

## **Lawrenceville, VA: Conceptual Redevelopment Plan for the Southern Railroad Yard**



**Prepared for Brunswick County IDA**  
May 2024



COLLEGE OF ARCHITECTURE, ARTS, AND DESIGN  
COMMUNITY DESIGN  
ASSISTANCE CENTER  
VIRGINIA TECH

Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

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The **Community Design Assistance Center** (CDAC) is an outreach center in the College of Architecture, Arts, and Design 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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and

Those who volunteered their time for the betterment of Lawrenceville.



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

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# PART 1: INTRODUCTION AND BACKGROUND

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## INTRODUCTION AND BACKGROUND

### Background

The Lawrenceville Southern Railroad Yard is a former industrial rail yard and freight station located between South St, W 5th Avenue, W 4th Avenue, and the Tobacco Heritage Trail near downtown Lawrenceville, Virginia. The Town of Lawrenceville (pop. 1,014, U.S. Census Bureau, 2020) is located in central Brunswick County (pop. 16,037, U.S. Census Bureau, 2020) and is the Brunswick County seat. Lawrenceville was first established in 1814 and officially incorporated in 1874, when the Atlantic and Danville railroad shops formerly housed at the Southern Railroad Yard opened, providing the town with a significant industrial base. Lawrenceville thrived as a major marketplace for Brunswick County's agricultural exports, which primarily included tobacco, cotton, and dairy. Shortly after the town was incorporated, James Solomon Russell established what eventually became Saint Paul's College, a private historically Black college which operated until 2013, on 185 acres in Lawrenceville and the surrounding county.

The town's population peaked at 2,239 residents in 1950 and began to decline with the closure of the railroad shops in 1952 and the construction of I-95 through nearby Emporia in 1961. In 1999, Downtown Lawrenceville was listed on the National Register of Historic Places.

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Recently, community members have been further impacted by loss of industry through the closure of the former Brunswick Correctional Center in 2009 and Saint Paul's College in 2013 (Brunswick County, VA, 2017, p. 5). However, multiple local government organizations and community groups are committed to "Building a Better Brunswick" and improving the economy and range of services offered to residents, particularly because more than 50% of town residents are under the age of 30.

### Project Description

The Brunswick County Industrial Development Authority (IDA) is interested in redeveloping the ~12 acres of the former Southern Railroad property located at 409 West Fifth Avenue for community and visitor use. The area includes Parcel ID Numbers 52A5-(3)[21]104A, 52A5-(3)[21]104B, and 99999.

The site's northern boundary is bordered by the Tobacco Heritage Trail, which is a shared-use trail on the former rail bed for pedestrians, bicyclists (including electric bikes), and equestrians. This section of trail runs westward to South Hill. The eastern boundary of the property includes the former Felton Brothers Transit Mix business on South Street. The southern boundary is West Fifth Avenue. Buildings formerly belonging to the Southern States company are located along the western edge. The site is bisected by a stand of trees between the former rail area to the west and the Felton Brothers Transit mix portion of the site to the east.

The CDAC team worked with a stakeholders committee to create a vision for the new

## INTRODUCTION AND BACKGROUND

Turntable Park and conceptual site master plan that included ideas for transforming the rail yard into a vibrant community and visitor destination, incorporating reuse ideas and/or design concepts for several structures and siting walking trails, a playground, and other community amenities.

Initial ideas for the site included:

- Nature trail through the woods
- Stage for summer concerts
- Electric vehicle charging stations
- RV/trailer parking for horseback riders. Can be overnight, but amenities such as water or electric hookup will not be provided.
- Multi-age playground
- Walking track
- Formal parking at the trailhead
- Rock climbing walls
- Lighting
- Add trees throughout the site.



## INTRODUCTION AND BACKGROUND

### Project Location



The Town of Lawrenceville is located in central Brunswick County in southern Virginia, approximately 70 miles south of Richmond (above). Lawrenceville is the Brunswick County seat and is located approximately 15 miles from the North Carolina border. Brunswick County borders Nottoway, Dinwiddie, Greenville, Mecklenburg, and Lunenburg counties. Other nearby communities include South Hill, Alberta, and the City of Emporia (below).



## INTRODUCTION AND BACKGROUND



Lawrenceville is approximately 1.15 square miles in area and notably includes the campus of the former Saint Paul's College (above). The rail yard site is located a few blocks southwest of downtown (below).





## INTRODUCTION AND BACKGROUND

### Design Process Summary

The design process began with an initial site visit on August 31st, 2023, where members of the CDAC project team toured the site with stakeholders, discussed their vision for the Lawrenceville Rail Yard, measured the existing onsite structures, and collected site photos. The CDAC team gathered additional information about the community vision for the Lawrenceville Rail Yard site immediately after the initial site visit at a stakeholder input session, where they met with representatives from Brunswick County IDA, the Town of Lawrenceville, Southside Planning District Commission, Brunswick High School, and other local organizations. Input and collected photos from the initial site visit and stakeholder meeting created a comprehensive foundation that the CDAC team used to develop two preliminary conceptual master plans for the site.

The CDAC team presented the preliminary design concepts to stakeholders virtually via Zoom on November 16th, 2023. Following the presentation, stakeholders provided feedback about what they liked and disliked about each design. An additional follow-up meeting was held virtually over Zoom on December 6th, 2023 to confirm details for the final design concepts. Final design concepts were presented to stakeholders at the Pecht Center for Economic Development in Lawrenceville on May 21st, 2024.

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Notes from the initial site visit and stakeholder meeting, preliminary design presentation, and follow-up Zoom meeting are located in the Appendix.



Members of the CDAC team measuring and observing the caboose on the initial site visit.



The CDAC team gathering input from stakeholders at the meeting on August 31st, 2023.

## PART 2: FINAL DESIGN CONCEPT



Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

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## FINAL DESIGN CONCEPT

### Final Design Concept

#### Overview

The proposed conceptual design for Turntable Park envisions a new community park in Lawrenceville that transforms a former industrial rail yard into an active community space with a variety of buildings and site amenities designed to serve the needs of residents and visitors of Lawrenceville and Brunswick County. The site master plan seeks to reinvent Lawrenceville's Southern Railroad Yard into a public greenspace with amenities for users of many ages. A new multipurpose community building welcomes users to the site from the Tobacco Heritage Trail as well as from South Street. New pathways traverse the site, connecting added parking lots to proposed site amenities. The playground, activity lawn, and athletic courts are anchored around a splash pad on the footprint of the historic turntable, which lends the park its namesake. A new amphitheater has been established to accommodate large cultural events surrounded by a grove of flowering trees. The community garden located in the southwest corner of the site can serve as another focal point for community activity for the surrounding residents with its variety of planting beds and fruit trees. Visitors can gather in the restored caboose / meeting room located near a parking lot with spaces for food trucks during community events. The northwest corner of the railroad yard has been converted into a native pollinator meadow to minimize mowing requirements and improve the site's ecological function. Multiple picnic shelters, a food pantry, a museum, and a multiuse community building provide additional amenities and services for park visitors.

An alternate version of the site master plan was created excluding the depot building and covered walkways from the final conceptual design along with a few other minor additional alternate suggestions. Alternate site master plan descriptions and drawings are available on pages 49-62.

The following pages contain the site master plan design description and drawings. Following that, the rest of this section includes the design description and drawings for the Depot Community Building, the design descriptions and drawings for the three repurposed structures, the alternate site master plan design descriptions and drawings, and alternate design descriptions and drawings for the office building and pole barn.

### Site Master Plan Design Description

#### Parking and circulation

Turntable Park is accessed primarily from South Street, W 5th Avenue, and the Tobacco Heritage Trail. Two parking lots are proposed along South Street. The southern parking lot includes 18 standard parking spaces and 2 ADA parking spaces and is conveniently located near the amphitheater. The northern parking lot includes 59 standard spaces and 3 ADA spaces. The central aisle of parking spaces is designed so that trailers could potentially pull through and park in multiple spaces if

## FINAL DESIGN CONCEPT

needed. A third parking lot with 10 standard parking spaces, 1 ADA parking space, and 3 food truck parking spaces is located near the pole barn on the west end of the site. Electric vehicle (EV) charging stations may also be located within this parking lot. For larger events, overflow parking may be available in the adjacent parking lot for the Southern States building, in grass areas, or elsewhere nearby. Aside from the three proposed parking lots, the rest of the site remains restricted from vehicular access.

### Trail connections

Turntable Park is located at the eastern terminus of the longest segment of the Tobacco Heritage Trail, which runs approximately 17 miles along abandoned rail lines to South Hill. A new pedestrian ramp is in progress that will continue the trail eastward from across South Street from the trailhead to Tobacco Heritage Trail Park in downtown Lawrenceville. Proposed plans for this connection were created in 2019 and are located in the Appendix on pages 141-147.

### Walking paths

Paved walking paths connect most of the park's various elements. A 12' wide primary walkway connects major features throughout the park and secondary 5' wide paths are located in the wooded area. Primary paths could be concrete, asphalt, or another accessible paving material. The secondary trails through the woods might use a natural material such as crusher run.

### Covered walkway

A 12' wide covered walkway connects the pole barn picnic shelter and the refurbished caboose. Three parallel parking spaces designated for food trucks line the south side of the walkway. This space could also be used for farmer's markets or other events.

### Community garden

The community garden is located along West 5th Avenue and consists of a ~0.25-acre fenced area (~11,000 SF), a variety of raised planting beds, community fruit trees and shrubs, compost bins, a ~15'x15' tool storage shed, a few picnic tables, and a water source. A maintenance plan has not yet been created for this space, so the final design may vary from the proposed concept. Due to the historic industrial nature of the site, CDAC recommends Lawrenceville conduct testing for soil contaminants prior to planting edible vegetation directly into the ground. Installing raised plots throughout the garden and bringing in non-contaminated soil from elsewhere can help mitigate the risk of contamination.

### Athletic courts

Turntable Park features one regulation basketball court and three regulation pickleball courts in adjacent fenced areas near the Turntable Plaza and Tobacco Heritage Trail.

### Turntable Plaza

The centerpiece of Turntable Park is Turntable Plaza, which is located at the historic location of the rail yard's turntable. The original footprint of the turntable is outfitted

## FINAL DESIGN CONCEPT

with a walkway resembling train tracks and a series of spray fountains, creating a mini splash pad that allows community members and visitors to cool off on hot summer days. The surrounding plaza includes removable shade sails and bench seating. It is not known whether the turntable mechanism is located underground or if it has been removed.

### Playground

The playground is designed with a range of equipment meant to suit children across several age groups. The primary play structure is a large jungle gym designed to look like a train, with an additional toddler-size train nearby. Additional proposed equipment includes a swingset and net climber. The train theme of the play structures is intended to reflect the overall theme of the park. The surfacing for the playground is intended to be non-toxic rubber mulch or another durable safety surfacing.

### Picnic shelter with restrooms and changing room

A ~20'x40' combined restroom building and picnic shelter is conveniently located near the Turntable Plaza, playground, athletic courts, and Tobacco Heritage Trail. The picnic shelter portion could include around eight picnic tables and the restroom portion could include up to two single-stall ADA restrooms and two changing rooms. This structure may also house mechanical components for the splash pad.

### Outdoor fitness gym

The outdoor fitness gym responds to the communal request for more active recreation opportunities for adults and is envisioned as a compact functional fitness system with a variety of elements designed to create a full-body workout. Nearby picnic tables allow visitors to drop off their belongings, rest, or wait for others while they exercise.

### Open green space

A large expanse of turf grass is maintained near the center of the park. This area can be used for field games, egg hunts, powwows, picnics, and a variety of other events and recreation opportunities.

### Amphitheater

The outdoor amphitheater consists of a raised and covered stage platform and surrounding circular plaza with tiered lawn seating for 200-250 people. This space could be used for performances at powwows, concerts and music performances, by youth organizations, or other local interest groups.

### Bicycle rental shed

A self-serve sheltered bicycle kiosk is located next to the Depot Community Building which provides short-term bicycle rentals.

### Suggested plantings

The final design concept includes a palette of recommended trees, shrubs, ferns, and forbs that are native to the Lawrenceville area and likely to thrive at Turntable



## FINAL DESIGN CONCEPT

Park with relatively minimal maintenance. Most varieties were also selected for their appearance, seasonal color, pest and disease resistance, and relative importance in the regional ecosystem. Soil testing for the suitability of planting was not conducted. The VA Department of Forestry can provide guidance on this.

Suggested plantings are sorted into three broad categories: trees, shrubs and ferns, and forbs. Suggested trees include medium and large overstory species like the tulip poplar, black gum, and chestnut oak, which would provide shade throughout the park, and smaller understory species like the eastern redbud, common hackberry, flowering dogwood, and white fringetree, which might be planted throughout the park for their attractive foliage. Shrubs and ferns including wild hydrangea, winterberry, mountain laurel, spicebush, cinnamon fern, and mapleleaf viburnum are recommended to create attractive low-maintenance landscapes around buildings, along walkways, and to create pedestrian barriers in other high-traffic areas. The term “forb” describes a herbaceous flowering plant other than a grass, and proposed forbs include a variety of native flowers that attract pollinators, including butterfly weed, blue mistflower, black eyed susan, and frost aster. Forbs may also be planted alongside trees, shrubs, and ferns, and would be the primary composition of the pollinator meadow areas proposed onsite.

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Native vegetation was identified and selected using guides created by the Virginia Department of Environmental Quality (DEQ) for the Plant Southern Piedmont Natives campaign, which offers additional resources and information on planting, purchasing, and maintaining native plants in the Southern Piedmont region of Virginia through their website, <https://www.plantvirginianatives.org/plant-southern-piedmont-natives>.

The following pages contain the site master plan, supporting perspective drawings, precedent images, and information about suggested plantings.





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.

**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

Final Design Concept  
Site Master Plan with Context to Downtown  
May 21st, 2024



**Key:**

- Approximate site extent
- Existing 2 ft contour lines
- Traffic circulation
- Perspective viewcone

**Existing and Proposed Buildings:**

- Picnic shelter (livestock building)
- Meeting space (caboose)
- Museum (scale house)
- Garden tool shed
- Picnic shelter with restrooms/changing room
- Depot Community Building
- Food pantry (office building)

**Proposed Landscape Features:**

- A Community garden
- B Covered walkway
- C Native pollinator meadow
- D Outdoor fitness gym
- E Basketball court
- F Three (3) Pickleball courts
- G Turntable Plaza with splash fountains
- H Open green space
- I Playground
- J 12' wide primary walkway
- K 5' wide secondary walkway
- L Amphitheater
- M Bicycle rental shed
- N Trail connection to downtown

**Parking:**

- P<sub>1</sub> 10 standard; 1 ADA
- P<sub>2</sub> 18 standard; 2 ADA
- P<sub>3</sub> 59 standard; 3 ADA

**Total: 87 standard; 5 ADA**



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
Site Master Plan  
May 21st, 2024





Existing



### Perspective 1: Turntable Plaza

This perspective showcases the turntable splash pad. This playful water feature rests on the former footprint of the rail yard's actual turntable and is easily visible from the Tobacco Heritage Trail. The seat wall and path through the splash pad reflect the former rails in the turntable. Other park features including swings, the picnic shelter/restroom building, caboose, and pickleball courts.



## COMMUNITY DESIGN ASSISTANCE CENTER VIRGINIA TECH.

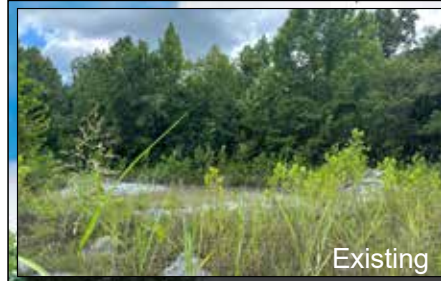
College of Architecture, Arts, and Design  
Virginia Polytechnic Institute and State University

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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
Perspective 1: Turntable Plaza  
May 21st, 2024





**Perspective 2: Amphitheater**

This perspective shows the park's amphitheater, which includes a ~50'x20' covered stage and tiered seating. The amphitheater is strategically located near two parking lots and surrounded by both existing trees and newly planted vegetation, creating an open but intimate atmosphere for events estimated at up to 250-300 guests.

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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
Perspective 2: Amphitheater  
May 21st, 2024





### Perspective 3: Community Garden

This perspective shows the community garden, which is located in the southwest corner of the site. The proposed design for the garden includes a variety of raised planting beds, communal fruit trees, picnic tables, a tool storage shed, and a water access point.



## COMMUNITY DESIGN ASSISTANCE CENTER VIRGINIA TECH.

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Virginia Polytechnic Institute and State University

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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
Perspective 3: Community Garden  
May 21st, 2024





**Perspective 4: Playground**  
 This perspective highlights the park's playground featuring a climbing gym, swing set, and train themed play structures. Each play feature rests on a bed of non-toxic rubber mulch for softer landings. This image also features the new picnic shelter and restroom building in the center of the park space as well as the namesake turntable splash pad.

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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
 Perspective 4: Playground  
 May 21st, 2024





Native pollinator meadow plantings like those pictured above offer beneficial habitats for pollinator species and can offer attractive seasonal color with limited maintenance.



The community garden provides an opportunity for community members to grow their own fruits, vegetables, and herbs.



An example of a large trailhead kiosk, which could help create a sense of arrival and sense of place for park and trail visitors.



The covered walkways connecting the caboose and pole barn are modeled after similar covered walkways found at train platforms.



A regulation basketball court provides much-needed recreational space for community members.



The amphitheater is proposed at a similar size to the one pictured here, which could seat 250-300 people.



The renovated caboose includes a proposed staircase to make it easier to access the inside of the structure.



The final design concept also includes plans for three pickleball courts, which might look similar to the ones pictured above.



The amphitheater might include a shade covering like the one pictured here.

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The former turntable space would be modeled into a plaza inspired by the Roundhouse Turntable Plaza in Vancouver, BC.



Spray fountains could be included as part of the plaza design, giving park visitors an opportunity to cool off throughout the summer.



A combination picnic shelter, restroom, and changing building is proposed near the playground and splash pad area.



Playground equipment could be rail themed like the example pictured above.



Play elements like the net climber pictured here can engage older children and adults.



An outdoor fitness gym like the one pictured here is proposed near the basketball and pickleball courts and could provide recreational fitness opportunities for park visitors and trail users.



Picnic tables similar to those pictured here would be located at both picnic shelters, in the community garden, and near the outdoor fitness gym.



Seating is proposed throughout the entire park.



Covered bicycle storage can offer rental bikes increased protection from the elements.

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Trees:



Downy Serviceberry  
*Amelanchier arborea*



Common Hackberry  
*Celtis occidentalis*



Eastern Redbud  
*Cercis canadensis*



White Fringetree  
*Chionanthus virginicus*



Flowering Dogwood  
*Cornus florida*



Tulip Poplar  
*Liriodendron tulipifera*



Black Gum  
*Nyssa sylvatica*



Chestnut Oak  
*Quercus montana*

Shrubs and Ferns:



New Jersey Tea  
*Ceanothus americanus*



Wild Hydrangea  
*Hydrangea arborescens*



Winterberry  
*Ilex verticillata*



Mountain Laurel  
*Kalmia latifolia*



Spicebush  
*Lindera benzoin*



Cinnamon Fern  
*Osmundastrum cinnamomeum*



Royal Fern  
*Osmunda spectabilis*



Mapleleaf Viburnum  
*Viburnum acerifolium*

Forbs:



Butterfly Weed  
*Asclepias tuberosa*



Blue Mistflower  
*Conoclinium coelestinum*



Wild Geranium  
*Geranium maculatum*



Grass Leaf Blazing Star  
*Liatris pilosa*



False Solomon's Seal  
*Maianthemum racemosum*



Black Eyed Susan  
*Rudbeckia hirta*



Carolina Wild Petunia  
*Ruellia caroliniensis*



Frost Aster  
*Symphyotrichum pilosum*

| Common name             | Scientific Name                 | Max height (ft) | Max spread (ft) | Sun  | Water | Maintenance | Bloom Calendar |     |     |     |     |     |      |     |      |     |     |     |
|-------------------------|---------------------------------|-----------------|-----------------|------|-------|-------------|----------------|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|
|                         |                                 |                 |                 |      |       |             | Jan            | Feb | Mar | Apr | May | Jun | July | Aug | Sept | Oct | Nov | Dec |
| Cinnamon Fern           | <i>Osmundastrum cinnamomeum</i> | 2 to 3          | 2 to 3          | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     | n/a  |     |      |     |     |     |
| Royal Fern              | <i>Osmunda spectabilis</i>      | 2 to 3          | 2 to 3          | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     | n/a  |     |      |     |     |     |
| Downy Serviceberry      | <i>Amelanchier arborea</i>      | 15 to 25        | 15 to 25        | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Spicebush               | <i>Lindera benzoin</i>          | 6 to 12         | 6 to 12         | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Common Hackberry        | <i>Celtis occidentalis</i>      | 40 to 60        | 40 to 60        | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Eastern Redbud          | <i>Cercis canadensis</i>        | 25 to 30        | 25 to 35        | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Flowering Dogwood       | <i>Cornus florida</i>           | 15 to 30        | 15 to 30        | ☀️☀️ | 💧💧    | Medium      |                |     |     |     |     |     |      |     |      |     |     |     |
| Wild Geranium           | <i>Geranium maculatum</i>       | 1.5 to 2        | 1 to 1.5        | ☀️☀️ | 💧💧    | Medium      |                |     |     |     |     |     |      |     |      |     |     |     |
| Winterberry             | <i>Ilex verticillata</i>        | 6 to 12         | 6 to 12         | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Mountain Laurel         | <i>Kalmia latifolia</i>         | 5 to 15         | 5 to 15         | ☀️☀️ | 💧💧    | Medium      |                |     |     |     |     |     |      |     |      |     |     |     |
| False Solomon's Seal    | <i>Maianthemum racemosum</i>    | 2 to 3          | 1.5 to 2        | ☀️☀️ | 💧💧    | Medium      |                |     |     |     |     |     |      |     |      |     |     |     |
| Chestnut Oak            | <i>Quercus montana</i>          | 50 to 70        | 50 to 70        | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| New Jersey Tea          | <i>Ceanothus americanus</i>     | 3 to 4          | 3 to 5          | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| White Fringetree        | <i>Chionanthus virginicus</i>   | 12 to 20        | 12 to 20        | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Tulip Poplar            | <i>Liriodendron tulipifera</i>  | 60 to 90        | 30 to 60        | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Black Gum               | <i>Nyssa sylvatica</i>          | 30 to 50        | 20 to 30        | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Carolina Wild Petunia   | <i>Ruellia caroliniensis</i>    | 1 to 3          | <1              | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Butterfly Weed          | <i>Asclepias tuberosa</i>       | 1 to 2.5        | 1 to 1.5        | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Wild Hydrangea          | <i>Hydrangea arborescens</i>    | 3 to 5          | 3 to 5          | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Black Eyed Susan        | <i>Rudbeckia hirta</i>          | 2 to 3          | 1 to 2          | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Mapleleaf Viburnum      | <i>Viburnum acerifolium</i>     | 3 to 6          | 2 to 4          | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Blue Mistflower         | <i>Conoclinium coelestinum</i>  | 1.5 to 3        | 1.5 to 3        | ☀️☀️ | 💧💧    | Medium      |                |     |     |     |     |     |      |     |      |     |     |     |
| Grass Leaf Blazing Star | <i>Liatris pilosa</i>           | 1 to 3          | 1 to 2          | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |
| Frost Aster             | <i>Symphyotrichum pilosum</i>   | 2 to 4          | 2 to 4          | ☀️☀️ | 💧💧    | Low         |                |     |     |     |     |     |      |     |      |     |     |     |

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## FINAL DESIGN CONCEPT

### Depot Community Building Design Description

#### Overview

The Depot Community Building is a proposed multipurpose building that would be located near the historical location of a freight depot building once located in a similar location. Its significance lies not only in its practical function but also in its architectural homage to the storied past of the historical railyard. The structure is positioned between the primary parking lot and the Tobacco Heritage Trail, with outdoor seating facing the trail. Inside, the community building includes an information center, a small convenience store and bicycle repair shop, a multipurpose meeting space, an ice cream shop, and restrooms.

#### Architectural Design

The architectural design of the Depot Community Building echoes the distinctive features of the original freight building, harkening back to the site's history. The structure is a one-story, rectangular frame building with a hipped roof and deeply overhanging eaves supported by arched knee braces. An additional monitor roof enhances daylighting and ventilation of the interior spaces and aesthetically maintains a balance between tradition and functionality.

In terms of aesthetics, the exterior finishes of the Depot Community Building are thoughtfully chosen to complement its historic character and natural surroundings. Board and batten wall finish add to a rustic character which is further enhanced by outdoor industrial lighting, boxed planters, and metal roofing.

22

#### Interior Design

While the exterior pays homage to the past, the interior of the Depot Community Building houses modern facilities and serves as a multifunctional hub, catering to the diverse needs of visitors and community members. It offers amenities, including an information center, restrooms, classroom and meeting spaces, an ice cream shop, and a small convenience store and bicycle repair shop.

Upon entering the main lobby from the southern entrance, visitors are greeted by a glass display box, showcasing a physical model of the historic rail yard. This immersive experience sets the tone for their journey through the Depot which also features a welcoming circular reception desk, which pays homage to the turntable, and displays of souvenirs, books, and gift items related to the site. A television display and paintings and photographs from the area enrich the visitor experience. The space is illuminated using a combination of gallery-style lighting and recessed fixtures, creating an inviting ambiance.

Accessibility is prioritized throughout the facility, with ADA-compliant restrooms and a drinking fountain area. The adjacent classroom/meeting space provides a space for meetings and classes. An ice cream shop located within the Depot opens out to the outdoor seating space and adds to its vibrancy and sense of place.



## FINAL DESIGN CONCEPT

The following pages contain the floor plan and supporting drawings for the Depot Community Building.

**Key:**

-  Perspective viewcone
- A Entrance
- B Souvenir display
- C Display of Lawrenceville model
- D Souvenir display
- E Drinking fountain
- F TV screen and shelves
- G Information center help desk
- H Souvenir display
- I Seating
- J Convenience/bike repair store
- K Classroom/meeting room
- L Sliding/folding partition
- M ADA Restroom
- N Ice-cream shop
- O Patio with table seating
- P Bicycle rental shed

**Approximate square footage: 2,800 SF**  
**Approximate dimensions: 70'x40'**



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
Depot Community Building Exterior Elevations  
May 21st, 2024



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION







### Perspective 5: Depot Community Building Exterior

The newly created depot community building serves as a visitor center with information about the area. The building also includes a bike repair/convenience shop, ice cream stand, a meeting room/classroom, and public restrooms. The building is easily accessible both from the Tobacco Heritage Trail as well as the parking lot on the other side of the building. The depot community building is located approximately where the former freight station was located.

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 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
 Perspective 5: Depot Community Building Exterior  
 May 21st, 2024



1



2



3



4



5



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7



8



9



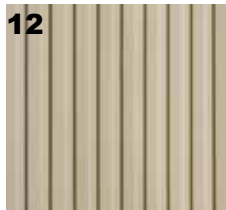
10



11



12



13



14



### Key:

- 1 Example of roof for train depot
- 2 Historic depot building
- 3 Boxed planter for vintage look
- 4 Example of train depot for outdoor landscape
- 5 Example of train depot for door and window style

- 6 Outdoor signage on trail
- 7 Example of ice-cream shop window
- 8 Outdoor bike shed
- 9 U-style bike rack
- 10 Outdoor bench

- 11 Outdoor wall mounted industrial lighting
- 12 Board and batten siding for exterior finish
- 13 Board and batten siding for exterior finish-base of wall
- 14 Metal roofing finish

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Final Design Concept  
Depot Exterior Precedents  
May 21st, 2024



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### Perspective 6: Depot Community Building Interior

The depot community building provides information for visitors, historic photographs, a model of the former railyard, and public restrooms (left). Through the double doors is a patio area with outdoor seating and the Tobacco Heritage Trail. A monitor roof allows natural light into this space.

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 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
 Perspective 6: Depot Welcome Center  
 May 21st, 2024



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**Perspective 7: Depot Community Building Convenience Shop**

Also within the depot community building is a small shop with bike repair kits, snacks, and drinks for people to stop in and grab a quick refreshment or small parts and tools for simple cycling repairs. Self-serve bike rentals are located just outside the bike shop.

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 Conceptual Redevelopment Plan for the Southern Railroad Yard

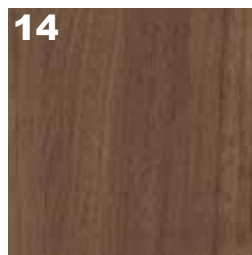
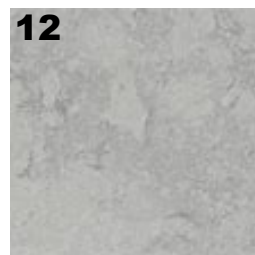
Final Design Concept  
 Perspective 7: Depot Bike Shop  
 May 21st, 2024



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 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
 Depot Interior Precedents, Furniture, and Finishes  
 May 21st, 2024



**Key:**

- |                                             |                                               |                                  |
|---------------------------------------------|-----------------------------------------------|----------------------------------|
| 1 Example of information display rack       | 6 Example of reused bike wheels for a display | 11 Example of topography graphic |
| 2 White track lighting in front of displays | 7 Case to display 3D models                   | 12 Concrete flooring             |
| 3 Circular welcome desk                     | 8 Example of dual purpose bench and storage   | 13 Light wood flooring           |
| 4 Recessed lighting                         | 9 Example of graphic display on walls         | 14 Darker wood accents           |
| 5 Example of lounge chairs                  | 10 Example of a display seen in bike shops    |                                  |



## FINAL DESIGN CONCEPT

### Renovated Buildings Design Descriptions

#### Scale Building Museum Design Description

The scale house is transformed into Turntable Park's museum space, which houses a vintage industrial train scale from the site's days as an active freight station. The existing interior office walls are removed to open up the small space, the restroom is enlarged to allow ADA access, and a display wall is added behind the chimney. Educational displays including photographs, maps, memorabilia, other artifacts, and text descriptions line the wood-paneled walls and educate visitors about the site's history.

Existing wood paneling is either restored or replaced and the building retains a cement floor. Structural repairs may be necessary to repair damaged sections of the building. The museum exterior would remain largely unchanged other than repairs, removing and replacing the asbestos shingle siding, added sidewalks, and added signage.

#### Caboose Design Description

The existing caboose is proposed as renovated and transformed into a multipurpose meeting or gathering space. The caboose exterior is restored and historic windows that were boarded up have been re-opened to allow for more natural light inside. The interior of the caboose includes three tables with seating for a total of twelve people. To maximize the caboose's narrow interior, booth-style seating has been located along one wall. Pendant lighting may be similar to that used in historic train stations.

A small deck with stairs has been added around the northern side of the caboose to extend the space and provide access to the structure. A small pavilion modeled after a train platform partially covers the caboose and shades a few nearby picnic tables.

As the exterior doors to the caboose are not wide enough to allow for wheelchair entry, the caboose would not be an ADA-accessible structure. However, other accessible meeting spaces are proposed elsewhere throughout the property to provide equal options for visitors who use wheelchairs or have other difficulties climbing steps.

#### Open Pole Barn Design Description

The final design concept envisions the existing pole barn as mostly unchanged, but cleaned out and converted to a picnic shelter. A poured concrete floor is proposed to add stability and picnic tables are added.

#### Office Building Design Description

The Felton Bros. office building is transformed into a compact community food pantry space, with the goal of providing a variety of fresh and nonperishable food

## FINAL DESIGN CONCEPT

items to members of the Lawrenceville community who are in need. Food graphics are a feature of this space and bring in a playful element by creating an inviting atmosphere. Storage shelves and a refrigerator/freezer provide space for patrons or volunteers to pick out or store food. There is also a small cashier/check-out spot, as well as storage for concessions and general supplies. Along the walls there are metal racks for the products, and in the center, there is a storage and counter space where items such as fresh produce and local products could be featured. The exterior design of the office building remains largely unchanged, except for additional sidewalks, landscaping, and signage.



Key:

-  Perspective viewcone
- A Welcome desk
- B ADA restroom
- C Chimney and signage display
- D Scale display
- E Fire department repeater
- F Existing rail tracks

**Approximate square footage:** 645 SF  
**Approximate dimensions:** 39'x15' with 4'x15' alcove



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Final Design Concept  
Scale Building Museum Floor Plan  
May 21st, 2024





**Perspective 8: Museum Interior 1**

This perspective shows the renovated scale house serving as a museum. Visitors are able to “take a walk” through the rich history of Lawrenceville by observing historical graphics placed throughout the walls and artifacts scattered throughout.



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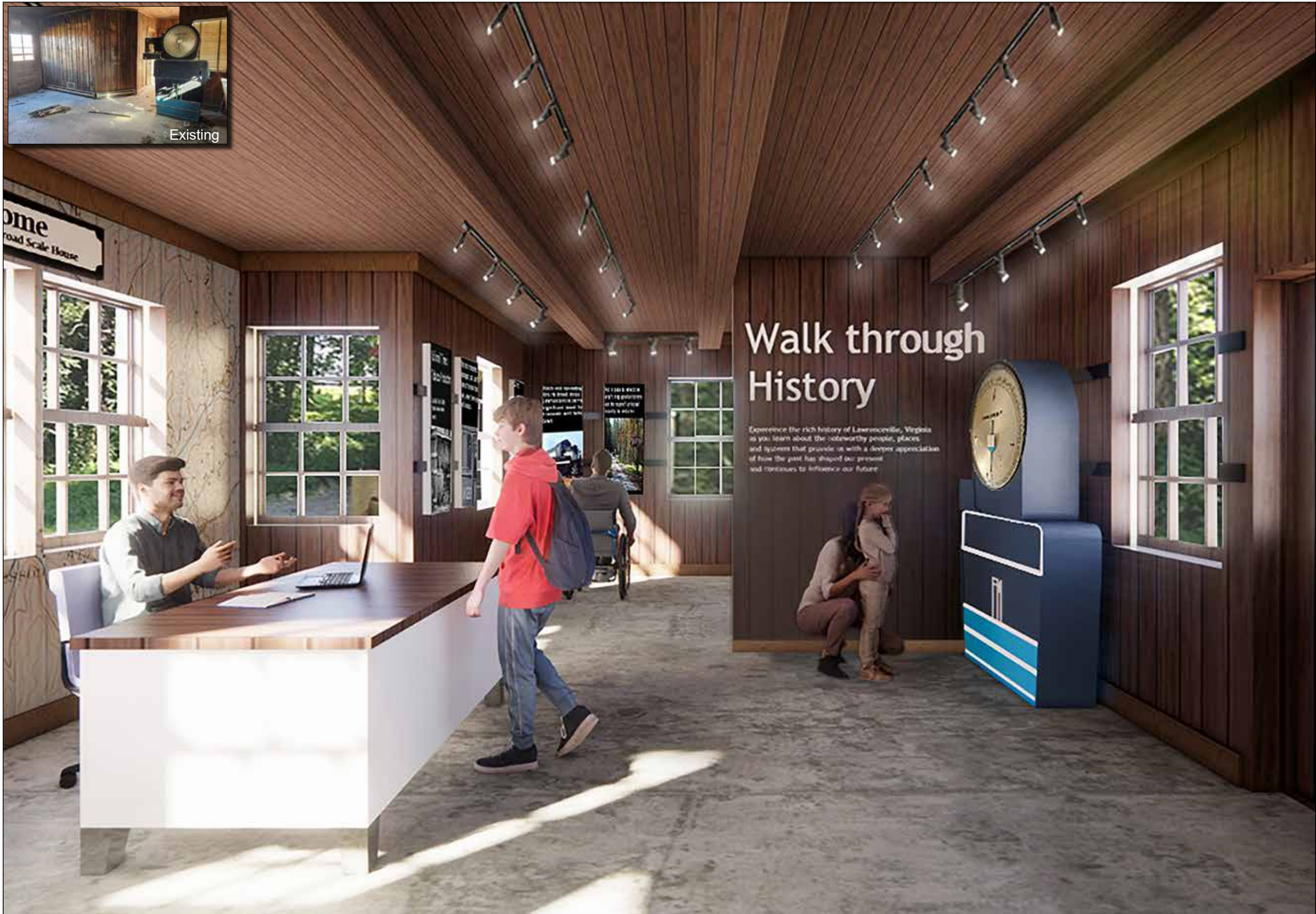
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Virginia Polytechnic Institute and State University

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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
Perspective 8: Museum Interior 1  
May 21st, 2024





**Perspective 9: Museum Interior 2**

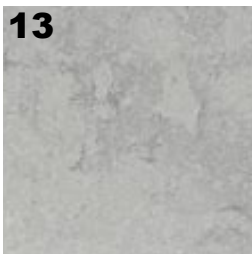
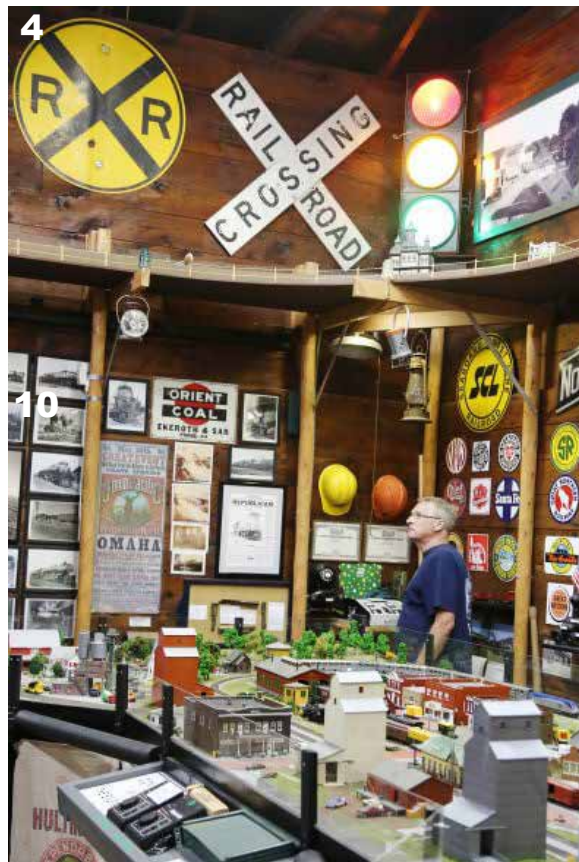
This perspective shows the renovated scale house serving as a museum. Visitors are able to “take a walk” through the rich history of Lawrenceville by observing historical graphics placed throughout the walls and symbolic artifacts scattered throughout. A map of the region is located on the wall behind the welcome desk. The historic scale is located in the museum for people to see.

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Final Design Concept  
 Perspective 9: Museum Interior 2  
 May 21st, 2024





|             |                                                                |              |
|-------------|----------------------------------------------------------------|--------------|
| <b>Key:</b> |                                                                |              |
| 1           | Example of welcome display                                     | welcome desk |
| 2           | LED track light                                                |              |
| 3           | Example of museum timeline display                             |              |
| 4           | Example of railroad signage display                            |              |
| 5           | Example of map graphic for behind the                          |              |
| 6           | Example of train station welcome signage                       |              |
| 7           | Example of artifact display                                    |              |
| 8           | Example of interior atmosphere                                 |              |
| 9           | Example of gallery lighting with ceiling beams                 |              |
| 10          | Example of a welcome wall explaining the purpose of the museum |              |
| 11          | Wood paneled walls                                             |              |
| 12          | Wood paneled ceiling with beams                                |              |
| 13          | Concrete flooring                                              |              |

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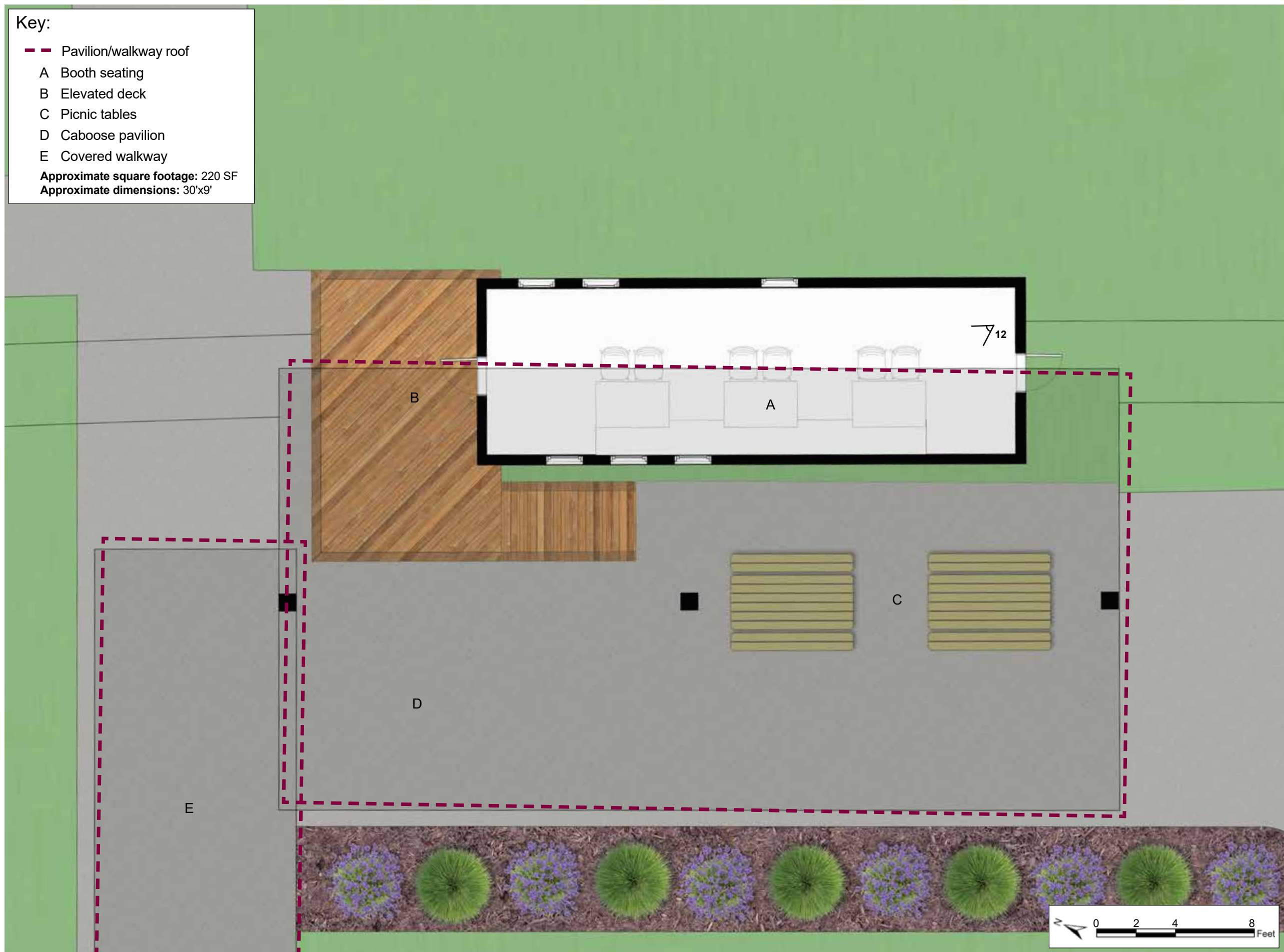
Final Design Concept  
 Scale Building Precedents, Furniture, and Finishes  
 May 21st, 2024



Key:

- Pavilion/walkway roof
- A Booth seating
- B Elevated deck
- C Picnic tables
- D Caboose pavilion
- E Covered walkway

Approximate square footage: 220 SF  
 Approximate dimensions: 30'x9'



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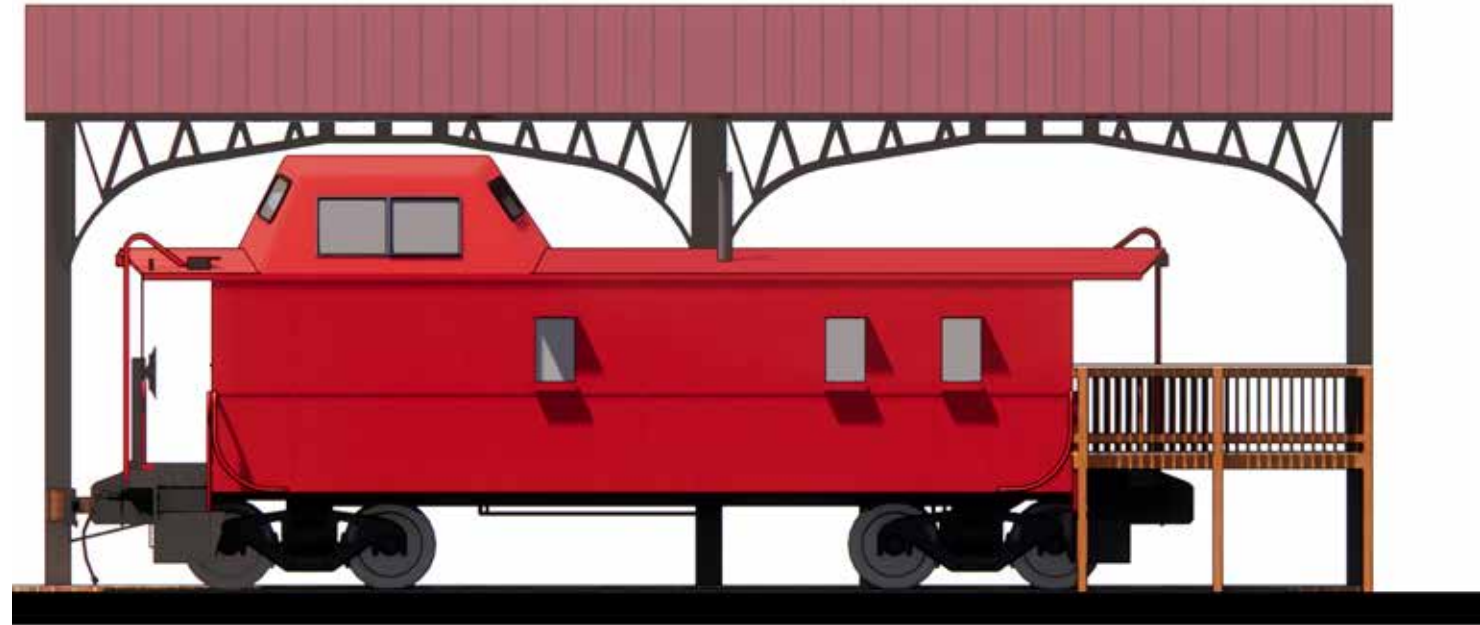
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Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
Caboose Exterior Elevations  
May 21st, 2024



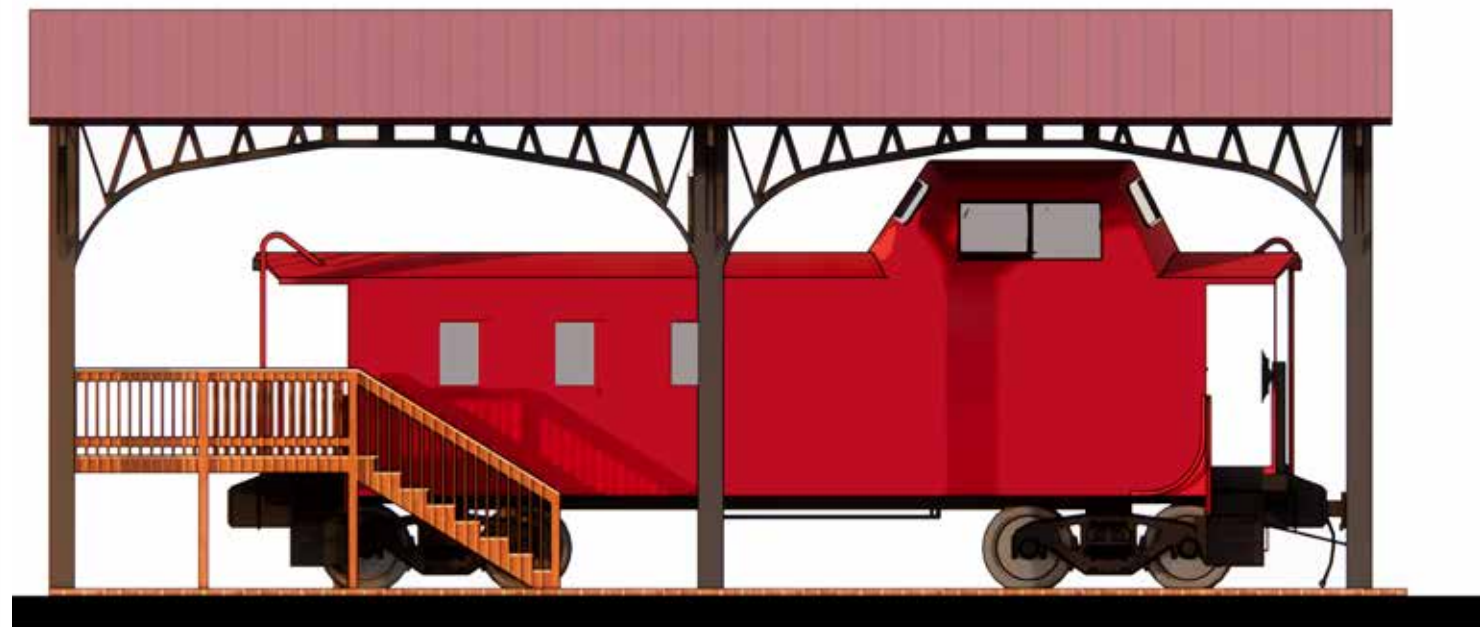
NORTH ELEVATION



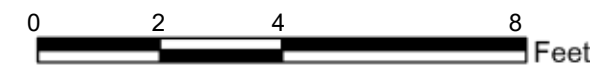
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION







### Perspective 10: Caboose Exterior

This perspective shows a view looking northeast toward the caboose plaza. The caboose is renovated into a small multi-purpose meeting space with additional space on the deck. An overhead structure reflecting the character of covered areas on train platforms provides coverage over the plaza and picnic table. A small greenspace is nearby. The pickleball courts can be seen on the left in the background.



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Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
Perspective 10: Caboose Exterior  
May 21st, 2024





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### Perspective 11: Caboose Exterior 2

This view shows the covered walkway area, which can provide opportunities for events such as a farmers market, the renovated caboose with plaza and green space, and the scale building museum. A small parking lot has been added to serve these areas. The parking lot includes parallel spaces for food trucks and could include EV charging stations.

Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
 Perspective 11: Caboose Exterior 2  
 May 21st, 2024





**Perspective 12: Caboose Interior**

The caboose is renovated into a small multi-purpose space that can be rented out for meetings, small parties, or gatherings. The interior materials include vinyl oak plank flooring, horizontal beadboard painted green, and white beadboard for the ceiling.



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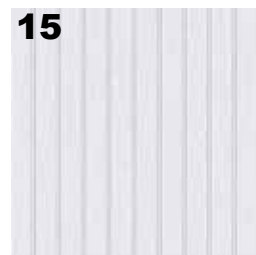
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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
Perspective 12: Caboose Interior  
May 21st, 2024





#### Key:

- |                                                           |                                             |                                                 |
|-----------------------------------------------------------|---------------------------------------------|-------------------------------------------------|
| 1 Example of renovated caboose interior                   | 8 White, Plastic Chair Back                 | 15 Armstrong Ceilings WoodHaven white beadboard |
| 2 Example of wooden table with black base                 | 9 Two toned upholstered booth backing       | 16 Oak rigid vinyl plank flooring               |
| 3 Industrial vintage Victorian metal shade pendant light  | 10 Example of "train station" like exterior |                                                 |
| 4 Booth seating with chairs for use in small spaces       | 11 Example of interior seating              |                                                 |
| 5 Window treatment - hidden roller shades                 | 12 Example of interior atmosphere           |                                                 |
| 6 Example of wooden booth seating with upholstery padding | 13 Example of picnic table with umbrellas   |                                                 |
| 7 Wade Logan Waroona contemporary dining chair            | 14 Green horizontal beadboard wood paneling |                                                 |

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## Lawrenceville, VA: Conceptual Redevelopment Plan for the Southern Railroad Yard

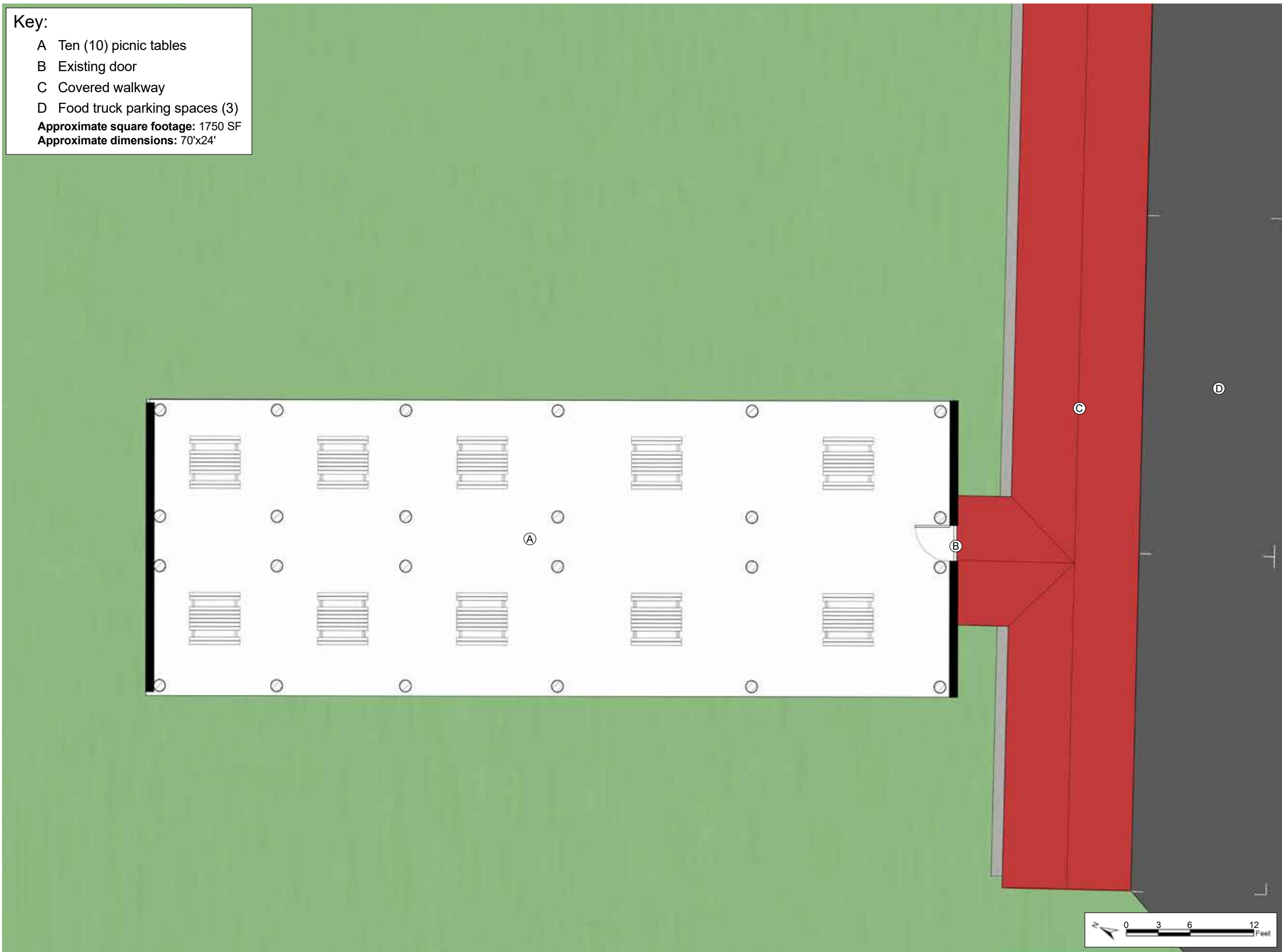
Final Design Concept  
 Caboose Precedents, Furniture, and Finishes  
 May 21st, 2024



Key:

- A Ten (10) picnic tables
- B Existing door
- C Covered walkway
- D Food truck parking spaces (3)

**Approximate square footage:** 1750 SF  
**Approximate dimensions:** 70'x24'



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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
 Pole Barn Picnic Shelter Floor Plan  
 May 21st, 2024





### Perspective 13: Pole Barn Picnic Shelter Exterior

The pole barn is renovated into a picnic shelter. A covered walkway area provides space for various events, such as a farmers market. Additional gathering spaces are located in front of the caboose.

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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
 Perspective 13: Pole Barn Picnic Shelter Exterior  
 May 21st, 2024



**Key:**

-  Perspective viewcone
- A Entrance
- B Produce island with storage
- C Food pantry open storage
- D Prep station with sink
- E Refrigerator/freezer
- F Check-out
- G ADA restroom

**Approximate square footage:**  
 540 SF existing building  
 110 SF restroom addition  
 650 SF total

**Approximate dimensions:** 40'x13'



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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
 Food Pantry Floor Plan  
 May 21st, 2024





**Perspective 14: Food Pantry Exterior**

This perspective shows the exterior of the Felton Bros Transit Mix office building, which has been transformed into a community food pantry. The drive leading to the main parking lot and depot building are visible to the right.

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**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

**Final Design Concept**  
**Perspective 14: Food Pantry Exterior**  
**May 21st, 2024**





**Perspective 15: Food Pantry Interior**

The food pantry in the former office building provides space for people to pick up fresh produce and other food items.



**COMMUNITY DESIGN  
ASSISTANCE CENTER**  
VIRGINIA TECH.

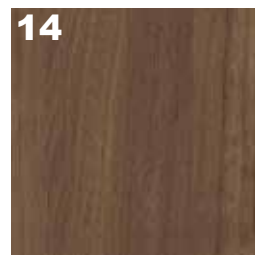
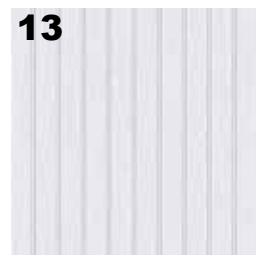
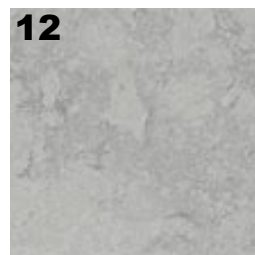
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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
Perspective 15: Food Pantry Interior  
May 21st, 2024





#### Key:

- |                                             |                                           |                                              |
|---------------------------------------------|-------------------------------------------|----------------------------------------------|
| 1 Example of food storage display           | 6 Example of wall graphics                | 11 Example of an ADA compliant checkout desk |
| 2 White track lighting in front of displays | 7 Example of sink                         | 12 Concrete flooring                         |
| 3 Example of interior atmosphere            | 8 Example of angled shelving for produce  | 13 Beadboard ceiling                         |
| 4 Recessed lighting between displays        | 9 Example of minimalistic signage         | 14 Wood accents                              |
| 5 Example of shelving used for groceries    | 10 Example of an island with food storage |                                              |

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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept  
 Food Pantry Interior Precedents, Furniture, and Finishes  
 May 21st, 2024



## FINAL DESIGN CONCEPT

### Alternate Final Design Concept

#### Overview

The alternate final design concept is meant to provide visuals for a series of interchangeable design options for Turntable Park, notably excluding the addition of the new Depot Community Building. Additional changes include an alternate main parking lot, the exclusion of the covered walkway, an added concessions building and trailhead kiosk, and alternate programming ideas for the pole barn and office building.

The following pages contain the alternate final design descriptions, site master plan, alternate floor plans, and supporting drawings.

#### Alternate Site Master Plan Design Description

##### Primary parking lot

The alternate site master plan presents an alternate configuration for the primary parking lot which includes 70 standard parking spaces and 12 pull-through trailer parking spaces. The large parking lot features two-way entry and exit drives, a turnaround loop, and vegetated parking islands.

##### Trailhead kiosk

In the event that the Depot Community Building is not constructed, CDAC proposes a large and attractive trailhead kiosk be placed where the Tobacco Heritage Trail begins onsite to provide a sense of arrival for trail visitors.

##### Concessions building

The auxiliary building located behind the Felton Bros. Transit Mix office building is proposed as renovated into a concessions building that could serve snacks during events at the amphitheater. Depending on space requirements and the existing size and condition of the building, additional restrooms could also be added at this location. The CDAC team was not provided access to the building, so its condition is unknown.

##### Walkway and landscape around pole barn

The covered walkway has been removed and sidewalks have been proposed to connect all of the new entrances to the now-enclosed pole barn and the surrounding landscaping has been updated.

### Alternate Renovated Buildings Design Descriptions

#### Alternate Pole Barn Design Description

The alternate design for the pole barn reimagines the existing structure repurposed as an enclosed building. The exterior features wood siding and added windows and doors. The interior space is divided into two different spaces, a food pantry and a multipurpose classroom or meeting space.



## FINAL DESIGN CONCEPT

In the section of the building that is used for the food pantry, food graphics are a feature of this space and bring in a playful element to the space. The storage part of the food bank has a sink to wash fresh vegetables and storage for a variety of food, and a refrigerator and freezer. There is also a small cashier/check-out spot, as well as storage for concessions and general supplies. Along the walls there are metal racks for the products, and in the center, there is a storage and counter space where things such as fresh produce and local products can be featured.

The portion of the building envisioned as a multipurpose space was designed to provide a variety of opportunities for community members. The room is informally split into two spaces, with one having a more classroom-oriented focus, and the other one serving as a more open seating/open collaboration area. The classroom area features movable tables, flexible seating for ten to sixteen people, a corkboard wall for announcements/features, and a television to aid in hybrid connection and overall learning. Above this space there are large pendant lights that operate as task lighting and are versatile enough to work for different desk configurations. The other side of the space has flexible seating with general ambient lighting. The inclusive seating options address different postures one might have while working, and offer a space for extended classroom use and/or general use by the community as needed.

### Alternate Office Building Design Description

The Felton Bros. office building is transformed into a small bicycle rental and repair shop and information center. This building includes resources for patrons wanting more knowledge about the area. An addition with two ADA restrooms is proposed at the rear of the building. The exterior design of the office building remains largely unchanged, except for additional sidewalks, landscaping, and signage, and self-service bicycle rental and repair kiosks.

The following pages contain the alternate site master plan, alternate building floor plans, and supporting perspective and elevation drawings.



**Key:**

- Approximate site extent
- Existing 2 ft contour lines
- Traffic circulation
- Perspective viewcone

**Existing and Proposed Buildings:**

- Classroom/Food Pantry (livestock building)
- Meeting space (caboose)
- Museum (scale house)
- Garden tool shed
- Picnic shelter with restrooms/changing room
- Concessions building
- Bike repair shop (office building)

**Proposed Landscape Features:**

- Community garden
- Covered walkway
- Native pollinator meadow
- Outdoor fitness gym
- Basketball court
- Three (3) Pickleball courts
- Turntable Plaza with splash fountains
- Open green space

**Parking:**

P<sub>1</sub> 10 standard; 1 ADA

P<sub>2</sub> 18 standard; 2 ADA

P<sub>3</sub> 70 standard; 12 trailer

Total: 98 standard; 3 ADA; 12 trailer



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept - Alternate Layout  
Alternate Site Master Plan  
May 21st, 2024





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**Perspective 16: Alternate Caboose Exterior**

This view shows the plaza area without the covered walkway area, which can also provide opportunities for events, such as a farmers market. The renovated caboose with plaza and greenspace and the scale building museum can also be seen. A small parking lot has been added to serve these areas. The parking lot includes parallel spaces for food trucks and could include EV charging stations.

Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept - Alternate Layout  
 Perspective 16: Alternate Caboose Exterior  
 May 21st, 2024



**Key:**

-  Perspective viewcone
- A Entry
- B Multi-purpose/flex space
- C Classroom (25 people)
- D Classroom storage
- E Checkout
- F Food bank enclosed storage
- G Food bank open storage
- H Produce island with storage
- I Prep station with sink
- J Refrigerator/freezer
- K ADA restroom

**Approximate square footage:** 1750 SF  
**Approximate dimensions:** 70'x24'



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**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

Final Design Concept - Alternate Layout  
 Alternate Pole Barn Floor Plan  
 May 21st, 2024



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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept - Alternate Layout  
 Alternate Pole Barn Exterior Elevations  
 May 21st, 2024



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION







### Perspective 17: Alternate Pole Barn Exterior

The pole barn is renovated into a classroom space, a food pantry, and public restrooms. An open plaza provides space for various events, such as a farmers market. Additional gathering spaces are located in front of the caboose.



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept - Alternate Layout  
Perspective 17: Alternate Pole Barn Exterior  
May 21st, 2024





**Perspective 18: Alternate Pole Barn Interior 1**

One side of the pole barn is renovated into a classroom space. Flexible seating options, whiteboards, and presentation screens provide opportunities for community members to collaborate on a range of activities.

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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept - Alternate Layout  
Perspective 18: Alternate Pole Barn Interior 1  
May 21st, 2024





**Perspective 19: Alternate Pole Barn Interior 2**

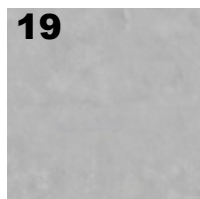
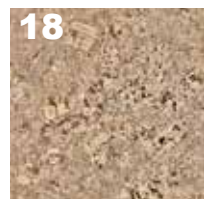
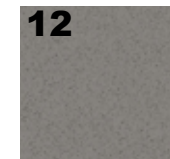
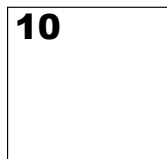
The other side of the pole barn is converted into a food pantry space, where people can pick up fresh produce and other groceries.

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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept - Alternate Layout  
 Perspective 19: Alternate Pole Barn Interior 2  
 May 21st, 2024





#### Key:

- 1 Example of wooden pavilion structure
- 2 IKEA STIG Bar Stool
- 3 IKEA STENSELET Table
- 4 Example of classroom seating variety
- 5 Xboard Blackboard
- 6 Steelcase Tenor Classroom Chairs
- 7 Stand Up Desk Store Crank Adjustable Height Flip Top

- Rolling Conference Classroom Table
- 8 Erco Suspended Pendants Lights
- 9 Sherwin-Williams LeapFrog Green Paint
- 10 White Laminate Table Finish
- 11 Wood Finish
- 12 NewAge granite countertops
- 13 Example of community flex space

- 14 Delray Luma Metal Pendant Light
- 15 Example of integrated technology
- 16 Example of utilizing walls as white boards
- 17 Armstrong Ceilings WoodHaven White Beadboard
- 18 Uline Cork Boards
- 19 Finished Concrete

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## Lawrenceville, VA: Conceptual Redevelopment Plan for the Southern Railroad Yard

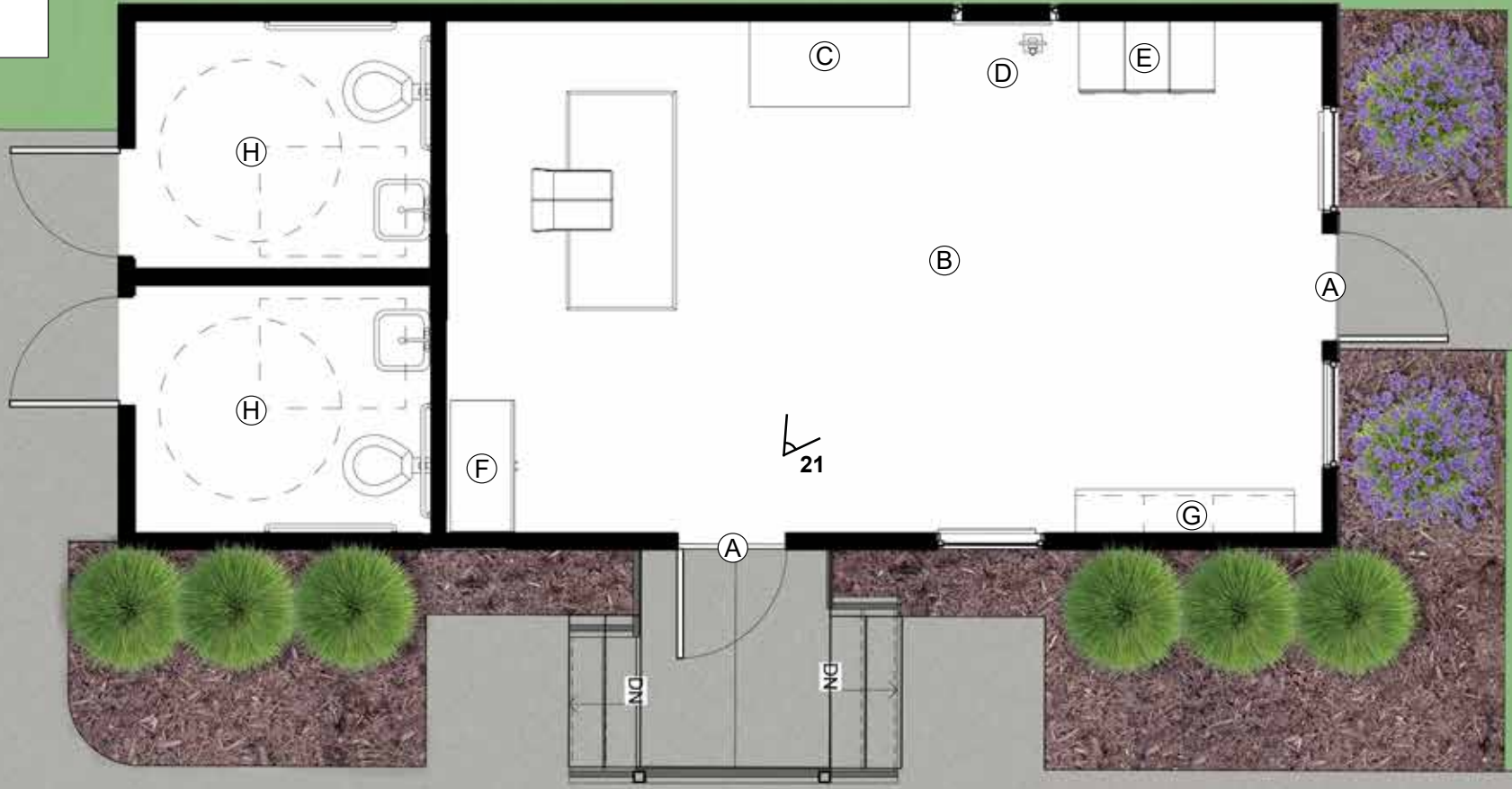
Final Design Concept - Alternate Layout  
 Alternate Pole Barn Precedents, Furniture, and Finishes  
 May 21st, 2024



Key:

- Perspective viewcone
- A Entry
- B Bike rental/repair shop
- C Storage lockers
- D Repair area
- E Reception desk
- F Storage
- G Open shelves
- H ADA restrooms

**Approximate square footage:**  
540 SF existing building  
110 SF restroom addition  
650 SF total  
**Approximate dimensions:** 40'x13'



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**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

Final Design Concept - Alternate Layout  
Alternate Bike Repair Shop Floor Plan  
May 21st, 2024





**Perspective 20: Bike Repair Shop Exterior**  
This perspective shows the exterior of the Felton Bros Transit Mix office building, which has been transformed into a bicycle repair shop. Rental bicycles and the main parking lot are visible to the right.

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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept - Alternate Layout  
Perspective 20: Alternate Bike Repair Shop Exterior  
May 21st, 2024





**Perspective 21: Bike Repair Shop Interior**

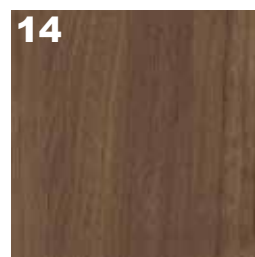
This concept proposes a bicycle repair and rental office at the former Felton Bros Transit Mix office building. This shop might also include storage lockers for day visitors and externally accessible restrooms.

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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept - Alternate Layout  
 Perspective 21: Alternate Bike Repair Shop Interior  
 May 21st, 2024





#### Key:

- 1 Example of storage lockers
- 2 Track lighting in front of displays
- 3 Example of a bike display
- 4 Recessed lighting
- 5 Bike storage

- 6 Example of open shelving display
- 7 Example of bike repair station
- 8 Example of reception desk
- 9 Window shades
- 10 Example of bike repair atmosphere

- 11 Example of bike trail wall decal
- 12 Wall decal
- 13 Light wood flooring
- 14 Darker wood accents

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## Lawrenceville, VA: Conceptual Redevelopment Plan for the Southern Railroad Yard

Final Design Concept - Alternate Layout  
 Alternate Bike Repair Shop Interior Precedents, Furniture, and Finishes  
 May 21st, 2024



## PART 3: INVENTORY, ANALYSIS, AND AS-BUILT DRAWINGS





Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

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## INVENTORY, ANALYSIS, AND AS-BUILT DRAWINGS

### Overview

The Lawrenceville Southern Railroad Yard is a ~12-acre site located near the center of the Town of Lawrenceville, Virginia, located steps from downtown Lawrenceville between W 4th Avenue, W 5th Avenue, South Street, and the Tobacco Heritage Trail. The rail yard is the site of the eastern terminus of the Lawrenceville-South Hill section of the Tobacco Heritage Trail, which begins somewhat unceremoniously at the northeast corner of the site.

This section of the report includes a brief historic narrative about the site's history and written descriptions of the site's regional context, existing structures, and existing landscape features, followed by site inventory and analysis drawings and existing conditions images. Following this are brief written descriptions, as-built floor plans, and existing conditions images for five of the structures located onsite.

The Lawrenceville Southern Railroad Yard is part of the Lawrenceville Historic District and was listed on the National Register of Historic Places in 1999. CDAC recommends Lawrenceville collaborate with the Virginia Department of Historic Resources to ensure proper protocol is followed before beginning construction or renovation work.

### Historic background

The Town of Lawrenceville (pop. 1,014, U.S. Census Bureau, 2020) is located in central Brunswick County (pop. 16,037, U.S. Census Bureau, 2020) about halfway between the cities of Norfolk and Danville and is the Brunswick County Seat. Lawrenceville was first established around 1814 and officially incorporated in 1874, when the Atlantic and Danville railroad shops formerly housed at the Southern Railroad Yard provided the town with a significant industrial base. Between the 1890's and 1930's, Lawrenceville thrived as a railroad town and marketplace for Brunswick County's agricultural exports, which primarily included tobacco, cotton, and dairy (Virginia Department of Historic Resources, 2000).

In 1882, not long after Lawrenceville's incorporation, a formerly enslaved and emancipated man named James Solomon Russell was sent as a new deacon for a Black congregation at Saint Andrew's Church, and Russell immediately began to transform religious life and education for the town's Black community. In 1888, Russell opened the Saint Paul Normal and Industrial School, which later became Saint Paul's College, a Historically Black College affiliated with the Protestant Episcopal Church that provided a major economic base for the town until its closure in 2013. Lawrenceville's economic growth slowed with the failure of the town's four banks during the great depression, and the town further struggled after World War II (Virginia Department of Historic Resources, 2000). The town's population peaked at 2,239 residents in 1950. The railroad shops closed in 1952. Downtown Lawrenceville was "bypassed" when US Highway 58 was routed along the south side of town and I-95



## INVENTORY, ANALYSIS, AND AS-BUILT DRAWINGS

was routed through the nearby city of Emporia in 1961. It was further bypassed when I-85 was routed through the nearby city of South Hill in 1970. In 1999, downtown Lawrenceville was listed on the National Register of Historic Places.

While much of Lawrenceville's architecture and landscape has been exceptionally well preserved for the past century, the railroad yard's landscape has perpetually shifted to suit changing industrial needs. The car repair shop located at the northwest corner of the site was built in 1910. A planing mill, tin and copper shop, and paint shop were also once located onsite. In 1912, a roller mill served corn growers, and in 1920, the same area housed a lumber planing mill, flour mill, and ice plant. Historic atlases, fire insurance maps, and aerial photographs show a site in constant motion. At one point, a freight depot was located at the end of W Railroad Street. After the railroad shops closed, rail service ceased west of Lawrenceville, with the rest of the Atlantic and Danville railroad line ceasing operations between the 1960's and early 2010's. In 2003, a community group was formed to examine the feasibility of redeveloping the former rail beds into the Tobacco Heritage Trail, which opened in 2009 and provides a pedestrian, bicycle, and equestrian trail from Lawrenceville to South Hill. The Town of Lawrenceville is currently working with the Virginia Department of Transportation (VDOT) to construct a ramp connecting the start of the Tobacco Heritage Trail at the Turntable Park site to the Tobacco Heritage Trail park and downtown Lawrenceville area.

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### Site Inventory and Analysis Descriptions

#### Regional Inventory

Lawrenceville is located at the center of Brunswick County and is surrounded by rural and agricultural land. It is located approximately seventeen miles east of the Town of South Hill and twenty miles west of the City of Emporia. Rose Creek and Great Creek run through town and converge southeast of town limits before joining the Meherrin River. US-58, an east-west highway connecting Virginia Beach to Eastern Tennessee across southern Virginia, runs along the south side of Lawrenceville. Students in Lawrenceville and portions of the surrounding county attend Totaro Elementary School, James S. Russell Middle School, and Brunswick High School, all of which are located just outside of town limits.

Notably, abandoned railroad lines run east-west through Lawrenceville. The rail beds located west of the Rail Yard have been converted into part of the Tobacco Heritage Trail. The rail tracks located east of the site were more recently discontinued and remain in the ground, though the Tobacco Heritage Trail has expressed interest in acquiring this land and extending the trail to Emporia in the future.

#### Summary of Existing Structures

##### Overview

Four primary structures are located at the Rail Yard property, with several others



## INVENTORY, ANALYSIS, AND AS-BUILT DRAWINGS

located adjacent to the site. The four primary structures, which include the scale building, caboose, open pole barn, and office building, are documented with as-built drawings and existing conditions images at the end of this section.

### Concrete storage silo

A concrete storage silo for the former Felton Bros. Transit Mix business is located behind the office building. This structure appears to still be operational and is to be removed or relocated as part of the Turntable Park development plans.

### Concrete plant structure

A small metal building approximately the size of a large shipping container or small mobile home is located behind the concrete silo. This building has a metal roof with a large sifter on top. CDAC was unable to access the interior of the building and cannot assess its condition, but the structure appears to be intact with no signs of weather damage or vandalism. This building will likely be removed as part of the final design concept development, but could potentially be repurposed if desired.

### Fire department repeater

A radio signal repeater tower is located next to the scale building. CDAC estimates this structure to be at least 180' tall, and it is intended to remain in place onsite. The Town of Lawrenceville will have to take precautions to ensure that electrical service for this repeater is not disrupted during the site renovation process.

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### Former Southern States Building, Auxiliary Building, and Railroad Car Repair Shed

The structures that are located immediately west of the rail yard site were historically part of the rail yard's property, but are not owned by Brunswick County IDA and are not part of the project area. According to DHR's Historic Resource Survey for Lawrenceville, "Southern States at 409 West 5th Avenue, a regional business catering to agriculture has taken control of most of the railroad yard, and an old railroad car repair shed built in 1910. The rail car repair shed has been converted to a storage area. Additional warehouses and storage building have been recently constructed to accommodate fertilizers, products and equipment serving the agricultural community" (Virginia Department of Historic Resources, 2000, p. 38).

Southern States has since relocated to a different building in downtown Lawrenceville, and the structure is currently leased by BDX performance, a small business that sells and repairs go karts, ATV/UTVs, golf karts, and e-bikes. The auxiliary building and car repair shop are in fair to poor condition and appear to only be used for storage as of 2023.

### East Coast Distribution, LLC building

The East Coast Distribution building is located on the southeast corner of the rail yard block and is not part of the project area. This appears to primarily be a warehouse and distribution center for the Utz snack foods company.



## INVENTORY, ANALYSIS, AND AS-BUILT DRAWINGS

### Adjacent buildings or residences

Additional buildings, including a residential structure, storage building, and several auxiliary buildings, are located west of the East Coast Distribution building on the same block as Turntable Park. These buildings are not part of the project area.

### Industrial buildings along Tobacco Heritage Trail

Several warehouses and industrial buildings are located along and just north of the Tobacco Heritage Trail, most notably including Pecht Distributors Inc., a regional beer distribution warehouse that was sold to Hoffman Beverage Company, Inc. in 2021 (Allen 2021). These businesses are not located on the project site.

### **Summary of Existing Landscape Features**

#### Historic foundations

Portions of the foundations of former buildings are still located throughout the site, including what is likely part of the foundation for the planing mill as well the footprint of a former storage building. CDAC recommends that Lawrenceville assess the historical significance of these features before removing them.

#### Former water access point

A freestanding structure that might have once brought water to rail cars is located along the Tobacco Heritage Trail near the west end of the site. It is possible that there is a connection to the town water line in this area, which may be advantageous for programming.

#### Turntable footprint

The footprint of the turntable formerly located onsite is still visible near the center of the site along the Tobacco Heritage Trail. The turntable mechanism itself has likely since been removed. Lawrenceville is interested in incorporating this footprint into the final site design if possible.

#### Wooded area

Approximately 30% of the site is covered by a somewhat dense strand of trees. A former road was once located along the west side of these trees, connecting back to Railroad Avenue, and the path through the woods is still visible. While most of the site is not sloped at all, this area has a somewhat lower elevation than the surrounding landscape.

#### Materials yard

A materials yard formerly belonging to the Felton Bros. Transit Mix business is located on the eastern portion of the site. Materials will need to be either relocated or repurposed onsite.

#### Trailhead

An informal gravel parking lot is located near the beginning of the Tobacco Heritage Trail, which, along with some minimal signage, creates the existing trailhead area.



## INVENTORY, ANALYSIS, AND AS-BUILT DRAWINGS

The following pages contain site inventory drawings and existing conditions images for the ~12-acre rail yard site.

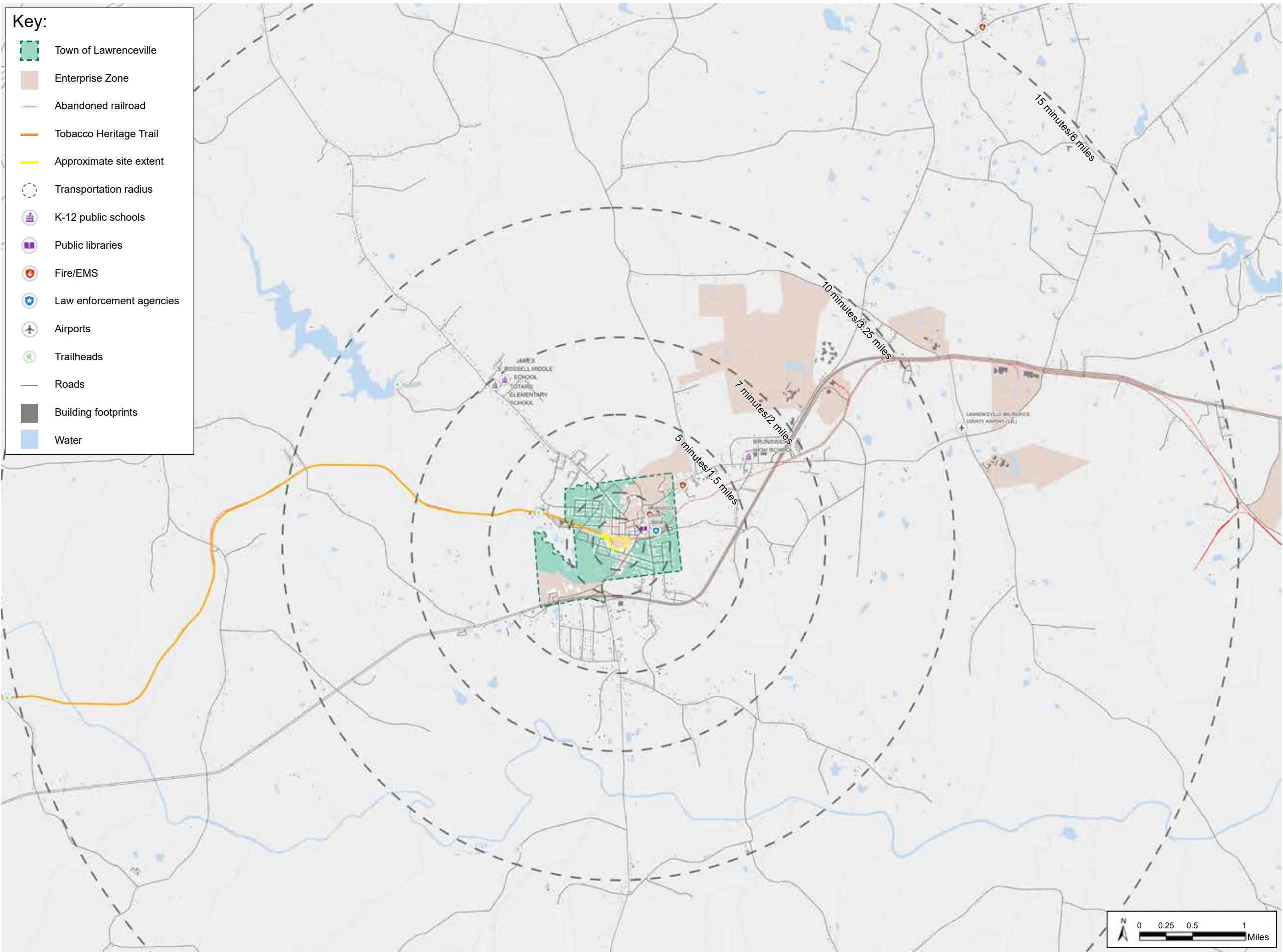
Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

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**Key:**

- Town of Lawrenceville
- Enterprise Zone
- Abandoned railroad
- Tobacco Heritage Trail
- Approximate site extent
- Transportation radius
- K-12 public schools
- Public libraries
- Fire/EMS
- Law enforcement agencies
- Airports
- Trailheads
- Roads
- Building footprints
- Water



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.

Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Inventory, Analysis, and As-Built Drawings  
Regional Context  
November 16th, 2023



**Key:**

- Town of Lawrenceville
- Historic District
- Enterprise Zone
- Abandoned railroad
- Tobacco Heritage Trail
- Approximate site extent
- Transportation radius
- Public libraries
- Fire/EMS
- Law enforcement agencies
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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

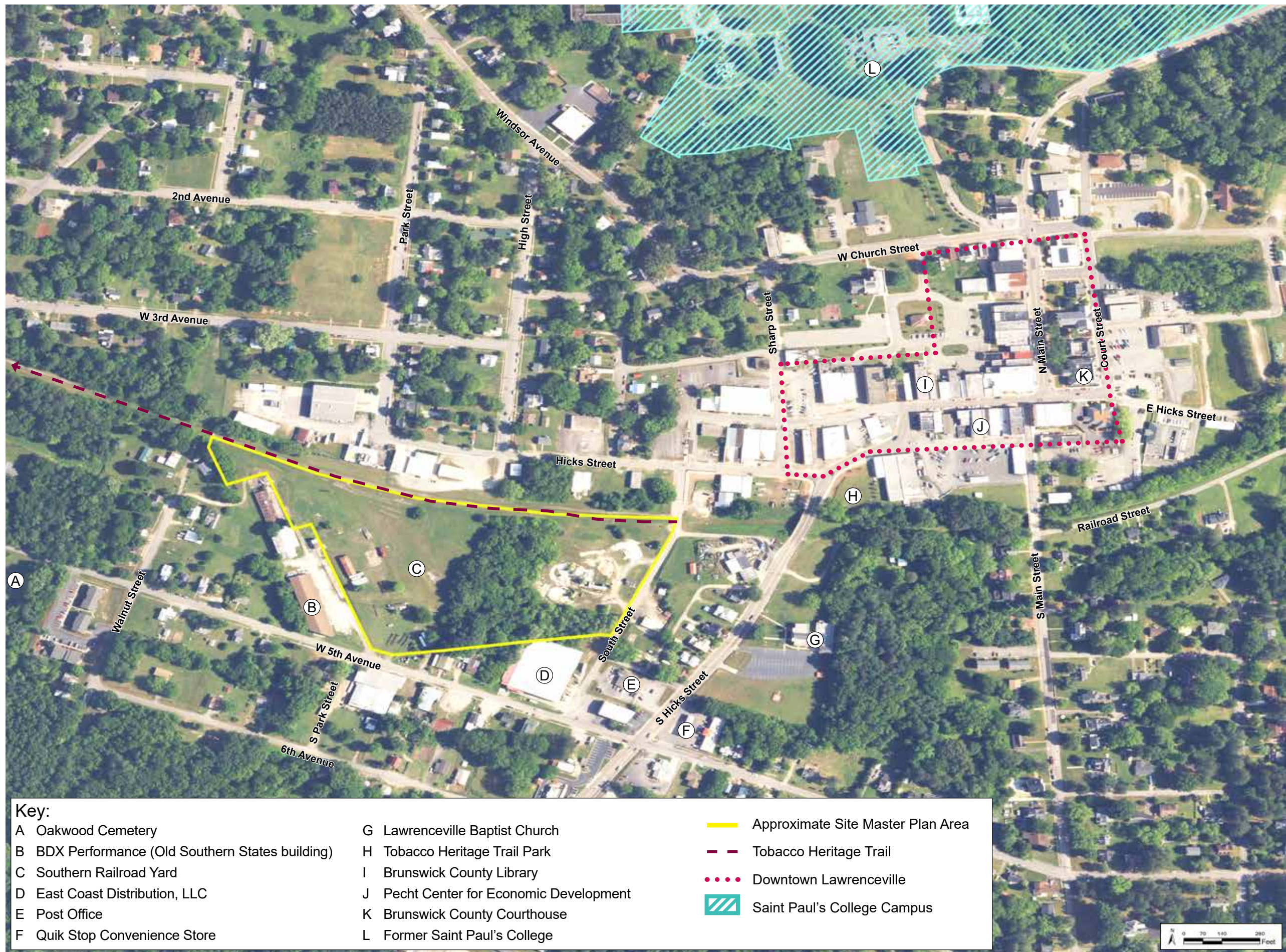
Inventory, Analysis, and As-Built Drawings  
 Town of Lawrenceville Context  
 November 16th, 2023



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**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

Inventory, Analysis, and As-Built Drawings  
 Site Aerial with Surrounding Context  
 November 16th, 2023







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**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

Inventory, Analysis, and As-Built Drawings  
Overview of Existing Structures  
November 16th, 2023





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**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

Inventory, Analysis, and As-Built Drawings  
Inventory of Landscape Features  
November 16th, 2023





Existing Conditions Image Locator Map



3: View looking towards the BDX Performance Building and site entrance from W 5th Avenue.



4: The fire department repeater located next to the Scale House is at least 180' tall and should be left as-is onsite.



1: This image looking west shows part of the Tobacco Heritage Trail, remaining rail infrastructure, and the former rail car repair shed.



2: This image captures the northern end of the maintenance garage, the vacant former Southern States building, the former rail car repair shed, and remnants of an additional building foundation.



5: This view looking southwest from the Tobacco Heritage Trail shows the historic location of the turntable.

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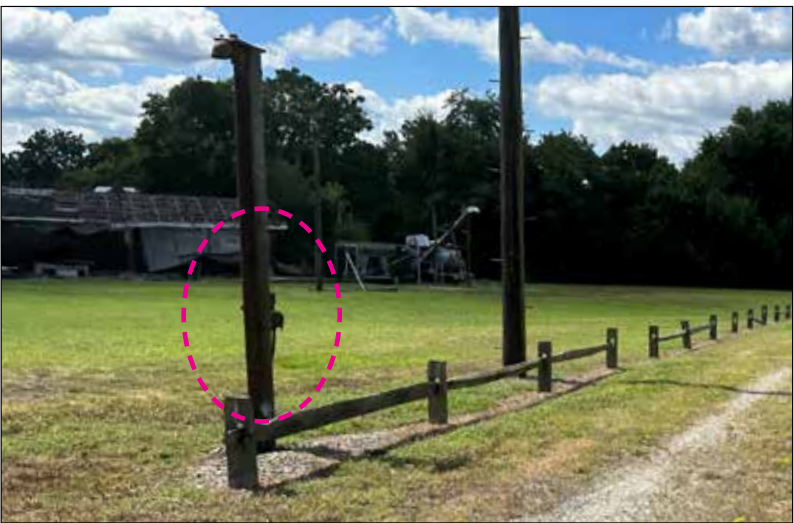
Existing Conditions Image Locator Map



8: This freestanding ramp would have been used to load cargo onto and off of trains.



9: There is a mowed trail through the woods near their northern edge that is separate from the Tobacco Heritage Trail.



6: This photo shows a historic water access point along the Tobacco Heritage Trail.



7: View of open space across site looking southeast.



10: View looking east into the strand of trees.

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Existing Conditions Image Locator Map



**13:** The concrete silo is located behind the Felton Bros. Transit Mix office and will be removed during park development.



**14:** This image shows the trailhead sign for the Tobacco Heritage Trail, which starts at the east end of the site and continues for 17.7 miles to South Hill.



**11:** View looking south showing part of the materials yard for Felton Bros. Transit Mix and the tower. Materials could potentially be relocated or reused onsite.



**12:** View looking north towards the concrete plant structure, which is built into the side of a slope and appears to have some sort of machinery attached to the roof.



**15:** View looking west on the Tobacco Heritage Trail from the western edge of the site. The former railroad tracks were removed to create this trail in 2008.

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## INVENTORY, ANALYSIS, AND AS-BUILT DRAWINGS

### As-Built Drawings Descriptions

#### Overview

This section contains brief descriptions, as-built drawings, and existing conditions images for each of the buildings CDAC measured and inventoried for this project. While only four structures were included in the design concepts, five structures were surveyed. At the preliminary design presentation, new information became available, and the maintenance garage was removed from the final design and the yellow scale building next to the fire department repeater was added. For reference purposes, both buildings are included in this section.

#### Scale Building

The “scale building” refers to the small yellow office building located near the southwest corner of the site next to the fire department repeater. This building is approximately 645 square feet and is approximately 39’x15’ with a 4’x15’ alcove. Presently, the structure has two entrances, a lobby, two enclosed offices, and a very small restroom. This building has been vacant for some period of time.

Notable exterior features include an asphalt shingle roof and painted red trim. Train tracks are located along the south side of the building. The interior walls have wood paneling. A brick chimney is located in one of the offices. The only item of note inside the scale building is an antique Fairbanks-Morse freight scale, which might have been used to weigh cargo at the rail yard. The glass on the face of the scale has been vandalized, but could be repaired for display and educational purposes.

Stantec Consulting Services Inc. completed an asbestos containing materials survey for this building in December 2023, finding asbestos containing materials in the floor tile, exterior siding, roof shingles, and other building materials. These materials must be removed prior to renovation. An executive summary of Stantec’s findings is located in the Appendix.

#### Caboose

Not much is known about the history of the caboose that is onsite, other than that it was last in service around the 1980’s and that it has somewhat recently been severely damaged by arson. The caboose is approximately 220 square feet and is 9’ wide by 30’ long. A charred interior reveals historic window locations that are not present from the caboose exterior. Steps lead up to seating in the raised observation area located at the top of the caboose. While it is likely that little of the interior is salvageable, some items, including an old suitcase, remain mostly intact.

#### Open Pole Barn

The open pole barn is an approximately 1750 square foot structure that measures roughly 70’x24’. The structure has no floor, a metal roof and siding on the east and west sides, and is supported by a sturdy timber frame, which appears to be in good condition. A door is located at the west end of the structure and a portion of the area



## INVENTORY, ANALYSIS, AND AS-BUILT DRAWINGS

is gated off, perhaps previously used to hold or livestock for transport. Presently, this structure is used for storage, but mostly contains trash and debris.

### Office Building

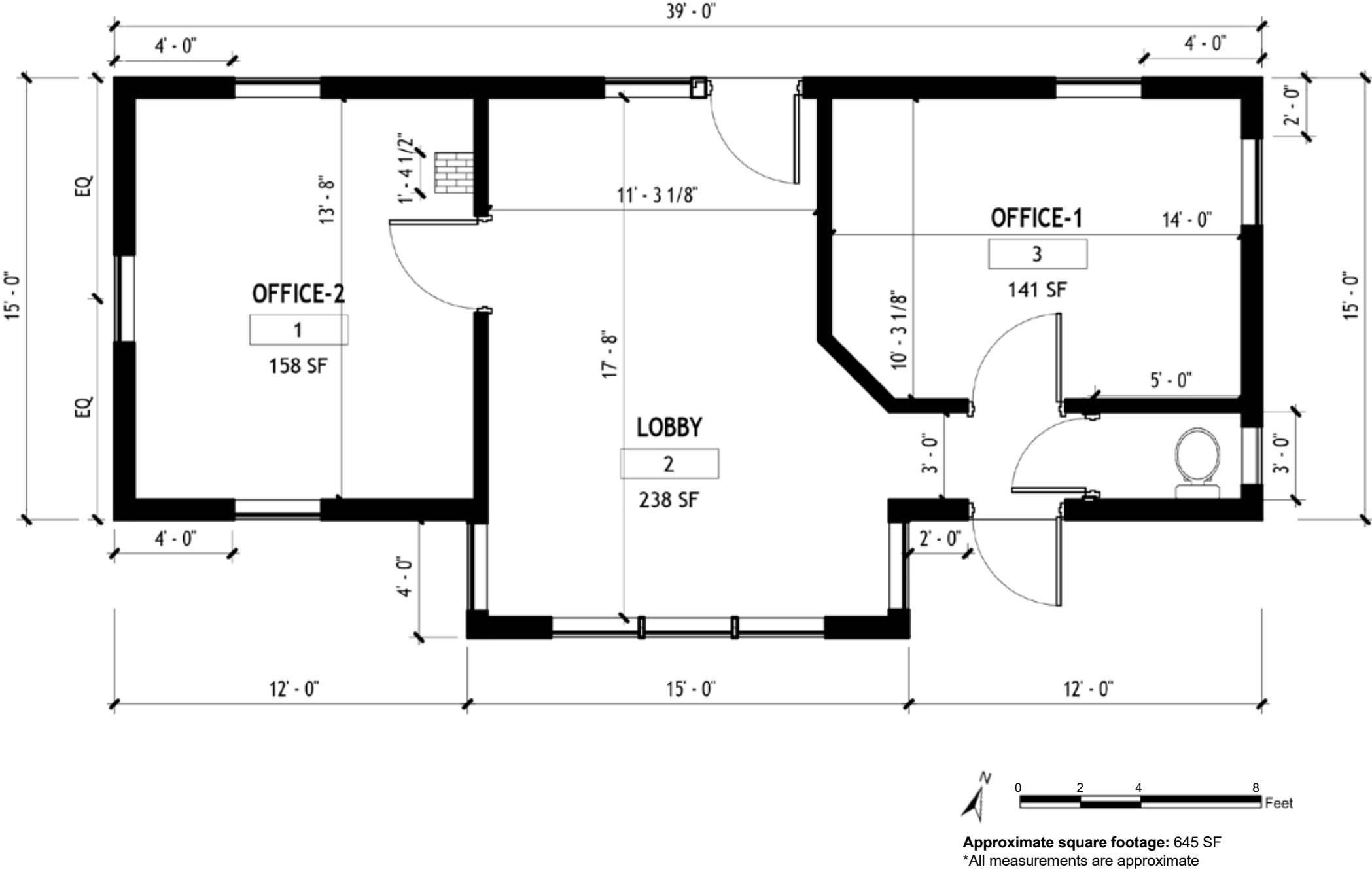
The office building formerly belonged to the Felton Bros. Transit Mix business and is approximately 375 square feet or 25'x15'. The CDAC team could not access the interior of this building, so little is known about its condition. The exterior of the building features two entrances, tan vinyl siding, an asphalt shingle roof, a propane tank, and a satellite antenna.

### Maintenance garage

The maintenance garage included in the preliminary designs was not included in the final design concept because the CDAC team learned at the preliminary design presentation that the IDA did not own this building. As-built drawings were included for documentation and reference purposes. This structure is approximately 660 square feet or 40'x15' with a 4'x15' storage attachment. It features metal siding on three sides, a metal roof, and a timber frame. It is likely that this building was used as some kind of garage to work on train cars. The small storage attachment appears to have been constructed at a later date.



Scale House



Elevations:



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Inventory, Analysis, and As-Built Drawings  
As-Built Drawings: Scale House  
November 16th, 2023





**S1:** View of the scale building exterior facing southwest.



**S2:** View of the building exterior looking east. The fire department repeater is located next to the building.



**S3:** View of the building exterior looking northwest. Vegetation is starting to overtake one portion of the structure.



**S4:** View of the building exterior facing east. Rail tracks still remain just south of this building, though their exact purpose or function is unknown.



**S5:** The building interior features wood-paneled walls and is mostly empty except for a large Fairbanks-Morse scale, which would have been used to weigh freight cargo.



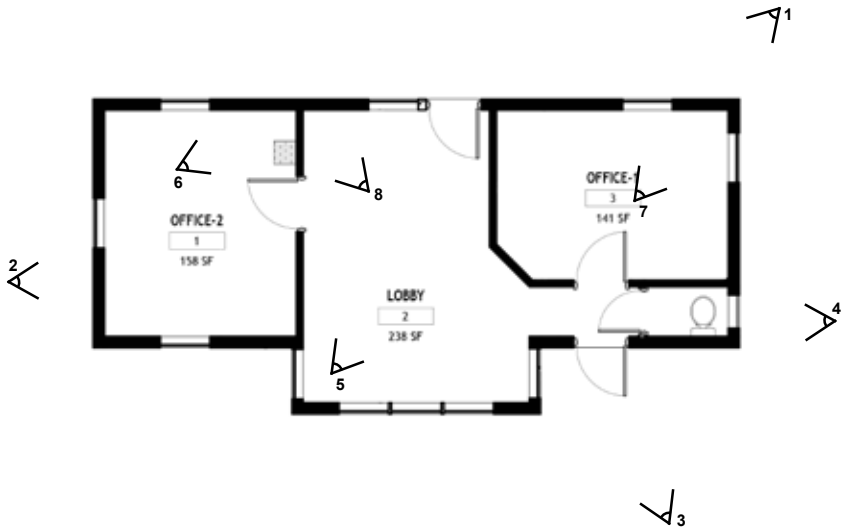
**S6:** View showing the chimney and some of the damage caused by overgrown vegetation in the second office.



**S7:** View of one of the building's interior offices.



**S8:** The glass on the face of the scale has been damaged, but could be repaired for display and educational purposes.

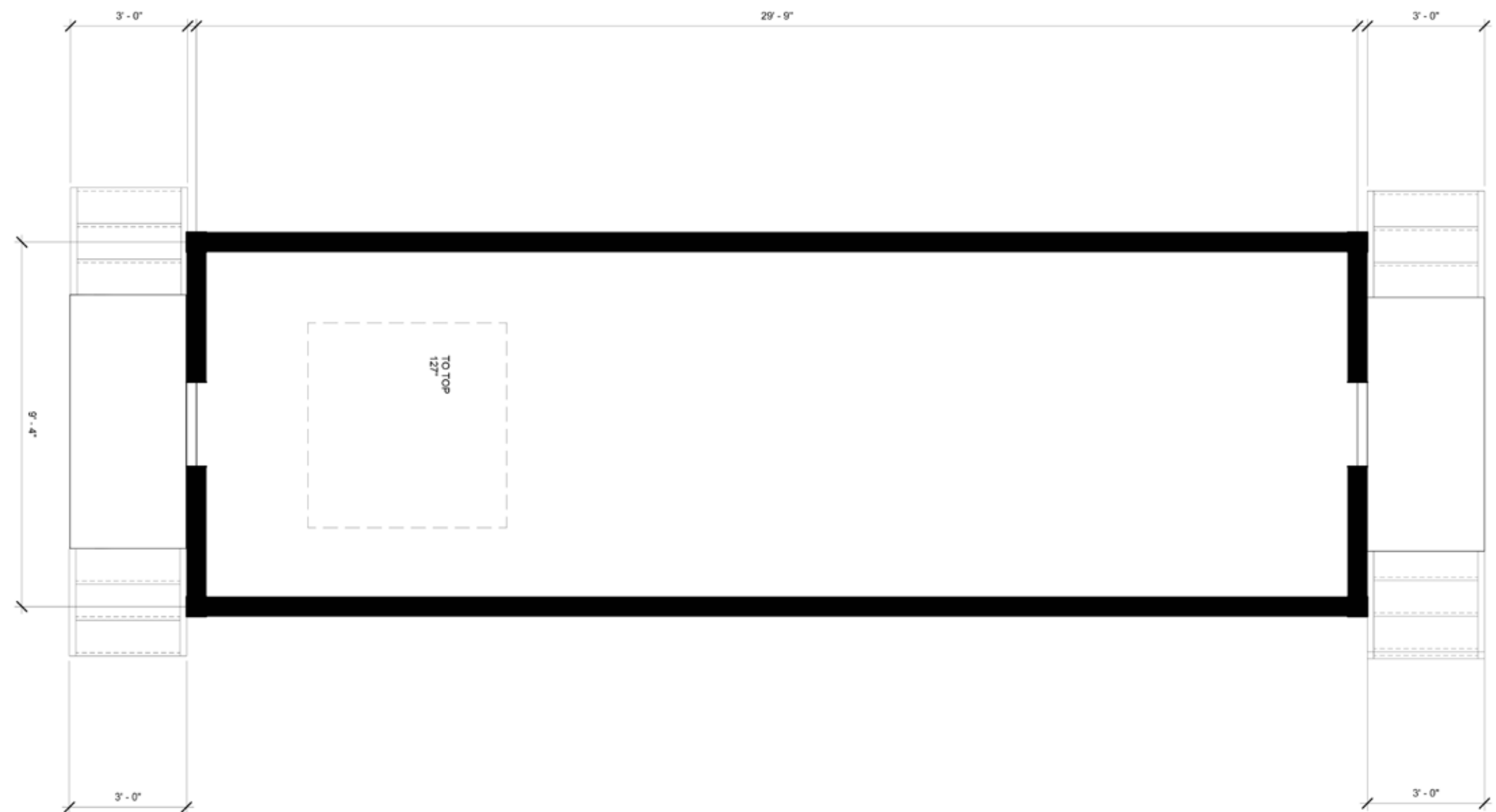


**Existing Conditions Image Locator Map**

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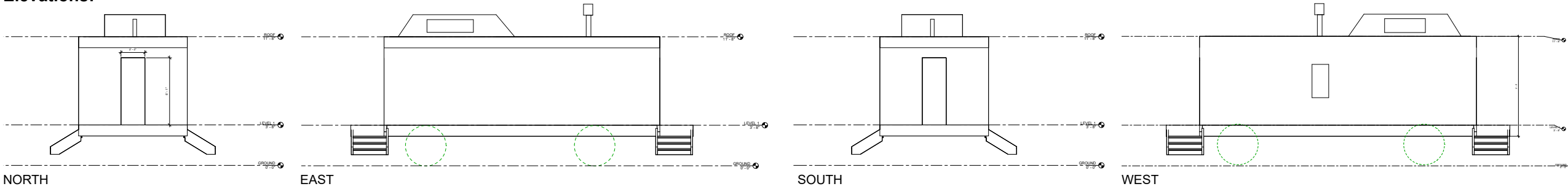


Caboose



Approximate square footage: 220 SF  
\*All measurements are approximate

Elevations:



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Inventory, Analysis, and As-Built Drawings  
As-Built Drawings: Caboose  
November 16th, 2023





**C1:** View looking west toward eastern exterior of caboose.



**C2:** View looking east towards western exterior of caboose.



**C3:** View looking north towards southern exterior of caboose.



**C4:** View looking southeast towards northern and western exterior sides of the caboose.



**C5:** The caboose interior was badly damaged by arson last year.



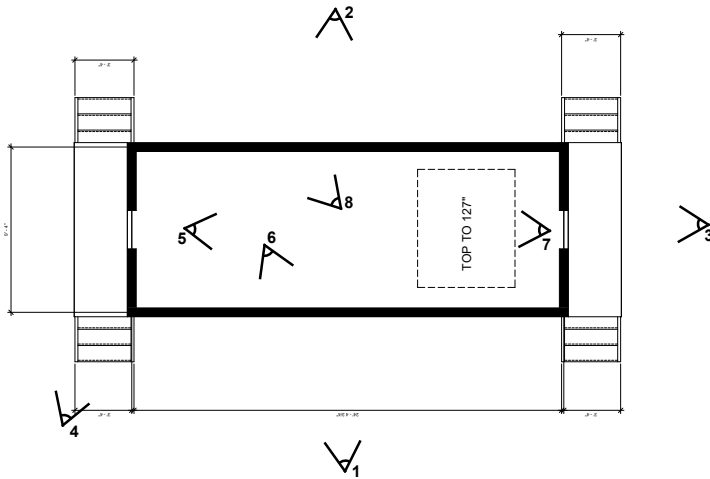
**C6:** The caboose sustained significant damage during the fire, which revealed frames to several additional windows that were previously covered up.



**C7:** There is a small seating area located in the raised portion of the caboose roof that once offered riders a view of their surroundings.



**C8:** While much of the caboose was destroyed, some items, like the contents of this suitcase, appear to have survived without severe damage.



**Existing Conditions Image Locator Map**

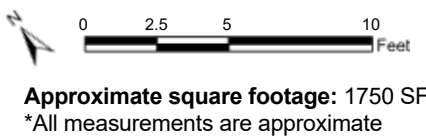
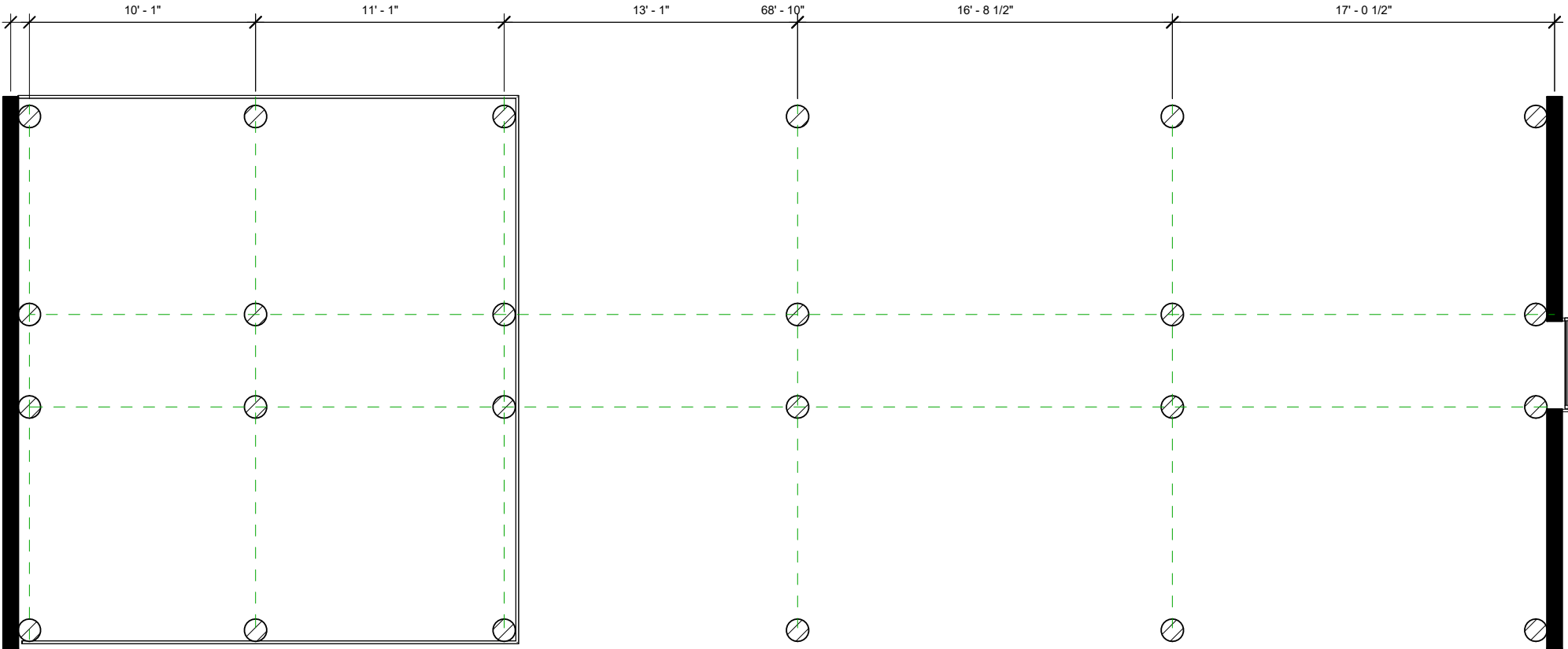
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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

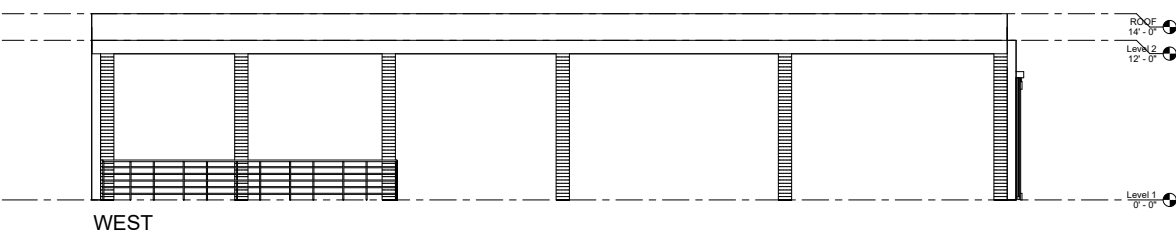
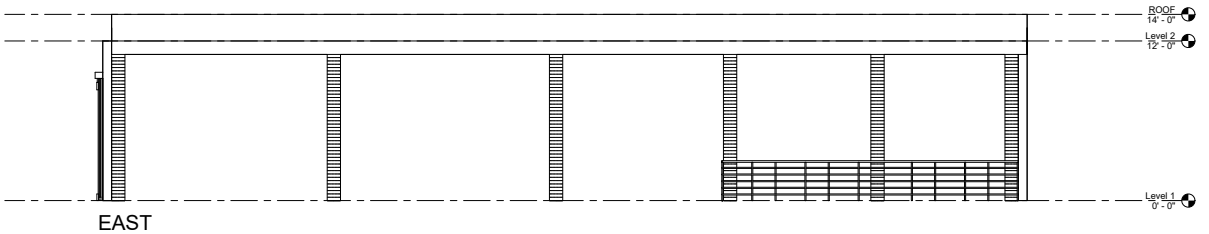
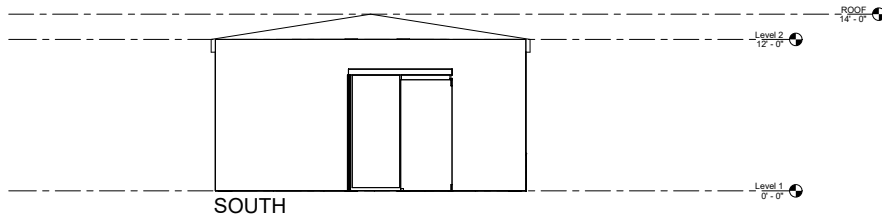
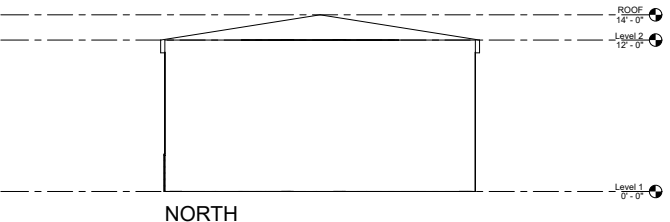
Inventory, Analysis, and As-Built Drawings  
 Existing Conditions Images: Caboose  
 November 16th, 2023



Open Pole Barn



Elevations:



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Inventory, Analysis, and As-Built Drawings  
As-Built Drawings: Open Pole Barn  
November 16th, 2023





**L1:** View of livestock building looking east towards western side of the building.



**L2:** View of livestock building looking southwest towards east facade of the building.



**L3:** View of livestock building looking northeast toward western side of the building.



**L4:** A view of the livestock pen, which may have been used to house animals that were transported to the rail yard.



**L5:** A variety of trash and debris sits beneath this structure.



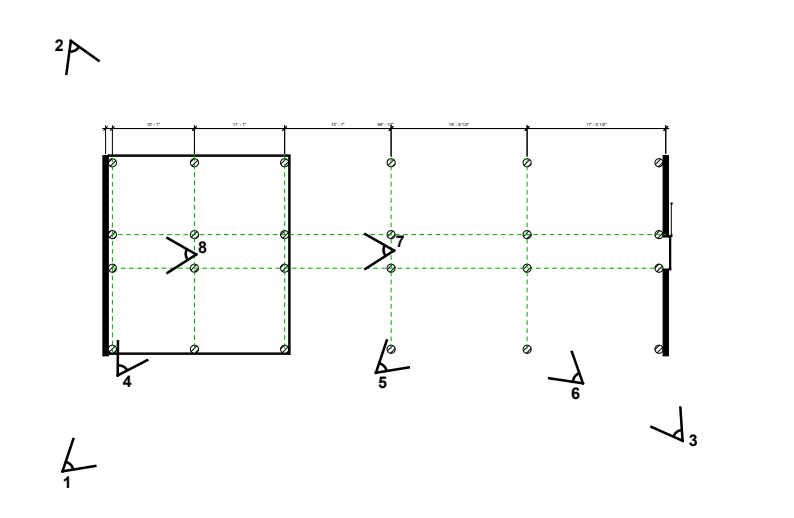
**L6:** An additional interior view of the building looking north towards the livestock pen.



**L7:** While the structure lacks walls, its wood support beams appear to be in good condition.



**L8:** Additional view of wood frame and siding above the livestock pen.

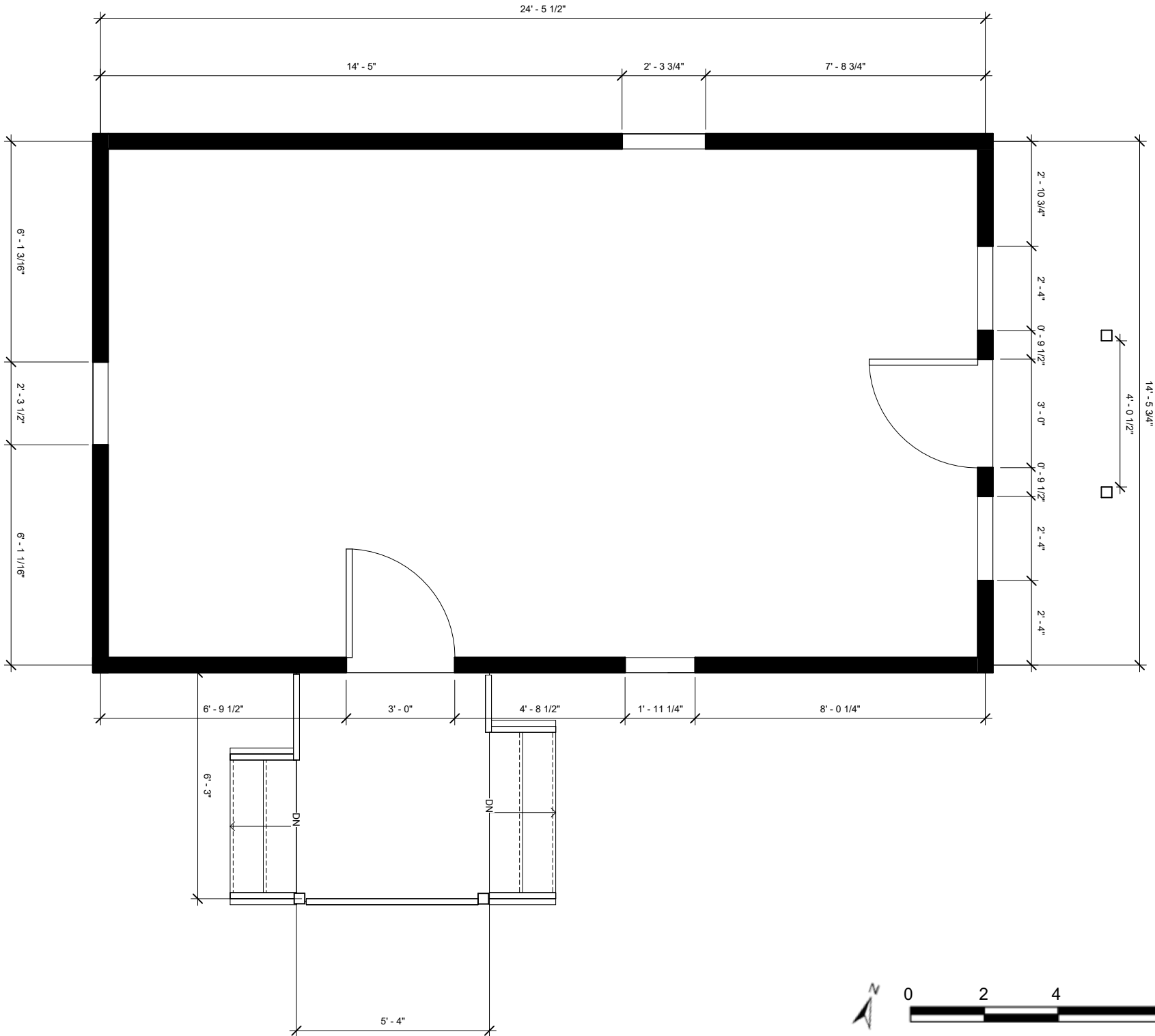


**Existing Conditions Image Locator Map**

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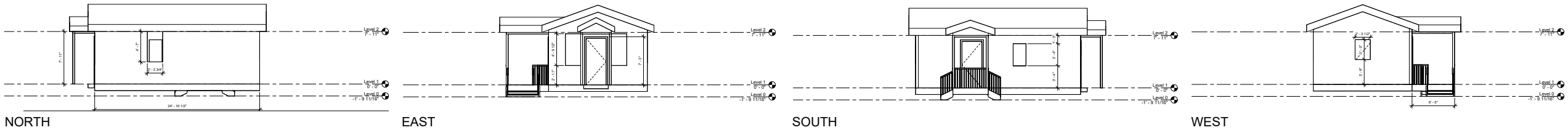


Office Building



Approximate square footage: 375 SF  
\*All measurements are approximate

Elevations:



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Inventory, Analysis, and As-Built Drawings  
As-Built Drawings: Office Building  
November 16th, 2023





**O1:** View facing west of east facade of building with the concrete tower in the background.



**O2:** View facing northwest toward the south and east facades of the building, showing its two entrances.



**O3:** View facing north toward south facade of the building.



**O4:** View facing northeast toward the south and west facades of the building.



**O5:** View facing east toward west facade of building.



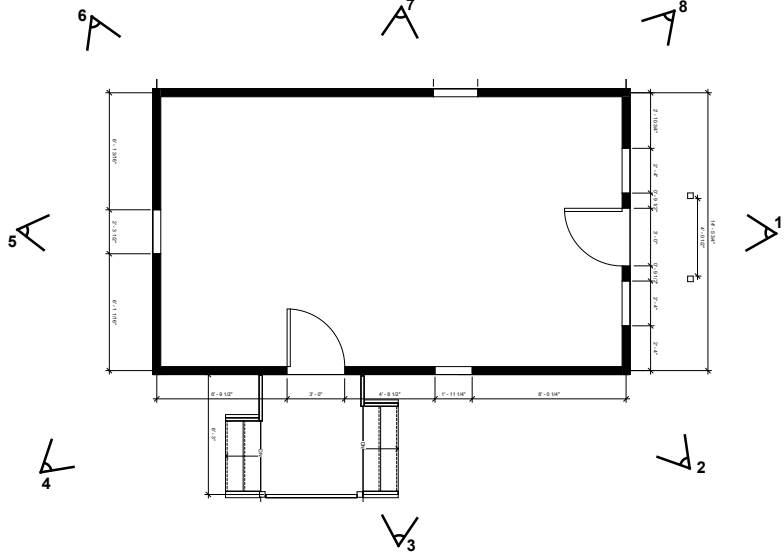
**O6:** View facing southeast toward north and west sides of the office. This image also shows the satellite antenna on top of the building.



**O7:** View facing south toward north facade of building.



**O8:** View facing southwest towards northeast facade of building.

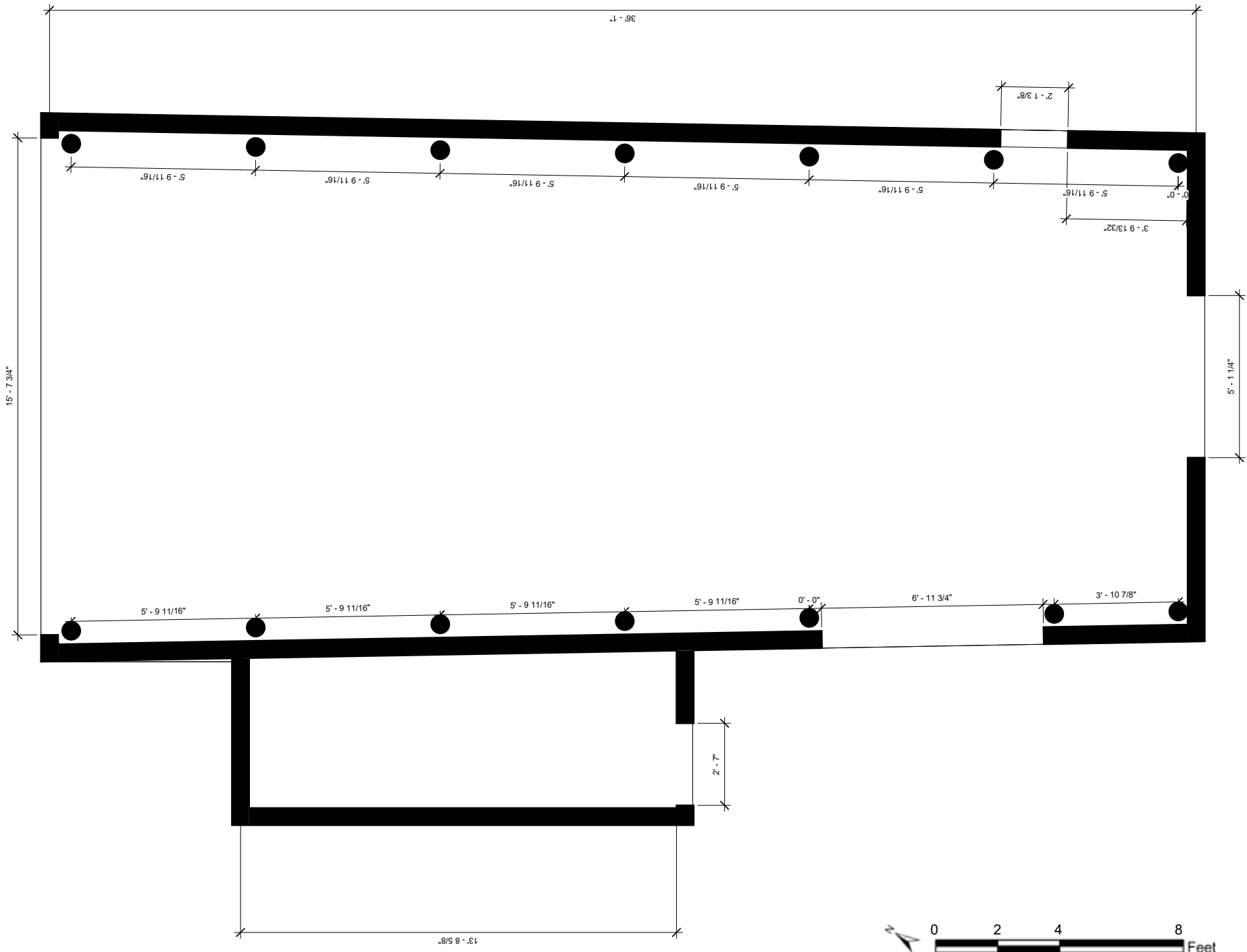


**Existing Conditions Image Locator Map**

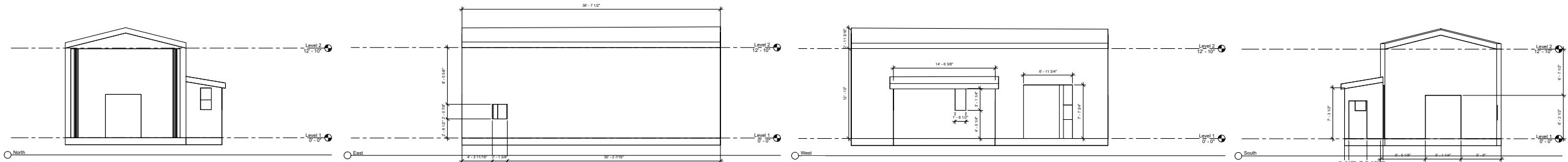
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Maintenance Garage



Elevations:



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**S1:** View of building looking northwest.



**S2:** View of building looking west. The BDX performance building and vacant southern states building are located in the background.



**S3:** View of the storage attachment, which is located along the building's west facade.



**S4:** The north face of the building is currently open.



**S5:** View of interior ceiling. It appears a garage door was once used to control access to the north facade.



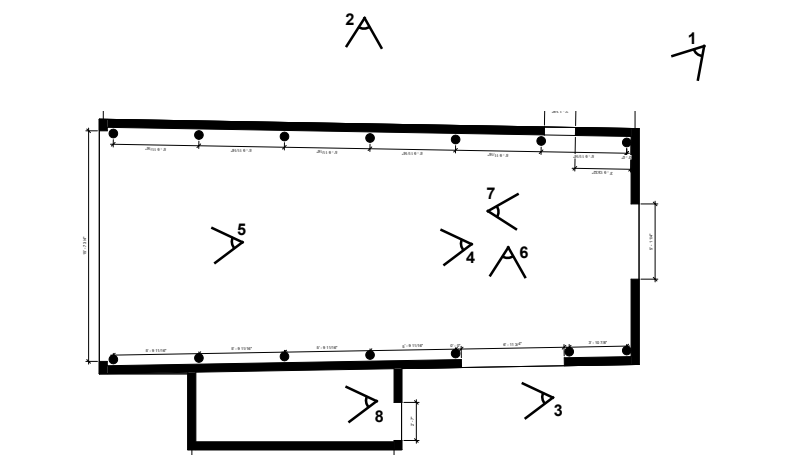
**S6:** View of barn door located along west facade.



**S7:** Interior view looking south.



**S8:** View inside the building's storage attachment.



**Existing Conditions Image Locator Map**



**COMMUNITY DESIGN ASSISTANCE CENTER**  
VIRGINIA TECH.

College of Architecture, Arts, and Design  
Virginia Polytechnic Institute and State University

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Lawrenceville, VA:

Conceptual Redevelopment Plan for the Southern Railroad Yard

Inventory, Analysis, and As-Built Drawings

Existing Conditions Images: Maintenance Garage

November 16th, 2023



# PART 4: PRELIMINARY DESIGN CONCEPTS





Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

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## PRELIMINARY DESIGN CONCEPTS

### Overview

The CDAC team created two preliminary design concepts for the Lawrenceville Southern Rail Yard that were presented to a stakeholder group on November 16th, 2023. The two preliminary design concepts were intended to provide two different options for Turntable Park to demonstrate a range of opportunities with the goal of collecting feedback from stakeholders before combining the most favorable elements from each concept into a single final design concept. Each preliminary design concept had distinct thematic programming, with the first concept focused on community history and heritage, and the second concept focused broadly on growth.

At the preliminary design presentation, new information was made available to the CDAC team, and the maintenance garage was removed from the final design concept and replaced with the yellow scale building next to the fire department repeater. For reference purposes, the preliminary designs for the maintenance garage are included in this section.

This section of the report includes the design descriptions, site master plans, building floor plans, and supporting drawings for both preliminary design concepts.

### Concept 1: History Park

93

#### Concept Summary

The first concept is themed around Lawrenceville and the rail yard's history. The site master plan prioritizes the preservation of historic site features and buildings, incorporates a train-themed playground, and proposes historic markers throughout the site that illustrate relevant information for visitors. Concept 1 also prioritized designing a site that could support large events such as Powwows, Easter egg hunts, concerts, festivals, and other events that might attract visitors to Lawrenceville. Major design features including wide sidewalks, ample parking, a large amphitheater, and permanent restroom buildings on both ends of the site.

#### Site Master Plan Design Description

##### Circulation

This plan proposes a path network that totals approximately 1.4 miles throughout the site. Approximately 1 mile of these paths are proposed as 10' wide sidewalks, which is wide enough for visitors to walk side-by-side or for two parties to pass one another without stepping off of the path. A smaller 6' wide walking trail, which may be mowed, mulched, or paved with a loose surface like stone dust, runs throughout the wooded trails and community garden.

##### Parking

Concept 1 includes three parking lots. The main parking lot, located at the east end of the site near the Tobacco Heritage Trailhead, includes 91 standard parking spaces, 1 accessible parking space, and eight trailer parking spots. A smaller parking lot



## PRELIMINARY DESIGN CONCEPTS

including 16 standard parking spaces and 2 accessible parking spaces is located south of this lot, adjacent to the amphitheater. This secondary parking lot allows for easier ADA access and gear load-outs, and connects to an extra wide 14' path which could grant direct vehicular access to the amphitheater if necessary. On the west end of the site, the existing parking lot is striped to include at least 27 spaces, room for overflow parking, and four oversize parallel parking spaces for food trucks. In total, this concept proposes 142 parking spaces.

### Community garden

Located in the northwest corner of the site, the community garden consists of raised planting beds, communal fruit trees, a small storage shed for tools, a water source, picnic tables, and a large circular plaza with vine trellises. This garden would be fenced to help mitigate wildlife presence. Additional soil tests should be conducted in this area to identify potential environmental hazards before planting anything in the ground.

### Interactive art installation

Near the site's W 5th Avenue entrance, this concept proposes an interactive art installation to serve as a site landmark and as entertainment for visitors. One idea for such an installation might be colorful, oversize, and interactive animal statues that represent the livestock that once traveled through the rail yard.

### Playground and basketball court

This concept includes a rail-themed playground that ties into the site's history. Proposed elements include a merry-go-round located at the center of the former turntable footprint, a train-shaped play structure geared towards children ages 2-12, a smaller train-shaped play structure geared towards toddlers, and swings. Concept 1 further proposes a regulation basketball court near the playground, providing space for a collaborative and multi-age activity. A large open lawn can be found to the south of this area.

### Amphitheater

The amphitheater would consist of a raised and covered stage platform and surrounding circular plaza and bench seating for 130-150 people. This space could be used for performances at Powwows, music concerts, by youth organizations, or other local interest groups.

### Concessions and restroom building

The existing structure located behind the former Felton Bros. Transit Mix office is proposed to be transformed into a concessions and public restroom building associated with the amphitheater. This building might have a sort of "vintage snack bar" look and feel and include two or more restrooms.

### Trailhead

Concept 1 proposes a formalized trailhead area for the Tobacco Heritage Trail. This



## PRELIMINARY DESIGN CONCEPTS

trailhead could include an information kiosk, signage, and additional bicycle parking.

### Rest areas

This concept offers a few different opportunities for visitors to rest as they move around the site. Covered picnic tables are located near the food truck parking area on the west end of the site. Additionally, this concept proposes a series of “history trail stops”, which might include signage with information about historical features onsite, bench seating, and other infrastructure like trash cans. These details can help ensure a comfortable visitor experience onsite.

The following pages contain the preliminary site master plan and supporting drawings for Concept 1.



Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

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**Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard**

Preliminary Design Concept 1: History Park  
 Site Plan  
 November 16th, 2023





### Perspective 1: Community Garden

This perspective shows the community garden, which would be located at the far northwest corner of the site. This community garden might include raised planting beds, communal fruit trees, vine trellises, picnic benches, a water source, and a small communal tool shed.



The community garden might also include a greenhouse structure to extend the harvest season.



A train-themed playground like the one pictured above provides recreation space primarily for children ages 2-12 and connects play spaces back to one of the site's historic uses.



This concept proposes a simple regulation basketball court to provide valuable practice space for local youth.



A designated food truck area is proposed for larger events.



This concept proposes a series of individually sheltered picnic tables as one of many seating options.



An example of interactive sculptures, which might be modeled after the various types of livestock historically transported at the rail yard.

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**Perspective 2: Amphitheater**  
This concept proposes an outdoor amphitheater with built-in seating for approximately 130-150 people and a covered stage. This space could be used for music performances, Powwows, and other local events.



An example of an outdoor amphitheater that is similar to the one proposed in this concept.



The concessions building could be designed like an “old-fashioned” snack bar, similar to the one pictured above.



Several “history stops” are located throughout this concept, which might include interpretive signage, benches, and trash cans for visitors.



Benches at history stops, at the playground, and at other locations throughout the park provide regular opportunities for visitors to rest and enjoy their surroundings.



An example of a peaceful walking trail through the woods.



Public restrooms might also be included as part of the concessions building.

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## PRELIMINARY DESIGN CONCEPTS

### Interior Design Descriptions

#### Overview

Concept 1 focuses on preserving the historical background of the railyard. This concept seeks to acknowledge the history of the site while intertwining with programs that uplift the community. The site is located at the head of the Tobacco Heritage Trail which is a recreational trail that spans 16.6 miles making it the ideal location for bringing tourism into the community.

#### Maintenance Garage

The maintenance garage becomes a multipurpose community space with a variety of seating. Lounge, bar, and desk height seating is available for visitor's needs and preferences. The north façade was enclosed to create a year around interior. The point of entry is the west side of the building closest to the Southern States building. This space is intended to be used for after school clubs, small to medium sized gatherings, and community events. Lockable storage is included as well as a small garden shed on the west side of the building for the nearby community garden. It seats comfortably 25 people but with some rearranging could possibly seat up to 35-40.

#### Caboose Building

The plan shows an elevated deck with a restored caboose interior. The inspiration behind this drew from the idea of a "train station". Shaded seating is featured around the caboose as well as benching around the caboose exterior. Bike racks and vending machines are located on the ground level. The dotted line shows the roof line of the "train station". The caboose becomes more like a museum and closely restored to its original interior. The space includes features and images from the original site. Doors are propped open during the day and secured at night.

#### Open Pole Barn

The open pole barn becomes partially enclosed and becomes a small classroom or meeting room that seats up to 10 people. Lockable storage is accessed through the classroom. Two ADA restrooms are located towards the north of the building.

An outdoor lounge is featured on the exterior under the rest of the structure. Support beams were kept from the original structure. Heavyweight but movable furniture is featured on the exterior. This space also can be used for weekly farmers markets and larger events.

#### Office Building

Located near the start of the trailhead of the Tobacco Heritage Trail, this space acts as an information center for tourists and visitors of the area. This space will provide pamphlets and books about the site and surrounding areas, along with trail maps and guides. Adjacent to this space would also be a small seating/waiting area. Because of its location and its potential to host a wide variety of visitors, there will be an interactive "where are you from" map is incorporated into the design. Visitors may use



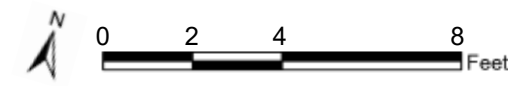
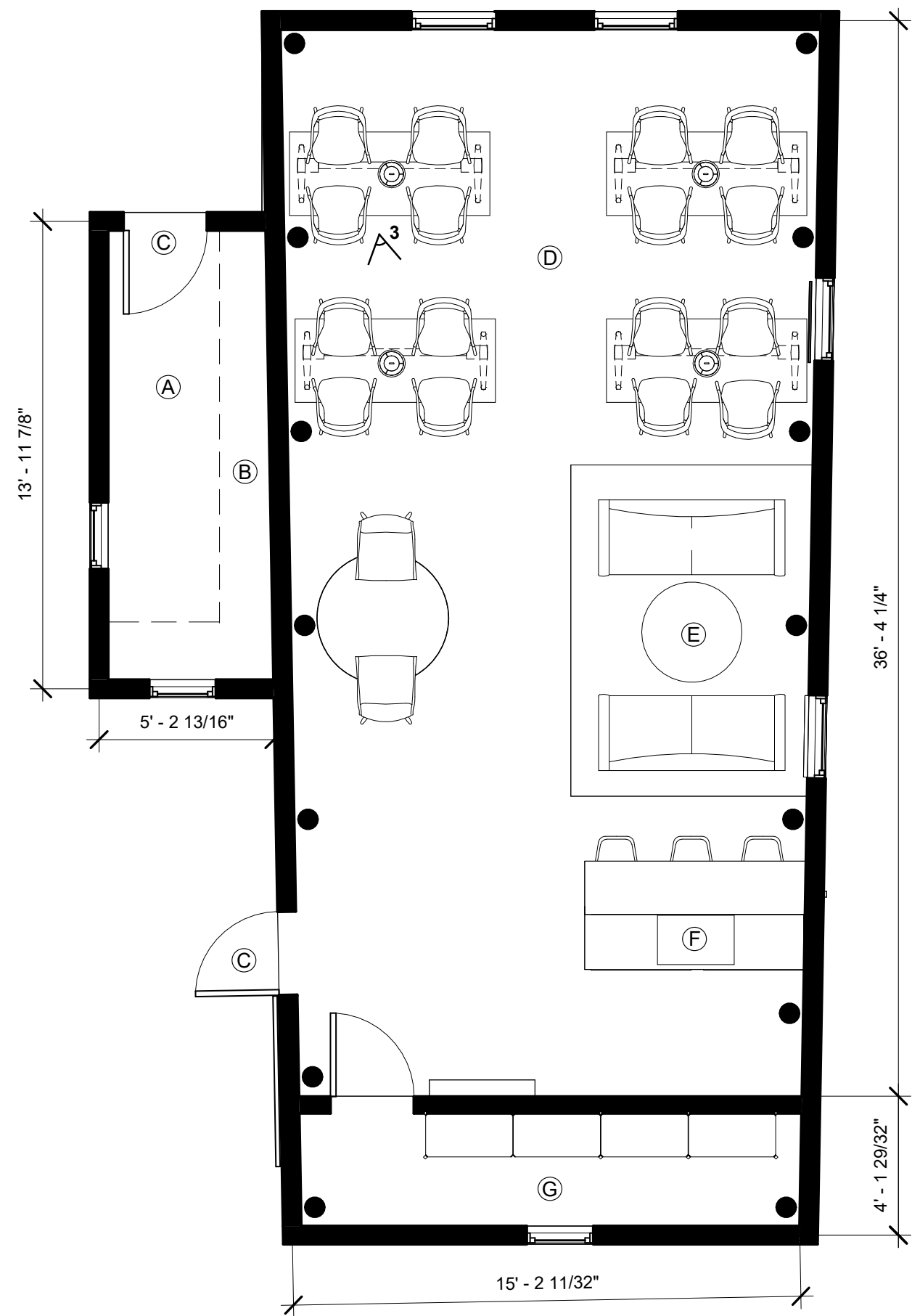
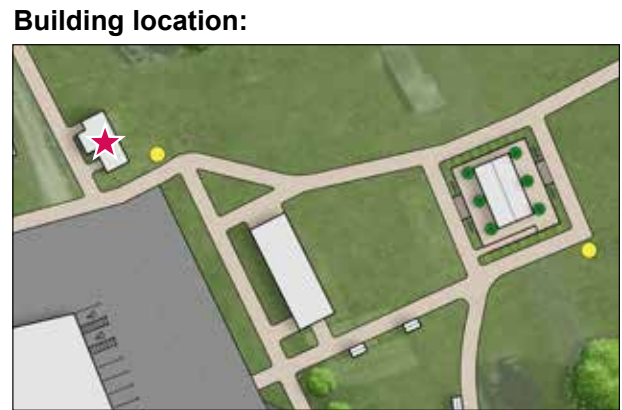
## PRELIMINARY DESIGN CONCEPTS

push pins to display where they are from showcasing the extent of the trails impact and network. On the back wall of the office is where the admin desk would be to answer questions, etc. Also on the back wall, there would be a “selfie/photo wall,” with a picture of historic downtown Lawrenceville as the background, encouraging visitors to share their experience of Lawrenceville and the Tobacco Heritage Trail on social media, creating more “buzz”/attention for the area.

The following pages contain the preliminary floor plans and supporting drawings for Concept 1.



- Key:
- A Garden shed
  - B Storage
  - C Entry
  - D Classroom-style seating
  - E Lounge-style seating
  - F Sink
  - G Lockable storage
  - Perspective viewcone



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**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

Preliminary Design Concept 1: History Park  
Maintenance Garage Floor Plan - Community Room  
November 16th, 2023





**Perspective 3: Community Room at the Maintenance Garage**

This concept envisions the existing scale building as a finished community space that could be used for after school groups, community meetings, workshops, and other events.



A large chalk wall could be an opportunity to create a community mural or have community members express themselves.



The community space could include comfortable lounge seating.



This concept utilizes the existing exposed framework in the building as inspiration for the updated interior.



The existing storage attachment could be renovated and transformed into additional storage space for the nearby community garden.



A lockable storage closet could hold community supplies or safeguard technology.



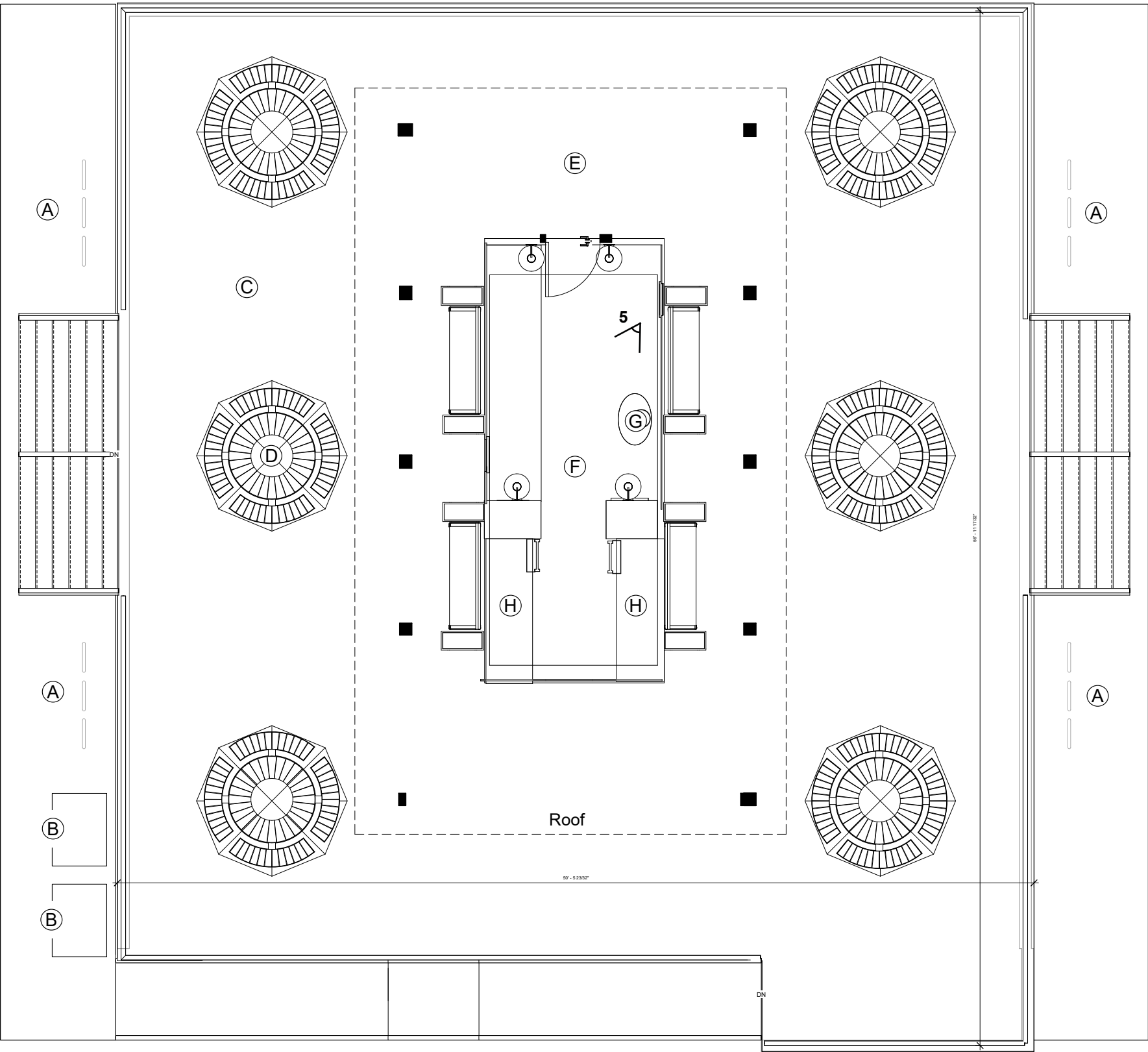
Collaborative work tables allow for flexible use of the space for a variety of community programming.

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- Key:
- A Bike racks
  - B Vending machines
  - C Elevated deck
  - D Picnic tables with umbrellas
  - E Shade structure
  - F Restored caboose
  - G Furnace
  - H Restored elevated seating area
  - Perspective viewcone

Building location:



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**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

Preliminary Design Concept 1: History Park  
 Caboose Floor Plan - Restored Interior  
 November 16th, 2023





#### Perspective 5: Restored Caboose

Concept 1 proposes that the historic caboose be restored as an interactive historical display. The interior might also include additional information about Lawrenceville rail history.



The inside of the caboose could be restored to resemble historic cabooses, utilizing natural wood finishes.



Another view of a historic caboose interior.



A pavilion structure could help preserve the restored caboose for future enjoyment and provide shade for visitors.



Circular picnic tables with umbrellas could offer additional shade on the surrounding platform.



The structure design could be modeled off of shelters at historic rail depots, like the one pictured above.



The caboose's exterior could be repainted with the NFD logo to call back to the site's history. This photo was taken at the rail yard circa the 1970s.



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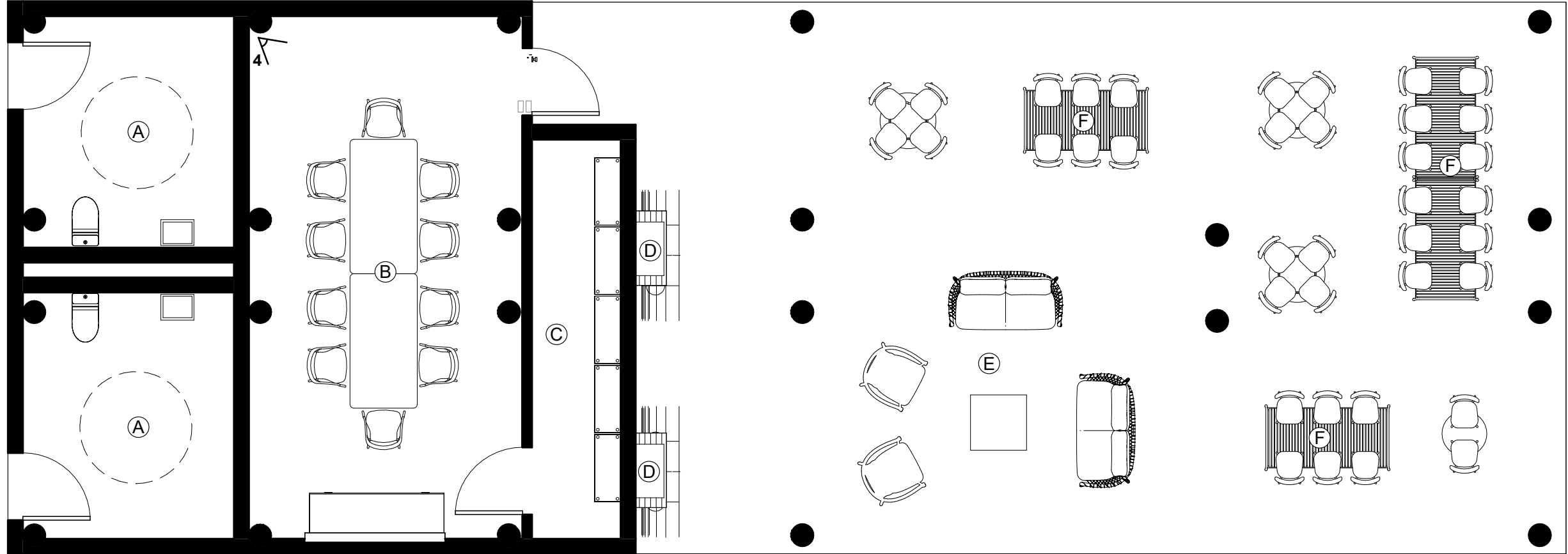
Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Preliminary Design Concept 1: History Park  
Restored Caboose Perspective and Precedent Images  
November 16th, 2023

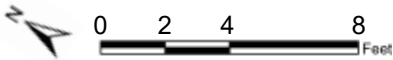
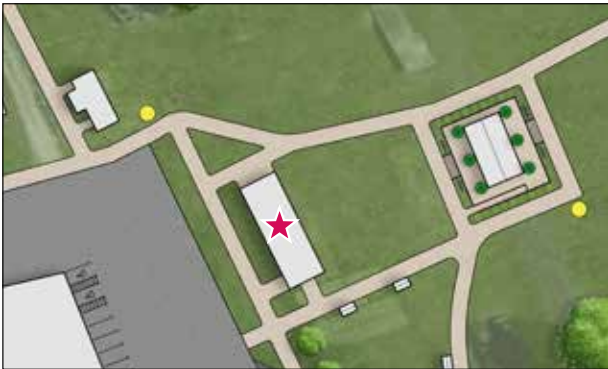


Key:

- A Accessible public restroom
- B Multipurpose classroom
- C Lockable storage
- D Bench seating
- E Lounge-style seating
- F Dining area
- Perspective viewcone
- Support beam



Building location:



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Preliminary Design Concept 1: History Park  
Open Pole Barn Floor Plan - Classroom and Outdoor Lounge  
November 16th, 2023





#### Perspective 4: Classroom at the Open Pole Barn

This concept proposes that a portion of the livestock building be enclosed and converted into a small conference room, suitable for small group gatherings of up to about ten people. This room would have a lockable storage closet for supplies or technology.



The covered outdoor portion of the structure would become a covered picnic and rest area.



Concept 1 further proposes two accessible restrooms be located in the livestock building and accessible from the outside.



Outdoor furniture could be heavyweight but movable, allowing visitors to create seating arrangements that better suit their needs.



The enclosed conference room uses the existing exposed beams as design inspiration.



An example of a similar-size conference room, which can be used for meetings or events with up to ten people.



The covered outdoor area could be lit with lights like those pictured here for evening events.

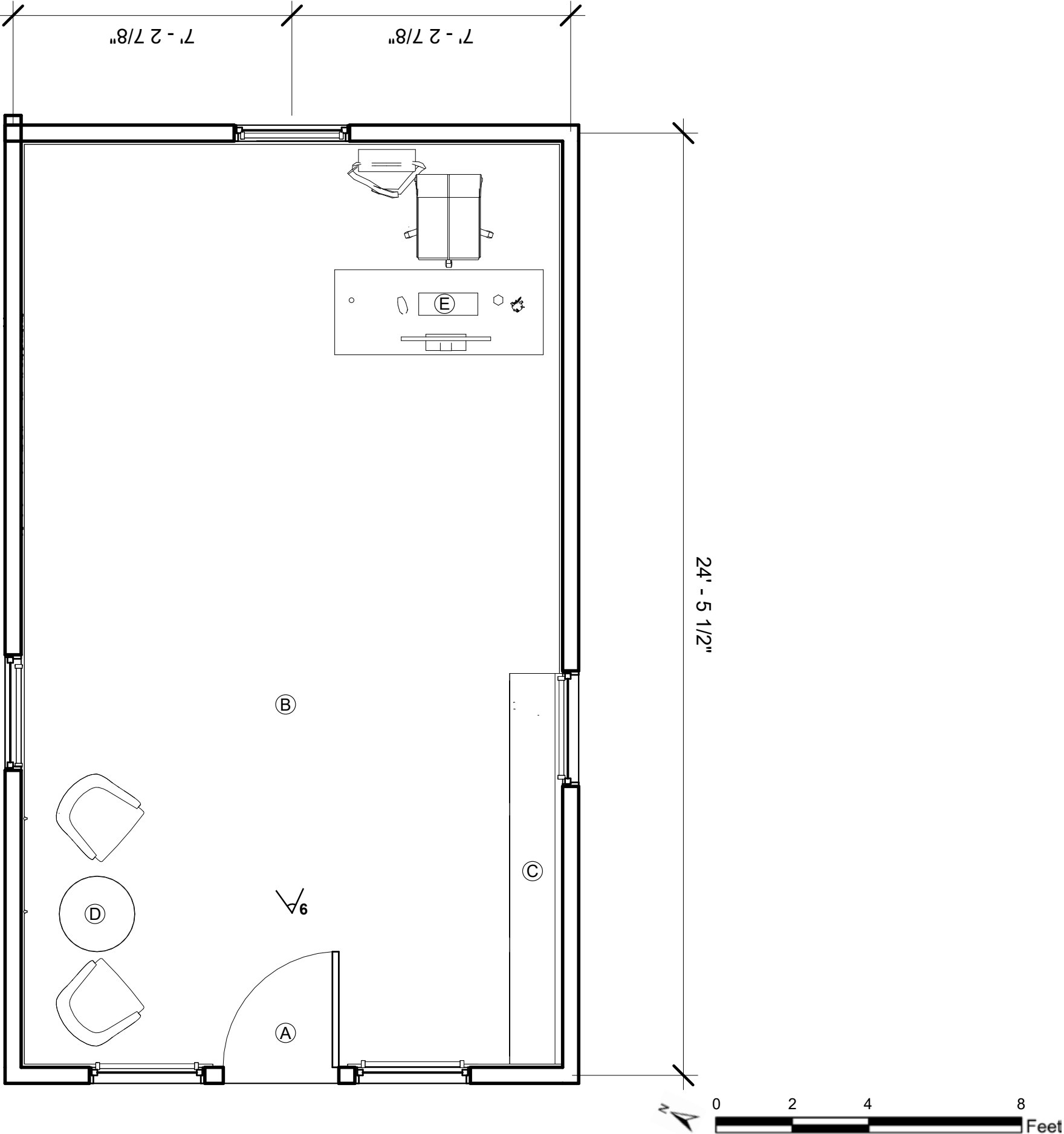
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Key:

- A Entry
- B Visitor's center
- C Tourist information
- D Seating area
- E Reception desk
-  Perspective viewcone

Building location:



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Preliminary Design Concept 1: History Park  
Office Building Floor Plan - Tourist Information Center  
November 16th, 2023





The visitor's center could host and distribute information about regional tourism.



Large display maps can help visitors locate themselves and plan routes.



An example of a bicycle repair station, which could be located outside.



An example of a small reception desk.



The information center could sell arts and crafts from local artisans.



An example of a graphic timeline, which could illustrate Lawrenceville's history for visitors.



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### Lawrenceville, VA: Conceptual Redevelopment Plan for the Southern Railroad Yard

Preliminary Design Concept 1: History Park  
Tourist Information Center Perspective and Precedent Images

November 16th, 2023



## PRELIMINARY DESIGN CONCEPTS

### Concept 2: GROW

#### Concept Summary

Concept 2 draws from the ongoing “Build a Better Brunswick” campaign and is inspired by growth and the word “grow”. Here, we make a “better Brunswick” by providing stepping stones through the site and buildings to position Lawrenceville and its residents to G.R.O.W., focusing on ideas of Gathering, Recreation, Opportunity, and Wellness. Thematic elements in the site master plan corresponding with this idea include multi-age playground equipment, outdoor fitness equipment, a skate park, a splash pad, and community gathering spaces.

#### Site Master Plan Design Description

##### Circulation

An 8' wide sidewalk connects all of the elements onsite and provides consistent, accessible pathways throughout the park.

##### Parking

Concept 2 includes two parking lots. On the west side of the site, the parking lot by the Southern States building is resurfaced and restriped to provide parking for at least 22 vehicles. On the east side of the site, a large parking lot with a drop-off loop provides parking for approximately 98 vehicles. This concept proposes approximately 120 parking spaces in total.

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##### Community garden

The community garden consists of a cluster of raised plots which could be individually rented by community members. A circular plaza with seating provides visitors with a place to rest and relax.

##### Exercise station

Outdoor fitness equipment could provide a total body workout for community members, park visitors, and trail guests. The exercise station could consist of several different “stations” or a single structure with multiple fitness elements.

##### Amphitheater

The amphitheater would consist of a raised and covered stage platform and surrounding circular plaza and bench seating for 80-100 people. This space could be used for performances at Powwows, music concerts, by youth organizations, or other local interest groups. The amphitheater is proposed to be located at the site of the rail yard’s historic turntable, incorporating the turntable’s footprint into the stage design.

##### Skate park

The skate park is proposed as approximately 6,000-10,000 square feet and would consist of a variety of poured concrete elements designed for skaters of a range of skill levels. CDAC recommends that the Town of Lawrenceville work with a



## PRELIMINARY DESIGN CONCEPTS

professional skate park design company for the final park design and installation process.

### Playground and basketball court

The playground is designed with multiple age groups in mind, including play equipment for toddlers, young children, older children, and adults. An obstacle course provides play opportunities for teenagers and adults. A nearby regulation basketball court with rubber surfacing provides space for pickup games.

### Splash pad

A small splash pad is proposed adjacent to the playground, which would give park visitors a chance to cool off throughout the summer.

### Additional structures

This concept proposes a combination restroom/changing building and picnic shelter located between the playground and splash pad. Additionally, the footprint of the auxiliary building for the Felton Bros. Transit Mix business is reused for a picnic shelter, creating additional shade onsite.

The following pages contain the preliminary site master plan and supporting drawings for Concept 2.



Key:

- |                               |                                       |                                 |                              |                               |
|-------------------------------|---------------------------------------|---------------------------------|------------------------------|-------------------------------|
| — Approximate site boundary   | A Community garden and plaza seating  | H Amphitheater                  | O Open shaded structure      | 1 Food Pantry                 |
| ➤ Perspective viewcone        | B Covered walkway                     | I Open lawn                     | P Obstacle course            | 2 Multipurpose Space          |
| ➡ One-way traffic circulation | C 8' wide sidewalk (~1.2 miles total) | J Skate park (~6,000-10,000 SF) | Q Parking lot (98 spaces)    | 3 Caboose/Meeting Room        |
| ↔ Two-way traffic circulation | D Parking lot (22+ spaces)            | K Pick up/drop off area         | R Full size basketball court | 4 Bicycle Repairs and Rentals |
|                               | E RV/Trailer parking (6 spaces)       | L Splash pad                    | S Seating/picnic area        |                               |
|                               | F Signage                             | M Restrooms/changing area       | T Tobacco Heritage Trailhead |                               |
|                               | G Exercise station                    | N Playground                    |                              |                               |



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**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

Preliminary Design Concept 2: GROW  
 Site Plan  
 November 16th, 2023





### Perspective 7: Community Garden

This perspective shows the community garden, which would be located at the far northwest corner of the site. This community garden might include raised planting beds and a circular plaza with seating.



The proposed exercise station would provide community fitness opportunities for a wide range of ages and abilities.



Pull-through angled parking spaces allow RVs and equestrian trailers to access the site.



An example of an approximately 10' wide sidewalk and pedestrian roundabout with signage.



An example of a peaceful walking trail through the woods.



Example of raised community garden beds.



Example of trailhead signage.

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### Perspective 8: Amphitheater

This concept proposes an outdoor amphitheater with built-in seating for approximately 80-100 people and an open stage platform located on the Rail Yard's historic turntable footprint. This space could be used for music performances, Powwows, and other local events.



The skate park is proposed at approximately 6,000-10,000 SF and might resemble the one in the above image.



Concept 2 proposes an obstacle course, creating a playful environment scaled for multiple age groups.



A restroom building with changing rooms is proposed near the splash pad.



An example of a larger amphitheater with a similar shape to the one that would appear on the site.



This concept proposes a playground with a small adjacent splash pad like the one pictured above.



This concept proposes a regulation basketball court with rubber surfacing, which can be more durable than traditional asphalt courts.

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## PRELIMINARY DESIGN CONCEPTS

### Interior Design Descriptions

#### Overview

This concept responds to the idea of “Build a Better Brunswick,” and was inspired by the word “grow” on the potted plants we were given on the initial site visit meeting. Here, we make a “better Brunswick” by providing stepping stones through the site and buildings to position Lawrenceville and its residents to GROW.

Each letter in GROW will be “assigned” a building and this will help guide each building use/idea, with G for Gather, R for Recreation, O for Opportunity, and W for Wellness.

#### Maintenance Garage

The maintenance garage is turned into a facility focused on physical wellness and nourishment with the primary use as a food bank. Food graphics are a feature of this space and bring in a playful element by making it an inviting place. The storage part of the food bank has a sink to wash fresh vegetables and storage for a variety of food, counter space to prepare food (including an ADA compliant counter space), and a refrigerator and freezer. On the south side of the building, the space contains a seating area for around 8 people to meet or wait for others. There is also a small check-out spot, as well as storage for concessions. Outside of the building, there is also a covered spot for concessions such as drinks or ice cream for those visiting the park. Additionally, there is a covered area for bike racks and a small bike repair station.

#### Caboose Building

The caboose is renovated to become a small gathering space. This space includes two community tables for events, casual dining, and community building where people meet and join together over food. The feature of the space would be a live wood edge table that would be sourced from a local tree from the county. The VA department of Forestry has an Urban Wood Program where trees can be sourced from the county that need to be cut down and can be reused instead of being used for firewood or thrown in a dump.

#### Open Pole Barn

The open pole barn is enclosed to become an opportunity to mentally grow through collaboration with others in various forms, leading to more learning and building community. The classroom area is 669 sq ft and is a 20-person classroom/tech center with movable seating and lockable storage for computers, supplies, etc.

The multi-purpose/flex space is 633 sq ft. This space could be used for after school club meetings, after school events, a general working area for professional and students, and for special events (such as a larger speaker presentation). It has flexible seating with different learning spaces and different furniture seating options. This room also has seating for about 20 people, but can be changed based on need. On the wall separating the classroom and open multipurpose/flex space, there is a



## PRELIMINARY DESIGN CONCEPTS

cork wall that can be used for community announcements or pinning up papers while learning/collaborating with others. This space would be fully enclosed, but would have a garage style door (on the side facing the caboose) that could be opened to be used for large events or farmer's market continuation and would bring in natural daylight as well. The ceiling would be the exposed structure of the building with large pendant lights.

### Pavilion/covered walkway

The pavilion/covered walkway connects each of the three buildings on the western side of the site. It would be used for outside event space including a farmer's market, fixed picnic seating near the caboose, and general covered event space. As seen in the images, it would be more wood and timber posts, tying back to the trees, trails, and rail history.

### Office Building

The office building becomes an information center with information about the site, trails, and bikes. Trail maps, bike rentals as well as a small bike shop are included on the interior. On the exterior a small self-service bike rack for rentals. The rear of the building is added onto, where two ADA restrooms are located with access from the exterior.

The following pages contain the preliminary floor plans and supporting drawings for Concept 2.



Key:

A Accessible restroom

B Bicycle rack and repair area

C Main entry

D Checkout

E Food pantry storage

F Prep island with sink

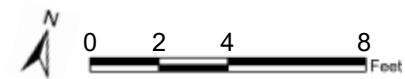
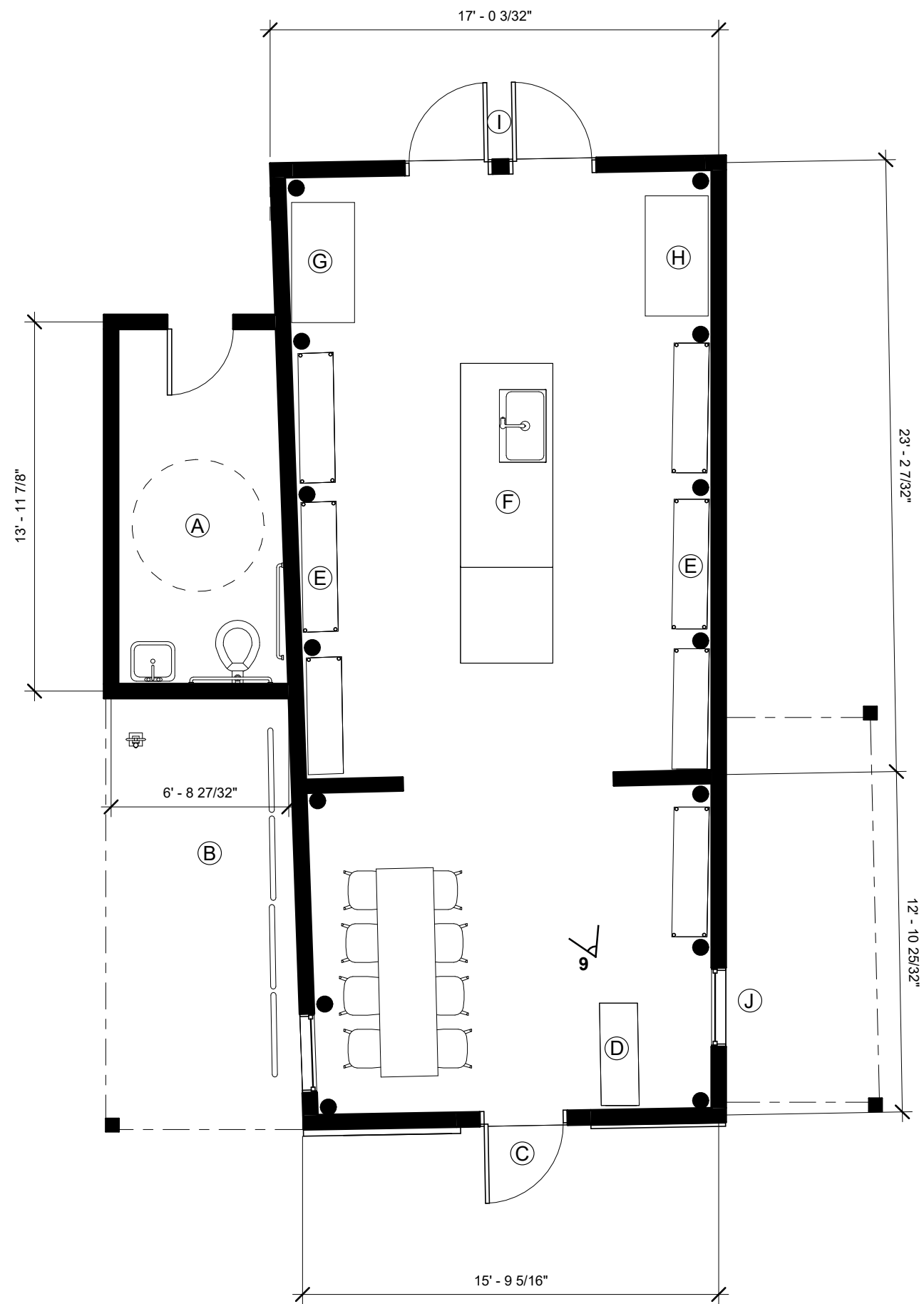
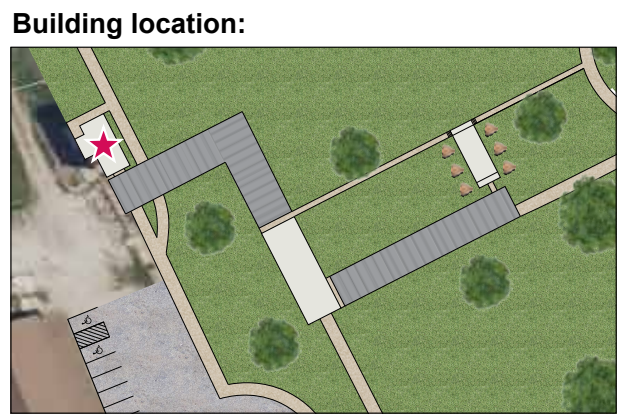
G Refrigerator

H Freezer

I Secondary entrance/exit

J Covered concessions window

 Perspective viewcone





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Lawrenceville, VA:

Conceptual Redevelopment Plan for the Southern Railroad Yard

Preliminary Design Concept 2: GROW

Maintenance Garage Floor Plan - Food Pantry

November 16th, 2023

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### Perspective 9: Food Pantry at Maintenance Garage

This perspective shows the scale building reused as a food pantry. The northern portion of the building houses the food pantry. At the southern end is a small space that could be used to meet or sit informally.



The existing wooden posts and beams would be retained and kept exposed.



An example of a small grocery store with graphics similar to those proposed in the food pantry.



There could be a small space for meeting or sitting informally at the front of the food pantry.



An example of a station for adding air to bicycle tires that could be located around the park.



An example of bike stands for locking up bicycles, which would be located just outside the food pantry.



An example of a small food pantry that allows patrons to shop for their own items.

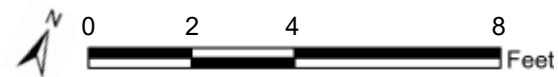
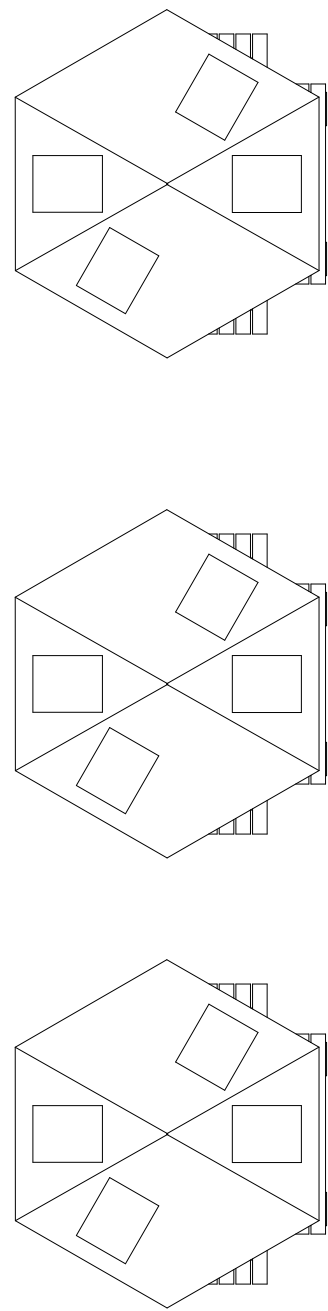
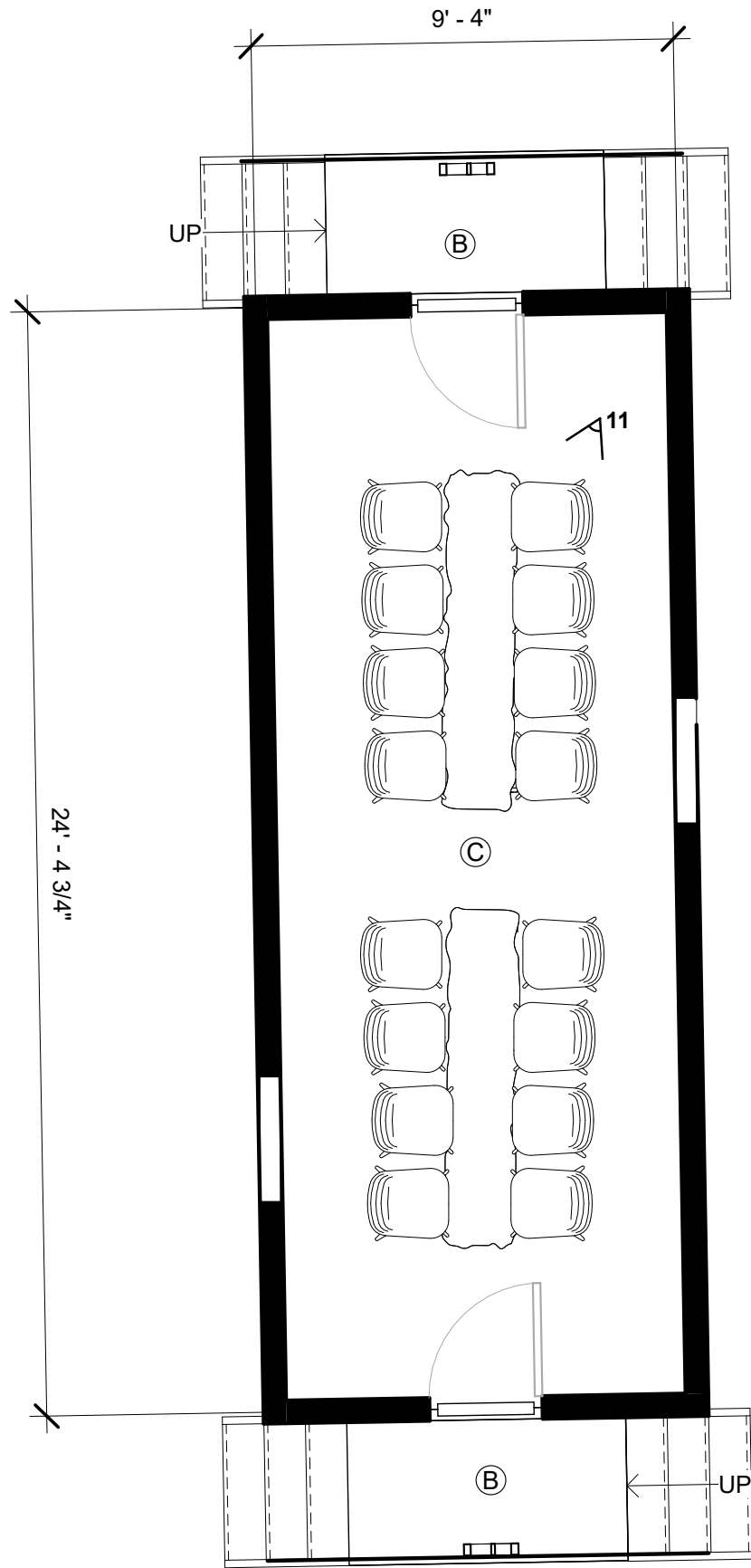
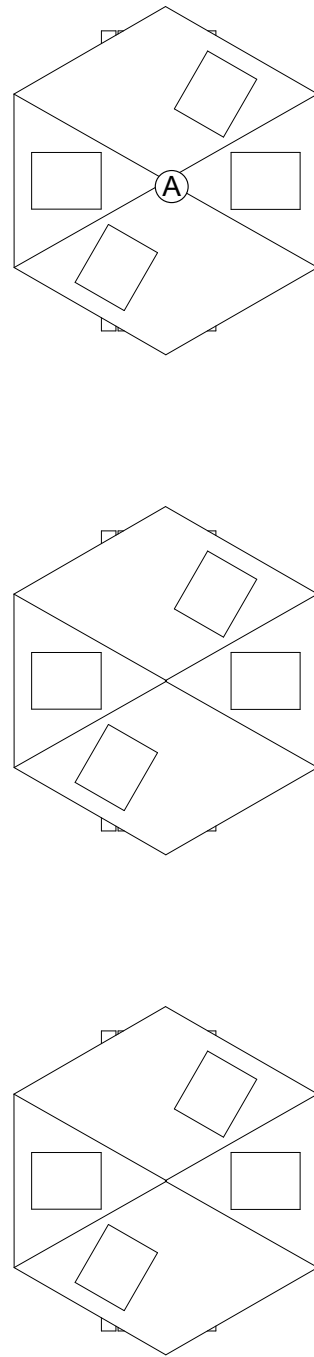
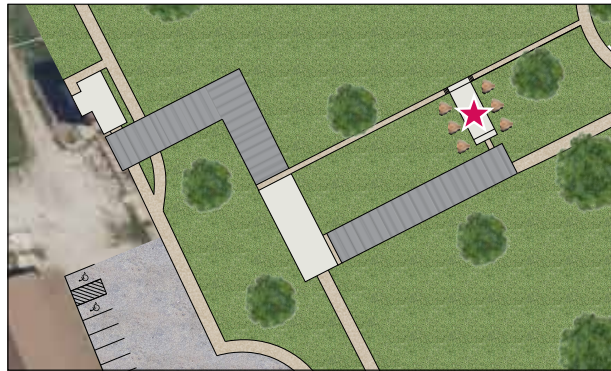
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**Key:**

- A Shaded picnic tables
- B Entry platform
- C Multi-purpose space
-  Perspective viewcone

**Building location:**



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**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

Preliminary Design Concept 2: GROW  
 Caboose Floor Plan - Meeting Room  
 November 16th, 2023





**Perspective 11: Meeting Room in Restored Caboose**  
In this concept, the caboose is gutted and reused as a small multi-purpose meeting space.



Round picnic tables with umbrellas could offer additional shade and space to rest around the caboose.



An example of where an alternative use was created for a train car.



A unique table could be created from a local tree and adding a glass covering.



An example of a live edge used for the table, which could possibly be sourced locally.



An example of where an alternative use was created for a train car.



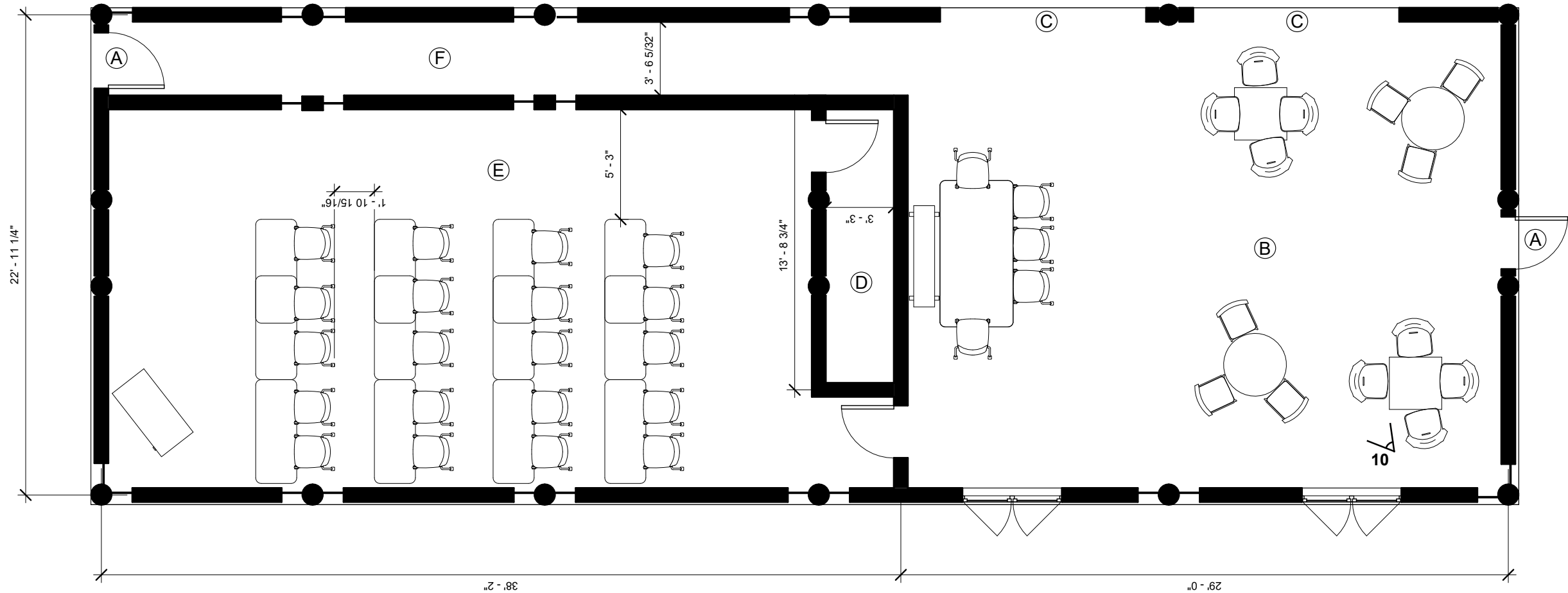
An example of where an alternative use was created for a train car.

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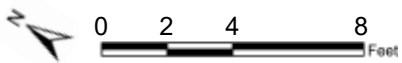
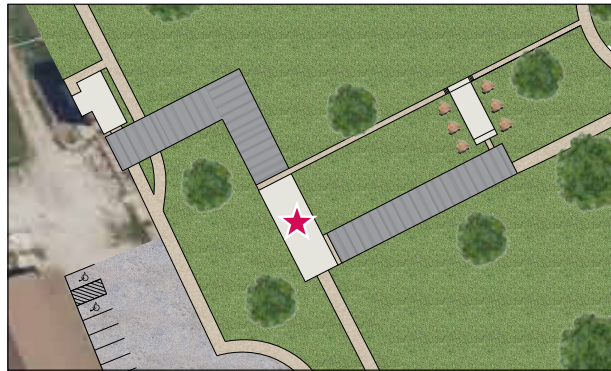


**Key:**

- A Entry
- B Multi-purpose/flex space
- C Garage doors
- D Storage
- E Classroom/technology center (20 people)
- F Hallway
-  Perspective viewcone



**Building location:**



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**Lawrenceville, VA:**  
**Conceptual Redevelopment Plan for the Southern Railroad Yard**

Preliminary Design Concept 2: GROW  
Open Pole Barn Floor Plan - Multipurpose Space and Classroom  
November 16th, 2023





#### Perspective 10: Multipurpose space at Open Pole Barn

The open sided building will be enclosed and become a technology classroom building that includes a classroom for about 20 and a multi-purpose/flexible space. This perspective shows the multi-purpose flex space, which includes glassed "garage" doors that provide natural light and could be opened. Outside can be seen the covered pavilion that leads to the caboose and also provides an area for covered picnic tables and events.



An example of exposed beams in a similar type of structure that has been enclosed.



Large windows resembling glass garage doors could fill the space with natural light.



The covered areas that connect the pantry, classroom, and caboose can be used for special events or a farmer's market.



An example of pendant lights in a room with a similar style ceiling.



An example of a clean, modern co-working space. The multipurpose space could be used for co-working or a variety of other

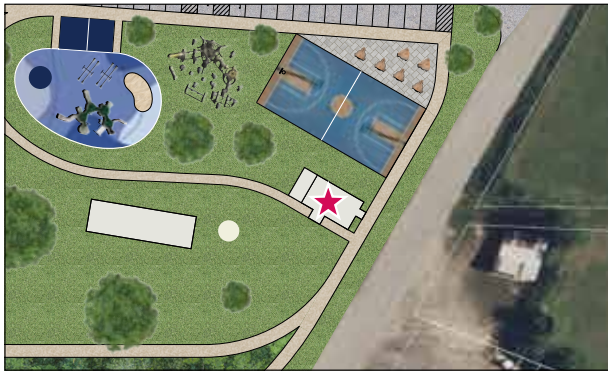


The covered areas that connect the pantry, classroom, and caboose can be used for a variety of events. Solar panels could be installed on the roof to power electrical outlets.

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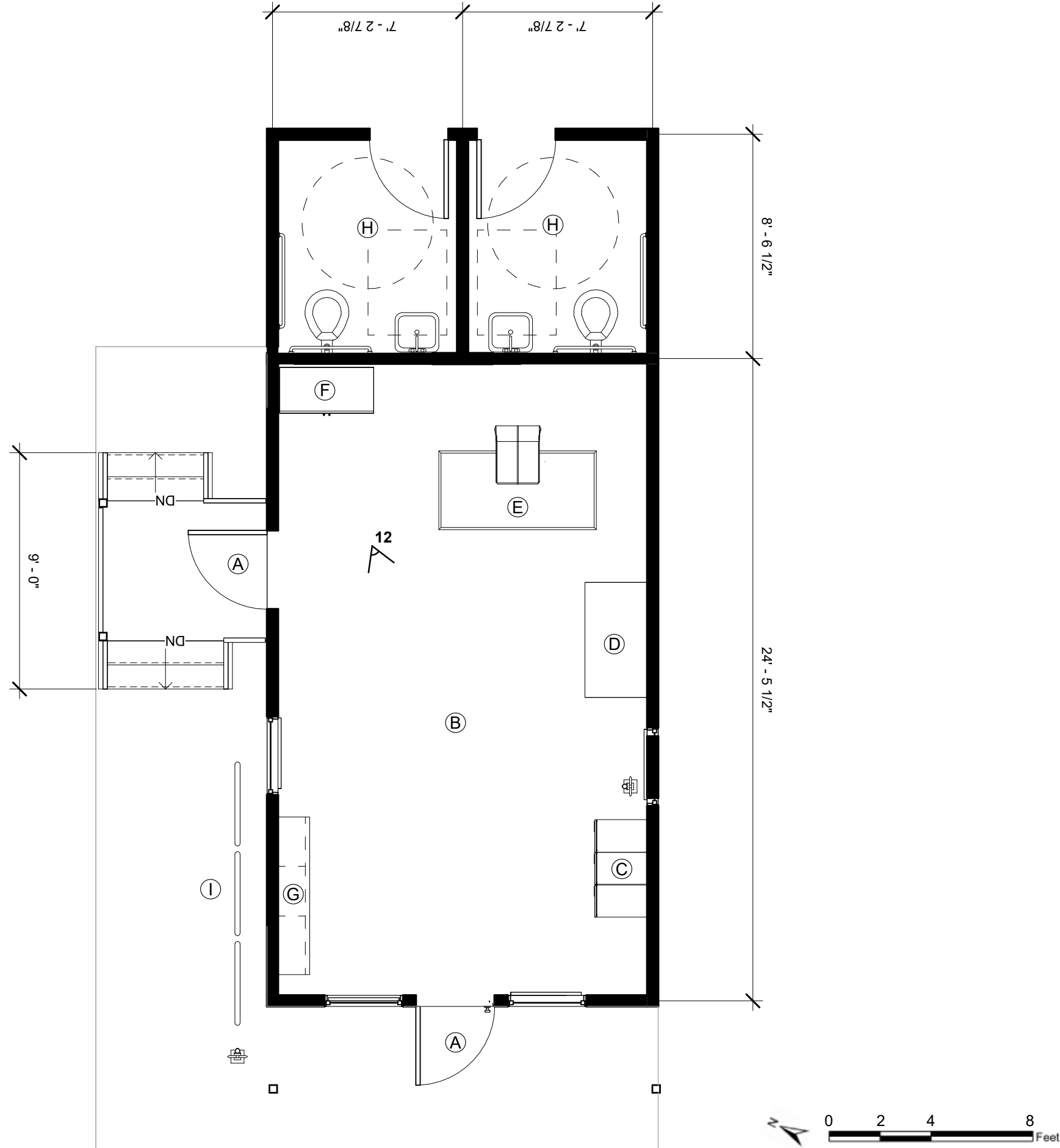


Building location:



Key:

- A Entry
- B Bike rental/repair shop
- C Storage lockers
- D Repair area
- E Reception desk
- F Storage
- G Open shelves
- H Accessible restrooms
- I Bicycle storage racks
- Perspective viewcone



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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Preliminary Design Concept 2: GROW  
Office Building Floor Plan - Bicycle Rental and Repair Shop  
November 16th, 2023





An example of wall decor for a bicycle rental and repair shop, which might include a bike map of Lawrenceville and the surrounding area.



One wall of the shop might be dedicated for bicycle repair tools.



This concept proposes two externally accessible ADA restrooms, which would be constructed as an addition to the existing building.



Bicycles would be stored outside, but could be moved indoors seasonally.



An example of a bicycle locking mechanism that could be used to secure rental bikes outside.



An example of an outdoor repair station where visitors can quickly inflate their tires and make adjustments.



## COMMUNITY DESIGN ASSISTANCE CENTER VIRGINIA TECH.

College of Architecture, Arts, and Design  
Virginia Polytechnic Institute and State University

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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Preliminary Design Concept 2: GROW  
Bicycle Rental and Repair Shop Perspective and Precedent Images  
November 16th, 2023



## PART 5: APPENDIX

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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

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## APPENDIX: REFERENCES

### References

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## APPENDIX: MEETING NOTES

### Meeting Notes

#### Initial Site Visit and Stakeholder Meeting – August 31st, 2023

##### Attendees:

- Mike Dotti, Executive Director, Brunswick County IDA
- Quintin Kelly, IDA Board of Directors
- Randy Lynch, Lawrenceville Town Manager
- Beverly Ambs, Director, Brunswick County Chamber of Commerce
- Andy Wells, Southside District Planning Commission (?)
- April Beaty, Administrative Assistant, Brunswick County IDA
- Kim Martin, Events Planner
- Virginia Williams, Teacher and FBLA advisor, Brunswick High School
- Four senior students, Brunswick High School FBLA (names?)
- Joe Morici, Senior Principal, Stantec
- Elizabeth Gilboy, Director, Community Design Assistance Center at Virginia Tech
- Lisa Tucker, Chair, Department of Housing, Apparel, and Resource Management at Virginia Tech
- Hayley Harrington, Landscape Designer, CDAC-VT
- Kelci Nolan, Undergraduate Landscape Architecture Student, CDAC-VT
- Joshua Protil, Undergraduate Interior Design Student, CDAC-VT
- Emma Bowman, Undergraduate Interior Design Student, CDAC-VT

##### Programs/Amenities that the community would like to see:

- New community center
- Multi-age playground
- Food bank (smaller than existing one in town and with different hours)
- Community garden
  - Either large plots or community food forest setup; open to both
- Track
- Interactive walking trails
  - Nature trail through forest
- Educational kiosks
- Stage for concerts/special events
- Amphitheater / Pavilion
- Designated areas for:
  - Drive-in movie theater
  - Mobile food trucks
  - Annual festivals/events (Ex. Easter egg hunt, pumpkin painting/carving, parades, etc.)
  - Farmer's market
- Technological platform that is family-oriented
  - Multi-use space for working adults and kids
  - Media room / computer lab for studying
  - "coffee shop"-type feel



## APPENDIX: MEETING NOTES

- Instructional space for after-school activities
  - Tutoring sessions
  - Guest speakers in STEM fields
  - Club meetings
  - Band practice
  - Computer lab
  - Childcare options
  - Places to learn home economics/life skills
  - Bike rental
- Active recreation
  - Field space for football, basketball, softball, golf, volleyball, etc.
  - Putt Putt
- Additional parking for the site
  - Formal parking at trailhead
  - EV charging stations
  - ADA parking
- Skatepark
- Dog park (informal dog park exists elsewhere nearby)
- Areas to store horses, RVs, trailers, and bikes
- Additional pine trees for shade
- Lighting for safety and visibility
- Year-round programming
- Emergency shelter for power outages (with kitchen)
- Pool/Splash Pad (existing pool nearby...apparently poor condition?)
- Boulderling wall

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### Other additions that the community would like to see:

- Accessibility for all
- Various connections to the site
  - Adjacent Tobacco Heritage Trail – create/formalize trailhead and parking area
  - Site will soon have a 5 min connection to the downtown area.
- Rehabilitation of the turntable.
- Repurpose the caboose and other historical buildings on site.

### Things to take into consideration:

- Preserve the history of the site.
  - Incorporate turntable into design if possible
- Stakeholders would like us to present something that is “as maintenance-free as possible”.
- They want the area to:
  - Generate revenue
  - Draw in developers
  - Improve the area
  - Educate users





## APPENDIX: MEETING NOTES

- Become the central hub of Lawrenceville
- Give back to the community.
- Educate and aid children/teenagers.
  - Educational facilities
  - After school activities
  - Food banks
- Have the site become an extension of the high school and community.
- Create both an educational and experiential space.
- Stakeholders want the site to be used year-round.
- Environmental, social, and governmental impact
- Aim of the project: “Make a better Brunswick”
- Security – IDA wants to be able to secure park during off hours
- Eventual goal is to hire more staff, personnel does not currently exist

### Information about site/project/community:

- Felton Brothers = name of concrete place
- Existing athletic fields in area aren’t always available for use (ex. Basketball practice happens at a local church, which isn’t always open)
- “Grow Brunswick” = ongoing initiative
- Local high school students must complete service hours to graduate; lots of opportunities for service projects
- Students involved in FBLA and FFA, interested in other student orgs, NTHS (club for STEM students)
- There is a planned innovation hub/incubator space going elsewhere in town
- IDA is less concerned about following code; if the code needs to change to support design, the code can change.

### Precedents mentioned:

- South Hill Amphitheater – former tobacco warehouse
- Elm Acres – other nearby emergency shelter
- Someone named Randy is a local history expert
- Alberta, VA has large community garden

### **Preliminary Design Presentation – 11/16/23 (Zoom)**

#### Attendees:

- Elizabeth Gilboy, Director, CDAC
- Hayley Harrington, Landscape Designer, CDAC
- Lisa Tucker, Chair, Department of Housing, Apparel, and Resource Management at Virginia Tech
- Joshua Protil, undergraduate student, CDAC
- Emma Bowman, undergraduate student, CDAC
- Kelci Nolan, undergraduate student, CDAC
- Shpresa Bucaj, undergraduate student, CDAC
- Amrita Adhikari, graduate student, CDAC
- Joe Morici, Stantec



## APPENDIX: MEETING NOTES

- Karen Weber, VA DEQ
- Quintin Kelly, Brunswick County IDA
- Andy Wells, Director of Local Services, Southside Planning District Commission
- Cherie Nelson, Project Associate Director, Brunswick County IDA
- April Beaty, Town of Alberta Clerk
- Dixie Daniel – Brunswick County Tourism

### Project Information:

- Mike Dotti no longer working with Brunswick County IDA; Quintin Kelly now primary point of contact
- Property line is off; design should not include scale building or parking lots
- Area intended primarily for day use
- “Cell tower” is actually a fire department repeater
- Building next to it is in bad shape; one side is caved in. Scale building?

### Design feedback:

- Generally like concept 1 spatially but with more of the economic development opportunities offered in Concept 2
- Like community garden, like larger garden (C1), like community fruit trees
- Pull health and wellness ideas from C2 into C1
- Like having a larger amphitheater
- Incorporate splash pad
- Prioritizing more functional space over a total historical restoration
- Like the idea of having a raised deck around the caboose (“something different”; Alberta has a restored caboose)
- Unsure about skate park
- Maybe interested in pickleball court
- Create an additional parking lot on west side of property
- More bathroom stalls and closer to Tobacco Heritage Trail
- Include proposed ramp to downtown on final plans

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### Community comments – Site master plan

- Likes initial GROW concept
- Maybe incorporate bike repair shop into concept 1
- If a grant for recreation—more exercise
- Like community garden from concept A more than concept B
- Like focus on health and wellness from B pull into A
- Like amphitheater placement on A better but nice to use turntable—first concept seats more people as well—jazz (1000 people attended jazz festival this year)
- Option 1 parking better—lots of horse riders better connection to trail better to not pave for horses)
- Tower must remain (fire department) Yellow building has nothing to do with it. Not in great shape. Worth taking a look? Might be a tear down? Get the



## APPENDIX: MEETING NOTES

scale out of it. One side might be caved in

- Office Building #4—land belongs to Rails to Trails but not the building—belongs to Felton Brothers (talking about taking it all down including tower and concrete building)—rumor. No historic value.

### Community comments – Concept #1

- Question about what goes in there (office information center)? Maybe also a park manager office? Maintenance? Staff member on hand
- Connect to actual trails
- Repeater building has a nice scale in it—use as exhibit
- Something to generate income

### Community comments – Concept #2

- Charging stations for electric cars
- Why a skate park? (Closest one is over an hour away; majority believe it should remain)
- Maybe pickleball courts would be more used? (Enough space to incorporate a few courts)
- RV hookups?
- Horseback riders generally use the trail during the day; overnight accommodations aren't necessary.
- Move trailer parking closer to the trail for convenience (like concept 1).
- Prefer nature trails as opposed to concrete within the forested area.
- Like the spatial arrangement of programming on the east side of the site.
- Like how the turntable and train tracks are incorporated in a modern way.
- Maybe incorporate water features near the trail (mist station?)
- Incorporate bike racks.

### **Follow-up Zoom meeting – 12/06/23**

#### Attendees

- Quintin Kelly, Brunswick County IDA
- Cherie Nielsen, Brunswick County IDA
- Lisa Tucker
- Elizabeth Gilboy
- Hayley Harrington
- Unable to Make it: Andy Wells, Southside Planning District Commission

### Approach 1: Existing Buildings

- Keep the conceptual approach with the covered walkway connections
- Eliminate the maintenance garage as they do not own it
- Add the building labeled #7 of the existing plan (near the road) which has an historic scale in it and make this into a RR focused building with the historic scale and some historic photos (interpretive/historic building)
- Add a food pantry back in (since this was in the scale building)—pole barn?
- Can maintain the concrete mixing tower in this one and reuse of Felton



## APPENDIX: MEETING NOTES

Brother office building as shown

### Approach 2:

- Design a new building on the Felton brothers' side of the site to contain all functions

### In general:

- Have a food pantry
- Provide community gardens
- Keep caboose for both approaches



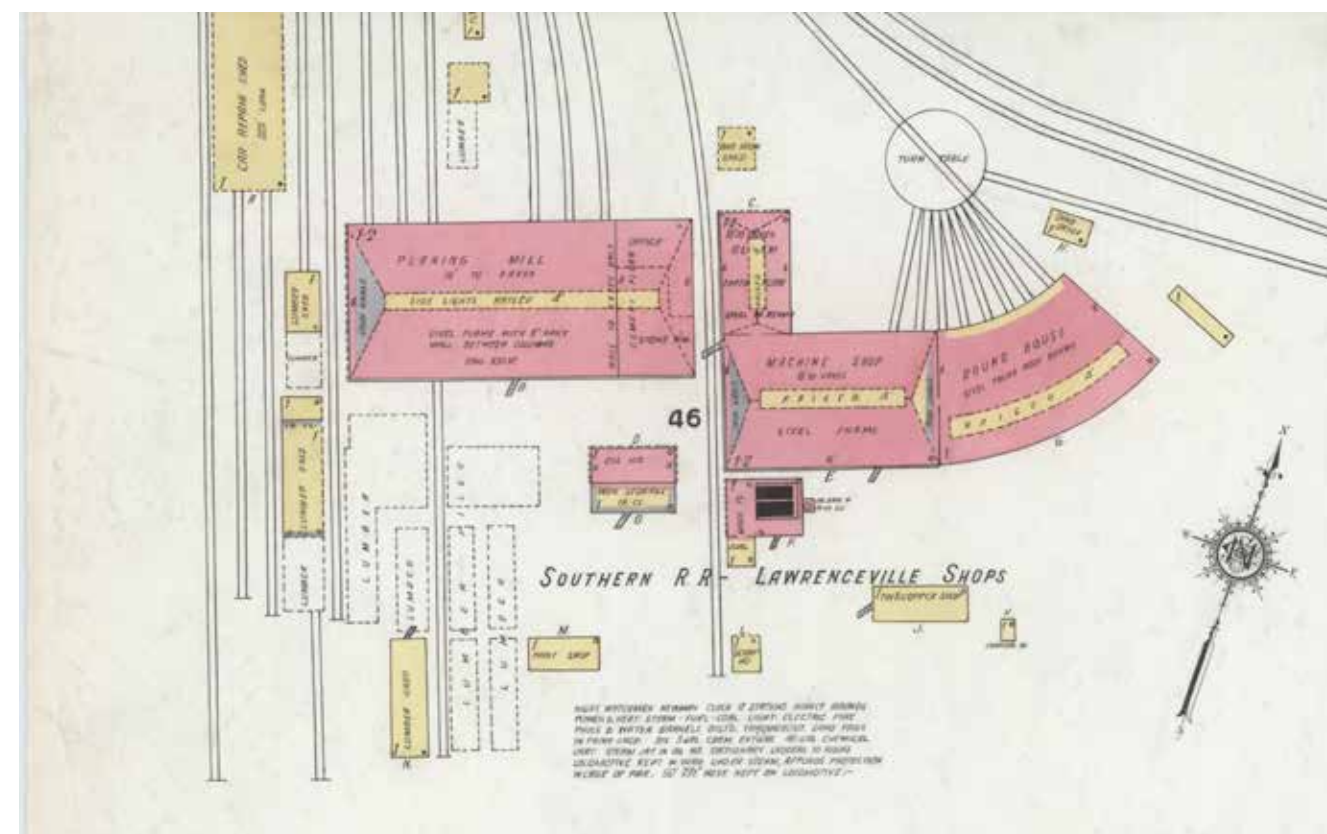
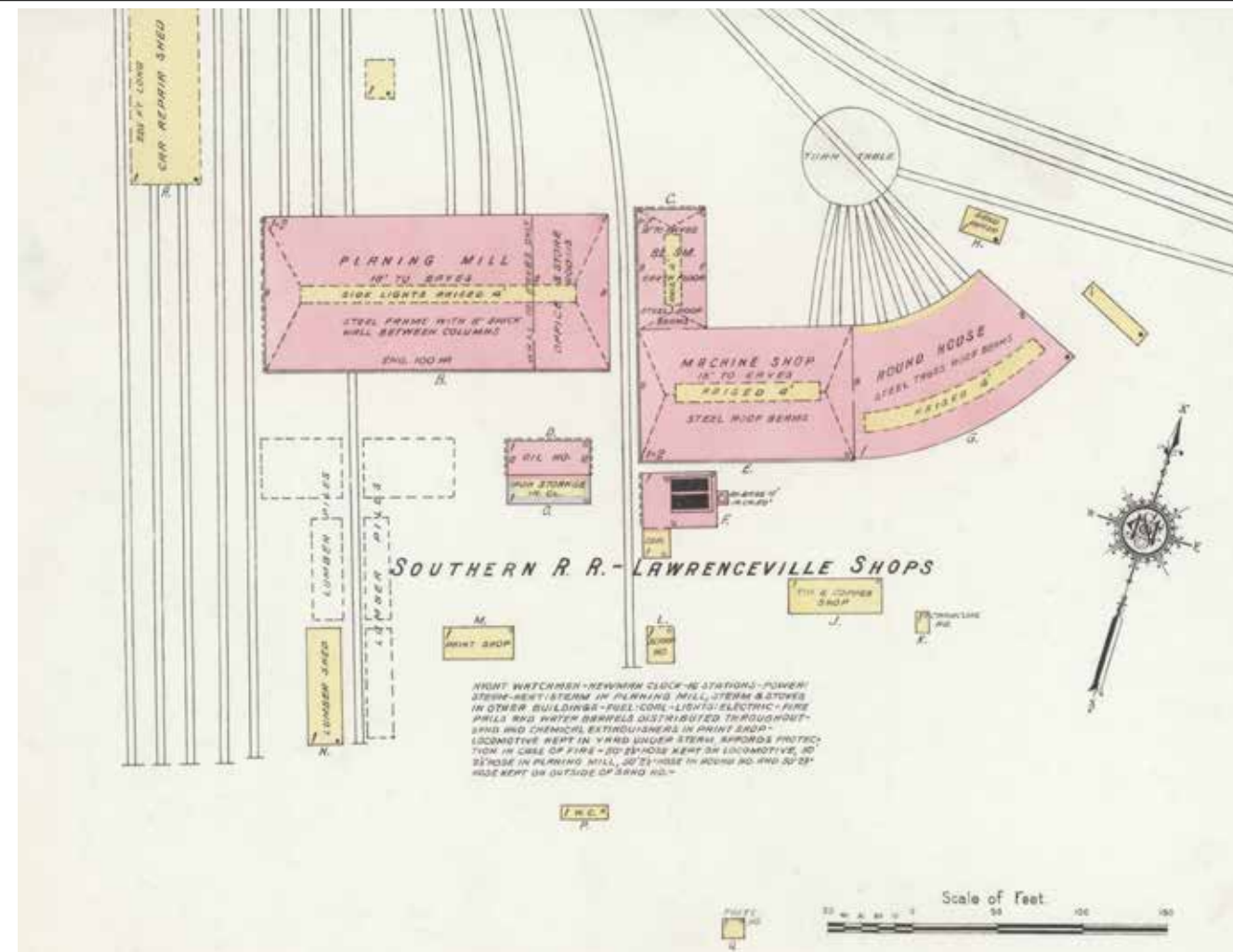
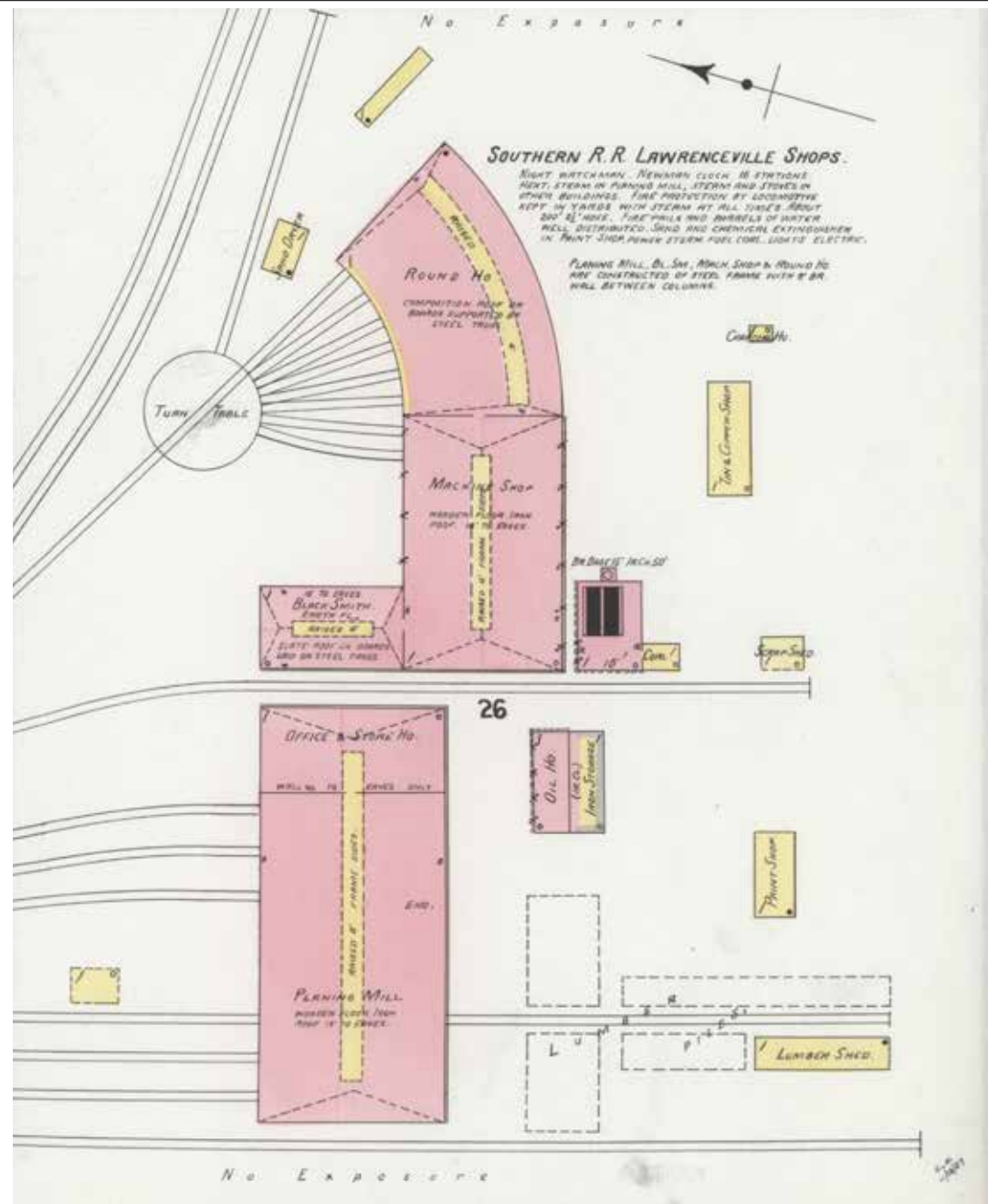
## APPENDIX: HISTORIC IMAGERY

### Historic Imagery

The CDAC team collected a variety of historic fire insurance maps, atlases, and aerial photographs of the Lawrenceville Rail Yard throughout its history to better understand the historical layout and function of the space.

The following pages contain reproductions of some of those images from the Library of Virginia and the United States Geological Survey (USGS)'s Historic Topographical Map Explorer and Earth Explorer applications.





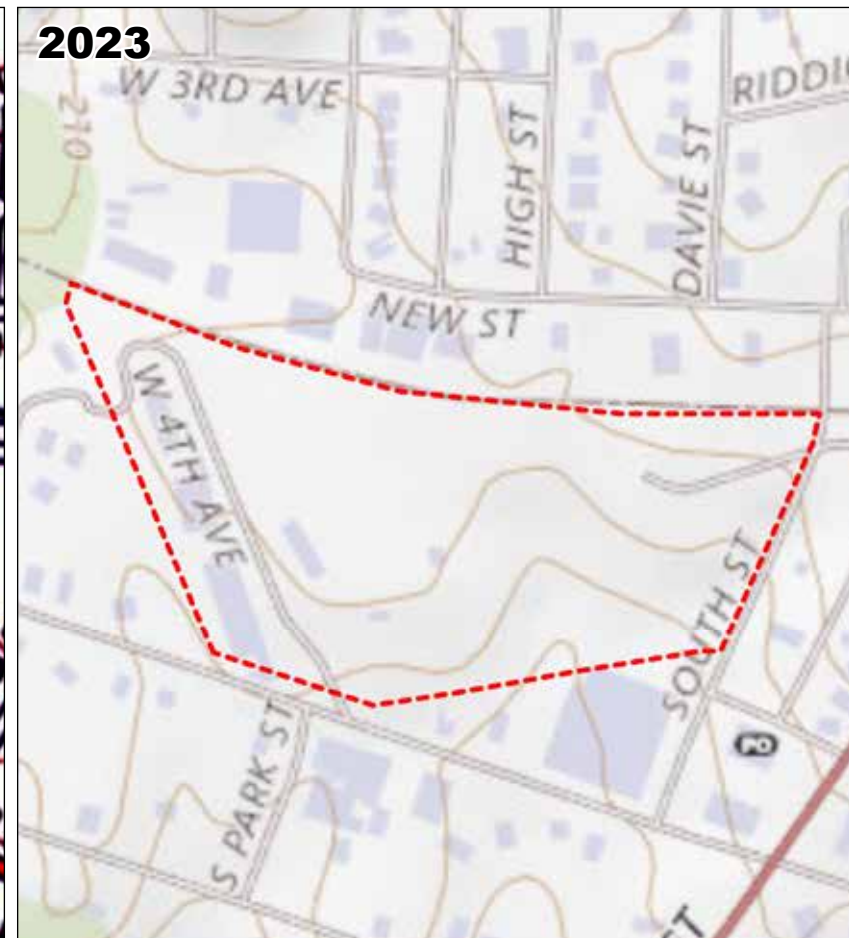
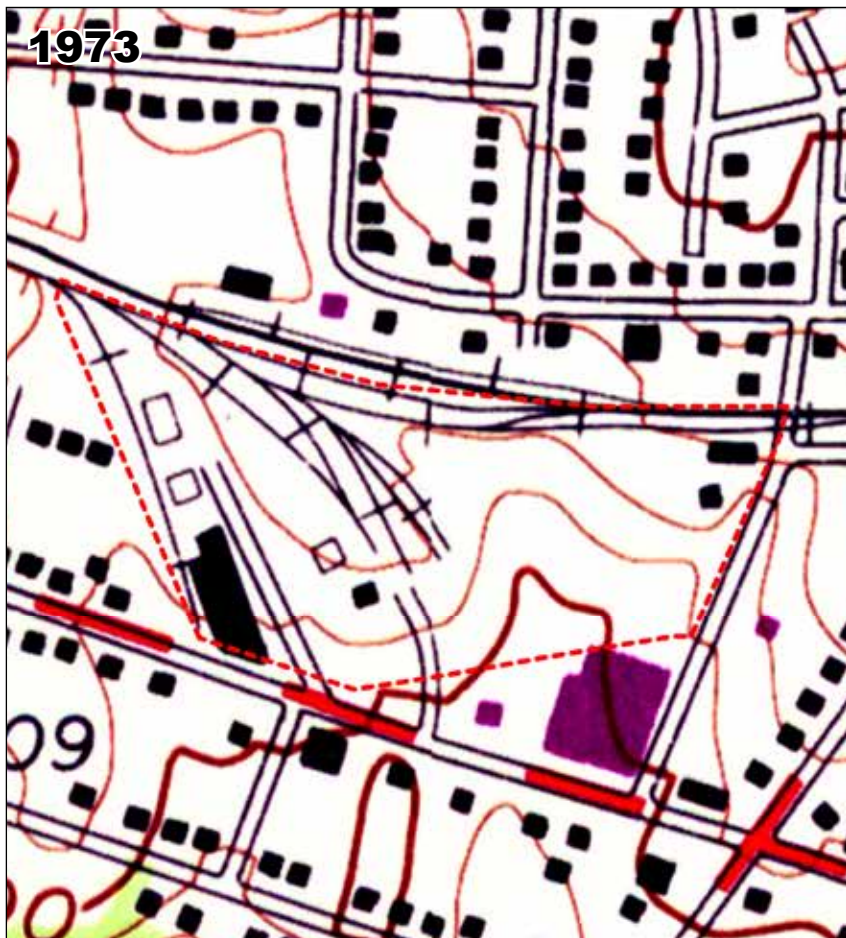
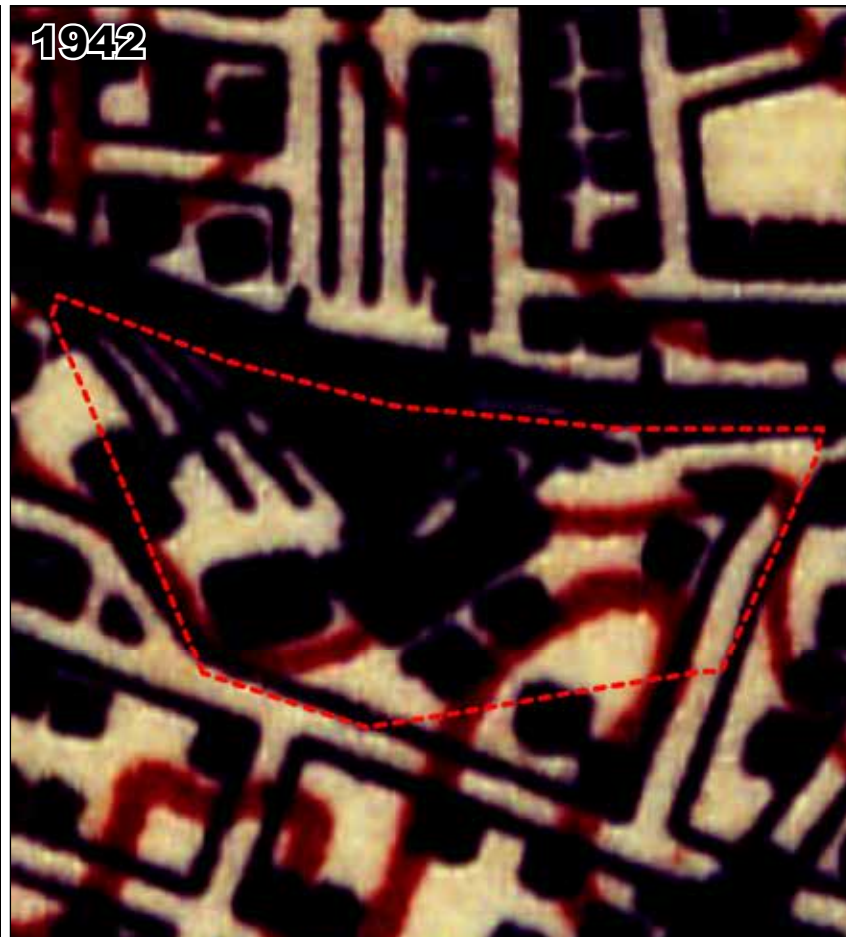
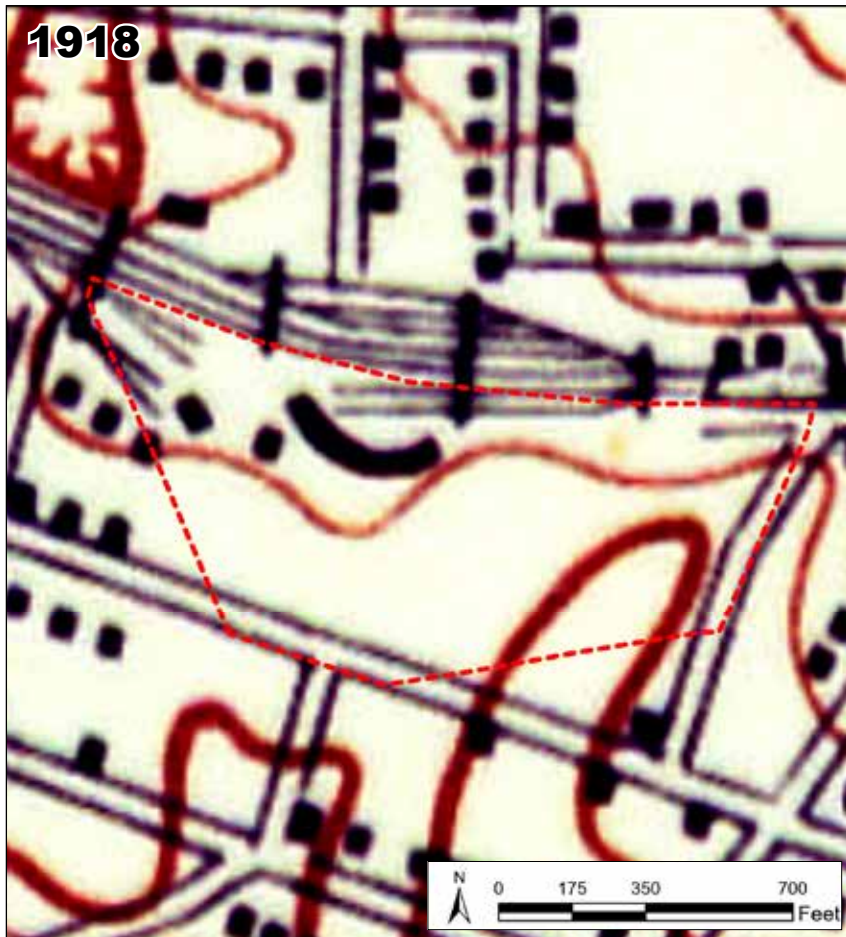
**Above:** 1907 Sanborn Map  
**Top right:** 1912 Sanborn Map  
**Bottom right:** 1920 Sanborn Map

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Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

Appendix: Historic Imagery  
Historic Site Maps (1 of 2)  
May 21st, 2024





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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Appendix: Historic Imagery  
 Historic Site Maps (2 of 2)  
 May 21st, 2024





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Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard

Appendix: Historic Imagery  
 Historic Aerial Photographs (1 of 2)  
 May 21st, 2024





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**Lawrenceville, VA:  
 Conceptual Redevelopment Plan for the Southern Railroad Yard**

Appendix: Historic Imagery  
 Historic Aerial Photographs (2 of 2)  
 May 21st, 2024



## APPENDIX: STANTEC REPORT SUMMARY

### Lawrenceville Scale House Environmental Assessment Executive Summary

#### EXECUTIVE SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed an asbestos containing materials (ACM) survey of the scale house building located at 409 W. Fifth Avenue (St.), in Lawrenceville, Virginia (VA), herein referred to as the "Subject Property". According to information provided by the Brunswick County Tax Assessor records, the Subject Property consists of Parcel ID #s: 52A5-(3)[21]104A, 52A5-(3)[21]104B. An aerial layout of the site and surrounding properties is included as Figure 1.

This Assessment is being performed for the Virginia Department of Environmental Quality (VDEQ) ("the Client"), on behalf of the Town of Lawrenceville, which has been issued a Brownfields Assessment Grant under USEPA Cooperative Agreement No. BF96387901-0 to assess onsite media potentially impacted by reported historical onsite operations, as well as potential contamination originating offsite. The Client requested that Stantec conduct an ACM survey throughout reasonably accessible portions of the scale house building.

#### SUMMARY OF INVESTIGATION

This ACM survey included the collection of 38 building materials to be analyzed for asbestos in general accordance with ASTM E2356 Standard Practice for Comprehensive Building Asbestos Surveys (ASTM 2356). ACM samples were analyzed by Polarized Light Microscopy (PLM) via EPA Method 600/R-93/116.

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#### ASSESSMENT RESULTS

##### Asbestos-Containing Materials

The laboratory analytical results were compared to the United States Environmental Protection Agency (USEPA) definition of ACM stating any material containing greater than 1 percent (>1%) asbestos is confirmed as an ACM. The following Homogeneous Areas (HAs) were identified as ACMs, as detailed in **Table 1** and depicted in **Figure 2**:

| HA-#     | Description        | Location                |
|----------|--------------------|-------------------------|
| SH-1-3   | Off White Linoleum | Office 1 Floor          |
| SH-4-6   | Green Floor Tile   | Office 1 Floor          |
| SH-21-23 | Transite Siding    | Exterior Building Walls |
| SH-30-32 | Tar Flashing       | Exterior Bathroom Vent  |
| SH-33-35 | Roof Shingles      | Roof                    |

#### CONCLUSIONS

If the identified ACM are to be removed, a Virginia Department of Professional and Occupational Regulation (VA DPOR) licensed asbestos abatement contractor should perform the removal. A twenty (20) day asbestos abatement notification is required to be submitted to the Virginia Department of Labor and Industry (VA DOLI) and United States Environmental Protection Agency National Emission Standards for Hazardous Air Pollutants (US EPA NESHAPs) division prior to commencement of asbestos



## APPENDIX: STANTEC REPORT SUMMARY

abatement activities; additionally, both DOLI and the US EPA NESHAPs division must be notified 10 (ten) days prior to the start of renovation and/or demolition activities at the structure.

The abatement process must be monitored by a third-party asbestos project monitoring firm, which will help maintain the integrity of the abatement process, solidify that the abatement process has been completed correctly, through final visual clearance inspection(s) and final air clearance sampling in compliance with NIOSH 7400 Phase Contrast Microscopy (PCM) methodologies or through the collection and analysis of Transmission Electron Microscopy (TEM). The third-party monitoring will reduce the liability for which the Owner and/or Contractor may incur if there should happen to be a violation determined by state and/or federal code enforcement personnel.

Our recommendations are based on the guidelines presented by the United States Occupational Safety and Health Administration (US OSHA), US EPA, and the Commonwealth of Virginia. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation.



## APPENDIX: VDOT DRAWINGS

### VDOT Drawings

The Town of Lawrenceville is working with the Virginia Department of Transportation (VDOT) and B&B Consultants to construct a ramp that connects the start of the Tobacco Heritage Trail at the northeastern corner of the Turntable Park site with downtown Lawrenceville. As of May 2024, funding has not been made available to move forward with construction, but the town is pursuing grant funding to implement the ramp in the future.

The following pages contain the most recent set of preliminary drawings, dated March 2022, from B&B Consultants.



Lawrenceville, VA:  
Conceptual Redevelopment Plan for the Southern Railroad Yard

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FOR INDEX OF SHEETS SEE SHEET G-002

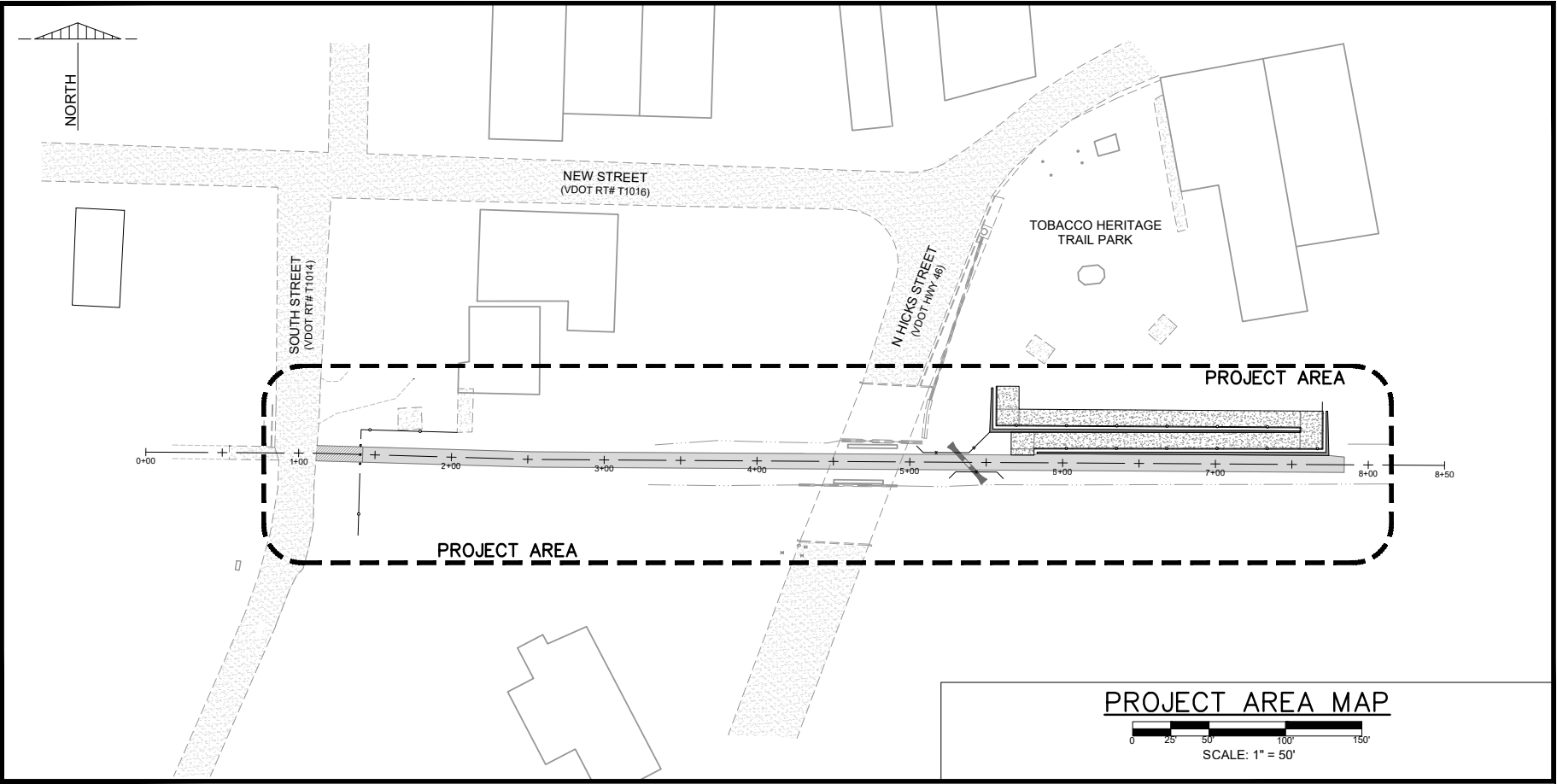
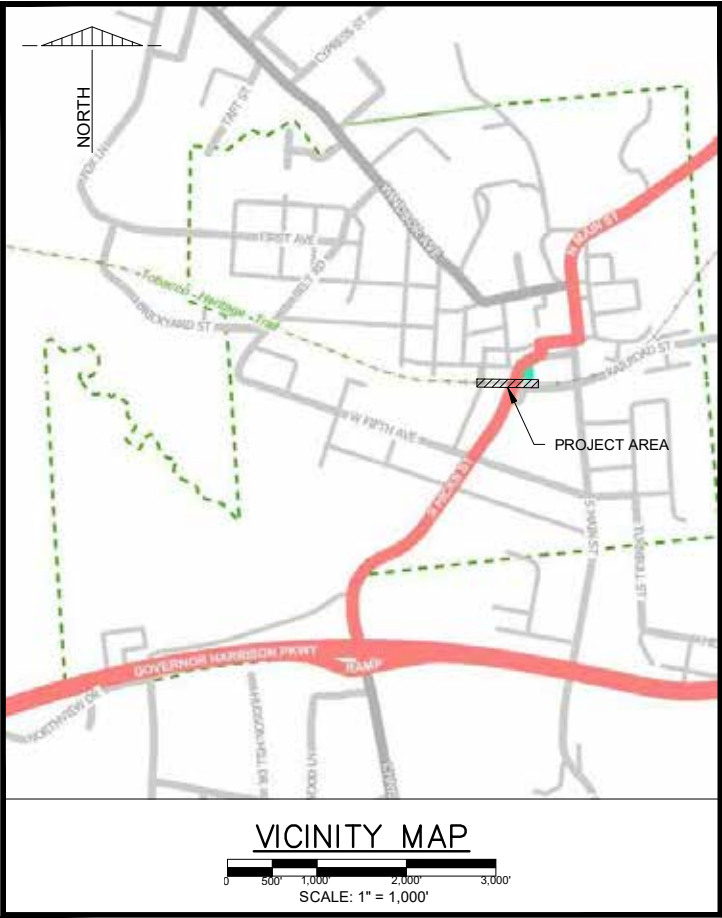
THIS PROJECT WAS DEVELOPED UTILIZING THE DEPARTMENT'S ENGINEERING  
DESIGN PACKAGE (GEOPAK).  
GEOPAK Computer Identification No. 118069



COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF TRANSPORTATION  
PLAN AND PROFILE OF PROPOSED STATE HIGHWAY  
TOBACCO HERITAGE TRAIL HEAD RAMP  
TOWN OF LAWRENCEVILLE (BRUNSWICK COUNTY), VIRGINIA

| STATE | FEDERAL AID    | STATE |                                                              | SHEET NO. |
|-------|----------------|-------|--------------------------------------------------------------|-----------|
|       | PROJECT        | ROUTE | PROJECT                                                      |           |
| VA.   | TAP-012-4(056) |       | EN20-251-176<br>SEE TABULATIONS BELOW<br>FOR SECTION NUMBERS | G-001     |

PROJECT MANAGER: B&B Consultants, Inc. - Samuel P. Carroll, P.E.  
SURVEYED BY, DATE: B&B Consultants, Inc. - Larry Hartsoe, L.S., March 2022  
DESIGN BY: B&B Consultants, Inc. - Samuel P. Carroll, P.E.  
SUBSURFACE UTILITY BY, DATE: B&B Consultants, Inc. - Larry Hartsoe, L.S.



THE COMPLETE ELECTRONIC PDF VERSION OF THE PLAN  
ASSEMBLY AS AWARDED, INCLUDING ALL SUBSEQUENT REVISIONS,  
WILL BE THE OFFICIAL CONSTRUCTION PLANS. FOR INFORMATION  
RELATIVE TO ELECTRONIC FILES AND LAYERED PLANS, SEE GENERAL NOTES.

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION  
AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED  
NECESSARY BY THE DEPARTMENT.

THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE  
DEPARTMENT'S 2016 ROAD AND BRIDGE SPECIFICATIONS, 2016 ROAD  
AND BRIDGE STANDARDS, 2009 MUTCD, 2011 VIRGINIA SUPPLEMENT TO  
THE MUTCD, 2011 VIRGINIA WORK AREA PROTECTION MANUAL AND AS  
AMENDED BY CONTRACT PROVISIONS AND THE COMPLETE ELECTRONIC  
PDF VERSION OF THE PLAN ASSEMBLY.

POPULATION 1,532 (2020 CENSUS) TOWN OF LAWRENCEVILLE  
POPULATION 16,336 (2020 CENSUS) BRUNSWICK COUNTY

| STATE<br>PROJECT<br>NO. | SECTION | FEDERAL AID<br>PROJECT NO. | TYPE<br>CODE | UPC<br>NO. | LENGTH INCLUDING<br>BRIDGE(S) |       | LENGTH EXCLUDING<br>BRIDGE(S) |       | TYPE<br>PROJECT | DESCRIPTION                        |
|-------------------------|---------|----------------------------|--------------|------------|-------------------------------|-------|-------------------------------|-------|-----------------|------------------------------------|
|                         |         |                            |              |            | FEET                          | MILES | FEET                          | MILES |                 |                                    |
| EN20-251-176            |         | TAP-012-4(056)             | Y024         | 118069     | 700                           | 0.13  | 700                           | 0.13  | -               | FROM: SOUTH STREET<br>TO: THT PARK |
|                         |         |                            |              |            |                               |       |                               |       |                 |                                    |
|                         |         |                            |              |            |                               |       |                               |       |                 |                                    |
|                         |         |                            |              |            |                               |       |                               |       |                 |                                    |
|                         |         |                            |              |            |                               |       |                               |       |                 |                                    |

NOTE: PROJECT LENGTH BASED ON CONSTRUCTION BASELINE

TIER 1 PROJECT

LOCALLY ADMINISTERED PROJECTS

Town of Lawrenceville

NAME OF LOCALITY

(SIGNATURE)

NAME OF RESPONSIBLE LOCAL GOVERNMENT OFFICIAL (TYPED)

RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION

DATE

TITLE OF POSITION

Everett Gibson

RECOMMENDED FOR APPROVAL FOR CONSTRUCTION

TOWN MANAGER

DATE

TITLE OF POSITION

Copyright 2019, Commonwealth of Virginia



## LEGEND

| EXISTING |                                | PROPOSED |        |
|----------|--------------------------------|----------|--------|
|          | SANITARY SEWER                 |          | 27' SS |
|          | WATERLINE                      |          | 27' WL |
|          | FORCEMAIN                      |          | 27' FM |
|          | STORM SEWER                    |          |        |
|          | GAS LINE                       |          | 27' G  |
|          | UNDERGROUND UTILITY            |          | UG 72  |
|          | OVERHEAD POWER                 |          | OHP    |
|          | TREE LINE                      |          |        |
|          | FENCE                          |          |        |
|          | GUARD RAIL                     |          |        |
|          | PROPERTY LINE                  |          |        |
|          | EASEMENT                       |          |        |
|          | GROUND CONTOUR                 |          |        |
|          | FLOW LINE                      |          |        |
|          | EDGE OF PAVEMENT / CONCRETE    |          |        |
|          | EDGE OF GRAVEL                 |          |        |
|          | CURB                           |          |        |
|          | CURB & GUTTER                  |          |        |
|          | GRAVEL                         |          |        |
|          | ASPHALT                        |          |        |
|          | CONCRETE                       |          |        |
|          | RIP RAP                        |          |        |
|          | BUILDING                       |          |        |
|          | POWER / UTILITY POLE           |          |        |
|          | LIGHT POLE                     |          |        |
|          | POST / POLE MOUNTED SIGN       |          |        |
|          | FIRE HYDRANT                   |          |        |
|          | WATER VALVE                    |          |        |
|          | WATER METER                    |          |        |
|          | AIR RELEASE VALVE              |          |        |
|          | MANHOLE                        |          |        |
|          | CLEAN OUT                      |          |        |
|          | TELEPHONE PEDESTAL             |          |        |
|          | BENCHMARK                      |          |        |
|          | FINISH GRADE ELEVATION         |          |        |
|          | FINISH GRADE ELEVATION OF CURB |          |        |
|          | STORM SEWER LABEL              |          |        |
|          | SANITARY SEWER LABEL           |          |        |

## ABBREVIATIONS

|           |                        |             |                          |
|-----------|------------------------|-------------|--------------------------|
| ALT       | ALTERNATE              | MISC        | MISCELLANEOUS            |
| ARV       | AIR RELEASE VALVE      | N.T.S.      | NOT TO SCALE             |
| ASPH      | ASPHALT                | DHP         | OVER HEAD POWER          |
| AVG       | AVERAGE                | PA          | PLUGGED & ABANDONED      |
| BC        | BOTTOM OF CURB         | P.I.        | POINT OF INTERSECTION    |
| BM        | BENCHMARK              | P.T.        | POINT OF TANGENT         |
| B.O.W.    | BOTTOM OF WALL         | P.C.        | POINT OF CURVE           |
| C&G       | CURB & GUTTER          | PERM        | PERMANENT                |
| CL OR C   | CENTERLINE             | PL OR P     | PROPERTY LINE            |
| CJ OR J   | CONTROL JOINT          | PP          | POWER POLE               |
| C.O.      | CLEAN OUT              | PREFAB      | PREFABRICATED            |
| CONC      | CONCRETE               | PROPO       | PROPOSED                 |
| CONST     | CONSTRUCT              | QTY         | QUANTITY                 |
| DEMO      | DEMOLISH OR DEMOLITION | R           | RADIUS                   |
| DI        | DROP INLET             | RCP         | REINFORCED CONCRETE PIPE |
| DIA. OR Ø | DIAMETER               | REF         | REFERENCE                |
| DI. P.    | DUCTILE IRON           | REQD        | REQUIRED                 |
| EA        | EACH                   | REV.        | REVISION                 |
| EG        | EDGE OF GRAVEL         | RTR         | RAILS TO TRAILS          |
| ELE       | ELECTRIC               | R/W         | RIGHT OF WAY             |
| ELEV      | ELEVATION              | SIM         | SIMILAR                  |
| EJ        | EXPANSION JOINT        | SPECS       | SPECIFICATIONS           |
| EP        | EDGE OF PAVEMENT       | S.S         | SANITARY SEWER           |
| EQ        | EQUAL                  | STM         | STORM SEWER              |
| EQUIP     | EQUIPMENT              | STD         | STANDARD                 |
| ESMT      | EASEMENT               | SW          | SIDEWALK                 |
| EST       | ESTIMATE               | T & A.      | TO BE ABANDONED          |
| EX        | EXISTING               | T & R.      | TO BE REMOVED            |
| FF        | FINISH FLOOR           | T.C.        | TERRA COTTA              |
| FHYD      | FIRE HYDRANT           | TC          | TOP OF CURB              |
| FL        | FLOW LINE              | TELE        | TELEPHONE                |
| FO        | FIBER OPTIC            | TEMP        | TEMPERARY                |
| FOP       | FIBER OPTIC PEDESTAL   | THRU        | THROUGH                  |
| GVL       | GRAVEL                 | TP          | TELEPHONE PEDESTAL       |
| GW        | GUIDE WIRE             | TOP OF WALL |                          |
| HOR       | HORIZONTAL             | T.O.W.      | TYPICAL                  |
| H.P.      | HIGH POINT             | UG          | UNDERGROUND              |
| LAT       | LATERAL                | UP          | UTILITY POLE             |
| L.P.      | LOW POINT              | VERT        | VERTICAL                 |
| LP        | LIGHT POLE             | V.I.F.      | VERIFY IN FIELD          |
| MAX       | MAXIMUM                | WL          | WATERLINE                |
| MFR       | MANUFACTURER           | W/          | WITH                     |
| MH        | MANHOLE                | W/O         | WITHOUT                  |
| MIN       | MINIMUM                | WM          | WATERMETER               |
|           |                        | WV          | WATER VALVE              |

## SHEET INDEX

|       |                                  |
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| G-001 | TITLE SHEET                      |
| G-002 | GENERAL NOTES                    |
| C-101 | EXISTING CONDITIONS & DEMO PLAN  |
| C-102 | PLAN & PROFILE - STA 0+00 - 8+00 |
| C-201 | RAMP PLAN                        |
| C-202 | RAMP PROFILES                    |
| C-203 | RAMP SECTIONS                    |
| C-501 | CONSTRUCTION DETAILS             |
| C-601 | E&S CONTROL PLAN                 |
| C-602 | E&S CONTROL NARRATIVE & DETAILS  |

## GENERAL NOTES

EXISTING UTILITY NOTES:

## MISS UTILITY

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" 48 HOURS PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN, "MISS UTILITY" VIRGINIA OFFICE, 1-800-552-7001.

1. THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO EXTRA COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS OF DAMAGE OR COMPLETION SHALL OCCUR TO THE CONTRACTOR, FROM THE PRESENCE OF SUCH PIPES OR OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES AND/OR STRUCTURES AND COOPERATE FULLY WITH UTILITY COMPANIES INVOLVED.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL ACQUIRE ANY AND ALL NECESSARY CONSTRUCTION PERMITS.
2. CONTRACTOR SHALL REMOVE ALL DEMOLISHED MATERIALS (BUILDINGS, PAVEMENT, ETC.), CLEARED VEGETATION, AND EXCESS SOIL FROM SITE AND DISPOSED OF LEGALLY AND PROPERLY, UNLESS OTHERWISE DIRECTED BY OWNER.
3. CONSTRUCTION STAKING SHALL BE DONE ONLY BY A CERTIFIED LAND SURVEYOR. ANY STAKES DESTROYED BY THE CONTRACTOR, SHALL BE RE-STAKED AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES FOR PROPOSED SERVICE CONNECTIONS.



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## GENERAL NOTES

TOBACCO HERITAGE TRAIL HEAD RAMP  
TOWN OF LAWRENCEVILLE, VIRGINIA

STATE PROJECT NO. EN20-251-176, UPC 118069  
FEDERAL AID PROJECT NO.: TAP-012-4(056)

—B & B Consultants, Inc.—

COMMISSION NO.  
22015  
DESIGNED BY  
CARROLL  
DRAWN BY  
CLARY  
CHECKED BY  
CARROLL  
ISSUE DATE  
TBD

SHEET NO.

G-002



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**TOBACCO HERITAGE TRAIL HEAD RAMP**  
**TOWN OF LAWRENCEVILLE, VIRGINIA**

STATE PROJECT NO. EN-20-251-176, UPC 118069  
FEDERAL AID PROJECT NO.: TAP-012-4(056)

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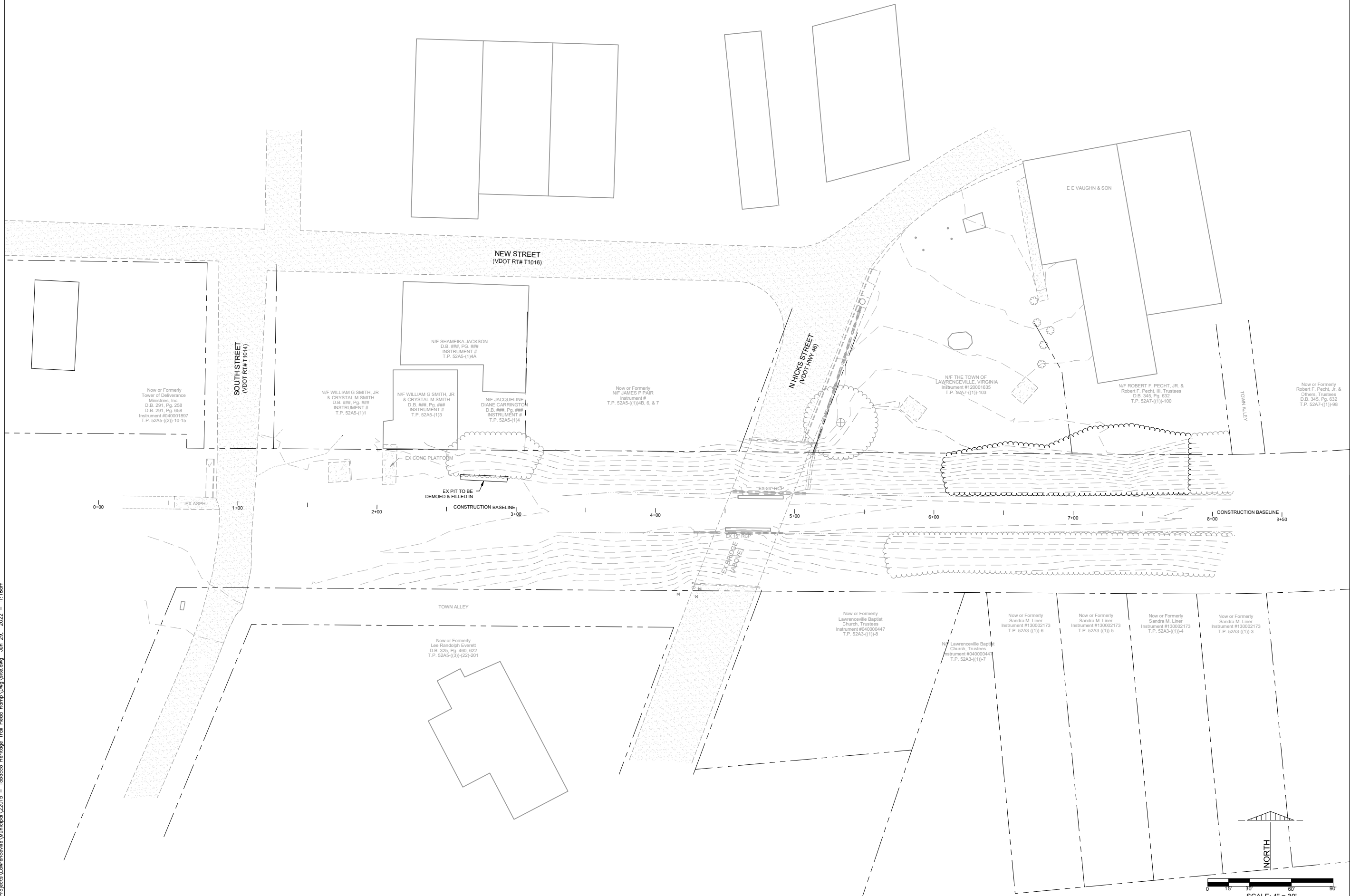
**B & B Consultants, Inc.**

# D & D Consultants, Inc.

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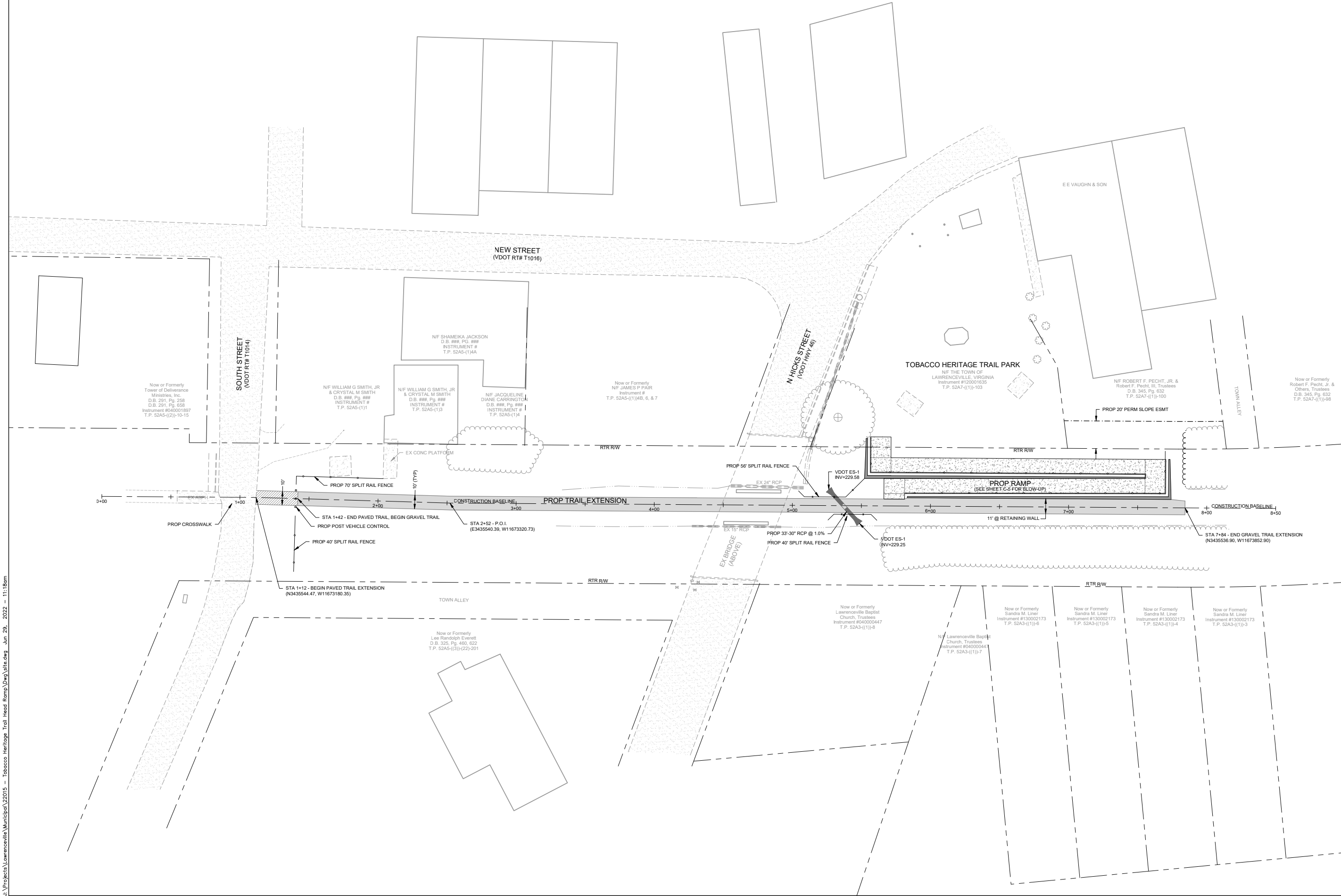
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PLAN & PROFILE - STA 0+00 TO 8+00  
**TOBACCO HERITAGE TRAIL HEAD RAMP**  
TOWN OF LAWRENCEVILLE, VIRGINIA  
STATION 0+00 TO 8+00  
FEDERAL AID PROJECT NO. 7A5-012-40(8)  
**B & B Consultants, Inc.**  
Chris G. Smith, P.E. & Sarah Hill, P.E. South Boston, Virginia  
Engineers - Surveyors - Planners - Land Architects

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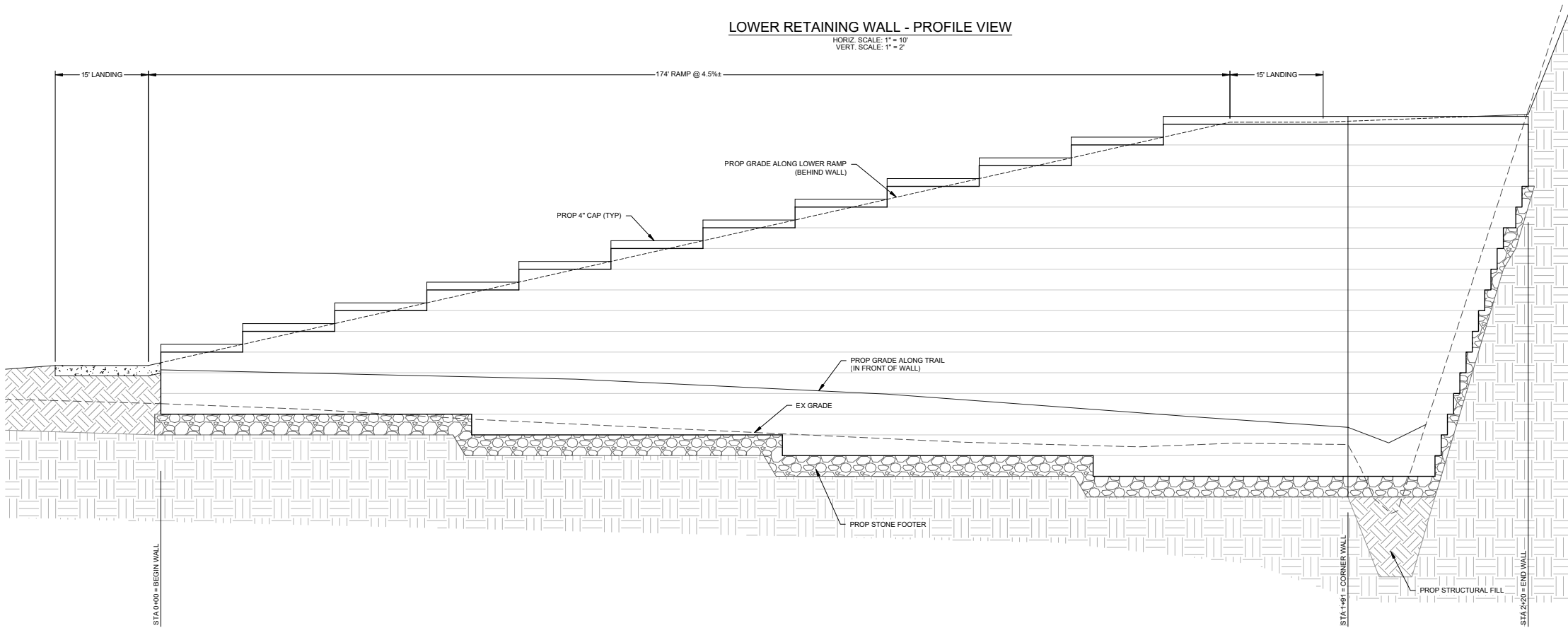
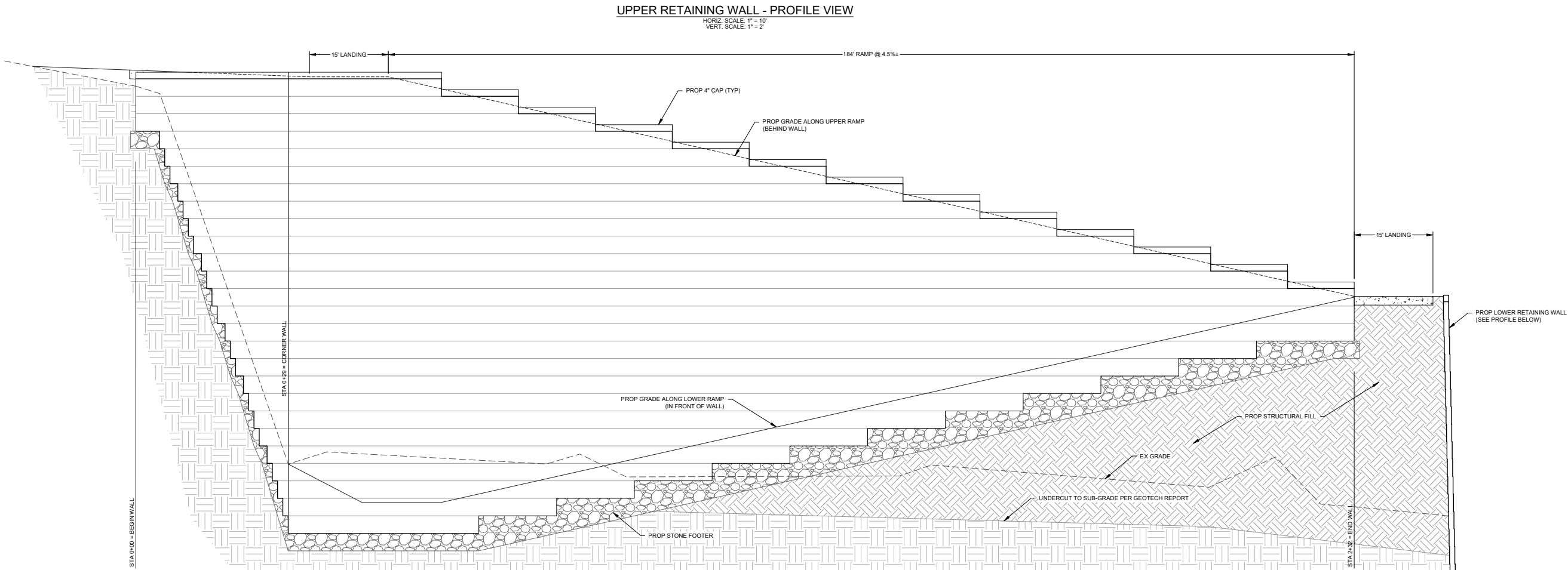
212 East Pavee Street  
Lawrenceville, VA 22043  
Phone: (541) 452-7021  
Website: www.bnbconsultants.com







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Phone: (813) 447-7021  
Website: www.bnbconsultants.com

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RAMP PROFILES

TOBACCO HERITAGE TRAIL HEAD RAMP  
TOWN OF LAWRENCEVILLE, VIRGINIA

STATE ROAD 1447, LAWRENCEVILLE, VIRGINIA  
FEDERAL AID PROJECT NO. TAP-012-4(068)

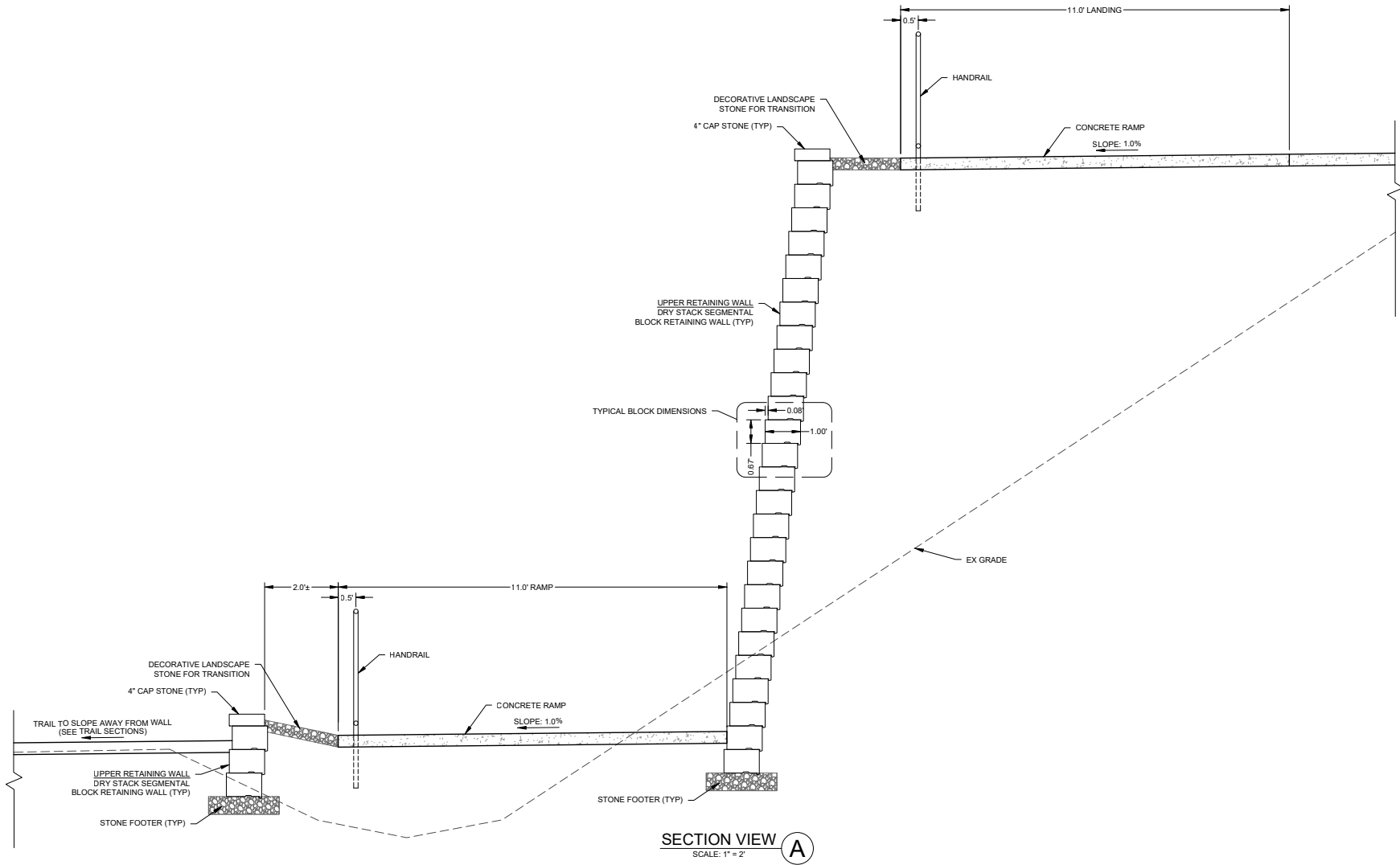
B & B Consultants, Inc.  
Engineers - Surveyors - Planners - Landscapers  
Chapel Hill, North Carolina & San Diego, California

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C-203

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RAMP SECTIONS

TOBACCO HERITAGE TRAIL HEAD RAMP  
TOWN OF LAWRENCEVILLE, VIRGINIA  
STATE PROJECT NO. 11-00000000  
FEDERAL AID PROJECT NO. 7AP-012-4(000)

**B & B Consultants, Inc.**  
Engineers - Surveyors - Planners - Land Architects  
One West City, South Hill & South Boston, Virginia

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