Waverly, Virginia
Community Park, Downtown Revitalization, and Entryway Enhancements

Prepared for the Town of Waverly
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community design assistance center
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Waverly is a small town of approximately 2,300 residents, located in Southside Virginia’s Sussex County. Waverly has a history of pine tree and peanut farms, with several former mills in the area as well as a local Carver Peanut Museum. Land was donated for a town park - the Allen W. Gibson Jr. Community Park - and the town of Waverly and its Parks and Recreation Commission approached the Community Design Assistance Center (CDAC) at Virginia Tech for conceptual design assistance for the park as well as conceptual ideas for Waverly's downtown streetscape, a possible town square, and entryway designs. CDAC worked with the town, the Parks and Recreation Commission, and community residents to develop conceptual design ideas for the following three areas:

**Allen W. Gibson Jr. Community Park Conceptual Master Plan:**

The Allen W. Gibson Jr. Community Park already contains a few programmatic elements including parking and four tennis courts. The town and its Parks and Recreation Commission envisioned the addition of several other programmatic elements including a paved walking trail, playground, possibly basketball courts, and a covered pavilion picnic area. Using community input, CDAC developed a conceptual master plan for the park that transformed the tennis courts into a multi-functional space, improved the parking structure, and added a variety of amenities including rest rooms, picnic areas, signs, beautiful plantings, and an entry garden to the adjacent Ruritan fields.

**Downtown Streetscape, Town Plaza, and Farmer’s Market:**

The town of Waverly is interested in enhancing its downtown streetscape. One shop owner is currently working with the Department of Community Housing and Development to improve four buildings on Main Street. The town worked with CDAC to explore conceptual design possibilities for enhancing Main Street’s streetscape with elements such as street trees, improved sidewalks, seating, and pedestrian scale lighting. Additionally, there is interest in a possible farmer’s market and town square adjacent to Main Street.

**Waverly Entryway Conceptual Designs:**

Currently, Waverly has four formal entry signs. These signs could be enhanced and highlighted through plantings. Additionally, if space permits, Waverly could benefit from an improved entry area near the intersection of Main Street and US 460. CDAC worked with the town and community to develop conceptual ideas for enhancing these entries.
Throughout the design process, the CDAC team looked to interweave their design skills with the local expertise of the Waverly community members. The team first visited the site for initial inventory and analysis of the town in November 2011. In the following months, the design team followed a cycle of idea generation, critique, discussion, community review, and concept refinement, resulting in final conceptual plans for each of the focus areas.

Throughout this process, community members were given the opportunity to voice their opinion as the designs matured. Preliminary design concepts were presented to the community for review and feedback in March 2012. Designs were refined into final concepts based on community feedback. Final designs were presented to the community in May 8, 2012.

This short, supporting report was prepared to document the design process and highlight the design ideas developed with the help and direction of the Waverly community.
While conducting the inventory and analysis for the project sites, the CDAC team visited with various town officials as well as conducted independent data gathering. The CDAC team examined walkability, vegetation cover, current land use, building occupancy, pedestrian/vehicle circulation, and connectivity at the town level. This helped the team to identify opportunities and constraints as well as appropriate locations for particular activities to take place. Examples include siting walking trails, locating where a play set should go in the Allen W. Gibson Jr. Community Park, and locating places best fitted for street trees or traffic calming devices.

Critical findings included:

• Waverly has a small town, unique vernacular style that should be incorporated into the design process. This is in reference to facade style and desired color palette.

• There is an unorganized, over-abundance of parking, and vacant gravel lots.

• Parking lots tend to break up a consistent street ‘wall’.

• The town, distance wise, is very bikeable and walkable.

• Destinations throughout the town are not connected by a uniform circulation system.

• US 460 and the railroad’s presence cause challenging connectivity issues.

• There is a lack of civic gathering/event space, whether in the form of green space or plazas.

• While a large part of the population bicycle or walk, many of the sidewalks and roadways are not particularly safe for such activities.

• There are many existing programs that encourage community participation. Places within the town should be identified for such activities to take place.

The following pages graphically depict the above findings.
Pedestrian/Biking Distances

Current Town Circulation Paths

Heavy Highway Traffic

Downtown

Entrance Corridor

Lighter Town Traffic

Park as Attraction

Park as Anchor

US 460

Main Street

Bank Street

Aerial Image Source: Google Maps

Analysis and Inventory
Analysis and Inventory

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

US 460 Entry Corridor Land Use Opportunities

Waverly as a “Home”
Parking Surface Study

Existing Condition Examples
Preliminary Design Concepts

CDAC team member Anne Howell explains some of the paving possibilities at a community meeting.

CDAC Team members Stephen Talley (l) and Nick Proctor (r) present concepts for the US 460/Main Street intersection.

The CDAC team developed two preliminary designs for the Allen W. Gibson Jr. Community Park, downtown revitalization, and entryway designs. These designs were presented to the community for review and comment. Detailed descriptions of each concept and supporting 11x17 drawings can be found on the following pages.
Option 1

Option 1 for the park approaches the design in a minimalistic fashion. As such, it attempts to retain as many of the existing elements as possible and maintain their locations to minimize the amount of new construction required by design changes. Angled parking is introduced to decrease cutting into the woods to provide parking. The proposed parking area will also accommodate four school buses. Marking the entrance to the park is a proposed covered shelter. A proposed park sign is mounted on the side of the shelter, welcoming people to the park. Moving deeper into the park, walking trails provide an enjoyable place for exercise and relaxation. The proposed trails link into the town-wide walking trail system. Distance markers along the trail allow users to track their distance traveled, helping support fitness goals. A children’s playground and gathering shelters are also proposed in the interior of the park away from the street. Groups large and small can come to this shady and quiet area to enjoy the park. Lastly, angled plant buffers are planted against the road. They are angled to maintain visibility in the site and offer seasonal value.

Option 2

Option 2 uses the existing tennis courts as an organizing element in the design. The proposed tennis court design divides the space and allows for a diverse use of the space, creating an axis for the park. Restrooms and two picnic pavilions are added to accommodate large groups of people. A central outdoor space created between the proposed structures is filled with a playground and activity area using JeepersCreepers plantings (see Appendix for more information) for a grass-like surface in the heavy shade of the pine trees. The parking lot is expanded to provide a total of 40 spaces as well as bus parking. Also, park signs are added at the entry as well as to the corner of Bank Street and Norris Avenue. Trails run throughout the park to provide exercise opportunities that also link with the Waverly Trail Network. There are plantings along the trails to provide safety and a beautiful setting in the park. Finally, a proposed entry garden is placed adjacent to the Ruritan fields for a stronger connection to the park.
Option 1: Allen W. Gibson Jr. Community Park

Concept Master Plan

A. Park Entry Sign
B. Angled Parking
C. Ruritan Trail Garden
D. Tennis Pavilion
E. Tennis Courts
F. Picnic Seating
G. Walking Trails
H. Angled Attractive plantings
I. Covered Picnic Shelter
J. Playground

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Option 2: Allen W. Gibson Jr. Community Park

Concept Master Plan

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Streetscape Improvements

Preliminary site visits and analysis of the downtown streetscape revealed to the CDAC team that downtown Waverly had limited sidewalk space, a broken “street wall”, and little to no outdoor spaces for activities and community events. The goals of the streetscape improvement project were to increase walkability, reduce traffic speed to make the downtown safer and more comfortable for pedestrians, provide spaces for different activities and events, and create a more cohesive and widening downtown by completing the street wall.

Preliminary designs included extensions of the sidewalks in particular areas, the addition of street trees, and the creation of designated spaces for the town plaza, Post Office Park, and Farmer’s Market.

Town Gathering

Outlined in the proposal, Waverly expressed a desire for a town plaza of some kind. More broadly, there is a need in the town for public gathering spaces. These spaces are important for civic functions and for people to gather. Sidewalks are typically a basic place for gathering. However, as previously mentioned, Waverly sidewalks are narrow and not conducive to pausing or gathering. During the preliminary conceptual phase of the project, the CDAC team sought to identify places that could be used as “town gathering” places, and identified three potential spaces: (1) the area behind the current Italian restaurant, (2) the avenue to the left of the post office and (3) the front half of the gravel yard between the general store and the driving school on Main Street. These three sites offer great opportunities to vision how the community can use these spaces for more than simply parking. We hope to improve the social capital of the downtown and streetscape.

Waverly Farmer’s Market

The proposed Waverly Farmer's Market will serve as an anchor on Main Street drawing people downtown on a regular basis throughout the year. The market’s purpose is, like the other elements, to give people a place to gather, congregate, and sell local goods that are unique to Waverly. It is intended that this will be a place for people to call their own and embrace. Early design ideas include a town mural done by a local artist, a covered market shelter, a stage, and lawn space for events. The design is intended to be phased over time, allowing for fundraising, property use negotiations, etc.

Plans and support sketches for the downtown revitalization preliminary concepts can be found on the following pages in the order described above.
Sidewalk Extensions

The proposed sidewalk extensions are an integral part of making downtown Waverly a safer place while also creating more space for people to use on the street. Referred to as “bump-outs” in this report, the extended sidewalks make room for street trees to grow and have been known to slow traffic down when applied in downtown areas. Only four total street parking spaces are absorbed by the sidewalk extensions; a worthwhile sacrifice for making the downtown a safer, more walkable place. The continuity and rhythm of Main Street’s street wall is completed by the addition of the Farmer’s Market structure and street trees. This visual continuity helps downtown Waverly read as a connected and complete space, rather than a scattered and sprawled development.
Town Plaza

Based on findings from CDAC's site inventory and analysis as well as from community input, it was evident that a town plaza space was needed. Located behind the existing Italian Restaurant and adjacent to the angled parking lot just off Main Street, the proposed town plaza is designed for a variety of functions. Outdoor seating could be used by the existing restaurant, infusing the area with activity and energy and allowing the town of Waverly to use its valuable downtown spaces. The vacant building next to the restaurant could be transformed into an ice-cream shop or bakery, or other complimentary business. Tree planters behind the building double as seat walls. Improved parking at the nearby office will complete the town plaza and give the space a more refined aesthetic.

A. Improved Parking  E. Existing Italian Restaurant
B. Existing Office  F. Angled Parking
C. Seat Wall Planters  G. Alley for Delivery Access
D. Outdoor Eating Area  H. Ice-cream or Bake Shop

Post Office Park

The idea for a "Post Office Park" started as a "visioning" option for creating public space. It was a means to bring more green into the downtown area. Due to the limited amount of parking that exists there now, the CDAC team thought the space could better serve the community if the existing parking were replaced by a linear community park. The existing parking would shift to the other side of the general store. Handicap parking is shifted to the front of the lot to comply with ADA requirements. Trees, lawn, and eating spaces could benefit the stores in the area, especially if vacant buildings became small cafes, coffee shops, or other compatible uses. The park offers the town a space that celebrates the pedestrian and values community gathering.

A. Post Office  E. Outdoor Seating
B. General Store  F. Improved Parking
C. Vacant Building  G. Postal Delivery Access
D. Green space and brick-paved plaza
Waverly Farmer’s Market

Sited on gravel lot between the general store and the Driver’s School is the Waverly Farmer’s Market. It’s proposed placement is in the front half of the lot closest to Main Street, in a 3-phased implementation. The market serves as a place for civic engagement, community pride, and town gathering.

Phase 1 consists of building three-foot tall tables against the road, allowing merchants to sell merchandise. Parking in Phase 1 is informal, utilizing the gravel surface that already exists. The tables’ presence begins to create, and maintain, the ‘street wall’ that the empty gravel yard did not offer. This first phase allows the community to test out the farmer’s market concept in a way that requires little expense on the town’s behalf. A town mural is also proposed in this phase. The mural, located on the wall of the driving school building, brings color into the site and community. It serves as an anchor, drawing people from downtown into the market. During community events, it serves as a colorful backdrop.

Phase 2 consists of improving the parking surface material and marking the pavement with parking stripes. The parking will serve both the general store and the farmer’s market when in season. Vendor stalls are formalized from gravel to hardened surface with striping. The community lawn is implemented giving the community a formal green space to enjoy.

Phase 3 consists of building the covered market structure. Customers and vendors now have a place to conduct market business, rain or shine. This structure completes the ‘street wall’ effect that was started with the tables in phase one. The market would now run along Main Street and south into the site.
Waverly Farmer’s Market

A. Vendor Stalls
B. Covered Market Structure
C. General Parking
D. Community Mural
E. Expanded Sidewalk
F. General Store
G. Performance Stage
H. Community Lawn
I. Post Office

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When looking at the many assets of Waverly, many of them seem to be disconnected, programmatically as well as physically. It is very important that everything in the town works together as a cohesive whole. Making a step in that direction, the CDAC team began looking at how downtown can become literally connected with the Allen W. Gibson Jr. Community Park and other existing parks.

A town-wide walking trail network begins to do this. Like the farmer’s market, it is proposed to be phased in its implementation.

Phase 1 designates the walking trail system using the existing sidewalks.

Phase 2 identifies where new portions of the walking system should go. Once they have been located, a paint stripe is used to allocate space on the edge of the road for walkers/bikers/runners. This helps with safety as drivers become accustomed to sharing the road with pedestrians.

Phase 3 works with current land owners to allow the town to construct a trail on their property. This will take some cooperation among residents to make it happen.
During the preliminary inventory and analysis for Waverly’s entries, the US 460/Main Street intersection was identified as a critical space for the entrance into the downtown. The intersection’s master plan addresses the entrance as well as overall perception of the town. Goals of the plan include improving the aesthetics of the entrance, making the downtown more visible from US 460, “greening” the entry as there are currently many unused parking lots by the entry, and improving signage for the immediate downtown as well as the corporate limits signs.

A conceptual master plan (see next page) for the intersection of Main Street and US 460 incorporates street trees, additional plantings, an entry park, signature architecture, and large downtown entry signs. The existing signs on US 460 and Route 40 are updated with ornamental plantings and an evergreen backdrop.
Preliminary drawings express the need for a stronger connection to US 460 by addressing the corners of US 460 and Main Street. Also, potential downtown entry sign locations are noted.
The preliminary conceptual designs were refined to their present state through input received from community members and town staff at three different community meetings. Recurring concerns voiced were parking location and availability, health and safety, user-friendliness, creation of town image, and sharing the town’s spirit with passing visitors.

The final conceptual designs work to provide civic gathering spaces that encourage the building of community bonds among Waverly residents. The designs seek to translate the town’s vibrancy into the US 460 interchange, attracting visitors that would otherwise simply pass through.

The following pages contain the final conceptual drawings and ideas generated by the CDAC team in response to community input and design critique. As mentioned earlier, this design process is vision-oriented. The following detailed descriptions demonstrate manageable short-term steps within the bigger picture. For additional support, an Appendix has been assembled with lists of plant materials, downtown street amendments, and soil test results.
The land donated for the Allen W. Gibson Jr. Community Park has the very unique quality of an established tree canopy. While this is an excellent site feature, it also placed some boundaries and constraints on the site such as the inability for grass to grow and very acidic soil conditions since there are so many pine trees. Thus the CDAC team was presented with some exciting opportunities to incorporate shade plants. With forest conservation in mind, the conceptual master plan for the park developed into a dense cluster of amenities to eliminate unwanted tree removal and create a zone for community activities within the park.

Using community input, CDAC developed a Final Conceptual Master Plan for the Allen W. Gibson Community Park. The community expressed (see Appendix for detailed feedback) the need for the following elements after seeing preliminary design options 1 and 2:

- Split tennis courts to allow separate activities within the courts (i.e. basketball and tennis)
- Add restroom facilities on site
- Create two separate picnic facilities: one for large and one for small group gatherings
- Site the playground away from the edge of the park and near a picnic shelter (for safety and visibility)
- Add plant massing along the street at angles to maintain visibility into the park to aid in site security and still allow for beauty and color.
- Create angled parking to conserve the forest land and still allow for ample parking spaces
- Add a Ruritan entry garden to create a formal entry into the Ruritan Fields

The Final Conceptual Master Plan ties all of these elements together to create a Community Park complete with a 40 space parking lot and bus parking, paved and gravel walking trails to accommodate a variety of users, a restroom facility and pavilion to serve the tennis courts as well as picnic tables, and a full playground and swing set adjacent to two picnic shelters. The park is designed to be a place for families or church groups to come for special events, for children to come and enjoy the shade of the pines, and for teens and adults to come for exercise or recreation.
A. Ruritan Trail Garden
B. Angled Parking Lot
C. Entry Signs
D. Basketball Goals
E. Tennis Courts
F. Planters and Seat Walls
G. Restroom Facilities
H. Picnic Shelter
I. Jeeper’s Creepers Plantings
J. Playground
K. Swing Set
L. Buffer Plantings
M. Large Park Sign
N. Main Trail Loop
O. Existing Pine Tree Canopy

Allen W. Gibson Community Park
Conceptual Master Plan
Final streetscape improvements include the refinement of the Waverly Farmer's Market and the introduction of street bump-outs. The street bump-outs serve to create a more pedestrian-friendly environment by slowing traffic and improve the aesthetics of downtown. By doing so, a quaint downtown character is achieved. In whole, much of the preliminary designs did not change, but rather became more detailed. Suggested street furniture and lighting can be found in Appendix D under Downtown Materials. Street tree recommendations can be found in the Appendix as well.
Town Plaza

Using community input, CDAC developed a Final Conceptual Plan for the town plaza. The community critiqued the design and the following elements were incorporated into the final design:

- Adding more parking for the future loft apartments in the adjacent buildings
- Creating seat wall planters with trees to provide color and shade to the area
- Adding outdoor seating for the existing Italian restaurant
- Retaining the existing angled parking lot
- Converting the vacant building into a bakery or coffee shop

The Final Conceptual Master Plan ties all of these elements together to create a town plaza that serves a variety of people for many different purposes. The demolition of existing run-down buildings to the north of the plaza and replacement with parking for loft apartments is critical to the design of the plaza. Community members suggested the buildings be removed which opened up many possibilities including a small pocket park for residents and a substantial amount of additional parking. The design allows for the people of Waverly as well as visitors to use the valuable outdoor spaces the town has to offer.

Post Office Park

After hearing feedback from the community, the CDAC team made some minor changes to the layout of the Post Office Park.

Angled parking was brought back into the design. However, it was brought to the CDAC team’s attention that there are some safety concerns with how the parking works right now. Because the parking is not formalized, people can park however they choose once the traditional angled parking spots are taken. To address this, the design proposes a linear park to fill the space around the established angled parking. A one-way entrance to the parking controls the vehicle circulation.

Because this space is limited in size, there is an issue of pedestrian safety for those enjoying the park. To better define the pedestrian space the design proposes to raise the park by two feet from front to back. Ramps provide ADA accessibility with stairs located in various access points. This separates the pedestrian from vehicle level. See rendering on following page.

The narrow qualities of the park do not allow trees to grow in the front portion of the site. In their place, a suspended canopy system provides the shading and cooling effects necessary for a pleasant experience in the warm summer months.

The overall park seeks to work with the parking and the traditional needs of the community yet give a green intervention into downtown Waverly. Not only will the pedestrians benefit, but the shops and stores of downtown will as well.
A. Additional Parking for Apartments
B. Existing Office
C. Seat Wall Planters
D. Resident Pocket Park
E. Outdoor Eating Area

F. Existing Restaurant
G. Retail + Loft Apartments
H. Angled Parking
I. Bakery or Coffee Shop

A. Post Office
B. Vacant Building
C. Angled Parking
D. Outdoor Seating
E. Lawn with Overhead Canopy
F. Open Lawn
G. Improved Rear Parking
H. Postal Truck Access

Town Plaza

Post Office Park and Improved Rear Parking
Farmer's Market

- A. Vendor Stalls
- B. Covered Market Structure
- C. General Parking
- D. Community Mural
- E. Expanded Sidewalk
- F. General Store
- G. Performance Stage
- H. Community Lawn
- I. Town Seal Imbedded in Concrete Pavement
- J. Vegetative Screening
- K. Material Yard Entrance

Perspective - Vendor Stalls and Covered Market Structure

Perspective - Farmer's Market Park with Community Lawn, Covered Market Structure, Expanded Sidewalk with Imbedded Town Seal, stage and mural in background

Perspective - Performance Stage
Waverly Town Signage

The final concept for the entryway sign reflects the community's stated preference for a sign with three sections - a central space for a warm welcome to Downtown Waverly and two side panels to display organizations' logos. The proposed signage is made of brick, with a 5' x 5' central panel and 2' x 4' side panels. Columns with decorative spheres on top separate the panels and add a formal look to the sign. The proposed columns are envisioned as being concrete.

A low evergreen shrub is proposed in front of the sign to provide year-round visual interest. Perennials are proposed for in front of the evergreen shrubs for color from spring to fall. A tree is proposed to be placed behind the sign for an appealing background. A list of recommended plants can be found in Appendix C. The proposed sign should be checked against the town's ordinance and VA Department of Transportation for sign specifications and regulations prior to further design refinement or construction.
The design ideas proposed for enhancing Waverly’s downtown, entryways, and park are long term visions that can be implemented incrementally. The designs encourage civic engagement and gathering, local economic development, and health, wellness, and connectivity. Just as the conceptual design process was a collaborative effort with CDAC, town staff, Recreation Committee members, and the Waverly community, so should design implementation be an opportunity for community collaboration and pride. It is the CDAC team’s hope that these ideas are a catalytic start for a journey into a new and vibrant chapter of the town’s history.
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Appendix A: Community Input

January 14, 2012 Community Feedback

Entrances
- Town of Waverly begins around where the reduced speed limit signs are located (approximately ¼ mile outside of downtown).
- Problems with the signs: too small, need to increase the size, colors do not stand out, town symbol is not clear at 55 MPH, landscaping would be a plus, and should reflect businesses in town. Perhaps have solar lights or sign at a business, it just needs to be visible. Add a pineapple for welcoming.
- The town needs to come up with a logo. Possible Mottos/Taglines: Wonderful Waverly, Fantastic Waverly.
- More “grand” signs when you are closer to town. Create a positive identity and get people to come back!

Allen B. Gibson Memorial Park
- Make design so that it does not compete with Scymac.
- Monument/signage about Allen W. Gibson.
- Should be made into a place for family gatherings, passive outdoor activities, place to take the kids and relax, and education.
- Possible equipment: swings, playground, jungle gym, nature trail/walking path and bike path, exercise stations, benches, picnic tables, and grills.
- Needs handicapped access, lighting, restrooms, water fountains, and possible concessions.
- Ruritan Site: has been used for fund raisers for the town in the past, has to maintain the need for security since the concession has been broken into, but has a gate between the ball field and park.
- Make sure to preserve the beauty of the park, add landscaping, make it beautiful.

Downtown
- Stores that are present now: Drug store, post office, and dress shop.
- Possibly add angled parking in the town parking lot, and need more handicap parking.
- Stores wanted downtown include grocery store (destination), deli, farmers market/co-op, office supplies, coffee shop, home cooking, auto dealer, shoe repair, ‘internet café’, and tutoring/place to sit.
- Possible improvements: businesses add flowers out front (issues with vandalism), and signs that direct you to places in downtown (such as library, municipal building, park).
- Lighting: brighter lighting, different lamp post, tall post that cannot be broken, and wider stream of light needed.
- Downtown needs: trash receptacles and idea of being ‘clean’.
- Plant ideas: crape myrtle, jonquils/bulbs, and daylily.
- Younger adults: use to hang out at Harmony Hall and the Masonic Lodge.
- Possible community events: dances (more advertising to get better turn out), movie, and founders day event.

Please note: Throughout the community input section, the word “I” is used often. This is used in a manner that reflects the opinions of the community rather than those of the CDAC team.
March 3, 2012 Community Feedback

Entryways Signs
- The town likes the wider style sign since it has the space to expand.

Trails
- Loves the idea of a trail going from Bank St. to Downtown to Coppahaunk Ave. People already walk this route.
- Also, like the idea of connecting the Ruritan Field being added to the walking trail.
- Would like the post showing the ‘mileage’, some kind of benchmarks.
- Do not know about how safe the wood to Scymac Park would be the trail should go around Scymac instead of through the woods.

Park
- Would like the sidewalk to be concrete with a different color concrete diamond in the middle so that businesses could donate and then have their names on the diamond.
- They like the idea of having the tennis courts being separate and the path between the tennis courts. This provides customized options/opportunity for the tennis courts.
- Would like to have bathrooms in the park.
- Have the two pavilions close to the playground and close to the parking. This provides the tennis court players an opportunity to run to the pavilions if it begins to rain.
- The security separation with the plants from the road is a nice added feature.
- Would like to have the South entryway to the park, with the two signs. Only one entry into the park, and there be no parking in the park area. Can connect the park to the Ruritan Park on the backside of the parking lot.
- Tidewater Academy brings short buses for the tennis matches and parks them in the parking lot.
- Would like to have angled parking, the one way parking and the median in the middle of the parking lot.
- The parking should be away from the road.
- The idea of tree boxes behind the tennis court is enjoyed.

Downtown
- Bring the sidewalk out to extend it for walking traffic.
- The idea of having bump outs to slow traffic down is a success. It is good to have ends before Main Street for the turning view.
- For the building that are being revitalized it is good to have the parking in the rear for the loft apartments.
- The buildings in the rear of the alley will be torn down for parking. This is the place where the pedestrian addition is. The idea will really tie in well for the apartments.
- **Post office revamp** - The question was asked if handicap can be on a busy street. This idea is liked but will be hard to sell. People park near the building parallel to the post office, which makes it hard to see. The postal vehicles use the first two parking spaces to load the mail. The idea of having no traffic going though is good. Keep in mind that the post office does not deliver to businesses so the businesses have to pick up their mail. With the decrease in mail it may be a good idea to not have parking but it may be good to have parking close to the post office for package delivery. Take away “other parking” but leave the post office angle parking.
- **Farmer’s market** - Will be used right away because people already set up a tent and sell stuff. Perhaps project a movie onto the building. Doing it in phases is a good idea. Mr. Collins (the owner of the driving school) probably does need parking and will probably be fine with it. This will motivate the town.
- Italian Restaurant does have a back but no one knows if you can re-enter to use the restroom.
Materials

- Benches with backs. Make sure that they will last, durability and anti-vandalism. Maybe have some of the town people or businesses “sponsor a bench”
- Would like to have round tables for sitting.
- Seating around the tree is a good idea.
- Already have existing trash receptacles for the downtown area.
- Make sure the street materials are able to be anchored to the ground.
- **Plants** – impatience, vinca, azaleas (pink flower), camellia, gardenia, anti-mosquito plants at park. Would like lots of color!
March 16, 2012 Community Feedback

Park Designs
- I like the PLAN 2 concept with the playground and picnic area. Would like to see Restrooms available to the public during daylight hours in park. Maybe a couple of benches placed along the walking trail in visible locations.
- Love the split court, and the idea of slanted parking areas. Merging those two concepts together will give us the park we need.
- I like the split Tennis courts in concept 1 but everything else in concept 2. I think you should combine that with concept 2.
- It is amazing to see how a wooded area can be so well coordinated and developed into such a family friendly park for people of all ages in our community. Wonderful Job!
- Really like the design for the park.
- I love the park designs; I would like to see the parking from concept plan 2 on concept plant 1. You can fit more vehicles and there is bus parking. Really like concept 1.
- The concept plan 1 is preferred the split courts is nice it provides more natural flow of the environment.
- I like the parking detail in concept 2 it appears to provide more room for visitor to the park.
- Wonderful ideas for the park. I like the split tennis court. Thank things are coming together.
- I was impressed with the area between the tennis courts.

Downtown Master Plan
- I like the concepts with the public areas. Acquiring some of the land may be problematic. I think working for public space behind the Italian restaurant is more likely than the lot beside Pran World. I think a smaller farmers’ market may be more feasible.
- I am happy to see what something like a farmers market can make a huge different in downtown. I would love to make this happen. Loved the idea.
- I love this plan. This would add a totally different feel to the downtown area and really loved up the Main St. area. I think this concept could be accomplished for a relatively low cost compared to the difference that it would make.
- This is just awesome!! It would be absolutely wonderful to see our town transformed into such a beautiful place to live as well as for people passing thru our town. Of course, I realize that it would take a lot of hard work, as well as money to make this happen. Would truly love to see this happen for our town. Amazing!! Thank you so much for all of your hard work and commitment to this project.
- This plan showed a lot of thought and imagination. It is certainly a forward looking plan.
- I agree Downtown needs a face lift and better opportunities for more business to move to Main St. As they say a flower is only good as its pedals. I like farmers market option 2 the best.
- The downtown area needs to be revitalized in some way it should bring about more traffic and potential business to Downtown Waverly.
- Like the idea for the farmers’ market, the trees and the other ideas for Sprucing up downtown.
- I like the downtown plan. I’ll agree this has a feel of being very cozy.

Signage
- The downtown signs would be nice and probably more noticeable than the ones we have on 40 & 460. A little landscaping will help the entrances into the town and downtown.
- Anything to make the welcome warmer. Love the new designs and ideals for the signs.
- I totally agree that a new sign should be placed prior to the Exxon station and the existing signs should be spruced up.
- I have always thought the 4 signs that we currently have are not bright enough to catch your eye when you are entering our town.
- I thought we needed to place a spotlight on each of them for visibility at night. I think the flowers around them would definitely help to make them more noticeable. I think the sign that you have recommended would be a wonderful addition, as well as the flowers around our current signs. Wonderful ideas.
- Liked the signs and the design.
- I agree on sign placement, need to advertise what Waverly has to offer and how beautiful the town
should be and will be.

- I think that it would be a great idea to dress up the town signs; it would give passersby an idea of what Waverly has to offer its community and the people visiting.
- Sign needs to be larger with more color. Maybe some flowers to make it more decorative.
- I think the more colorful downtown signs look the best.
## Appendix B: Soil Analysis

### South 460 Sign going west

<table>
<thead>
<tr>
<th>pH</th>
<th>Est.-CEC</th>
<th>P</th>
<th>K</th>
<th>Ca</th>
<th>Mg</th>
<th>Zn, Mn, Cu, Fe, B</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.2</td>
<td>3.2</td>
<td>Medium-</td>
<td>Low</td>
<td>Low</td>
<td>Low+</td>
<td>Sufficient</td>
</tr>
</tbody>
</table>

Agricultural Limestone recommendations - Apply 11 pounds of agricultural limestone (ground or pulverized per 100 square feet. If lime is not going to be mixed into the soil, make several small application of up to 5 lbs. each, at intervals of 1 to 6 month, until the full amount if applied.

### Front of Park

<table>
<thead>
<tr>
<th>pH</th>
<th>Est.-CEC</th>
<th>P</th>
<th>K</th>
<th>Ca</th>
<th>Mg</th>
<th>Zn, Mn, Cu, Fe, B</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.9</td>
<td>9.0</td>
<td>Very High</td>
<td>Low+</td>
<td>Very High</td>
<td>Very High</td>
<td>Sufficient</td>
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</tbody>
</table>

Agricultural Limestone recommendations - Apply 8 pounds of agricultural limestone (ground or pulverized) per 100 square feet. If lime is not going to be mixed into the soil, make several small application of up to 5 lbs. each, at intervals of 1 to 6 month, until the full amount if applied.

### Side of Park towards the road

<table>
<thead>
<tr>
<th>pH</th>
<th>Est.-CEC</th>
<th>P</th>
<th>K</th>
<th>Ca</th>
<th>Mg</th>
<th>Zn, Mn, Cu, Fe, B</th>
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</thead>
<tbody>
<tr>
<td>4.7</td>
<td>3.2</td>
<td>Low</td>
<td>Low</td>
<td>Low-</td>
<td>Low+</td>
<td>Sufficient</td>
</tr>
</tbody>
</table>

Agricultural Limestone recommendations - Apply 15 pounds of agricultural limestone (ground or pulverized per 100 square feet. If lime is not going to be mixed into the soil, make several small application of up to 5 lbs. each, at intervals of 1 to 6 month, until the full amount if applied.

### Back of Park

<table>
<thead>
<tr>
<th>pH</th>
<th>Est.-CEC</th>
<th>P</th>
<th>K</th>
<th>Ca</th>
<th>Mg</th>
<th>Zn, Mn, Cu, Fe, B</th>
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</thead>
<tbody>
<tr>
<td>4.9</td>
<td>2.8</td>
<td>Medium+</td>
<td>Low</td>
<td>Low</td>
<td>Low+</td>
<td>Sufficient</td>
</tr>
</tbody>
</table>

Agricultural Limestone recommendations - Apply 10 pounds of agricultural limestone (ground or pulverized per 100 square feet. If lime is not going to be mixed into the soil, make several small application of up to 5 lbs. each, at intervals of 1 to 6 month, until the full amount if applied.

### Exxon -Proposed Downtown Sign Location

<table>
<thead>
<tr>
<th>pH</th>
<th>Est.-CEC</th>
<th>P</th>
<th>K</th>
<th>Ca</th>
<th>Mg</th>
<th>Zn, Mn, Cu, Fe, B</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.2</td>
<td>4.0</td>
<td>Medium-</td>
<td>Medium</td>
<td>Medium</td>
<td>High-</td>
<td>Sufficient</td>
</tr>
</tbody>
</table>

Agricultural Limestone recommendations - Apply 2 pounds of agricultural limestone (ground or pulverized) per 100 square
*All soil is Sandy Loam, and well drained.*

<table>
<thead>
<tr>
<th>Symbols and Abbreviations</th>
<th>Est.-CEC Estimated cation Exchange capacity</th>
<th>Abbreviations:</th>
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<tbody>
<tr>
<td>pH</td>
<td>Acidity</td>
<td>Zn Zinc</td>
</tr>
<tr>
<td>P</td>
<td>Phosphorus</td>
<td>Mn Manganese</td>
</tr>
<tr>
<td>K</td>
<td>Potassium</td>
<td>Cu Copper</td>
</tr>
<tr>
<td>Ca</td>
<td>Calcium</td>
<td>Fe Iron</td>
</tr>
<tr>
<td>Mg</td>
<td>Magnesium</td>
<td>B Boron</td>
</tr>
</tbody>
</table>
Appendix C: Plant Materials

Trees suggested for Street Landscapes and Downtown
Type 1 - Flowering Trees

Japanese Tree Lilac
Syringa reticulata
Height 20-30’ Spread 15-25’
Flowers creamy white, fragrant, Mid-June
Photo courtesy of intheburg, flickr.com

Crape Myrtle
Lagerstroemia indica
Height/Spread 15-25’
Flowers vary in color, July-Sept.
Photo courtesy of wlcutler, flickr.com

Type 2 - Heavy Traffic Tolerant

Chinese Elm
Ulmus parvifolia
Height/Spread 40-50’

Willow Oak
Quercus phellos
Height 40-60’ Spread 30-40’
Park Trees 1

Yellow Magnolias

Magnolia x brooklynensis ‘Yellow Bird’
Height 20-30’ Spread 10-25’
Blooms April
Tolerates slightly Acidic soil

Magnolia ‘Elizabeth’
Height 20-35’ Spread 12-20’
Blooms March -April

Magnolia ‘Butterflies’
Height 15-20’ Spread 10-15’
Blooms April

Magnolia ‘Judy Zuk’
Height 20-28’ Spread 6-8’
Blooms March -April

Magnolia ‘Yellow Lantern’
Height 15-30’ Spread 10-15’
Blooms April

Pink Flowers

Pink Dogwoods
Cornus ‘Rutgans’ Stellar Pink
Height/Spread 15-30’
Blooms April to May

Cornus florida ‘Cherokee Chief’
Height/Spread 15-30’
Blooms April to May

Cornus Florida ‘Cherokee Brave’
Height 15-30’ Spread 25-35’
Blooms May
Park Trees 2

Redbud
Cercis canadensis
Blooms purple from March to April
‘Merlot’
  Height 12-15’ Spread 12-15’
‘Pink Heartbreaker’
  Height 10-15’ Spread 8-10’

White Flowers

Sweetbay Magnolia
Magnolia virginiana
Height 10-50’ Spread 10-20’
Blooms in May to June
Semi-evergreen
Native
Photo courtesy of Gardening in a Minture, flickr.com

Carolina Silverbell
Helesia carolina
Height 30-40’ Spread 20-35’
Blooms April to early May
Native
*Should buy container grown plant
Photo courtesy of Blue Ridge Kitties, flickr.com

Japanese Snowbell
Styrax japonicus
Height/Spread 20-30’
Blooms May-June
Good for shrub border
Non-Flowering Park Trees

American Hornbeam
Carpinus caroliniana
Height/Spread 20-30’
Tolerates shade

European Hornbeam
Carpinus betulus
Height 40-60’ Spread 30-40’
Planter Box
Tolerates shade

River Birch
Betula Nigra
Height 40-70’ Spread 40-60’
Will tolerate part shade

Shade Tolerant Shrubs 1

Red Azaleas
*Evergreen
Rhododendron Gable Hybrid ‘Stewartstown’
Height 5’ Spread 4’
Blooms May

Rhododendron Kurume Hybrid ‘Hinocrimson’
Height 2-4’ Spread 3-5’
Blooms April to May

Pink Azaleas
*Evergreen
Rhododendron Girard Hybrid ‘Girand Rose’
Height 2’ Spread 2.5’
Blooms April to May

Rhododendron Kurume Hybrid ‘Blaauw’s Pink’
Height/Spread 2-4’
Blooms April to May
Shade Tolerant Shrubs 2

Camellia
*Evergreen
photo courtesy of happydacks, flickr.com
Camellia japonica
Height 8-15’ Spread 5-10’
Blooms November to April
Flower colors range from white, pink, red, yellow to lavender

Camellia sasanqua
Height 6-10’ Spread 5-7’
Blooms September to December
Flower colors range from white, pink to red

Gardenia
Gardenia jasminoides
Height/Spread 4-6’
Blooms May to June
*Evergreen
photo courtesy of Camelis TWU, flickr.com

Catawba Rhododendron
Rhododendron catawbiense
Height 6-10’ Spread 5-8’
Blooms in mid to late May
*Evergreen
‘Chionoides’
White flower with yellow center
Height 4’
‘Grandiflorium’
Lilac color flower
‘Nova Zembla’
Red flower
‘Roseum Elegans’
Lavender to pink flower
Shade Tolerant Shrubs 3

Glossy Abelia  
*Abelia x grandiflora*  
‘Little Richard’  
  Height/Spread 3’  
‘Rose Creek’  
  Height/Spread 4’  
‘Compacta’  
  Height 4’ Spread 5’  
Blooms pink to white flowers from May to September  
*Semi-Evergreen*

Virginia Sweetspire  
*Itea virginica*  
Height/Spread 3-5’  
Blooms White flowers in May  
Suckers, will naturalized landscape  
*Native*

Beautyberry  
*Callicarpae americana*  
Height 3-4’ Spread 4-5’  
Blooms June to August  
Showy purple fruit after bloom  
*Native*  
photo courtesy of giveawayboy, flickr.com

St. Johnswort  
*Hypericum prolificum*  
Height/Spread 1-4’  
Blooms yellow flower from July-August  

*Hypericum calycinum*  
Height 1-1.5’ Spread 1.5-2’  
Blooms yellow flower from June to September
Shade Tolerant Shrubs

White Azeleas
*Evergreen
Rhododendron Girard Hybrid
‘Girard Pleasant White’
Height 2’ Spread 2.5’
Blooms April to May

Rhododendron Mucronatum Hybrid
‘Delaware Valley White’
Height/Spread 3-4’
Blooms April to May

Shade loving Shrubs

Aucuba
Aucuba japonica
Height 6-10’ Spread 4-6’
Shade is a must
*Evergreen

Hydrangea
Hydrangea macrophylla ‘Mariesii Variegata’
Height/Spread 3-5’
Shade to part shade
photo courtesy of ecstaticist, flickr.com

Summersweet Clethra
Clethra alnifolia
Height 5-8’ Spread 4-6’
Blooms white flowers from July to August
Native
Prefers shade
Jeepers Creepers

Miniature Brass Buttons
Leptinella gruveri
Height 1” Spread 12”
High foot traffic

New Zealand Brass Buttons
Leptinella squalida
Height 1-2” Spread 12”
Moderate foot traffic

Black Brass Buttons
Leptinella x ‘Platt’s Black’
Height 2” Spread 12-18”
Moderate foot traffic

Scotch Moss
Sagina subulata ‘Aurea’
Height 2” Spread 12-18”
Blooms white from late spring to late summer
Great between rocks and stone
Moderate foot traffic

*Photos courtesy of Riverbend Nursery
Greek Windflower
Anemona blanda
Height 6-8” Spread 8”
Blooms mid-spring

Lenten Rose
Helleborus xhybridus
Height 15-18” Spread 15”
Blooms March -April
*Evergreen foliage, but dead leaves should be pruned off

Heuchera
Heuchera sp.
Height 12-18” Spread 18-24”
Blooms June-July

Bigroot Geranium
Geranium macrorhizum
Height 9-12” Spread 18-24”
Blooms purple from April to July
Sun to Part Shade  Park Perennials 2

Alpine columbine
Aquilegia alpina
Height 18-24” Spread 1’
Blooms May-June
Colors vary

Spanish Bluebells
Hyacinthoides hispanica
Height 9-18” Spread 9-12”
Bloom April to May

Full Sun Park Perennials

Garden Sage
Salvia nemorosa
Height 1-2’ Spread 1-1.5’
Blooms purple from June to September

Cheddar Pinks
Dianthus stratiotes
Height 9-12” Spread 12”
Bloom Pink from May to July
Full Sun
Native Wildflower Perennials 1
*Shade to part shade is required.

Candian columbine
Aquilegia canadensis
Height 18-24” Spread 1’
Blooms yellow, red flowers from May-June

Eastern bluestar
Amsonia tabernaemontana
Height 2-4’ Spread 3’
Blooms light blue from May-June

Virginia Bluebells
Mertensia virginica
Height 18-24” Spread 12-18”
Blooms pink to blue from March to April

Woodland Poppy
Stylophorum diphyllum
Height 12-18” Spread 9-12”
Blooms yellow from April to June
Native Wildflowers Perennials 2

*Shade to part shade is required

**Foam Flower**
Tiarella cordifolia  
Height 9-12” Spread 12-24”  
Blooms white or pink in May

*Full sun is required.

**Butterflyweed**  
Asclepias tuberosa  
Height 2-3’ Spread 2’  
Blooms orange from June to August  
Photo courtesy of beautifulcataya, flickr.com

**Purple Coneflower**  
Echinacea purpurea  
Height 2-3’ Spread 2’  
Blooms purple from June to August  
Full Sun to part shade  
Photo courtesy of asdfawev, flickr.com

**Black-eyed Susan**  
Rudbeckia fulgida  
Height 18-30” Spread 24-30’  
Flowers yellow from July to September  
Photo courtesy of xen, flickr.com  
Full sun to part shade
Downtown Shrubs

Winter Jasmine
Jasminum nudiflorum
Height 3-4’ Spread 4-7’
Blooms yellow in January to March
Photo courtesy of shizhao, flickr.com
*rejuvenate every 3 to 5 year by cutting within 6” of ground

Cherrylaurel
Prunus laurocerasus
Blooms white in April
*Easy to prune
‘Otto Luyken’
  Height 3-4’ Spread 6-8’
‘Schipkaensis’
  Height 4-5’ Spread 6-8’

Gardenia
Gardenia jasminoides
Height/Spread 4-6’
Blooms May to June
*Evergreen
photo courtesy of Camelis TWU, flickr.com

Dwarf Fothergilla
Fotherfilla gardenii
Height 1.5-3’ Spread 2-4’
Blooms White from April to May
*Native
Downtown Perennials

Grecian Windflower
Anemona blanda
Height 6-8” Spread 8”
Blooms mid-spring

Daffodil
Narcissus Hybrid
Height 12”, Spread 6-12’
Blooms yellow to white in early spring

Vinca
Catharanthus roseus
Height 6-18” Spread 6-18”
Blooms June to frost, colors vary
Photo courtesy of beautifulcataya, flickr.com

Lavender
Lavandula angustifolia
Height 2-3’ Spread 3’
Blooms purple in the Summer
Photo courtesy of CT Arzneimittel GmbH, flickr.com
Waverly Downtown Sign Plants 1

Japanese Holly
Ilex crenata
‘Helleri’
Height 2’, Width 4’
‘Hoogendorn’
Height 2’, Width 4’

Saucer Magnolia
Magnolia x soulangeana
Height 20-25’ Spread 20-25’
Bloom pink to white in March

Perennials

Daffodil
Narcissus Hybrid
Height 12”, Spread 6-12’
Blooms yellow to white in early spring

Alpine columbine
Aquilegia alpina
Height 18-24” Spread 1’
Blooms May-June
Colors vary
Waverly Downtown Sign Plants 2

Candytuff
*Iberis sempervirens*
Height 9-12” Spread 18”
Blooms white in Spring
*Evergreen*
*May have to be cut back every other year to ensure that it does not get leggy.*

Lavender
*Lavandula angustifolia*
Height 2-3’ Spread 3’
Blooms purple in the Summer
*Photo courtesy of CTArxneimittel GmbH, flickr.com*

Bearded Iris
*Iris germanica*
Height 16-27” Spread 24”
Blooms April to June, color varies

The original Waverly sign, that are located on the town’s limits will have the same perennial plant suggestions but the back plant suggested the following.

Blue Holly
*Ilex x meserveae*
Height 10-15’ Spread 8-10’
Appendix D: Materials

Downtown Materials

Outdoor Seating

Below are two examples of potential outdoor seating for Downtown Waverly. Metal benches are recommended, both for durability and resistance to vandalism. Benches can be customized to reflect Waverly’s town seal or other iconic town logo.

Lampposts

The current lampposts for downtown are tall street lights that do not provide sufficient lighting for the area. The proposed lampposts are a better scale to serve pedestrians, providing bright light to the sidewalks. The lampposts can accommodate hanging baskets as shown in the picture, adding seasonal interest and color for downtown.
Park Walkway Materials

Main walkways

Low Traffic Walkways