



NOTICE OF PUBLIC MEETING

CITY OF FREDERICKSBURG, VIRGINIA

Notice is hereby given that the January 25, 2016 City of Fredericksburg Clean and Green Commission public meeting has been rescheduled to Monday, February 1, 2016, from 7:00 to 9:00 p.m. at the Dorothy Hart Community Center, 408 Canal Street, Fredericksburg, Virginia. City staff will present the current plans for planting trees on the Washington Avenue mall and outline the process that was followed to develop such a plan.

Following the staff presentation, the public is invited to present their views and to ask questions, starting with a short presentation by some of the Washington Avenue residents. This public comment process will be kept open until February 15, 2016, to allow citizens to provide comments after this public meeting.

Persons desiring to speak at the meeting should contact Dave King at the Department of Public Works. Email: dking@fredericksburgva.gov Phone: 540-372-1023. Speakers are asked to observe a 2-minute time limit.

Information pertinent to the Washington Avenue landscaping is available for examination by the public in the Department of Public Works (Room L6), in City Hall, during regular business hours (8:15 a.m. to 4:30 p.m.), Monday through Friday. Persons are encouraged to contact the Public Works Office at 540/372-1023 or dking@fredericksburgva.gov if they have questions or require accommodations to facilitate participation.

Dave King, Assistant Director of Public Works

November 30, 2015

Mayor of Fredericksburg
City Council
City Manager

Re: Petition Concerning Excessive Planting of Trees on Washington Avenue Mall

To Whom It May Concern:

We are concerned property owners who are writing to object to the excessive tree planting that has been occurring in the Washington Avenue mall in recent years. The attached Petition signed by residents of more than 50 homes in the vicinity of Washington Avenue mall, so far, describes our concerns about eliminating open space and obstructing views in this historic area.¹ The dense tree planting in recent years is shown in the attached aerial views of the mall,² and in an online presentation located at: http://prezi.com/nsggd-sgrxwf/?utm_campaign=share&utm_medium=copy&rc=ex0share

A. Significance of Washington Avenue Mall

(Mary) Washington Avenue Mall was approved by the Fredericksburg City Council in 1891 as a 150-foot wide center grass plot to provide a commemorative approach to the Mary Washington grave and monument.³ The owners of the Kenmore estate and property owners on the other side of the street deeded a right of way to make possible the wider street (See City Council Minutes, 1891).⁴

In 2002, Washington Avenue was designated as a Historic District by the U.S. Department of Interior. According to the *National Register of Historic Places* “the avenue encompasses a series of grassy medians” with memorials that are “sited to take advantage of sight lines and topography” and:

“The Washington Avenue Historic District in Fredericksburg, Virginia derives historic significance from its status as the town’s only historic, monumental avenue and as the site of an outstanding collection of high-style residences built for Fredericksburg’s elite at the turn of the 20th century.”⁵

The open sight lines of historic monuments, historic Kenmore Plantation and historic homes have made Washington Avenue an important destination for citizens and tourists. The City of Fredericksburg promotes a “Walk through History ... Washington Avenue” for citizens and residents to enjoy the unobstructed views of historic homes. Guides conduct walking tours on the avenue. The trolley and horse-drawn carriages bring tourists to view the avenue’s homes and monuments many times each day. Open sight lines provide a prime location for parades, ceremonies, and races throughout the year. The open grass area provides one of the few sites for play and recreation in the downtown neighborhoods.

¹ Attachment A – “Petition to Halt the Conversion of Washington Avenue Mall to Forest Land” and Attachment B – Map showing density of neighborhood petitioners.

² Attachment C – Google Earth view of Washington Avenue Mall.

³ Attachment D – Excerpt from the Fredericksburg Area Tourism Office, “Walk through History ... Washington Avenue”

⁴ Attachment E – Excerpt from E. Alvey, *The Streets of Fredericksburg*.

⁵ Attachment F – U.S. Department of Interior, National Register of Historic Places; designation approved March 29, 2002.

B. Lack of Proper Consultation, Approval & Oversight

We have pursued this issue with several agencies in City government, and have requested a copy of any approved comprehensive landscape design plans for Washington Avenue. The only approved plan that they are aware of is a 2005 Tree Plan for the City of Fredericksburg that does not include any design plans, nor does it mention Washington Avenue Mall or Washington Avenue Historic District. Our research indicates that:

- The dense tree planting on Washington Avenue Mall appears to violate the Comprehensive Plan approved by the City Council in 2015 which designates the mall as an historic preservation area consisting of “Open medians w/ monuments.”⁶
- There has been no public notice of a plan to convert the mall to urban forest and we have been unable to find anyone in the neighborhood who was consulted about the dense tree planting that has been occurring. If the City had solicited this public input, there would be widespread awareness of the strong opposition of the neighborhood that is expressed in our petition.
- There has been no consideration of historic preservation, sight lines to historic monuments and historic homes, architectural coherence, the effects on tourism, or the need for a diverse balance between trees and open grass spaces within the City.

C. Request to City Council, Mayor and City Manager

We are bringing this issue before the City Council, Mayor and City Manager at this time because it is a multi-jurisdictional issue that appears to have fallen between the cracks and it is unclear as to who has authority to approve dense tree planting on the mall.⁷ Consequently, it appears that no single agency will be able to address this issue. For these reasons, we believe that this is an issue that eventually must be addressed by the City Council.

We therefore request a meeting with the City Manager, a member of the City Council and representatives of the relevant agencies. The purpose of this meeting will be to discuss the process and approvals that were obtained prior to commencement of a dense tree planting program on the mall, and to establish a process for developing a design plan to (i) remove trees that will obstruct sight lines, (ii) transplant memorial trees to more appropriate locations, and (iii) remediate the disturbed areas.

If you have any questions concerning this issue please contact:

Steve Gaske		Rich Harrison
1302 Washington Avenue	or	1304 Washington Avenue
(540) 371-5248		(540) 287-3068
stevegask@aol.com		rharrison@gocodehero.com

⁶ Attachment G – Excerpts from City of Fredericksburg 2015 Comprehensive Plan.

⁷ Although Washington Avenue Mall is nominally under the jurisdiction of the Department of Parks and Recreation, it also is a designated Historic District and there is no indication that preservation of views of historic sites has been considered or that plans to obscure those views have been approved. In addition, the Department of Public Works appears to have partial jurisdiction over tree planting on Washington Avenue Mall, as do the City Planning Commission, the Parks and Recreation Commission, and the Clean and Green Commission. Other agencies that appear to either have jurisdiction or an interest in the conversion of Washington Avenue Mall to urban forest include the Architectural Review Board and the Department of Economic Development and Tourism. Because it is on the National Register of Historic Places the City may have been required to consult with the Virginia Department of Historic Resources before fundamentally altering the nature of the property.

List of Attachments:

- A) Petition from residents of the Washington Avenue neighborhood.
- B) Map showing density of neighborhood petitioners
- C) Aerial Photographs of Washington Avenue Mall as of May 2015 before the latest plantings.
- D) Excerpt from Fredericksburg Area Tourism Department History of 1891 Town Council Plan calling for “an open grass plot to extend from Lewis Street to the Mary Washington Grave.”
- E) Excerpt from E. Alvey, *The Streets of Fredericksburg*, describing the property owners’ donation of land to establish an open grass commemorative approach to the Mary Washington gravesite.
- F) Description of “Washington Avenue Historic District,” from U.S. Department of Interior, National Register of Historic Places; designation approved March 29, 2002, including the importance of sight lines.
- G) Excerpts from City of Fredericksburg 2015 Comprehensive Plan:
 - 1) Page 76 listing Washington Avenue Mall among the Fredericksburg Parks and Recreation inventory, and describing the mall as 2.6 acres of “Semi-formal open space.”
 - 2) Page 224 that lists Washington Avenue Mall among the preservation areas which include “both natural and urban open space that is under permanent protection,” and provides that Washington Avenue Mall is to be “Open medians w/ monuments.”
 - 3) Pages 225-226 from City of Fredericksburg 2015 Comprehensive Plan, which indicate that “Development and redevelopment in designated areas must adhere to the City’s historic district regulations” and designates Washington Avenue Historic District, including the “residential neighborhood with distinctive mall,” as a site covered by these regulations.
- H) Page 81 from J.F. Cummings, *Images of Fredericksburg and Spotsylvania Court House*, with caption referring to: “many of the homes that are today obscured by trees. On the next page are two examples of the architectural gems that grace the avenue.”

Petition to Halt the Conversion of Washington Avenue Mall to Forest Land

We the residents of Washington Avenue and adjacent blocks hereby petition the City of Fredericksburg to halt the ongoing attempt to convert Washington Avenue Mall to forest land. Washington Avenue is one of the attractions of Fredericksburg because it provides an open sight-line of several blocks of mostly late Victorian Era homes and historic Kenmore, along with several notable statues. The open-space sightline gives Washington Avenue its charm and makes it a popular tourist destination for drivers, walkers, the trolley, and horse-drawn carriages.

In fact, the City of Fredericksburg Comprehensive Plan, adopted by the Fredericksburg City Council, September 8, 2015, provides the following description of the Washington Avenue mall:¹

Table 11-31. Preservation Areas in Planning Area 7.

Name	Size	Description
...
Washington Avenue mall	Four blocks	Open medians w/ monuments

However, notwithstanding the Comprehensive Plan, a private organization, Tree Fredericksburg, has been steadily planting trees in the median of Washington Avenue during the past two years with the apparent acquiescence of the City and without input or consent from the residents. For example:

- Last year, this organization planted a dozen juvenile trees close together along the outer border of the public mall of Washington Avenue in front of Kenmore between Lewis and Fauquier streets. These trees are situated so that as they grow they will obscure the view of the Hugh Mercer statue as well as the sightline of the avenue from the south end of the avenue. These trees are also situated so as to eventually obscure the view of the Kenmore house from the west side of the street. Because they are so close together, these trees can be expected to blend together and the total shade will eventually kill off the grass under these trees.
- In spring of 2015, Tree Fredericksburg came back and planted five juvenile Magnolia trees very close together in that same block. Three of those trees survived. The Magnolia trees, which are thick evergreens, are situated so as to block the north-side view of the statue of Hugh Mercer and the sightline of Washington Avenue as the trees mature. This organization also began to infill additional trees near ones planted the previous year. These plantings further encroach on the grassy area in the middle of the mall.
- On Sunday morning, November 8, 2015, this organization came back again and planted two juvenile Elm Trees on the north side of the Hugh Mercer statue, only 12 feet from the three remaining Magnolia trees they had planted the previous Spring, and infilled several additional trees on the south side of the statue very close to trees that they had planted the previous year.

¹ <http://www.fredericksburgva.gov/documentcenter/view/5099> , page 224, emphasis added.

These trees are not just ornamental. *So far*, at least eight different species and 27 juvenile trees have been planted in that one block of the Washington Avenue Mall in the past two years. This is the type of planting that is done when one intends to convert grassland to a thick, diverse forest.

In addition to these activities, last year Tree Fredericksburg planted a large number of trees in the north end of Washington Avenue Mall between Pitt and Mary Ball streets below the monument to commemorate the Virginia Statute of Religious Freedom.

Who is "Tree Fredericksburg?" Although some people assume that they are a City agency, their website indicates that they are an organization operating out of a home at 726 William Street. Their stated mission is to:

*"Restore and maintain a vibrant urban forest in the City of Fredericksburg."*²

It is clear that the intent of a few private individuals is to gradually keep planting closely-packed juvenile trees on the Washington Avenue Mall in order to convert it to an urban forest as the trees mature and kill off the grass.

While it is important to have forest land in some locations, it is also important to have within the City open grassy areas where children can play, people can gather, and all can see open space without the claustrophobic effect of either densely developed cities or dense forests. For the Washington Avenue Mall in particular, it seems essential to preserve the open sightlines of the homes and statues that provide much of the aesthetic and tourist appeal of the street.

Therefore, we request that the City of Fredericksburg halt the ongoing process of converting Washington Avenue Mall into an "urban forest." We also request that the City remove all, or most, of the trees planted within Washington Avenue Mall during the past two years and restore the grass that was removed. Finally, we request that the City institute a process to consult with the residents most immediately affected before attempting to fundamentally alter the nature of the Washington Avenue Mall.

Signature

Address

<u>Steve & Pat Maske</u>	<u>1302 Washington Ave.</u>
<u>Julian & Nersis Perdomo</u>	<u>1304 Washington Ave</u>
<u>Alison + Bill Freshling</u>	<u>1208 Washington Ave.</u>
<u>Rebecca + Michael V Stirling</u>	<u>1260 Washington Ave</u>
<u>Steve & Virginia Johnson</u>	<u>1380 Washington Ave.</u>
<u>Jim & Shala Jennings</u>	<u>1307 Washington Ave</u>
<u>James W. Beavers</u>	<u>1309 Washington Ave</u>

² http://treefredericksburg.org/?page_id=51

- Ben + Tri + V	1204 WASHINGTON AVE
Ray Brooks	612 LEWIS ST
John	1302 Winchester St.
Janice Olsew	1302 Winchester St.
John	1206 Washington Avenue
John Covolan	" " "
James Jarrell	1311 Washington Ave.
Barbara Franklin	503 Lewis St.
Jesse FRANKLIN	503 Lewis St.
Dianne D. Haley	616 LEWIS ST.
Donna McMill	610 Hawke St.
Ray J. Gunn	612 Hawke St.
Delia	612 Hawke St.
John	1407 Washington Ave
Ronald Lee	1405 WASHINGTON AVE
John	1702 COLLEGE AVENUE
Mary J. Green	1202 Prince Edward

ELIA MASSEY
Jackie Lamm - Emery
ME.
Barbara + Ben Eldridge
Ben Eldridge
Barbara Eldridge
Tom + Kit McFarland
RAY Bishop
Cameron + Rob Landeck
Chip Reamy
Ann Reamy
Michael (Biller)
Eric Ryder
Kelley Kulinz-Ryder
Tom Bedstey
Janice Olsen
JIM CASPER
Robyn Cost
~~Scott Hall~~
Lynne Starum
Dale SCOTT OLSEN
Ann Armstrong

501 Fauquier St
609 Fauquier St.
605 Fauquier St.
609 Fauquier St.
609 Fauquier St.
609 Fauquier St.
615 Fauquier St.
601 Winchester St. [?]
1408 WINCHESTER ST.
1209 Winchester St.
1209 Winchester St.
1703 Winchester St.
604 Lewis St.
604 LEWIS ST.
1305 Winchester St.
1302 Winchester St.
1206 Prince Edward St.
1206 Prince Edward St.
1203 Prince Ed St.
1205 Prince Edward
1310 WINCHESTER ST.
1308 Winchester St.

~~Carol Anne Leaderick~~
~~P.O. Box 1000~~

Jerry M. & Helen

Virginia W. Whittleman

William M. Scarpes

Meissa Spillane

Cynthia D. Stalring

Lindsay Dickinson

Jack M. ...

Mary P. ...

... ..

... ..

... ..

Jackie Payne

Karen Vosenberg

Tom & B. ...

Harry ...

1306 Washington Ave, 22401

" " "

900 Benton St. Tibby 22401

1107 Great Oaks Lane

1408 Washington Ave

1409 Washington Ave.

1403 Washington Ave

703 Cornell Street

1400 WASHINGTON TOWN AVE

1411 Washington Ave

610 Pitt St. 22401

711 CORNELL ST.

702 Cornell St.

1101 WASH. AVE.

401 Washington Ave

609 Hawks Street

605 Hawks

608 Pitt Street

ATTACHMENT

Who Signed Petition?

○○○



**Washington Avenue Mall – South End
With Hugh Mercer Statue and George Rogers Clark Memorial**



Washington Avenue Mall – North with Thomas Jefferson Religious Freedom Monument



http://www.librarypoint.org/walk_through_history_washington_avenue

Excerpt from:

Walk Through History...Washington Avenue

By The Fredericksburg Area Tourism Department

WASHINGTON AVENUE

This residential neighborhood was once part of the 863-acre Kenmore Plantation. For years the only house was the Lewis mansion which was built in 1752.

Located on the plantation and not far from the Lewis home was a ledge of rocks looking westward over a small valley. This was a favorite spot of Mary Washington, mother of Betty Washington Lewis, and she asked to be buried there. In 1833 a monument to Mary Washington at her grave site was partially built, but was not completed. In 1851 the town of Fredericksburg expanded its boundaries to include this area. Until 1889 the "Kenmore Plain" was only open farmland with the Lewis house and the unfinished monument.

Two events happened that were to change the character of "Kenmore Plain". One event was the advertisement in February 1889 of the auction sale of Mary Washington's grave and the other event was the chartering in 1890 of the Fredericksburg Development Company. The uproar created by the proposed sale of Mary Washington's grave caused a movement to buy the grave site and to renew efforts to complete or rebuild a new monument to Mary Washington. The women of the nation were urged to unite and save the grave site.

The Fredericksburg Development Company bought part of the Kenmore tract on the west side opposite the Lewis house between the cemetery and Mary Washington grave and subdivided the tract into lots. By 1900 ten new houses were built facing the newly created Washington Avenue. Fourteen more houses were built on the Avenue by 1917. One house was built in 1925 and the last, in 1951.

In 1891 the Fredericksburg Town Council at the request of the National Mary Washington Monument Association approved plans for a 150 foot wide avenue with a parallel roadway and center grass plot to extend from Lewis Street to the Mary Washington grave and the new street was appropriately named Mary Washington Avenue. Over the years the name was shortened to Washington Avenue.

The Streets of Fredericksburg

By Edward Alvey, Jr.

Published by The Mary Washington College Foundation, Inc.

Fredericksburg, VA 1978

Washington Avenue Authorized

At its meeting on March 20, 1891, the Council authorized the laying out of Washington Avenue, on what was then the western edge of the city, at a width of 150 feet, in order to provide space for a grass plot between two parallel roadways. The Avenue would lead to the Mary Washington Monument then under construction.

While the movement to complete the monument was under way, it was felt that there should be an appropriate approach to the site. The City Council, as has been noted, approved plans for a 150-foot-wide avenue with a grass plot in the center. The owners of the Kenmore estate and property owners on the other side of the street deeded a right of way to make possible the wider street (See City Council Minutes, 1891).

United States Department of the Interior

National Register of Historic Places

Washington Avenue Historic District (Fredericksburg Virginia)

Location: 1200-1500 blocks of Washington Avenue, 620 Lewis Street

Approved March 29, 2002

Summary Description

The Washington Avenue Historic District encompasses 48 residential and commemorative buildings, sites and objects that stand on Washington Avenue in the City of Fredericksburg, Virginia. Thirty-six (36) domestic buildings, four (4) commemorative objects, and one (1) cemetery site contribute to the architectural and historical significance of the district. The historic district focuses on a four-block long segment of Washington Avenue where the roadway widens to a width of 150 feet. Lined by mature trees on either side, **the avenue encompasses a series of grassy medians** defined by parallel roadways on either side. The substantial, high style residences that line both the east and the west sides of the avenue reflect the various domestic styles that were popular in the turn of the 20th century. The district also incorporates Kenmore, a historic house museum, and four monuments that commemorate various aspects of Fredericksburg's Revolutionary War era history.

Commemorative Works (Monuments & Memorials)

Four (4) commemorative works adorn the Washington Avenue Historic District. Erected between 1893 and 1932, these memorials reflect Fredericksburg's Colonial heritage. **Each of these memorial works is sited to take advantage of sight lines and topography.** The Mary Washington Monument stands atop a natural rise. The grounds surrounding it have been landscaped and a brick retaining wall and entrance stair frame the composition. The Mercer Monument occupies a formal, designed setting as well. The Religious Freedom Monument and the Clark Memorial, although more simply sited, stand in prominent locations.

Statement of Significance

The Washington Avenue Historic District in Fredericksburg, Virginia derives historic significance from its status as the town's only historic, monumental avenue and as the site of an outstanding collection of high-style residences built for Fredericksburg's elite at the turn of the 20th century.

Geographical Data

The Washington Avenue Historic District boundary includes the residential and monumental properties located along that portion of Washington Avenue that, by 1890, had been laid out to be a 150-foot wide avenue. **The avenue was designed both as a monumental approach to the Mary Washington Monument at the avenue's north end and as the centerpiece of an elegant residential enclave.** The district extends the full length of the 150-foot avenue and incorporates four memorial resources and 36 residences. The district's southwestern boundary line between Russell Street and Mary Ball Street was selected to incorporate all of those residential lots that were subdivided by the Fredericksburg Development Company in 1891.

The Rappahannock River corridor, upstream of the City is a significant recreational asset that also protects Fredericksburg's drinking water. The City acquired 4,800 acres of riparian lands along both the Rappahannock and Rapidan Rivers, in the Counties of Culpeper, Fauquier, Orange, Spotsylvania, and Stafford. A portion of these lands accommodates public drinking water impoundments on the tributary streams of Hunting Run, Motts Run, and Rocky Pen Run. With reservoirs established on tributaries, the in-stream reservoir behind Embrey Dam became obsolete and removal of that dam provided substantial environmental benefits. The free flowing Rappahannock River has allowed anadromous fish to reestablish historic spawning areas in the upriver watershed.

There are no transverse roadways between Interstate-95 and Kelly's Ford and the City-owned riparian corridor extends upstream approximately 25 miles within this relatively remote natural area. The result is an extensive corridor that is attractive for canoeing, bird-watching, fishing, and hunting. The linear nature of the City-owned river corridor is both its strongest characteristic, yet also a significant weakness. In 2006, as part of the ongoing quest to protect the integrity of these lands, the City placed 4,232 acres under a permanent easement held by the Virginia Outdoors Foundation, the Virginia Board of Game and Inland Fisheries, and the Nature Conservancy.

Although this easement benefits the public, the City of Fredericksburg retains the right to control public access to the property as a way to protect sensitive areas and ensure that the riparian lands continue to provide a water quality function. Through carefully controlled access, consistent with adopted watershed protection policies, the City manages the riparian lands as a sustainable recreational resource while also protecting the integrity of the natural setting. Management of the City-owned lands is a function of the City's Public Works Department.

The City's extensive parks and land holdings have significant recreational benefits, but many of these properties also contain historic resources that merit recognition and protection. The Rappahannock valley has been marked by human activity for thousands of years. The landscape is replete with aboriginal settlement sites and hunting camps, water-powered industries, canals and locks, the scars of gold mining, road traces, military entrenchments from the Civil War, and river crossings. These extensive resources show the evolution of the Rappahannock valley from a wilderness, to an industrial corridor, to a battleground, to a somewhat remote recreational corridor.

Table 4-6. Fredericksburg Parks and Recreation Inventory

Park/Facility	Acreage	Uses
Alum Springs Park	34.0	Picnic areas, trails, playground, shelter, restrms
Canal Path	6.0	Multi-use trail, benches
City Dock	4.0	Boat ramp, dock, fishing
Cobblestone Park	10.0	Natural area, walking trail
Cossey Botanical Park	6.0	Open space, gardens, fishing
Dixon Park	49.0	Swimming pool, playing fields, trail
Dog Park	0.5	Off leash area
Hurkamp Park	2.0	Fountain, benches, Farmers Market
Memorial Park	7.5	Tennis courts, basketball court, playground, picnic tables
Maury Park	4.0	Playground, basketball court, picnic tables, benches
Mary Washington Monument	4.0	Memorial, Gordon cemetery, open space
Motts Landing	3.0	Boat launch, fishing
Motts Reservoir	877, which includes 160 acre lake (20 acres in park use)	Boat rental, picnic areas, fishing, nature center
Old Mill Park	50.0	Playground, playing fields, shelters, canoe launch, shelters, restrooms
Powhatan Park	1.5	Playground, benches
Snowden Ball Park	10.0	Baseball fields
Snowden Playground Park	4.0	Playground, basketball courts
Sunshine Park	13.0	Baseball fields, learning ctr
Thornton Cemetery	0.1	Historic cemetery
Washington Avenue mall	2.6	Semi-formal open space
Roadside Parks (Route 1)	0.5	Highway picnic areas
Trail network		Canal Path, Heritage Trail, VCR Trail, Smith Run Trail, etc.
W.L. Harris Park	2.0	Basketball courts, shelter, playground, benches
Total acreage	1,090 (233 acres usable)	

Note: The Community Center at 408 Canal Street is not shown on this table. It is noted in Table 4-1 as Parks and Public Facilities Administration.

Environmental Factors

The Rappahannock River and Hazel Run constitute the eastern and southern boundaries of this planning area, respectively, and any development must address flood hazards as well as any environmentally sensitive areas. In addition, there is both natural and urban open space that is under permanent protection.

Table 11-31. Preservation Areas in Planning Area 7.

Name	Size	Description
Fredericksburg and Spotsylvania National Military Park	50 acres (approximately)	National Cemetery, Willis Cemetery, Fredericksburg Battlefield Visitor Center
Mary Washington Monument Park	4.0 acres	Memorial, stone lodge, and Gordon Cemetery
Washington Avenue mall	Four blocks	Open medians w/ monuments
Cobblestone/Hazel Run Nature Area	10 acres	Wetlands and woods, with trail
Fredericksburg Cemetery/ Confederate Cemetery	6.0 acres combined	Cemeteries
Shiloh Cemetery	2.0 acres	Cemetery
Riverfront Park	3.0 acres	New park to be developed
Memorial Park	5.25 acres	Recreational facilities
Community Gardens	9.4 acres	Garden plots, botanical garden, dog park
Downtown Greens	3.62 acres	Garden plots, gardens
Veterans Memorial	Traffic islands on George St.	Landscaped memorials
Maury Field/Potters Field	6.0 acres	Athletic fields and playground

Historic Resources

This planning area includes the Historic Fredericksburg District (HFD) and many other areas of historic importance. Development and redevelopment in designated areas must adhere to the City's historic district regulations. Best practice for designating historic districts is to include both sides of a street, which provides oversight of the entire streetscape. In Fredericksburg, several short overlay boundaries go down the middle of a street, but the long western boundary of the Historic District is comprised of the western boundary of the individual properties that front the west side of Prince Edward Street.

The National Park Service administers an area along Sunken Road that includes battlefield terrain and a National Cemetery. The City of Fredericksburg vacated its right of access to Sunken Road several years ago and the National Park Service has accomplished an extensive scene restoration effort that will continue as the Park acquires additional nearby properties along Willis Street and demolishes the houses there. The National Park Service interprets its holdings within the City limits primarily as the battlefield of December 13, 1862, but a second battle of Fredericksburg occurred across this same ground as part of the Chancellorsville campaign, in the spring of 1863. The City of Fredericksburg has begun to interpret the events of the second battle of Fredericksburg within its growing trail system, but significant portions of that 1863 battleground remain without interpretation on the Federally protected lands

Table 11-32. Historic Resources in Planning Area 7.

Site Name	Period of Significance	Description	Ownership
Historic Fredericksburg District	Historic continuum, 1728 to present	Downtown business district, neighborhoods, cemeteries	Various
Fredericksburg and Spotsylvania National Military Park	Civil War	National Cemetery, Sunken Road, battlefield terrain	Federal government
Fredericksburg Gun Factory (site)	American Revolution	Archaeological site	City
Washington Avenue Historic District	Late 19th -early 20th	Residential neighborhood with	Private, Non-Profit,

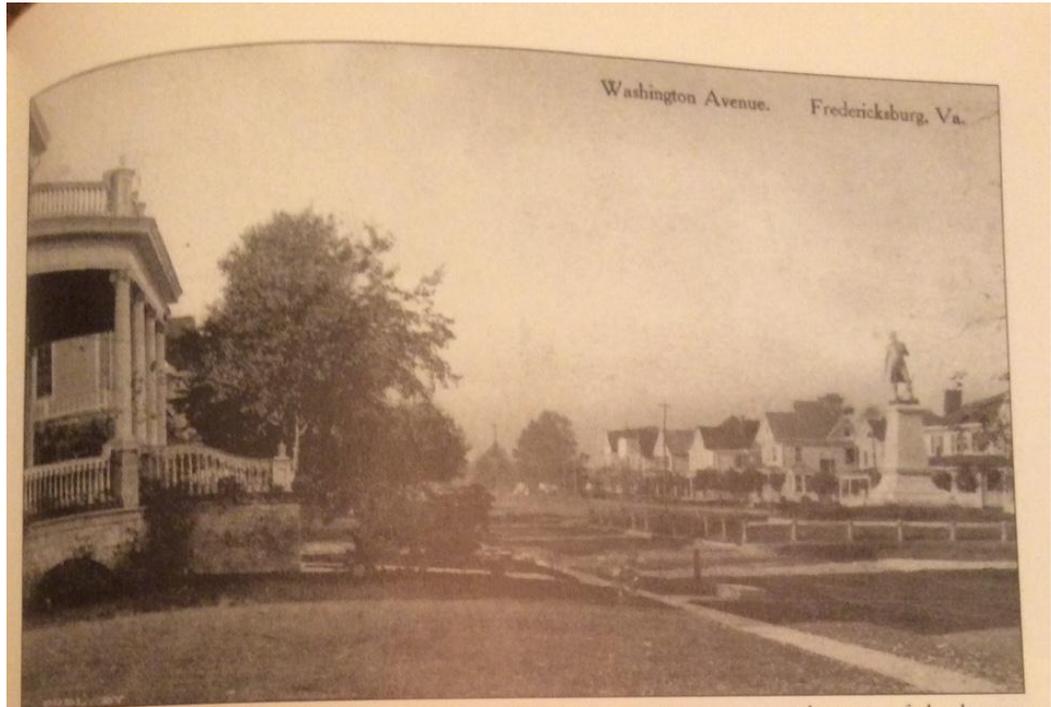
(1200-1500 blocks)	century	distinctive mall	City
Stearns House (720 William Street)	Early 20th century	Dwelling converted to commercial use	Private
Maury School	Built 1919, expanded 1929 and 1936	Former school, now condominiums	Private
Mill Race Commons	Early 20th century industrial bldg.	Factory converted to commercial and residential space	Private
Stratton House	Built 1855	Brick house on Littlepage Street, battlefield landmark	Private
Rowe House	Built 1850s	Brick house on Hanover Street, battlefield landmark	Private
Old Walker-Grant School	Built 1935, expanded	Racially segregated public school	City
Warehouse District	Late 19th- early 20th century warehouses	Collection of warehouses and industrial buildings	Private
Railroad Freight terminal	Built in 1920s	Freight building in use as condominiums	Private
Virginia Central Railway	Civil War, Reconstruction	Historic railway bed with trail	City

Land Use Potential

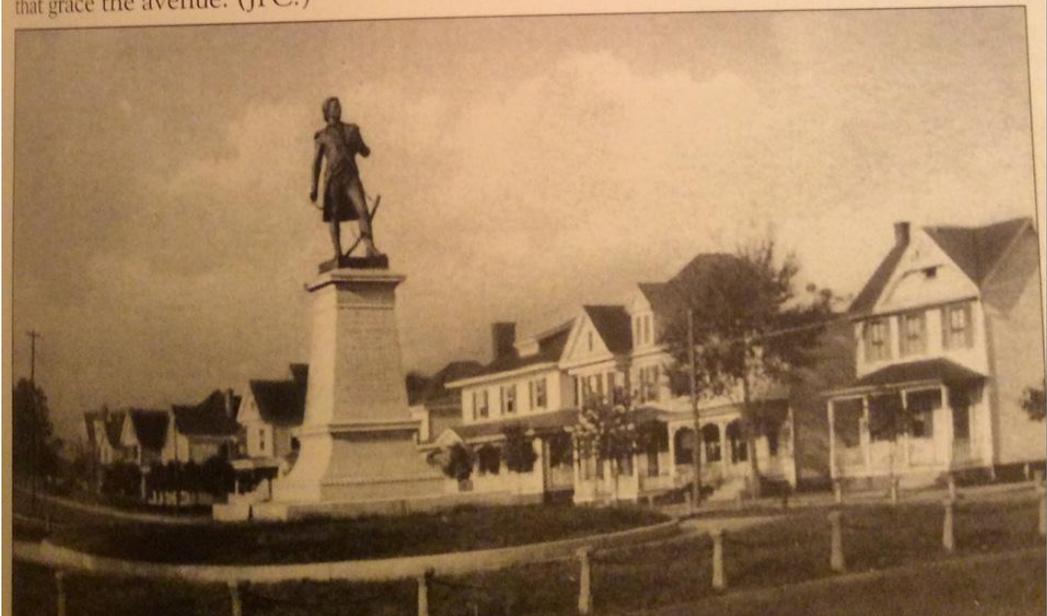
Fredericksburg long-term emphasis on maintaining the integrity of its historic district has resulted in a vibrant downtown that is economically viable and a desirable place to live, work, and visit. Because of its urban nature, this planning area has many redevelopment

Historic Washington Avenue

J.F. Cummings, *Images of Fredericksburg and Spotsylvania Court House*, p. 81

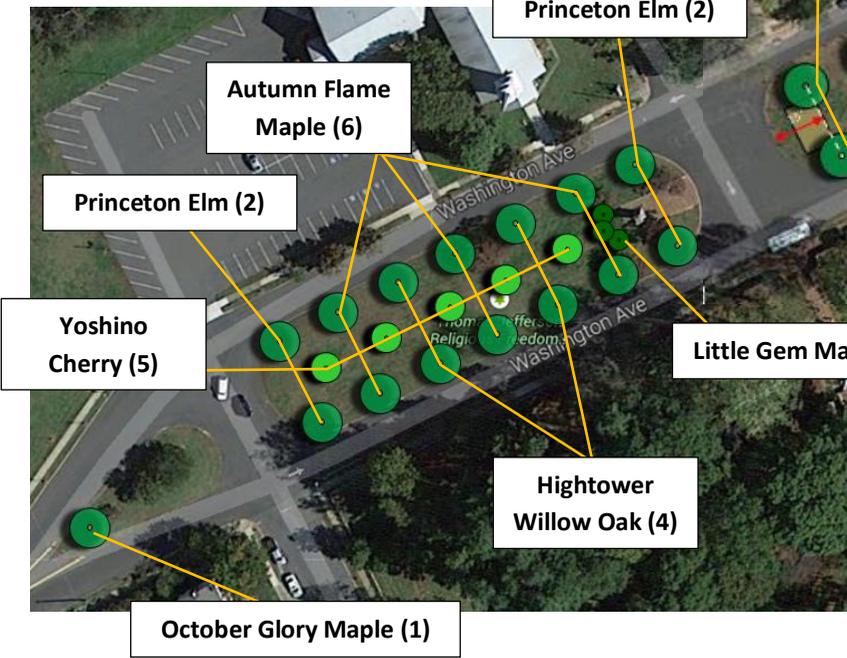


Two more views by Bond of the picturesque Washington Avenue reveal many of the homes that are today obscured by trees. On the next page are two examples of the architectural gems that grace the avenue. (JFC.)



The following document is the
City of Fredericksburg's Tree
Plan designed for the
Washington Avenue Mall.

It is not part of the petition or
letter. It is included for
discussion purposes of the tree
meeting.



- Planted
- Planned

Overcup Oak (2)

Princeton Elm (2)

Golden Globe Ginkgo (4)

Patriot Elm (2)

Red Oak (2)

Merlot Redbud (2)

Golden Colonnade Ginkgo (2)

Dogwood

New Harmony Elm (2)

Little Gem Magnolia (3)

Sugar Tyme Crabapple (2)

New Harmony Elm (2)

Existing Weeping Mulberry

Blackgum

Red Oak (2)

Cherokee Princess Dogwood (3)

Princeton Elm (2)

New Harmony Elm (2)

Autumn Flame Maple (6)

Red Oak (2)

Princeton Elm (2)

Red Oak (2)

Yoshino Cherry (5)

Red Oak (2)

Little Gem Magnolia (3)

Hightower Willow Oak (4)

October Glory Maple (1)