

# Luray, VA: Conceptual Plan for the Page County Community Space



Prepared for Page County  
December 2020

Luray, VA: Conceptual Plan for the  
Page County Community Space

Project funding provided in part by the US Forest Service in cooperation with the  
Virginia Department of Forestry Urban and Community Forestry Program



19UCF20



Luray, VA: Conceptual Plan for the  
Page County Community Space

**Project Team**

**Elizabeth Gilboy**  
Director



**Nick Proctor**  
Project Manager



**Sam Snyder**  
Landscape Architecture  
Undergraduate Student



**The Community Design Assistance Center (CDAC)** is an outreach center in the College of Architecture and Urban Studies at Virginia Tech that assists communities, neighborhood groups and non-profit organizations in improving the natural and built environments. Assistance is provided in the areas of landscape architecture, architecture, planning, and interior design. Working with communities, the conceptual planning and design provides communities with a graphic vision of their project that can then be used for grant applications and fundraising for the next steps toward implementation.

Community Design Assistance Center  
101 South Main Street, Blacksburg, Virginia 24060  
p: 540.231.5644 f: 540.231.6089  
<http://www.cdac.arch.vt.edu>

## **ACKNOWLEDGMENTS**

The CDAC team would like to acknowledge the following individuals for their contributions throughout the project:

**Liz Lewis**

Economic Development and Tourism Director, Page County

**Margaret Stevenson**

Volunteer, Hawksbill Greenway Foundation

**Steve Burke**

Town Manager, Town of Luray

**Kelly Butler**

Flood Plain Manager, Page County

and

Those who volunteered time for the betterment of the Page County and the Luray community.

## TABLE OF CONTENTS

Introduction	7
Project Location	8
Design Process	10

### **Part 1: Final Design Concept**

Site Master Plan	
Design Description	12
Site Master Plan	15
Flood Plain Overlay	16
Focus Area Detail: Farmers Market and Raised Garden Beds	17
Perspective 1: Farmers Market and Open Lawn	18
Perspective 2: Outdoor Cafe Seating and Multi-Purpose Plaza	19
Perspective 3: Page County Community Center Green Roof	20
Precedent Images	21
Plant Palette	
Design Description	22
Trees	24
Pollinator Plants	25

### **Part 2: Site Inventory and Analysis**

Overview	27
Site Aerial	28
Existing Site Images	29
Site Analysis	30
Slope Analysis	31
Flood Plain Analysis	32

### **Part 3: Preliminary Design Concepts**

Preliminary Design Concept 1: Bioregional Destination	
Design Description	34
Site Master Plan	37
Perspectives and Precedent Images	38
Flood Plain Overlay	39
Preliminary Design Concept 2: Downtown Initiative Expansion	
Design Description	40
Site Master Plan	42

## TABLE OF CONTENTS

Perspective, Section, and Precedent Images	43
Flood Plain Overlay	44

### Part 4: Appendix

Meeting Notes	
Stakeholder Input Session	46
Preliminary Design Presentation	49

## PROJECT DESCRIPTION

### Introduction

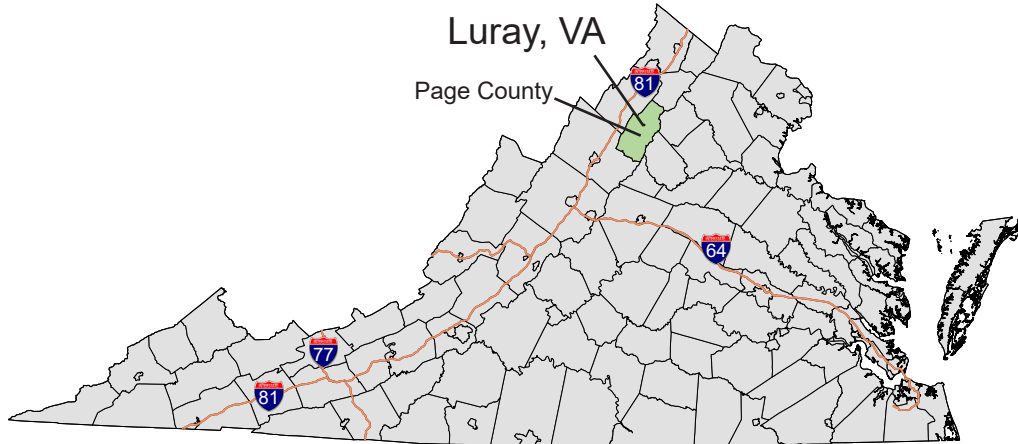
Page County has a 10-acre undeveloped parcel located in the Town of Luray limits. This gateway parcel has frontage off of HWY 211 going east toward Shenandoah National Park and Route 340 South into the Luray's Main Street downtown district. This highly visible parcel has potential to address several community-based initiatives, such as increased access to public open space, fresh and healthy food, and opportunities for outdoor exercise and better pedestrian connectivity. Nearby assets that this parcel can connect to in Luray are some of Virginia's most popular attractions, including the Luray Caverns and the Shenandoah National Park in addition to the well-known and highly successful Luray Hawksbill Greenway.

Initial design ideas for the 10-acre parcel included:

- Perimeter fitness trail loop
- Parking
- Develop access from greenway across Hawksbill Creek (bridge)
- Page County community center - provide needed programming and services to benefit the health and well-being of the community with space for a fitness room, classroom/activity space, commercial kitchen for restaurant use and agriculture courses to include canning and fresh food prep, indoor basketball courts for youth recreation programs
- Amphitheatre built into the landscape (potential for ice skating rink in winter)
- Outdoor recreation facilities such as tennis courts, outdoor basketball court, fitness stations etc.
- Farmers market pavilion
- Community garden(s)

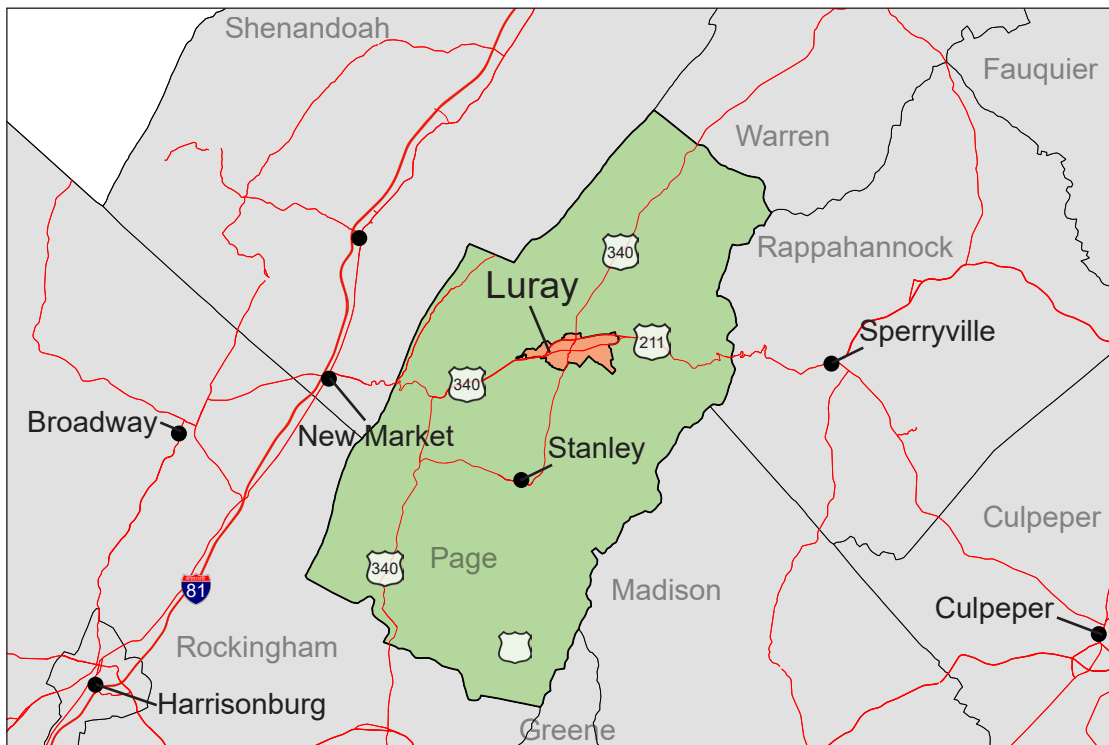
## PROJECT DESCRIPTION

### Project Location



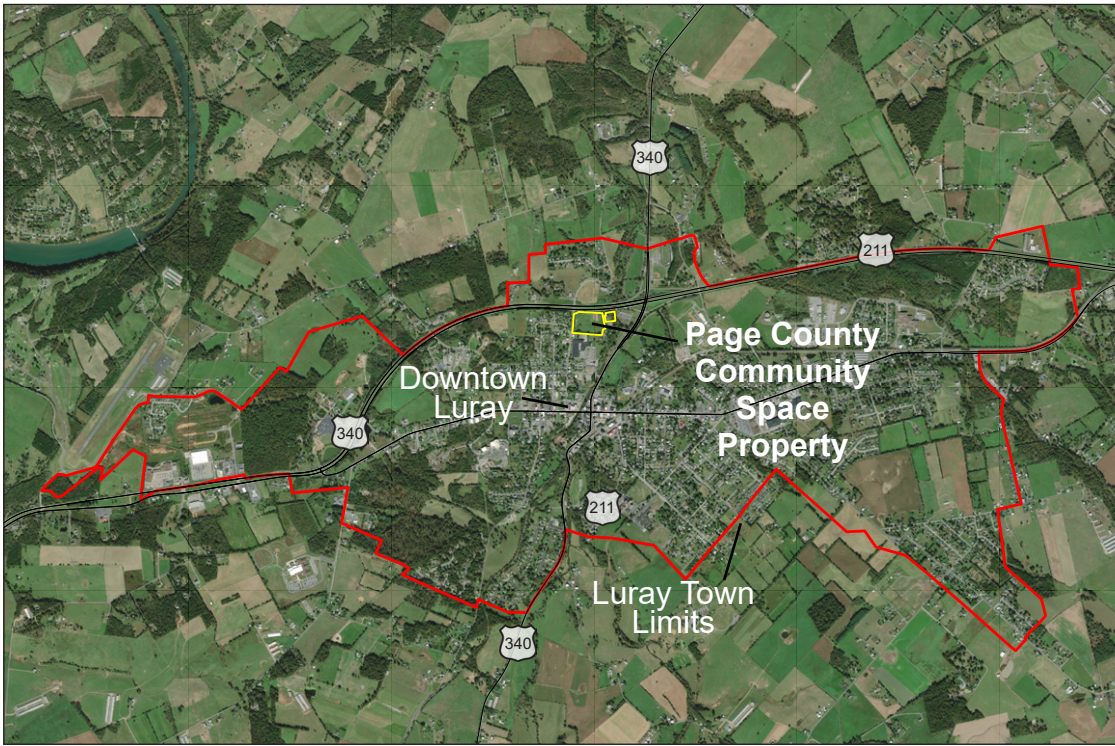
Luray, VA is located in Page County in the northern half of Virginia (above). Two major connectors near Luray are Route 340 and Route 211 which connects Luray to surrounding communities and I-81 (below).

8





## PROJECT DESCRIPTION



The Page County property is located in the northern area of the Town of Luray (above). It is located at the intersection of N. Hawksbill Street and Rte. 211 east (below).



## PROJECT DESCRIPTION

### Design Process

The design process began with a stakeholder input session on July 22, 2020 via Zoom. During that visit the CDAC team and Page County stakeholders discussed their broad vision for the entire property, various initiatives associated with downtown Luray, and pedestrian and bicycle connectivity to the Hawksbill Greenway. Input and additional site photos provided by the stakeholders created a comprehensive foundation that the CDAC team used to develop two preliminary conceptual site master plans for the Page County community space property.

Due to the on-going COVID-19 pandemic, the design team presented the preliminary design concepts virtually on August 27, 2020. Following the presentation, stakeholders and community members provided feedback about what they (dis)liked about each design. Final design concepts were presented virtually on October 15, 2020.

Meeting notes from the stakeholder input session and preliminary design presentation can be found in the Appendix.



The topography of the property varies greatly from west to east. The hill shown above is located on the western half of the site and has great views of the surrounding mountains from the top.

# PART 1: FINAL DESIGN CONCEPT

## FINAL DESIGN CONCEPT

### Site Master Plan

#### Design Description

The site master plan envisions the Page County community space property in Luray as a place for agrotourism, agriculture and environmental education, community gathering, and outdoor recreation. The design explores a variety of different community-oriented design elements that transform the site into a key community resource for healthy living and education. Certain design elements, such as the Page County community center, farmers market, and the community garden offer additional opportunities for economic development and revenue generation to support the long-term financial stability of the site.

#### Page County Community Center and Parking

The Page County community center serves as an anchor to the site. Located outside of the 100 and 500 year flood zones, the Page County community center is a community facility focused on healthy living, community education, and environmental sustainability. The facility is partially built into the existing hillside and near the site entrance. It has an indoor gym and workout rooms, an indoor track, community meeting space, and a small cafe.

The roof of the Page County community center has a green roof and solar panels, both of which leverage on-going efforts in Page County to be environmentally minded. Accessed by an ADA walking trail, visitors to the green roof can learn about the environmental benefits of alternative roof surfaces and solar energy while enjoying beautiful views of the surrounding Shenandoah mountains. Visitors are restricted to only a small portion of the green roof with a double-layered fence system. This fence system keeps visitors a safe distance from the roof edge.

The Page County community center has one large parking lot dedicated to visitors coming to the property. There are 56 standard parking spaces and 4 ADA parking spaces. The parking lot can accommodate school our tour buses that might visit the site periodically. There are an additional 16 spaces at the farmers market structure intended to be used by farmers market vendors on market days.

#### Multi-Purpose Plaza and Outdoor Amphitheater

Adjacent to the Page County community center is a multi-purpose plaza and outdoor amphitheater. The plaza can be used every day or in conjunction with a variety of performance or demonstrations that utilize the outdoor amphitheater. The plaza also has the potential to be transformed into an outdoor ice rink in the winter or around the holidays. The open lawn to the east of the plaza can be used as a flexible gathering space as well.

#### Agrotourism and Farmers Market

Several agrotourism elements are located in the eastern half of the site. The farmers market provides a dedicated space for agriculture vendors to sell goods and produce throughout the growing season. The farmers market can accommodate up to 31 vendors and has space for 16 vendor vehicles. The structure is covered but otherwise has an open-air configuration.

## FINAL DESIGN CONCEPT

Adjacent to the farmers market are three different types of gardens. The first is a demonstration garden where the County can host gardening workshops or demonstrations. The second is a community garden. This is a traditional garden where community members can rent plots, generating income to support the farmers market. Finally, there are raised garden beds to the east of the farmers market. This area is great for people of less mobility or the elderly to continue gardening in a semi-supported environment. Like the community garden, these raised garden beds can be rented on an annual basis.

### Outdoor Recreation and Hillside Meadow

Through the site are a number of trails, many of which are ADA-accessible. There are paved sidewalks on the front (southeast) side of the Page County community center and around the open lawn. Other trails utilize the existing hillside and go around a meadow of low maintenance, native pollinator plants. A winding path leads visitors through the forest up to an informal overlook that provides wide views of the Shenandoah Mountains across the horizon. The trails on the north side of the site also connect to a hillside play area where kids can play on slides and climbing rope obstacle features. On the west side of the site, trails go between newly planted trees and connect to the green roof of the Page County community center. This area can be used by local forest rangers or environmental volunteers for education and nature demonstrations.

### Pocket Park, Hammock Garden, and Connection to Hawksbill Greenway

The Hawksbill Greenway is located adjacent to the Page County community space property. It is accessed by crossing a small, Town-owned parcel located at the end of Furnace Road in the northeast corner of the Page County property. The town-owned parcel can be a pocket park as a peaceful public space next to Hawksbill Creek. People enjoying this space can check out hammocks for day-use from the Page County community center. A proposed pedestrian bridge connects both the Page County and Town-owned sites with the Hawksbill Greenway.

The following pages contain the site master plan, focus area plans, perspectives, and precedent images.

Luray, VA: Conceptual Plan for the  
Page County Community Space

14

This page is intentionally left blank.



**Key**

- A Welcome Sign and Main Entrance
- B Page County Community Center
  - Green Roof
  - Solar Panel Arrays
  - Double-Layer Safety Railings
  - Skylights
- C Outdoor Cafe Seating
- D Parking Lot; Angled Spaces; One-Way
  - 56 Standard Spaces
  - 4 ADA Accessible Spaces
- E Farmers Market
  - Dimensions: 30'x150'
  - 31 Vendor Spaces
- F Farmers Market Permeable Paving
  - 16 Parking Spaces
- G Raised Garden Beds
- H Burner's Garage\*
- I Recycling Station \*
- J Park-and-Ride\*
- K Pedestrian Bridge Across Hawksbill Creek
- L Hammock Garden and Pocket Park
- M Community Garden; Rentable Spaces
- N Agriculture Demonstration Garden
- O Open Lawn
- P Hillside Play Area
- Q Outdoor Amphitheater
- R Multi-Purpose Plaza w/ Tiered Seating
- S Hillside Meadow with Mowed Path
- T Overlook to Shenandoah Mountains
- U Ranger Exploration Forest (ADA)

\* Existing Site Feature

■ Design Extent

0' 25' 50' 100'



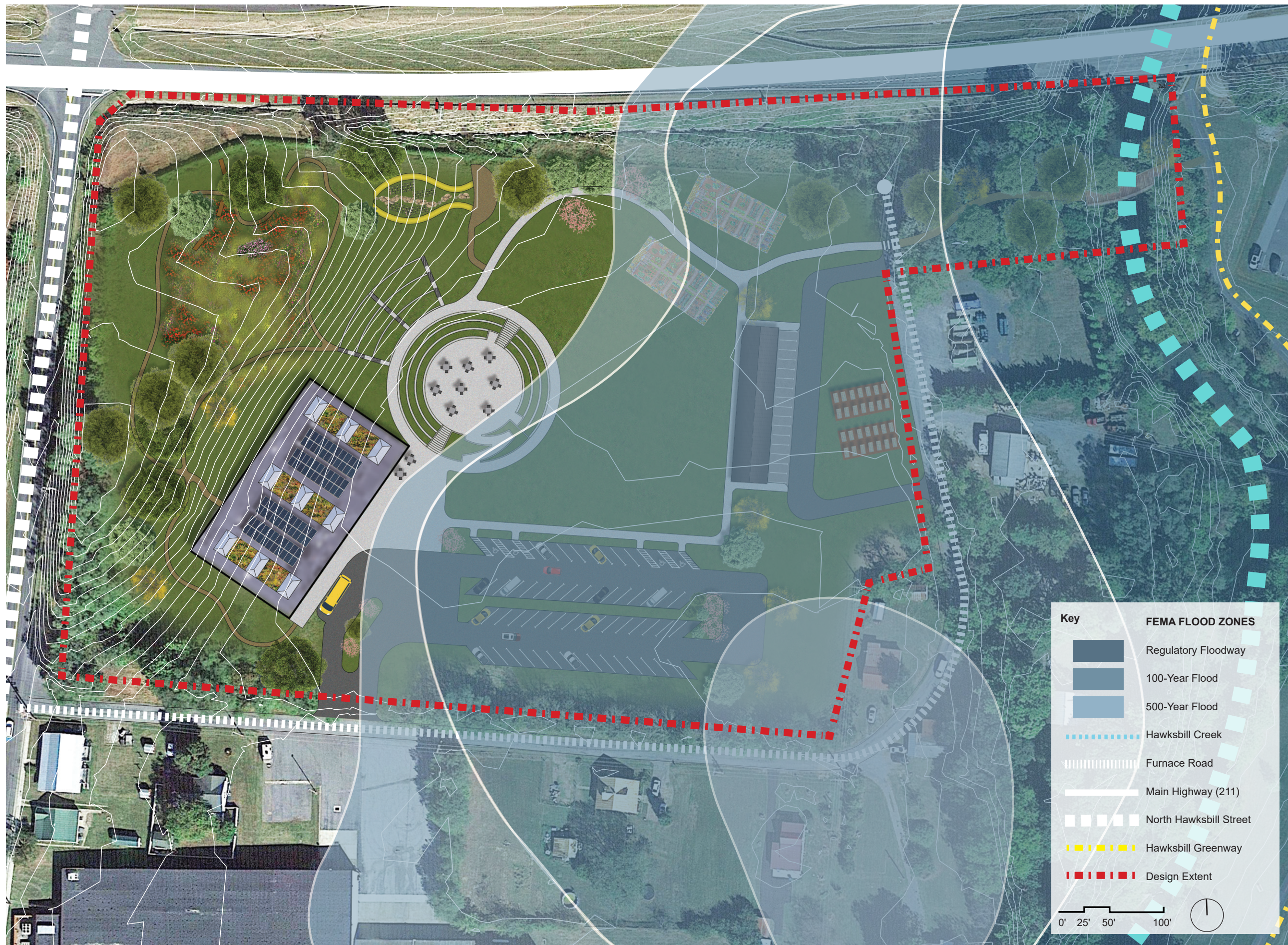
community design  
assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Final Design Concept  
Site Master Plan  
October 15, 2020



Key	
	Regulatory Floodway
	100-Year Flood
	500-Year Flood
	Hawksbill Creek
	Furnace Road
	Main Highway (211)
	North Hawksbill Street
	Hawksbill Greenway
	Design Extent

0' 25' 50' 100'



community design  
assistance center

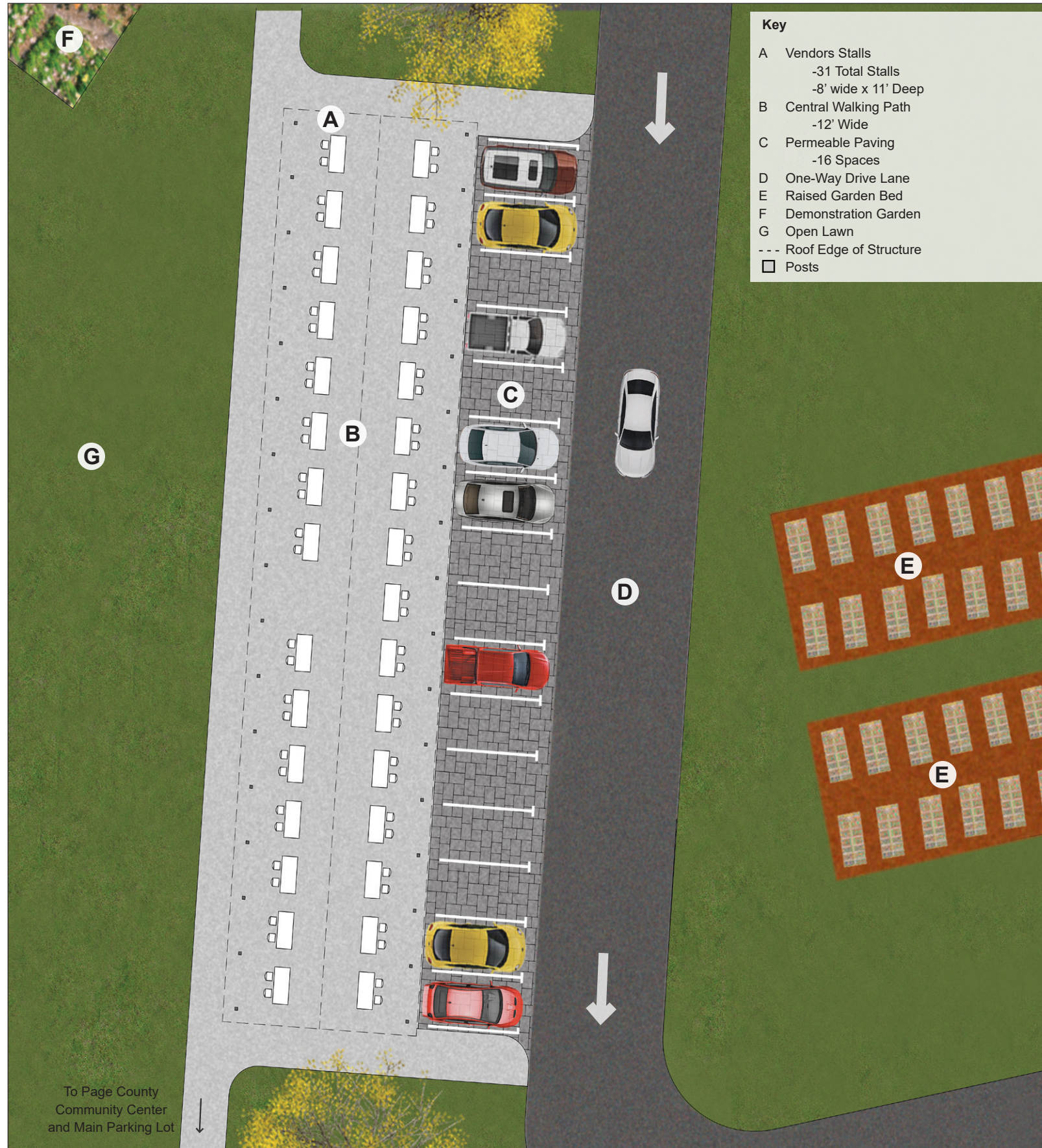
College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Final Design Concept  
Flood Plain Overlay  
October 15, 2020





Raised garden beds provide an accessible gardening option that can be conveniently located next to the farmers market.



Permeable paving systems provide increased water retention during storm events and minimizes runoff to surrounding water ways.



Permeable paving can be installed underneath the farmers market canopy for additional rain water management.

Focus Area Detail: Farmers Market and Raised Garden Beds

The farmers market can accommodate 31 vendors. Each vendor stall is 8' wide and 11' deep. There is a 12' central walking path for pedestrians and 16 parking spaces for vendors. A vendor spot is omitted in the middle and serves as a circulation break.



community design assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Final Design Concept

Focus Area Detail: Farmers Market and Raised Garden Beds

October 15, 2020



Perspective 1: Farmers Market and Open Lawn

A view from the open lawn looking north toward the new farmers market. The community gardens can be seen to the left of and just beyond the farmers market. A simple split rail fence can be used to separate the various garden areas. A sidewalk provides easy access from the new parking lot to the farmers market and between the two community gardens. Lee Highway/Route 211 can be seen in the background.



community design  
assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Final Design Concept  
Perspective 1: Farmers Market and Open Lawn  
October 15, 2020



Perspective 2: Outdoor Cafe Seating and Multi-Purpose Plaza

The sunken plaza is easily accessible from the new parking lot with a wide set of steps down to the plaza and ADA access. The plaza provides a multi-purpose space that can be used for performances, gatherings, a place to enjoy snacks from the community center cafe, or to sit and chat. Tiered step seating is incorporated into the plaza design, providing flexible seating options. The farmers market can be seen to the right and Lee Highway/Route 211 in the background.



community design  
assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

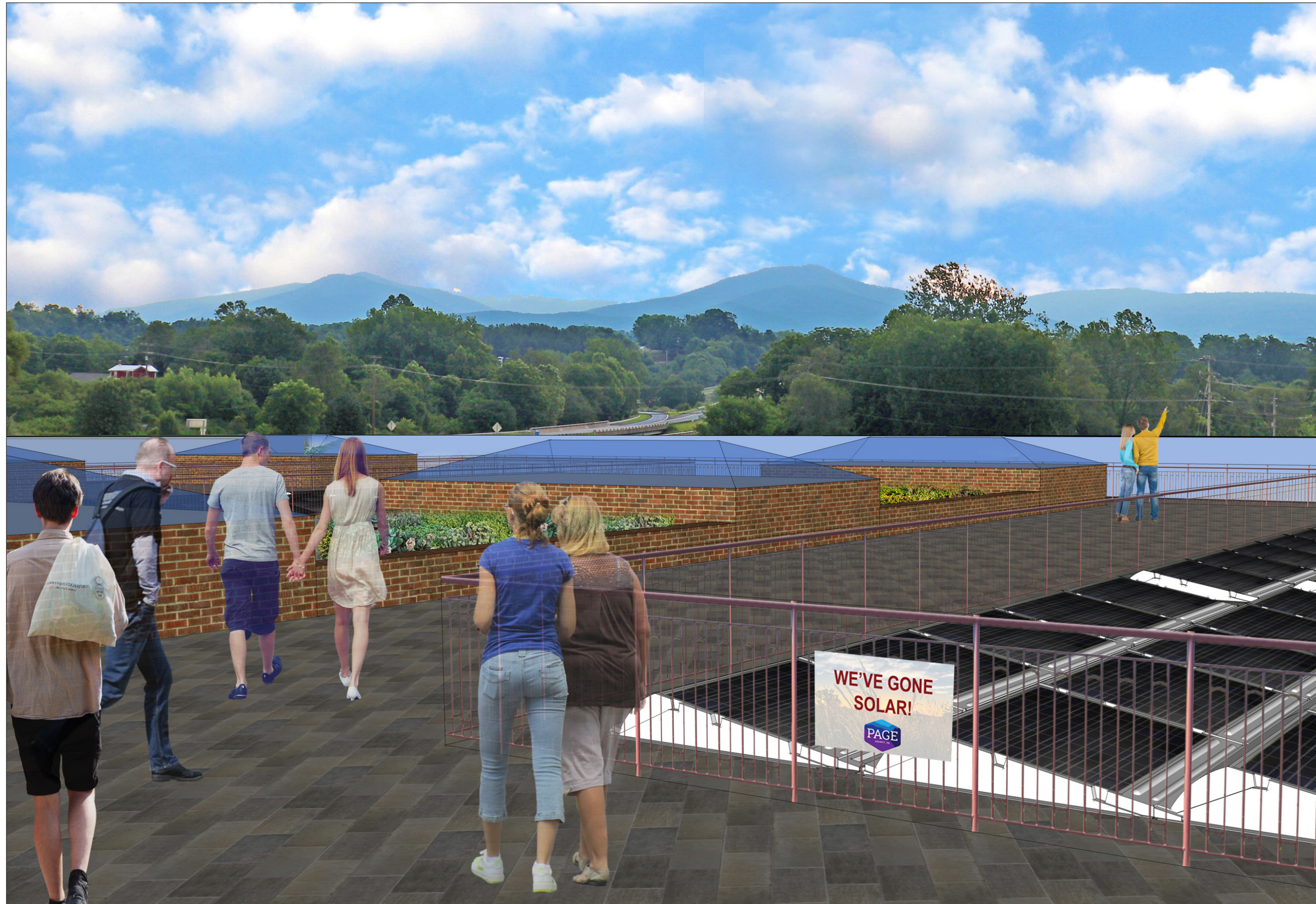
Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Final Design Concept

Perspective 2: Outdoor Cafe Seating and Multi-Purpose Plaza

October 15, 2020



Perspective 3: Community Center Rooftop Terrace

The green roof of the community center contains solar panels to provide an environmentally friendly alternative to generate electricity as well as skylights to provide natural light in the community center below. Portions of the roof are open to the public so they can enjoy the amazing views of the mountains as well as the park below. A double-layer safety railing, featuring 10' between railings, ensures visitors are kept at a safe distance from the roof edge.



community design  
assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

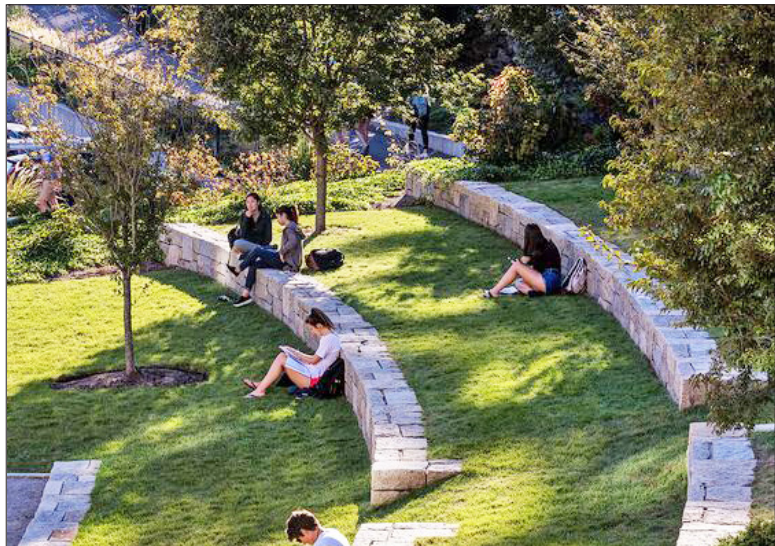
Final Design Concept

Perspective 3: Page County Community Center Green Roof

October 15, 2020



Agricultural plots along northeast edge of the site. Community plots can be rented.



Casual amphitheater seating adjacent to the plaza and community center.



Two slides run down the sides of the hillside play area on the northern edge of the site.



The plaza can be transformed into a holiday ice rink, creating a community assets and economic development opportunity.



Plaza seating can be a mix of concrete seats with grass between and stairs to access the middle portion of the plaza.



Hanging hammock pods floating beneath the dense canopy in the hammock garden northeast of the main site. Hammocks can be rented from the community center building.



A pedestrian bridge creates access across Hawksbill Creek to connect the existing greenway into the new community space.



An informal overlook provides views of the Shenandoah Mountains when seated at the top of the hill in the northwest corner of the site.



An open-air farmers market located along the eastern edge of the site is a great opportunity for community gathering and to highlight the local agriculture community of Page County.



community design assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Final Design Concept  
Precedent Images  
October 15, 2020

## FINAL DESIGN CONCEPT

### Plant Palette

#### Design Description

##### Tree Plantings

Much of the tree cover shown in the proposed site master plan is existing tree cover. As existing mature trees age out, it is important to consider a tree replacement strategy. Planting new trees now will help ensure that there is not significant and undesirable canopy loss in the future. New tree plantings are proposed specifically on the hill and behind the proposed Page County community center. Additional trees will help provide additional shade and environmental education opportunities through a partnership with the Virginia Department of Forestry's area rangers or Virginia Master Naturalists. Care must be given to locate new trees in a manner that does not negatively shade the proposed solar panels on top of the Page County community center. Inter-planting these trees with young natives will sustain forest cover in the years to come.

##### Pollinator Plantings

Pollinator plants are interspersed throughout the site master plan in designated planting areas. The pollinator plant selection assists in boosting ecological variety and value throughout the site and, when located along walking paths, provide opportunities for wildlife observation. The selected plants are native and many self-seed and spread easily. While they require maintenance following initial planting, native plants/pollinator-friendly perennial plant species will soon establish and require minimal maintenance. Keeping a mowed edge will help contain the pollinator plants once they are established and provide a crisp edge condition.

CDAC strongly encourages Page County leadership to work with representatives from the Virginia Department of Forestry (VDOF). This office an excellent resource for tree species selection, placement on the site, and tree protection protocols during construction activities.

Contact information for the VDOF Page County Senior Area Forester:

Matt Wolanski, Senior Area Forester  
Virginia Department of Forestry  
540-459-3151  
265 Lakeview Drive  
Woodstock, Virginia 22664

The following pages contain images and plant information for certain trees and pollinator species.

NOTE: Due on-going travel precautions associated with the COVID-19 pandemic, soil samples were not taken. Soil samples should be taken prior to installing any plant material.

Luray, VA: Conceptual Plan for the  
Page County Community Space

23

This page is intentionally left blank.



**Serviceberry, *Amelanchier x grandiflora***  
Easily grown in average, medium moisture, well-drained soil in full sun to part shade. Tolerant of a somewhat wide range of soils, but prefers moist, well-drained loams.

Height: 15 - 25 feet  
Spread: 15 - 25 feet  
Bloom Time: April  
Sun: Full sun to part shade  
Water: Medium  
Maintenance: Low  
Suggested Use: Flowering Tree



**American Linden, *Tilia americana***  
Easily grown in average, medium moisture, well-drained soils in full sun to part shade. Tolerates some drought. Prefers moist, fertile, well-drained loams.

Height: 50 - 80 feet  
Spread: 30 - 50 feet  
Bloom Time: June  
Sun: Full sun to part shade  
Water: Medium  
Maintenance: Low  
Suggested Use: Shade Tree, Flowering Tree



**American Hazelnut, *Corylus americana***  
The nut is very similar to the commercially sold filbert (hazelnut) and can be used in any general hazelnut recipe. They are especially good for baking and granola.

Height: 10 - 16 feet  
Spread: 8 - 13 feet  
Bloom Time: March to April  
Sun: Full sun to part shade  
Water: Medium  
Maintenance: Low  
Suggested Use: Hedge



**American Hornbeam, *Carpinus Caroliniana***  
A slow growing deciduous tree. The smooth, gray trunk and larger branches of a mature tree exhibit a distinctive muscle-like fluting. Attracts game birds, deer, foxes, and small mammals.

Height: 20 - 35 feet  
Spread: 20 - 35 feet  
Bloom Time: February  
Sun: full sun to part shade  
Water: medium  
Maintenance: low  
Suggested Use: Street Tree, Native Planting



**'Valley Forge' Elm, *Ulmus americana 'Valley Forge'***  
Excellent resistance to Dutch elm disease. Grow in average, medium moisture, well-drained soils in full sun. Tolerant of light shade. Prefers rich, moist loams. Adapts to both wet and dry sites. Generally tolerant of urban conditions. Other hybrid and disease-resistant varieties available.

Height: 40 - 50 feet  
Spread: 40 - 50 feet  
Bloom Time: March to April  
Sun: Full sun  
Water: Medium  
Maintenance: Low  
Suggested Use: Shade Tree



**Red Maple, *Acer rubrum***  
Easily grown in average, medium to wet, well-drained soil in full sun to part shade. Tolerant of a wide range of soils, but prefers moist, slightly acid conditions. Very cold hardy. New leaves, twigs, fruit, and fall color are all variations of red.

Height: 40 - 70 feet  
Spread: 30 - 50 feet  
Bloom Time: March to April  
Sun: Full sun to part shade  
Water: Medium to wet  
Maintenance: Low  
Suggested Use: Shade Tree



**Flowering Dogwood, *Cornus florida***  
Easily grown in average, medium moisture, well-drained soils in full sun to part shade. Prefers moist, organically rich, acidic soils in part shade. Benefits from 2-4" of mulch which will help keep roots cool and moist in summer.

Height: 15 - 30 feet  
Spread: 15 - 30 feet  
Bloom Time: April to May  
Sun: Full sun to part shade  
Water: Medium  
Maintenance: Medium  
Suggested Use: Flowering Tree



**Eastern Redbud, *Cercis canadensis***  
Easily grown in average, medium moisture, well-drained soils in full sun to part shade. Part shade is best in hot summer climates. Performs best in moderately fertile soils with regular and consistent moisture. Avoid wet or poorly drained soils. Multi-stemmed understory tree with rose-purple flowers.

Height: 20 - 30 feet  
Spread: 25 - 35 feet  
Bloom Time: April  
Sun: Full sun to part shade  
Water: Medium  
Maintenance: Low  
Suggested Use: Flowering Tree

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.





**Black-eyed Susans, *Rudbeckia hirta***

Easily grown in average, medium moisture, well-drained soils in full sun. Best in moist, organically rich soils. Tolerates heat, drought, and a wide range of soils except poorly-drained wet ones.

Height: 2 - 3 feet  
Spread: 1 - 2 feet  
Bloom Time: June to September  
Bloom Description: Yellow to orange-yellow rays  
Sun: Full sun  
Water: Medium  
Maintenance: Low  
Suggested Use: Annual, Native Planting



**Big Blue Stem, *Andropogon gerardii***

Easily grown in average, dry to medium, well-drained soils in full sun. Tolerant of a wide range of soils and growing conditions. Freely self-seeds in optimum growing conditions. This grass develops an extensive root system and, once established, has excellent drought tolerance and is easy to maintain.

Height: 4 - 6 feet  
Spread: 2 - 3 feet  
Bloom Time: September to February  
Bloom Description: Purplish-red  
Sun: Full sun  
Water: Dry to medium  
Maintenance: Low  
Suggested Use: Native Planting



**Butterfly Weed, *Asclepias tuberosa***

Easily grown in average, dry to medium, well-drained soils in full sun. New growth tends to emerge late in the spring. Plants are easily grown from seed, but are somewhat slow to establish and may take 2-3 years to produce flowers.

Height: 1 - 2 feet  
Spread: 1 - 1.5 feet  
Bloom Time: June to August  
Bloom Description: Yellow/orange  
Sun: Full sun  
Water: Dry to medium  
Maintenance: Low  
Suggested Use: Native Planting



**Cone Flower (Echinacea), *Echinacea purpurea***

Easily grown in average, dry to medium, well-drained soil in full sun to part shade. Best in full sun. An adaptable plant that is tolerant of drought, heat, humidity and poor soil. Divide clumps when they become overcrowded (about every 4 years).

Height: 2 - 5 feet  
Spread: 1 - 2 feet  
Bloom Time: June to August  
Bloom Description: Purplish pink  
Sun: Full sun to part shade  
Water: Dry to medium  
Maintenance: Low  
Suggested Use: Native Planting



**Bee Balm, *Monarda didyma***

Prefers rich, humusy soils in full sun, although some afternoon shade is appreciated in hot summer climates. Does best in well-draining conditions, but can tolerate heavier clay.

Height: 2 - 4 feet  
Spread: 2 - 3 feet  
Bloom Time: July to August  
Bloom Description: Red  
Sun: Full sun to part shade  
Water: Medium to wet  
Maintenance: Medium  
Suggested Use: Herb, Native Planting, Rain Garden



**Milkweed, *Asclepias syriaca***

Easily grown in average, dry to medium, well-drained soils in full sun. Drought tolerant. Does well in poor, dry soils. Easily grown from seed, and will self-seed in the landscape if seed pods are not removed prior to splitting open.

Height: 2 - 3 feet  
Spread: 0.75 - 1 foot  
Bloom Time: June to August  
Bloom Description: Pink, mauve, white  
Sun: Full sun  
Water: Dry to medium  
Maintenance: Low  
Suggested Use: Native Planting



**Lavender, *Lavandula angustifolia***

Easily grown in average, medium moisture, well-drained soils in full sun to part shade. Best flowering in full sun. Prefers moist, acidic, organically rich soils. Little pruning is required. Prune in early spring if necessary. Shrub borders, woodland gardens.

Height: 2 - 3 feet  
Spread: 2 - 4 feet  
Bloom Time: June to August  
Bloom Description: Purple  
Sun: Full sun  
Water: Dry to medium  
Maintenance: Medium  
Suggested Use: Herb



**Goldenrod, *Solidago caesia***

A woodland species that tolerates poor, dry soils and light shade, but performs best in full sun. This species is primarily clump-forming and does not spread aggressively.

Height: 1.5 - 3 feet  
Spread: 1.5 - 3 feet  
Bloom Time: August to September  
Bloom Description: Yellow  
Sun: Full sun to part shade  
Water: Medium to Wet  
Maintenance: Low  
Suggested Use: Native Plantings



community design  
assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Final Design Concept  
Planting Palette: Pollinator Plants  
October 15, 2020

# PART 2: SITE INVENTORY AND ANALYSIS

## SITE INVENTORY AND ANALYSIS

### Overview

The proposed Page County community space site is a 10-acre undeveloped parcel of land located within the Town of Luray. This gateway parcel has frontage off of HWY 211 going east toward Shenandoah National Park and Route 340 South into the Luray's Main Street downtown district. This highly visible parcel has potential to advance several community-based initiatives, such as increased access to public open space, access to fresh and healthy food, opportunities for outdoor exercise, and better pedestrian connectivity.

### Site Access and Nearby Assets

The 10-acre parcel is bound by Highway 211 to the north, North Hawksbill Street to the west, and Furnace Road, which wraps around the south and east. Opposite of Furnace Road are a recycling center, automotive maintenance shop, private residences, and a large industrial building. The primary entrances to the site are from Furnace Road in two informal locations.

Nearby assets that this parcel can connect to in or around Luray are some of Virginia's most popular attractions, including the Luray Caverns and the Shenandoah National Park. The Hawksbill Creek and well-known Luray Hawksbill Greenway borders the site to the east. The Hawksbill Greenway is not immediately accessible from the site.

### Topography and Hawksbill Creek Flood Zones

The site is located adjacent to Hawksbill Creek. According to FEMA flood maps, the eastern half of the site is located within either the 1) regulatory floodway, 2) 100-year flood zone, or 3) 500-year flood zone. The western half is a large hill that has a difference of approximately 45-50 feet from the top of the hill to the flat portion of site on the east.

The dramatic topographic change across the site and the flood potential that Hawksbill Creek poses should be key considerations when locating new design features.

The following pages contain a site aerial, existing site images, site analysis, slope analysis, and flood plain analysis.



community design  
assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

**Luray, VA: Conceptual Plan for the Page County Community Space**

Site Inventory and Analysis

Site Aerial

April 13, 2020



**A.** View of the northern half of the 10-acre site from top of hill on western edge of site. Overlooking the existing inmate gardens and Shenandoah Mountains in the distance.



**B.** View of the southern half of 10-acre site from top of hill on western edge of site. Private residence sits across the field, no tree line separating project site and private property.



**C.** Looking into the site from the entrance at the end of Furnace Road. A 40 foot tall hill rests across the site on the western edge, along North Hawksbill Street.



**D.** Hawksbill Creek runs through the Town of Luray and adjacent to the project site. Across the creek is a potential connection to the Hawksbill Greenway that passes under Lee Hwy bridge.



**E.** The parcel of land to the northeast of the 10-acre site is owned by the Town of Luray and connects the Hawksbill Greenway to the proposed location of the new Page County community space.

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.



Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.



**1**

- Top of 40-foot hill on western edge of site
- Dense shrubbery between site and North Hawksbill St.
- No access to N. Hawksbill St.

• Opportunity to create overlook space towards mountains looking east

• Potential to improve buffer vegetation along western edge of site

**2**

- Steep hill leading into garden plots
- Adjacent to Lee Highway (211) along northern edge of site

• Opportunity to create amphitheater into side of hill

• Potential to incorporate an open stage/viewing space into hill

• Opportunity to create sound buffer between Lee Highway and the existing site

**3**

- Existing inmate garden plots (actively in use)

• Opportunity to reuse the existing garden plots

• Potential to continue the inmate garden program within the site

**4**

- Existing entrance to site with vegetation cleared
- Dead end of Furnace Road
- Power lines running along eastern edge of site

• Opportunity to utilize existing entrance in proposed greenway connection

• Be mindful of power lines along this edge

**5**

- Town of Luray recycling center
- Bordering vegetation slightly separates visual access from town parcel to the north

• Potential to create more formal entrance into recycling center

• Enhance the vegetated buffer between recycling center and the town parcel to the north

**6**

- Hawksbill Creek
- Potential greenway connection
- Open lawn with dense canopy of trees leading to northeast entrance of site

• Opportunity to connect the community space to the greenway through the town site and across Hawksbill Creek

• Potential to create small gathering spaces within this well-shaded parcel

**7**

- Luray Park and Ride Lot (approx. 100 spaces, 6 ADA)
- Adjacent to Hawksbill Greenway and memorial garden to the east

• Opportunity to make direct connection from parking lot to greenway

• Potential to create ADA accessible connection

**8**

- Hawksbill Greenway runs alongside Hawksbill Creek
- Biking and walking trails well-maintained and highly used by community

• Opportunity to continue greenway into project site

• Potential for similar murals to be painted and carried into certain areas within community space

**9**

- Residential homes alongside southeastern edge of site
- One private residence on corner of Furnace Road not separated by vegetation

• Opportunity to create more privacy between community space and residents

• Be respectful of private property, especially when using Furnace Road access

**10**

- Loading dock of former industrial building alongside Furnace Road
- Open asphalt lot

• Opportunity to screen the loading dock or spruce up the outer walls through murals or community artwork

**11**

- Existing entrance gate on the south edge of the site along Furnace Road
- Vegetation cleared and loose gravel surface remains

• Opportunity to utilize existing entrance as main entry for vehicles into the site

**12**

- Intersection of Furnace Road and North Hawksbill Street
- Existing residence at corner of intersection

• Opportunity to create clear entrance from North Hawksbill Street onto Furnace Road

• Relocate stop sign coming out of Furnace Road closer to N. Hawksbill St.

**Key**

- Residential Land
- Commercial Use
- Greenspace
- Institutional/Town Owned
- Parking Spaces/Lot
- Furnace Road
- Gateway Connection
- Main Highway (211)
- North Hawksbill Street
- Hawksbill Creek
- Hawksbill Greenway
- Design Extent

0' 25' 50' 100' 200'

Luray, VA: Conceptual Plan for the Page County Community Space

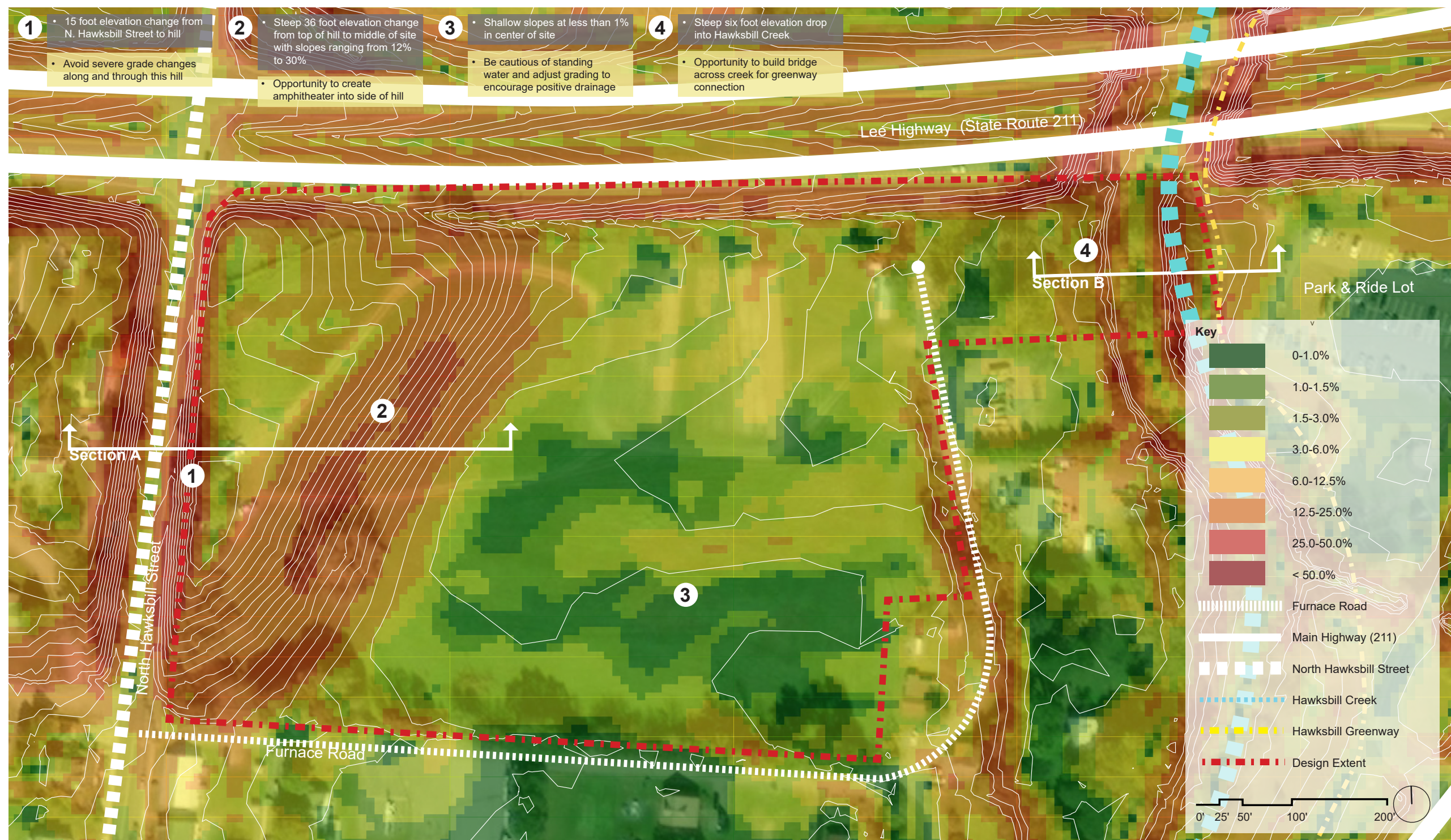
Site Inventory and Analysis  
Site Analysis  
April 13, 2020



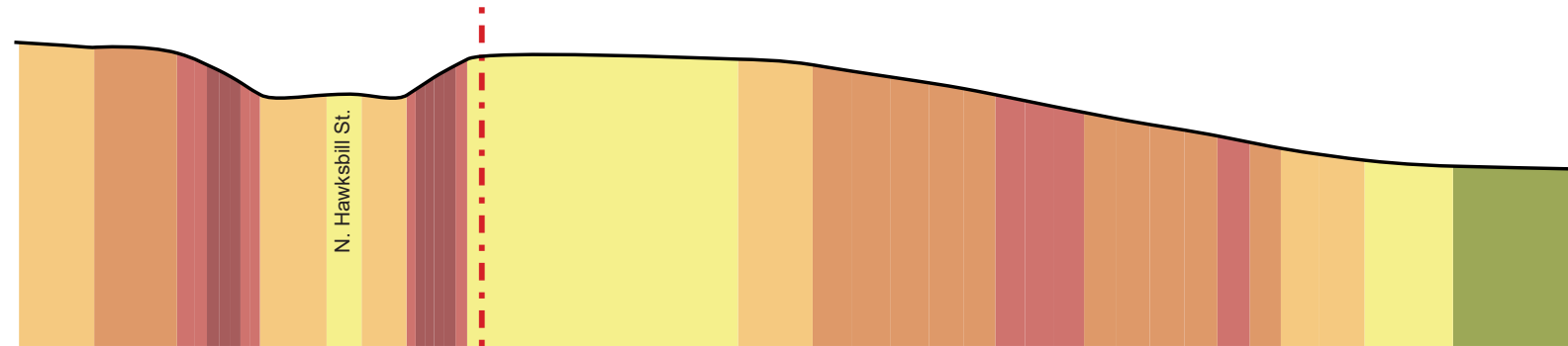
community design assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

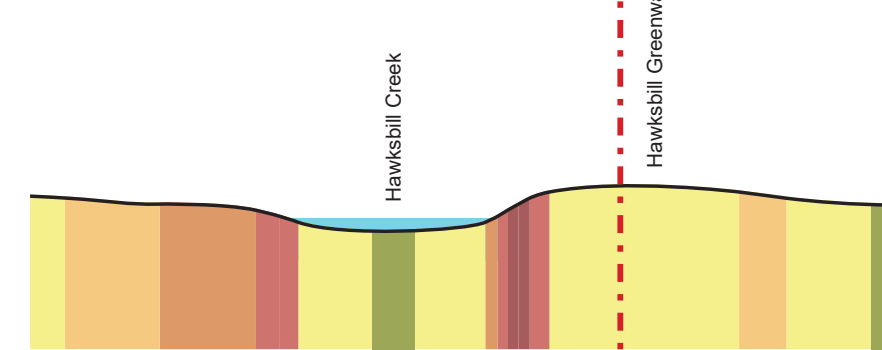
Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.



Section A



Section B



Luray, VA: Conceptual Plan for the Page County Community Space

Site Inventory and Analysis  
Slope Analysis  
August 27, 2020



community design assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Site Inventory and Analysis  
Flood Plain Analysis  
April 13, 2020



**PART 4:  
PRELIMINARY  
DESIGN CONCEPTS**

## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 1: Bioregional Destination

#### Design Description

Preliminary design concept 1 draws inspiration from Luray's location within the Shenandoah Valley. Nestled between the George Washington National Forest and Shenandoah National Park, the town is surrounded by a dense variety of habitats, flora and fauna, and landscapes. This concept capitalizes on the environments that surround Luray and implements design elements that are geared towards agriculture and exploring the diverse landscape. In this proposal, a smaller scale community center brings together focused groups within the community to participate in workshops, hold local events, and share the food grown on site. In the outdoor spaces, elements like an exploration forest, backyard playground, and farmers market pavilion encourage members of the community to engage with and embrace the land.

#### Page County Community Center

The Page County community center building is a one-story facility that measures roughly 12,000 square feet. The building has an indoor gallery, small library, study rooms, offices, classrooms, open banquet hall, commercial kitchen, and public restrooms. Overall, the building places an emphasis on more personal interactions with potential classes workshops and the commercial kitchen as a central part of the building. Spaces within the building relate directly to areas outside such as the entry plaza which includes an amphitheatre for small groups to meet for events or tours. Additionally, behind the building is a proposed backyard patio that is connected to the banquet hall by large barn-style doors. Lastly, extending from the kitchen is an outdoor cafe where patrons of the kitchen can be connected to the outdoors. The building itself is angled towards the southeast for optimal solar gain and is equipped with a set of solar panels on the roof.

#### Ranger Exploration Forest

Taking up much of the existing hill on the western edge of the site is a new ranger exploration forest. With local ranger programs that connect to the nearby Shenandoah National Park, this new exploration forest provides a diverse landscape that rangers can use to teach and inform the local community about the variety of habitats, flora, and fauna that exists around them. Different areas of the forest will be constructed and planted that correspond to the different areas within the local surrounding forests. This forest sets up opportunities for local school groups to use this community space as a nearby field trip or for visitors to take a nice stroll through a rich forest. A winding ADA accessible path leads visitors through the forest up to an informal overlook that provides wide views of the Shenandoah Mountains across the horizon.

#### Backyard Patio Playground

A backyard patio playground is proposed for younger visitors to explore and play in an enclosed space behind the Page County community center. Between this space and Lee Highway, a concrete wall is installed to block out heavy traffic noise from the road while using the wall in creative and playful ways. A chalk wall, rock wall, and basketball hoop are incorporated into the wall. Wrapping into this backyard space is the amphitheatre from the entry plaza. Parents can sit and watch their children play in

## PRELIMINARY DESIGN CONCEPTS

a comfortable shaded area or even join them in the fun.

### Community Garden and Large Agricultural Plots

Located along the eastern end of the site are community garden plots and two large agricultural plots. The community garden area is fenced with rentable garden plots for community members and school programs. This 'Rent-a-Plot' program can serve as a source of income for Page County and contribute towards the continued maintenance of this new site. The two large agricultural plots south of the community garden serve to benefit both the users of the commercial kitchen inside the community center and vendors of the farmers market. A garden storage building as well as three hoop houses sit at either end of the plots to provide storage for any materials, machines, or seed starting tools.

### Farmers Market Pavilion

An angled, open-air farmers market pavilion is proposed in the southeastern corner of the site. The pavilion is equipped with 20 parking spaces for vendor-only use and faces the large open lawn at the center of the site. At the main entrance off of Furnace Road, a widened sidewalk allows vendor vehicles to drive into and park under the pavilion. This entrance can be closed off to vehicles at other times of the week to discourage regular visitors from parking outside the main proposed parking lot. An exit road is proposed along the eastern edge of the site for vendors to use at the end of the day. This one-way exit can be gated off to discourage regular visitor use as well. Pedestrian access to the pavilion is encouraged by a sidewalk that connects both to the main parking lot and extends around to the greenway connection entrance at the end of Furnace Road. The farmers market has the potential to expand and grow into the adjacent open space, if needed.

### Hammock Garden and Greenway Bridge

There is a small town-owned parcel of land nearest to Hawksbill Creek at the end of Furnace Road. This parcel has a dense canopy of trees and provides an abundance of shade for a newly proposed hammock garden and greenway connection. A set of permanent poles will be set up near the trees for visitors to set up hammocks underneath the canopy and spend an afternoon reading or hanging with friends alongside the creek. Visitors can either bring their own personal hammocks or rent a hammock for a day from the Page County community center. Winding through the hammock garden is a path extending from the greenway across the creek. A new bridge will be installed to connect the existing greenway into this new community space.

The following pages contain the preliminary design concept 1 site master plan, perspective, and precedent images.

Luray, VA: Conceptual Plan for the  
Page County Community Space

36

This page is intentionally left blank.



**Key**

- A Welcome Sign and Main Entrance
- B Parking Lot; Angled Spaces
- C Town of Luray Community Center
- D Plaza and Amphitheater Steps
- E Ranger Exploration Forest (ADA)
- F Overlook to Shenandoah Mountains
- G Hillside Meadow with Mowed Path
- H Backyard Patio Playground
- I Outdoor Cafe with Movable Seating
- J Community Garden Plots; Rentable
- K Hammock Garden Greenway Access
- L Bridge Connection to Hawksbill Greenway
- M Agricultural Plots with Greenhouses
- N Open Grass Lawn
- O Farmer's Market Pavilion with Parking

0' 25' 50' 100' 200'



community design  
assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Preliminary Design Concept 1: Bioregional Destination  
Site Master Plan  
August 27, 2020



Perspective 1: View from the curved path wrapping around the newly proposed agricultural plots along the eastern edge of the site. These plots can be used by kitchen users in the community center or by vendors at the adjacent farmer's market. Just north of the larger plots sits a community garden with rentable plots by community members.



Perspective 2: View looking towards the bridge within the Hammock Garden along Hawksbill Creek. This space provides a relaxed and well-shaded space that formally connects the greenway to the newly proposed community center space. Users can set up hammocks, bike, or eat lunch underneath the dense existing canopy of trees.



Agricultural plots along eastern edge of the site with maintenance buildings and hoop houses for material and machine storage.



Community garden plots can be rented at the northeastern corner of the site.



Chalk wall and play structure located in the backyard patio behind the community center.



Casual amphitheater seating adjacent to the building entrance and extended into the backyard patio.



Misting play elements incorporated into the backyard patio behind the community center.



Hanging hammock pods floating beneath the dense canopy in the hammock garden northeast of the main site.



Informal overlook provides views of the Shenandoah Mountains when seated at the top of the hill in the northwest corner of the site.



A pedestrian bridge creates access across Hawksbill Creek to connect the existing greenway into the new community space.



community design  
assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Preliminary Design Concept 1: Bioregional Destination  
Perspectives and Precedent Images

August 27, 2020



community design  
assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Preliminary Design Concept 1: Bioregional Destination  
Flood Plain Overlay  
August 27, 2020

## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 2: Downtown Initiative Expansion

#### Design Description

Preliminary design concept 2 leverages Luray's downtown initiatives and provides additional opportunities for community and economic growth. An incredible amount of work has enhanced Luray's downtown and this concept aims at bringing the vibrancy of downtown Luray into this new community space provided by Page County. With a focus on community building, this concept brings together a variety of recreational opportunities to serve the community members of Page County and Luray year-round. A larger community center provides indoor recreation space, classrooms, and more while outside, elements like a proposed seasonal ice rink, amphitheatre outdoor fitness center, and farmers market encourage community members to come gather and create memories.

#### Page County Community Center

The Page County community center building in this concept is a two story facility measuring roughly 30,000 square feet of total indoor usable space with an added green roof implemented on top. Inside the building, space has been provided for two indoor basketball courts, an indoor track, commercial kitchen, indoor cafe, multi-purpose classrooms, offices, fitness facility, and restrooms. The services provided by this building offer ample opportunities for potential revenue that Page County can use towards making improvement to this community space and site over the years. The building itself is angled in parallel to the existing topography and built into the land. Orienting the building in this way allows the green roof to be accessed easily at grade from the west side of the building. The green roof may also be accessed through an elevator inside the building. The earth surrounding the building also provides passive heating and cooling for a more energy efficient temperature regulation strategy.

40

#### Ice Rink/Splash Plaza and Amphitheatre

Adjacent to the Page County community center is a new sunken plaza with the potential to be used by the community year round. This new space can function as a splash pad in warmer months, an ice rink in colder weather, or an open performance space any time of year. Wrapped around the plaza is an amphitheatre tucked into the side of the existing hill. With this additional seating, larger performances or events have space to take place at this main plaza. Trees are scattered throughout the amphitheatre to provide dappled shade for visitors to rest underneath and provide a fluid transition up the hill towards the overlook at the top of the hill.

#### Hillside Jungle Gym and Outdoor Fitness Plaza

Along the northern edge of the site is a new hillside jungle gym intended for younger visitors to play on the hill. A variety of obstacles like ropes, a boulder scramble, and giant steps make their way up to a platform with a winding slide, sending visitors all the way down to the start again. Next to the hillside jungle gym is an outdoor fitness plaza. This plaza is equipped with a variety of outdoor fitness machines for visitors to exercise while overlooking a vibrant community space.



## PRELIMINARY DESIGN CONCEPTS

### Picnic Pavilion

The picnic pavilion located at the northeastern corner of the site offers a large, covered space for people to gather. Whether it is for an educational class, a birthday celebration, a cookout, or a music performance, the space can be rented by permit and offers flexible arrangements. The pavilion overlooks the open lawn at the center of the site, allowing any event to spill into this open space.

### Farmers Market Pavilion and Greenhouse Row

Along the eastern edge of the site is an open-air farmers market pavilion and a row of four greenhouses. The pavilion is equipped with 20 parking spaces reserved for market vendors and faces the large open lawn at the center of the site. At the end of Furnace Road, the entrance to the site is wide enough for vendor vehicles to drive into and park under the pavilion. This entrance can be closed off to the public at other times of the week to discourage regular visitors from parking outside the proposed parking lot.

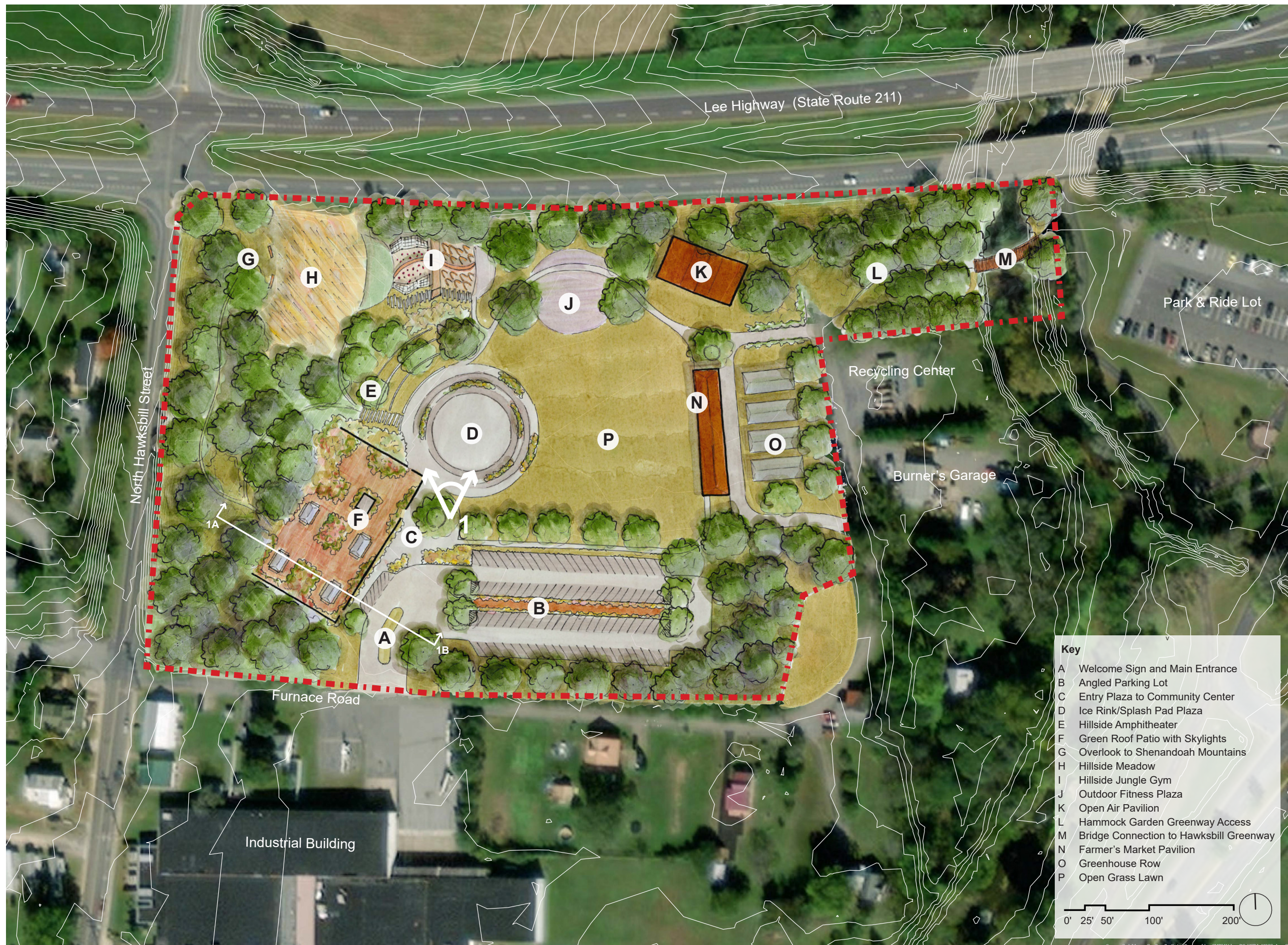
Adjacent to the pavilion is a row of greenhouses that have the potential to serve as indoor market spaces in colder months, extending the season of farmers/artisan markets year-round. Both vendors and users of the commercial kitchen have the option to rent these greenhouses as well to grow various herbs or vegetables to sell throughout the year.

41

### Hammock Garden and Greenway Bridge

Immediately adjacent to the Page County parcel and in the northeast corner of the project area is a small parcel owned by the Town of Luray. This parcel of land is nearest to Hawksbill Creek. There is an existing dense canopy of trees that provides an abundance of shade for a newly proposed hammock garden and greenway connection. A set of permanent poles will be set up near the trees for visitors to set up underneath the canopy and spend an afternoon reading or hanging with friends alongside the creek. Visitors can either bring their own personal hammocks or rent a hammock for a day from the community center on the main site. Winding through the hammock garden is a path extending from the greenway across the creek. A new pedestrian bridge connects the new Page County community space with the existing Hawksbill Greenway.

The following pages contain the preliminary design concept 2 site master plan, perspective, and precedent images.



**Key**

- A Welcome Sign and Main Entrance
- B Angled Parking Lot
- C Entry Plaza to Community Center
- D Ice Rink/Splash Pad Plaza
- E Hillside Amphitheater
- F Green Roof Patio with Skylights
- G Overlook to Shenandoah Mountains
- H Hillside Meadow
- I Hillside Jungle Gym
- J Outdoor Fitness Plaza
- K Open Air Pavilion
- L Hammock Garden Greenway Access
- M Bridge Connection to Hawksbill Greenway
- N Farmer's Market Pavilion
- O Greenhouse Row
- P Open Grass Lawn

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

**Luray, VA: Conceptual Plan for the Page County Community Space**

Preliminary Design Concept 2: Downtown Initiative Expansion  
Site Master Plan  
August 27, 2020



Perspective 1: View looking into the splash pad plaza from the corner of the new community center building. This circular plaza functions both as a splash pad in the warmer months, an ice rink in colder weather, or as an open stage or performance space any time of year. Wrapped around the plaza is an amphitheater tucked into the side of the hill.



Section 1A-1B: Cross section that cuts through the existing hill, proposed community center building, and parking drop off. This building fits within the hill and makes a connection to the green roof patio installed atop the building. Inside, the basketball courts receive natural light from the skylights and an indoor track wraps entirely around the second floor.



Winding slide that cuts through the center of the hillside jungle gym on the northern edge of the site.



Splash pad plaza with vertical jets for the warmer months of the year.



Convertible ice rink for colder months with seating around the edge of the center plaza.



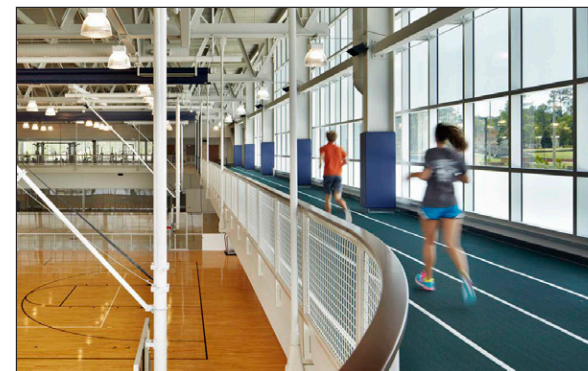
Casual amphitheater seating looking into the ice rink plaza and extended into the backyard patio.



Green roof patio on top of community center building with pathways and movable seating.



Hillside jungle gym with different obstacles leading up the hill to various platforms.



Indoor track wrapping around the second level of the community center's basketball courts.



Outdoor fitness plaza with various gym equipment for exercise that overlooks the open lawn.



community design assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Preliminary Design Concept 2: Downtown Initiative Expansion  
Perspective, Section, and Precedent Images

August 27, 2020



**Key**

	<b>FEMA FLOOD ZONES</b>
	Regulatory Floodway
	100-Year Flood
	500-Year Flood
	Hawksbill Creek
	Furnace Road
	Main Highway (211)
	North Hawksbill Street
	Hawksbill Greenway
	Design Extent

100' 200'



community design  
assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer : This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

Luray, VA: Conceptual Plan for the Page County Community Space

Preliminary Design Concept 2: Downtown Initiative Expansion

Flood Plain Overlay

August 27, 2020

# PART 5: APPENDIX

## APPENDIX

### Meeting Notes

#### Stakeholder Input Session

July 22, 2020; 1:00-2:00pm  
Online meeting via Zoom

#### General Comments:

- Do not utilize the site entrance at the end of Furnace Road
- Must be a four-seasons destination
- Is this a good destination, picture spot, in conjunction with the greenway?
- Want to get people off of 211 and INTO the community; “eye candy”
- Develop a strong sense of arrival (for greenway)
- Industrial building is privately owned. Community college is moving out and future is unknown. Storing airplane parts?
- Larger event space on site
- Need restrooms for the general public

#### Flood Zones

- You can design to build within the flood zone
- Buildings are not typical “buildings”; more like a farmers market; would need to be mindful of electric access
- Community center; located near #2 on the flood plain map; near the road

#### Community Center

- Potential to place near road (#2) to block sound
- What will be programmed? How big? Recreational use?
  - Indoor basketball court
  - Classroom
  - Fitness facility, partner with hospital
  - Commercial kitchen, to be rented out by community
- Amphitheatre potential to connect
- What type of parking to be accommodated by building?

#### Farmers Market

- Farmers market to be separate, away from building (separate pavilion)
- Number of vendors;
- Concrete pad
- Vendors
  - Existing:
  - None, used to be up to 20 vendors, has since fizzled out
  - Projected: 20 vendors
- Look up Floyd Farmers Market as example for rotating vendors
- Not your typical “pavilion” with JUST retail
- Connect to commercial kitchen/agricultural initiatives (garden plots on site)

## APPENDIX

- Working with existing grant
- Can this double as an outdoor instruction area, for schools during COVID?

### Existing Garden Plots

- Potential partnership with inmate gardens?
- Garden plots can be moved to another location, if needed
- Where are other potential locations?
- Intention is to separate public from inmate gardens, relocate

### Amphitheater

- Located on hillside
- Fitness opportunity incorporated into hill
- Ruffner plaza, within town of Luray (½ mile away) is another amphitheatre downtown
- Uses
  - Presentations
  - Workshops: outdoor assets
  - “Slab with a shade structure”; can turn into the ice skating rink
  - Bridgewater example, ice rink
  - Christmas markets
  - Larger scale events
  - Performing arts center
  - Plays in the park
  - Night time movies
  - Ranger programs, Shenandoah National Park
    - Birds of Prey
- Restrooms

### Hill

- Recreational opportunities?
- What can we do with this hill? Capitalize on the mountain views!
- There is the opportunity to create an “Aha!” moment at the top of the hill while taking in the view
- “The greenway is generally so flat” and the hill is a great opportunity to bring people to a unique view
- Around 1997, a building existed along hill where large tree exists

### Dog Park

- Would be better over at the old Stanley landfill but not at this site

### Connecting to Hawksbill Greenway across Hawksbill Creek

- Potential for downtown connection
- Include signage/maps
- Connect to downtown Luray
- DO NOT use entrance at end of furnace road for vehicles (trouble with

## Luray, VA: Conceptual Plan for the Page County Community Space

dumping trash)

- Foot traffic is not a problem across the Creek and into the site
- Fitness stations exist along the greenway, incorporate more at site? Hill runs?

### Site Context

- School on Luray avenue, Middle School (adjacent to Elementary)
  - Too far to walk, bus would be more feasible
  - Outside learning for students
  - Connection to Ranger Program
- Parcel in northeast corner between County parcel and Hawksbill Creek was purchased in 2005/2006 by the Town of Luray and could be incorporated into the site master plan
- Industrial building immediately south of County parcel is privately owned
  - Storing airplane parts, plane maintenance
  - Community college moving out

### Initial Design Ideas (From Proposal)

- Perimeter fitness trail loop
- Parking
- Develop access from greenway across Hawksbill Creek (bridge)
- Community center - provide needed programming and services to benefit the health and well-being of the community with space for a fitness room, classroom/activity space, commercial kitchen for restaurant use and agriculture courses to include canning and fresh food preparation, indoor basketball courts for youth recreation programs
- Amphitheater built into the landscape (potential for ice skating rink in winter)
- Outdoor recreation facilities such as tennis courts, outdoor basketball court, fitness stations etc.
- Farmers market pavilion
- Community garden



## Preliminary Design Presentation

August 27, 2020; 1:00-2:00pm  
Online meeting via Zoom

Below is a summary of the comments provided by the stakeholder members.

### Multi-purpose plaza

- Would like to bring back the seasonal ice rink use during the winter and/or holidays

### Farmers Market and Community Gathering

- Replace the greenhouses with raised garden beds (east of the farmers market). There is concern about the greenhouses being located within the 100-year flood plain and in close proximity to Hawksbill Creek.
- Would like to have a tally of how many vendor parking spaces there are and how many vendors the farmers market structure can accommodate.

### Dislikes

- Remove the splash pad
- Remove the outdoor fitness stations from the walking path

### Page County Community Center

- There is preference for the larger Page County community center that is built into the hillside and located near the existing site entrance off of Furnace Road.
- Overall, the stakeholder group supported having public access to the green roof.
- There should be an enhanced safety fence system that restricts the public to only a certain portion and not the entire roof.
- Add solar panels to the roof of the Page County community center in addition to the green roof.
- Emphasis should remain on the educational value of the roof access such as seeing the green roof in action or seeing the solar panels, both as innovative environmental solutions.

Luray, VA: Conceptual Plan for the  
Page County Community Space

50

This page is intentionally left blank.