

Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan



Prepared for the **Stuart Rotary Club**
August 2020

Stuart, VA: Stuart Rotary Park
Conceptual Site Master Plan

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



19UCF20



Stuart, VA: Stuart Rotary Park
Conceptual Site Master Plan

Project Team

Elizabeth Gilboy
Director

Nick Proctor
Project Manager

Amelia Hulshult
Urban and Regional Planning
Graduate 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:

Rick Cole

President, Stuart Rotary Club

Anna Lester

Member, Stuart Rotary Club

Laura Clark

Member, Stuart Rotary Club

and

Those who volunteered time for the betterment of the Stuart community.

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PROJECT DESCRIPTION

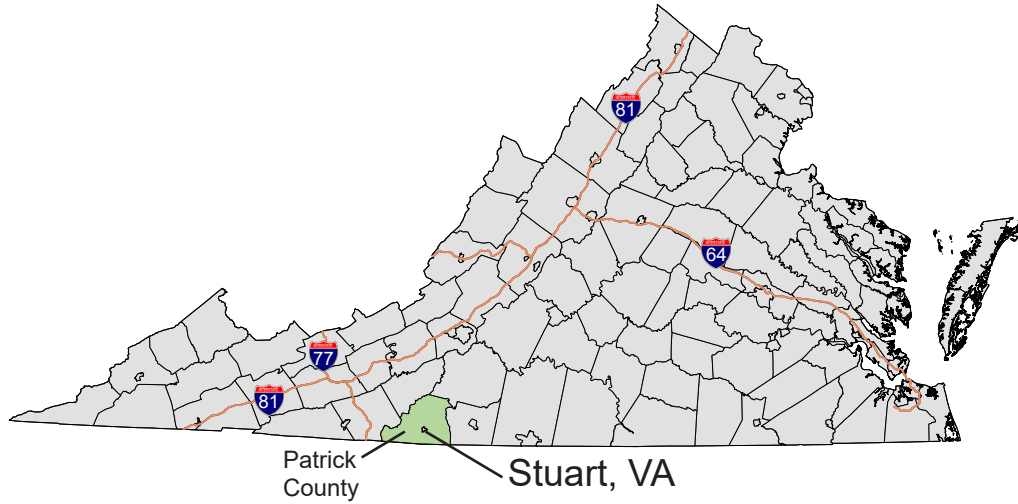
Introduction

The Stuart Rotary Club was founded in 1938. The Rotary club is made up of a diverse group of leaders and active adults from Patrick County that focus their joint energies to bring success to the community. The club raises funds for the Rotary's signature international program of eradicating Polio, raises funds for local scholarships, provides transportation for student leaders, and hosts the Annual Agricultural Fair. The Stuart Rotary Club wanted to develop a conceptual site master plan as a long range development strategy for the ~75 acre property in order to better meet the needs of the community and serve as a showcase for Patrick County.

The property, located at 420 Woodland Drive in Stuart, is currently used for recreation by Patrick County residents, an annual agriculture fair, meetings, music events, demolition derbies, and fundraising events. As the Stuart Rotary Club expands their program opportunities, the outdoor grounds that surround the main facility are underutilized but have great potential to become a multi-faceted public park. The property includes the John D Hooker Building, which houses the club meeting room and areas for displaying items for the fair. There is also the Rotary Memorial Building, which is 60' x 180 ', and is used for team sport events and music events. An animal barn is used for the fair and livestock shows. The demolition derby area has a small stage and seating for about 1,800 people. There is also a baseball field and two large soccer fields.

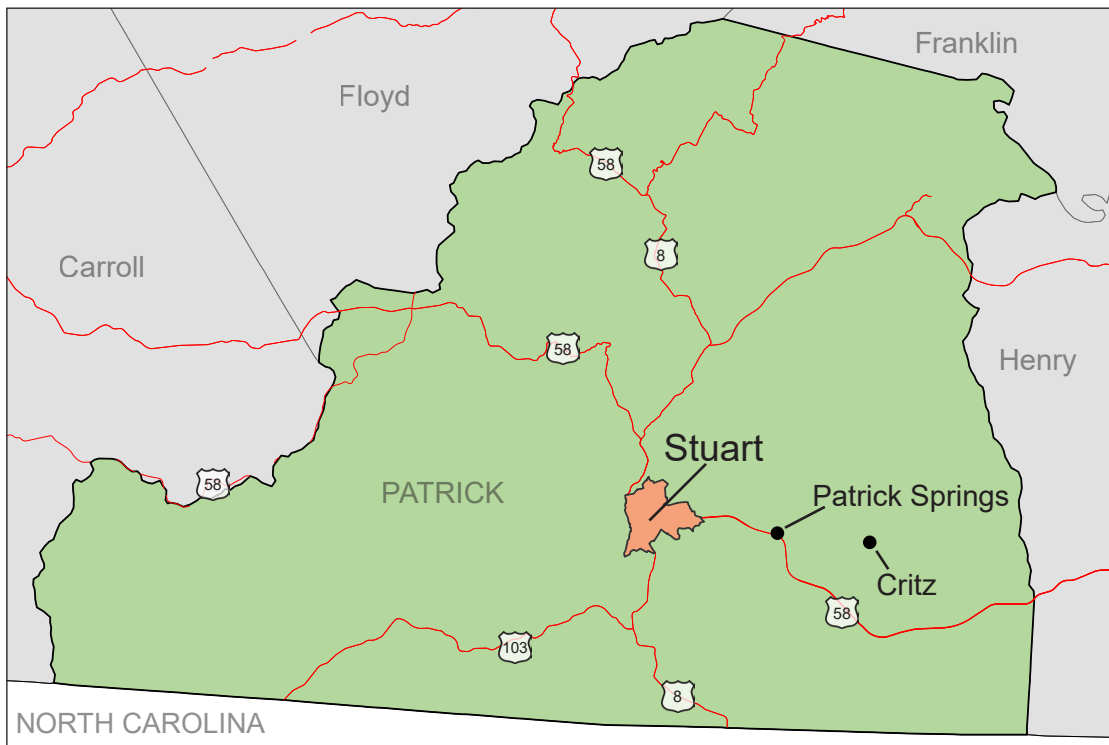
PROJECT DESCRIPTION

Project Location

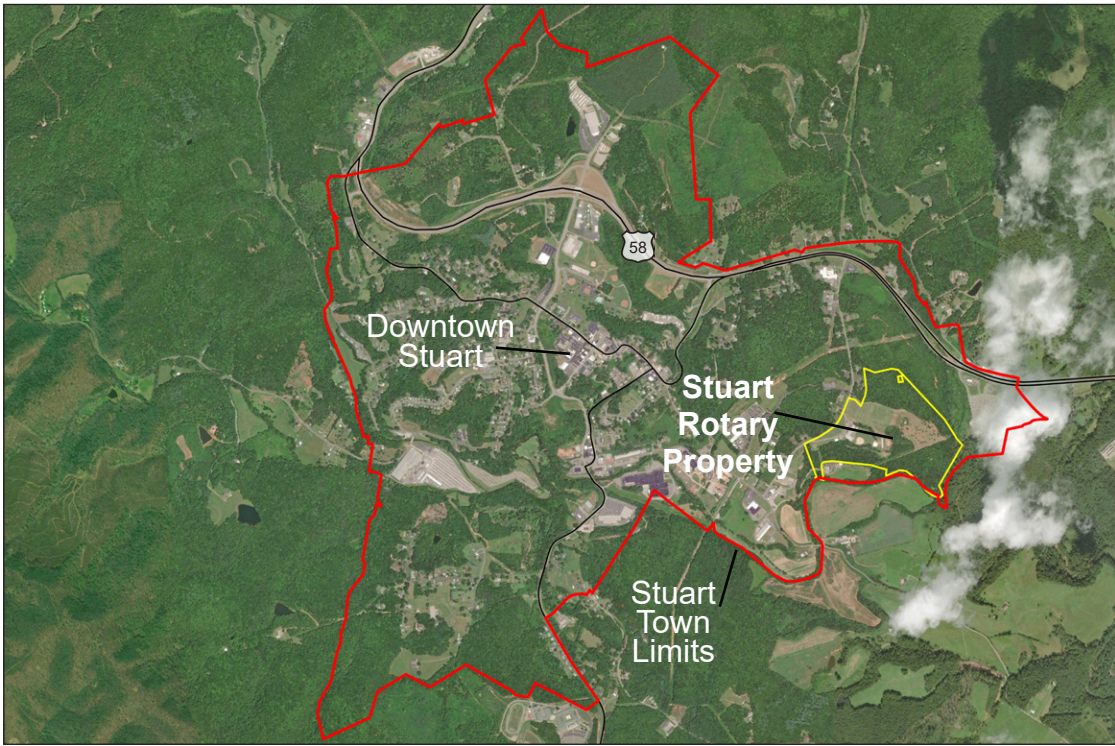


Stuart, VA is located in Patrick County in southern Virginia (above). A major connector near Stuart is Route 58 and Route 8 which connects Stuart to surrounding communities (below).

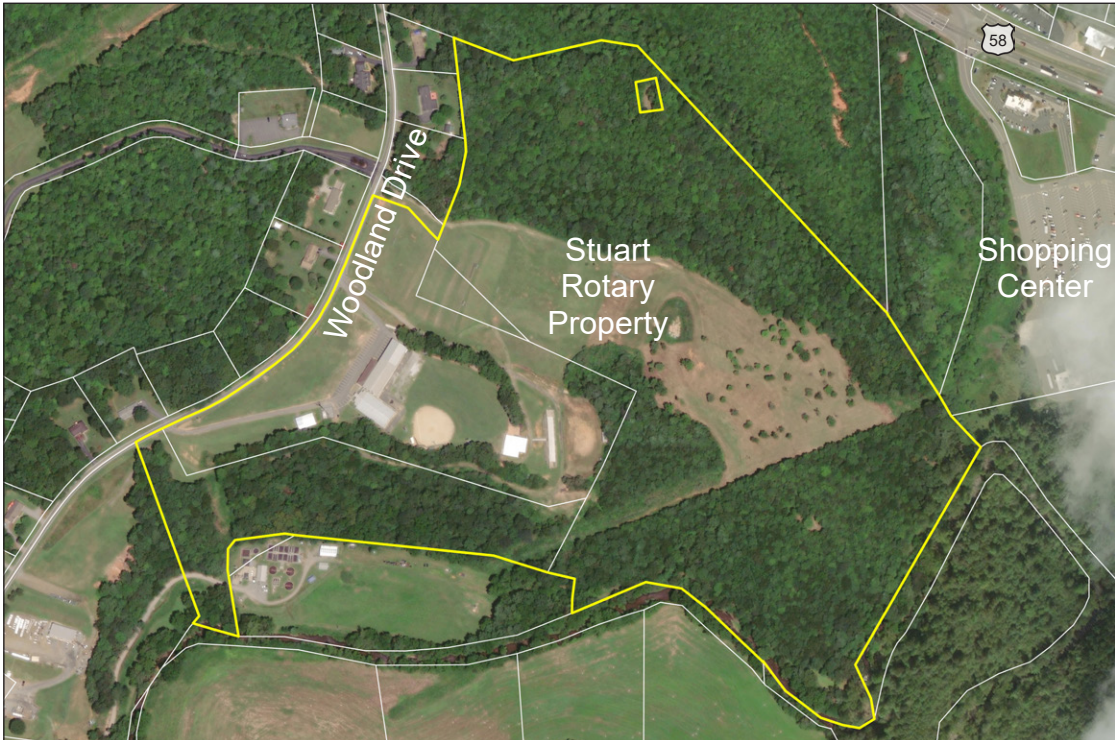
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PROJECT DESCRIPTION



Stuart is a town located along Route 58 in Patrick County. The Stuart Rotary property is in the east corner of the town (above) and consists of approximately 75 acres (below).



PROJECT DESCRIPTION

Design Process

The design process began with a stakeholder input session on February 19, 2020 in the Hooker Building in Stuart. During that visit the CDAC team and Stuart Rotary Club members discussed their broad vision for the entire property, pedestrian and bicycle connectivity, and access to surrounding outdoor recreation destinations, such as the Mayo River Rail-Trail. CDAC visited several key sites including the ballfield, wooded areas, Mayo River waterfront, remnants of the former hydro-electric dam, the Staples family cemetery, and recreational fields. A site visit, photographs, and input from the stakeholders created a comprehensive foundation that the CDAC team used to develop two preliminary conceptual site master plans for the Stuart Rotary property.

Following the onset of the COVID-19 pandemic, the design team presented the preliminary design concepts virtually on April 13, 2020. Following the presentation, community members provided feedback about what they (dis)liked about each design. Final design concepts were presented virtually on June 2, 2020.

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



CDAC project manager Nick Proctor (left) and student designer Amelia Hulshult (right) meet with Stuart Rotary members during a site visit on February 19, 2020.

PART 1: FINAL DESIGN CONCEPT

FINAL DESIGN CONCEPT

Site Master Plan

Design Description

The site master plan envisions the Stuart Rotary property as a place for entertainment, community gathering, and outdoor recreation. The design utilizes the existing infrastructure, expansive woods, and scenic South Mayo River to create spaces for the community to gather for special events, camp, walk, hike, bike, and more. The major design elements of the site master plan include an amphitheater, concession stand near the existing demolition derby and recreational fields, tent camping, wooded walking trails, an extension of the Mayo River Rail Trail, dog park, and vehicle entrance improvements from Woodland Drive.

Realigned Entrance and ADA Walking Path:

A new digital sign and planting bed is proposed along Woodland Drive. The entrance area in front of the Hooker and Memorial Buildings is improved by redirecting the western entrance to a 90-degree entrance off of Woodland Drive. The parking lot is also reconfigured and paved to accommodate 60 total parking spaces. An ADA paved walking path is added that loops in front of the buildings, around the perimeter of the baseball field, past the stables and viewing areas at the derby, and back around the baseball field to the side of the Hooker Building. This path is a quarter mile loop that is accessible for exercise for those with special mobility needs.

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Amphitheater

The amphitheater is capable of holding about 2,000 spectators and is located on an existing bowl-shaped hillside to the east of the recreational fields. The hillside offers tiered seating and a plaza closer to the stage and a curved path with viewing platforms at the top of the amphitheater. People with lawn chairs can sit on the grass between the tiered seating and upper curved path. The tiered seating is capable of seating about 200 spectators for smaller performances.

The stage area is a covered timber-framed structure. At the top of the amphitheater is the Amphitheater Welcome Building (see focus area 1). This welcome building has accommodations for spectators such as ticket sales, restrooms, and a first aid room.

Demolition Derby Spectating Enhancements

The seating at the demolition derby area is expanded to have more seating for spectators, including bleachers and paved viewing areas, an improved stage, a concession stand, and an ADA concrete ramp (see focus area 2). The concession stand building has a concessions window, restrooms, and outdoor seating. There is a new plaza with shaded seating and additional barriers to buffer people from the vehicles in the derby pit. A new ADA ramp located adjacent to the concession stand offers access from the lower soccer field to the upper soccer fields and other areas of the property. The road to the derby area is improved with gravel.

Primitive Camping

The design depicts two tent camping areas and an outlined area to later expand camping opportunities if desired. The first tent camping area is along the “ridge”,

FINAL DESIGN CONCEPT

a predominately flat area along the tree line east of the Amphitheater Welcome Building. There are 10 camping spots that have a tent pad and parking spot. The tent camping pads are finely crushed gravel and are edged with wood frames to keep the gravel from washing away or mixing with the grass. A one-way gravel paved loop wraps the camping area, and each camping spot has a space to park a vehicle. This camping area is adjacent to a hammock area, which is on the interior of the one-way loop. Everyday visitors or campers can enjoy swinging from a hammock to read a book or relax.

The second camping area is located along the extension of the South Mayo River Rail Trail and takes advantage of the scenic views for a more immersed camping experience. There are eight total camping spots at this second location and are only walk-in accessible, meaning campers will have to park at the Hooker Building and hike down to them.

Walking/Hiking Trails

Building on the existing informal walking trail network, additional wooded paths are added in the northern and southwestern woods. The trails are dirt paths and wide enough for multi-use, such as multiple hikers, dog walkers, and bikers. The trails respond to localized changes in topography and in some cases require switchbacks in order to negotiate steep terrain. There are also spur hiking trails that branch off from the multi-use dirt trails. The spur trails, which are geared toward hikers, are more rugged and might require more effort to hike. Along the trails in the northern woods are plant identification tags that highlight native species. Other interpretive signage can be installed that might provide supplemental environmental education information.

South Mayo River Rail Trail Extension

In addition to the wooded walking trails, an extensions of the Mayo River Rail Trail is proposed along the southern border of the property. The trail is paved and relatively flat for easy access. There are four ADA accessible overlooks along the Rail Trail where visitors can sit and enjoy the scenic river. A small park is located at the bend in the river, located at the southern most edge of the property. This small, wooded park has several benches, places to hang hammocks, two overlooks, and educational signage to tell the story of the first DC power plant in the area. The Rail Trail then leaves the property and heads east behind the Walmart.

Spur Trail and Dog Park

At the southeast edge of the property, there is a spur trail from the South Mayo River Rail Trail toward the Walmart parking lot. Along this ADA trail is a proposed dog park that is located on land owned by Patrick County. There is potential to collaborate to develop the dog park. The dog park is enclosed by a fence, has ample space for dogs to run and play, and has separate areas for small and large breed dogs. There is a small, finely crushed gravel walking loop with benches and access to water via Rhodey Creek.

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

Stuart, VA: Stuart Rotary Park
Conceptual Site Master Plan

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- Key**
- A Main Entrance and Parking*
-Expanded to include 60 total spaces
 - B Hooker Building/Stuart Rotary*
Memorial Building Complex
 - C Baseball Field*
 - D Animal Barns and Demolition Derby Stands*
 - E Demolition Derby Area*
 - F Concessions Building
-ADA ramp to lower soccer field/parking
-Concessions building with restrooms
 - G Soccer Fields
-Improved seating between fields
-Permanent score boards
-Combination field layout system
-Parking area; 40 spaces
 - H Field Parking
 - I Amphitheater Welcome Building
-Ticket window
-Restrooms
-Small office/first aid room
-Showers for tent camping
 - J Outdoor Amphitheater
-1,000+ person seat capacity
 - K Tent Camping-Ridge
-10 Tent spaces
-Vehicle access
-Area to hang hammocks
 - L Tent Camping- Water's Edge
-8 Tent spaces
-Walk-in access
 - M Trails; 3.0 miles total
-Wooded Walking Trails; brown; 1.4 miles
-Hiking Trails; dashed; 0.5 miles
-ADA Upper Loop; around ballfield; 0.25 miles
-South Mayo River Rail Trail; 0.60 miles
-Rail Trail to Woodland Drive; 0.25 miles
 - N Staples Family Cemetery*
 - O Future Expansion of Mountain Bike Trails
 - P South Mayo River Rail Trail Extension
 - Q Small Park with Benches
 - R Trail Connection to Walmart Shopping Center
 - S Dog Park (Patrick County property)
 - T Realigned Entrance
 - U Access Road; Service Vehicles Only
 - A* Existing Feature
 - A Perspective Viewshed



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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Final Design Concept
Site Master Plan
June 2, 2020

- Key**
- A Amphitheater Welcome Building
 - Ticket window
 - Restrooms
 - Small office/first aid room
 - Showers for tent camping
 - B Parking; 6 spaces
 - C Path to Lower Soccer Field
 - D Path to Ridge Tent Camping
 - E Area to Hang Hammocks
 - F Tent Camping Space
 - G ADA Amphitheater Spectating Zone
 - H Outdoor Seating with Tables/Umbrellas
 - I Path to Lower Amphitheater Seating
 - J Upper Amphitheater Walkway



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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Final Design Concept
Focus Area 1: Amphitheater Welcome Building
June 2, 2020

Focus Area 1: Amphitheater Welcome Building with Parking and Tent Camping Access
 The Amphitheater Welcome Building is located at the top of the Amphitheater. It houses a ticket booth, concession stand, first aid, restrooms, and showers for tent campers. It is accessible by a path from the west, which leads to the grassy parking area near the soccer fields and to the walkway leading to the small parking area in front of the Welcome Building, where handicapped parking is located. The concrete plaza at the front of the Welcome Building is inlaid with a brick detail, which can contain bricks in honor of those who have donated to the building or the amphitheater. The plaza offers places to sit, whether it be benches, at the shaded picnic tables, or along the top viewing areas. The back curved path and viewing platforms allow easy access to enjoy the view over the amphitheater and back to the mountains, or to a show held below. There is a central path that leads from the back of the plaza down to the lower portion of the amphitheater.



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Perspective 1: Amphitheater with Covered Stage, Access Road, Terraced Seating, and Amphitheater Welcome Building

The lower portion of the amphitheater holds the stage, plaza, tiered seating, and a sound booth area. Guests can comfortably sit along the seating walls to view a performance or dance along with the music or set up chairs on the lower plaza. Along the back of the stage is a gravel access road not only for performers to easy move equipment, but also for visitors to walk along down to the South Mayo Rail Trail.



The amphitheater welcome building envisioned with a central breezeway and with rooms on either side for accommodations.



The stage is a timber frame and open air design.



Tiered seating is located at the bottom of the amphitheater. The upper area provides grass seating and upper viewing platforms.



Dedication bricks that show donors' names are a detail in the amphitheater welcome building's plaza.

Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Final Design Concept

Perspective 1: Amphitheater with Covered Stage

June 2, 2020



Perspective 2: Tent Camping; Ridge

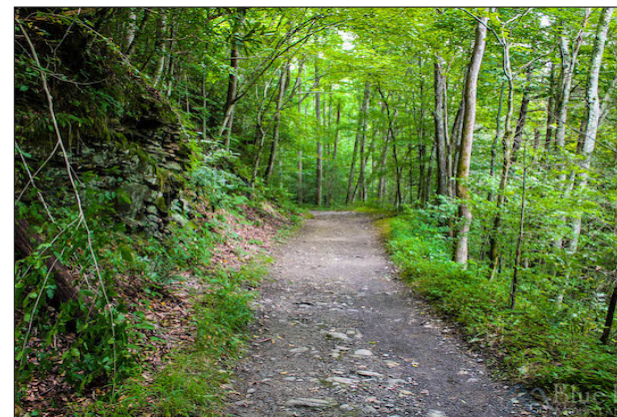
The semi-cleared ridge offers spaces for activities such as tent camping, biking along the gravel trail into the wooded trails, or relaxing in the hammock area. A smaller gravel path leads from the one-way access loop to the amphitheater welcome building.



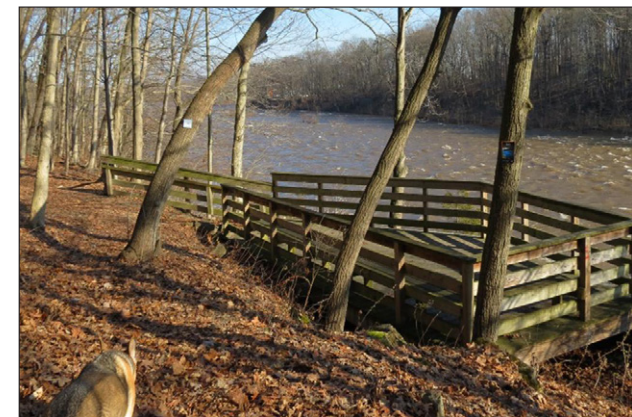
Tent spaces have areas to park and an area to set up tents. The pads are made from finely crushed gravel and have wooden edges.



Trails are multi-use to allow for mountain biking.



Wooded trails are wide enough to safely have bikers and walkers.



Along the Rail Trail are accessible river overlooks to enjoy the view.



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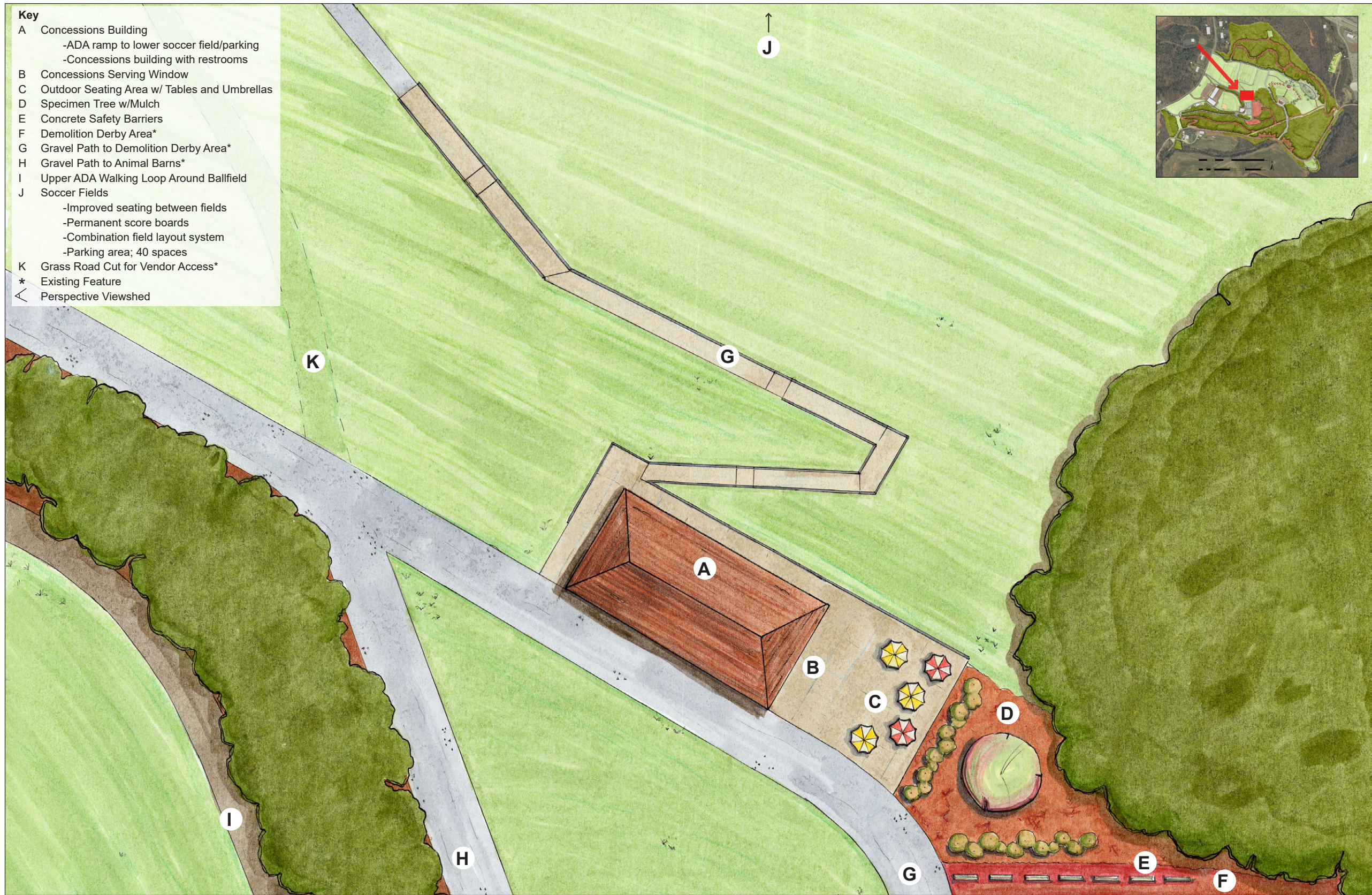
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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Final Design Concept
Perspective 2: Tent Camping; Ridge
June 2, 2020

- Key**
- A Concessions Building
 - ADA ramp to lower soccer field/parking
 - Concessions building with restrooms
 - B Concessions Serving Window
 - C Outdoor Seating Area w/ Tables and Umbrellas
 - D Specimen Tree w/Mulch
 - E Concrete Safety Barriers
 - F Demolition Derby Area*
 - G Gravel Path to Demolition Derby Area*
 - H Gravel Path to Animal Barns*
 - I Upper ADA Walking Loop Around Ballfield
 - J Soccer Fields
 - Improved seating between fields
 - Permanent score boards
 - Combination field layout system
 - Parking area; 40 spaces
 - K Grass Road Cut for Vendor Access*
 - * Existing Feature
 - △ Perspective Viewshed



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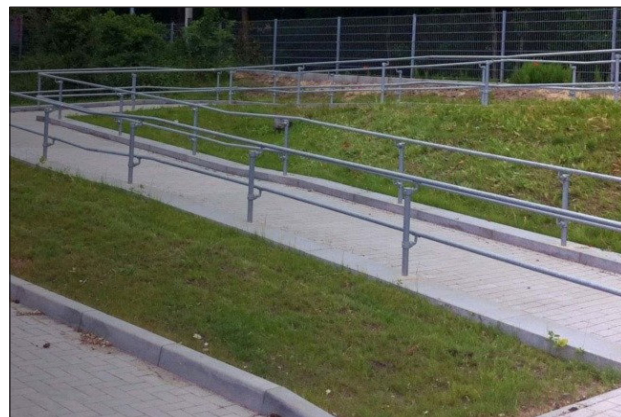
Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Final Design Concept
Focus Area 2: Concessions with ADA Ramp to Lower Soccer Field
June 2, 2020

Focus Area 2: Concessions Building with ADA Ramp to Lower Soccer Field
 The concession area is located at the top of the ridge above the lower soccer fields and adjacent to the demolition derby area. An ADA ramp (G) allows for access from the lower fields to the upper fields or concession area. The concession building (A) has restrooms and concessions. A mulched planted area with shrubbery and a flowering tree (D) provides a safe barrier between the derby area and the outdoor seating (C), to allow for spectators to enjoy their goods from the concessions while watching the derby. Two gravel roads lead from a fork with one leading to the animal barn and upper viewing area of the derby (H), and the other back to the derby area. Along the perimeter of the baseball field is a paved ADA walking loop (I), which circles the field and leads back to the Hooker and Memorial Building.



Perspective: Concessions Building with Restrooms and Picnic Tables
 Overlooking the ridge line from the lower soccer field, the top of the amphitheater can be seen dipping down the slope. The amphitheater welcome building sits at the top of the amphitheater. An additional parking lot is proposed nearby. Two trails lead over to the ridge line to the tent and RV camping spaces.



A concrete ADA ramp is located on the slope between the concession area and the lower soccer fields.



An ADA walking loop is paved for accessibility



A combined restroom and concession building with a small plaza to gather.



The concession area plaza has picnic tables with umbrellas for shade.



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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Final Design Concept
 Perspective 3: Concessions Building
 June 2, 2020

- Key**
- Phase 1
 - Northern Walking & Hiking Trails
 - Passive educational signage by local flora
 - Upper ADA Loop
 - ADA ramp down to the lower soccer field
 - North entrance road redone with fine gravel and is extended to include the camping loop and parking area for future amphitheater building
 - Upper Ridge Camping spots & hammock park
 - Concession & Restroom Building
 - Improvements to Demolition Derby Area (seating, stage, separations)
 - Phase 2
 - Amphitheater stage
 - Amphitheater bottom rock wall seating
 - Access road to behind the amphitheater stage
 - Amphitheater building (concessions, restrooms, tickets)
 - Improved front parking area
 - Reconfiguring the baseball practice field
 - Phase 3
 - Mayo River Rail Trail
 - Extend the amphitheater access road down to the rail trail
 - Lower camping areas by the river
 - Southwest wood walking trail and switchback hiking trail
 - Walking trail to dirt parking by derby area to river camping spots
 - Phase 4
 - Overlooks along the rail trail
 - Rail trail extends behind Walmart
 - Mayo River Rail Trail park by the old power plant
 - Hammock park
 - Educational signage
 - Offshoot from Rail Trail to Walmart trailhead
 - Dog Park
 - Phase 5
 - Expansion of camping and trails



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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Final Design Concept
Phasing Plan
June 2, 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 around the amphitheater. Additional trees will help frame the stage while also providing shade for spectators during special events once the trees mature. Inter-planting these trees with young natives will sustain forest cover in the years to come.

Pollinator Plantings:

Pollinator plants are interspersed with shrubs in many of the designated planting areas. The pollinator plant selection assists in boosting ecological variety and value throughout the Stuart Rotary property 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 initial planting, they 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 the Stuart Rotary Club 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 Patrick County Senior Area Forester:

Kevin Keith, Senior Area Forester
Virginia Department of Forestry
276-634-8046
103 West Blue Ridge Street
Stuart, Virginia 24171

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

NOTE: Due to mid-project travel restrictions implemented as a response to the COVID-19 pandemic, soil samples were not able to be taken. Soil samples should be taken prior to installing any plant material.

Stuart, VA: Stuart Rotary Park
Conceptual Site Master Plan

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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 to 16 feet
Spread: 8 to 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 to 35 feet
Spread: 20 to 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 a 2-4" 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



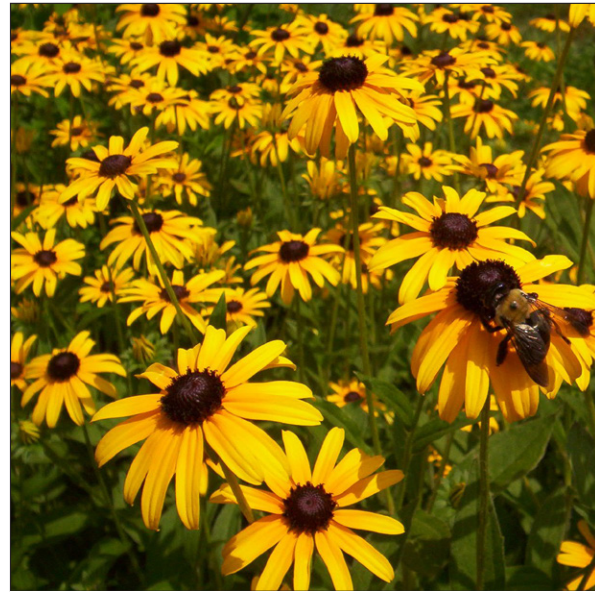
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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Final Design Concept
Planting Palette: Trees
February 25, 2020



Black-Eyed Susans, *Rudbeckia hirta*

It is 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 to 3 feet
 Spread: 1 to 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.

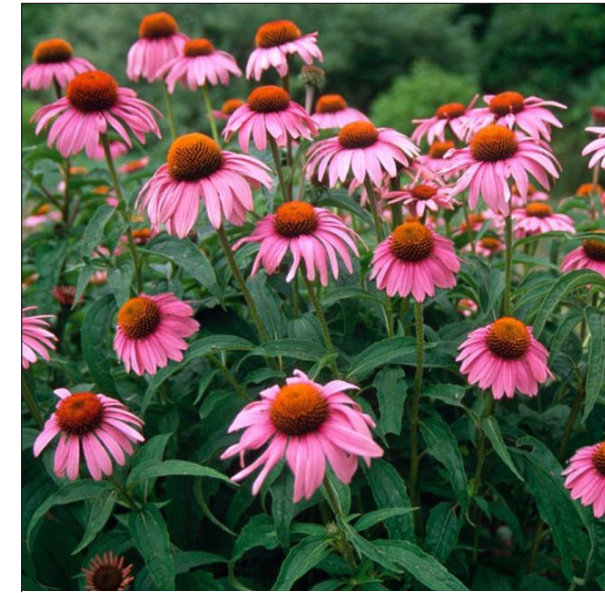
Height: 4 to 6 feet
 Spread: 2 to 3 feet
 Bloom Time: September to February
 Bloom Description: Purplish-red
 Sun: Full sun
 Water: Dry to medium
 Maintenance: Low
 Suggested Use: Native Planting



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



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 to 5 feet
 Spread: 1 to 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.

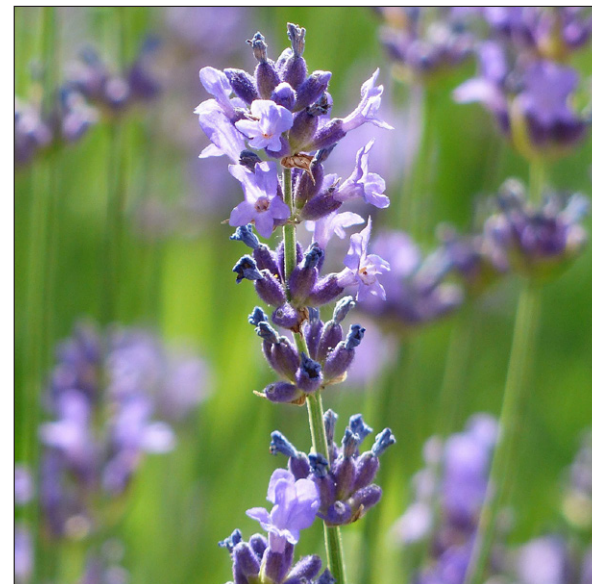
Height: 2 to 4 feet
 Spread: 2 to 3 feet
 Bloom Time: July to August
 Bloom Description: Red
 Sun: Full sun to part shade
 Water: Medium to wet
 Maintenance: Medium
 Suggested Use: Herb, Native Planting, Rain Garden



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 to 3 feet
 Spread: 0.75 to 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 to 3 feet
 Spread: 2 to 4 feet
 Bloom Time: June to August
 Bloom Description: Purple
 Sun: Full sun
 Water: Dry to medium
 Maintenance: Medium
 Suggested Use: Herb



Yarrow, *Achillea millefolium*

Best grown in lean, dry to medium, well-drained sandy loams in full sun. Plants do well in average garden soils and tolerate poor soils as long as drainage is good. Plants also tolerate heat and drought.

Height: 2 to 3 feet
 Spread: 2 to 3 feet
 Bloom Time: June to September
 Bloom Description: White
 Sun: Full sun
 Water: Dry to medium
 Maintenance: Medium
 Suggested Use: Native Plantings



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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Final Design Concept

Planting Palette: Meadow/Pollinator Plants

February 25, 2020

PART 2: SITE INVENTORY AND ANALYSIS

SITE INVENTORY AND ANALYSIS

Overview

The site master plan for the project consists of four parcels owned by the Stuart Rotary Club and is approximately 75 acres. The design process also explored potential connections to various public areas nearby, such as the Walmart shopping center or the existing South Mayo River Rail Trail.

There are three vehicular entrance points along Woodland Drive which runs along the northwest boundary of the site. For the purpose of the inventory description and the analysis, later in the report the site is split into sections; 1) Northern Woods, 2) Southern Woods, 3) Southwest Woods, 4) Demolition Derby Area, 5) Semi-Cleared Open Space, 6) Soccer Fields, 7) Baseball Field and Fair Grounds, and 8) Front Parking Area. Each area of the property offers opportunities and/or constraints that guided design decisions.

Northern Woods:

The boundary of this area runs along the north and northeast property line, stops at the utility easement, along the semi-cleared open space, and past the soccer fields to Woodland Drive. The area contains the Staples Family Cemetery, which is accessible by a single lane dirt road. Off the dirt road is a cleared wooded trail that leads back to a vehicle access road north of the soccer fields. Due to the lush greenery and existing trails, the northern woods offers space to expand the trail network and educational opportunities via tree tags or by adding environmental education signage.

Southern Woods:

South of the power line easement is the southern woods. There is a cleared wooded trail from the south corner of the semi-cleared open area down to the South Mayo River. This trail follows the river initially southeast before turning north, eventually connecting to the south east corner of the semi-cleared open space. At the bend in the river is a clearing with old wells and remnants of the former DC power plant, Stuart's first electric power plant. This area has great potential to be used for riverside camping, walking, biking, water overlooks, or fishing along the South Mayo River.

Southwest Woods:

The southwest woods is the steepest portion of the site and is located between the Hooker Building and the water treatment plant. There is a power line easement that cuts north-south through the west portion of the woods. There is a cleared and leveled vehicular dirt access road that connects Woodland Drive to the demolition derby area. Though the terrain is more rugged than other portions of the property, this area is suitable for hiking along the ridge.

Demolition Derby Area:

The demolition derby area has an old stage to the east that overlooks the pit. The pit has concrete barriers that enclose the space where the demolition events are held. In addition to the concrete barriers there is a metal chain link safety fence. A large set of bleachers, which seats approximately 1,800 people, looks over the pit. The bleachers are a combination of wood and aluminum. There is a grassy slope behind the bleachers that ends at a gravel road adjacent to the animal barns. This area has the

SITE INVENTORY AND ANALYSIS

opportunity for additional seating on the existing slope. There is a flat section north of the derby area which would be an appropriate location for any additional structures. Special attention will have to be made to separate pedestrian, vehicle, and demolition derby events

Semi-Cleared Open Space:

The semi-cleared open space runs from the eastern edge of the lower soccer fields to the power line easement. Portions of this area slope to the south while others are flatter along the “ridge”, which is a flat area along the north to northeast portion of the open space. There are a few scattered trees along the ridge and down along the slope. There is a vehicle access dirt road that terminates at the northern corner of the area. This area offers the opportunity for a larger amphitheater or other types of gathering along the ridge line.

Soccer Fields:

The two soccer fields are located just off of Woodlawn Drive and separated by a steep slope. There are two vehicle access points off Woodland Drive to the fields. One access point is located on the north side that terminates at the lower soccer fields. The second access point is on the south side which runs along the upper fields and down the slope in the southwest corner of the lower fields. There is a concrete ramp with metal railings on the south of the upper soccer field that grants provides access to the upper parking lot. This ramp is not ADA accessible. There is an opportunity for additional grass parking on the lower portion of the soccer fields and an ADA ramp from the upper field to lower field to improve accessibility.

Baseball Field and Fair Grounds

Behind the Hooker Building and the Stuart Rotary Club Memorial Building is the baseball field. The field is also used to host Patrick County’s annual fall fair. Animal barns are located east of the field where periodic livestock shows take place. There is a gravel roadway behind the animal barns that eventually meanders to the vehicular access road south of the lower soccer fields.

Front Parking Area:

The parking lot in front of the Hooker Building is a mixture between both paved parking and gravel parking spaces. A cell tower is located on the western edge of the parking area and scout building. There is opportunity to formalize and expand front parking.

Stuart, VA: Stuart Rotary Park
Conceptual Site Master Plan

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- Key**
- A Hooker Building/Stuart Rotary Memorial Building Complex
 - B Front Parking Area
 - C Baseball Field and Fair Grounds
 - D Animal Barns
 - E Demolition Derby Area
 - F Soccer Fields
 - G Staples Family Cemetery
 - H Northern Woods
 - I Semi-Cleared Open Space
 - J Water Treatment Plant
 - K Southwest Woods
 - L Southern Woods
 - M Walmart Shopping Center
 - N Old Hydroelectric Dam and Wells
 - Mayo River
 - Stuart Rotary Property Line
 - Power Line Utility Easement



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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Site Inventory and Analysis
Site Aerial
April 13, 2020



The main entrance and parking for the Hooker Building.



A path in the woods south of the Hooker Building and ballfield that eventually connects to the south side of the demolition derby area.



The ballfield and parking behind the Hooker Building. Restrooms are located in the yellow building on the right.



Looking down the slope toward the demolition derby area. The structure in the middle has fallen into disrepair and needs improvements.



A view of the South Mayo River near where the South Mayo River Rail-Trail is expected to go.



The flat knoll/ridge may be a suitable area for RV or tent camping.



A path in the woods north of the soccer fields.



The Staples Family Cemetery.



The soccer fields. There is limited ADA access between this field and the lower field (to the right of this image).



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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Site Inventory and Analysis
Existing Site Images
April 13, 2020



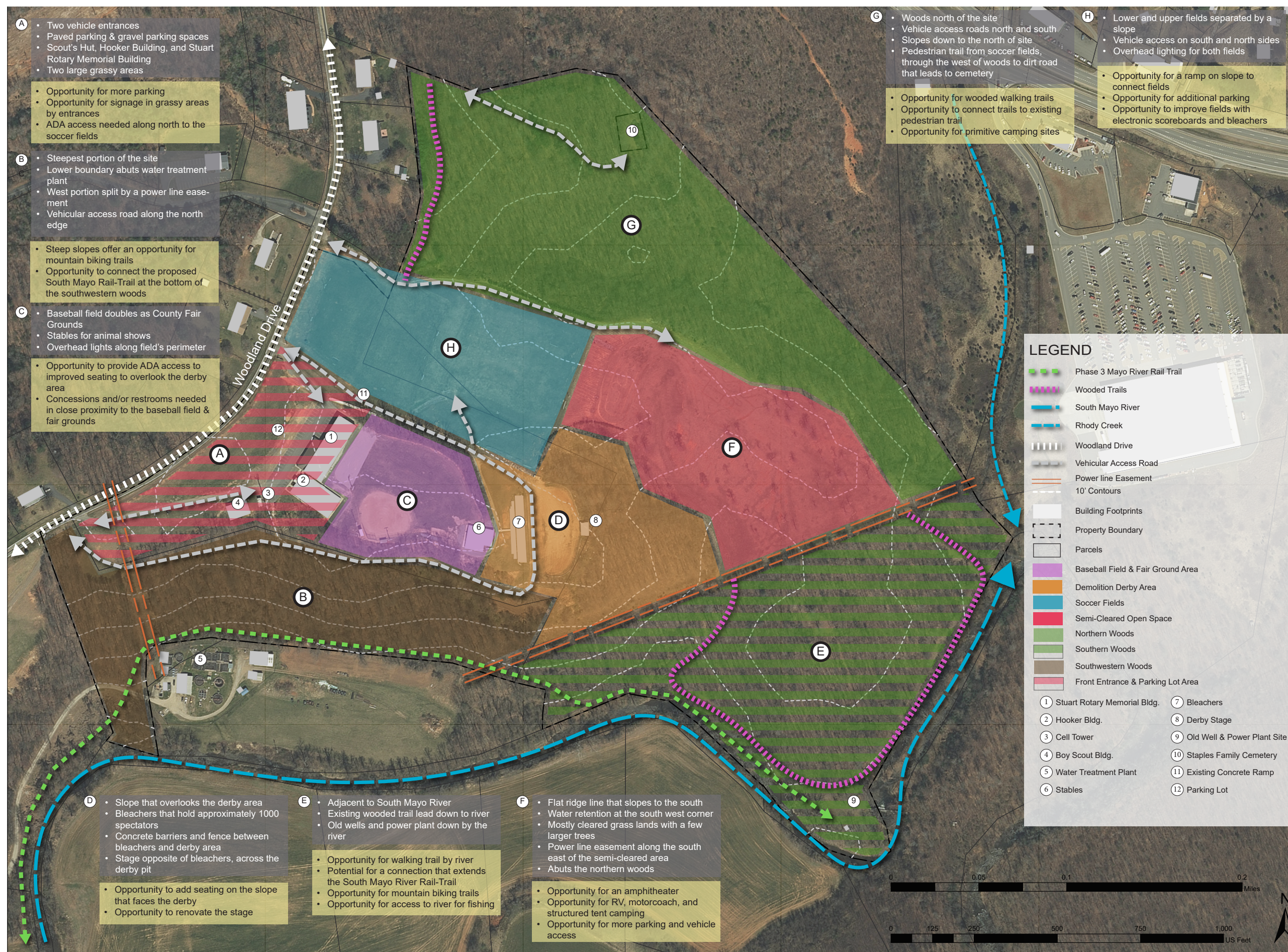
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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Site Inventory and Analysis
Site Analysis
April 13, 2020



**PART 4:
PRELIMINARY
DESIGN CONCEPTS**

PRELIMINARY DESIGN CONCEPTS

Preliminary Design Concept 1: Entertainment-Focused

Design Description

Preliminary concept 1 focuses on utilizing the vast property for special events and entertainment-focused activities. The rolling hills and wooded areas provide ample opportunities for gathering, performance areas, outdoor recreation, and exercise. Many of the existing open areas are located on slopes that act as a “natural” amphitheater and spectating area with minimal grading or changing of the existing slope. Once implemented, this plan positions the Stuart Rotary property as a premiere performance and outdoor recreation venue in Patrick County.

Amphitheater

The design accommodates large community events revolving around a proposed amphitheater that is located on the south-facing slope of the semi-cleared area. The amphitheater is large and holds over 1,000 people. The amphitheater stage is a covered post-frame structure with integrated speakers and stage lighting. Equipment trucks are able to access the stage via a gravel road that follows the tree line to the east. Trees are planted around the lower portions of the amphitheater in order to hide the access road as well as give the feeling that the amphitheater is nestled in the woods. The trees also provide shade from the southwestern sun once they mature.

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In front of the stage is a concrete plaza that provides both a seating opportunity and designated area to dance to the music. Additional seating is available in the form of tiered seat walls that transition to more informal grass seating toward the top (north) of the amphitheater. There is a central staircase which connects the stage and concrete plaza to a sound tent and welcome building. The uppermost portion of the amphitheater is ADA accessible and has more formalized seating options. The amphitheater has a welcome building at the top, which contains a ticket booth, concessions, restrooms, first aid, and a shower room for campers. The top perimeter of the amphitheater is heavily vegetated with shrubs, flowering trees, and perennials. There is van accessible ADA parking spots along the improved northern entrance road which is paved.

Camping

The paved access road provides access to both the amphitheater welcome building and camping. Just beyond the amphitheater welcome building the road splits into a one-way loop along the “ridge” of the semi-cleared area. The camping in this concept is more formally structured. There are 8 large paved spaces for larger recreational vehicles (RVs). There are 8 additional tent spaces along the northern edge of the loop. The spaces can be reserved for large events at the amphitheater or reserved by permit other times of the year.

Outdoor Classroom

The outdoor classroom is tucked away in the woods to the east of the amphitheater. It is accessible by a paved pathway leading from the amphitheater welcome building. The outdoor classroom is a cleared space with room for a open pavilion and seating for smaller sized gatherings. Scouts or school groups could hold classes in the space

PRELIMINARY DESIGN CONCEPTS

to learn about local flora and fauna. The outdoor classroom could also be used for smaller events such as poetry readings or workshops.

Trails, South Mayo River Rail Trail, Park

The South Mayo River Rail Trail is proposed to run along the southern perimeter of the property. Once implemented, the extended rail trail is a wider and paved multi-use trail. A spur connector trail extends past the property boundary along Rhodey Creek to a trailhead at the Walmart parking lot. At the southern most point of the property where the river bend is a proposed park. The park has benches to sit and enjoy the river. Interpretive educational signage tell visitors about the old wells, DC power plant, and local flora and fauna. There are four wooded walking trails that branch in various directions and provide additional hiking opportunities. With the exception of one, all trails reconnect hikers to the semi-cleared area where the amphitheater and camping is located. Another series of wooded trails wander through the northern woods and offer access to the Staple's Family Cemetery and back around to the soccer fields.

Following is the preliminary conceptual site master plan, perspective, and precedent images.

Stuart, VA: Stuart Rotary Park
Conceptual Site Master Plan

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- Key**
- A Main Entrance and Parking*
-Expanded to include 60 total spaces
 - B Hooker Building/Stuart Rotary*
Memorial Building Complex
 - C Baseball Field*
 - D Animal Barns and Demolition Derby Stands*
 - E Demolition Derby Area*
 - F Concessions Building
-ADA ramp to lower soccer field/parking
-Concessions building with restrooms
 - G Soccer Fields
-Improved seating between fields
-Permanent score boards
-Combination field layout system
-Parking area; 40 spaces
 - H Field Parking
 - I Amphitheater Welcome Building
-Ticket window
-Restrooms
-Small office/first aid room
 - J Outdoor Amphitheater
-1,000+ person seat capacity
 - K RV and Tent Camping
-8 RV spaces
-8 Tent spaces
 - L Wooded Walking Trails
 - M Staples Family Cemetery*
 - N Environmental Education Outdoor Classroom
 - O South Mayo River Rail-Trail Extension
 - P Small Park with Benches
 - Q Trail Connection to Walmart Shopping Center
 - * Existing Feature
 - A Perspective Viewshed



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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

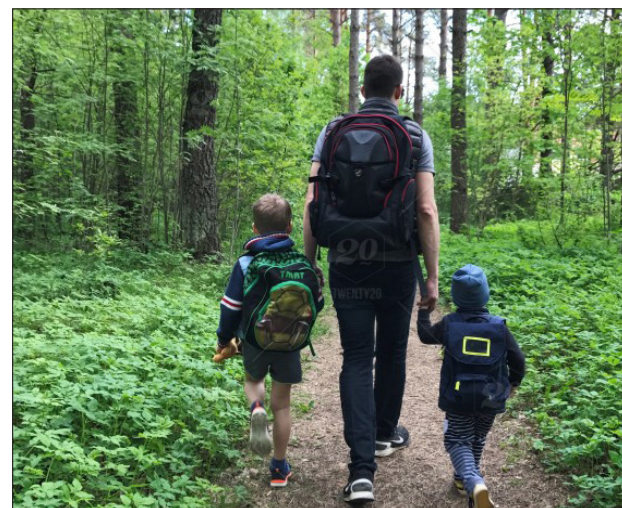
Preliminary Design Concept 1: Entertainment-Focused
Site Master Plan
April 13, 2020



Perspective: Amphitheater with Field Parking, Welcome Building, and RV Camping
 Overlooking the ridge line from the lower soccer field, the top of the amphitheater can be seen dipping down the slope. The amphitheater welcome building sits at the top of the amphitheater. An additional parking lot is proposed nearby. Two trails lead over to the ridge line to the tent and RV camping spaces.



Camping just beyond the amphitheater entrance can accommodate large motorcoaches for camping.



Trails through the woods have a dirt surface and are a great place to get out with friends or family.



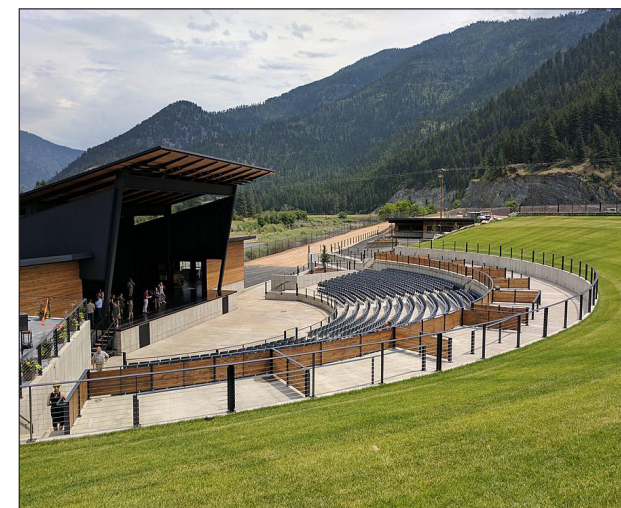
A combined concession/restroom building with covered areas to gather.



Outdoor environmental education classroom that can be used by clubs or school groups in the area. There are benches, a small platform to instruct from, and an educational kiosk.



The amphitheater welcome building is the 'grand entrance' to the amphitheater. It has covered areas, restrooms, ticket sales, and a small office/first aid room.



The amphitheater has a covered stage with tiered seating and ADA access on the top and bottom.



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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Preliminary Design Concept 1: Entertainment-Focused
 Perspective and Precedent Images

April 13, 2020

PRELIMINARY DESIGN CONCEPTS

Preliminary Design Concept 2: Outdoor Recreation-Focused

Design Description

The Stuart Rotary property is largely undeveloped, has rolling topography, and a mix of open and wooded areas. This combination makes the property an excellent opportunity to enhance access to outdoor recreation in both Stuart and Patrick County. Preliminary Design Concept 2 uses outdoor recreation as a foundation in order to highlight the property for exceptional scenic qualities.

Camping

The design offers different experiences of camping. Most of the camping areas are located along the “ridge” of the semi-cleared area. A paved access loop wraps the perimeter of the ridge. There are five back-in spots for medium-sized recreational vehicles (RVs), four smaller yurt platforms located in the field, and four platform tent spaces. The platform tents each have a parallel parking spot along the looped access road. Along the northern portion of the ridge, there are nine traditional tent camping spaces with gravel pads. For more experienced campers, eight tent spaces are located down by the South Mayo River for a more wilderness feel. These tent spots are walk-in access only and vehicles must be parked by the Hooker Building. All campers have access to a bathhouse located on the access road along the ridge.

Picnic Pavilion

The picnic pavilion 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. There is parking off the roadway and paved walking trails to the pavilion. Adjacent to the pavilion is a trailhead for the various biking and walking trails around the property.

Mountain Biking

Along with camping, the design offers mountain biking opportunities for beginner to intermediate riders. The mountain bike trails are wide to allow two riders to pass safely and the majority of them are separate from the walking trails. Mountain bikers are able to access the trails from the rail trail extension on the south side of the property or park in the parking spaces next to the picnic pavilion. The trail from the picnic pavilion trailhead offers a beginner trail down to the lower wooded trails and two spurs that go to a skills track and an bike obstacle course. The southern woods have a longer beginner trail and a second wooded skills track that connects at each end of the trail.

Hiking Trails, South Mayo River Rail Trail Extension, and Park

The South Mayo River Rail Trail is proposed to extend along the southern perimeter of the property. This is a wider and paved multi-use trail. A spur trail extends from the rail trail along Rhodey Creek to a trailhead at the Walmart parking lot. At the southern most point of the property where the river bends is a proposed park. A paved loop at the park leads to a small shelter with seating and a hammock garden where users can enjoy the scenery of the river while relaxing in a hammock. There are three wooden decks that overlook the river.

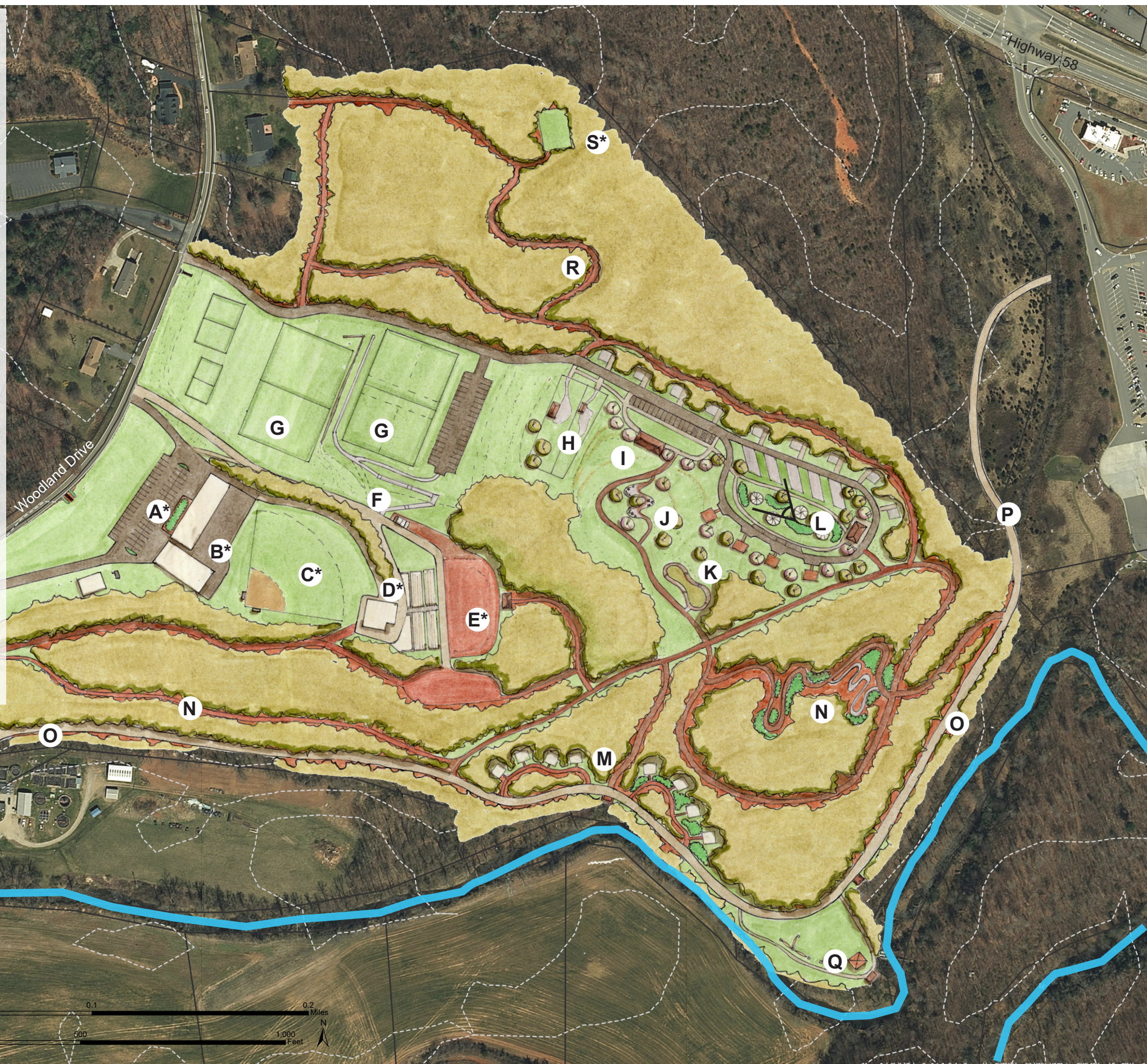
PRELIMINARY DESIGN CONCEPTS

Dog Park

A dog park is located west of the picnic pavilion near the camping. The dog park contains two dog runs; one for larger dogs and one for smaller dogs. Visitors are able to park at the lower soccer fields parking lot or the picnic pavilion parking lot to access the dog park. Trees are strategically placed in the dog runs to offer shade from the southern and western sun. There are also smaller shelters for dog owners to sit under while their dogs play. There are water spouts available where owners can refill water bowls or clean off dirty paws before leaving the park.

Following is the preliminary conceptual site master plan, perspective, and precedent images.

- Key**
- A Main Entrance and Parking*
-Expanded to include 60 total spaces
 - B Hooker Building/Stuart Rotary Memorial Building Complex*
 - C Baseball Field*
 - D Animal Barns and Demolition Derby Stands*
-Additional bleachers
-Additional standing room area
 - E Demolition Derby Area*
 - F Concessions Building
-ADA ramp to lower soccer field/parking
-Concessions building with restrooms
 - G Soccer Fields
-Improved seating between fields
-Permanent score boards
-Combination field layout system
-Parking area; 40 spaces
 - H Dog Park
-Small dog run area
-Large dog run area
 - I Picnic Pavilion with Parking
-14 standard spaces
-2 ADA spaces
 - J Mountain Bike Obstacle Trail
 - K Mountain Bike Skills Course
 - L Ridge Camping
-5 Pull-behind camper/RV spaces
-4 Small yurts
-9 Tent spaces
-Bath house
 - M River Camping; walk-in access only
-8 Tent spaces
 - N Mountain bike trails
 - O South Mayo River Rail-Trail Extension
 - P Trail Connection to Walmart Shopping Center
 - Q Small Park with Benches
-Small shelter
-Hammock garden
 - R Wooded walking trails
 - S Staples Family Cemetery*
 - South Mayo River
 - * Existing Feature
 - ^ Perspective Viewshed



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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Preliminary Design Concept 2: Outdoor Recreation-Focused Site Master Plan

April 13, 2020



Perspective: Yurt and Tent Camping

From the center of the camping ridge line looking up toward the soccer fields, there are small yurts in the center of the semi-wooded area, back in RV spaces to the left, and tent camping spaces nestled back in the northern woods (right). In the distance there is a picnic pavilion with parking where some of the mountain bike trails begin. The dog park sits just past the picnic pavilion.



The dog park has designated areas for both large and small dogs visiting the property.



Small yurts are a unique outdoor camping experience that provides a year-round experience.



Platform tents provide a flat, level surface to pitch a tent or rent out tents for campers to use.



Mountain bike trails can be found throughout the site master plan and have a dirt surface.



There is a simple picnic pavilion located near the camping, dog park, and mountain bike obstacle course. Grills or a water foundation can be added as an additional amenity.



Pull-behind campers, smaller than RVs, are a great camping alternative to tent camping.



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Stuart, VA: Stuart Rotary Park Conceptual Site Master Plan

Preliminary Design Concept 2: Outdoor Recreation-Focused

Perspective and Precedent Images

April 13, 2020

PART 5: APPENDIX

APPENDIX

Meeting Notes

Stakeholder Input Session

February 20, 2020; 10am-12pm meeting; 12-1pm walking the site
Stuart Rotary Club
264 Woodland Drive
Stuart, VA 24171

Input Survey Results: Broad support for the following design elements:

- Outdoor educational classes
- Dog walking areas
- Paved and dirt paths
- Picnic tables
- Additional concessions
- Camping
- Restrooms with flush toilets

General Program Considerations

- Do not “compete” with the elements in DeHart Park (15 acre park), but rather offer different program elements
- Accommodate larger group activities (to meet County needs) rather than individual activities
- General safety concerns about individual program elements
- Primitive camping concerns of litter and maintenance
- Want more community input for program elements
 - Anna to help revise and distribute survey
- ADA accessibility (parking and for the fair)

Design Elements to Include:

- Wooded walking areas
- Paved walking paths
- Larger group activity spaces
- Mountain bike park paths
- Camping (primitive and recreation vehicles (RV)
- Amphitheater – multi-use (outdoor music venue 1000+ people; summer plays; parking to accommodate)
- Disc golf
- Walkway from upper to bottom soccer fields
- Connection to Rail Trail

Design Elements to Avoid:

- Child playgrounds
- Basketball courts
- Tennis courts

APPENDIX

- Swimming pools
- Community gardens
- Mud bogging
- Amphitheater under 1000 people (do not want to compete with the downtown amphitheater, Hazelwood, or Dominion Valley)

Potential best location for certain design elements:

- Camping in the wooded area to the north
- Camping along the South Mayor River
- Mountain biking in the steeper areas of the woods
- Rail Trail Connection along the southern property line
- ADA path from upper to lower soccer fields
- Amphitheater below the second soccer field in an effort to utilize the existing slope

Existing Site Elements to not alter:

- Animal barns and demolition derby seating
- Demolition derby area; enhancements would be okay
- Hooker Building, Memorial Building, and building where the Scouts meet
- Cell towers
- Staple's Family Cemetery (along the northern boundary)

Moving Forward:

- Concept 1: Recreation; no large amphitheater
- Concept 2: Entertainment; large amphitheater

APPENDIX

Meeting Notes

Preliminary Design Presentation

April 13, 2020; 6:00-7:30 pm
Virtual Meeting via Zoom

General:

- Would like to see the two concepts merged so that there is biking, walking, and hiking trails

Trails

- Trails would be something that would be used
- Low cost
- Easy to implement
- Ease of maintenance
- Final Design Revisions
 - Mix between hiking and biking

Camping

- Concerns about maintenance and operations, cleaning up
- Beach music festival; 145 campers
- There are means to get people checked in and out but would have to be thought through
- Final Design Revisions
 - Quantity: less camping overall; 15 spots total
 - Type: Primitive camping instead of RVs/yurts
 - Location:
 - 10 spots on “ridge”
 - 3-4 spots on either side of existing access road along the river
 - Total: 15-18 spaces
 - Indicate future spaces near “N” of Concept 2

Amphitheater

- Concerns about maintenance
- Coronavirus may impact the success if implemented too soon; concerned about what concerts look like in the future
- Other music venues – don’t want to compete
 - Dominion Valley Park
- Final Design Revisions
 - How it looks on master plan: render lowest section; include dotted line that indicates future expansion of amphitheater
 - Indicate on site master plan for a future phase
 - Phasing
 - Start with mobile stage w/ chairs
 - Gradually build up
 - Include welcome center building
 - Tickets

APPENDIX

- Restrooms/shower for primitive camping
- Micro-flush toilets; bring in portable toilets for large special events
- Adjust scale so that it doubles as the outdoor education classroom
- Size of amphitheater structure itself
 - Timber-frame structure (FloydFest Stage)
 - Covered
 - Speaker frames brought in by an outside vendor or permanently installed

Dog park

- Want to move down by the creek or river; northeast corner.
- Want it more expansive, not structured like a run
- Dogs need access to water. The tributary creek to the South Mayo River could be a good spot
- Final Design Revisions:
 - Location: On Patrick County property north of “N” on Concept 2; near Walmart parking lot
 - Show the general area of the fence but not as structured as the preliminary design

Mountain bikes

- Like more of a multi-use approach and not singular on mountain bike
 - No pump track or skills course
- There are better areas around Patrick County for this type of experience
- Better suited for walking trails
- Final Design Revisions
 - Target intermediate and beginner trail; mixed use

Concessions/bathhouse for derby/sports fields

- Final Design Revisions
 - Leave in current location
 - Possible to expand the concession area
 - Lower parking lot by soccer field as grass; not paved

Outdoor Educational Classroom

- Combined with the amphitheater and not as a standalone structure off in the woods

Rail-Trail Connection

- Concerned about safety and crossing over Woodland Drive
- Final Design Revisions
 - Render connection to Walmart as different material as spur
 - Rail Trail turns east behind Walmart

Soccer Fields

- Upper field is one big field; take out two smaller fields against Woodland Drive.
- Lower field is two smaller fields

APPENDIX

Vehicle entrances

- Final Design Revisions
 - Go perpendicular to Woodlawn Drive by Scout Building
 - Abandon end section and revert to field
 - Northern most entrance becomes fine crushed gravel