

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

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Virginia Department of Forestry Urban and Community Forestry Program



19UCF20



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

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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.

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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.

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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)

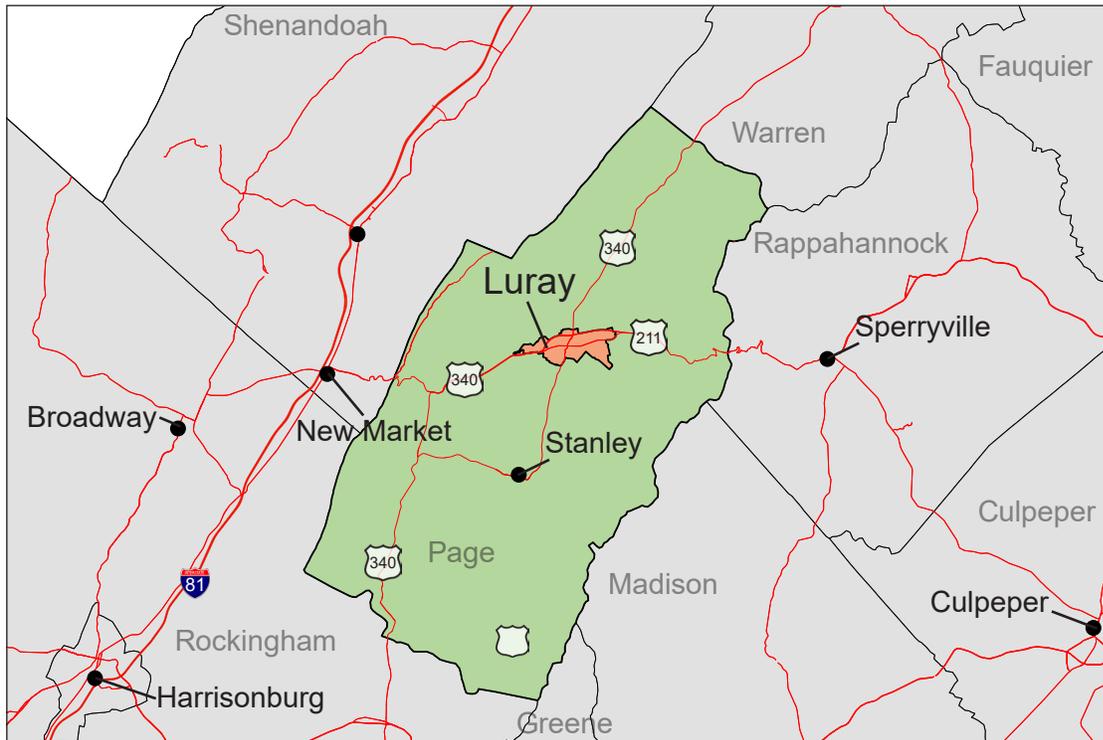
PROJECT DESCRIPTION

Project Location

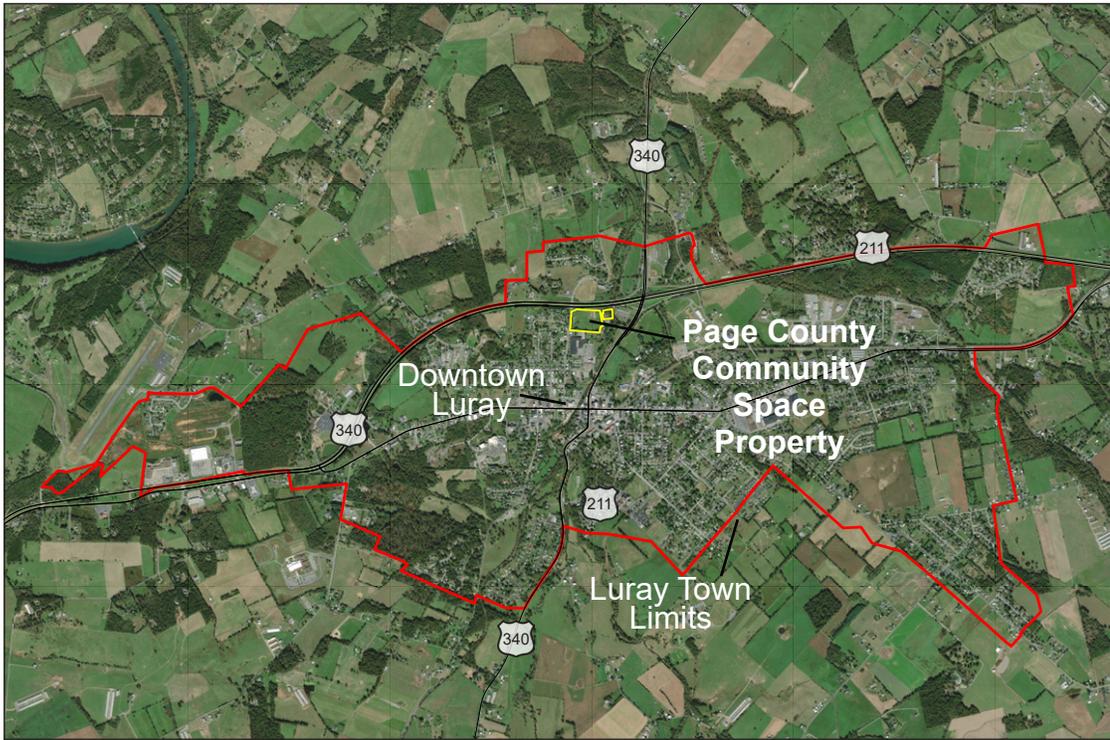


Luray, VA is located in Page County in the northern half of Virginia (above). Two major connectors near Luray are Route 340 and Route 211 which connects Luray to surrounding communities and I-81 (below).

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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).



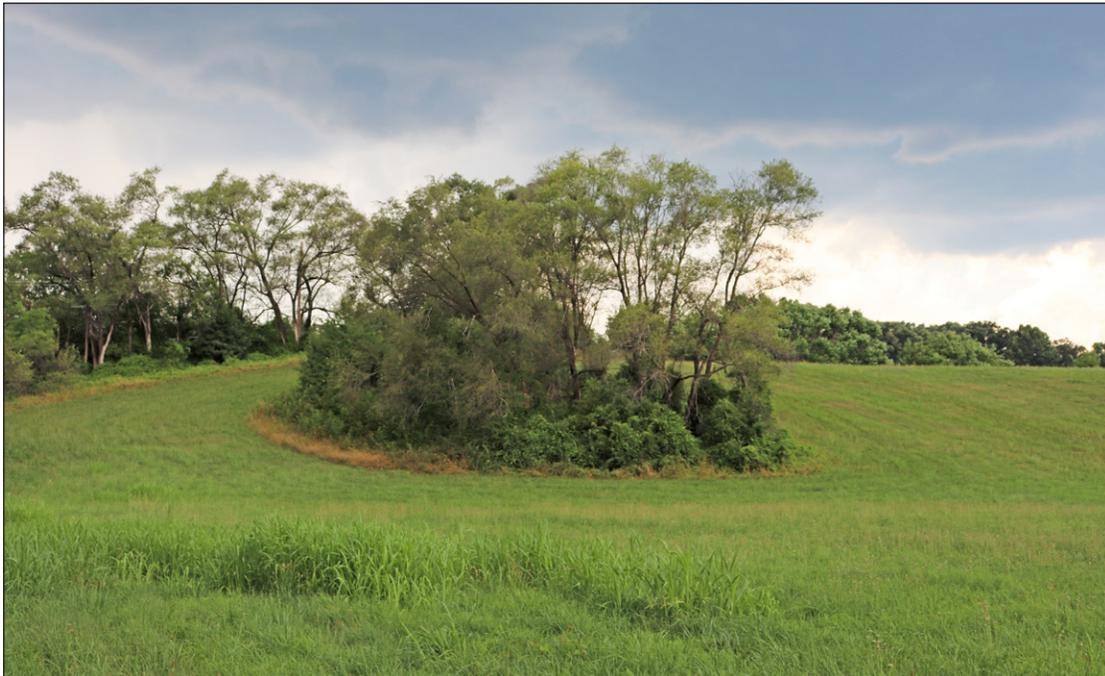
PROJECT DESCRIPTION

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

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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'



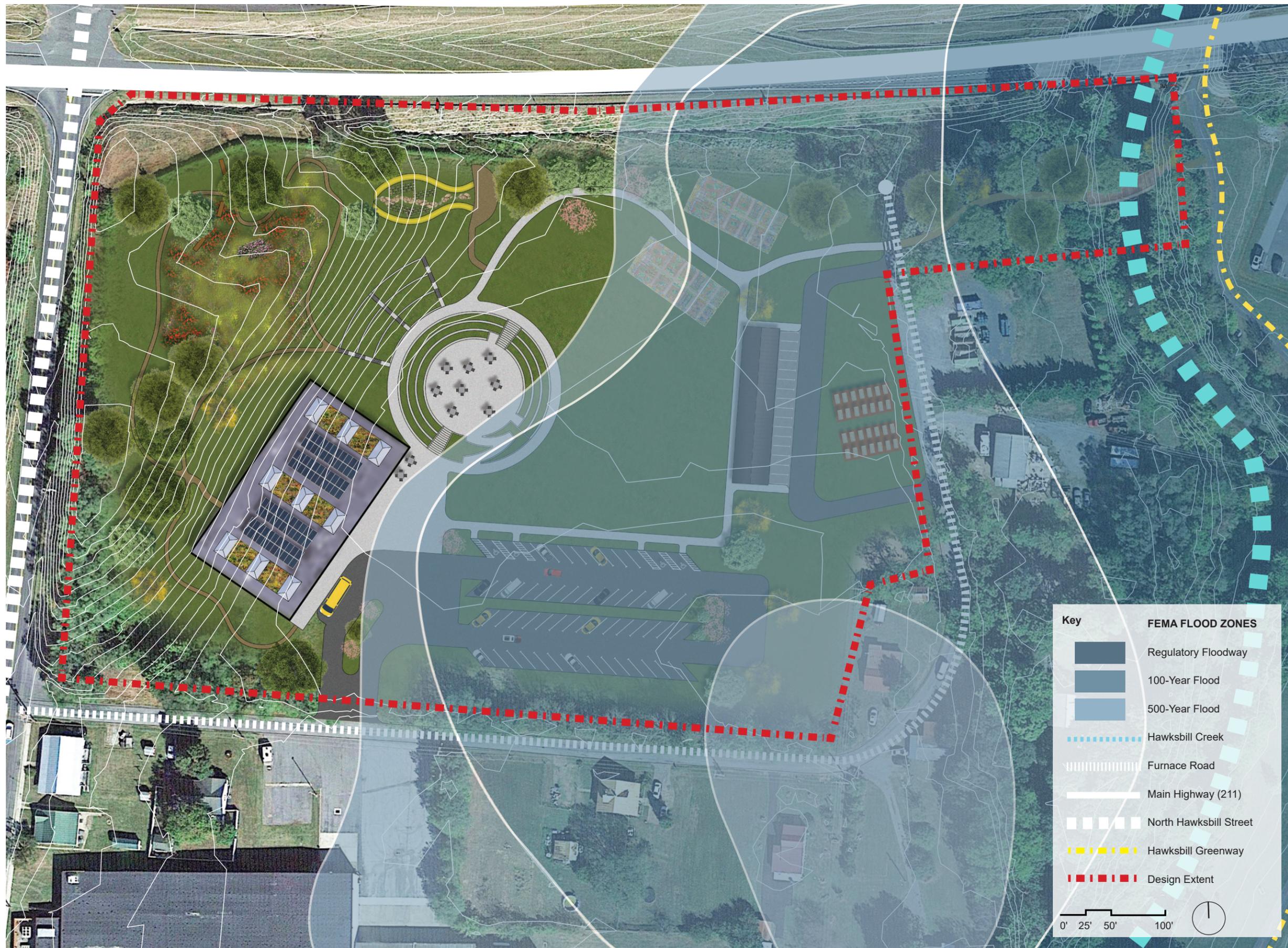
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Luray, VA: Conceptual Plan for the Page County Community Space

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'



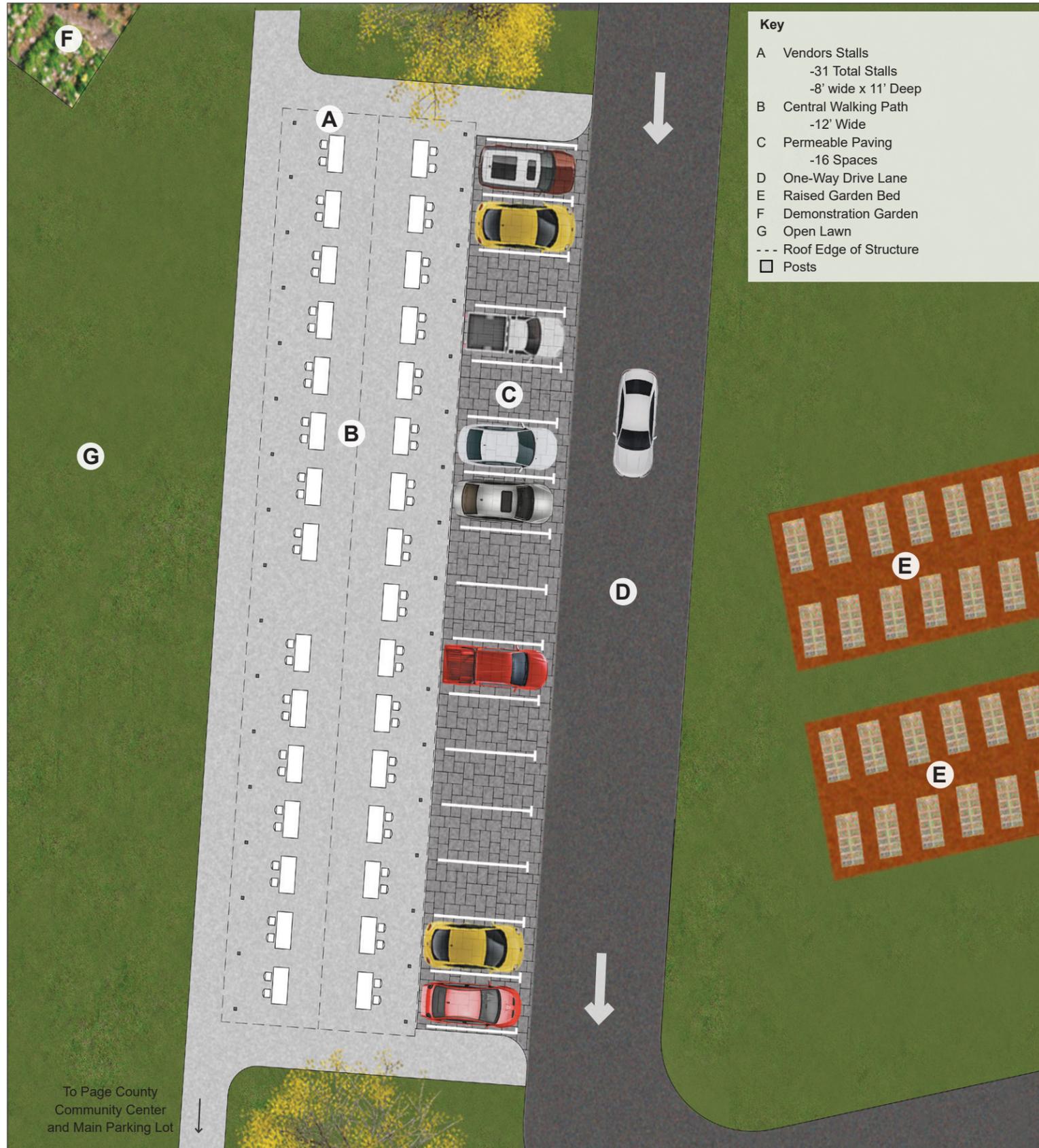
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Luray, VA: Conceptual Plan for the Page County Community Space

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.

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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.



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.



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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.



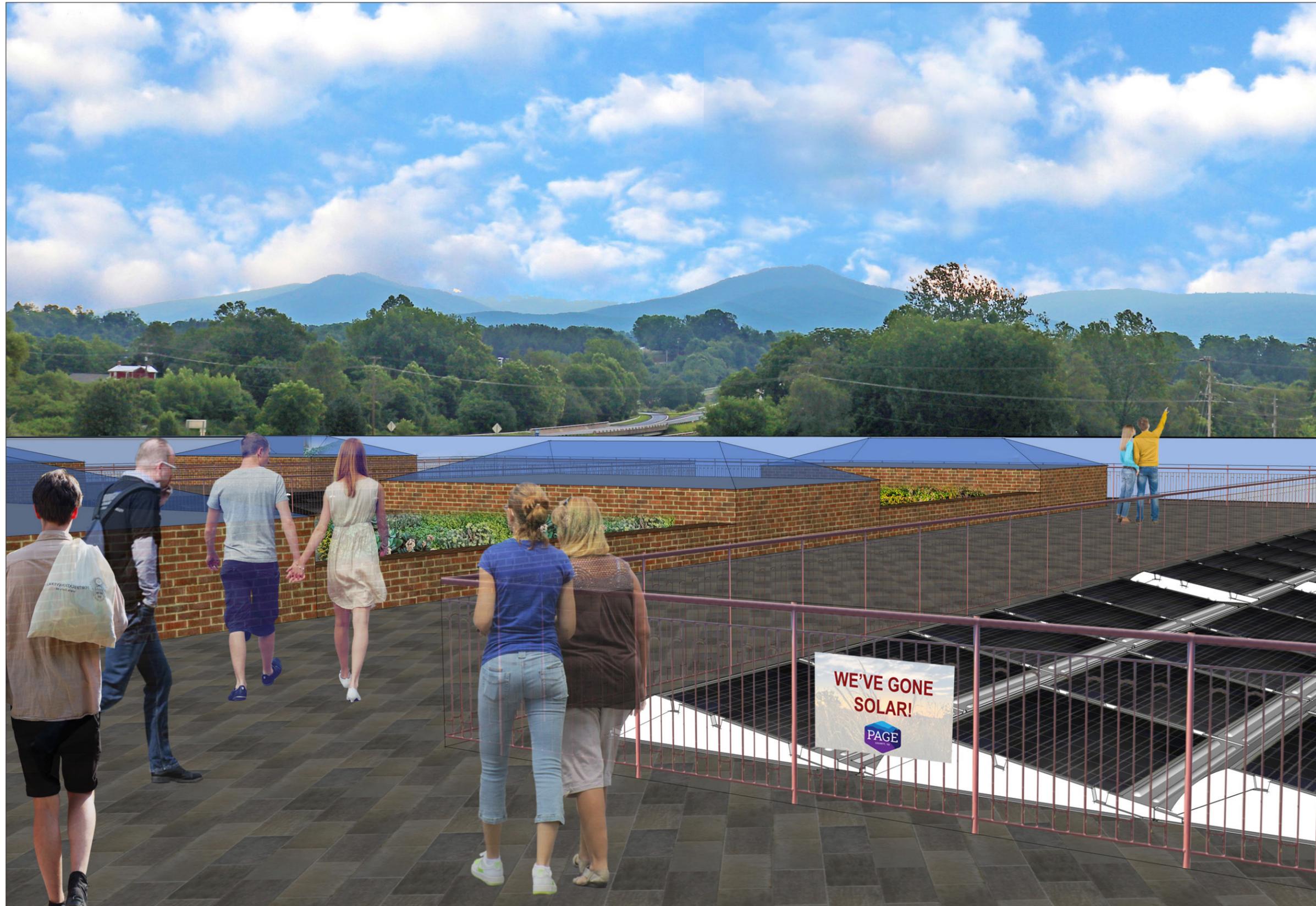
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Luray, VA: Conceptual Plan for the Page County Community Space

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.



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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.



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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

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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



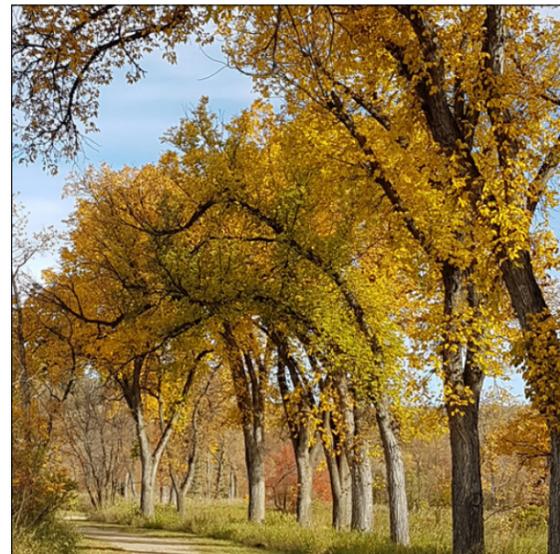
American Hazelnut, *Corylus americana*
The nut is very similar to the commercially sold filbert (hazelnut) and can be used in any general hazelnut recipe. They are especially good for baking and granola.

Height: 10 - 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

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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



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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.



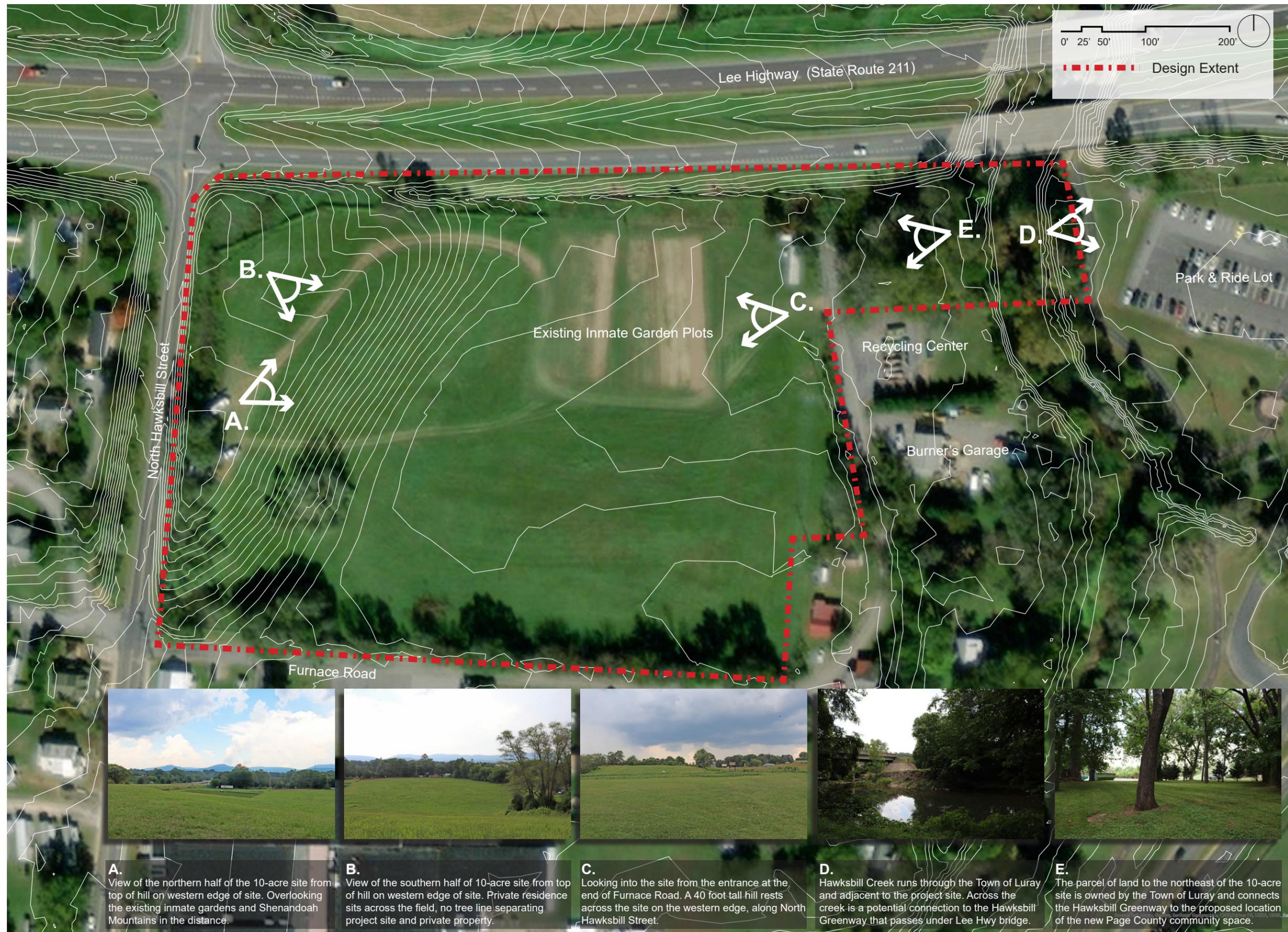
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Luray, VA: Conceptual Plan for the Page County Community Space

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.

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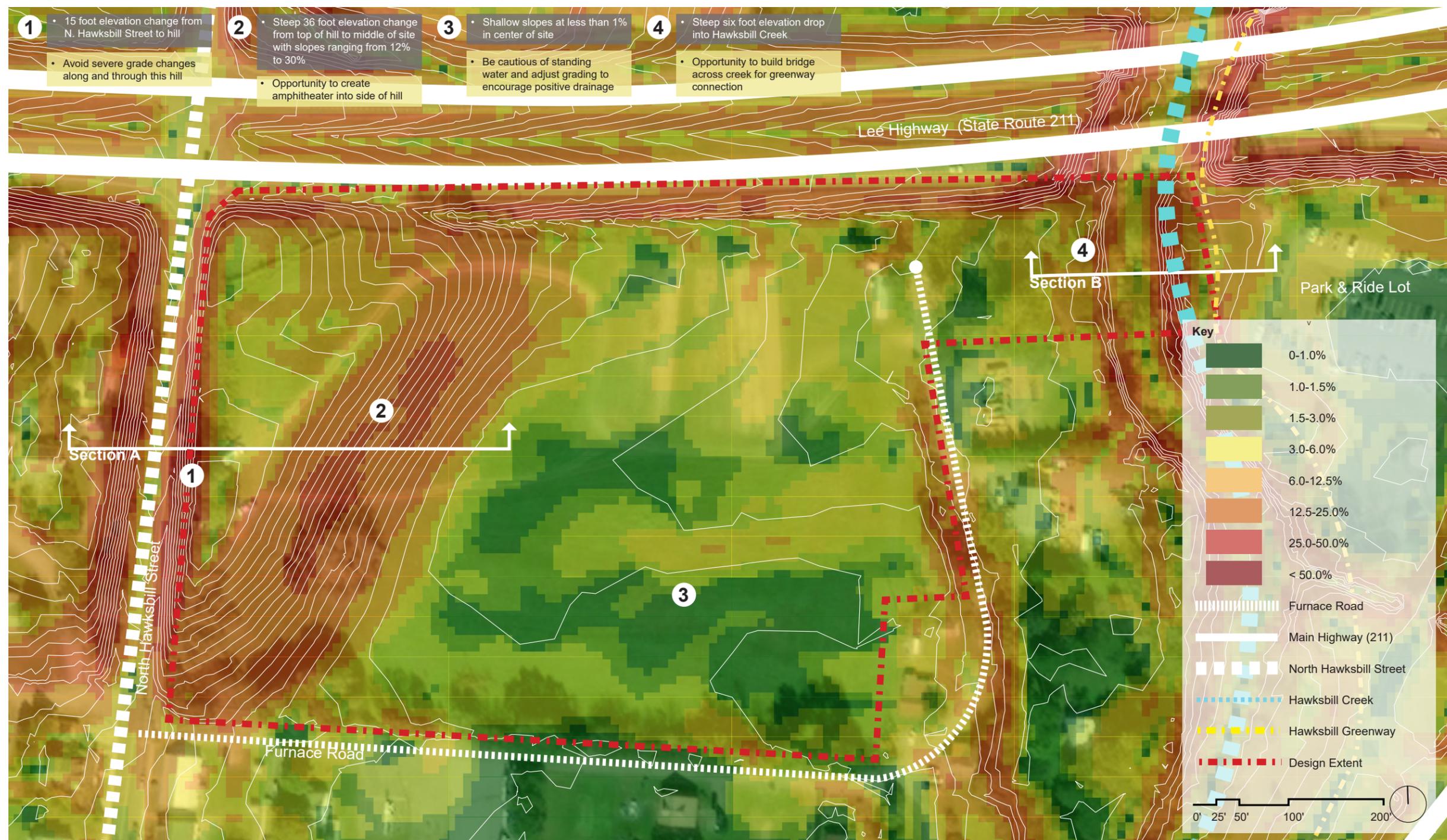
Site Inventory and Analysis
Site Analysis
April 13, 2020



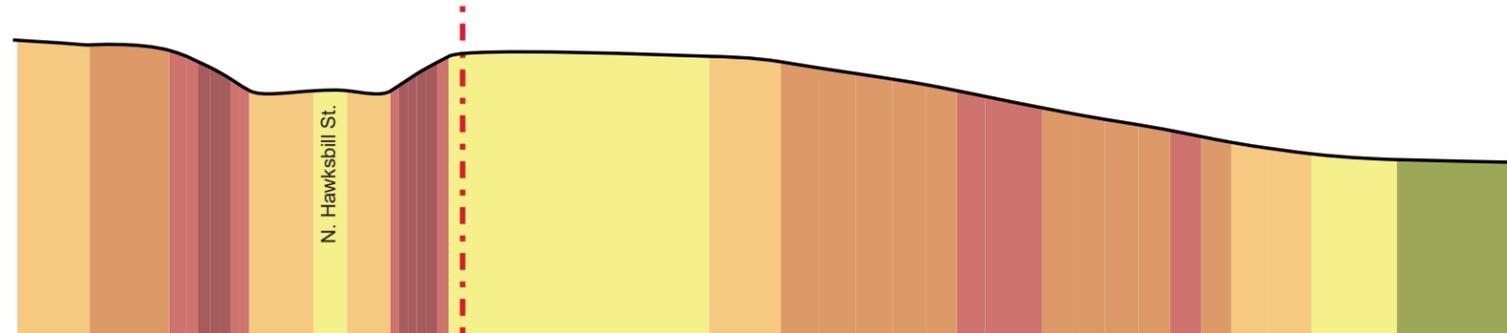
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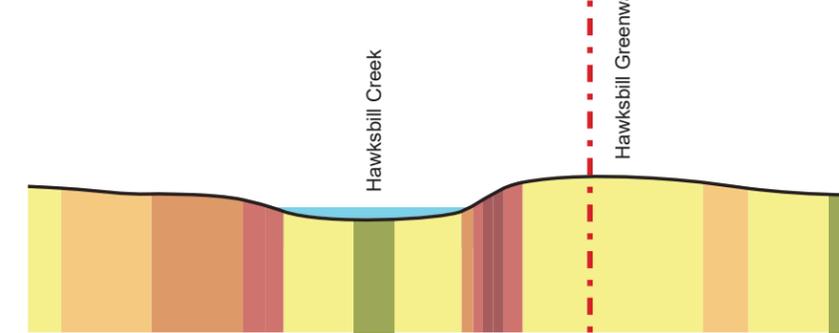
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Section A



Section B



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

Site Inventory and Analysis
Slope Analysis
August 27, 2020



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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

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

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

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'



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.



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.



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.



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.



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

Preliminary Design Concept 1: Bioregional Destination
Perspectives and Precedent Images

August 27, 2020



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

100' 200'



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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.

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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.

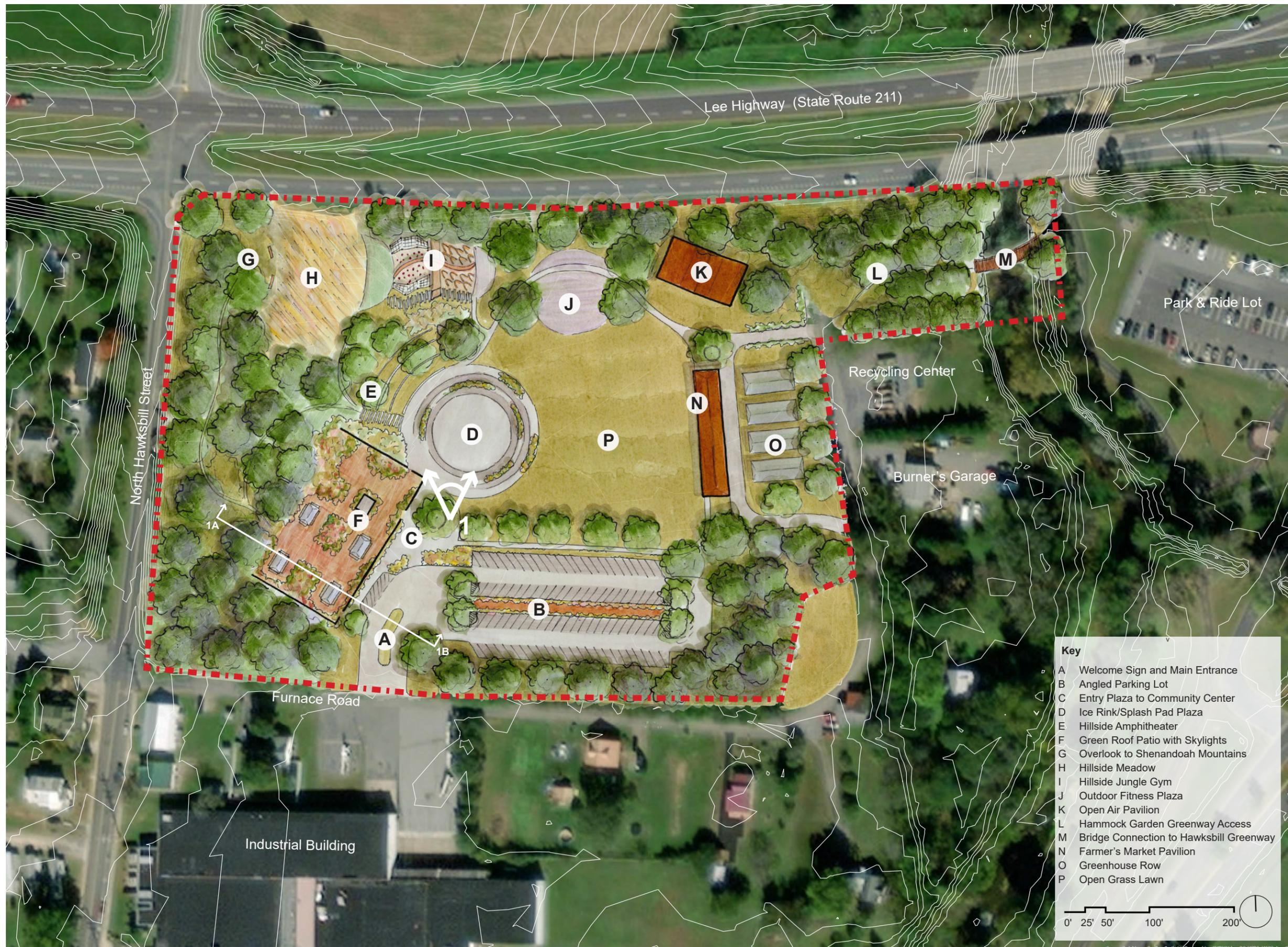
Adjacent to the pavilion is a row of greenhouses that have the potential to serve as indoor market spaces in colder months, extending the season of farmers/artisan markets year-round. Both vendors and users of the commercial kitchen have the option to rent these greenhouses as well to grow various herbs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

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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

0' 25' 50' 100' 200'

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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.

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Key

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

100' 200'



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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

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