Olive Hill, KY: Casey Park Conceptual Design

Prepared for the Galaxy Project, Inc.
November 2017
Olive Hill, KY:
Casey Park Conceptual Design

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Olive Hill, KY: 
Casey Park Conceptual Design

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

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The Galaxy Project, Inc.

Angela Fultz
The Galaxy Project, Inc.

and

Those who volunteered time for the betterment of their community
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Description</td>
<td></td>
</tr>
<tr>
<td>Project Overview</td>
<td>7</td>
</tr>
<tr>
<td>Project Location</td>
<td>8</td>
</tr>
<tr>
<td>Site Context: City of Olive Hill</td>
<td>9</td>
</tr>
<tr>
<td>Site Context: Downtown Olive Hill</td>
<td>10</td>
</tr>
<tr>
<td>Town Background</td>
<td>11</td>
</tr>
<tr>
<td>Design Process</td>
<td>13</td>
</tr>
</tbody>
</table>

**Part 1: Final Design Concept**

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Final Design Concept</td>
<td></td>
</tr>
<tr>
<td>Design Description</td>
<td>15</td>
</tr>
<tr>
<td>Master Plan</td>
<td>17</td>
</tr>
<tr>
<td>Perspective 1: Farmer's Market, Event Stage, and Lawn</td>
<td>18</td>
</tr>
<tr>
<td>Perspective 2: Pollinator Garden, Shelter with Restrooms, and Walking Trails</td>
<td>19</td>
</tr>
<tr>
<td>Perspective 3: Railroad Street Streetscape Enhancements</td>
<td>20</td>
</tr>
<tr>
<td>near Depot Trailhead</td>
<td></td>
</tr>
<tr>
<td>Perspective 4: Railroad Street Streetscape Enhancements</td>
<td>21</td>
</tr>
<tr>
<td>near National Bank of Grayson</td>
<td></td>
</tr>
<tr>
<td>Plant Palette:</td>
<td></td>
</tr>
<tr>
<td>Trees (1 of 2)</td>
<td>22</td>
</tr>
<tr>
<td>Trees (2 of 2)</td>
<td>23</td>
</tr>
<tr>
<td>Pollinator Plants</td>
<td>24</td>
</tr>
</tbody>
</table>

**Part 2: Inventory and Analysis**

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Inventory</td>
<td></td>
</tr>
<tr>
<td>Previous Use of Site</td>
<td>26</td>
</tr>
<tr>
<td>Historical Aerial Image:</td>
<td></td>
</tr>
<tr>
<td>1995</td>
<td>27</td>
</tr>
<tr>
<td>2004</td>
<td>28</td>
</tr>
<tr>
<td>2007</td>
<td>29</td>
</tr>
<tr>
<td>2010</td>
<td>30</td>
</tr>
<tr>
<td>2016</td>
<td>31</td>
</tr>
<tr>
<td>Old Footer Locations</td>
<td>32</td>
</tr>
<tr>
<td>Connectivity and Parking</td>
<td>33</td>
</tr>
</tbody>
</table>

**Site Analysis**

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opportunities and Constraints</td>
<td>34</td>
</tr>
</tbody>
</table>

**Part 3: Preliminary Designs**

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Design Concept 1: Education and Discovery</td>
<td>36</td>
</tr>
<tr>
<td>Design Description</td>
<td></td>
</tr>
<tr>
<td>Master Plan</td>
<td>37</td>
</tr>
</tbody>
</table>
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precedent Images</td>
<td>38</td>
</tr>
<tr>
<td>Perspective</td>
<td>39</td>
</tr>
<tr>
<td><strong>Preliminary Design Concept 2: Activity Park</strong></td>
<td></td>
</tr>
<tr>
<td>Design Description</td>
<td>40</td>
</tr>
<tr>
<td>Master Plan</td>
<td>42</td>
</tr>
<tr>
<td>Precedent Images</td>
<td>43</td>
</tr>
<tr>
<td>Perspective</td>
<td>44</td>
</tr>
</tbody>
</table>

**Part 4: Appendix**

<table>
<thead>
<tr>
<th>Meeting Notes</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Stakeholder Input Session: March 1, 2017</td>
<td>46</td>
</tr>
<tr>
<td>Preliminary Design Presentation: May 23, 2017</td>
<td>51</td>
</tr>
</tbody>
</table>
Olive Hill, KY:  
Casey Park Conceptual Design

PROJECT DESCRIPTION

Project Overview

Two massive floods in May and July of 2010 nearly destroyed Olive Hill, KY’s downtown area. Recovery continues but, according to many, parts of town are “full of ugly” with dilapidated/empty buildings, vacant lots, and a depressing loss. Even with a newly designated “Trail Town” initiative (a successful component of recovery), struggle is real. The Galaxy Project, Inc. is striving to establish a youth center with the primary goal being that youth become change agents in their community through volunteer services and direct involvement.

The site of the former Cowden’s sewing factor on Railroad Street is a perfect opportunity to provide green space downtown, provide engagement opportunities, and stormwater runoff. This project, known as “Casey Park,” afforded a perfect, challenging, and high impact project for town beautification, KY nature appreciation, education of area youth, and is “expected to stir economic development for generations”.

The Casey Park project is located on Railroad Street, parallel to Tygart Creek. Although many blighted buildings remain in town that reveal years of lingering flood damage and abandonment. The redevelopment of Casey Park could be a beautiful and beneficial boost to downtown. Casey Park has the potential to initiate positive change and kick start a larger conversation throughout the community about revitalization. Originally, the location of Casey Park held a long-standing sewing factory on 3.25 acres. Now, it is a large vacant lot, of 2.92 acres (a 0.33 acre portion was sold for the Olive Hill Fire Department training house).

This plot will help fulfill flood compliance requirements and is within easy walking distance for horse trail riders, canoers, cyclists, and locals all ages. The property has additional flexibility by utilizing the adjoining OHFD training parking lot. The park could possibly boast botanical hands-on learning opportunities for students, provide tree/plant labels, unique local history signage, a meditation garden, natural fountain, wellness walk-path, and gathering area for larger groups. This would draw locals, regional schools, and potential tourists to grow business and move Olive Hill closer towards its goal of a beautiful tourism town.
Olive Hill, KY is located in northeast Kentucky (above) in the west portion of Carter County (below). Olive Hill is approximately 25 minutes east of Morehead, KY and Morehead University and an hour west of Huntington, WV, home of Marshall University.

The site location within Olive Hill can be seen in the map on the following page.
Olive Hill, KY:
Casey Park Conceptual Design

PROJECT DESCRIPTION

Town Background

Olive Hill is located in western Carter County primarily on the north side of Tygart Creek, a tributary of the Ohio River. U.S. Route 60 passes through the city, heading east 14 miles to Grayson, the Carter County seat, and west 18 miles to Morehead. Interstate 64 passes 3 miles north of Olive Hill, heading east 44 miles to Huntington, West Virginia, and west 84 miles to Lexington. According to the U.S. Census data, the population of Olive Hill in 2013 was 1,616 and the estimated population of the county in 2015 was 27,158.

The City of Olive Hill began as a rural trading post established by Robert Henderson at Cold Springs about 1800. The area was large enough to be awarded a post office in 1844, and became a city in 1861. In these early years, there were about 50 to 75 pioneer families that established the area.

In 1881, the town was moved from a hillside location to the current location in the Tygart Creek valley, where the Elizabethtown, Lexington and Big Sandy Railroad had laid tracks. The hillside location became known as Old Olive Hill and now serves as the city’s residential area. On March 24, 1884, Olive Hill incorporated as a city and served as the county seat of the short-lived Beckham County from February 9 to April 29, 1904.

Passenger service ended through the area in 1972…. The historic Olive Hill Depot still stands on Railroad Street and remains the center of many town events. The railroad tracks have been taken up, and the old ties sold off or given away. Attempts have been made by many government and civic organizations to use the C & O right of way area for a “Rails to Trails” program, allowing bicycling and hiking along the former beds.

Olive Hill retained and restored the passenger depot as well as a caboose (“John Hop Brown” Memorial Park).

In the early 1940s, the garment industry got a solid start in Olive Hill, hiring many
women to operate the sewing machines. Blue Anchor Company was formed in 1947 but it closed after ten years.

Residents of Olive Hill fondly remember the G.W. Raybourn General Store in business for over seventy-five years and Todd Raybourn store for fifty years. People recall the Olive Hill Department Store, H. T. Sparks Feed, Willard Boggs’ Western Auto and the McCarty-Kirby Store in Olive Hill, the tallest building in the city with a skating rink on the third floor. The Main streets of … Olive Hill have seen numerous empty storefronts in a trend that began in the 1980s as many national chains expanded and moved in forcing locally-owned stores to close their doors.

Raising and riding horses started gaining in popularity in the 1960s as stables and training facilities began popping up around the county to accommodate those who would show their horses. It has become a strong industry as well as a popular hobby with several stables throughout Carter County. Many horse shows were started in eastern Kentucky during that time period. This popularity continues today. Kentucky has prided itself in its tourist attractions and has built a state park system that is second to none. Carter County is unique in that two state parks are located within 20 miles of its borders and a third close by, thus the Grayson slogan, “the heart of the parks”. Besides drawing hunters and fishermen over the years, early visitors came to the area in the late 19th century aboard excursion trains from Cincinnati and other cities to see the many natural caves near Carter City, which became a hub for that traffic.

Over the years, Carter Caves has been developed into one of Kentucky’s finest resort areas. One event at the Caves, the “Crawl-a-thon,” started by long-time park naturalist, John Tierney, in 1981, brings hundreds of cave enthusiasts from all over the country each January to explore the caverns around Olive Hill.

Heavy rains often cause flash flooding along the county’s creeks and rivers. The overflowing Tygart Creek has brought several feet of water to the streets of Olive Hill on numerous occasions, including big floods in 1906, 1913, 1917, 1939, and 1950 that impacted areas along the Little Sandy and Little Fork Rivers as well. Re-routing of the Tygart Creek in Olive Hill at the “Old Devils Backbone” and building the Grayson dam have helped control many problems. Heavy flooding in 2002 and 2003 forced the city of Olive Hill to abandon and demolish part of the Hydreco Village apartment complex and rebuild them on higher ground. Flooding has destroyed homes and businesses in the Willard area with heavy rains in 1950, and Grahn was almost washed away in 1960 storms. The Louisville Firebrick building was damaged and then the next year burned, but was rebuilt.

One additional note of interest is that Olive Hill is the birthplace of country music singer Tom T. Hall, a fact that is noted on the “Welcome to Olive Hill” signs on the edges of town.
Olive Hill, KY:
Casey Park Conceptual Design

PROJECT DESCRIPTION

Design Process

The CDAC team visited Olive Hill three times over the course of the project, beginning with a stakeholder input session on March 1, 2017. During this visit CDAC met with key stakeholders to understand the City’s vision for long-term redevelopment and overall goals that the Casey Park conceptual design should meet.

CDAC also had the opportunity to visit several key sites including Casey Park itself, downtown Olive Hill, the renovated Olive Hill High School, Rayburn Park, and the Carter County Shrine Park. The CDAC team also identified opportunities to connect Casey Park to Olive Hill’s downtown area, including the renovated depot and official trailhead.

The team returned to Olive Hill on May 23, 2017 to present two preliminary design concepts for Casey Park. 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 design concepts into a final design concept which was presented on June 22, 2017.

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

The CDAC team meet with North Carolina Forest Service staff as well as Angela Fultz and Andrew Bledsoe of the Galaxy Project to discuss opportunities to incorporate native plantings in Casey Park conceptual design.
PART 1:
FINAL DESIGN CONCEPT
Design Description

The final design concept for Casey Park provides new and exciting opportunities for community gathering, active and passive play, health and fitness, and environmental learning. Casey Park’s redeveloped open space encourages residents to visit the park frequently by providing a wide spectrum of uses suitable for a wide variety of people. An environmentally sensitive design incorporates additional stormwater retention capabilities with the understanding that Tygart and Mill Branch Creeks present a flood danger to downtown Olive Hill. Interpretive signage throughout the stormwater ponds and pollinator gardens can be utilized by surrounding schools or the neighboring senior citizen building for special events or learning programs. Finally, a new event stage and farmer’s market allow the community to come together for vibrant gatherings and celebrations.

Stage, Plaza, and Community Gathering
Casey Park is currently used as an informal gathering point for parades and special events. The final design concept expands these offerings and positions Casey Park as an intentional social and community gathering hub. Such improvements are appropriate given the park’s close proximity to several business, municipal buildings, depot trailhead, and Tygart Creek. A moderately sized stage is centrally located in the park for concerts and special performances. Spectators are able to gather on a lawn in front of the stage where arching sidewalks provide ADA accessibility. A plaza containing a fountain, bike racks, and a horse hitching post is located along Railroad Street. These design elements serve as a welcoming anchor to the park as people walk or drive down Railroad Street. Adjacent to the plaza is Olive Hill’s proposed farmer’s market. Public bathrooms and a small storage room are an additional amenity located within the picnic shelters. The picnic shelters flank either side of the main stage where people are welcome to picnic, gather, or find shade on a hot, summer day.

Creek Restoration, Environmental Education, and Stormwater Retention
Olive Hill, unfortunately, is all too familiar with the effects of flooding that Tygart Creek can bring. Those effects were felt as recent as 2010 where detrimental flooding caused significant damage to Olive Hill’s downtown area. In an effort to mitigate the potential for significant flooding in the future, Casey Park’s proposed master plan restores the meandering course of Mill Branch within the park. Riparian vegetation is planted in artistically constructed stormwater storage areas (SSA) throughout the property. The SSAs have the ability to absorb some of the runoff generated within the Casey Park property in a 100-year flood event.

When not flooded, the SSAs rain garden-type plant palette bring color and education opportunities to the park. Interpretive signage along walkways and Mill Branch can be used by local school groups or seniors that visit from the neighboring senior citizen center. While Casey Park will likely never be able to retain the flood waters experienced in 2010, improvements seen in Casey Park will spark a larger
conversation about proactively considering stormwater retention best practices across Olive Hill.

Health and Fitness
Casey Park’s final master plan incorporates several fitness and active recreation opportunities. A playground and outdoor exercise area is located in the northeast corner of the park for higher visibility along Railroad Street. Areas for organized play such as turf volleyball, horse shoes, corn hole, and a half-court basketball are located in the southwest portion of the park. A nine-hole disc golf course meanders through the various rain and pollinator gardens in the southeast portion of the site. Finally, two walking loops create a variety of walking and fitness options throughout the site. Two pedestrian bridges provide access across the south drainage ditch to connect to additional parking along the gravel road that leads to the sewer plant.

The final design concept and supporting perspectives can be found on the following pages.
Disclaimer: This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.
Perspective 1:
Traveling east on Railroad St. a new farmer’s market, fountain, event stage, and lawn anchor the northwest corner of Casey Park. Parallel parking is proposed on the south side of Railroad St. to help limit the amount of parking needed within Casey Park itself. The new event stage (left) is angled toward the farmer’s market and a lawn where people can gather to watch the show.
Perspective 2:  
Pollinator gardens are located throughout Casey Park. These pollinator gardens not only add an opportunity for environmental education, but also become crucial retention areas during heavy stormwater events. Other park amenities include a half basketball court behind the farmer’s market (left), walking trails, restroom and picnic shelter (center), and turf volleyball/ horseshoe pits (right).
Perspective 3:
Olive Hill and its renovated depot (right) on Railroad Street are quickly becoming a hub of outdoor activity since the town became an official Kentucky Trail Town. Streetscape enhancements along this once vibrate street will attract visitors and business owners with improvements that include: brick sidewalks, street lighting, facade and awning renovations, and urban street trees.
Perspective 4:

Streetscape improvements continue down Railroad St. to the First National Bank of Grayson and Casey Park just beyond. Similar improvements such as brick sidewalks, facade renovations, urban street trees, and street lighting create an inviting pedestrian experience. Angled parking can be temporarily reserved for food trucks (left) or special events.
Osage Orange (‘Wichita’/’Whiteshield’), Maclura pomifera
Easily grown in average, dry to medium, well-drained soils in full sun to part shade. Prefers uniformly moist soils, but tolerates both dry and wet conditions. Also tolerates poor soils, drought, heat, cold, and wind.
Height: 35 to 60 feet
Spread: 35 to 60 feet
Bloom Time: June
Bloom Description: Green
Sun: Full sun to part shade
Water: Dry to medium
Maintenance: Low
Suggested Use: Hedge, shade tree

Paw Paw, Asimina triloba
Easily grown in average, medium to wet, well-drained soil in full sun to part shade. Prefers moist, acidic, fertile soils. Naturalize in a native plant or wild garden, or grow in a shrub border or wood land margin. Effective in dappled shade along ponds or streams.
Height: 15 to 30 feet
Spread: 15 to 30 feet
Bloom Time: April to May
Bloom Description: Purple
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low
Suggested Use: Rain garden

Serviceberry, Amelanchier arborea
Easily grown in average, medium, well-drained soil in full sun to part shade. Be in shrub borders, or in woodland, naturalized or native plant gardens, especially with dark or shaded backdrops which tend to highlight the form, flowers, and fall color of the plant.
Height: 15 to 25 feet
Spread: 15 to 25 feet
Bloom Time: March to April
Bloom Description: White
Sun: Full sun to part shade
Water: Medium
Maintenance: Low
Suggested Use: Flowering tree

Sugar Maple, Acer saccharum
Easily grown in average, medium moisture, well-drained soil in full sun to part shade. Best in fertile, slightly acidic; moist soils in full sun. Excellent specimen tree for the lawn or parks with beautiful fall color.
Height: 40 to 80 feet
Spread: 35 to 60 feet
Bloom Time: April
Bloom Description: Floreanish
Sun: Full sun to part shade
Water: Medium
Maintenance: Medium
Suggested Use: Shade tree

Swamp White Oak, Quercus bicolor
Easily grown in average, medium to wet, acidic soil in full sun. Specimen, street tree, lawn tree. A good tree for wet ground and low spots.
Height: 50 to 60 feet
Spread: 50 to 60 feet
Bloom Time: April
Bloom Description: Yellowish-green
Sun: Full sun
Water: Medium to wet
Maintenance: Low
Suggested Use: Shade tree, street tree, rain garden

Witch Hazel, Hamamelis virginiana
Easily grown in average, medium moisture, well-drained soils in full sun to part shade. Best flowering in full sun. Prefers moist, acidic, organically rich soils. Little pruning is required. Prune in early spring if necessary. Shrub borders, woodland gardens.
Height: 15 to 20 feet
Spread: 15 to 20 feet
Bloom Time: October to December
Bloom Description: Yellow
Sun: Full sun to part shade
Water: Medium
Maintenance: Low
Suggested Use: Hedge, rain garden

Shingle Oak, Quercus imbricaria
Best grown in rich, humusy, medium moisture, well-drained soils in full sun. Adapts to a wide range of soils including dry ones. A medium shade tree for large lawns or parks. Street tree. May be pruned for use as a screen or hedge.
Height: 40 to 60 feet
Spread: 40 to 60 feet
Bloom Time: April
Bloom Description: Yellowish-green
Sun: Full sun
Water: Medium
Maintenance: Low
Suggested Use: Shade tree

Yellowwood, Cladrastis kentukea
Easily grown in average, medium moisture, well-drained soils in full sun. Tolerates some dry soils once established. Excellent small tree for lawns, particularly on smaller properties. Also may be planted near patios and terraces. May be effectively grouped. Best grown in rich, humusy, medium moisture, well-drained soils in full sun. Tolerates some dry soils once established. Excellent small tree for lawns, particularly on smaller properties. Also may be planted near patios and terraces. May be effectively grouped.
Height: 30 to 50 feet
Spread: 40 to 50 feet
Bloom Time: May
Bloom Description: White
Sun: Full sun
Water: Medium
Maintenance: Low
Suggested Use: Shade tree, flowering tree
**Disclaimer**: This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

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**Black-Eyed Susans, Rudbeckia hirta**
- Easily grown in average, medium moisture, well-drained soils in full sun. Tolerates heat, drought and a wide range of soils except poorly-drained wet ones.
- Height: 2.00 to 3.00 feet
- Spread: 1.00 to 2.50 feet
- Bloom Time: June to September
- Sun: Full sun
- Water: Medium
- Maintenance: Low
- Suggested Use: Annual, Naturalize

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**Butterfly Weed, Asclepias tuberosa**
- Easily grown in average, dry to medium, well-drained soils in full sun. New growth tends to emerge late in the spring. Plants are easily grown from seed, but are somewhat slow to establish and may take 2-3 years to produce flowers.
- Height: 1.00 to 2.50 feet
- Spread: 1.00 to 1.50 feet
- Bloom Time: June to August
- Bloom Description: Yellow/orange
- Water: Dry to medium
- Maintenance: Low
- Suggested Use: Naturalize, Rain Garden

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**Cone Flower (Echinacea), Echinacea purpurea**
- Easily grown in average, dry to medium, well-drained soil in full sun to part shade. Best in full sun. An adaptable plant that is tolerant of drought, heat, humidity and poor soil. Divide clumps when they become overcrowded (about every 4 years).
- Height: 2.00 to 5.00 feet
- Spread: 1.50 to 3.00 feet
- Bloom Time: June to August
- Bloom Description: Purple
- Water: Full sun to part shade
- Maintenance: Low
- Suggested Use: Naturalize

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**Lavender**
- Height: 1.00 to 2.00 feet
- Spread: 1.00 to 2.00 feet
- Bloom Time: June to August
- Bloom Description: Purple
- Water: Medium to wet
- Maintenance: Low
- Suggested Use: Hedge, Rain Garden

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**Goldenrod**
- Easily grown in average, medium moisture, well-drained soil in full sun to part shade. Best in fertile, slightly acidic, moist soils in full sun. Excellent specimen tree for the lawn or parks with beautiful fall color.
- Height: 40 to 80 feet
- Spread: 30 to 60 feet
- Bloom Time: April
- Bloom Description: Glaucous
- Sun: Full sun to part shade
- Water: Medium
- Maintenance: Medium
- Suggested Use: Shade Tree

---

**Yellowwood, Cladrastis kentukea**
- Easily grown in average, medium moisture, well-drained soils in full sun. Tolerates some dry soils once established. Excellent small tree for lawns, particularly on smaller properties. Also may be planted near patios and terraces. May be effectively grouped.
- Height: 30 to 50 feet
- Spread: 40 to 60 feet
- Bloom Time: May
- Bloom Description: White
- Sun: Full sun
- Water: Medium
- Maintenance: Low
- Suggested Use: Shade Tree, Flowering Tree

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**Bluebells (Virginia), Mertensia virginica**
- Easily grown in average, medium to wet, well-drained soil in full sun to part shade. Prefers moist, acidic, fertile soils. Naturalize in a native plant or wild garden, or grow in a shrub border or woodland margin. Effective in damp areas along ponds or streams.
- Height: 1.50 to 2.00 feet
- Spread: 1.00 to 1.50 feet
- Bloom Time: March to April
- Bloom Description: Blue
- Sun: Part shade to full shade
- Water: Medium
- Maintenance: Medium
- Suggested Use: Showy Flower, Pollinator Gardens

---

**Cone Flower (Echinacea), Echinacea purpurea**
- Easily grown in average, dry to medium, well-drained soil in full sun to part shade. Best in full sun. An adaptable plant that is tolerant of drought, heat, humidity and poor soil. Divide clumps when they become overcrowded (about every 4 years).
- Height: 2.00 to 5.00 feet
- Spread: 1.50 to 2.00 feet
- Bloom Time: June to August
- Bloom Description: Purple
- Water: Full sun to part shade
- Maintenance: Low
- Suggested Use: Naturalize

---

**Lavender**
- Height: 1.00 to 2.00 feet
- Spread: 1.00 to 2.00 feet
- Bloom Time: June to August
- Bloom Description: Purple
- Water: Medium to wet
- Maintenance: Low
- Suggested Use: Hedge, Rain Garden

---

**Goldenrod**
- Easily grown in average, medium moisture, well-drained soil in full sun to part shade. Best in fertile, slightly acidic, moist soils in full sun. Excellent specimen tree for the lawn or parks with beautiful fall color.
- Height: 40 to 80 feet
- Spread: 30 to 60 feet
- Bloom Time: April
- Bloom Description: Glaucous
- Sun: Full sun to part shade
- Water: Medium
- Maintenance: Medium
- Suggested Use: Shade Tree
PART 2:
INVENTORY AND ANALYSIS
INVENTORY AND ANALYSIS

Previous Use of Site

The Casey Park site is the location of the former Cowden’s sewing factory. The sewing factory was a major employer of the Olive Hill community until its closing. After the building was removed a local church decided to build a new facility in the same location. The site was already flat and work began pouring concrete footers for the new building. Plans for construction, however, were quickly abandoned after complications arose when trying to secure flood insurance.

The following pages show how the site condition has changed since 1995 to the present as well as site inventory and analysis.
This image from 1995 shows the former Cowden’s sewing factory located at the present Casey Park site, along Tygart Creek. The sewing factory occupied the western half of the site while its parking lot occupied the eastern half.
Olive Hill, KY: Casey Park Conceptual Design

Historical Aerial Image: 2004

Signs of the sewing factory fall into disrepair become evident where the parking lot to the east of the building becomes overgrown with vegetation. Further, the parking lots of vacant from the previous hustle and bustle the factory once generated.
The sewing factory building has fallen into further decline by 2007. A portion of the southeast corner of the building has either fallen down or been removed.
By 2010, the sewing factory has been completely demolished and removed. A local church intended to building back on the sewing factory’s pad as indicated by the footers seen in the black box above. The church construction project was shortly abandoned after complications arose while attempting to acquire flood insurance within the flood plain of Tygart Creek.
Casey Park is presently maintained as a primarily flat and open field. There is a slight hill located in the southeast corner of the property and is home to some of the only semi-mature vegetation. Substantial consideration should to given towards remediating the soil quality and extensive site compaction caused by the initial construction of the sewing factory.
Old Footer Locations

Casey Park is currently maintained and mowed as an open greenspace. Volunteers participating in this project marked the approximate location of the old footers from the planned church construction project using yellow flags. The construction project was abandoned shortly after the concrete footers were poured. Aerial pictures were then taken using a bucket truck.

Facing southeast toward Tygart Creek from above Railroad Street

Facing east from near the Olive Hill Fire Department training facility
Disclaimer: This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.
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PART 3: PRELIMINARY DESIGN CONCEPTS
Olive Hill, KY: Casey Park Conceptual Design

PRELIMINARY DESIGN CONCEPT 1: EDUCATION AND DISCOVERY

Two different preliminary concepts were presented to the community for feedback on May 23, 2017. The first concept focused on education and discovery while the second concept focused on creating a park while ample opportunities for physical activity. Both concepts and drawings are included on the following pages.

Design Description

Preliminary design concept 1 maximizes the size of Casey Park and its ability to blend recreation and environmental stewardship. Casey Park achieves this through an extensive network of stormwater retention basins that slow down run-off during storm events, while incorporating some activity facilities at the same time.

Stormwater Management:
A proposed network of stormwater retention areas occupies over 20% area of the site to instantly store rain water and allow overflow from Mill Branch to enter the site. Stormwater retention areas are created as sloped depressions planted with native vegetation similar to what is found in rain gardens. Each retention area is accessible by a paved pathway or dirt trail system when they are dry. The topography is graded to impact only the natural planted area of the park and not the social area with the main event stage.

Event Stage:
An event stage with main lawn, a picnic shelter as an outdoor classroom, and a natural play area provide ample areas to gather throughout the site. The main lawn and event stage are angled to face the downtown area and the existing senior center parking lot. By orienting the stage towards the downtown area, music from performances is directed away from the nearby neighborhoods to the east. The stage is constructed of wood materials that enhance the overall atmosphere of the environmental concept. Like concept 2, the stage is anchored with two single-stall restrooms, but the covered picnic pavilion is separate from the structure on the senior center side. The pavilion can also serve as an outdoor classroom space and can host events in the cooler months because of the built-in fireplace. The pavilion serves as the main hub of pedestrian activity and is conveniently located in the center of the park, but still within view of those driving and walking by on Railroad Street.

Wetland Conditions:
Closer to Railroad Street is the entry area where a unique curb-cut (break in the sidewalk) allows rain runoff to enter a rain garden at the northwest corner of the site. This rain garden collects and cleans the stormwater runoff from the senior center parking lot. The whole site could be seen as an outdoor “laboratory” to test out suitable local plants for pollinator and methods of stormwater treatment. Educational signage can be installed that explains the wetland system to school-aged children, senior center elders, and the general park-goers. Tygart Creek can be accessed by using a single wooden pedestrian bridge that mimics the architecture style of the event stage.
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Perspective:
Preliminary concept 1 incorporates an extensive use of bio-retention basins to absorb stormwater runoff throughout the site. Intertwined among the retention areas are walking trails and environmental learning opportunities. The backside of an event stage (right) is oriented northwest toward the downtown buildings and is flanked by picnic pavilions for social gathering and learning.
Design Description

Preliminary design concept 2 transforms Casey Park into a high-energy community gathering place with daily recreational activities as well as special event events. The concept includes an event area, active play space, and Mill Branch creek restoration area.

Event Area:
The event area provides a performance stage with restrooms and a shelter attached, a main lawn for gathering and spectating performances. A small parking area is located in the northeast portion of the site. The stage and lawn align perpendicular to Railroad Street where the location of the stage is used to organize the layout out surrounding activities. The covered stage is constructed using natural materials such as wood, stone, and native plantings which match the natural aesthetics of the creek. Two single stall restrooms are on the west side of the stage and a picnic shelter can be found on the east side (Mill Branch) of the stage. The main lawn between the stage and Railroad St. is approximately 100’ x 100’. Should additional space be needed, the parking and volleyball areas can be used for a larger event. The 50 space-parking lot can be used for event space or general parking.

High-energy play:
The activity space west of the stage offers a skate park, an exercise obstacle course, and a sand volleyball field. To ensure visual access and increase safety, the majority of activities are located close to Railroad St. and the fire department training facility. The skate park is not a traditional “bowl” shape, but rather is a more natural-looking feature surrounded by native plantings. The exercise obstacle course promotes healthy living among all ages and could be used by older kids, teenagers, adults, and the elderly.

A disc golf play area is located behind the stage, weaving through the east and south portions of the site. Played much like traditional golf in terms of rules, scoring, and etiquette; disc golf differs by throwing a specialized plastic disc (frisbee) from a the tee. The “hole” is basket created by hanging chains. Disc golf is very affordable, requires minimal equipment, and is suitable for a wide range of skills. The baskets, or holes, are also very affordable through most major outdoor recreation vendors. The disc golf course travels around the backside of the park where a new pedestrian bridge crosses the drainage ditch before looping back to the main portion of the park.

Pedestrian Access to the Tygart Creek:
Two pedestrian bridges are proposed in preliminary design concept 2. One connects an alternative parking lot to the site located on the access road to the sewage treatment facility. The other pedestrian bridge provides access across the drainage ditch but closer to the senior center. A creek restoration initiative for Mill Branch brings back a natural meandering waterway with riparian plantings. The bridges are wide.
PRELIMINARY DESIGN CONCEPT 2: ACTIVITY PARK

enough for two pedestrians to pass each other, bicyclists, and ADA-accessibility.

Riparian Plantings:
The restored creek, riparian plants, and aquatic animals have the potential to become a great outdoor education resource. These zones are important natural biofilters, protecting aquatic environments from excessive sedimentation, polluted surface runoff, and erosion. The plantings supply shelter and food for many aquatic animals and shade that limits stream temperature change.
A. Horse Hitching Rail

B-1. Sand Volleyball Court

B-2. Artificial Turf Volleyball Court

C. Entrance Plaza Fountain

D. Main Lawn

E-1. Natural Skate Park

E-2. Traditional Skate Park

E-3. Traditional Skate Park

E-4. Skate Park

E-5. Skate Park

F-1. Natural Obstacle Course

F-2. Exercise Obstacle Course

G. Event Stage

H. Disc Golf

I. Natural Play Area

J. Steel Pedestrian Bridge

Olive Hill, KY: Casey Park Conceptual Design

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Perspective:
Disc golf (left) is one of many activities that can be found in preliminary concept 2. Walking and biking trails (center) can be found throughout the entire site while a skate park and obstacle course are both adjacent to the main event stage.
PART 4:
APPENDIX
MEETING NOTES

Stakeholder Input Session: March 1, 2017
Commercial Bank of Grayson Community Room; 1:00-2:00am
155 West Tom T Hall Blvd
Olive Hill, KY 41164

Summary of Ideas Desired
- **Concept #1: Environmental education**
- **Concept #2: Adventure/ action/ base camp (higher energy)**
- Common characteristics throughout both concepts:
  - Youth friendly
    - Not a “tot lot” though
  - Accessible to multiple generations
  - Low maintenance
  - Aesthetically pleasing

Community Vision: Olive Hill is and will be…
- Celebrate local culture and sense of community
- Unique (people)
- Great again…
- Gateway, basecamp
- Opportunities for youth
- People will want to spend their life’s journey in Olive Hill
- Vibrant
- Safe
- Self-sustaining and independent
- Retain historical character
- Proud(er)
  - Community members are proud but need to increase participation base and keep things engaging
- Aesthetically attractive
- Ample job opportunities
- A rich ecosystem
  - Natural bridges
  - Caves
  - Carters Cave State Park
  - Tygart Gorge
- Recreation opportunities are plentiful and diversified

Olive Hill local “capital”:
- Human
  - Talent; arts and music
  - Caring
  - Athletics
MEETING NOTES

- Tradespeople: many people have multiple skill sets
- Sharing
- Giving
- Resilient

- Cultural: Traditions, festivals, gathering, celebrations
  - Amish community
  - Horse and equestrian community
    - It is common to see horses mixing with vehicle traffic on the streets
    - Horses aren’t often spooked
    - Horse riders are not responsible for picking up their horse’s manure
  - Pottery
  - Bluegrass
  - Trade Days
  - Homecoming; July 4th every year, 1 week long
    - This is not the same event as the homecoming that takes place during the high school football season
  - Parade of Breeds
  - Bull Pen (1928)

- Built
  - Olive Hill Center of the Arts (former school building on the hill)
  - Train Depot and the functions within
  - Former world’s largest brick yard
  - Two interstate exits: 156 and 161

- Natural
  - Carter Cave State Park
    - Caves
    - Natural bridges
    - Gorges
  - Tygart Creek
    - Plentiful musky and small-mouth bass fishing
  - Hills and the country side
    - Beautiful views and back drop to the community
  - Clay deposits
    - Used in brick manufacturing
  - Southern-most northern climate

- Historical
  - Bull Pen (1928)
  - Train depot (now trail head for state designation)
  - Art center (former school)
  - Downtown buildings
  - Former industries
    - Timber, clay
    - At one point, world’s largest brick manufacturing operation
MEETING NOTES

- Civil war involvement
- Tom T. Hall
  - Country music; “Turn it on, turn it on”
  - Matthew B. Sellers; developed the retractable landing gear
- Financial: Businesses, grants, financial institutions, etc.
  - Tyler’s Pizza; featured in national magazine
  - Walker’s Grill; featured in national magazine
  - Commercial Bank
  - 1st National Bank
  - CDBG funding; used in the renovation of the school building into art center
  - FEMA assistance
  - Smithfield processing facility
  - Marathon refinery
  - Local businesses very supportive and come together when community is in need
    - Raised ~$10,000 one-time under short notice to help out.

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

- Strengths Internal
  - People: Sharing and giving
  - Galaxy Project
  - Restored train depot: Trail head center
  - Campground
  - Marketing: Websites, brochures
  - Community momentum: things are happening, act now!
- Weaknesses Internal
  - Lack of youth activities (galaxy project as a solution)
  - Aesthetics of the community
    - Physical appearance of buildings
    - People “hanging around”
  - Local ordinances
    - Freshen up, modernize
  - Some community members jaded; “oh that won’t work, we’ve tried that.”
  - Safety
  - Drug use
  - Flooding
- Opportunities External
  - Creeks and trails
  - “Trail Town” state designation
  - Carter Cave State Park
  - Media: positive coverage and involvement
  - County support
MEETING NOTES

- Networking
- Brochure: 12 weeks of summer

- Threats
  - Drug use
  - Flooding

Casey Park: Designing for success

- Horse access
  - No horses within the park but need a hitching post for people to come to the park via horseback

- Bike racks

- Festival space (Trade Days)

- Track, health, and fitness

- Educations

- Art climbing wall

- Geo-cache

- Pet-friendly

- Bubble pick-up
  - A structure that youth can go inside, out of the weather, that is secure (lockable), with emergency 911 call box

- Access to Tygart Creek
  - Explore idea of bridge to get across stream to sewer plant road, then down embankment to Tygart

- Access to Mill Branch creek would be a plus

Youth-approved activities

- Safe area
  - “Bubble” pick up station with 911 auto-call
  - Security cameras
  - More for evening/night times rather than during the day

- Batting cage

- Putt-putt golf

- Walking track

- Skate park/hover board/skate

- Plant kiosk/tablet

- Sand volleyball

- Artistic rock wall
  - Connected with flood wall or chalk wall

- Geo-cache

- Black top instead of gravel

- Nerf/laser games

- Gear rental: Canoe, kayak, bikes, fishing
MEETING NOTES

- Ice cream station/ truck
- Dog park
- Unusual play equipment
- Stage
- Trampolines
- Disc golf
- Obstacle course
- Picnic area/ shelter
- RR facilities (not sure what this is)
- Fountain
- Meditation spot; “quiet zone”
Preliminary Design Presentation: May 23, 2017
Olive Hill Senior Citizens Center; 1:00-2:00am
501 Tygart Street, Olive Hill
Olive Hill, KY 41164

Feedback
- **Concept #1:**
  - **Likes**
    - Artificial turf volleyball
    - Natural obstacle course
  - **Individual feedback**
    - “The "high-energy activity" connects the vibrancy we want for our community. "Things to do" is much-needed and often stated as a need.”
    - “Having environmental learning incorporated would be wonderful and could attract visitors.”
    - “Having an exclusively environmental learning park would probably not be utilized by the community as much as an activity park.”

- **Concept #2**
  - **Likes**
    - The amount of greenspace
    - Layout
      - Stage at an angle towards the senior citizen building
      - Activities near the front; disk golf and environmental education in the back
    - Lower maintenance
    - Flood control is a major bonus
    - Activities
      - Rock climbing wall
      - Volleyball
      - Pollinator garden
  - **Individual feedback**
    - “Flood mitigation would be so important to our downtown.”

- **General:**
  - Stronger preference towards Concept #2
Olive Hill, KY:
Casey Park Conceptual Design

MEETING NOTES

- Like the angled orientation but keep the activity opportunities in Concept #1
  - Include the planned farmer’s market near the fire training building
  - Half-court basketball can be incorporated somewhere with the parking near the fire training building
- Parking:
  - Parking on the sewer plant road is a good idea.
  - Reduce the parking in the main portion of the site; can be combined with the senior citizen center/ farmer’s market area
  - Explore using a permeable parking surface material such as crushed stone; will help with reducing runoff
- Stage:
  - Stage can be used for movie nights; currently planned for the Depot trailhead; movies don’t work well at Depot
  - Stage should be open on the sides, not enclosed (for bands)
- Bridges:
  - Keep both pedestrian bridges, one at Casey Park and one at Senior Citizen building.
  - They can easily be implemented in phases but show both for the purpose of conceptual design plans
- Tree planting:
  - Fruit trees are desired but the idea should include a long term management plan that accounts for when the trees would begin bearing fruit
  - Dropped fruit that is not harvested can become a pest and maintenance burden
  - Town should talk with county extension agent some more
  - Re-think the strip of trees in the proposed parking lot
    - There is not enough soil for the trees to have a healthy root system
MEETING NOTES

- Tree species recommendations, from Sarah Gracey (KY DOF)
  *consider what species are both native but still available from nurseries*
  - Bald Cypress
  - Sycamore
  - Red Bud
  - Kentucky Paw Paw
  - Swamp White Oak
  - Blackhaw Viburnum
  - Serviceberry
  - Osage Orange (seedless, thornless varieties such as ‘Wichita’ and ‘Whiteshield’)
  - Black gum
  - Sugar Maple
  - Bur Oak
  - Shingle Oak
  - Kentucky Coffeetree
  - Yellowwood
  - Witchhazel – in more moist areas
  - American Hornbeam – if soil is slightly acidic – suggest moister areas and containerized
  - Specimen Tree: Town Christmas Tree