

Saltville, VA:
Conceptual Town Connectivity Plan and
Town Shop Site Conceptual Redevelopment Plan



Prepared for the Town of Saltville
December 2017

Saltville, VA:
Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

Project funding provided through a Brownfields Assessment grant through the
Environmental Protection Agency (EPA)



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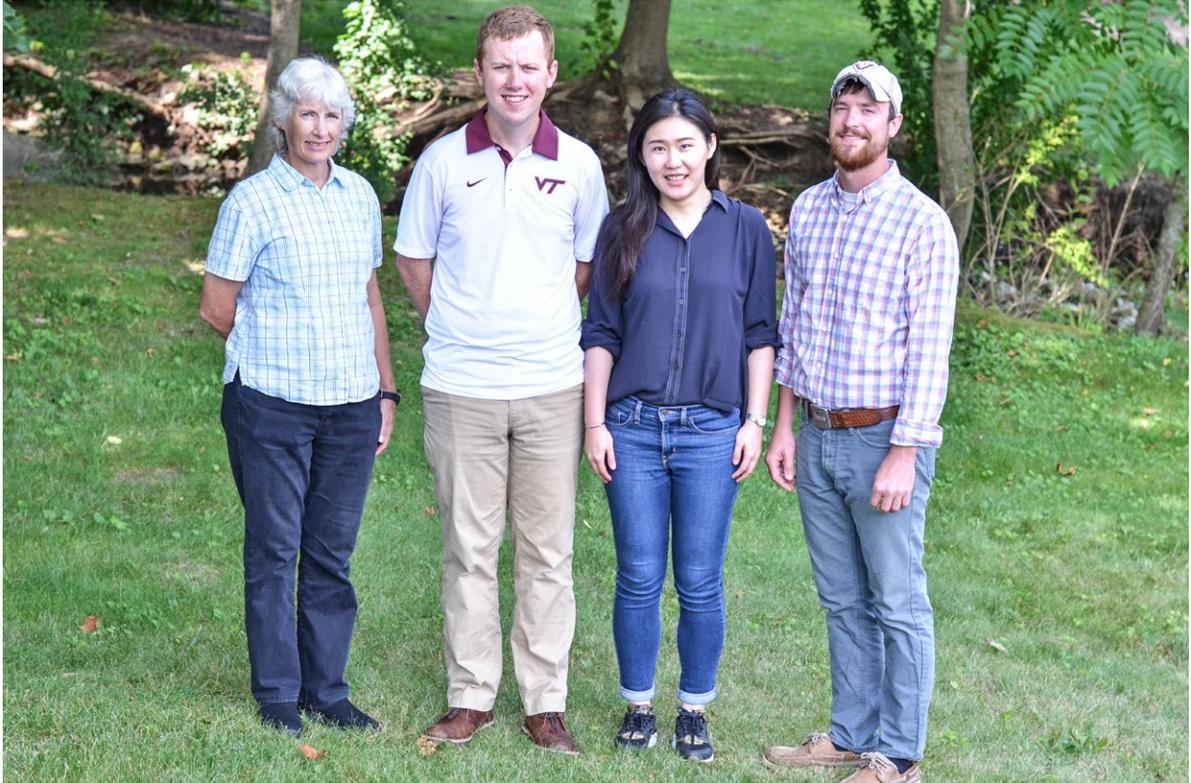
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CDAC team members: Elizabeth Gilboy, Alex Jones, Xiaofei Shi, Nick Proctor

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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PROJECT DESCRIPTION

Project Overview

Over the past several years, the Town of Saltville has continued to focus on revitalizing and diversifying the community's economic framework following the closure of Olin Chemical Corporation and Titan Wheel. Despite having unique attractions such as the Museum of the Middle Appalachias, wave pool, and the Salt Trail, limited local lodging options remain a challenge in local planning and economic development efforts. In addition, the former Town Shop property, which is a key property for possible redevelopment, is likely contaminated and in need of an environmental assessment based on historical uses of the property.

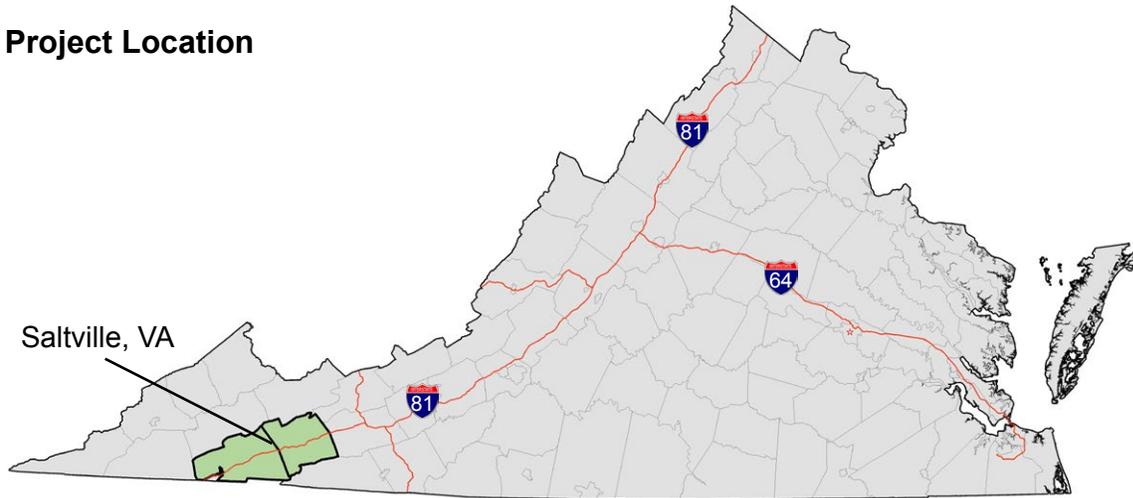
The goal of this project is to create a town-wide trail linkage master plan that depicts how to increase and improve connectivity between attractions, determine possible locations for lodging options, create a conceptual design for the re-use of the former Town Shop property, and improve quality of life in Saltville by supporting the town's economic and environmental sustainability efforts. The environmental assessment was conducted by Cardno, Inc. This report contains an Executive Summary of their findings, which can be found on page 37.

The town of Saltville seeks to create a variety of opportunities for lodging such as campgrounds, cabin areas, RV camping, possibly a visitor center and museum, and a trail system that connects various sites and attractions across town. These properties are located on several parcels around the town with locations near the Salt Trail, Well Fields, Salt Park, Civil War sites, the North Fork of the Holston River, and publicly-owned forests. The town envisions an improved and energized identity as a unique ecological, historical, and adventure tourism destination in southwestern Virginia. A variety of hospitality facilities, sightseeing trails, and outdoor activities would boost Saltville's small town amenities and help promote small local businesses.

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PROJECT DESCRIPTION

Project Location



Saltville, VA is located in southwest Virginia (above) in both Smyth and Washington counties (below). Saltville is approximately 10 minutes northwest of Chilhowie, VA and the I-81 corridor and 30 minutes from both Marion and Abingdon, VA.

The maps on the following pages depict some of the key points of interest in Saltville as well as several aerials of the Town Shop property.

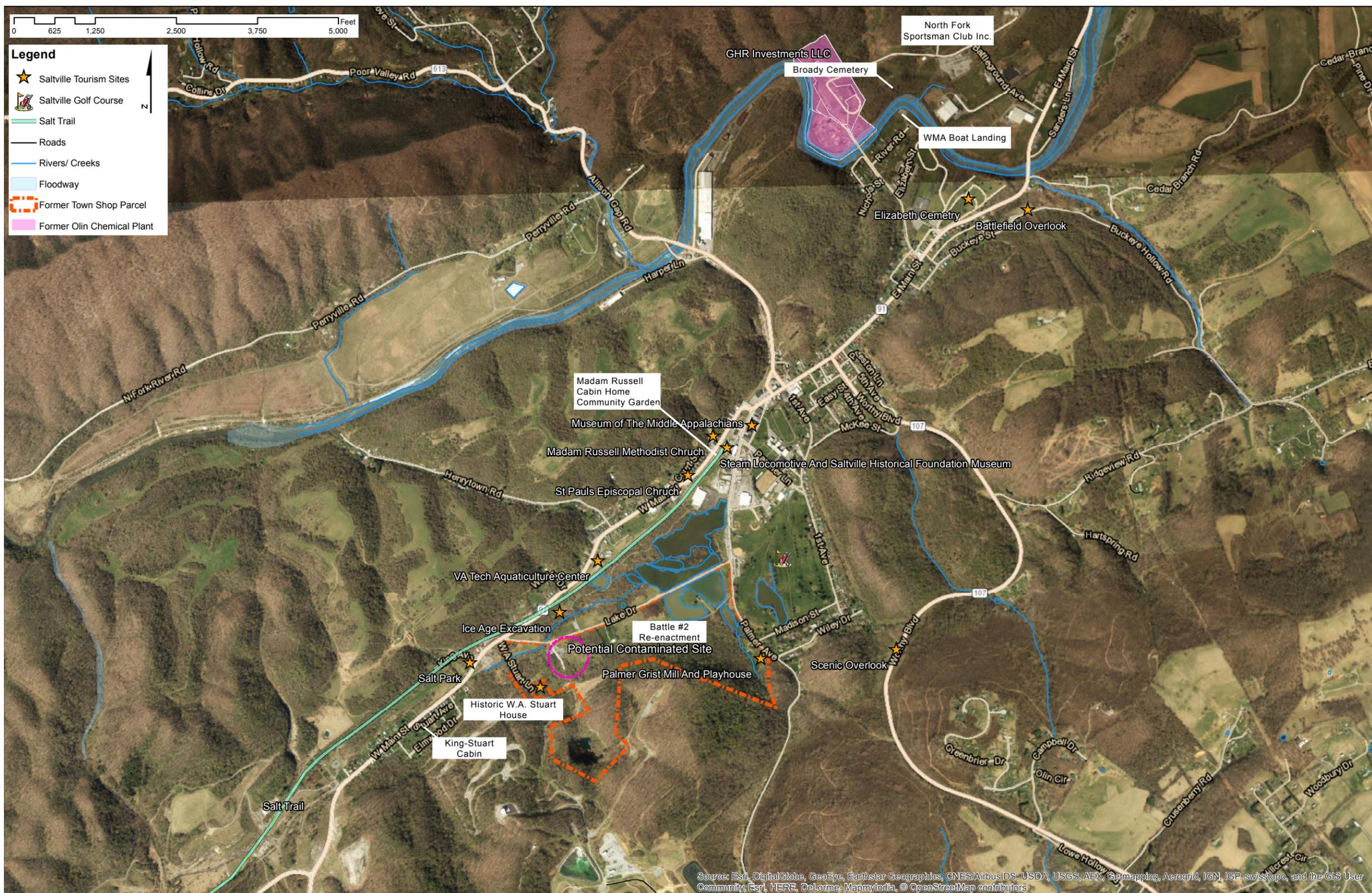




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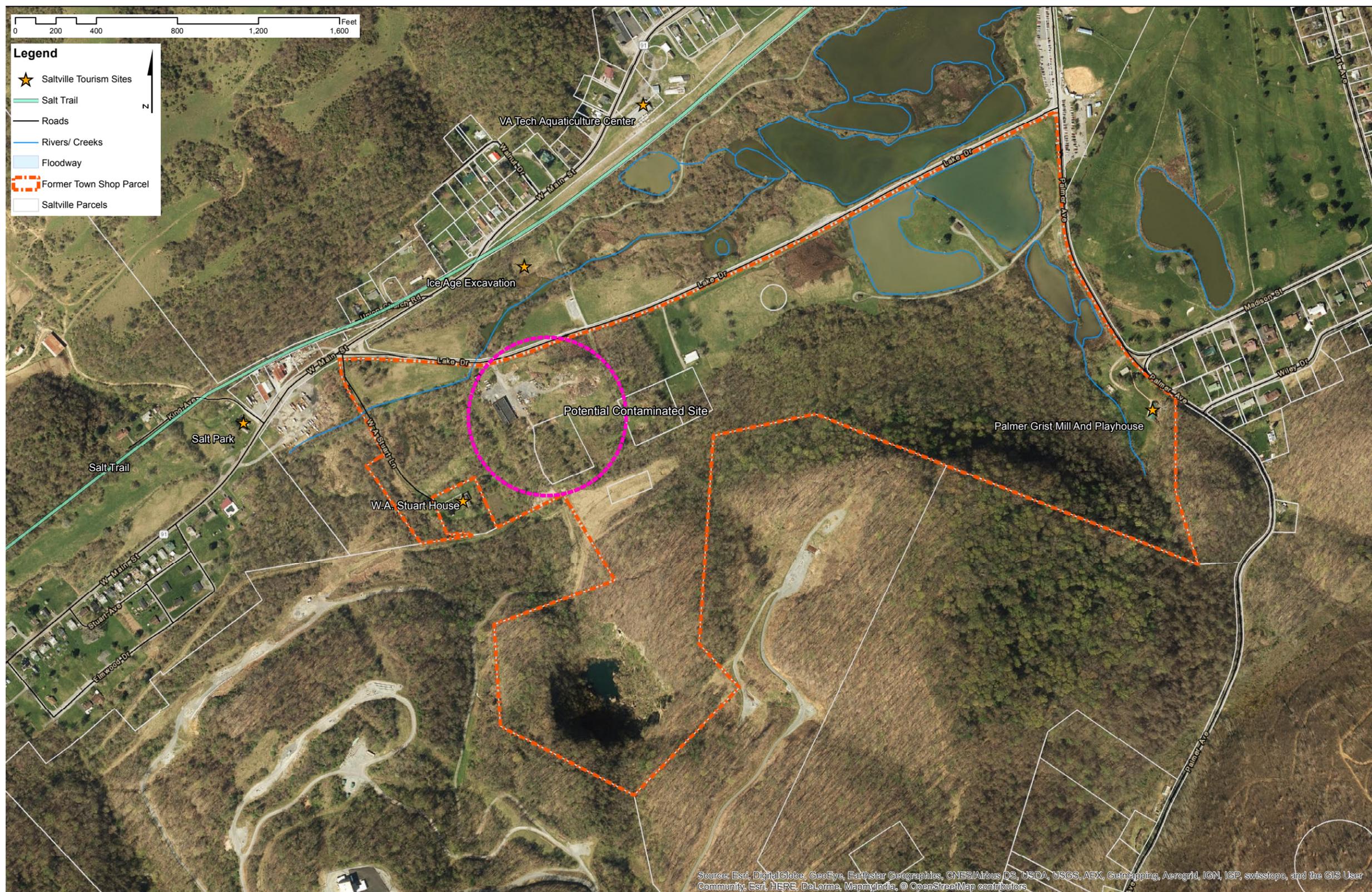
Site Context
Surrounding Points of Interest



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Site Context

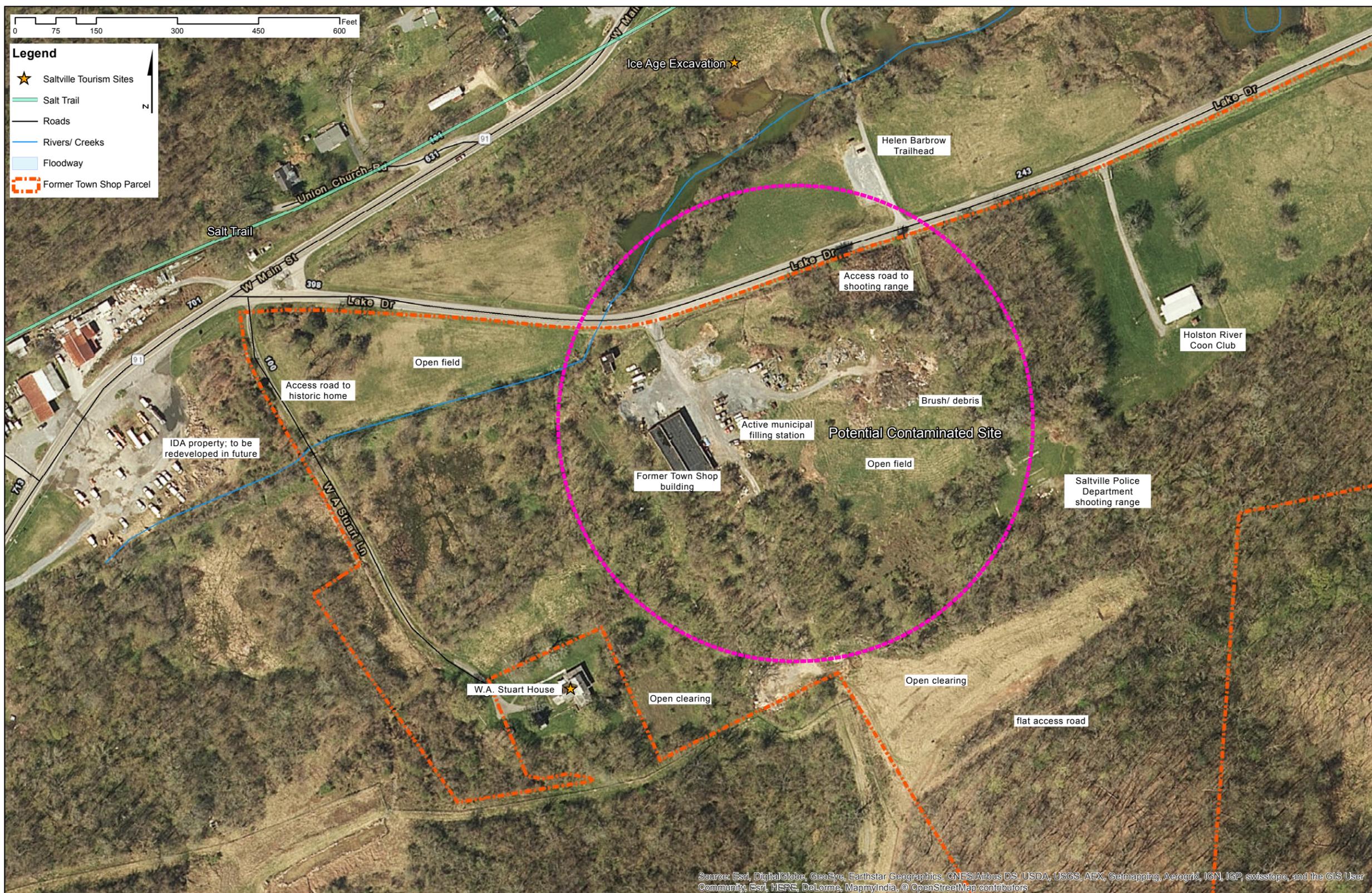
Aerial of Town Shop Property (1 of 2)



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Site Context

Aerial of Former Town Shop Property (2 of 2)



Legend

- Roads
- TownShopParcel
- RiverCreek
- Saltville_Buildings
- SaltTrail



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Site Context

Images of Existing Conditions

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Town Background

The Town of Saltville, with a population of just over 2,000 in 2010, bridges both Smyth and Washington counties in southwest Virginia and includes a total area of about 8.1 square miles.¹ Saltville's motto boasts "Preserving History for over 30,000 years". The town's location has an ecological significance that goes back millions of years when the town's location was a shallow inland salt-water sea. The salt eventually was deposited in the Saltville Valley and formed veins of salt that run through the rock and form large salt caverns, becoming a key natural resource that has shaped Saltville's history.

During the last Ice Age, 10-20 thousand years ago, the salt deposits attracted animals such as Mastodons and Woolly Mammoths. Archaeologists have found the remains of such ice age animals and plants in the Saltville Valley. Additionally, there is evidence of human occupation from unearthened points and arrowheads from over 14,000 years ago and a large settlement existed in the Saltville Valley during the Woodland Period, between 1,500 BC and 1,500 AD.²

In 1778, General William Russell and Elizabeth Henry Russell moved to Saltville to pursue the manufacturing of salt. Madam Russell pioneered the Methodist Movement in the Holston Territory of Southwest Virginia and Northeast Tennessee. In 1795, William King, an Irish immigrant traveled to Saltville Valley, purchased 150 acres, and began to seek his fortune manufacturing salt. The first salt mine in the United States was created by him in 1799 on a site 200 yards northwest of his log cabin home (the King Stuart House). However, the effort failed due to water seeping into the mine. King then resorted to the evaporation of salt water in a series of large kettles. Brine from the shaft supplied several furnaces during the Civil War.³

In 1894, Mathieson Alkali Works began establishing chemical factories in Saltville to utilize the natural salt reserves, essentially beginning the modern chemical industry in the United States. 1898-1920 began a period of "boom" for company town growth in Saltville with the construction of houses, churches, a theater, the company store, a clinic, schools, and a golf course. Saltville became a hub of industrial manufacturing boasting the largest dry ice plant in 1932 and second largest chlorine plant in the world in 1952. Throughout the 1960s, Olin Mathieson began implementing environmental procedures due to increasing public awareness of the effects of industrial pollution, eventually announcing plant closure in 1972 due to new Environmental Protection Agency (EPA) regulations. The loss of over 1,000 jobs in Saltville left the town searching for a new industry and identity.

Industrial site investigations in the 1970s identified high mercury levels in site soil,

1 Wikipedia.com; 08/30/2016

2 Saltville.org; 08/30/2016

3 madeofcotton.com/william_king.html; 08/30/2016

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groundwater, and sediments of the North Fork of the Holston River as far as 80 miles downstream. EPA placed the Olin industrial site on the Superfund program's National Priorities List (NPL) in 1983. The Saltville Waste Disposal Ponds Superfund site is located along the North Fork of the Holston River (NFHR) encompassing 125 acres and includes two large former waste disposal ponds, containing both mercury and alkaline waste material, as well as the former location of a chlorine manufacturing plant. Initial cleanup included dredging mercury-contaminated sediments from the river, diverting clean surface water around the disposal ponds, and installing and operating a water treatment system. In 2003, a RCRA (Resource Conservation and Recovery Act) cap was installed over one disposal pond and a soil cover over the other with planted grasses, shrubs, and trees to support a wildlife habitat area. Cleanup actions completed to date have addressed the health risks of incidental ingestion or direct contact with waste materials. Despite Olin investing over 40 million on remediation efforts to date, the lingering ecological impact is evidenced by the continuation of a 1970's ban on consumption of fish caught from an 80 mile stretch of the North Fork of the Holston River from Saltville down to Tennessee due to high levels of mercury in fish tissue.⁴

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The 1980's brought about a time that focused on expanding the possibilities of ecological and historical tourism. Tourist friendly attractions have been created such as the Museum of Middle Appalachians, the Hardy Roberts Memorial Wave Pool, a 9-hole Saltville golf course, an 8-mile long Salt Trail transformed from a historic railway bed, Civil War sites with annual reenactments, Ice Age archaeological digs, the Well Fields historical park, the Back of the Dragon motorcycle tour, a new Kaboom playground, and numerous town parades and festivals.

In addition, many events happen throughout the year that draw tourists to the area. Some of these events and places to visit include the Saltville Labor Day Festival, which boasts over 20,000 visitors, the Salt and Light Festival and Motorcycle Ride, the North Fork Sportmans Club of Saltville, which sponsors competitive shooting events, ice age archaeological digs, the Palmer Grist Mill, the Salt Trail, and several Jamborees.

While great efforts have been made to bolster Saltville as a recreation destination, there are still vital resources not in place. Currently, the town does not have any satisfactory places for tourists to stay overnight since Saltville's only motel has closed. With multiple properties for potential use, such as the former town shop property, the Civil War era house and site, and the Olin Mathieson site, the town visualizes lodging opportunities such as campgrounds, cabins, and an RV park that would increase the local tourism by simply providing a place for visitors to stay and enjoy the town's many attractions as well as adding attractions for tourist draws such as ATVS/side by sides, mountain bike trails in the woods, kayak launches, and a visitor center.

⁴ cumulis.epa.gov/supercpad/cursites/dsp_ssppSiteData2.cfm?id=0302526#Risk

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Design Process

The CDAC team visited Saltville four times over the course of the project, beginning with a grant announcement press event on February 15, 2017. Representatives from the Saltville Town Council, Environmental Protection Agency (EPA), VA Department of Environmental Quality (DEQ), VA Economic Development Partnership, and the community came together to formally kick off the project. Following the announcement, community members were invited to share initial thoughts and ask questions about the upcoming design process with CDAC.

CDAC returned to Saltville to hold a community input session April 20, 2017. During this visit the CDAC team met with community members to understand the Town's vision for long-term redevelopment and establish overall goals that the conceptual town connectivity plan and Town Shop site conceptual redevelopment plan should meet. CDAC also had the opportunity to visit several key sites including the former town shop property itself, downtown Saltville, the Museum of the Middle Appalachias, the Salt Trail, and the Department of Game and Inland Fisheries (DGIF) boat launch on the North Fork of the Holston River. The CDAC team identified opportunities to expand the local trail network by providing new trails that link to the Town's scenic overlook along Rt. 107 and the Battlefields Overlook on Buckeye St.

The team returned to Saltville on July 13, 2017 to present two preliminary redevelopment concepts for the former town shop property. A preliminary connectivity plan was presented as well. Following the presentation, community members were encouraged to provide feedback about what they (dis)liked and what they thought might have been missing from the preliminary designs.

The team revised the preliminary redevelopment concepts and connectivity plan into a final redevelopment concept which was presented on August 28, 2017.

Meeting notes from the input sessions and community presentations can be found in the Appendix.



The CDAC team members Elizabeth Gilbo, Nick Proctor, and Xiaofei Shi meet Little Salty at the grant announcement press event held on February 15, 2017.

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**PART 1:
FINAL REDEVELOPMENT
CONCEPT**

Saltville, VA:
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TRAIL CONNECTIVITY CONCEPTUAL MASTER PLAN

Design Description

The final design concept for Saltville’s trail connectivity plan links together major pedestrian and outdoor recreation assets across the community by establishing an extensive network of trails and pathways. The network expands the many existing sidewalks in the downtown region by proposing trails in more natural areas that surround the community such as the large town-owned property east of the golf course. Once completed, the town’s connectivity plan will provide new opportunities to improve general wellness and increase access to enjoyable outdoor recreation experiences. The trail connectivity plan is organized by four key destination nodes: downtown Saltville, former Town Shop property, the Town overlook, and the DGIF boat launch.

A detailed description of the final trail connectivity plan can be found on the following pages.

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TRAIL CONNECTIVITY CONCEPTUAL MASTER PLAN

Downtown Saltville to Former Town Shop Property and Campground

Saltville's downtown is the central anchor to the trail connectivity plan. The downtown is home to many popular pedestrian attractions such as the town stage, Museum of the Middle Appalachias, restaurants, shops, and the Salt Trail. The wave pool is also a popular and unique attraction during the warmer months but the community felt it could be improved with additional water activities. A woolly mammoth-themed splash plaza is proposed in one of two locations; 1) adjacent to the existing wave pool and playground or 2) incorporated next to the special event stage across from the Museum of the Middle Appalachias. Perspectives of these two alternate locations for a splash plaza can be found on pages 23 and 24.

This section of the trail connectivity plan largely uses existing trails and pathways before arriving at the Town Shop property and proposed campground. The trail plan can be found on page 18. Trail users depart west from the town stage where pedestrians and cyclists get on the Salt Trail. After approximately 0.3 miles, users will find a short connection on the left side of the Salt Trail, go through the woods, and onto the paved Helen Barbrow Trail. Turn right (away from Food Country) and continue along the pathway, meandering along the salt marshes until reaching the parking lot at the other end of the Helen Barbrow Trail (approx. 0.5 miles). This route passes the infamous archaeology dig, located near the Helen Barbrow Trail's parking lot on Lake Drive, just off of the paved trail surface. Each year this site is re-opened by academic groups from several universities located in the area for educational instruction events.

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Helen Barbrow Trail



Helen Barbrow Trail Lake Drive parking lot

The proposed campground located on the former town shop property can be accessed from the Helen Barbrow Trail parking lot by using the crosswalk across Lake Drive towards the campground's welcome center building.

Alternatively, golf carts can be used on several roads throughout Saltville where the speed limit is 25 mph or below. CDAC recommends that golf cart users travel on established roadways and not the Salt Trail or the Helen Barbrow Trail. After

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TRAIL CONNECTIVITY CONCEPTUAL MASTER PLAN

departing the town stage, travel 0.4 miles southeast on Palmer Avenue until Lake Drive. After turning right onto Lake Drive, golf cart users will notice salt marshes on either side of Lake Drive, remnant of the inland saltwater sea that once occupied the valley. Continue along Lake Drive for 0.6 miles. The parking lot entrance to the former Town Shop property and the proposed campground is on the left and before the intersection of Lake Drive and West Main Street.

Former Town Shop Property to Town Overlook

The proposed campground at the former Town Shop property is home to a variety of camping, community gathering, historical, and outdoor recreation amenities. Trail users are greeted by a proposed campground welcome center where more information can be obtained about the offerings of the trail and campground facilities. While the proposed campground has several trails throughout the property, trail users have a unique experience to hike to the town overlook along HW 107, offering an expansive, scenic perspective of Saltville and the surrounding mountains.

After arriving at the campground, head east through the RV and tent camp sites, continuing past the archery range and yurt platforms. Just past the yurts, the trail follows the edge of the woods east in the general direction of the golf course and Palmer Mill. After 0.25 miles, the trail connects with an existing walking path immediately adjacent to the salt marsh. Continue on this path for a short 0.1 mile before following the tree line to the right towards the historic Palmer Mill. The Palmer Mill is located 0.2 mile away.



Palmer Mill



Palmer Mill out-buildings

The Palmer Mill is a town-owned historic property which dates to the early 1800s and operated as a grist mill. It's park-like atmosphere is a great location for community events or a potential new business. Beyond the mill structure and along Palmer Avenue, a new sidewalk is proposed that takes trail users south for 0.15 mile to a proposed trailhead that accesses a town-owned property, formerly known as the Clarb Tract.

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TRAIL CONNECTIVITY CONCEPTUAL MASTER PLAN

Town Overlook to Battlefield Overlook

The proposed trailhead on Palmer Avenue opens access to a large tract of town-owned land, formerly known as the Clarb tract. Known for its rugged terrain and mature forest cover, trail users traverse the mountainside using switchbacks for approximately 1 mile before summiting at the town overlook on HW 107.



Saltville Town Overlook



Saltville Town Overlook at sunset

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Though the hike is challenging in sections, trail users are rewarded with a spectacular view of Saltville below and the surrounding mountains in the distance. Due in part because of the size of the town's property, the Town has the option to add several miles of looping trails that spur off of one central spine.

To leave the overlook, the trail initially dips down the hillside heading north for 0.2 mile before climbing again. The trail returns to several switchbacks that parallel HW 107 in order to summit a small hill that then falls to a trail that was once illegally used by recreational ATVS and dirt bikes.

This section of trail, traveling north again and downhill for 0.5 mile, is well defined and exceptionally beautiful in all seasons.



Existing trail on town-owned property



Existing trail on town-owned property

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TRAIL CONNECTIVITY CONCEPTUAL MASTER PLAN

The trail eventually meets McKee Street where a small parking lot for 3-4 vehicles could be added. The trail leaves the McKee Street trailhead by crossing HW 107 where town property resumes to the right of the entrance of the Southwest Virginia Community Health Systems facility where an additional trailhead should be located.

Battlefield Overlook and DGIF Boat Launch

Located on the north side of HW 107, the Town of Saltville owns three large and contiguous tracts of land that wrap behind the Southwest Virginia Community Health Systems facility, and includes the Battlefield Overlook located on Buckeye Street. These tracts have a moderately steep gradient with the steepest sections found as trail users descend to the Battlefield Overlook. A 1.5 mile trail connects the McKee Street trailhead with the Battlefield Overlook. Should steepness be a major concern, an access road identified on aerial imagery could provide access to most of the tract as does an overhead electrical utility right-of-way. Both could be potentially easier opportunities to provide pedestrian access through the public properties. The trail connection between the trailhead at McKee St. and the town-owned land adjacent to the Battlefield Overlook would require a recreational easement with at least two private landowners.



Battlefield Overlook



Boat Launch on N. Fork of Holston River

After departing from the Battlefield Overlook, the trail turns west 0.3 miles, following Buckeye Street using a proposed sidewalk until reaching East Main Street. This proposed sidewalk would increase safety and general aesthetics in a way that benefits the trail network and overall pedestrian walkability in the community. The trail crosses East Main Street and turns back toward downtown. At this point trail users can either continue along East Main Street for 0.7 mile, returning to the downtown area, or turn right onto Government Plant Road to go to the DGIF boat launch. A proposed sidewalk along Government Plant Road and then River Road leads trail users 0.5 mile to the DGIF boat launch and parking lot.

Perspectives of the splash plaza location options that were suggested by community members can be found following the trail connectivity conceptual master plan.



Option B for the splash plaza is located within the lawn space in front of the town's outdoor event stage, across from the Museum of the Middle Appalachias. The woolly mammoth-themed splash plaza ties into the museum and anchors this prominent intersection in the community. When not in use in the colder months, the splash plaza functions as an iconic plaza downtown.



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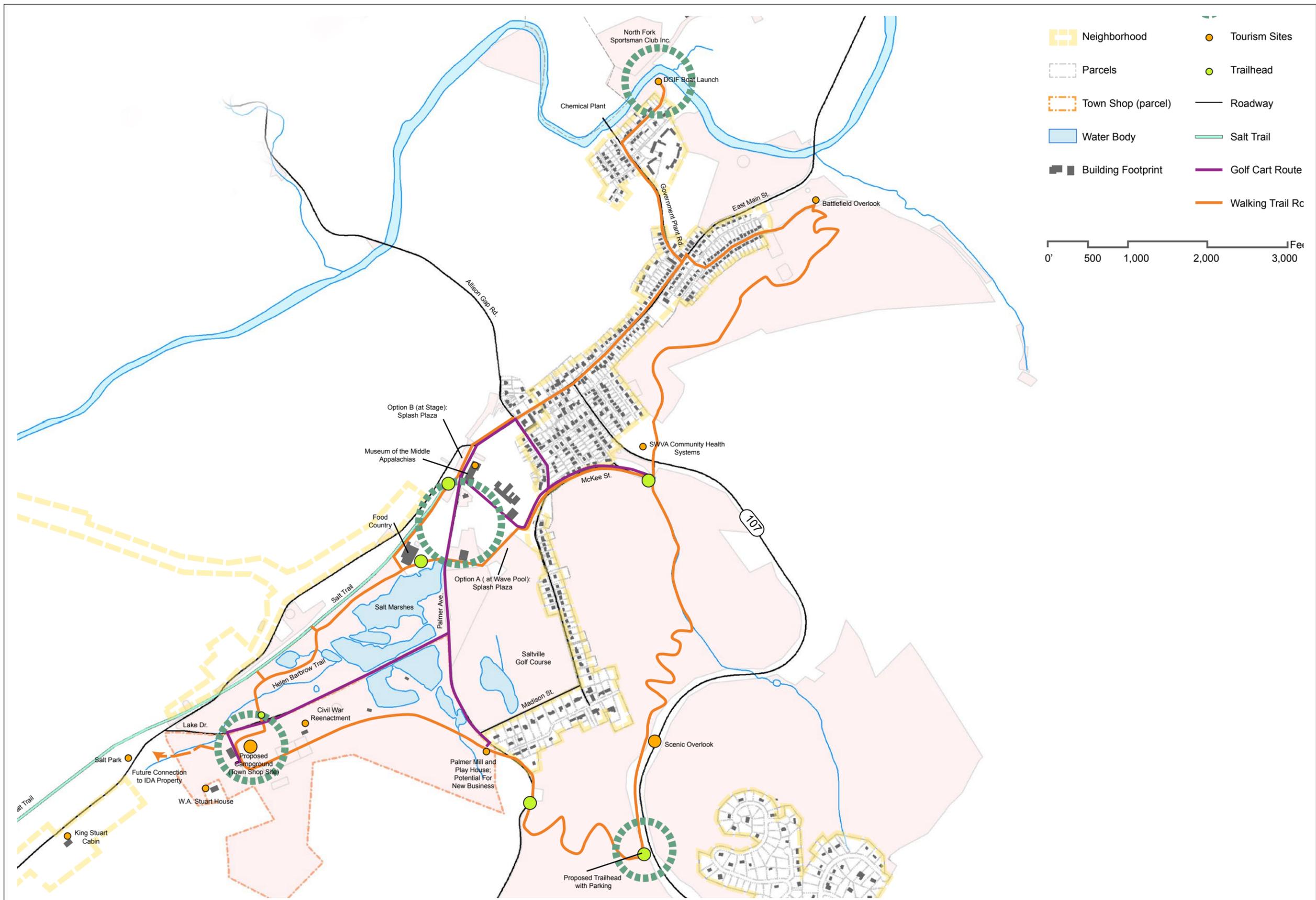
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Trail Connectivity Conceptual Master Plan

Trail Map



- Neighborhood
- Parcels
- Town Shop (parcel)
- Water Body
- Building Footprint
- Tourism Sites
- Trailhead
- Roadway
- Salt Trail
- Golf Cart Route
- Walking Trail Rc



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Trail Connectivity Conceptual Master Plan
Splash Plaza: Option A

Splash Plaza: Option A
 Option A for the splash plaza is located next to the existing wave pool and playground. The splash plaza adds an additional water amenity to the community and can utilize the existing swimming pool infrastructure nearby.



Splash Plaza: Option B

Option B for the splash plaza is located within the lawn space in front of the town's outdoor event stage, across from the Museum of the Middle Appalachias. The woolly mammoth-themed splash plaza ties into the museum and anchors this prominent intersection in the community. When not in use in the colder months, the splash plaza functions as an iconic plaza downtown.



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Trail Connectivity Conceptual Master Plan

Splash Plaza: Option B

FORMER TOWN SHOP PROPERTY REDEVELOPMENT CONCEPT

Design Description

The Town of Saltville is home to some of the most unique historical and ecological assets found in southwest Virginia. Hundreds of visitors may come to the community to experience the Museum of the Middle Appalachias, splash in the Town's wave pool, drive the twisty, mountainous roads, or spectate a Civil War reenactment but limited lodging options require that they leave the town in the evening.

A proposed campground at the former Town Shop property on Lake Drive provides residents and visitors with unique camping opportunities and outdoor activities that fill an important gap in the Town's local offerings. The campground and overnight lodging options will encourage visitors to stay overnight while stimulating local entrepreneurs to open businesses that support the campers' needs.

The following describes elements of the redevelopment concept, which can be found on page 28.

Campground Welcome Center

Visitors are greeted by a quaint campground welcome center upon entering the campground from Lake Drive. Campers will find all the information they need to have a successful camping experience including a camp host, reservation desk, information on area attractions, storage lockers, and a basic camp store selling limited concessions and firewood. For an additional fee, campers may rent camping gear from a full selection of cookware, tents, sleeping bags/ pads, backpacks, and more.

Saltville is also a golf cart-friendly community, allowing golf carts on public roads that have a speed limit of 25 mph or less. Golf carts can be rented to use with a valid camping permit. A designated golf cart parking area is located adjacent to the campground welcome center.

After checking in, campers will be assigned a spot depending on the style of camping preferred. A pull-thru wastewater disposal zone is located behind the camping welcome center for RV campers to use.

Overnight Camping Options

The Town of Saltville understands that camping is not a one-size-fits all experience. The proposed campground offers six uniquely different ways to spend the night:

- 1) Cabins
Full service amenities include private porch, bunks, furniture, kitchenette, and restroom.
- 2) RV sites
Individual site includes water/ electric hookups, and picnic table

FORMER TOWN SHOP PROPERTY REDEVELOPMENT CONCEPT

3) Primitive tent sites

Designated tent pads are located both in an open, grass field as well as nestled within the tree grove. Personal vehicles are permitted at half of the sites. For a more private camping experience, tent campers can walk a short distance into the tree grove, however parking within the wooded sites would not be available. A designated space boundary, picnic table, fire ring, and lantern pole are provided at every site.

4) Tepees

Saltville was once settled by Native American Indians, who used tepees for shelter. Located on a terrace with scenic views of the surrounding mountains, campers can enjoy this primitive yet comfortable lodging experience. The tepees are linked together by a meandering trail with individual porches and a community fire pit.

5) Yurts

A yurt is a canvas shelter formed by a circular frame structure on a wooden platform. Saltville's yurt village is nestled in the trees that overlook the area used for Civil war reenactments. The yurts are the eastern-most camping experience and has convenient access to the archery range.

6) Civil War-themed camping experience

Campers have a one-of-a-kind opportunity to camp like a Civil War soldier for the weekend with an all-inclusive Civil War-themed camping experience. All supplies are provided by paying a flat fee. Campers gain an insider's perspective of what a Civil War campsite was like as a trained reenactor demonstrates cooking activities, history, and camp activities of the period.

A bathhouse is located at the base of the hill below the tepee camping area. This building contains showers, restrooms, sinks, and an exterior faucet for filling up personal water containers to use back at the campsite. Each of the camping areas is linked to the open recreation lawn by one of the many hiking trails throughout the property. Additionally, community fire pits are located in strategic, central locations to encourage social gathering and storytelling over an iconic campfire. Firewood is available for purchase at the camp store to protect over-harvesting that can damage the surrounding woods.

Outdoor Recreation Activities

There are many other outdoor recreation activities open to the public during the day.

Boulder climbing is located in the southwest corner of the property, which can be accessed using a trail that goes through the woods behind the campground welcome center. A foot trail takes users to the base of an existing steep slope that can be sculpted into a playful rock scramble for older kids, teenagers, and young adults.

Saltville, VA:
Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

FORMER TOWN SHOP PROPERTY REDEVELOPMENT CONCEPT

Beyond the boulder climbing area and above the tepee platforms are zipline and high ropes courses. Both courses utilize the existing steep topography in order to minimize the need for large suspension towers. The zipline course meanders through the tree canopy for nearly 1,500' before ending near the archery range. The high ropes course is great exercise and can be used by groups as a team building challenge.

A safe distance from the zipline unloading zone is an archery range. The archery range, surrounded by a secure fence, is placed in the same location of the property that was formerly used as a shooting range by the Saltville Police Department. It was established quickly during community meetings that archery is a popular upcoming activity among youth in the schools and in the community. Further, this gives the youth a safe location to practice and have organized target competitions in the future.

Throughout the entire property are ample opportunities to walk and hike on proposed hiking trails. Of particular interest are two connections to the greater trail network that extends across the town. The first connection is to the Helen Barbrow Trail by using the pedestrian crosswalk across Lake Drive. The Helen Barbrow Trail, open to pedestrians and bicyclists, passes the archaeology pit that is opened by researchers annually. A connection on eastern portion of the Helen Barbrow Trail connects to the Salt Trail.

The second opportunity to connect to Saltville's greater trail network is by a foot trail adjacent to the yurt camping. This trail travels east on the edge of the woods before turning southeast (right) toward the Palmer Mill historic site. This trail eventually leads to the Saltville overlook, Battlefield overlook, and the DGIF boat launch. The trail also heads west to the historic W.A. Stuart House, then north to the cabins.

Community Gathering

Often times people enjoy outdoor activities and camping because it is an enjoyable opportunity to spend valuable time with friends and family. A large picnic pavilion is located between the RV and primitive tent camping sites. This covered pavilion can host large groups, has a generously sized fire pit with chairs, and is adjacent to an open recreation lawn. The open recreation lawn is large enough for many camp and yard games such as frisbee or cornhole.

Well-behaved dogs are also welcome at the proposed Saltville campground. A fenced dog exercise area located in the northeast portion of the RV camping is a great spot to let dogs play freely within the fence for a little while.

Perspectives of proposed elements of the redevelopment plan follow the plan on pages 29-32. Page 33 includes images from other facilities that serve as examples of what is proposed in the redevelopment plan.



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- | | | | |
|--|---|--|---|
| A. Cabins (8 units) | F. Golf Cart Storage / Parade Start Point | K. Open Recreation Lawn | P. Zip Line and High Ropes Course Adventure Trail |
| B. Main Entrance | G. RV/Camper Spaces (15 spaces) | L. Tent Camping (20 spaces) | Q. Archery Range with Safety Fencing |
| C. Camper Check-In Parking | H. Public Parking | M. Boulder Climbing (concrete cap over asphalt debris) | R. Yurt Camping (6 units) |
| D. Check-In Main Office and Amenities Building | I. Picnic Pavilion | N. Bathhouse - Showers, Bathrooms, Exterior Water Faucet | S. Civil War-Themed Camping (6 spaces) |
| E. Wastewater Disposal Area | J. Fire Pit | O. Teepee Wooden Walkway with Overlook | T. Existing Civil War Reenactment Lawn |

Saltville, VA: Conceptual Town Connectivity Plan and Former Town Shop Property Conceptual Redevelopment Plan

Final Former Town Shop Property Redevelopment Concept Master Plan



Perspective 1:

Entering the campground from Lake Drive, visitors will find the campground welcome center (far right), parking and welcome sign (center), and RV camping (far left). The campground and many parts of Saltville are golf cart and bicycle-friendly. Golf carts can be rented at the campground welcome center for a small fee.



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Saltville, VA: Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

Final Former Town Shop Property Redevelopment Concept
Perspective 1: Main Entrance to Campground



Perspective 2:

Cabins are located along Lake Drive between the main campground entrance and the intersection of Lake Drive with Main Street. Walking trails and pedestrian-scale lighting allow campers staying at the cabins to access the campground and outdoor recreation activities safely.



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Saltville, VA: Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

Final Former Town Shop Property Redevelopment Concept
Perspective 2: Cabins along Lake Drive



Perspective 3:

The picnic pavilion (left) is a great location for gatherings of any size. The picnic pavilion has a large fire pit next to it that can be used by people enjoying the open recreation lawn or tent campers staying overnight just beyond the shelter.



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Final Former Town Shop Property Redevelopment Concept
Perspective 3: Open Recreation Lawn and Picnic Pavilion



Community fire pit



Cabins with private decks



RV camping



High ropes course



Tepee camping in the woods



Yurts tucked in the edge of the woods



Archery range with safety fence



Picnic and event shelter with fireplace



Perspective 4:

Tepees at the Saltville campground provide a unique overnight camping option. The tepees are located on an existing flat spot on the hill that once served as an access road through the property. Both the tepees and fire pit overlook the surrounding mountains to create a perfect mountain getaway experience.



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Saltville, VA: Conceptual Town Connectivity Plan and Former Town Shop Property Conceptual Redevelopment Plan

Final Former Town Shop Property Redevelopment Concept

Perspective 4: Tepees, Fire Pit, and Overlook



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Saltville, VA: Conceptual Town Connectivity Plan and
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Final Former Town Shop Property Redevelopment Concept

Precedent Images

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Conceptual Town Connectivity Plan and
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**PART 2:
INVENTORY AND ANALYSIS**

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Saltville, VA: Conceptual Town Connectivity Plan and Former Town Shop Property Conceptual Redevelopment Plan

Site Inventory

Key Viewsheds and Site Elements



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Saltville, VA: Conceptual Town Connectivity Plan and Former Town Shop Property Conceptual Redevelopment Plan

Site Inventory
Possible Environmental Contaminants
Map provided by Cardno, Inc.



Saltville, VA:
Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

SITE INVENTORY

Environmental Assessment Executive Summary

The following is an executive summary of the Phase I Environmental Assessment for the former Saltville Town Shop property located at 302 Lake Drive in Saltville. The assessment was completed by Cardno, Inc. and submitted to CDAC on April 20, 2017. The full Phase 1 assessment report and Phase II assessment report (once completed) can be obtained through the Town Manager's office with the Town of Saltville:

Brian Martin, Town Manager
townmanager@saltville.org
276-475-3831

"Cardno, Inc. (Cardno) was retained by the Community Design Assistance Center – Virginia Tech (the Client) to perform a Phase I Environmental Site Assessment (ESA) of the Saltville Town Shop (the Property) located at 302 Lake Drive in Saltville, Virginia (Figures 1 and 2). The Property encompasses approximately 243.87 acres located in Saltville, Virginia. The Property is improved with an 8,500-square-foot (ft²) Town Shop Building, an 800 ft² Pump House and gravel parking lots and roads. Cardno performed the Phase I ESA in accordance with federal standards and practices as codified in the Code of Federal Regulations (CFR) at 40 CFR Part 312, including amendments effective December 23, 2008, and in conformance with the scope and limitations of American Society for Testing and Materials International (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation: E1527-13 and ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process, Designation: E1528-06.

As part of this Phase I ESA, Cardno performed visual inspections of the Property; reviewed federal, state, and local regulatory records; investigated historical uses of the property, and potential sources of environmental contamination of the parcel; and conducted interviews with local agency personnel to evaluate whether recognized environmental conditions (RECs) or conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the property [40 CFR Part 312.20(e)].

Cardno has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in Sections 1.4 and 10 of this report.

This assessment has revealed evidence of the following RECs for the Property:

- Past Property use included storing and maintaining equipment used by the Town of Saltville and Olin Corporation, former presence of an approximately 500-gallon AST on the west side of the Town Shop Building, as well as the operation of gasoline and oil generators by Olin Corporation. As such,

Saltville, VA:
Conceptual Town Connectivity Plan and
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SITE INVENTORY

solvents, gasoline, motor oil, various cleaning products, sodium hypochlorite and PCBs were used and may have impacted soil and groundwater in and around the Town Shop Building and Pump House and in the ditch located to the west of the Town Shop Building;

- Salt brine may have impacted soil and groundwater on the west and northwest sides of the Town Shop Building and beneath the Salt Spreader racks located to the east;
- The former presence of large ASTs on the east side of the Town Shop Building is considered a REC for VOCs and SVOCs;
- Soil and groundwater on the north side of the Town Shop Building may have been impacted by TyrFil® Polymer that possibly leaked from stored drums;
- Soil beneath the burn barrel located east of the Town Shop Building contains improperly discarded drug related implements (pipes and etc.);
- Due to drum storage and maintenance activities, soil and groundwater on both (east and west) sides of the gravel road located south of the Town Shop Building may be impacted by total petroleum hydrocarbons (TPH) oil range organics (ORO), TPH gasoline range organics (GRO), sodium hypochlorite, PAHs, metals, VOCs and SVOCs.
- Soil and groundwater beneath the former open landfill located on the northwest side of the Property, east of the Town Shop Building may be impacted by Metals, VOCs, SVOCs, PAHs, PCBs and ACMs;
- Soil and groundwater beneath the open landfill located on the southwest side of the Property, south of the Town Shop Building may be impacted by Metals, VOCs, SVOCs, PAHs, PCBs and ACMs;
- Salt brine impact to soil is possible on the southwest side of the Property around active and abandoned salt wells;
- Salt brine seepage from current and historical wells may have impacted soil, groundwater and surface water (ponds on the northeast side of the Property) at the Property;
- Civil War cannon balls, possibly including some unexploded 6- and 12-pound Bormann balls, may be present beneath fill north of the Town Shop Building;
- The unknown PCB content of the three APCO pole-mounted transformers, three large electrical transformers located on the ground at the southwest corner of the Town Shop Building, old electrical transformers in the electrical room in the Town Shop Building, and an open empty electrical transformer in the Pump House (outside the electrical room), indicate the possibility of PCB spills at the Property;
- Due to the ages of the Town Shop Building and Pump House (1940s) and the cracked and weathered condition of paint on exterior window trim and doors on both buildings, it is possible that surrounding soils may be impacted by LBP;
- Lead contamination in the earthen hillside located south of the Saltville Police Department gun range;
- Metals contamination from expended brass shell casings is possible on the

Saltville, VA:
Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

SITE INVENTORY

- north side of the Saltville Police Department gun range; and
- Occupant interviews indicated a kerosene release occurred between the Pump House and Town Shop Building during the 1980s.

This assessment also revealed evidence of the following non-scope ASTM concerns for the Property:

- As a result of shallow salt brine extraction, subsidence has occurred on the north side of the Property;
- The 1960 collapse at the southwest corner of the Property demonstrates the potential for land subsidence due to deep salt brine extraction beneath the upland areas across the southern side of the Property;
- As evidence of rainwater intrusion was observed extensively throughout both the Town Shop Building and Pump House at the Property; water staining, greenish mold and white efflorescence were visible on the bare cinderblock walls inside the Pump House; and water staining was visible on ceilings and walls inside the Town Shop Building, mold is potentially present in the buildings at the Property; and
- Based on the date of building construction (1940s), ACMs may be present at the Property.

Poor housekeeping was observed at the Property with materials piled on floors and on outdoor ground surfaces. It is recommended that the buildings and grounds be cleaned of debris, scrap metal and other stored materials be recycled and that housekeeping for equipment and remaining materials be improved. Following the removal of surface debris, Civil War ordinance, possibly including some unexploded shells, should be identified and properly handled. Land stability should be assessed and considered in future development planning.

In Cardno's opinion, a Phase II ESA is warranted to further assess the RECs identified for the Property, including conducting an asbestos survey and a lead based paint survey.

Conclusions and opinions presented in this assessment are based solely on the information derived from the study sources and references cited in this document and are to the limitations of the sources and methods employed. Except as specified herein, this Phase I ESA report is for the exclusive use of the Client, its officers, directors, employees, and authorized representatives.

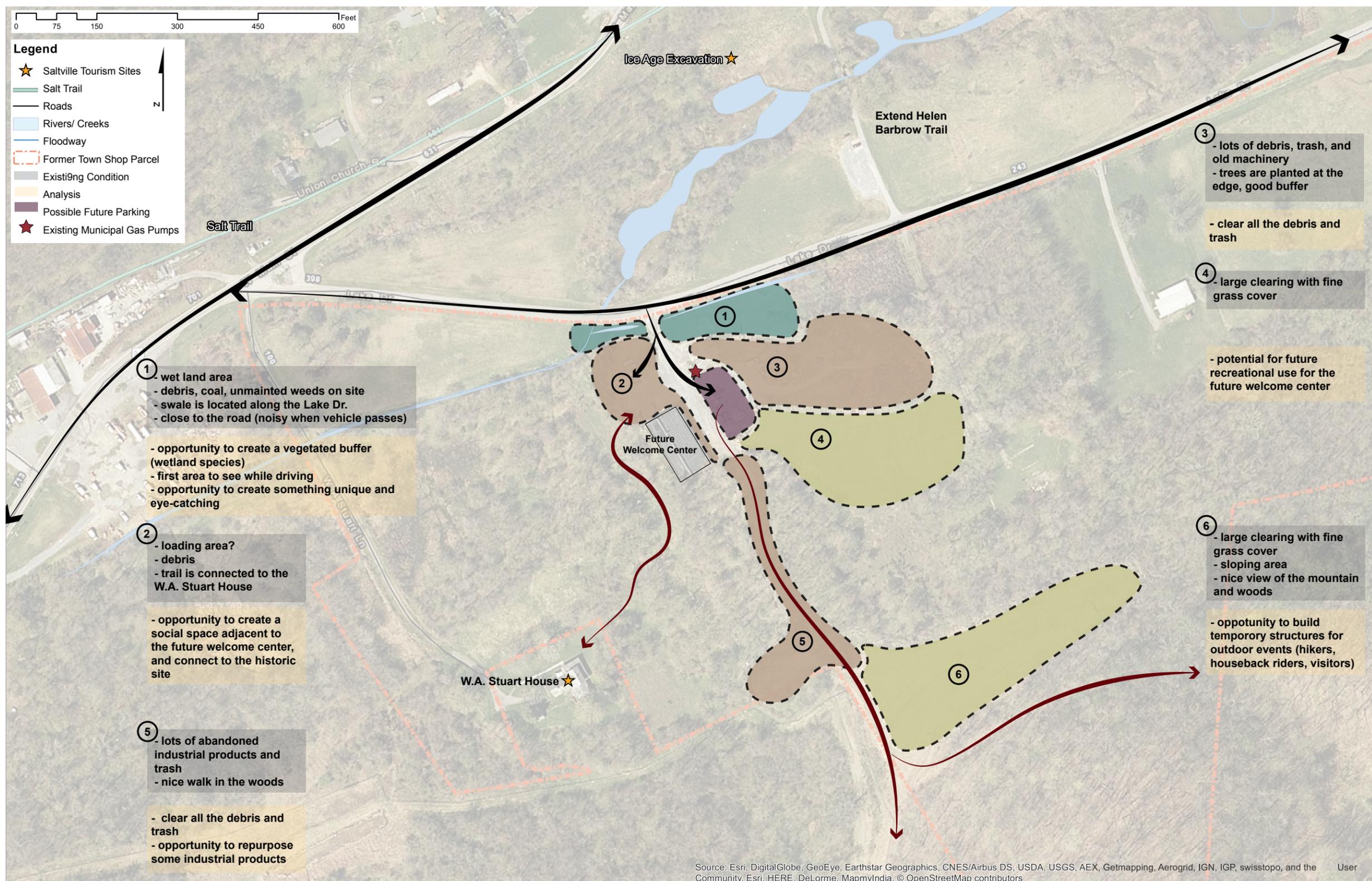
Cardno recommends that this Executive Summary be used solely as a broad overview of environmental conditions found at the property. This Executive Summary should not be used in lieu of reading the entire Phase I ESA report.”



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Saltville, VA: Conceptual Town Connectivity Plan and Former Town Shop Property Conceptual Redevelopment Plan

Site Analysis Opportunities and Constraints

Saltville, VA:
Conceptual Town Connectivity Plan and
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PART 3:
PRELIMINARY REDEVELOPMENT
CONCEPTS

Saltville, VA:
Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

PRELIMINARY REDEVELOPMENT CONCEPTS 1 AND 2

Design Description

The Town of Saltville has several unique, local attractions such as the Town's wave pool, a prehistoric archaeology dig site, or the Museum of the Middle Appalachias. The Town is also surrounded by countless outdoor recreation opportunities such as the Salt Trail, Helen Barbrow Trail, or the North Fork of the Holston River. During both the grant announcement press event and community input session, it became clear that visitors needed a unique opportunity to stay overnight in town rather than in an adjacent community.

Preliminary design concepts 1 and 2 combine overnight camping with new outdoor recreation opportunities to create a unique experience for Saltville residents and their visitors. Though the two concepts jointly explore this common design approach, each vary in the type of camping that is offered and where various activities are located.

Preliminary design concept master plans, perspectives, and precedent images can be found following the descriptions of each design element.

Campground Welcome Building

Upon entering the campground, visitors are greeted by a lodge-style welcome building. The campground welcome building is the core location of camper services including check-in, camp store, golf cart rentals, and parking. A wastewater dump station is located behind the welcome building for RV campers. Throughout the campground, visitors will find other amenities nearby such as a pavilion, open recreation lawn, trails throughout the property, and fire pits centrally located for community gathering.

Golf carts can be rental for a minimal fee at the campground welcome building. Saltville is a golf cart-friendly community where golf carts can be operated on public roads with a speed limit of 25 mph or less. Golf carts can be a convenient transportation alternative to get around the campground and to many of the close by attractions such as the downtown area, ball fields, golf course, wave pool, or grocery store.

Overnight Lodging and Camping

The preliminary designs for the Town Shop Site Conceptual Redevelopment Plan incorporate a variety of unique camping options throughout the site. Concept 1 offers four types of camping: RV camping, primitive tent sites, tepees, and civil war-themed camping. Concept 2 offers four types of camping: cabins, RV camping, primitive tent sites, and yurts.

- Cabins
Cabins in Preliminary Design Concept 1 offer most of the familiar amenities of home in a small, quaint cabin structure next to the Lake Drive trailhead of the Helen Barbrow Trail system. Each cabin is outfitted with bunk beds,

Saltville, VA:
Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

PRELIMINARY REDEVELOPMENT CONCEPTS 1 AND 2

kitchenette, restroom, and living/ dining room. Enjoy the outdoors without the fuss of packing all your equipment.

- **RV Camping**
RV camping is perfect for the camper on the go. Saltville's campground offers nightly and weekly site rentals that come complete with water and electric hookups. A wastewater dump station is conveniently located behind the campground's welcome building near the entrance on Lake Drive. Each RV campsite can accommodate the RV and its tow vehicle comfortably. Both Preliminary Design Concepts 1 and 2 offer RV camping in close proximity to Lake Drive and the Welcome building.
- **Primitive Tent Camping**
Sleep in the woods with the ample primitive tent camping sites located throughout the site. Each tent site has a designated tent pad, lantern pole, campfire ring with cooking grate, and access to nearby bathhouse. The bathhouse has separate restroom and shower facilities for both men and women, sinks, and exterior water faucet. Primitive campers have the option to park a vehicle in a designated area within the site or can take a short hike to more secluded primitive sites that do not have vehicle access. Primitive tent camping Preliminary Design Concept 1 is located near the open recreation lawn and pavilion while Preliminary Design Concept 2 locates tent sites to the west of the Welcome building.
- **Tepees**
Tepees are one of the most iconic primitive shelters available. Situated in the south portion of the site and with mountain views, the tepees offer a communal camping experience perfect for groups and family gathering. A deck connects the separate tepees and are arranged around a central fire pit. A bathhouse is close by with restrooms and showers. Tepees can be found in Preliminary Design Concept 1 east of the boulder climbing and bathhouse.
- **Yurts**
Yurts, similar to tepees, offer a unique camping experience where a canvas shelter is provided ahead of time. Each dome-shaped yurt is supported by a wooden platform and is nestled within the woods. The yurts overlook the field where civil reenactments take place throughout the year, allowing campers to spectate from afar from the comfort of their yurt. Yurts can be found in Preliminary Design Concept 2 on the east side of the campground, adjacent to the existing Holston River Coon Club building.
- **Civil War-themed Camping**
Saltville played a central role in the Civil War and Saltville's history. Civil war-themed camping provides a unique opportunity to camp for the weekend like a Civil War soldier. Professional historians demonstrate to campers how people of the time ate, slept, and spent their time in camp in an all-inclusive camping experience. Civil War-themed camping can be found in Preliminary Design Concept 1 in the open field next to the Holston River Coon Club where existing Civil War reenactments take place.

Saltville, VA:
Conceptual Town Connectivity Plan and
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PRELIMINARY REDEVELOPMENT CONCEPTS 1 AND 2

Outdoor Recreation

The former Town Shop property offers a variety of outdoor settings, ranging from open fields/ clearings, marshes, intimate woods, views of surrounding mountains, and rugged, steep rock scrambles. This terrain and vegetative diversity allows several outdoor recreation opportunities to take place with minimal disturbance to the landscape.

- **Open Recreation Lawn**
An open recreation lawn is an area adjacent to both the RV camping, primitive tent camping, and picnic shelter. This area is great for gathering, relaxing, or small camp games, and is proposed in both Preliminary Design Concepts 1 and 2
- **Zipline and High Ropes Course**
Preliminary Design Concept 1 utilizes the existing steep terrain between the proposed campground and existing Holston River Coon Club building for a proposed zip line. Zip lines are notorious for tall poles and aerial platforms that are not always aesthetically welcoming. Using the existing terrain minimizes the visual dominance of the zipline and reduces the amount of infrastructure, and cost, to implement this exciting aerial experience.
Preliminary Design Concept 2 uses the same principle by proposing a high ropes course on a steep gradient where a service road uses to be located south of the proposed main camping area.
- **Boulder Climbing**
Preliminary Design Concept 1 proposes a boulder climbing area near the bathhouse. Bouldering climbing is a form of rock climbing that does not require traditional ropes/harnesses and uses man-made or natural boulders. Participants safely climb and explore the boulders until reaching the top. Selecting different size boulders can ensure that all skills level are able to join the fun.
- **Archery Range**
Centrally located among the various campground amenities is an archery range. The proposed archery range in both Preliminary Design Concept 1 and 2 and is located in an area previously used by the Saltville Police Department for firearms training. As a result, the location selected is a perfect adaptive reuse of this space. The existing covered shooter platforms and earthen embankment can both be re-purposed, creating a safe environment for archery enthusiasts. An additional safety fence is proposed to surround the archery range, which can also serve as a visual barrier.
- **Pet Park**
Well-behaved dogs are also welcome at the proposed Saltville campground. A fenced dog exercise area located in the northeast portion of the RV camping is a great spot to let dogs play freely within the fence for a little while. The dog exercise area is located in the northeast portion of the RV camping of Preliminary Design Concept 1.



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|--|--|--|--|
| A. Community Fire Pit | E. Golf Cart / ATV Parade Event Parking / Starting Point | I. Check-In Main Office and Amenities Building | M. Tepee Deck (with Overlook) |
| B. Tent Camping in the Woods (6 spaces) | F. Pavilion with Fireplace & Fire Pit | J. Main Entrance | N. Wastewater Disposal Area |
| C. Civil War-Themed Camping (6 spaces) | G. Public Parking | K. Open Recreation Lawn | O. Bathhouse - Showers, Bathrooms, Exterior Water Faucet |
| D. Boulder climbing (concrete cap on top of existing asphalt debris) | H. Camper Check-In Parking | L. Zipline | P. Pet Park |

Saltville, VA: Conceptual Town Connectivity Plan and Former Town Shop Property Conceptual Redevelopment Plan

Preliminary Redevelopment Concept 1
Master Plan

Concept 1: The proposed plan includes RV/camper pads, tent pads, and Civil War reenactment tents for Saltville visitors to stay overnight near downtown. The plan includes trails to the downtown area, space for reenactments, hiking trails, a ropes course, community spaces with fire pits, ziplines, overlooks, and a pet park. The plan is tucked within existing open space, keeping much of the woods for a natural backdrop.



A. Community Fire Pit



B. Tent Camping in the Woods



Perspective: View from the top of the hill overlooking the rest of the campground below. The tepees are complimented with a wooden deck walkway with a community fire pit for visitors.



C. Civil War Reenactment Theme Tents



Boulder climbing (concrete cap on top of existing asphalt debris)



E. Golf Cart / ATV Parade Event



F. Pavilion with Fireplace/ Fire Pit



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Saltville, VA: Conceptual Town Connectivity Plan and
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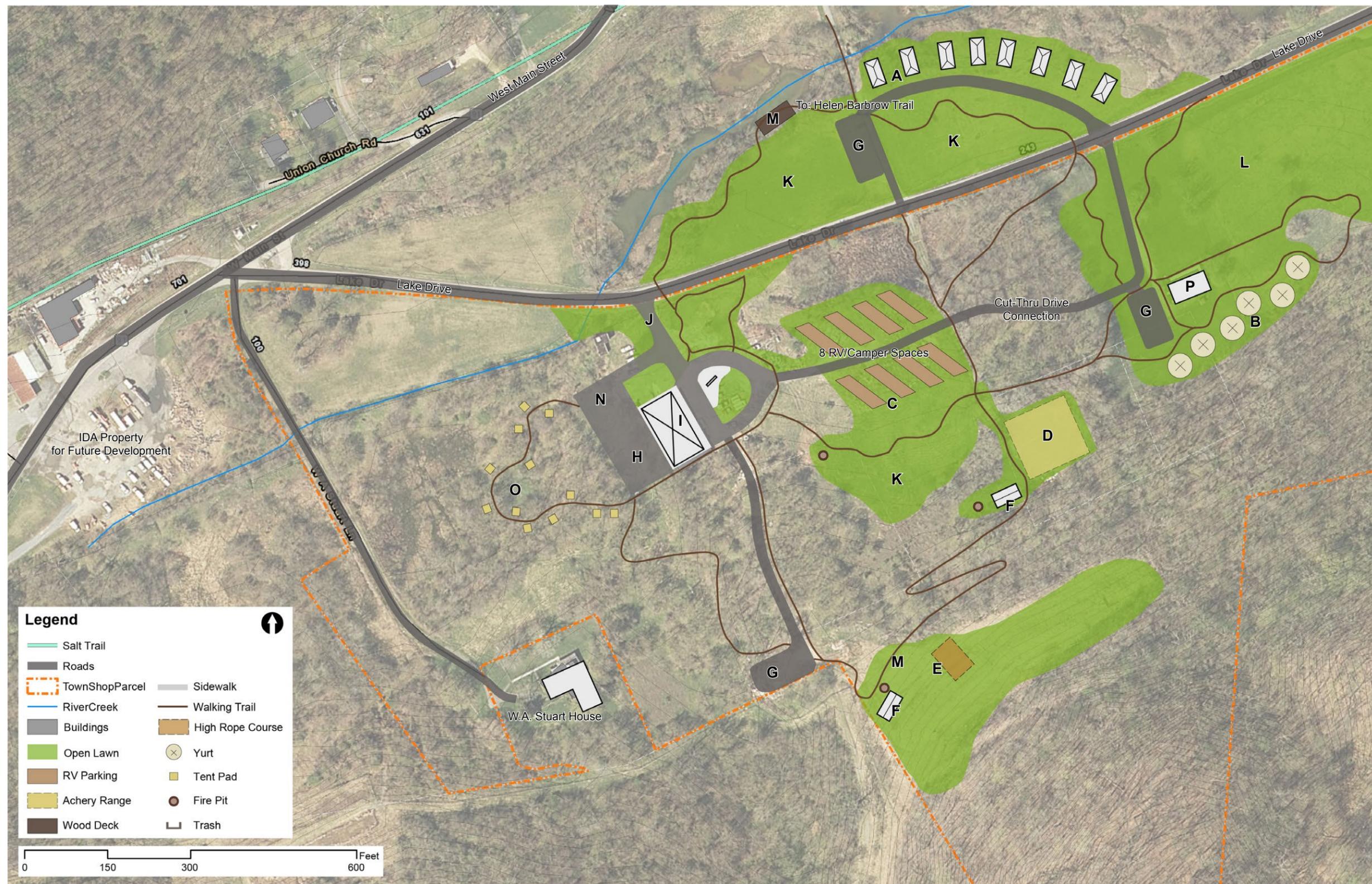
Preliminary Redevelopment Concept 1
Perspective and Precedent Images



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- A. Cabins with private decks along the creek (8 cabins)
- B. Yurts tucked in the edge of the woods (6 yurts)
- C. RV Camping (8 spaces)
- D. Archery range with safety fence

- E. High Ropes course
- F. Picnic and event shelter with fireplace
- G. Public Parking
- H. Golf Cart Parking

- I. Check-In Main Office, Amenities, & Bathhouse
- J. Main Entrance
- K. Open Recreation Lawn
- L. Existing Civil War Reenactment Lawn

- M. Overlook
- N. Wastewater Disposal Area
- O. Tent Camping in the Woods
- P. Bathhouse for Yurt Campers

Saltville, VA: Conceptual Town Connectivity Plan and Former Town Shop Property Conceptual Redevelopment Plan

Preliminary Redevelopment Concept 2 Master Plan

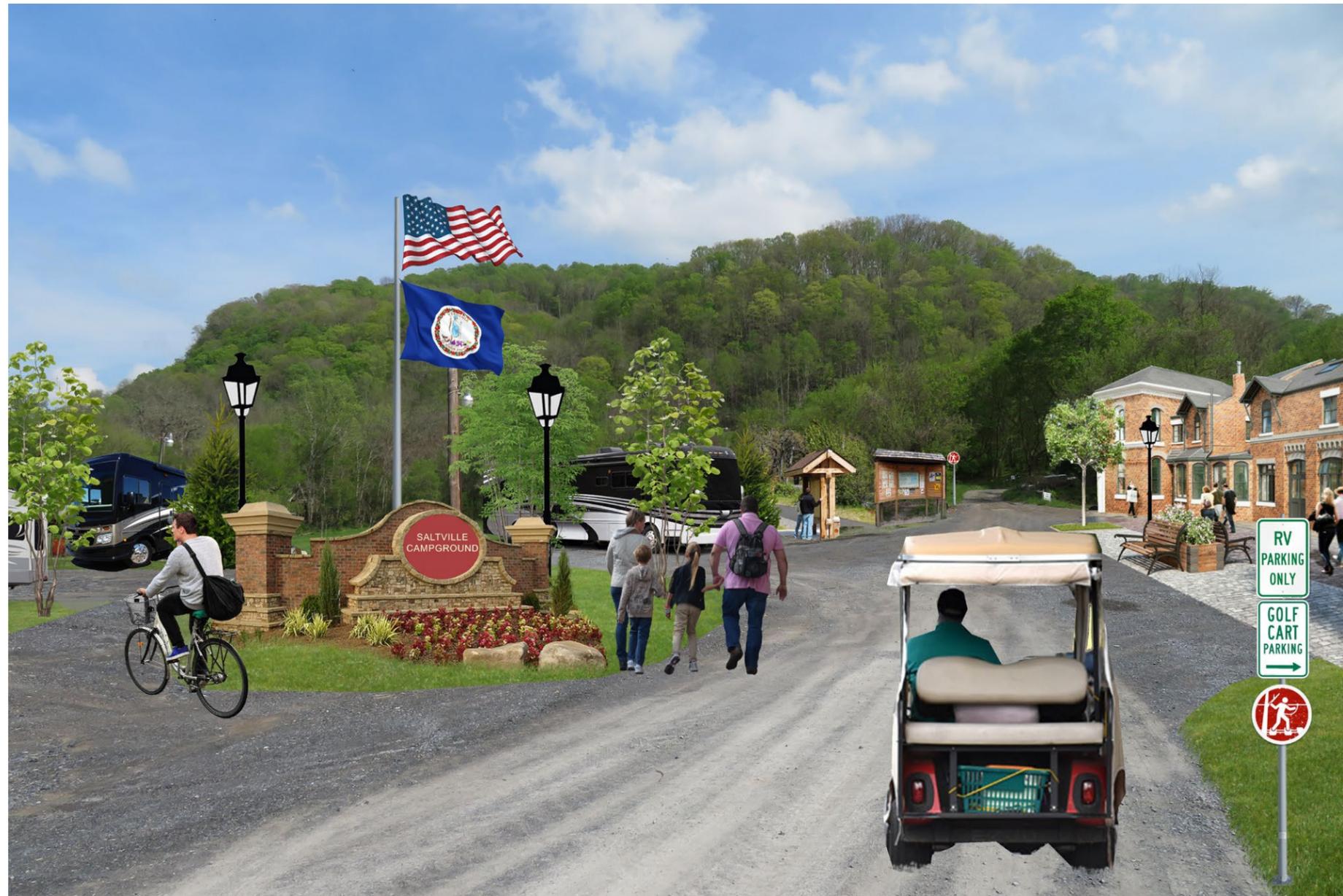
Concept 2: The proposed plan includes a variety of lodging options for visitors to Saltville and the surrounding region. The plan includes cabins, yurts, RV/camper areas, and space for tents. Beyond places for visitors to stay, the plan includes trails to the downtown area, space for reenactments, hiking trails, a high ropes course, picnic pavilions with fireplaces, and an archery range. The plan is spread out to make visitors and locals journey through the entire site.



A. Cabins with private decks along the creek



B. Yurts tucked in the edge of the woods



Perspective: View from main entrance into the campground. RV camper area, entry signage, trailheads to top of the hill, main office, and amenities building, and visitor check-in loop.



C. RV Camping



D. Archery range with safety fence



E. High Ropes course



F. Picnic and event shelter with fireplace



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Saltville, VA: Conceptual Town Connectivity Plan and
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Preliminary Redevelopment Concept 2
Perspective and Precedent Images

Saltville, VA:
Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

**PART 4:
APPENDIX**

Saltville, VA:
Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

MEETING NOTES

Community Input Session: April 20, 2017

Saltville Town Hall
217 Palmer Ave
Saltville, VA 24370

Summary of Desired Concept

- **Overnight Camping**
 - Tents, RVs, yurts, teepees
 - Create a period-specific camping experience

Community Vision: Saltville will (be)...

- Celebrate historical assets
- Stable
 - Local economy; more diverse economic structure
 - Physical improvements
 - Environmentally
- Places to stay
- Renewed sense of community pride
- Quality dining and eating options
- An outdoor recreation destination
 - Fishing, camping, canoe tours on salt wells, zip line, *completed*
Salt Trail
- Access to plentiful jobs
- Salt spas!

Celebrating Community “Capital”:

- Human
- Cultural: *Traditions, festivals, gathering, celebrations*
 - Carnival
 - Labor Day celebration and parade
 - Civil War reenactments
- Built
 - Museum of the Middle Appalachias
 - Wave pool
 - Town stage
 - Salt Trail
 - Saltville Golf Course
- Natural
 - North Fork of the Holston River
 - DGIF boat launch
 - Mountains and scenic drives
 - Salt marshes

Saltville, VA:
Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

- Helen Barbrow Trail
- Town overlook off HW 107
- Saltville Golf Course
- Historical
 - Prehistoric tale and archaeology digs
 - Salt mining
 - Olin Corporation and rocket fuel
 - Salt wells
 - Numerous historic structures
 - W.A. Stuart House
 - Battlefields Overlook
 - Palmer Mill
 - King-Stuart Cabin
 - Salt Park
 - Museum of the Middle Appalachias
- Financial: *Businesses, grants, financial institutions, etc.*
 - Saltville Gas Storage Company
 - United Salt Corporation
 - Department of Environmental Quality funding partnership
 - Environmental Protection Agency (EPA) funding partnership
 - brownfields assessment program

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Community-wide S.W.O.T analysis and regional initiatives

- Strengths **Internal**
 - Business incentives available
 - IDA has forgivable loans
 - County and town participates in the business boot camp program
 - Is open to restructuring local tax model
 - Yearly paleontology dig
 - Connections national and with multiple universities
 - Annual classic car show
- Weaknesses **Internal**
 - Need places for visitors to stay overnight
 - Salt Park needs some repairs
 - Improve aesthetics and general community pride
 - Lack of community involvement in public projects; people won't show up to participate
 - Little pride in community
 - Business recruitment
 - Privately owned buildings in the downtown
 - Town can do little to offer incentives
 - Landlord increases rent and inadvertently runs otherwise successful businesses out of town
 - Titan Wheel has announced its closing; major job hit to the local community

Saltville, VA:
Conceptual Town Connectivity Plan and
Former Town Shop Property Conceptual Redevelopment Plan

MEETING NOTES

- Opportunities **External**
 - Cross-community collaboration
 - Events, fundraising, etc.
 - Regional Cultural Heritage Tourism
 - The Crooked Road: Mountains of Music Homecoming
 - 'Round the Mountain: Artisans
 - Appalachian Spring: Outdoor recreation
 - Smyth County/ Washington County tourism offices
 - Partnerships with higher education
 - Radford
 - Emory & Henry College
 - East Tennessee State University
 - Virginia Tech
 - Back of the Dragon: Motorcycle route, special events
- Threats **External**
 - Drug use
 - Funding to maintain infrastructure
 - Don't have the corporate presence that the Town once had
 - Titan Wheel closing
 - Distance to I-81 limits industrial and corporate recruitment (9 miles)

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Town Shop Site: Designing for Success

- Camping
 - Types
 - RV
 - Tent/ primitive
 - Cabins
 - Yurts
 - Teepees
 - Precedents
 - Blue Bear Mountain (online)
- Rock Climbing
- Zip Lines
- High Ropes Course
- Walking
- Hiking
- Concessions
- Salt Spa
- BMX bike track/ pump track
- Disc golf course
 - Possibly bringing in tournaments

Saltville, VA:
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MEETING NOTES

Preliminary Design Presentation: July 13, 2017

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Feedback About Specific Design Elements

- Road access throughout campground
 - Keep as single point of entry/ exit to control fee payment
 - No pull-thru drive from check-in building to reenactment area
 - Limit visual access to RVs from reenactment area
- RV Camping
 - Keep in same location and quantity as Concept 1
- Cabins
 - Move cabins to triangle property on right after turning on to Lake Dr.
 - Want the cabins out of eye-shot from the Civil War reenactment area
- Tent camping
 - Keep Concept 1 location; centralized
 - Add additional tent pads in the dry area between the historical house and the old shop buildings
 - Don't place tents too close to Lake Dr. because the ground is marshy
- Yurts
 - Nestle the yurts carefully in the woods behind the reenactment area so people can still watch but can't be seen in pictures during the reenactments
- Teepees
 - Keep in the same location as proposed in Concept 1
- Boulder climb
 - Keep in this location; this is the best spot given the known construction/ road debris that has been placed here
- Archery
 - Really liked the idea, especially for the organized youth club that doesn't currently have a good spot to practice at the school
 - Add perimeter safety fence to the design description
- Zipline/ High Ropes Course: Likes
 - Slide towards the teepees; make work with the archery range
- What's missing?
 - Dedicated pedestrian access from campground to the west Helen Barbrow Trail parking lot; plan for additional connection that links Helen Barbrow Trail to Salt Trail

Saltville, VA:
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MEETING NOTES

- Boardwalk through a portion of the wetland/ swampy area for environmental education

Other comments

- Concentrate activities together
 - Teepees
 - Zip-line/ high ropes course
 - Archery range
- Concentrate overnight areas together
- Themed camping experience is a great opportunity, highly marketed, and a realistic business opportunity
 - Pre-historic
 - Native American
 - Civil War
- There is a market for “glamping”
 - Customers receive a traditional camping experience (non-themed) but all equipment is provided (sleeping bag, pad/ cot, tent, camp stove, pots, food package, firewood, etc.)
- Policies to support golf cart usage are already in place
 - Must stay on roads with a 25 MPH speed limit or less; not allowed on faster portions of Rt. 107 towards to town overlook of 35 mph segments of Main St.
 - There is a future possibility of allowing golf carts on the Salt Trail but is not in place yet
- Splash plaza
 - Option 1: Traditional splash park located adjacent to wave pool; renovate existing playground that needs repair and place splash pad next to it
 - Option 2: Splash “plaza”; similar style as Veteran’s War Memorial in Cumberland Park, Bristol, VA
 - Use mammoth sculpture as central element
 - Could turn into an ice rink in the winter
- Make sure significant portions of the overall design are ADA-accessible