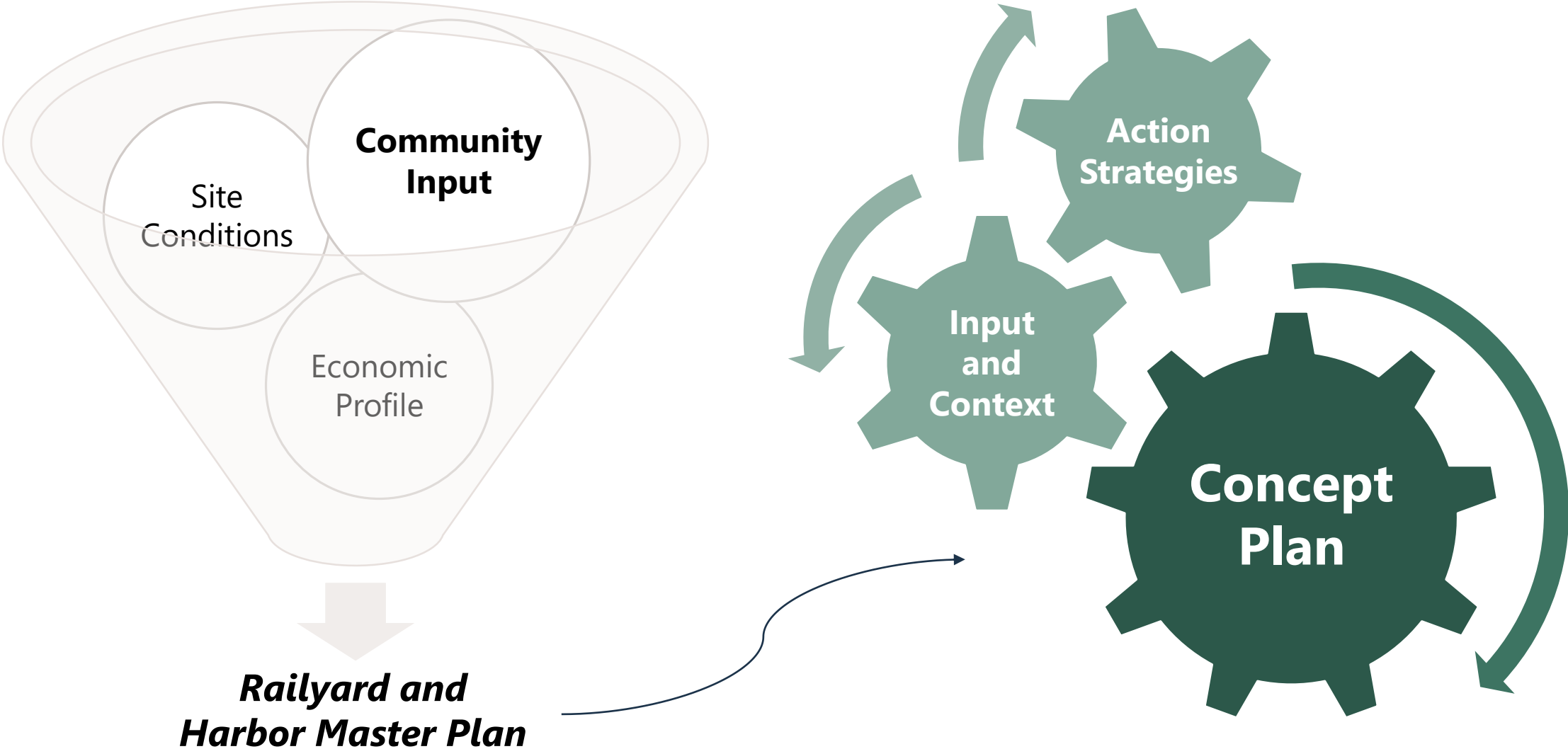
Stephanie Mathena, AICP
Project Support





What is the Railyard and Harbor Master Plan?

Railyard and Harbor Master Plan



Concept Plan

What a Concept Plan Is...

- ✓ A community-driven and informed idea.
- ✓ A way to test ideas, illustrate possibilities, and begin community conversation.
- ✓ A big-picture vision for how a site could develop.
- ✓ A tool to identify land use patterns, site layout, and relationships between spaces.
- ✓ A strategic assessment for identifying opportunities, challenges, and desired outcomes.

What a Concept Plan Is Not...

- ⊙ A final design, construction, or engineering plan.
- ⊙ A commitment to a specific development or project.
- ⊙ A market-tested scenario.

Concept Plan *Example*



Annaburg Park Master Plan

Implementation and Next Steps (Continued)

- #### 3. Prioritize Funded Projects

Focus on projects that are already funded (or need minimal funding), or that are a top priority for the park to function. These may include erecting the donated windmill, implementing gardens that will be installed and maintained by local groups, working with an arborist to prune and shape the arborvitae hedge, reconstructing the parking lot to aid in stormwater function (including the biofiltration garden and ADA parking spaces), and installing the fountain if current funding is in place.
- #### 4. Coordinate Construction & Site Work

Select projects for design and implementation based on need, available funds, and logistics. Once the house is stabilized, the parking lot is reconstructed, and existing vegetation has been cared for, the flow of project implementation will vary. Ideally, if funding allows, the most site-intensive projects will be designed, engineered, and built first. These include the paved walking paths (including the historic driveway alignment), the picnic shelter and restrooms, the reconstructed wrap-around porches and porte cochere, new surface on the plaza and central promenade, the event pavilion, the playground and play equipment, and the stone seatwall in the historic tower location.
- #### 5. Complete Park Amenities

Once construction of the larger park features is complete in each section of the park, the focus can shift to the arboretum, additional gardens, site amenities such as benches, bike racks, and planters, signage and bronze interpretive statues. Funding for these amenities could be solicited through the City's Peeks for Parks program or a standalone Annaburg donation campaign.

38



Project Schedule

Project Schedule



- ✓ Staff Kickoff
- ✓ Council Work Session & interviews
- ✓ Site Visit

- Technical Assessment and Mapping
- Economic Profile

- Community Event #1**
- Steering Committee #1**
- Site Preliminary Concepts
- Data and Engagement Report
- Steering Committee Meeting #2**

- Community Event #2**
- Draft Master Plan

- Steering Committee #3**
- Finalize Site Concept

- Steering Committee #4**
- Community Event #3**

- Council Adoption



How is the Community Involved?

Community Engagement Plan



Set the Vision

Community Event #1 (2-day)

Steering Committee #1 (Kickoff & Vision)

Steering Committee #2 (Site Analysis & Engagement Results)

React & Refine

Community Event #2 (2-day)

Steering Committee #3 (Draft Concept Review)

Finalize Concept & Plan

Steering Committee #4 (Final Concept Review)

Community Event #3

Steering Committee



Town Staff

- Administration
- Planning,
- Harbor Master
- Code Official

Town Council

Planning Commission



Harbor Area Review Board



Railroad Property Owners



Commercial Representatives

- Cherrystone Investments
- VA Marine Equipment
- Royal Farms



Community Representatives



Questions?



Rural Resilience Advisors

Economic Profile – Comparable Community Analysis



RURAL
RESILIENCE ADVISORS



Visioning Exercise

Interactive Polling



Thank You!