

Greenbrier County, WV:  
Sports Complex & Park Conceptual Master Plan



Prepared for Greenbrier County Arts and Recreation Department  
Greenbrier County, WV

October 2016

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Soccer Coach

**Aaron Ambler**

**J.D. Price**

AIA, Vice President, OWPR Architects and Engineers

**All those who volunteered time for the betterment of the  
Greenbrier County community**

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## PROJECT DESCRIPTION

### Project Background

During the Revolutionary War in 1778, Greenbrier County was carved from portions of Virginia's Botetourt and Montgomery Counties and became part of the southeastern section of West Virginia. Named after the Greenbrier River, the county became the second-largest, based upon land area, in West Virginia. In 2012, the county population was 35,820. Population centers within Greenbrier County include Lewisburg, White Sulphur Springs, Alderson, Ronceverte, Rupert, Rainelle, and Renick. The largest city, Lewisburg, serves as the county seat.

The county boasts a variety of natural resources. The Greenbrier State Forest and a portion of the Monongahela National Forest stretch across the county. Other geographic features include fertile farmland, karst topography which leads to a variety of caves, natural springs, and mineral spas. The leading industries in the county are coal, timber, and agriculture, including livestock, dairy products, hay, grain, poultry, and fruit.

The area offers many recreational opportunities such as hiking, picnicking, biking, camping, golfing, hunting, fishing, and canoeing. The legendary Greenbrier Resort, built in 1778, resides in White Sulphur Springs. The county considers outdoor recreation and tourism as one of its most important resources.

In 2013, the County Commission with guidance from the County's Arts and Recreation Committee, provided local groups, leagues, and non-profits with \$435,220 in funds to improve arts, recreation projects, and events in the community. Several recipients include local softball and little leagues. The county would like to capitalize upon this momentum and provide a communal park and athletic fields for their citizens' enjoyment.

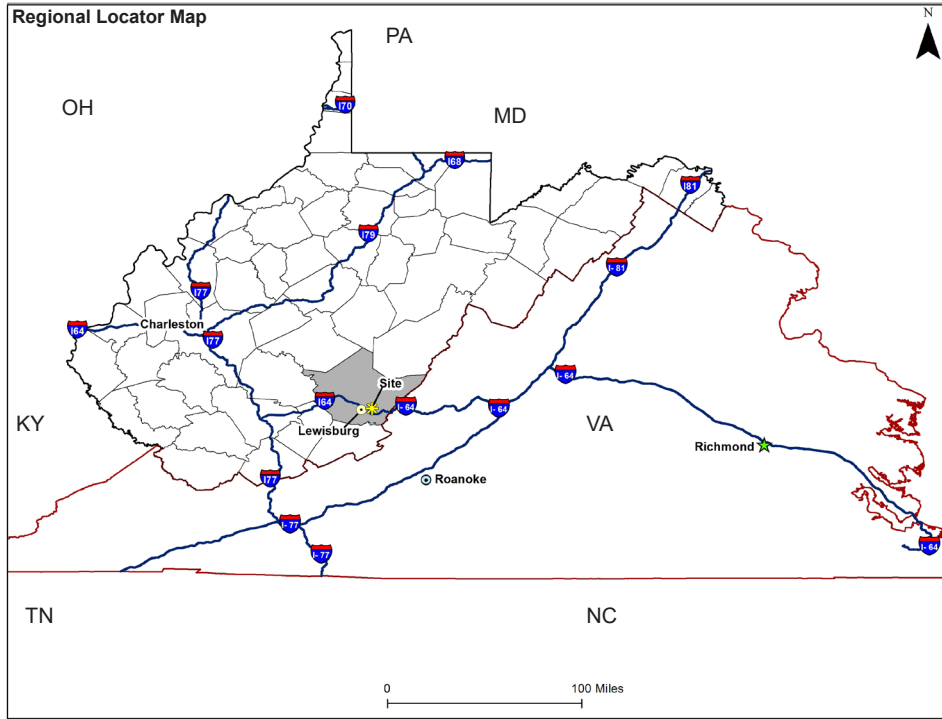
The county does not have satisfactory athletic fields for play or hosting local and regional events. Therefore, the county visualizes a park that would serve the local athletic departments. This park would contain a sports complex with baseball, softball, soccer, and other athletic fields.

The goal is to implement a park that benefits residents, families, and youth while improving the quality of life by building community pride and supporting the economic and environmental sustainability of Greenbrier County.

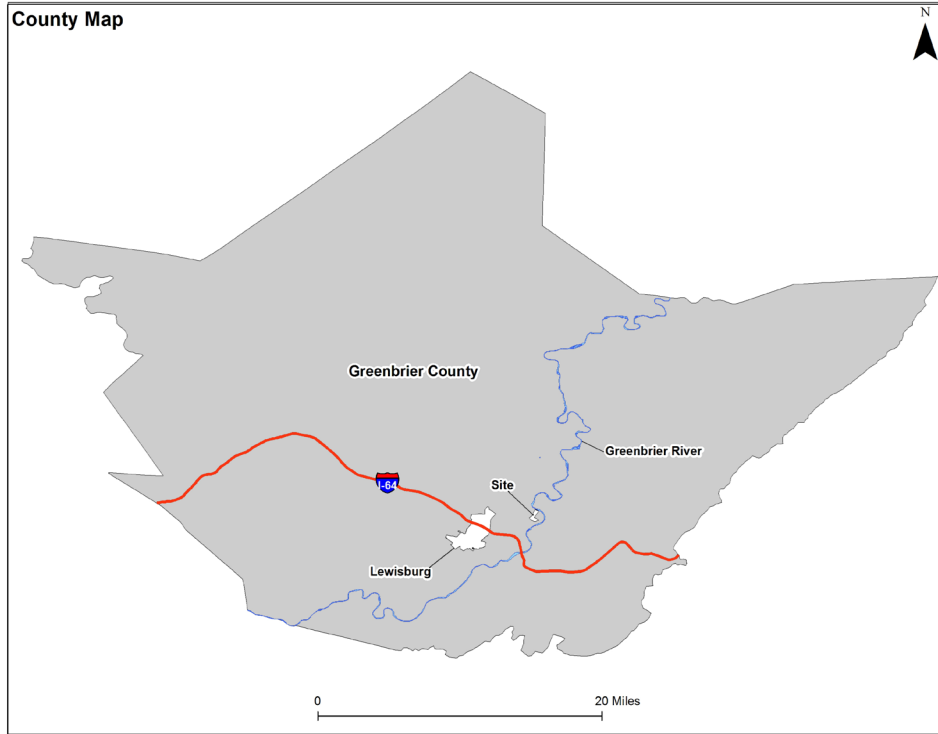
The following maps show the location of the site at various scales from its location at the state level to its location in context to its proximity to Interstate 64.

Greenbrier County, WV:  
Sports Complex & Park Conceptual Master Plan

**PROJECT DESCRIPTION**



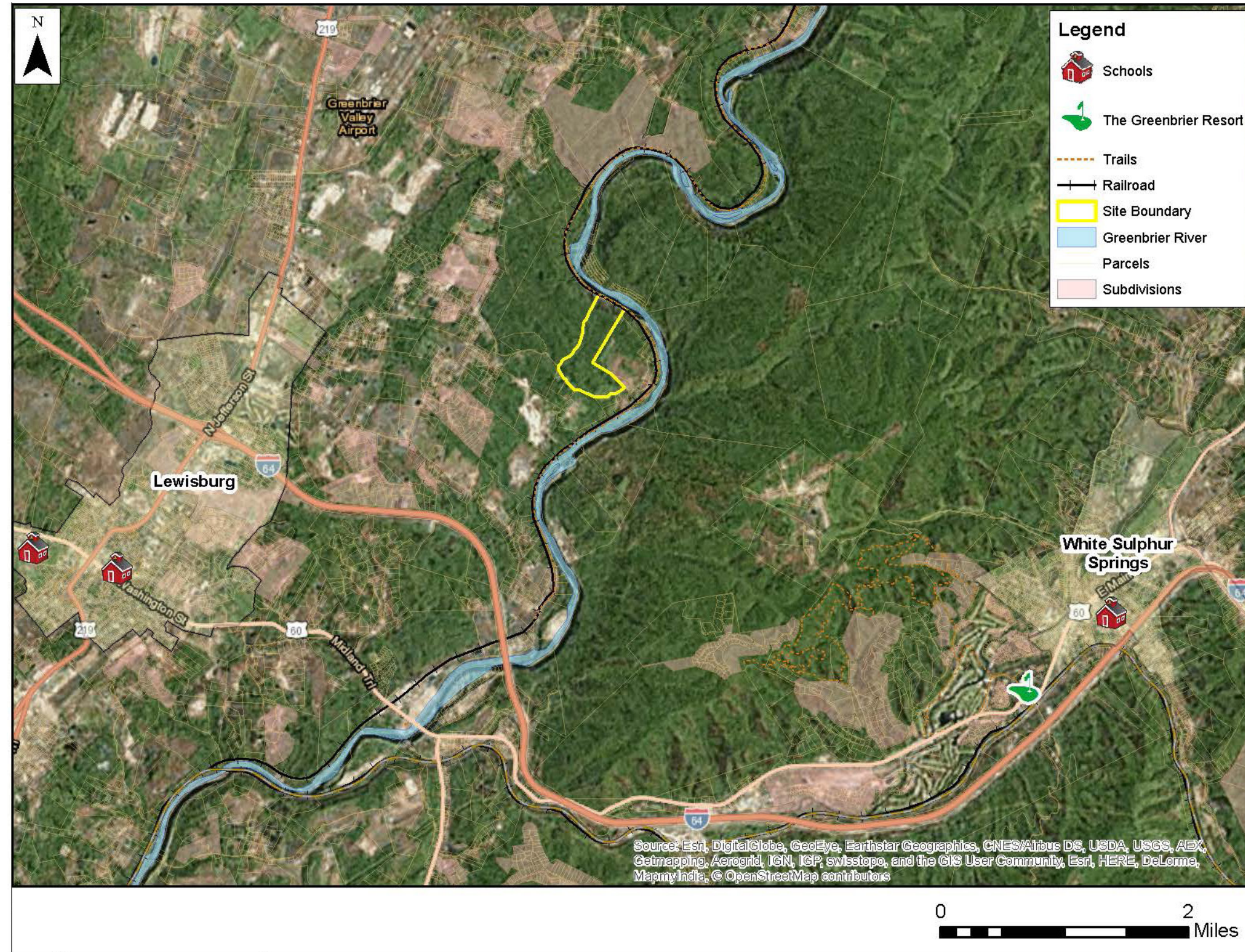
West Virginia and Virginia state map noting major highway connections to Greenbrier County, highlighted in gray.



Greenbrier County, noting Interstate 64, the Greenbrier River, and Lewisburg in proximity to the site.

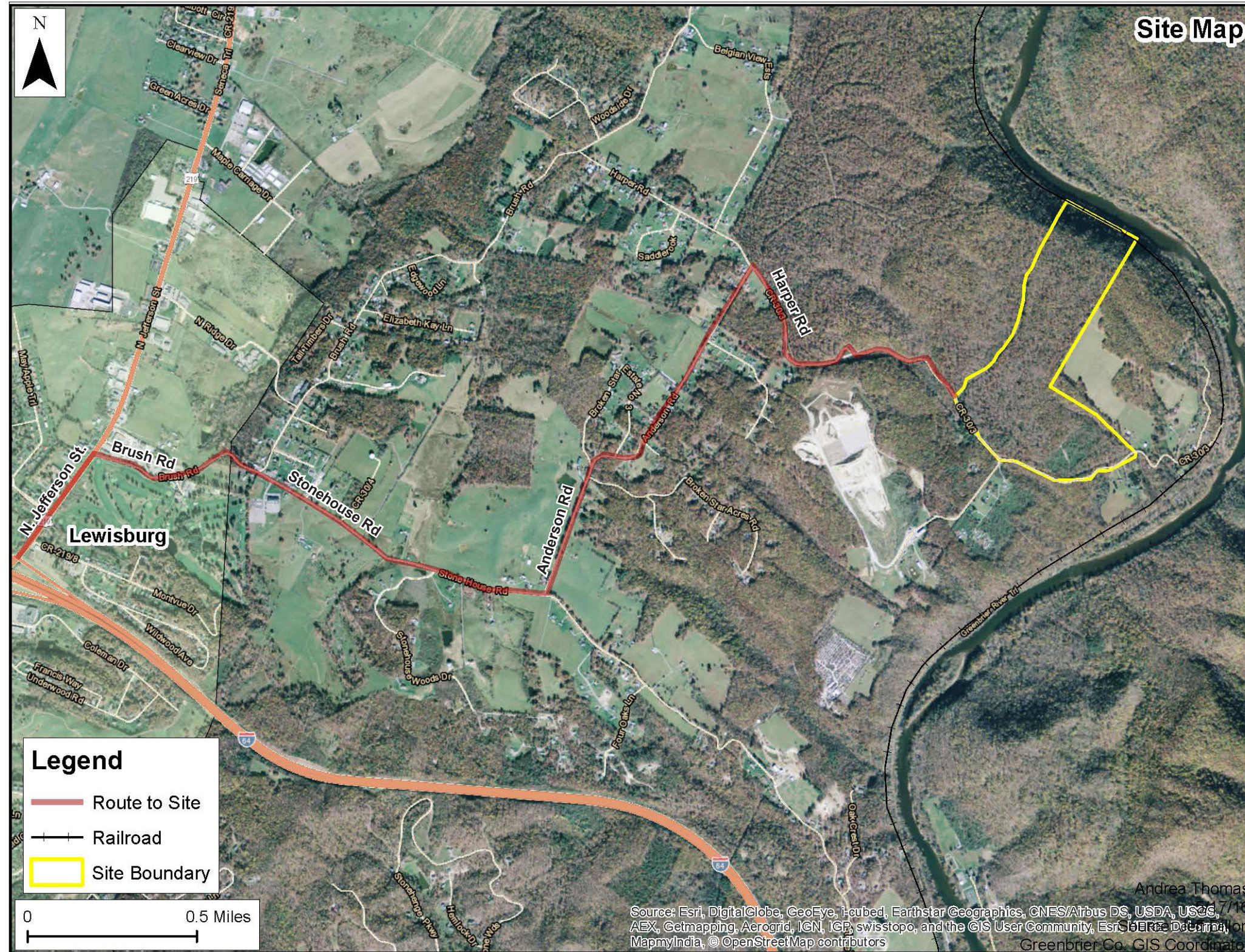
The **Context Map** shows the location of the site in context to Lewisburg, the Greenbrier Resort, other outdoor recreation and tourism resources, and Interstate 64.

**PROJECT DESCRIPTION:  
Context Map**



Site Access Route Map depicts the route visitors would take to the site from I-64.

**PROJECT DESCRIPTION:  
Site Access Route Map**



## PROJECT DESCRIPTION

### Project Overview

The Greenbrier County Arts and Recreation Department seeks to construct a sports facility upon the 137 acres, that were donated for creating a sports complex and park.

The county envisions creating the premier recreational facility in Greenbrier County and eastern West Virginia where baseball, softball, soccer, and other athletic clubs could play and train. Open space, trails, and signage would transform the wooded lot and surrounding landscape into a site that offers the county and its neighboring districts a clean, well-maintained park that fits well into its natural surroundings. Ideally, the county is interested in locating the following elements, if possible: baseball/softball quadplex fields; batting cages; 10-12 soccer fields; concession stands, an indoor venue for winter sports; archery/rifle range; walking trails; playground equipment; horseshoe pits; picnic shelters/ multi-purpose pavilions; restrooms; and an amphitheater.

The property would be located 4 miles off of Interstate 64 and conveniently located near highways and main roads, schools, residents, hotels, and services. The county would like to increase sports tourism by hosting regional athletic clubs through scheduled games and tournaments. Greenbrier County further envisions a place that can become a community gathering space and concert venue.

The property exists on a wooded lot and shares a boundary with the Greenbrier River. County representatives would like to preserve trees where possible and weave trails amongst the trees.

Greenbrier County's Arts and Recreation Department submitted an application, dated 08/06/2015, to CDAC for planning/design assistance. The following information from the application supplements the project description:

**Open Space/Green Space Planning:** Create a master plan for a park and sports fields such as baseball, softball, soccer, batting cages and other athletic fields upon 137 acres. Allow for a parking lot, a playground, restroom facilities, and multi-purpose pavilions.

**Greenways/Trails:** Establish trails and walking paths, which could accommodate various fitness levels, benches, as well as accommodate and preserve existing mature vegetation.

**Site Structures:** Accommodate a quadplex and a prefabricated amphitheater structure, which would host events and concerts.

## DESIGN PROCESS

The design process began with an initial site visit to Greenbrier County in early May 2016. The CDAC team met with project stakeholders who described their vision for the sports complex and park as a center for regional baseball, softball, and soccer traveling tournaments, as well as a place for the county's recreational teams to play when tournaments aren't being held on the site. The team then gathered mapping information about the site, documented existing conditions for the site, and took photographs and measurements, which helped the team understand the opportunities and constraints of each area around the site. This background information influenced the preliminary conceptual designs. The site analysis, ideas from similar case studies, and preliminary conceptual designs were presented to the stakeholders and community leaders at a meeting in July 2016.

During the preliminary design presentation, the CDAC team documented the feedback related to the three conceptual design options. The team consolidated the three initial concepts into two final concepts for the site. The final drawings included the program diagram, concept map, conceptual master plans, diagram of amenities, signage plan, and supporting sketches and renderings. These final documents were presented to the Greenbrier County stakeholders at a final design meeting in September 2016. Comments and suggestions were incorporated into the final designs.

Following in Part I is a description of each of the final concepts. Part II includes inventory and analysis information, along with initial design concepts.

Supporting information such as case studies and meeting notes can be found in the Appendix.



CDAC team members discuss ideas at the initial stakeholders meeting in May 2016.



CDAC team members visit the site on the donated land with Todd Boone in May 2016.



CDAC team members meet with OWPR's J.D Price for feedback on preliminary designs.

# Part I: Final Conceptual Designs

## SITE INVENTORY AND ANALYSIS SUMMARY

### Site Inventory and Analysis Summary

The following is a summary of the site inventory and analysis information:

#### Strengths:

- Undeveloped site in forest
- Acreage of the donated land
- Central location to provide services and recreation for both local and traveling sport teams
- Proximity to Lewisburg, the Greenbrier Resort, and Interstate 64.
- Potential trail overlooks to the Greenbrier River

#### Weaknesses:

- Uneven topography
- Steep cliff to the trail
- Difficult to find the site on the back road.

#### Opportunities:

- Walking trail connection to Greenbrier River Trail
- Large, undeveloped site allows for design flexibility
- Small creeks within the site
- Future development on remaining property can benefit from proximity to a park
- Existing trees can be preserved to provide shade to park visitors, wildlife habitat, and overall natural character to the sports complex and park

#### Threats:

- Neighboring farms need a sufficient tree buffer from stadium lighting and event acoustics
- Safety concerns due to the narrow, windy road that accesses the site. Harper Road will need to be improved, possibly with straightening and widening, if the sports complex and park is fully implemented.

## CONCEPTUAL MASTER PLAN OPTION A

### Design Description

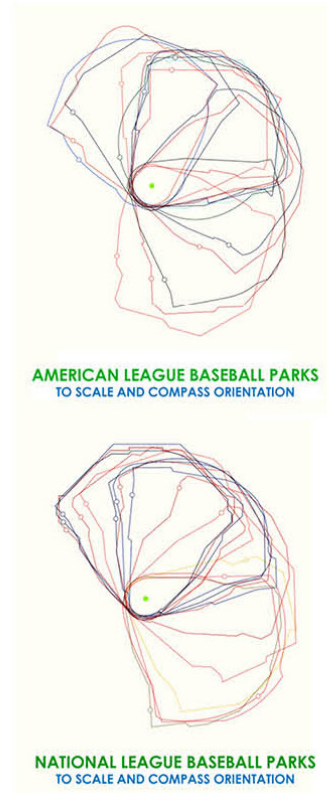
Two final conceptual design options were developed to provide flexibility when the town moves forward. Conceptual master plan Option A took preliminary conceptual design Option B as a starting point for its design approach of being sensitive to the natural characteristics of the donated site. Taking into consideration the feedback from the preliminary design meeting, Option A still highlights the natural setting while efficiently designating specific areas for baseball/softball, soccer, and general visitors to the site. Also responding to stakeholder feedback, Option A features a 70 meter archery range, a 15 hole disc golf course, additional playgrounds, 2 dual-use basketball/tennis courts, a park office, and additional picnic structures throughout the site. The park office building facility also includes the locker rooms for the umpires and referees.

The phased plan allows for an initial push of construction to create a fully functioning sports complex and park, followed by constructing signature baseball/softball tournament fields, and finally additional space for an archery range, paintball park, ziplines, or an indoor recreational facility.

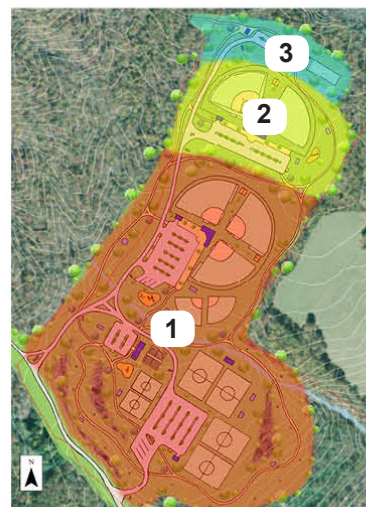
Option A can accommodate approximately 630 parking spots plus overflow parking areas for the site's 5 ball fields, 6 soccer fields, and other complex amenities. For comparison, the Jackson River Sports Complex can accommodate approximately 300 parking spots with an additional 100 spots in overflow areas for 5 ball fields, 5 soccer fields, and other complex amenities(not including the duplicate areas). The parking lots are all paved by gravel and lined by concrete or wooden block in front of each parking lot to use space efficiently.

The following pages include conceptual master plan Option A, site amenity examples, and a site cross section.

**CONCEPTUAL MASTER PLAN OPTION A**  
**Conceptual Master Plan**



Phase Map:



**Option A Key:**

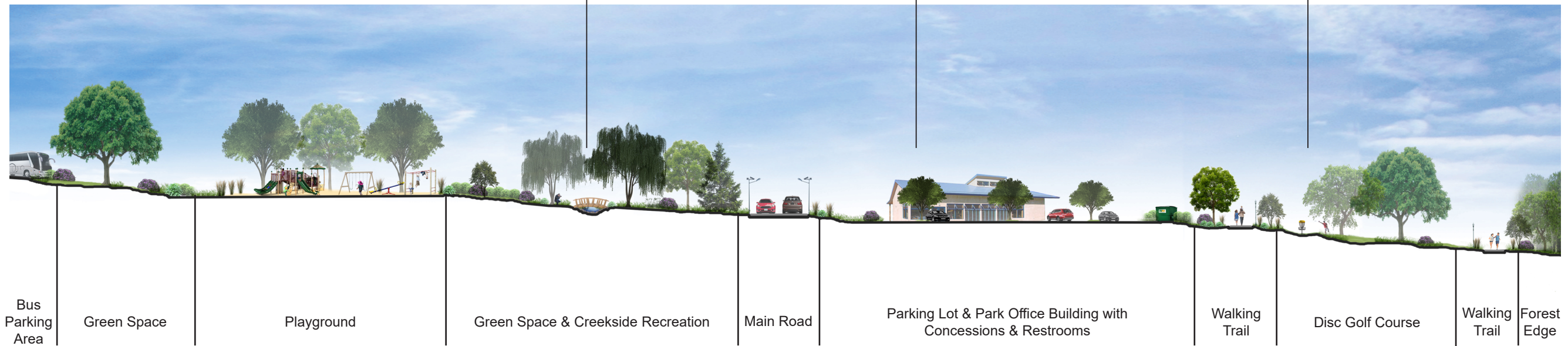
- 1. Main Entrance
  - 2. Bus Entrance
  - 3. Park Office
  - 4. Restrooms (4)
  - 5. Playgrounds (3)
  - 6. Basketball / Tennis Courts (2)
  - 7. Baseball / Softball Fields (5)
  - 8. Half Field
  - 9. Soccer Fields (4)
  - 10. U10 Soccer Fields (2)
  - 11. Concessions (3)
  - 12. Event Stage
  - 13. Archery Field
  - 14. 15 Hole Disc Golf Course
  - 15. Visitor Parking Areas (5)
  - 16. Bus Parking Areas (2)
  - 17. Overflow Parking Areas (2)
  - 18. Drop Off Lanes (3)
  - 19. Trailhead Entrance (to overlooks & Greenbrier River Trail)
  - 20. Maintenance Buildings (3)
- Site Boundary
  - Road
  - Walking Path
  - Signage (7)
  - Park Buildings (9)
  - Picnic Shelters (11)
  - Gazebos (2)
  - Bullpens / Batting Cages (6)
  - Dumpsters & Recycling (5)
  - Disc Golf Holes (15)

**CONCEPTUAL MASTER PLAN OPTION A**  
**Site Amenities**



**CONCEPTUAL MASTER PLAN OPTION A**  
**Section A**

**Section A** illustrates the visitor's entry experience to the Greenbrier County Sports Complex and Park. Looking from left to right upon entering the park, a visitor can glimpse a colorful playground shaded by mature trees, a walking trail leading to a wooden bridge arching over a small stream, the park office where visitor restrooms and game concessions can also be found, and the first hole of the disc golf course that explores the preserved forest.



Bus  
Parking  
Area

Green Space

Playground

Green Space & Creekside Recreation

Main Road

Parking Lot & Park Office Building with  
Concessions & Restrooms

Walking  
Trail

Disc Golf Course

Walking  
Trail

Forest  
Edge

## CONCEPTUAL MASTER PLAN OPTION B

### Design Description

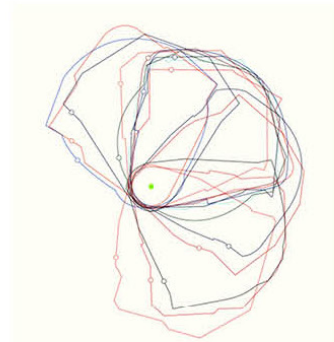
Conceptual master plan Option B took preliminary conceptual design Option A as a starting point for its design approach of organized sports fields. Taking into consideration the feedback from the preliminary meeting, option B kept the focused placement areas for the sports fields, features an archery range, 4 tennis courts, 4 basketball courts, 2 playgrounds, wooded trails looping around the whole site and linking to the trailhead as well as many picnic shelters throughout the site.

The first phase of construction is in the middle of the site with an iconic roundabout entrance, a playground by the creek, a baseball/softball quadplex and five soccer fields. Each sports division has its own parking lot, concession stands, restrooms, and maintenance shed. Each concession stand building has the locker rooms for the umpires and referees. The second phase features a signature baseball/softball field, tennis courts, basketball courts, an amphitheater, and a parking lot for both buses and cars. The third phase features a trailhead, playground, visitor parking and an archery field which is flexible and large enough to hold other recreational activities.

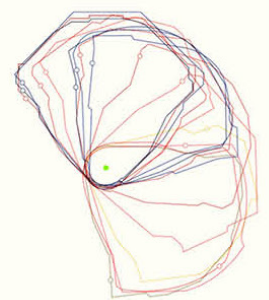
Option B has about 900 parking spots plus overflow parking spaces for 5 ball fields, 5 full-sized soccer fields, and other sports fields. For comparison, Covington sports complex has 3 to 4 hundred parking spots for 5 ball fields and 5 varying sized soccer fields (not including the duplicate areas). The parking lots are all paved by gravel and lined by concrete or wooden block in front of each parking lot to use space efficiently.

The following pages include conceptual master plan Option B, site amenity examples, and a site cross section.

**CONCEPTUAL MASTER PLAN OPTION B**  
**Conceptual Master Plan**

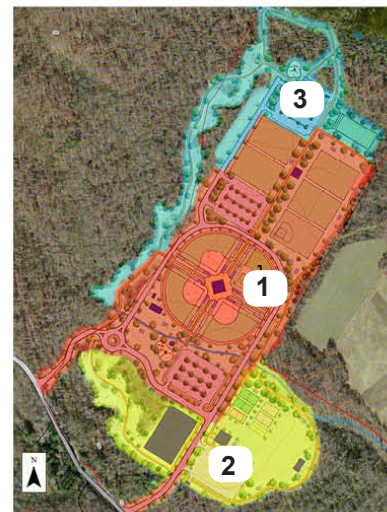


AMERICAN LEAGUE BASEBALL PARKS  
 TO SCALE AND COMPASS ORIENTATION



NATIONAL LEAGUE BASEBALL PARKS  
 TO SCALE AND COMPASS ORIENTATION

Phase Map:



**Option B Key:**

1. Main Entrance
2. Bus Entrance
3. Park Office
4. Restrooms (5)
5. Playground (2)
6. Tennis Courts (2)
7. Basketball Courts (2)
8. Baseball / Softball Quadplex
9. Indoor Sports Facility
10. Soccer Fields (5)
11. Concessions (4)
12. Amphitheater
13. Archery Field
14. Woodland Trail and Disc Golf Field
15. Visitor Parking Areas (4)
16. Bus Parking Area
17. Overflow Parking Areas (3)
18. Drop Off Lanes (3)
19. Trailhead Entrance (to overlooks & Greenbrier River Trail)
20. Indoor Batting Cages
21. Beach Volleyball Field
22. Bocce Ball Field
23. Open Recreational Space (for domestic games including cornhole, kanjam, horseshoe, etc.)

- Site Boundary
- Road
- Walking Path
- Signage
- Park Buildings (11)
- Picnic Shelters (9)
- Gazebo
- Dumpsters & Recycling (4)
- Disc Golf Holes (18)

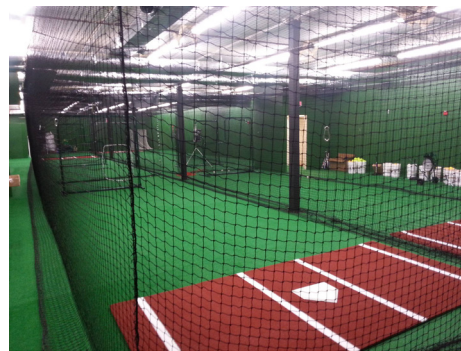
**CONCEPTUAL MASTER PLAN OPTION B**  
**Site Amenities**



### CONCEPTUAL MASTER PLAN OPTION B Baseball Quadplex Amenities



Maintenance building



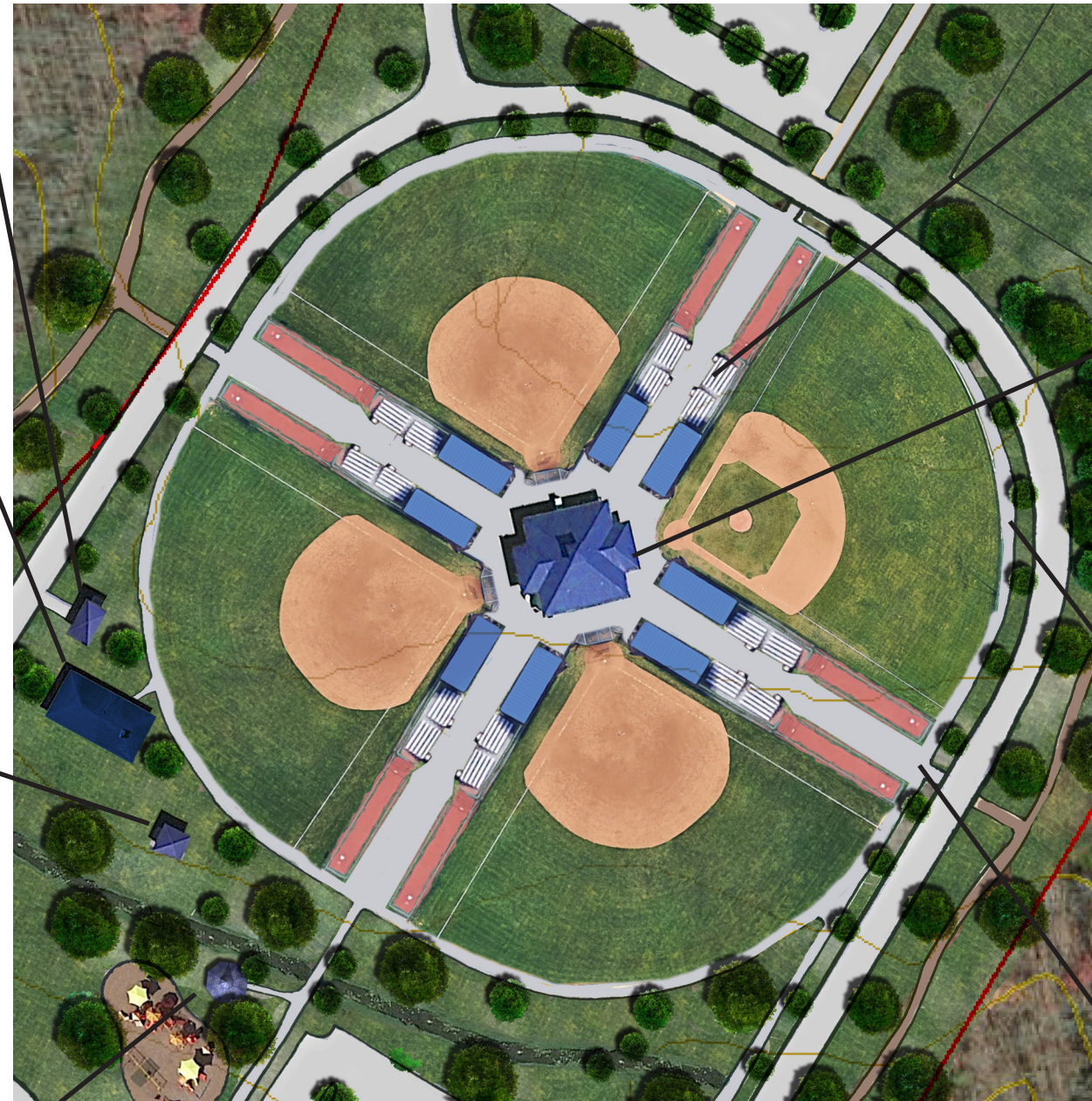
Indoor batting cages



Picnic Shelter with restrooms



Gazebo and playground



Bleachers



Concession stand, announcers area, restrooms, umpire locker rooms



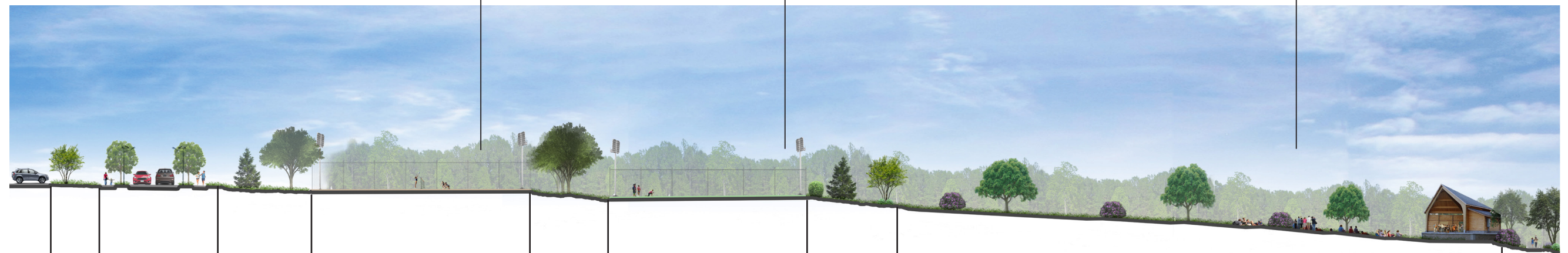
Walking trail outside of fenced ballfields



View down path toward concession stand

**CONCEPTUAL MASTER PLAN OPTION B**  
**Section B**

**Section B** illustrates Greenbrier County Sports Complex and Park amphitheater nestled into the land's natural hillside. Looking from left to right, at the top of the hill there is a visitor's parking lot, a main access road with pedestrian sidewalks, tennis, beach volleyball, basketball, and bocce ball courts, and a sloping grassy hill for visitors to place chairs or spread blankets to view the event hosted in the park's amphitheater which is framed by the land's natural forest.



Parking Lot

Green Buffer

Main Road & Sidewalks

Green Buffer

Beach Volleyball Court

Green Buffer

Bocce Ball Court

Green Buffer

Amphitheater with Terraced Grass Seating Area & Stage Structure

Woodland Trail

## FOCUS AREA 1: AMPHITHEATER

### Analysis

Preliminary conceptual design work for the Greenbrier County Sports Complex and Park showed that the 137 donated acres provided limited open space after accommodating the various playing fields, parking lots, and service buildings. An amphitheater and spectator space would diversify the roles of the park for the Greenbrier community, yet becomes a significant consideration for the acreage use of the total site. During the preliminary conceptual design presentation to the stakeholders, positive comments were made considering a design suggestion of making the signature soccer field hold a dual use with a stage and field space for events. This efficient option helps expand the potential usage of the park, while preserving as much of the natural landscape as possible.

### Design Description

The design concept for the amphitheater is highlighted in the Final Conceptual Design Option A Master Plan where a space of two soccer fields (Perspective Rendering A-1) share the same space with an event stage and spectator space (Perspective Rendering A-2). This design solution is not only efficient in preserving the natural landscape, but also in that these dual uses share the same nearby supporting services of picnic shelters, restrooms, concessions, field lighting, and parking. Additionally the visual presence of an enclosed amphitheater has been scaled down to an open air pavilion to serve as an event stage, but also potentially as an announcer's platform during soccer tournaments or a shaded team resting area during practices.

The decorative landscaping is minimal within this focus area due to the preexisting time and labor costs of maintaining the large grass soccer fields and the possibility that the volume of people using the area for games, practices, and events could damage sculpted flower bed plantings. Suggested for planting around the field perimeters for shade are a list of low maintenance native tree species.



Jackson River Sports Complex amphitheater and picnic shelter.

**Perspective 1-1** shows the park's open space being utilized for a soccer game with a nearby picnic structure for teams to rest for snacks and water with bright serviceberry trees around the field perimeter providing spots of shade for spectators.

**FOCUS AREA 1: AMPHITHEATER**  
**Perspective Rendering 1-1**



**Perspective 1-2** shows the park's same open space being utilized as an event space featuring local bluegrass talent performing for a park concert.

**FOCUS AREA 1: AMPHITHEATER**  
**Perspective Rendering 1-2**



Perspective 1-3 shows an open amphitheater placed within the topography from design Option B.

**FOCUS AREA 1: AMPHITHEATER**  
Perspective Rendering 1-3



## FOCUS AREA 1: AMPHITHEATER

### Plant Palette

#### Site Trees:

*Gledotsia traincanthos* 'Skycole' (Skyline Honeylocust)  
Honeylocust is a tough, medium-sized flowering tree that casts a light shade that won't kill lawn grasses. It typically grows 60–80 feet tall with a rounded spreading crown. Inconspicuous, greenish yellow to greenish white flowers appear in racemes in late spring. Flowers are followed by long, twisted, and flattened, dark purplish-brown seedpods (to 18 inches long) that mature in late summer and persist well into winter. Skyline® is a thornless variety with a stronger upright growth form, few seed pods, and excellent yellow fall color. This is an adaptable tree especially good for streets and parking lots.



*Syringa reticulata* 'Ivory Silk' (Japanese Tree Lilac)  
Japanese tree lilac adapts well to difficult or urban sites. Trees are excellent for use as specimens, in group plantings as a screen, and as street trees. These trees are very easy to transplant and rarely suffer transplant shock. They tolerate urban pollution and thrive in any well-drained soil. Given a location in full sun, Japanese tree lilacs seldom suffer from insect and disease problems.



*Amalanchier x grandiflora* 'Autumn Brilliance' (Serviceberry)  
Attractive understory tree/shrub for lawns, shrub borders, woodland margins or native plant areas. Shrub forms can be grown as tall informal hedges or screens. Good plant for bird gardens (birds love the berries).



#### Site Grasses:

*World Cup Kentucky Bluegrass Seed*  
Kentucky bluegrass is a cool-season, sod-forming grass that comprises most of the turf areas in the cool, temperate zones of the United States. It likes sun and is somewhat shade tolerant, but not drought tolerant. It has a rhizomatous root system that concentrates mainly in the top two inches of soil. It has very good spring and fall growth, but goes dormant quickly in hot, dry months. It should be seeded in the spring or fall and is a perennial grass. World Cup Kentucky Bluegrass Seed is a blend of three to five of top performing bluegrass varieties, developed for superior turf grass performance and improved disease resistance. Some examples include: Fielder Kentucky Bluegrass, SR 2284 Kentucky Bluegrass, Arcadia Kentucky Bluegrass, and SR 2100 a shamrock-type.



## FOCUS AREA 2: SPORTS FIELDS

### Analysis

Preliminary conceptual design work for the Greenbrier County Sports Complex and Park explored three layout styles for the sports fields ranging from a tight quadplex design to a spacious parklike layout. For each field considerations must be made as to walking distance to bathrooms, concessions, parking lots, and between fields. During the preliminary conceptual design presentation to the stakeholders, positive comments were made for utilizing the quadplex design to have one central structure to service the four surrounding baseball/softball fields. This efficient option helps lower overall budget costs, while preserving as much of the natural landscape as possible.

### Design Description

This central service structure option is highlighted in the Final Conceptual Design Option B Master Plan where a single multipurpose building stands in the center of a quadplex baseball/softball field layout (Perspective Rendering B) as well as for the soccer fields (Perspective Rendering C). This single service building design solution is not only efficient in preserving the natural landscape, but also in lowering service building material costs.

The decorative landscaping surrounding these structures should include planting beds of colorful blooms to create a floral plaza for teams and families to gather. Suggested for planting around the field perimeters for shade are a list of low maintenance native tree species.



Harkrader Sports Complex  
quadplex entry.



Lowell Park concessions and press  
box.

**FOCUS AREA 2: SPORTS FIELDS**  
**Perspective Rendering 2-1**

**Perspective 2-1** shows the central structure of the baseball/softball quadplex hosting concession stands, restrooms, and an upper level press box with views towards all four fields. Colorful plantings divide the plaza directionally and field signage shows teams and families where to go.



**Perspective 2-2** shows the soccer fields' service structure hosting concessions, restrooms, and equipment storage. Colorful plantings surround the building while shade trees provide teams and families some respite from the sun.

**FOCUS AREA 2: SPORTS FIELDS**  
**Perspective Rendering 2-2**



## FOCUS AREA 2: SPORTS FIELDS

### Plant Palette

Rain Gardens for Parking Areas:

*Ilex verticillata* 'Berry Poppins' (Winterberry Holly)  
An excellent, prolific dwarf variety with bright red berries that brighten the winter landscape. Plant a male such as Mr. Poppins for berry set. This handsome shrub provides a good winter food source for birds. Deciduous. Tiny white flowers mature to clusters of show-stopping red berries. Sumptuous berry clusters remain after leaves fall to delight birds and fill holiday arrangements; often lasting until early spring when returning robins gratefully consume them. Plant one male Mr. Poppins for every ten female Berry Poppins. Road salt tolerant.



*Schizachyrium scoparium* 'The Blues' (Little Bluestem Grass)  
Deciduous, clumping grass with blue-green foliage that turns bronze to flaming orange in the fall. Flower spikes emerge above the foliage, displaying fluffy seed heads that persist into fall. Good ground-cover for massing or effective specimen in borders and rock gardens.



*Allium* 'Millenium' (Ornamental Onion)  
A long-blooming selection with two inch rosy-purple flower heads. These globe-shaped flowers are held high above a mound of attractive, glossy green foliage in late summer. Attractive seed heads appear after flowering. An excellent deer and rabbit resistant perennial.



*Echinacea* 'Mango Meadowbrite' (Coneflower)  
Another exciting coneflower selection with mango-yellow flowers and sweet orange tea fragrance. A widely adaptable native that's disease resistant and stands up to late summer heat. Essential to beds, borders, wild gardens, and containers. Herbaceous perennial.



## FOCUS AREA 2: SPORTS FIELDS

### Plant Palette (cont.)

#### Site Trees:

*Gledotsia traincanthos f. inermis* 'Skycole' (Skyline Honeylocust)

Honeylocust is a tough, medium-sized flowering tree that casts a light shade that won't kill lawn grasses. It typically grows 60–80 feet tall with a rounded spreading crown. Inconspicuous, greenish yellow to greenish white flowers appear in racemes in late spring. Flowers are followed by long, twisted, and flattened, dark purplish-brown seedpods (to 18 inches long) that mature in late summer and persist well into winter. Skyline® is a thornless variety with a stronger upright growth form, few seed pods, and excellent yellow fall color. This is an adaptable tree especially good for streets and parking lots.



*Syringa reticulata* 'Ivory Silk' (Japanese Tree Lilac)  
Japanese tree lilac adapts well to difficult or urban sites. Trees are excellent for use as specimens, in group plantings as a screen, and as street trees. These trees are very easy to transplant and rarely suffer transplant shock. They tolerate urban pollution and thrive in any well-drained soil. Given a location in full sun, Japanese tree lilacs seldom suffer from insect and disease problems.



*Picea abies* (Norway Spruce)  
Evergreen tree for large lawns, parks or woodland areas. Elegant columnar selection, highly valued as a specimen, a perimeter planting or an accent plant. This classic tall timber tree has dark green evergreen needles on dense branches. Its pyramidal form has a graceful appearance because of pendulous branchlets. Develops a spacious understory as it matures. Tolerates heat and humidity better than other species. Use for tall screen or windbreak.



*Thuja standishii x plicata* 'Green Giant' (Arborvitae)  
An adaptable "giant," it tolerates a wide range of soil and hardiness zones and is not troubled by significant pest or disease problems. 'Green Giant' is ornamentally appealing as a single specimen, as a screen, or as a living frame for your special landscape.



## FOCUS AREA 3: WALKING TRAILS

### Analysis

Preliminary site investigations for the Greenbrier County Sports Complex and Park showed a close property proximity to the beautiful Greenbrier River Trail. The steep topography between the park site and the river trail required the use of trail switchbacks and steps when planning the trail course. During the preliminary conceptual design presentation to the stakeholders, positive comments were made for connecting the park to the Greenbrier River Trail, but budget and safety concerns suggest that this trail be planned as a future park expansion.

### Design Description

The park shall feature several trails of varying views, difficulty, and loop lengths to accommodate visitors of all ability levels. Concrete or gravel filled paths would connect the main features of the park on mostly level ground. Wood mulch paths would wind around the perimeter of the site in the forest offering alternative trails away from the sports fields. Lastly in a future phase, a trail would connect the park to the Greenbrier River Trail and feature beautiful overlooks into the river valley and dramatic topography. The minimal landscaping will keep the focus on experiencing the natural setting of the site's forest with a wood mulch path to reduce foot traffic noise and low maintenance shrubs to line the trail path.

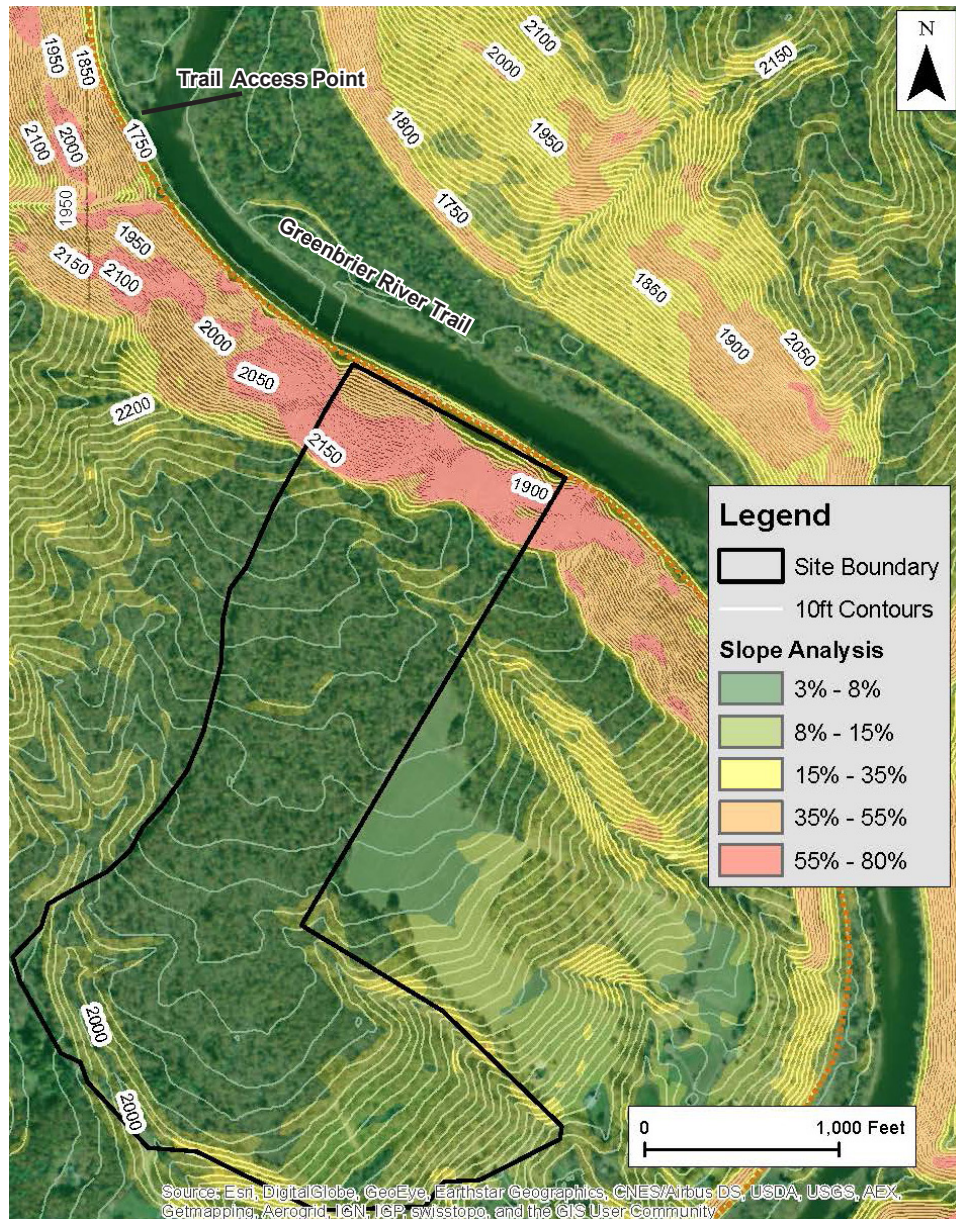


Radford's Wildwood Park trail features switchbacks and stairs to overcome difficult terrain in a natural setting.

### FOCUS AREA 3: WALKING TRAILS

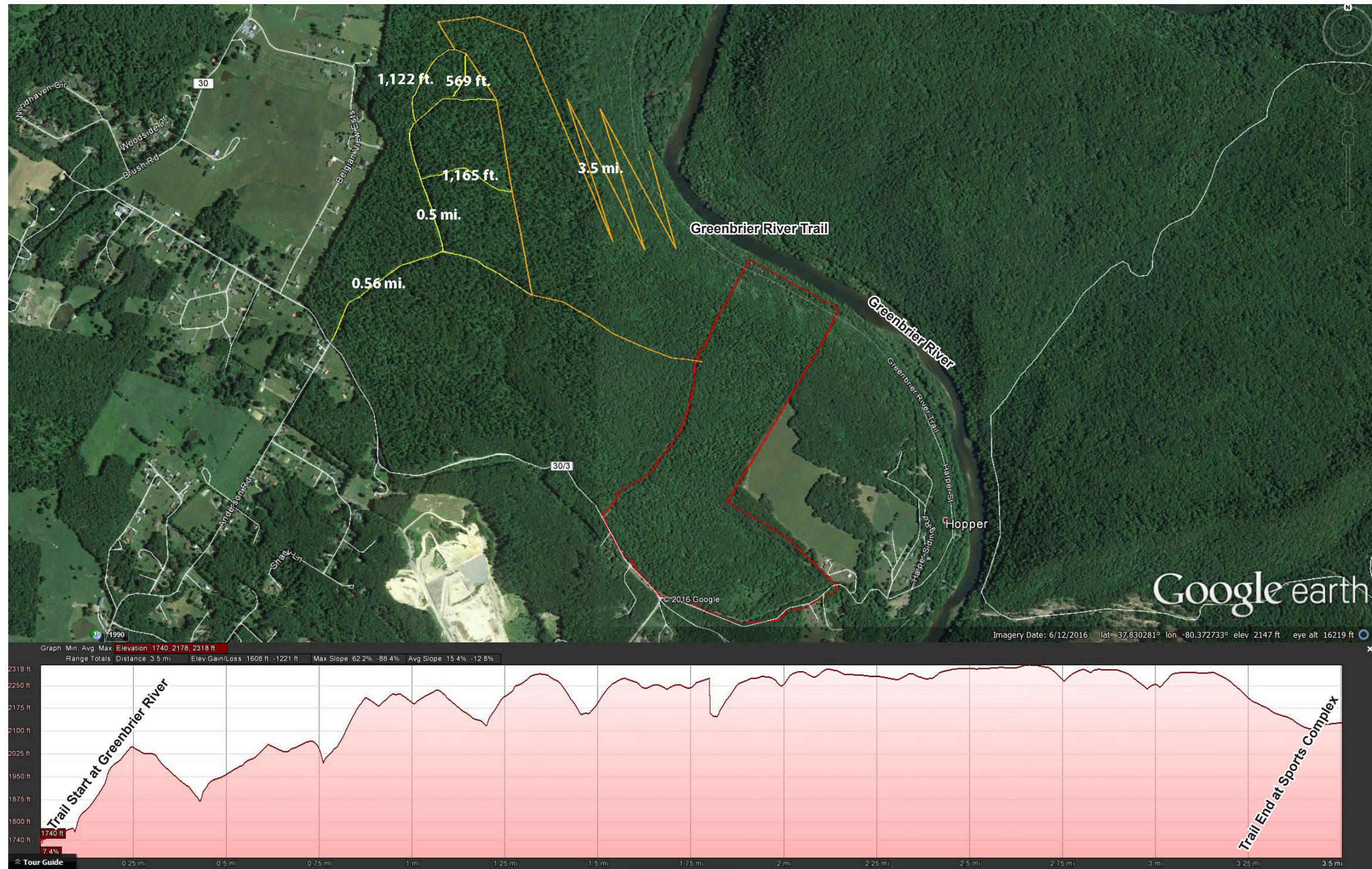
#### Slope Analysis Map

Preliminary site investigations for the Greenbrier County Sports Complex and Park showed a close property proximity to the beautiful Greenbrier River Trail. The steep topography between the park site and the river trail required the use of trail switchbacks and steps when planning the trail course. During the Preliminary Conceptual Design Presentation to the stakeholders, positive comments were made for connecting the park to the Greenbrier River Trail, but budget and safety concerns suggest that this trail be planned as a future park expansion.



**Greenbrier River Overlook Connection** shows a 3.5 mile overlook trail (orange) to connect the Greenbrier County Sports Complex & Park with the Greenbrier River Trail and other existing logging trails (yellow) throughout the greater property as well as an elevation map showing the course of the Overlook Trail from the river to the project site. The graph below shows the relationship of distance and elevation for the Overlook Trail. The graph begins at the start of the Overlook Trail (by the Greenbrier River Trail), and ends where the Overlook Trail connects to the site.

**FOCUS AREA 3: WALKING TRAILS**  
**Greenbrier River Overlook Connection**



**Perspective 3-1** shows a wood mulch walking trail through the preserved trees of the site bordered by low maintenance shade plants.

**FOCUS AREA 3: WALKING TRAILS**  
**Perspective Rendering 3-1**



**Perspective 3-2** shows a potential overlook of the Greenbrier River and surrounding landscape from a resting point along the wooded walking trail.

**FOCUS AREA 3: WALKING TRAILS**  
**Perspective Rendering 3-2**



## FOCUS AREA 3: WALKING TRAILS

### Plant Palette

Ground covers:

#### *Pachysandra procumbens* (Allegheny spurge)

*Pachysandra procumbens* is an attractive native groundcover with its mottled, evergreen foliage and fragrant white bottlebrush-shaped flowers in early to mid-spring. It spreads slowly to form a dense carpet 8-10" tall. Allegheny pachysandra performs well in a variety of soils from moist to dry and a range of soil pH as long as it is growing in partial to full shade. This woodland plant is also considered by many to be very deer and drought resistant.



#### *Convallaria majalis* (Lily of the Valley)

Lily of the valley's bell-shaped, sweetly scented flowers bloom in early spring. It likes partial to full shade and is perfect for a woodland garden. It may not be the best choice for your beds and borders because it tends to spread, but it is a perfect ground cover if you have a large shady spot under some trees.



Shrubs:

#### *Cephalotaxus haringtonia* 'prostrata' (Japanese Plum Yew)

A versatile, problem solving shrub whose long, dark green needles make it attractive for foundation or mass plantings. Tolerant of shade, heat and drought. Excellent for filling under tree canopies and areas shaded by tall buildings. Excellent low hedge. Evergreen.



#### *Pieris japonica* 'Cavatine' (Japanese Andromeda, Lily of the Valley Shrub)

*Pieris japonica* 'Cavatine' is one of the best dwarf forms of this useful shrub, consistently receiving the highest rating in GPP evaluations. This small, compact evergreen has year-round interest. Pale green winter flower buds contrast well with its dark green foliage. In mid-March it is almost completely covered in bell-shaped, creamy white blooms, providing a source of nectar for early-season pollinators such as mason bees. Dwarf lily-of-the-valley shrub makes a beautiful low informal hedge, and it can be used to hide the leggy stems of taller shrubs.



## FOCUS AREA 4: WAYFINDING AND SIGNAGE

### Analysis

Preliminary signage case studies for the Greenbrier County Sports Complex & Park provided a range of signage options and colors from nearby comparable sports facilities, Greenbrier parks and trails, and Lewisburg landmarks. During the preliminary conceptual design presentation to the stakeholders, positive comments were made for using simple wooden signage throughout the park and connecting with a local stone craftsman to create the signature entrance sign. The stakeholders preferred signage colors of forest green, crimson red, dark blue, and gold.

### Design Description

It is recommended that the Greenbrier County Sports Complex & Park feature a hierarchy of wayfinding signage including main entry, vehicular route, pedestrian, trails, and facility signs. Examples of types of signage would range from a large landmark entrance showcasing the region's natural stone and eye catching theme colors, medium wooden signs along the park's roads for visitor wayfinding, and small posts along the walking trails to indicate distance and location. The selected theme colors of blue and gold would be carried through the signage for unity as well as park amenities such as blue roofing material for the amphitheater, picnic shelters, and field structures. Low maintenance plantings have been suggested in the plant palette and depicted in the entry perspective to add color and decorative foliage throughout the park.



The Jackson River entrance sign's stone material is memorable.



The Roanoke River sign's wooden material is an economic choice.

**Signage Concepts** depict the hierarchy of use and varying materials and sizes used throughout the park from the eye catching signature entrance signage, the wooden signs used for vehicles and buses navigating throughout the park, and the trail signposts for pedestrians.

**FOCUS AREA 4: WAYFINDING AND SIGNAGE**  
**Signage Concepts**



**Perspective 4-1** shows the main entrance to the Greenbrier County Sports Complex and Park with the eye catching theme colors of the park and the region's natural stone prominently displayed on the entry signage. Additionally a selection of low maintenance plants have been selected to increase the aesthetics of the natural setting.

**FOCUS AREA 4: WAYFINDING AND SIGNAGE**

**Perspective Rendering 4-1**



**Perspective 4-2** shows the Sports Complex & Park entrance roundabout featuring a signature baseball sculpture and wayfinding.

**FOCUS AREA 4: WAYFINDING AND SIGNAGE**  
**Perspective Rendering 4-2**



## FOCUS AREA 4: WAYFINDING AND SIGNAGE

### Plant Palette

#### Trees:

##### *Malus 'Tina'* (Dwarf Crabapple)

A dense, dwarf form whose profuse bright red buds open to single white flowers that mature to small 1/4 inch red fruit. Small tree with spreading and somewhat pendulous branches is striking as a specimen, for lining a drive, or for framing an entrance. Deciduous.



##### *Amalanchier 'Autumn Brilliance'* (Serviceberry)

A shrub or small tree prized for its brilliant orange-red fall color and disease resistance. Clusters of fragrant white flowers give way to small purplish black fruit often used in jams and jellies. Use in shrub borders or as a small tree. Deciduous.



#### Shrubs:

##### *Ilex glabra 'Densa'* (Inkberry Holly)

Upright branches are covered with leathery, dark green leaves. Black, berry-like fruit is produced fall through spring. Withstands heavy pruning quite well. Thrives in moist soils and is shade tolerant. Evergreen.



##### *Cornus 'Arctic sun'* (Yellow Twig Dogwood)

This special smaller variety has beautiful yellow stems tipped with red providing a spectacular winter show. It was selected for its naturally compact stature and full branching. Stunning planted in containers or used in cut floral arrangements. Cut vibrant stems for a dynamic addition to holiday arrangements.



##### *Rhododendron 'Weston's Pink Diamond'* (Rhododendron)

Weston's Pink Diamond Rhododendron is an open multi-stemmed evergreen shrub with an upright spreading habit of growth. Its relatively coarse texture can be used to stand it apart from other landscape plants with finer foliage. This is a relatively low maintenance shrub, and should only be pruned after flowering to avoid removing any of the current season's flowers. It has no significant negative characteristics.



## FOCUS AREA 4: WAYFINDING AND SIGNAGE

### Plant Palette (cont.)

#### Grasses:

*Calamagrostis x acutiflora* 'Karl Foerster' (Feather Reed)  
Create a stunning vertical effect with feathery stalks that emerge reddish-brown in spring and turn golden in fall. Blooms two to three weeks earlier than common feather reed grass. Thrives in wet soils, yet tolerates drier conditions.

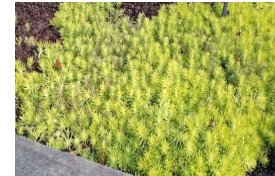


*Schizachyrium scoparium* 'The Blues' (Little Bluestem Grass)  
Deciduous, clumping grass with blue-green foliage that turns bronze to flaming orange in the fall. Flower spikes emerge above the foliage, displaying fluffy seed heads that persist into fall. Good ground-cover for massing or effective specimen in borders and rock gardens.



#### Perennials:

*Sedum rupestre* 'Angelina' (Stonecrop)  
Brilliant chartreuse-yellow, needle-like foliage forms a quick groundcover. Adds cheery color to containers, dry slopes and flowering borders, as well as being a good bulb cover. In winter, foliage turns orange in northern climates.



*Echinacea purpurea* 'Kim's Knee High' (Coneflower)  
A wonderful dwarf form of this popular perennial with rose-pink, drooping flower petals surrounding an orange center. A well behaved, easy to grow native perennial that is favored by butterflies.



#### Evergreens for opposite side of entrance sign:

*Ilex x 'Rutzan'* (Red Beauty Tree Holly)  
Bright red berries combined with glossy, dark green foliage on this handsome shrub. Maintains dense, upright, conical shape with little or no pruning.



*Ilex glabra* 'Compacta' (Compact Inkberry Holly)  
This dwarf grower makes an excellent hedge or border plant. The dense twiggy habit displays an abundance of black berries through winter.



## FOCUS AREA 4: WAYFINDING AND SIGNAGE

### Plant Palette (cont.)

#### *Ilex meserveae* 'Blue Prince' (Blue Holly)

This handsome specimen, background plant or hedge has beautiful dark blue-green foliage on blue-purple stems.



#### Perennials and Grasses:

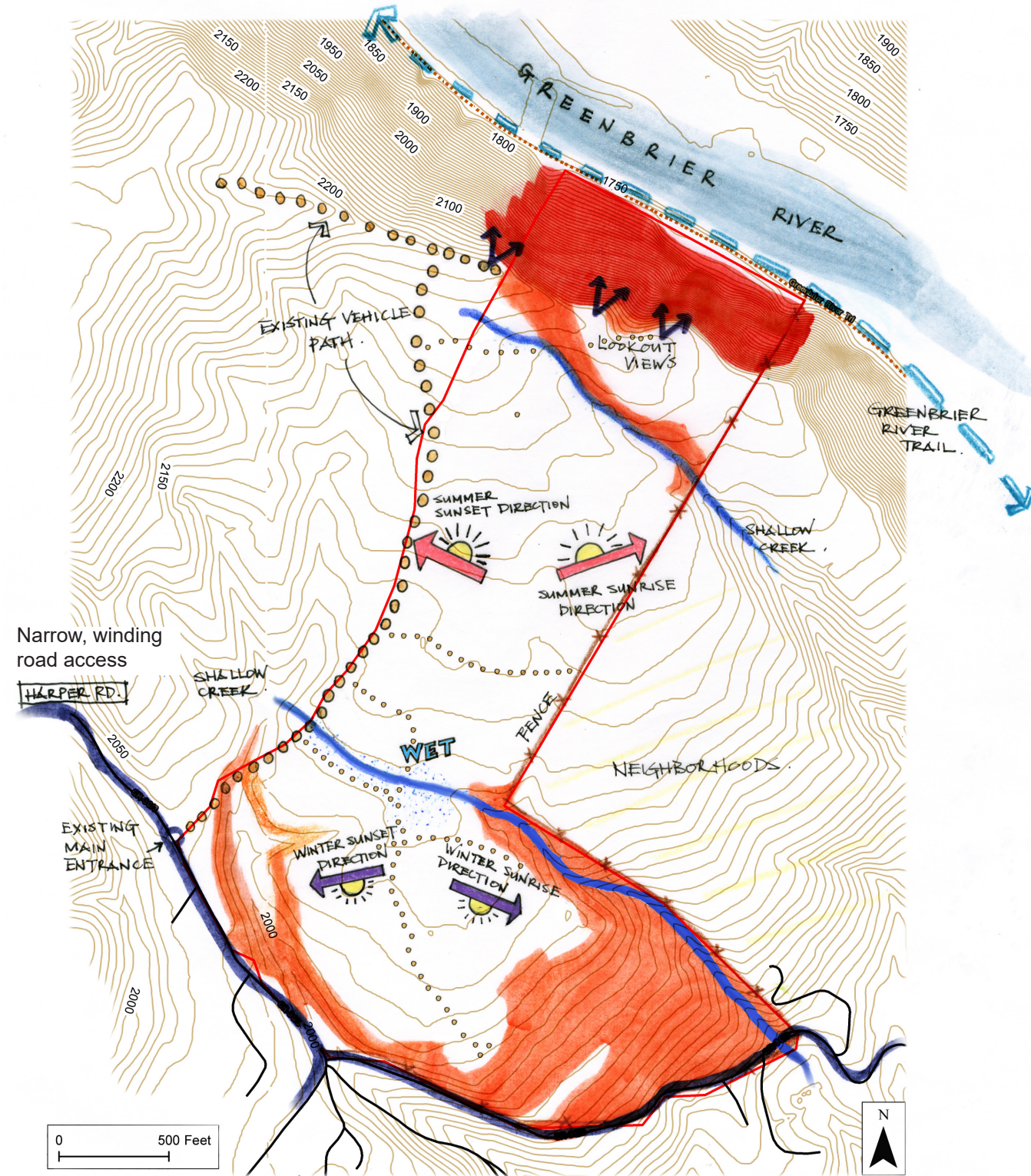
#### *Festuca glauca* 'Elijah Blue' (Blue Fescue)

Outstanding, icy blue coloration to this clumping ornamental grass holds up even through the heat of summer. Buff colored flowers create eye-catching contrast. Perfectly suited for edging borders or mass planting as a groundcover. Drought tolerant when established.

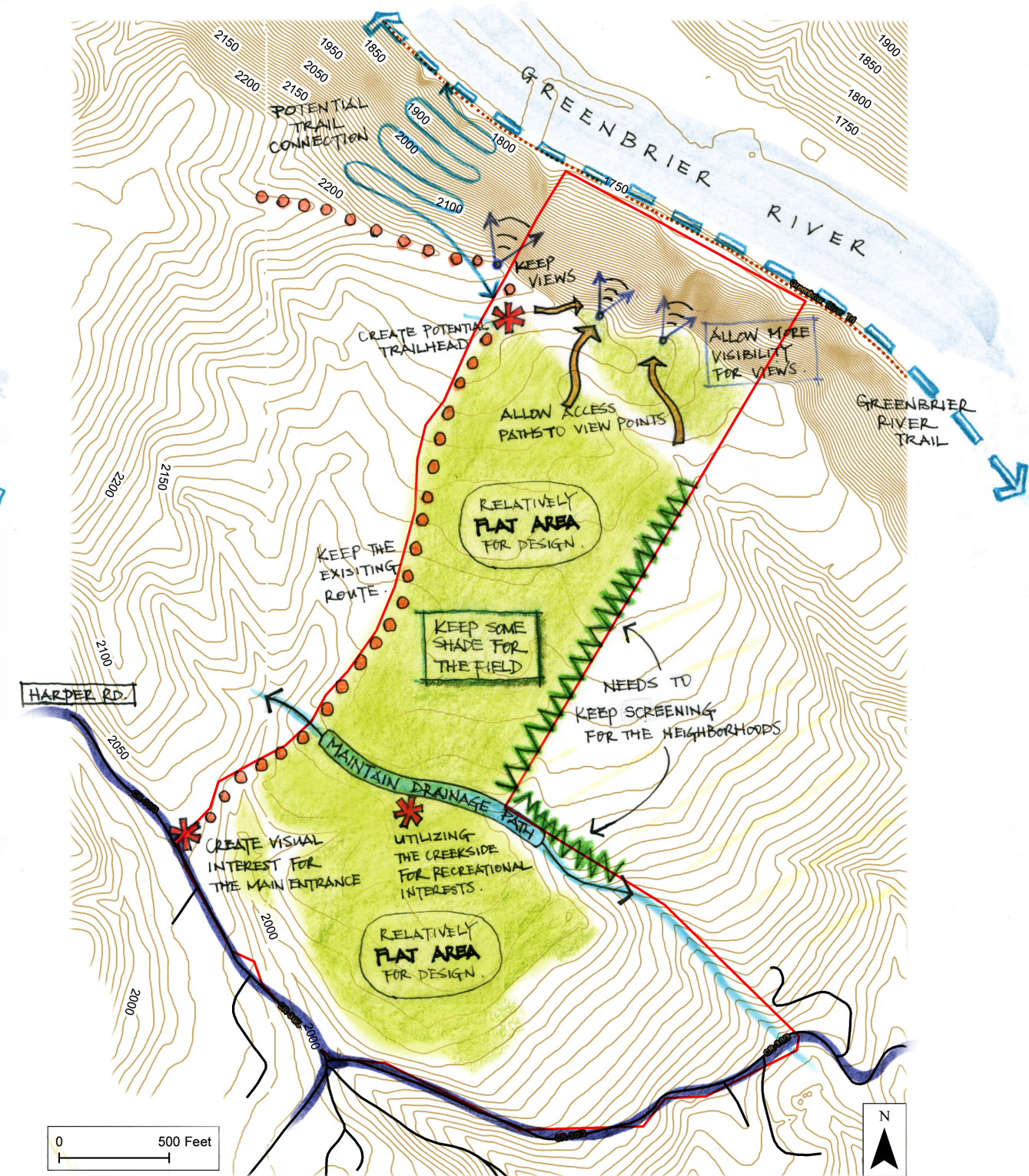


# Part II: Inventory, Analysis, and Design Development

**SITE INVENTORY AND ANALYSIS DRAWINGS**



Site Inventory

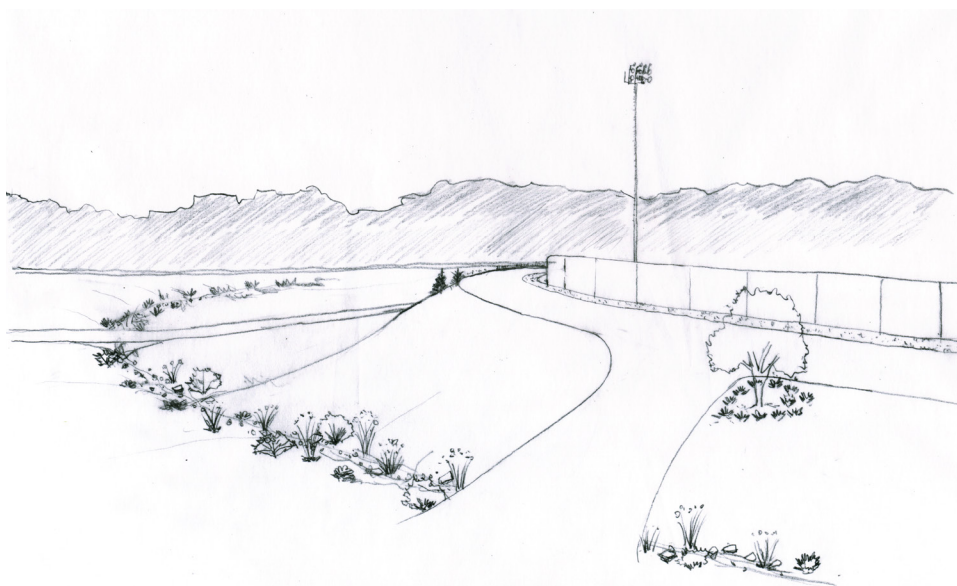


Site Analysis

## PRELIMINARY CONCEPTUAL DESIGN OPTION A

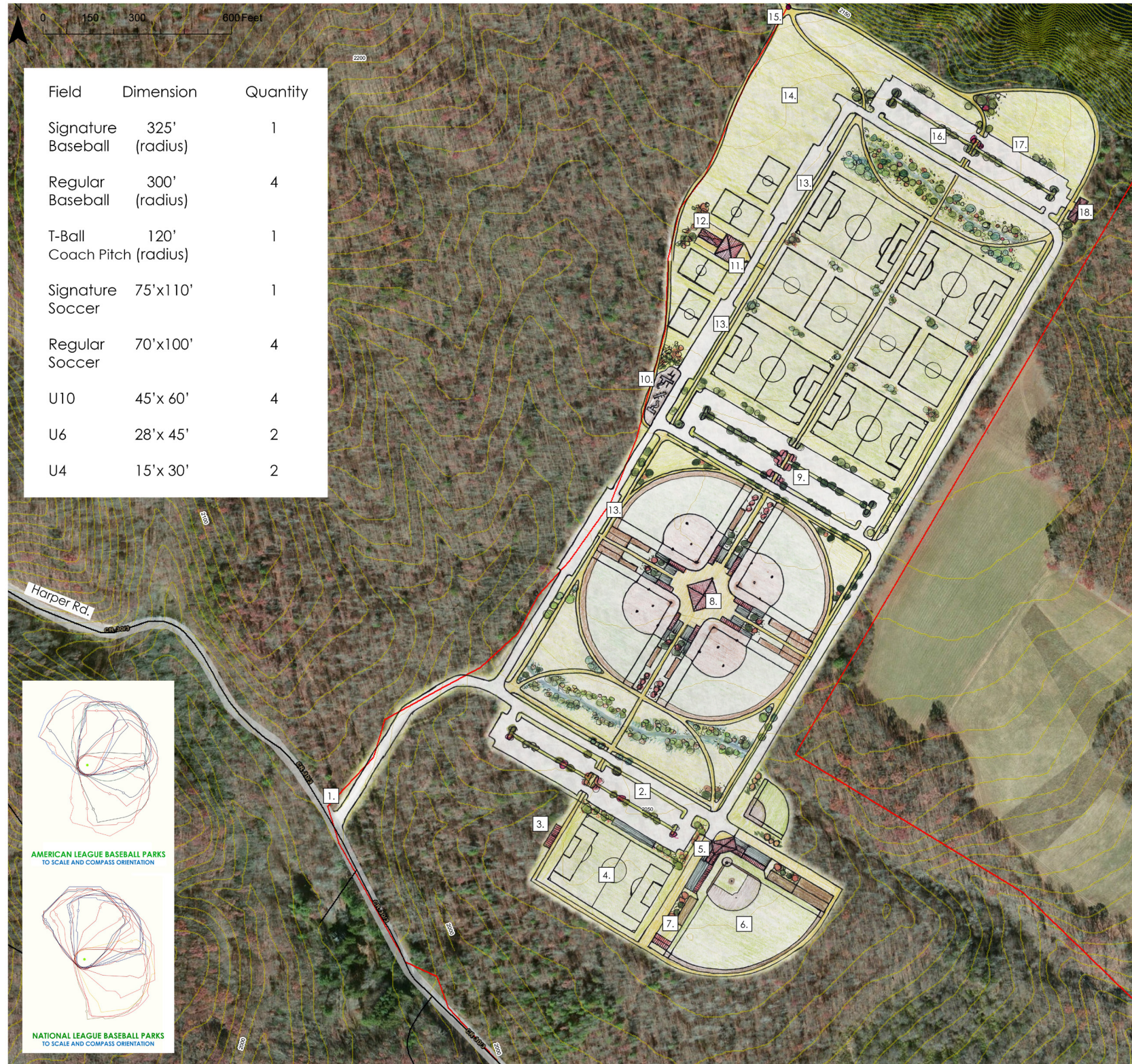
### Design Description

Option A approaches the sports complex design with influences from the Covington Sports Complex. The entry drive winds through the native woods before opening up to a view of a traditional softball/baseball quadplex situated just beyond a preserved creek nearby grassy picnic fields. The initial parking lot is conveniently located in the front of the complex beside the signature competition soccer field and softball/baseball field. Twelve soccer fields of varying sizes and age uses are located in the back of the complex by another preserved creek available for casual recreation. The linear field arrangement allows the visitor to drive a complete loop around the complex and easily grasp directions by splitting the specific sports area focus with their designated parking lots in the complex.

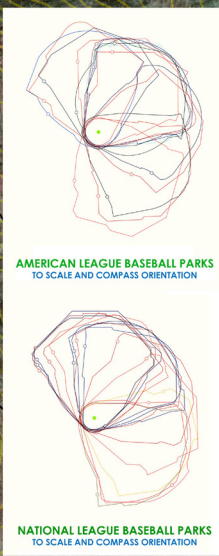


A baseball/softball field with a planted tiering grade-change in between fields.

**PRELIMINARY CONCEPTUAL DESIGN OPTION A**



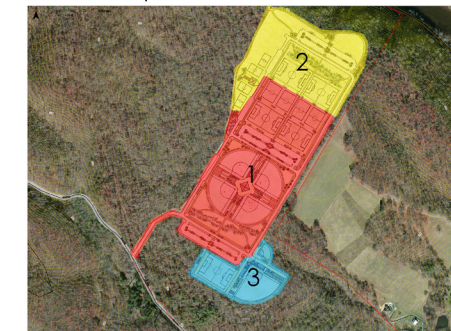
Field	Dimension	Quantity
Signature Baseball	325' (radius)	1
Regular Baseball	300' (radius)	4
T-Ball Coach Pitch	120' (radius)	1
Signature Soccer	75'x110'	1
Regular Soccer	70'x100'	4
U10	45'x 60'	4
U6	28'x 45'	2
U4	15'x 30'	2



**Option A Key:**

1. Main Entrance
2. Signature Field Parking
3. Event Stage
4. Signature Soccer Field
5. Signature Concessions & Restrooms
6. Signature Baseball Field
7. Signature Fields Maintenance Building
8. Baseball/Softball Concessions & Restrooms
9. Baseball/Softball Parking
10. Playground
11. Soccer Concessions, Restrooms, & Picnic Pavilion
12. Soccer Maintenance Building
13. Bus Parking
14. Overflow Parking
15. Trailhead Entrance (to trail, overlooks & Greenbrier River Trail)
16. Soccer Parking
17. RV Parking
18. Dumpsters & Recycling

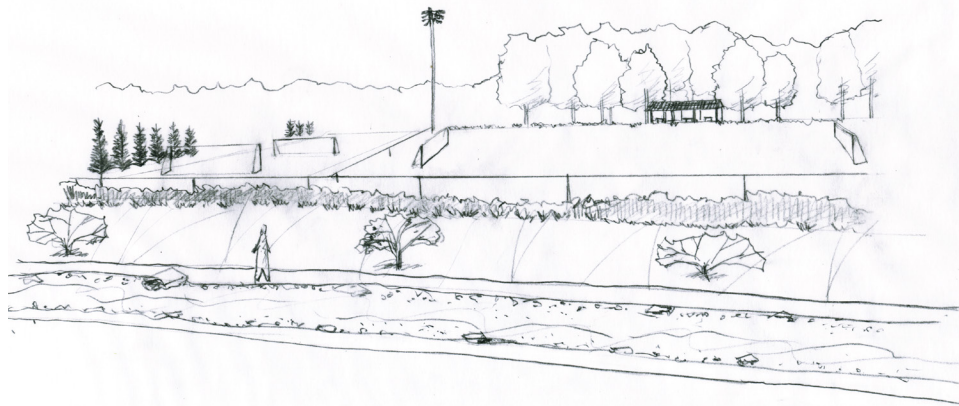
**Phase Map:**



## PRELIMINARY CONCEPTUAL DESIGN OPTION B

### Design Description

Option B approaches the sports complex design with influences from Radford's Wildwood Park. The organic design responds to the site topography in phases by keeping elements of all featured sports throughout the site. The natural setting is preserved by separating each phase with native trees and adding shade trees throughout the site along the roads, walkways, and in parking lots. The first phase of construction, situated in the front of the site before the preserved creek, features a large parking lot nestled between a signature softball/baseball field, signature soccer field, two additional tournament softball/baseball fields, four soccer fields of varying sizes and age uses, a playground, and an amphitheater. The second and third phases continue to supplement the capacity of the complex with two additional softball/baseball fields and seven soccer fields of varying sizes and age uses. Option B also features a wilderness walking trail loop connecting all phases of the complex.



A pair of soccer fields nestled within the existing landscape creating a natural environment.

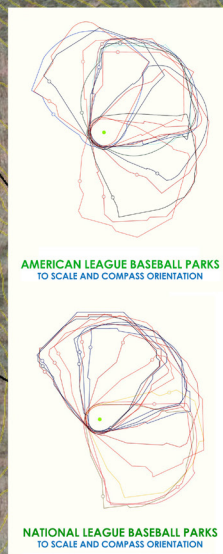
**PRELIMINARY CONCEPTUAL DESIGN OPTION B**



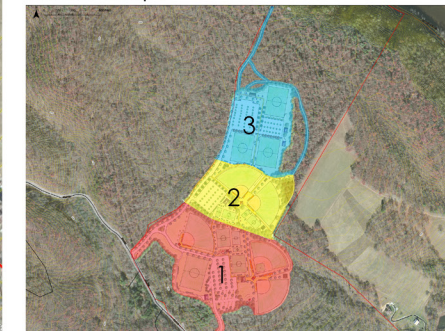
Field	Dimension	Quantity
Signature Baseball	325' (radius)	1
Regular Baseball	300' (radius)	4
Signature Soccer	75'x110'	1
Regular Soccer	70'x100'	3
U10	45'x 60'	2
U6	28'x 45'	3
U4	15'x 30'	3

**Option B Key:**

1. Main Entrance
2. Bus & RV Entrance
3. Bus Parking
4. RV Parking
5. Maintenance Building
6. Concessions & Restrooms
7. Phase 1 Parking
8. Handicap Parking
9. Amphitheater
10. Dumpsters & Recycling
11. Signature Soccer Field
12. Signature Baseball Field
13. Playground & Pavilion
14. Creekside Trail
15. Phase 2 Parking
16. Picnic Pavilion
17. Phase 3 Parking
18. Overflow Parking
19. Wooded Trail Path
20. Trailhead Entrance (to trail, overlooks & Greenbrier River Trail)



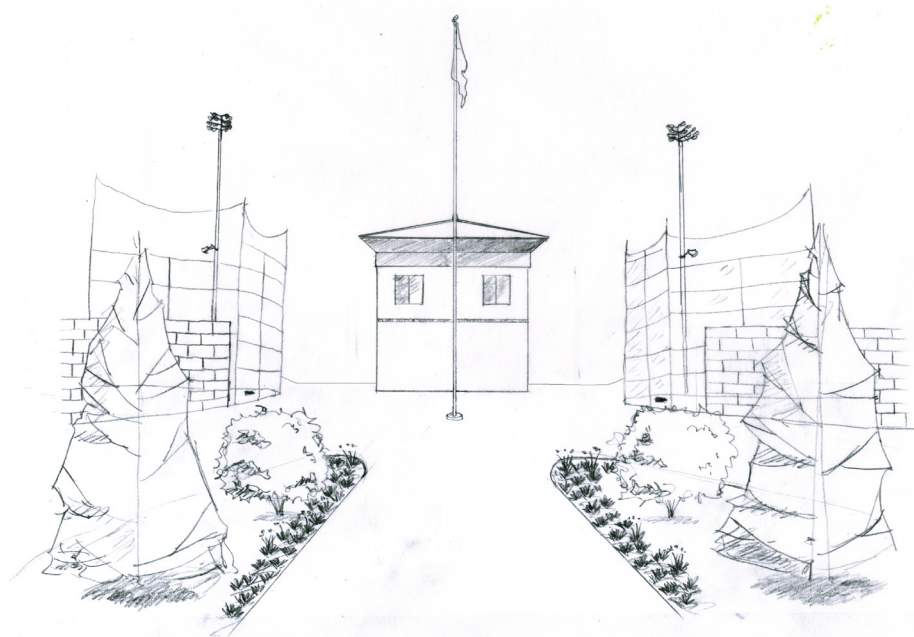
**Phase Map:**



## PRELIMINARY CONCEPTUAL DESIGN OPTION C

### Design Description

Option C approaches the sports complex design with influences from the Botetourt Sports Complex. While similarly structured as Option A, with a straightforward driving loop and sports use segregated design, Option C better addresses the site topography by locating twelve soccer fields in the front of the site where the land is relatively level and placing 8 softball/baseball fields in the back where grade changes can be addressed by creating outfield boundaries with retaining walls. The signature tournament softball/baseball and soccer fields are centrally located with parking lots nestled between them, a shared concession/bathroom facility/pressbox structure, and convenient player drop off lanes. A flexible use soccer field can double as event space with a stage located on the far side. Option C also alters the traditional quadplex design by spacing the fields to lower the risk of visitor injury from foul balls and aligning the center line of the fields with respect to the sun to avoid glare in the players' eyes. Both sports areas feature a preserved creek with grassy fields for picnics and casual recreation and a wilderness walking trail connecting main features of the site.

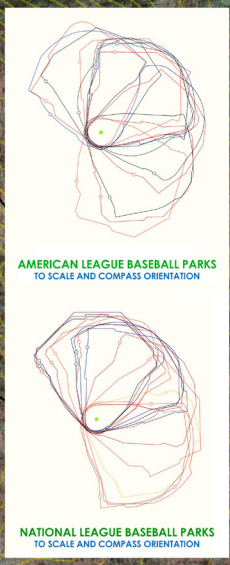


A formal heavily landscaped area surrounds the baseball/softball fields.

**PRELIMINARY CONCEPTUAL DESIGN OPTION C**



Field	Dimension	Quantity
Signature Baseball	325' (radius)	1
Regular Baseball	300' (radius)	3
T-Ball Coach Pitch	120' (radius)	4
Signature Soccer	75'x110'	1
Regular Soccer	70'x100'	3
U10	45'x 60'	4
U6	28'x 45'	4



**Option C Key:**

1. Main Entrance
2. Bus & RV Entrance
3. Bus Parking
4. RV Parking
5. Soccer Maintenance Building
6. Soccer Concessions & Restrooms
7. Soccer Parking
8. Event Stage
9. Dumpsters & Recycling
10. Signature Soccer Field
11. Signature Concessions & Restrooms
12. Signature Field Parking
13. Signature Baseball Field
14. Playground & Picnic Pavilion
15. Baseball/Softball Parking
16. Baseball/Softball Concessions & Restrooms
17. Baseball/Softball Maintenance Building
18. Baseball/Softball Handicap Parking
19. Overflow Parking
20. Trailhead Entrance (to trail, overlooks & Greenbrier River Trail)

**Phase Map:**



# Part III: Appendix

## STAKEHOLDERS MEETING NOTES

### **Greenbrier County Sports Complex and Park Stakeholders Meeting** Wednesday May 4th, 2016 - 11:30 AM

*Total property is an estimated 590 total acres.  
Donating about 130 acres for Sports Complex.*

*Research local batting cages, Covington, Bridgeport, Rockfort*

#### *Current team enrollment*

- 500 Soccer Players*
- 350 Softball Players*
- 300 Local Little League Baseball Players*
- 800 LL Baseball Players across 3 Counties*
- 20 Lewisburg LL Baseball Teams*

#### **Stakeholder Wishlist**

- 1. Todd Boone - Owner's goal is for the park to enhance the value of remaining property for future development.*
- 2. Utilize current access road as main facility entrance and western site border.*
- 3. Park to have views of the River and River Trail Access*
- 4. Preserve as much of the natural foliage as possible. Design like a park and not clear cut and flat like Covington. Provide lots of shade and tree buffer zones to neighboring lots.*
- 5. 8-10 Soccer Fields of differing regulation sizes (5 of U4/6, 5 of U10)*
- 6. Field lights on ball fields and soccer fields*
- 7. Scoreboards*
- 8. To be able to draw in College Team Tournaments*
- 9. Portable fence, bases, and pitcher mound*
- 10. Capability for 2,000 attendance*
- 11. Quadplex for first phase and signature field for second phase*
- 12. Grass for quadplex and soccer fields with drainage for stormwater control*

## STAKEHOLDERS MEETING NOTES

13. *4 Covered batting cages (55'x14' or 70' with dividers)*
14. *Not to overlap the sports facilities. Separate fields, parking, and bathrooms for simultaneous games*
15. *Est. 200 gravel parking spaces for each use (softball/baseball, soccer, amphitheater)*
16. *Playground for kids and covered picnic spaces*
17. *Waking trail to go along ridge of property overlooking river*
18. *Storage for maintenance and equipment*
19. *Future phase plan for amphitheater for Concerts, Churches... to accommodate 300 people*
20. *Liked the changing rooms on the Covington amphitheater*
21. *Use the natural slopes of the property for incline amphitheater seating*
22. *Future outdoor expansions to increase park draw*
  - a. *Archery*
  - b. *Air rifle*
  - c. *Horseshoes*
23. *Possible campgrounds and RV hookups*
24. *Dream items*
  - a. *Ski slope*
  - b. *Zipline*
  - c. *Indoor Sports Facility*
  - d. *Cabins and bunks for visiting teams*

## PROFESSIONAL PRELIMINARY DESIGN REVIEW

### **JD Price (OWPR) Professional Preliminary Design Review Meeting**

Tuesday June 14, 2016 – 1:00 PM

CDAC Team: Alex Jones, Cen Zhong, Patricia Stroud, Daphne Williams,  
Elizabeth Gilboy, Andrea Thomas

Note: OWPR developed the design for Harkrader Sports Complex in Christiansburg.

-Paved interior walkways are important for accessibility

-The experience of the visitor is important.

- What is the driver seeing as they drive through the entrance?
- Parking should be secondary visually
- You should see the beauty of the complex first

-Utilize the existing stream.

- Downtime area for play, eating, etc.

-Stormwater quality is important

-Gravel vs. Asphalt:

- Does it change requirements for stormwater regarding water washing away gravel, etc.?
- Paved parking is necessary for handicap accessibility.
- Create parking amongst trees for best stormwater quality.

-Parking space number is based upon amount of fixed seating. This is easy to meet but lean on the community for numbers expected/needed. Also don't forget to include overflow parking.

-Know the local resources of the community. This will help the local economy as you can design buildings around that particular specialty. You are selling to the public. Their tax base is paying for this.

-It is also good to design in such a way that leaves a lasting impression on those using the space as they may not be from this area. Create a memory that encourages them to return.

-Look at Fish Net Park in Warren Co. (3.7% slope). This is a sloped site although not as sloped as Greenbrier.

-Typically the orientation of a baseball field is north to south. He also advises not to orient the stadiums as a Quad-Plex. You cannot control foul balls and the sun becomes a problem. Field orientation is very important. Make sure you research this before you present.

## PROFESSIONAL PRELIMINARY DESIGN REVIEW

- Include a Signature Field (usually artificial turf). The view of this field should be noticed upon entering the complex (front and center).
- Look at Bing Crosby Field in Warren Co. This is a great example of dressing up the 'mundane' with nicer materials in concentrated areas.
- Signage is important. Lead people through the property. Stick with a certain style.
- MUSCO lighting is good. Trend toward LED. This allows for very controlled and precise amounts of light to be used or not. The MUSCO lighting also is very unnoticeable in the landscape.
- Concrete batting cages.
- One of the biggest complaints from the past regarding properties that are being used is the Quadplex sites.
- Consider a secondary access road into the property for emergencies, service, etc.
- Each restroom will have to have its own drain field since there is not public sewer. Remember that in regards to placement. There will also be quite a cost involved in this.
- Place maintenance buildings in a remote area. Also include a pole barn, break area, etc.
- Consider other functions happening on the property. How else can they utilize the space to bring in income, etc.?
- Include a facility for the umpires and referees. This should probably be a locker room with separate areas for male and females.
- Include passive recreation space. Give people in the area somewhere to go to enjoy other outdoor activities on the property besides organized sports.
- Artificial turf best on Signature Field so it can be used in the off season. He will email other types of turf to use.

## PRELIMINARY CONCEPTUAL DESIGN MEETING NOTES

### **Greenbrier Sports Complex Preliminary Design Presentation**

*Tuesday July 26th, 2016 - 3 pm*

*Stakeholder attendees: Roy Grimes, Mike McClung, Tony Hinkle, Lucas Lemine, Todd Boone, Jim Richmond, Lowell Rose, Woody Hanna  
CDAC Team: Elizabeth Gilboy, Alex Jones, Cen Zhong, Patricia Stroud*

#### **Design Concept A**

*Pros:*

- 1. Clean and Organized*
- 2. First phase includes everything needed to get started*
- 3. Stage on Signature soccer field for event*

*Cons:*

- 1. 2 top soccer fields can be eliminated for additional greenspace or future expansions*
- 2. Signature soccer field may not be needed*
- 3. Need more than 1 t-ball field for pregame practice*
- 4. Lacking second entrance for buses*
- 5. No trail loop*

#### **Design Concept B**

*Pros:*

- 1. Preserves the natural park setting*
- 2. Gives the complex a unique memorable experience*
- 3. More untouched land for future development*
- 4. Beautiful*
- 5. Second entrance for busses*
- 6. Separate the walking trail in the tree buffer – keep away from fields*

*Cons:*

- 1. Signage would have to be clear to direct visitors*
- 2. Not as easily phased to get started*
- 3. Sports fields are spaced apart- keep like sports together for easy locating for visitors*
- 4. No overnight RVs*

## PRELIMINARY CONCEPTUAL DESIGN MEETING NOTES (CONT.)

### **Design Concept C**

#### *Pros:*

1. *If money was no option then C is best*
2. *Great for attracting college teams and tournaments*

#### *Cons:*

1. *Make phase 3 both signature fields*
2. *Phase 3 is awkward in the middle of the site*
3. *Has one fewer baseball field than the other designs*
  - a. *Could just expand t-ball field 80 ft to make full size*
4. *Overwhelming design*

### **Signage and Materials**

#### *Pros:*

1. *#5 (Lower row center) is the favorite. Wood sign*
2. *Local stone guy could make grand entry sign*
3. *Logo could have county outline*
4. *Suggested colors*
  - a. *Forest green and White*
  - b. *Blue and White*
  - c. *Crimson Red and Gray*

#### *Cons:*

1. *No brick – too modern*

### **General Comments**

1. *Like the trail for river access as a Phase 4*
2. *Separate the sports fields and park uses*
  - a. *Baseball from softball*
  - b. *Youth from teams*
  - c. *Sports fields from family or senior activities*
3. *Add an archery range*
4. *No RVs- cause security issues*
5. *Create shaded gathering areas for the teams off field*
6. *Small child playgrounds should be located near fields, older kids can be further away*
7. *Create small bridges over the stream for access paths*
8. *Keep consistency throughout the site by grouping like fields*
9. *Like our phasing plans in looking to future expansions*
10. *Create solution of parking lines on gravel- how to use space*

## PRELIMINARY CONCEPTUAL DESIGN MEETING NOTES (CONT.)

*efficiently*

11. *Make maintenance access clear*
12. *To keep costs low- they can use local volunteers for in-house work*

### **Additional Feedback**

*Fri. Aug 12, 2016 at 1:37 PM from Roy Grimes (roy.grimes@greenbriercounty.net)*

*Forward to you to review.*

*I have had several verbal responses on the design. I talked to several people and here are some of their thoughts.*

1. *An area for paintball*
2. *All baseball fields to have the same distance*
3. *More picnic areas - several large and several small*
4. *Outside basket courts (2).*
5. *Outside tennis courts (2).*
6. *Amphitheater*
7. *A walking trail*
8. *Several bathrooms around the complex*
9. *An archery area*
10. *Another entrance on the bottom of complex to bring in buses*
11. *Batting cages*
12. *Bunkhouses (5)*
13. *Playground.*
14. *A maintenance area to store equipment*
15. *An area that has cover from the sun*
16. *Have a sprinkler areas to cool off.*

*Thanks,  
Roy Grimes, MA, ABD, MG  
Arts and Recreation Director*

*Attached following email from Wed. July 27, 2016 2:14 PM Lucas Lemine (lemine14@gmail.com)*

*To Whom It May Concern,*

*The following thoughts are in regards to conceptual design number 1. I feel as though this design is not only the most functional but it is extremely visually pleasing because of the positive setup.*

*I want to eliminate the current use of the signature field and change what we have there. First off, keep the event stage and possibly enlarge the*

## PRELIMINARY CONCEPTUAL DESIGN MEETING NOTES (CONT.)

*stage. Use the space for the current signature soccer field to incorporate 2 tennis courts, a driving range, disc golf (the disc golf course should be blazed starting behind the event stage and finish behind the proposed basketball facility) and finally a small office. In the space for the signature baseball field create a gym space. Within the space you could have one or two outdoor basketball courts or one outdoor basketball court and one futsal (soccer) outside court [similar to tennis court]. With the remaining space on the signature baseball field create an indoor basketball/soccer facility. Two full size basketball courts and an indoor soccer field.*

*This facility has to have venues that will get them through the winter. Basketball and indoor soccer are huge in Greenbrier County. Unfortunately we often have to travel to play, creating this indoor facility will bring uncounted teams/individuals into the county.*

*Moving to the baseball and softball fields, one simple fix: two of the four fields must contain grass infields. High school and college baseball are going to laugh at an invitation to play on a baseball field without grass. Keep the other two softball or little league fields: a type of tournament I heard nobody talk about at the meeting was men's slow pitch softball. The facilities that were shown during this meeting are used primarily as men's slow pitch softball. I have personally played on all of the facilities that were shown and it wasn't during my time as a college baseball player or during my years playing college soccer, it was slow pitch softball tournaments.*

*The soccer fields are fine and personally I think we could do without the two smallest fields. You could add a small maintenance office on one side and add a playground or just add to the overflow parking. The two smallest fields can replace one of the u12 fields, leaving 3 u12 fields. These ideas have come together for the sole reason that this facility needs to be accessed year round. Baseball and softball cannot be played outside in the winter. Basketball is huge in this area and I can think of an individual who would love the thought of having a facility to host tournaments on a regular basis. We have a soccer league in this county that encompasses nearly 600 kids making an indoor facility for soccer paramount.*

*Increasing the open space for the pavilion just makes more sense to me than covering up your signature field. If you were to lay bleachers and chairs on grass for any amount of time it will be a detriment to its composition therefore not making much of "signature" in my eyes. Just dedicate that space to making a pavilion and be driven to bring events into this pavilion.*

## PRELIMINARY CONCEPTUAL DESIGN MEETING NOTES (CONT.)

*Tennis, disc golf and golf driving range just increasing the diversification of the facility making it more of an interest to everyone.*

*I personally think that incorporating the river trail needs to be a much bigger aspect to this project; not just switchbacks down the mountain. Complexity of trails is what drives hikers to hike; this beautifully treacherous terrain would be awesome to create multiple trails to hike on.*

*I would be glad to share other ideas if you all are interested. Please feel free to contact me with the following information.*

*Thank you,*

*Lucas Lemine  
Lemine14@gmail.com  
304-992-1700*

## FINAL CONCEPTUAL DESIGN MEETING NOTES

### **Greenbrier Sports Complex Final Design Presentation**

Thursday September 22nd, 2016 - 12 pm

Stakeholder Attendees: Todd Boone, Tony Hinkle, Lowell Rose, Roy Grimes, Mike McClung, Aaron Ambler  
CDAC Team: Elizabeth Gilboy, Alex Jones, Cen Zhong, Patricia Stroud

#### Option A:

Would there be concrete sidewalks by the parking lots and around the concession stands?

-It would depend on the chosen contractors for the project and also overall cost. We planned to have handicap accessible sidewalks connecting the parking lots to the event spaces, but with gravel parking to lower runoff and reduce cost.

#### Option B:

Looks more compact. Option A appears to have more green space.

What would the overall acreage be?

- 137 acres but we can round off to 140.

So where did the Frisbee come from?

- Lucas, the soccer representative, sent about two pages of great ideas after the preliminary meeting which included a disc golf course, basketball courts, tennis courts, altering the greenbrier river trail access trail switchbacks, an indoor winter sports facility, and a park office. The disc golf has become popular. Just recently I hosted a tournament on an 18 hole course at the Greenbrier state park and it brought in 50 or 60 people.

We can give them more exercise by stretching the course further down the slope.

-But we did design the park to keep a buffer of trees to shield the neighboring farming community from light and noise.

Option A- T-ball fields could be half fields instead. We don't want to take away from the community ball fields. The half fields could be used inbetween tournament games for infield practice.

Indoor batting cages like the professional facility in Florida?

-This is a top end facility, but we could scale it down to have a simple cover. It would be used quite a bit and could have curtains or rolling doors.

What is the estimated parking spaces for the park?

About 700 not including the several overflow parking spaces we have included throughout the site.

-2pm on a Saturday at Boutetourt has at least 650 cars. They made a mistake by not anticipating the number of families that come to watch.

## FINAL CONCEPTUAL DESIGN MEETING NOTES (CONT.)

*I assume that the archery field is shooting to the south east away from the parking lot?*

*-yes they both shoot towards the woods and away from any other site features. We have researched archery facilities and have an additional recommended buffer around both ranges.*

*-Archery organization is trying to get more young people involved and will provide funds and a 1 million insurance policy.*

*-There is a big interest out there for archery programs. First we get them involved in the junior Olympic level and then they go on to Olympic level competitions.*

*- This could also be used for skeet shooting, or clay shooting. Funding is critical for the initial push to build everything we need at one time- Option B Phase 1 gives us everything to get started.*

*We don't want to look like Covington which was previously a corn field and is flat without any shade. We want a park with athletic fields in it. The idea to get people in, heads in beds, staying in Lewisburg and eating at restaurants.*

*We are in a good central location to draw in teams from West Virginia and Virginia.*

*How much more can we take advantage from our location?*

*-Scheduling with hotels for room blocks, people eating in restaurants, spending more money in Greenbrier*

*-They are going to return here once they come once. This will bring in more tourism, more hotel occupancy, more activities in facilities.*

*- Hotel occupancy has been down the last three years.*

*September – January brings in little and even during the fair anyone can always book a few rooms still. Softball/baseball tournaments will bring people in.*

*- Non-stakeholders have been doubting the facility, that Lewisburg does not have enough kids to support a facility like this, but we actually do.*

*I like the idea of Option B- Phase two with the amphitheater, basketball and tennis courts. I have a yearly family reunion and rent a space at the park in Lewisburg, but since they took out their basketball courts the kids don't have much to do. I could see us renting out a few picnic shelters here and having a good time.*

*The phase two signature baseball field may not be needed. We could upgrade one of the 4 fields in the quadplex to be the signature down the road. Upgrade dugouts and increase seating.*

*Take option B for more tweaking?*

*- I don't dislike option A, but option B gives us what we need to get*

## FINAL CONCEPTUAL DESIGN MEETING NOTES (CONT.)

*going with lower infrastructure costs.*

*Does Option B not include the second entrance in Phase 1?*

*-You could include just the entrance and the road connecting to the parking lots and build on the rest of phase 2 later.*

*-You would need gates on both entrances to lock up at night.*

*-Most parks have gates anyways for their night hours*

*-Maybe even need security cameras?*

*-Terri has been asking who will take care of the place at night to make sure nobody comes in and tears the place up*

*-Could have nighttime caretakers*

*-Would bears / bear hunters be an issue?*

*- I have never seen a bear on the property. Deer though will be an issue coming in and eating the grass.*

*Should we vote on a favored design?*

*-Not opposed to A, but B is preferred*

*-B will be cheaper with shared infrastructure*

*- A is nice with the trees*

*-On B- instead of a signature field, we could put the indoor sports facility there*

*-Half fields on A where the t-ball is*

*Keep both plans, but make mirror tweaks.*

*Will have another presentation to the remaining stakeholders to gather feedback. May need to extend the project another month to wrap things up.*

## CASE STUDIES

### ***Specific Case Studies (mentioned by Greenbrier County Stakeholders Committee):***

- *Jackson River Sports Complex, Covington, VA*
- *Bridgeport Sports Complex, Bridgeport, WV*
- *James I Moyer Sports Complex, Salem, VA*
- *Botetourt Sports Complex, Troutville, VA*

### ***Other Case Studies of Interest (found by CDAC Greenbrier County Sports Complex Team):***

- *Harkrader Sports Complex, Christiansburg, VA*
- *Green Hill Park, Salem, VA*
- *Darrell Shell/Starkey/Merriman Park, Roanoke, VA*
- *Northside High School, Roanoke, VA*
- *Wildwood Park, Radford, VA*

*Following pages are detailed studies for each Sports Complex on the list above.*

**CASE STUDIES (CONT.)**  
**Picnic Shelters**



**CASE STUDIES (CONT.)**  
**Jackson River Sports Complex**

**Jackson River Sports Complex**

870 W Edgemont Drive  
Covington, VA 24426

**Strengths:**

- *Baseball/softball cloverleaf and additional 'grand' field*
- *Basketball courts*
- *Soccer fields*
- *Tennis courts*
- *One-way driving loop around cloverleaf*
- *Plenty of lighting*
- *Gravel parking (as requested by Greenbrier stakeholders)*
- *Single-use fields*
- *Stage with dressing rooms*

**Weaknesses:**

- *Undesirable entrance surroundings*
- *No storage for temporary fencing*
- *Temporary fencing isn't stable*
- *Parking is far from back fields*



**CASE STUDIES (CONT.)**  
**Bridgeport Sports Complex**

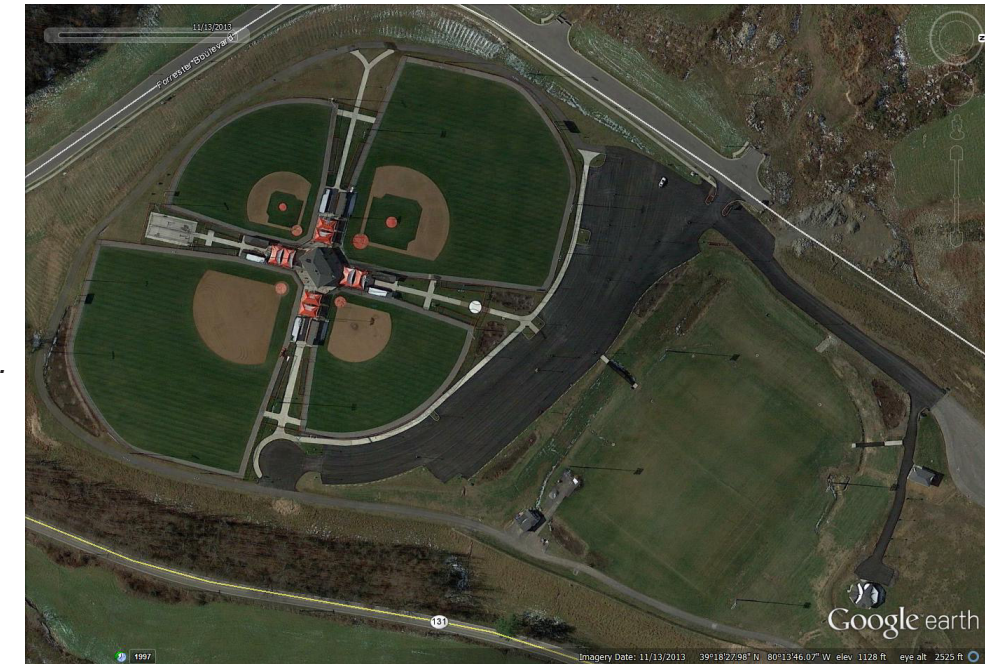
**Bridgeport Sports Complex**  
425 Forrester Boulevard  
Bridgeport, WV 2633

**Ball Fields: (Features on each field)**

- Irrigated grass areas
- Fence at the edge of outfield (separates field and walking path)
- Large brick dugouts with storage rooms
- Intercom to the scorekeeper in each dugout
- Bullpens
- Electrical outlets at each mound for pitching machines
- Musco Sports Lighting to minimum levels of 50 foot-candles in the infields and 30 foot-candles in the outfields
- Loudspeaker system
- Scoreboards
- Bleacher seating
- Two batting cages

**Restroom/Concession/Press Box Building**

- Size - 3,626 square feet.
- The first floor includes: a large concession stand with three serving windows; large restrooms; family restroom; and office.
- The second floor press box area includes an umpire changing room, restroom, and the scorekeepers' station overlooking each field is equipped with an intercom to the dugouts, loudspeaker system, and scoreboard controls.



**CASE STUDIES (CONT.)**  
**James I Moyer Sports Complex**

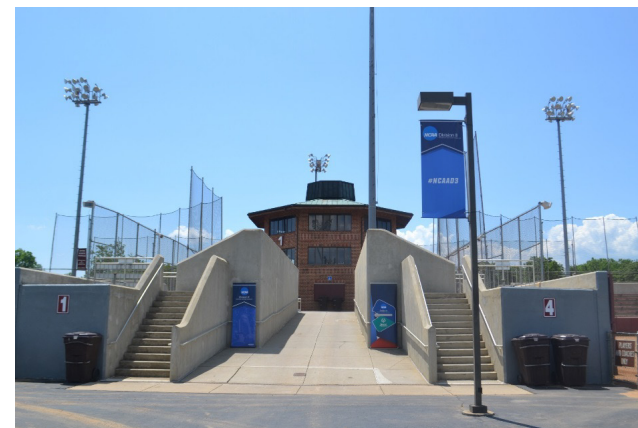
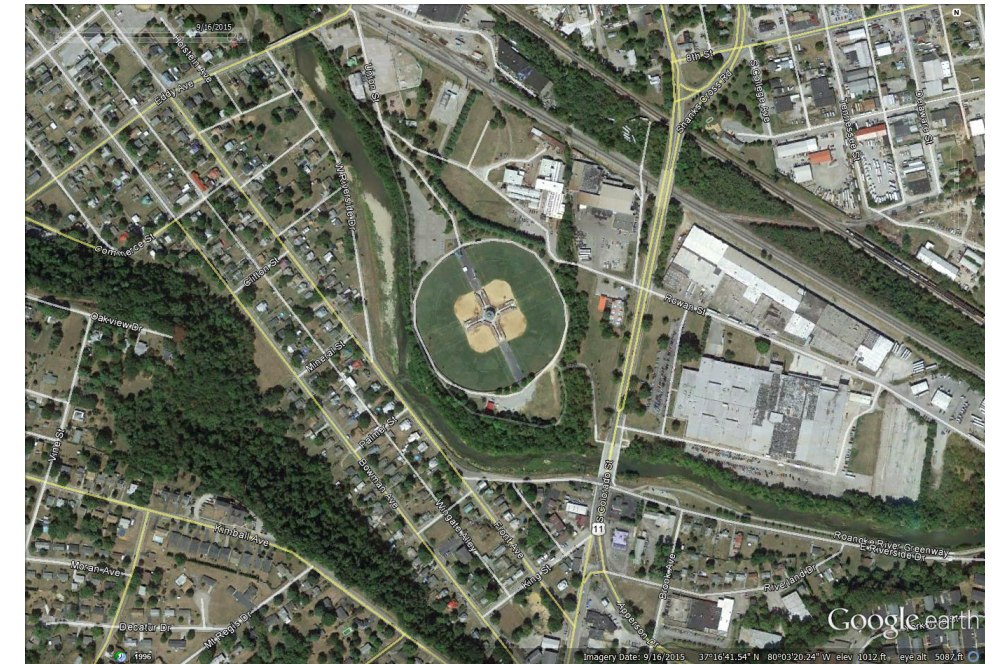
**James I Moyer Sports**  
Complex 1000 Union Street  
Salem, VA 24153

**Strengths:**

- Gate House (ticket booth, souvenir stand, maintenance storage)
- Tournament-style cloverleaf softball field
- Electronic scoreboards
- Portable fencing
- Dugouts have restrooms and water fountains
- Seating variety
- Restrooms for large events
- Permanent concession stand
- Tower with press boxes and offices
- Track and trails
- Lighting system for Triple A baseball lighting and below
- Picnic shelter and shade trees
- Complex signage

**Weaknesses:**

- Too much concrete
- 'Dated' look (compared to Botetourt)
- Seems too much for Greenbrier project
- Poor curb appeal/entry to the site
- Limited parking for such a grand complex



**CASE STUDIES (CONT.)**  
**Botetourt Sports Complex**

**Botetourt Sports Complex**  
160 Preston Parkway  
Troutville, VA 24175

**Strengths:**

- Tiered soccer fields
- Cloverleaf fields
- Bleacher seating
- Press box and concession tower
- Bullpens on the field
- Foul ball safety nets
- Complex signage
- Connection to school
- Trail loop around complex
- Electronic scoreboards
- Overflow parking areas
- Lighting conditions
- Desirable design

**Weaknesses:**

- Inconsistency in signage between baseball area and soccer area
- Inconsistency in parking styles between baseball area and soccer area
- Such steep slopes surrounding soccer fields (balls rolling down onto other fields)
- Limited parking for such a large tournament complex
- Lack of signage to trail entrance and connection to school



**CASE STUDIES (CONT.)**  
**Harkrader Sports Complex**

**Harkrader Sports Complex**  
1209 Buffalo Drive  
Christiansburg, VA 24073

**Strengths:**

- Cloverleaf design
- Brick and pavers instead of concrete
- Ticketed venue
- Nearby play structure for kids
- Maintenance building
- Custom iron fencing
- Unique flag poles
- Black chain link fencing instead of silver

**Weaknesses:**

- Hidden location
- Lack of noticeable signage to complex
- Limited protection from foul balls
- Zero shade over fans
- Long grasses on nearby embankment



**CASE STUDIES (CONT.)**  
**Green Hill Park**

**Green Hill Park**

2501 Parkside Drive  
Salem, VA 24153

**Strengths:**

- Non-cloverleaf organization of 4 baseball fields
- Baseball/softball separated from soccer with wooded vegetation
- Grass/overflow parking
- Trailhead entrance
- Trail around site
- Picnic shelter
- Playground structure
- Complex signage

**Weaknesses:**

- Drainage ditches in between fields
- Parking distant from some fields
- Lack of comfort in dugouts
- Fairly enclosed picnic shelter design
- Lack of signage directing to back of complex
- Deteriorating stage
- Lack of "pressbox"



**CASE STUDIES (CONT.)**

**Darrell Shell Park/Starkey Park/Merriman Soccer Complex**

**Darrell Shell Park/Starkey Park/Merriman Soccer Complex**

5701 Crystal Creek Drive  
Roanoke, VA 24018

**Strengths:**

- Walking loop
- Cloverleaf design with vacant side
- Trail connections between four different parks
- Variety of playground structures
- 10 baseball/softball fields of all sizes for a variety of tournaments
- 10 soccer fields
- 4 picnic shelters
- Concession stands
- Asphalt and gravel roads/parking
- Electronic scoreboards
- 3 concession stands
- Well-kept simple bullpens
- Well-kept batting cages
- Different styles of dugouts and fencing
- Complex signage

**Weaknesses:**

- Unpleasant concession stand/"press box" design (bland)
- Limited protection from foul balls
- Manufacturing plants surrounding site
- Roads in between different parks
- Inconsistency within scoreboard designs



**CASE STUDIES (CONT.)**  
**Northside High School Softball Fields**

**Northside High School Softball Fields**

6758 Northside High School Road  
Roanoke, VA 24019

**Strengths:**

- Cloverleaf softball fields
- 1 'grand' field (for NHS team)
- Open, clean design
- Netting surrounding concession stand area
- "Press box" tower fit in with surrounding aesthetics
- 'Grand' field dugouts were screened (still chained link)

**Weaknesses:**

- Batting cages were not convenient to all fields
- Limited protection from foul balls
- Small gated entrance (hard to find, lacked handicap friendliness)
- Lack of shade for fans
- Distant parking



**CASE STUDIES (CONT.)**  
**Wildwood Park**

**Wildwood Park**

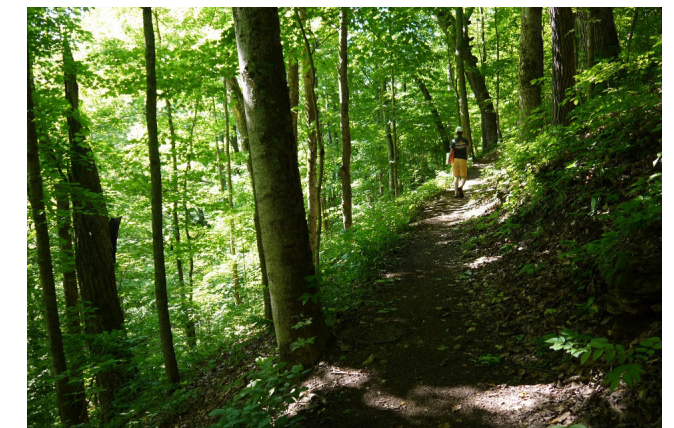
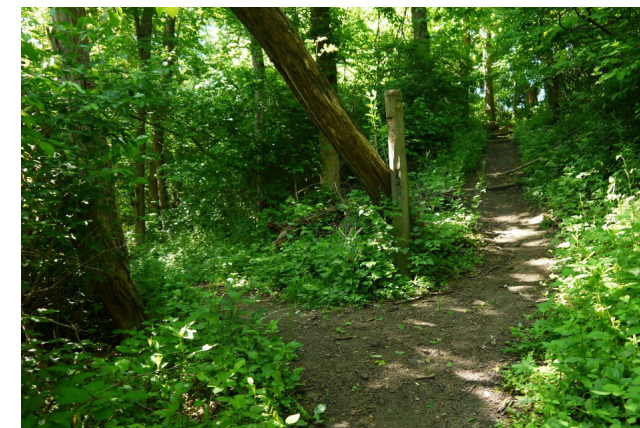
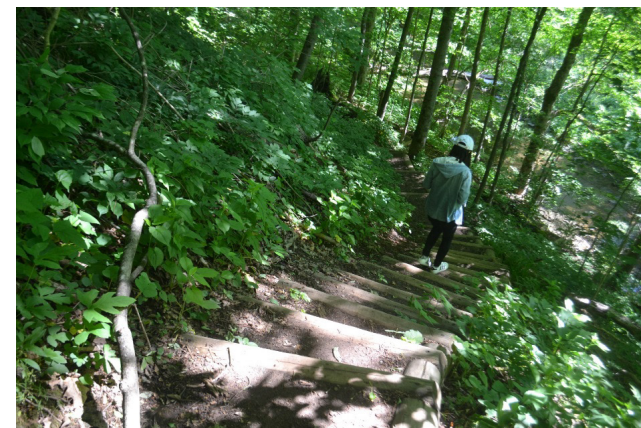
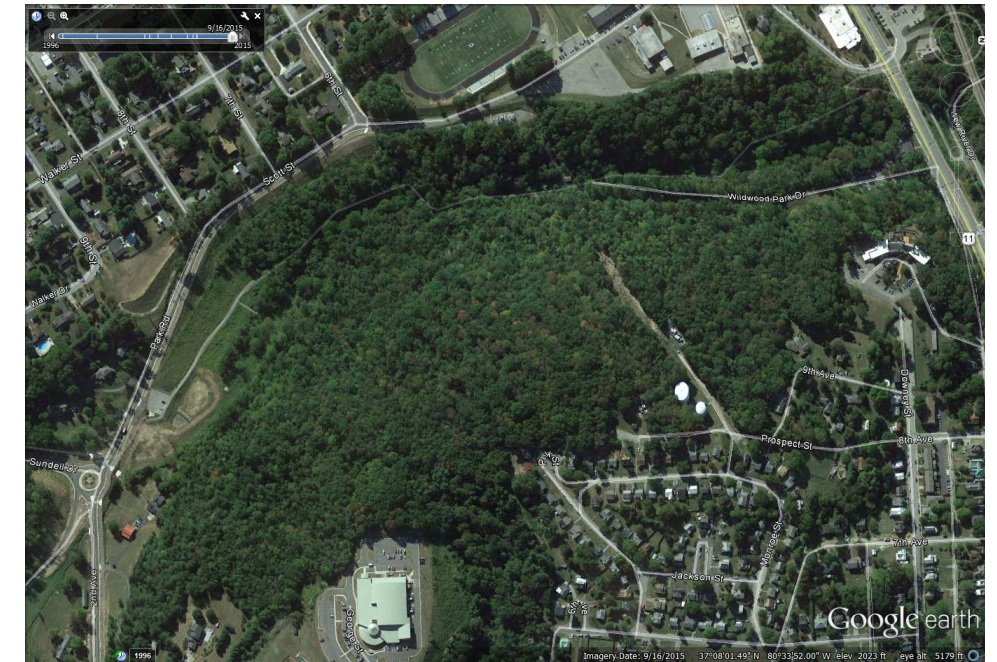
Wildwood Park Drive  
Radford, VA 24141

**Strengths:**

- Walking and hiking trails on very steep topography
- Nicely done wooden stairways on trails
- Sparsely spread gravel along trails
- Paths through dense vegetation
- Trail signage
- Bird watching tower
- Nice entryway signage
- Trails for a variety of walking/biking abilities including some paved and some not
- Easy emergency vehicle access to the central portion of the site
- Site was designed with wildlife in mind (keeping well vegetated for birds and animals and plant material selection for birds and butterflies)

**Weaknesses:**

- Some paths hard to find
- Low-hanging branches
- Graffiti
- Lack of lighting



## SPORTS COMPLEX FACILITY BUILDING CONCEPTS CASE STUDIES

### Harkrader Sports Complex Christiansburg, Virginia



Harkrader Sports Complex consists of one softball field and two baseball fields located radial to a central, two-story building, which holds a press box on the second floor and a concession and two public restrooms on the first floor. Each field has bleacher seating, dugout shelters and sports lighting. With removable fencing, the baseball outfields can be converted into a soccer field. Other features include a 1,200 square foot maintenance building, double-sided ticket booth, vending machine enclosure and batting cage. The facility is encircled by a 0.4 mile paved walking track, which is located outside of the perimeter fence for unrestricted public use. Harkrader Sports Complex is linked to an adjoining middle school which was designed concurrently by OWPR. To maximize the community recreational and educational opportunities, the middle school site offers additional multi-purpose fields for soccer and football, tennis courts, a greenhouse, and an amphitheater.

**Area:**  
3,400 SF

**Cost:**  
\$1,426,639

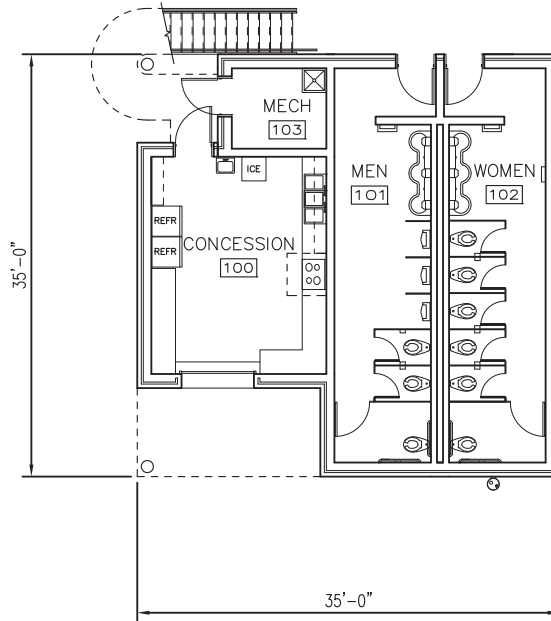
**Completion Date:**  
2006



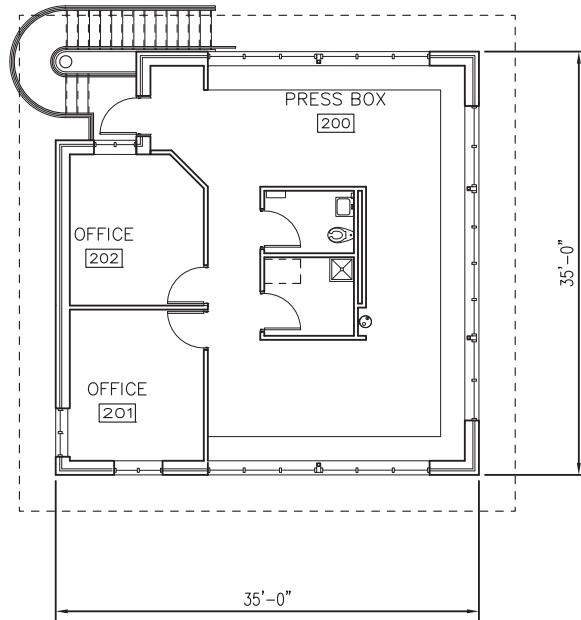
[www.owpr.com](http://www.owpr.com)

*The following page is the two-story building floor plans of the Harkrader Sports Complex.*

## SPORTS COMPLEX FACILITY BUILDING CONCEPTS CASE STUDIES (CONT.)



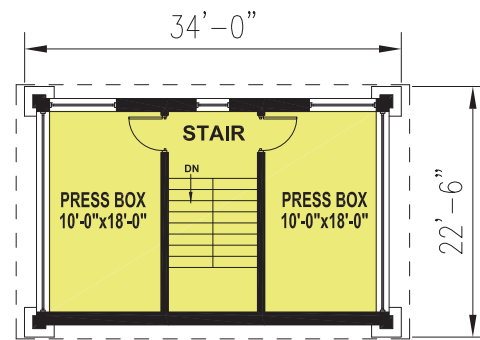
*Harkrader Sports Complex  
First Floor Plan*



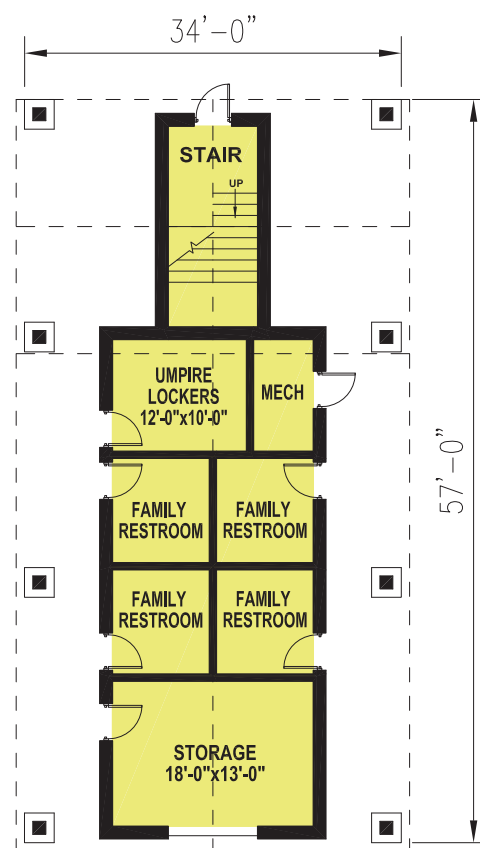
*Harkrader Sports Complex  
Second Floor Plan*

**SPORTS COMPLEX FACILITY BUILDING CONCEPTS CASE STUDIES (CONT.)**

TRUMAN WILSON PARK  
BUILDING CONCEPTS  
CHRISTIANSBURG, Virginia



**SECOND FLOOR PLAN**



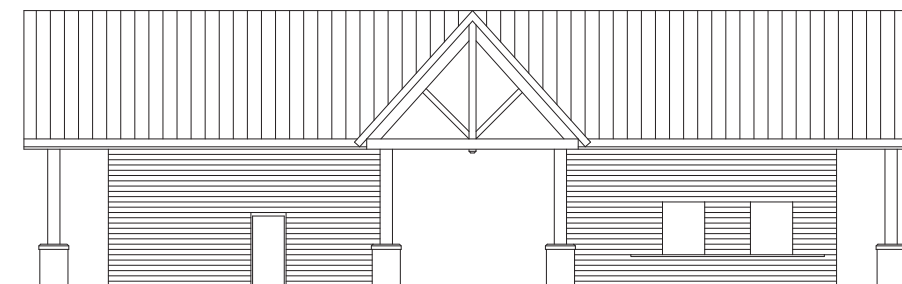
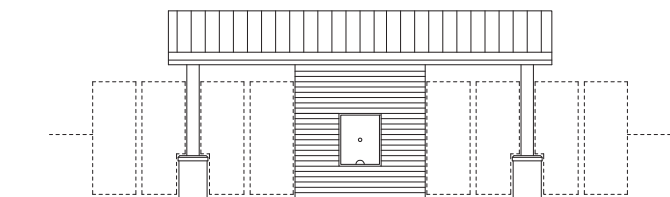
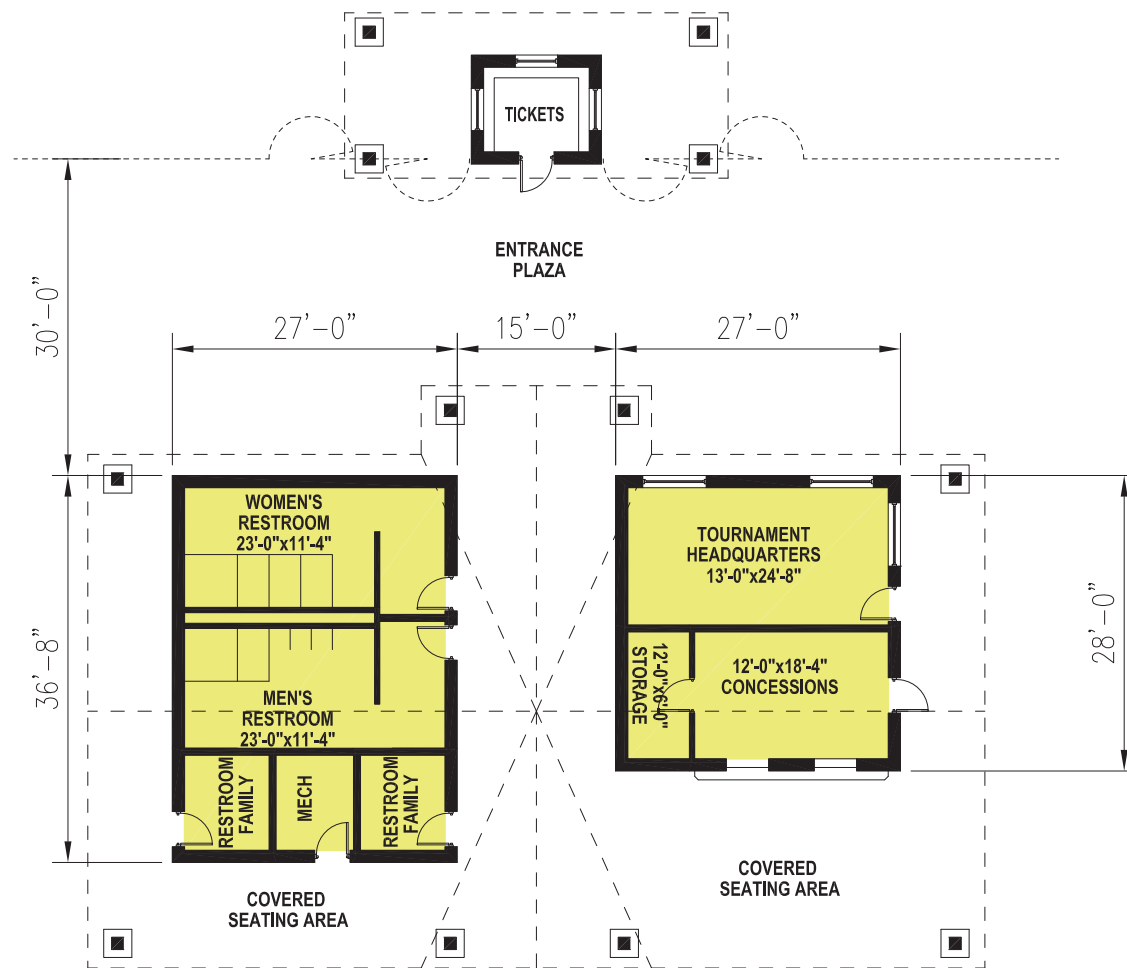
**FIRST FLOOR PLAN**



**SOFTBALL AND TOURNAMENT FIELD PRESS BOX / SUPPORT BUILDING CONCEPT : 1,780 SF**

**SPORTS COMPLEX FACILITY BUILDING CONCEPTS CASE STUDIES (CONT.)**

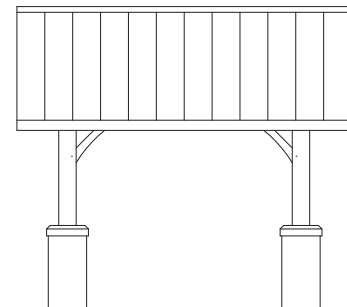
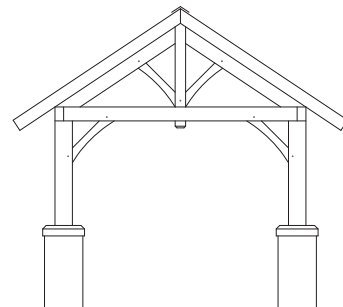
TRUMAN WILSON PARK  
BUILDING CONCEPTS  
CHRISTIANSBURG, Virginia



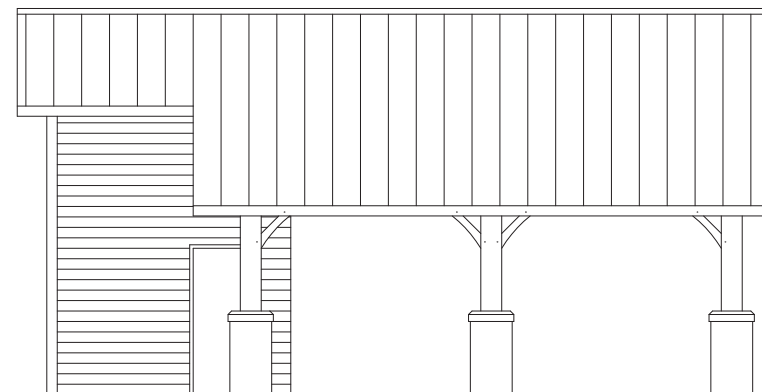
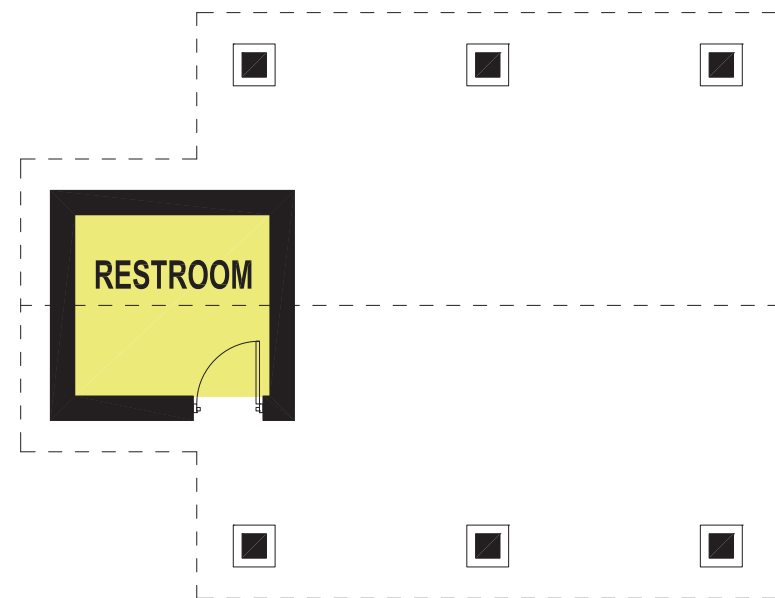
**SOCCER COMPLEX CONCESSIONS & RESTROOMS CONCEPT : 1,875 SF**

**SPORTS COMPLEX FACILITY BUILDING CONCEPTS CASE STUDIES (CONT.)**

TRUMAN WILSON PARK  
BUILDING CONCEPTS  
CHRISTIANSBURG, Virginia



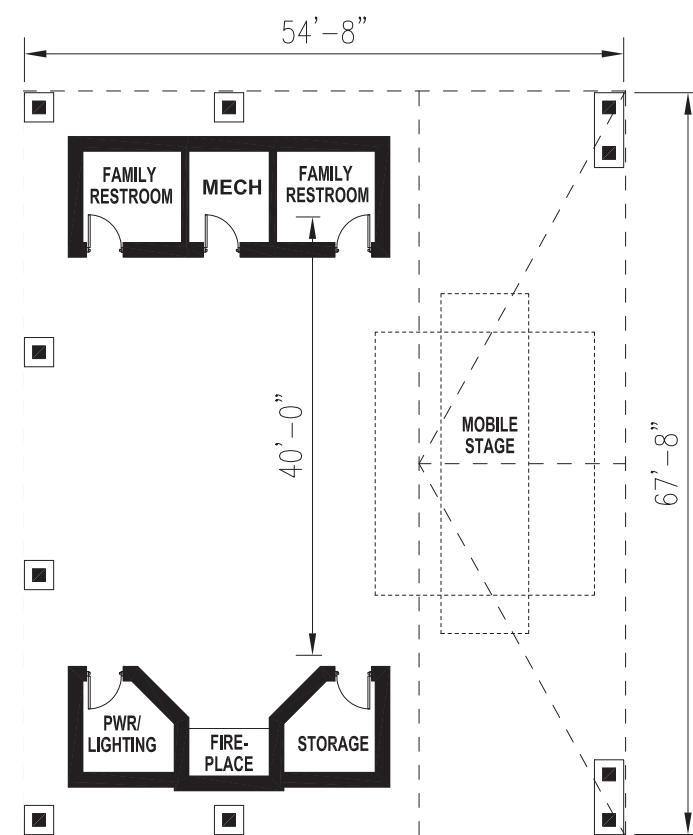
**SMALL PICNIC PAVILION CONCEPT (12'-0"x12'-0")**



**MEDIUM PICNIC PAVILION WITH RESTROOM CONCEPT (24'-0"x24'-0")**

**SPORTS COMPLEX FACILITY BUILDING CONCEPTS CASE STUDIES (CONT.)**

TRUMAN WILSON PARK  
BUILDING CONCEPTS  
CHRISTIANSBURG, Virginia



**AMPHITHEATER PAVILION CONCEPT**

