

# Clinchco, VA: Conceptual Greenspace Master Plan



Prepared for the Town of Clinchco  
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22UCF04



## PROJECT TEAM

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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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Town Clerk, Town of Clinchco

and

Those who volunteered their time for the betterment of Clinchco.

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# PART 1: INTRODUCTION AND BACKGROUND

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## INTRODUCTION AND BACKGROUND

### Background

The Town of Clinchco, Virginia is a small community of about 350 people located in north-central Dickenson County along the McClure River and near the Kentucky and West Virginia state lines. It is presently accessed by Routes 63 and 83, which pass through the town.

Clinchco started as a coal mining town in the late 1800s. The town was built by the Clinchfield Coal Corporation to support their mining efforts and later founded in 1917. As part of the establishment of the town, Clinchfield Coal Corporation constructed well-built homes for the workers. Like many coal communities, the mines attracted workers from all over the world. Other early industries included lumbering for the Yellow Poplar Lumber Company and building the railroad. Clinchco reached peak population and economic success in the 1940s. During this time the streets would be packed on Saturdays when people from Clinchco and nearby communities would come into town. This boom continued until the 1950s when the decline began.

Clinchco is striving to move forward, “reconstructing itself” for a better future. As one of the first steps in this process, a town-wide master plan and a downtown master plan were created by CDAC with community input through an EPA Brownfields Assessment grant in 2021. In 2022, with funding, in part, from the Virginia Department of Forestry’s Urban & Community Forestry for CDAC’s services, CDAC worked with a stakeholders group to create a conceptual design for the Clinchco Recreational Park as well as a connectivity plan that connects the park to the former ballfield site.

The town would like to utilize the community’s beauty and natural resources to create an economically diverse approach that is self-sufficient and community focused, while acknowledging the importance of the historic success of the coal industry in Clinchco. Ongoing discussions for developing local attractions have included fishing in the McClure River, a multi-use trail (walking, biking, but not ATVs), and a river trail. The network of trails would connect the downtown area to points of interest around town, and public greenspaces would be added downtown. Additional long-term goals for Clinchco include becoming UTV and golf cart friendly, and creating opportunities for overnight stays.

On top of the town’s ongoing challenges such as reckoning with a shrinking population, limited opportunities for economic development, and the decline of the coal industry, Clinchco faces additional challenges with stormwater infrastructure and drainage. By nature of the town’s physical geography, many residential homes and former business locations are located in the floodplain and have sustained damage from occasional flooding. In early 2023, Clinchco approached CDAC requesting assistance in visioning the repurposing of several flood-damaged properties as green spaces that fit the existing vision for the town’s recreational offerings.

## INTRODUCTION AND BACKGROUND

### Project Description

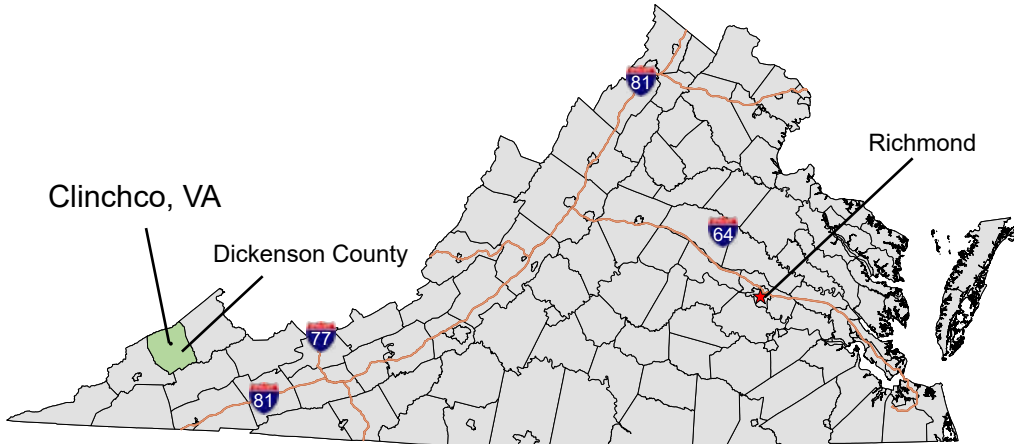
As a follow-up step to previous work, the town has been actively pursuing grants to begin implementing aspects of the master plan and to make other improvements in town. The Town of Clinchco is currently working with the Olsson Group, Ltd to apply for FEMA (Federal Emergency Management Agency) funding, which, if received, will be used to remove houses and other structures that are located in the floodplain. A significant percentage of Clinchco's buildings are located in the floodplain, and ten property owners have agreed to participate in the FEMA project. The town was in need of a conceptual master plan for utilizing these spaces with the idea that they could be used as greenspaces.

CDAC worked with a stakeholders committee and the community to create a conceptual master plan that notes the locations of these spaces throughout town, identifies how they will be used, and provide a list of suggested plantings for use on the sites. Initial ideas included pollinator gardens, dog park(s), food forest areas, open green spaces, and incorporating a VA Tourism LOVE sign on one of the sites downtown.

Due to flooding concerns, no buildings, storage, fill, significant pavement, or other encroachments to flood flows can be located at these properties. However, FEMA encourages the redevelopment of floodplain properties as parks, recreation fields, and green spaces, so elements like picnic tables, benches, and play equipment that can withstand rain and occasional flooding events are okay. The final design concept includes a master plan of all ten sites, an updated downtown master plan that built upon previous work, and focus area designs for a dog park and community forest garden.

## INTRODUCTION AND BACKGROUND

### Project Location



The Town of Clinchco is located within Dickenson County in the Appalachian Plateau region of Southwest Virginia along the Virginia/Kentucky Border (above). Within Dickenson County, Clinchco is located approximately eleven miles west of the Town of Clintwood and seven miles east of the Town of Haysi. Dickenson County borders Buchanan County to the east, Russell County to the south, Wise county to the west, and Pike County, Kentucky to the north (below).

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## INTRODUCTION AND BACKGROUND



The Clinchco Conceptual Greenspace Master Plan includes ten different properties throughout the Town of Clinchco. Eight of these properties are located in downtown Clinchco. One property is located just east of downtown along Mill Street, and another is located next to the Riverside Gardens seasonal general store on Dickenson Highway. Addresses for all ten properties are as follows:

- 212 Adams Street
- 232 Adams Street
- 262 Adams Street
- 161 Clinchco Main Street
- 185 Clinchco Main Street
- 263 Clinchco Main Street
- 269 Clinchco Main Street
- 351 Matthews Stuart Circle
- 258 Mill Street
- 15383 Dickenson Highway

## INTRODUCTION AND BACKGROUND

### Design Process Summary

The project began in March 2023, when CDAC started to develop a comprehensive inventory and analysis of town features and resources. Due to unavoidable delays, the design process officially began with a site visit on May 20th, 2023, when the CDAC team joined the Town of Clinchco for a ribbon cutting ceremony celebrating the opening of the new playground at Clinchco Recreational Park. After the ribbon cutting ceremony, the project team met with Clinchco personnel and discussed the town's vision for each of the selected greenspace project sites. The CDAC team then had the opportunity to tour each of the selected sites with Clinchco personnel to further understand their vision. Input and site photos, combined with previous inventory and analysis work and experience from previous projects in Clinchco, created a comprehensive foundation that the CDAC team used to develop two preliminary conceptual greenspace master plans for Clinchco.

The CDAC team presented the preliminary design concepts to stakeholders virtually via Zoom on October 17th and December 15th, 2023. Following the presentations, stakeholders provided feedback about what they liked and disliked about each design. Final design concepts were presented virtually on January 29th, 2024.

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Meeting notes from the preliminary design presentations can be found in the Appendix.

# PART 2: FINAL DESIGN CONCEPT



## FINAL DESIGN CONCEPT

### Final Design Concept

#### Summary

The final design concept provides new outdoor amenities at ten former building locations throughout the Town of Clinchco. Each location was thoughtfully designed based on approximated lot size, topographical constraints, and existing ecological conditions.

The following pages contain general design descriptions for all ten sites, site master plans, focus area designs for the dog park and community forest garden, perspective drawings, and precedent images. Detailed information about suggested plantings and summary sheets follow, and an updated downtown master plan is located at the end of this section.

#### Design Description

##### Pollinator meadows

The pollinator meadows, located at 232 and 262 Adams Street, consist of attractive and low-maintenance perennial grasses, forbs, and shrubs that are native to Southwest Virginia and known to attract important pollinator species including birds, bees, caterpillars, butterflies, and other beneficial insects. Additional information about recommended vegetation for this area is located in the suggested plantings section.

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##### Dog Park

The dog park, located at 212 Adams Street, is envisioned as an 8,000 square foot (~0.18 acre) fenced outdoor area that is located a short distance from multiple downtown parking areas. Since Dickenson County does not currently have any dog parks, this space is envisioned as a draw to bring county residents (and their dogs) to Clinchco. The dog park includes a double-gated entry, signage, a variety of apparatus used for dog agility training, benches, picnic tables, waste disposal stations, and newly planted shade trees. The dog park would be encircled by a 5' tall security fence. A minimum 20' planted riparian buffer is proposed between the northern fenceline of the dog park (toward Lytton Circle) and the south edge of Mill Creek to help mitigate potential risks to pet safety and/or stream contamination concerns.

##### Community forest garden

The community forest garden, located at 161 Clinchco Main Street, combines principles from urban food forestry and neighborhood community garden development with the goal of providing a variety of options for Clinchco residents to grow and access fresh fruits, vegetables, herbs, and spices. The proposed design for the garden includes nine 8'x4' raised planting beds, rows of fruit trees and shrubs co-planted with other beneficial edible plants, a picnic table for volunteers to rest and sort harvests, and a water source. A 4' tall garden fence would help protect the area from unwanted grazing by wildlife. Additional information about recommended vegetation for this area is located in the suggested plantings section.



## FINAL DESIGN CONCEPT

### Green spaces with picnic tables

Two lots in downtown Clinchco located at 185 Clinchco Main Street and 351 Matthews Stuart Circle are proposed as open green spaces with picnic tables. These areas might also be planted with small native trees and attractive, low-maintenance shrubs. These minimally-designed areas function together with other proposed sites to help decrease the appearance of blight to transform the character of Clinchco's downtown area into a vibrant outdoor recreation hub.

### Clinchco LOVE Park

Clinchco LOVE Park, located at 263 and 269 Clinchco Main Street, transforms the largest contiguous space included in this project into a vibrant mini-park in the heart of downtown Clinchco. This mini-park space is proposed with a Virginia LOVEWorks sign (final design to be determined by the town), benches, picnic tables, and a 0.1-mile perimeter walking track. Additional shade trees and attractive perennials brighten up downtown Clinchco and complement the existing natural surroundings. Clinchco LOVE Park is also connected by sidewalk to the existing Clinchco Community Recreation Park located on Mill Street and is located across Clinchco Main Street from the future downtown trailhead area proposed in the 2021 town-wide master plan.

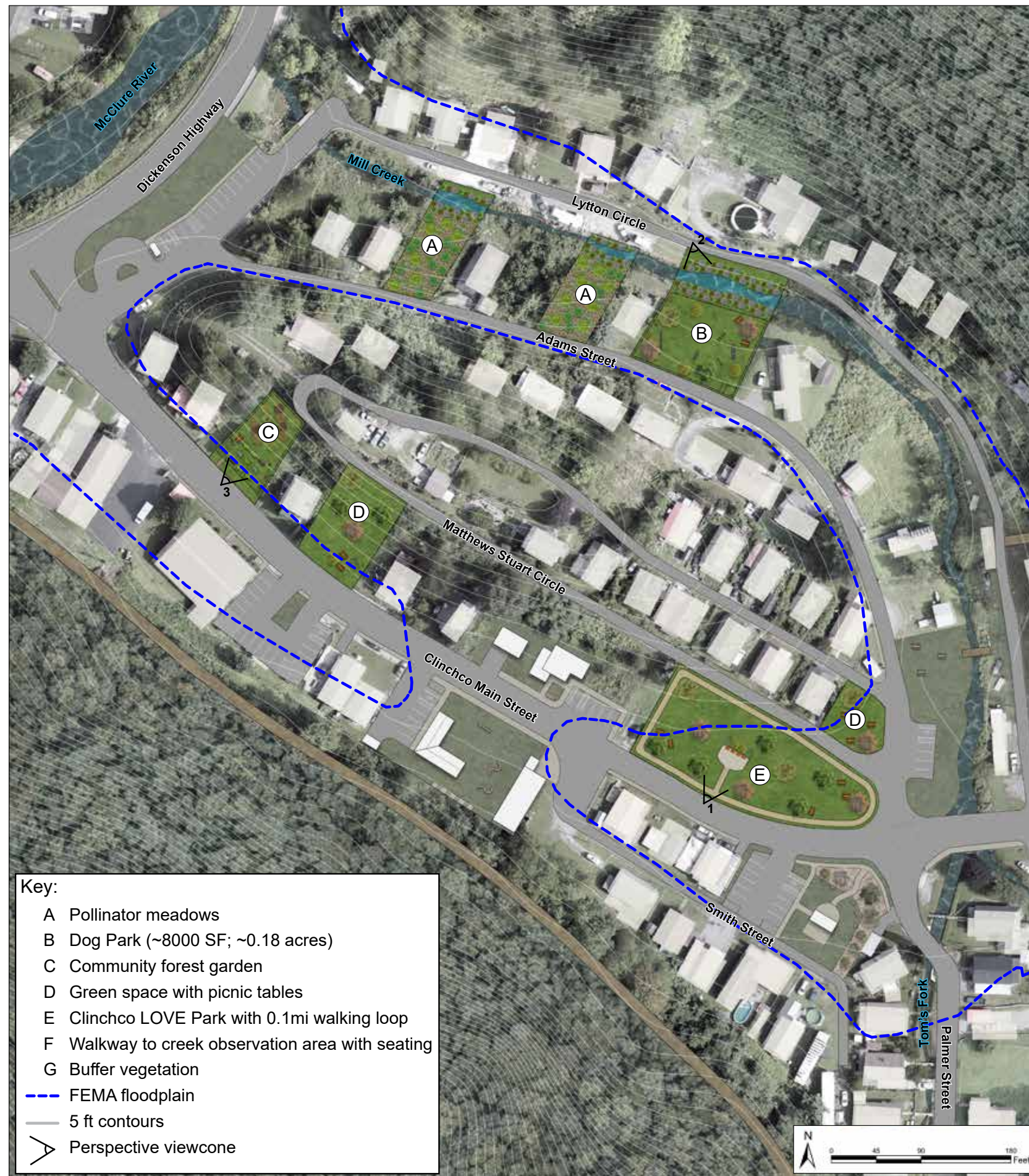
### 258 Mill Street

The property located at 258 Mill Street is transformed into a vibrant pollinator garden. A small walkway leads to a seating and observation area overlooking Mill Creek. Vegetation buffers ensure privacy for adjacent properties. Additional information about recommended vegetation for this area is located in the suggested plantings section.

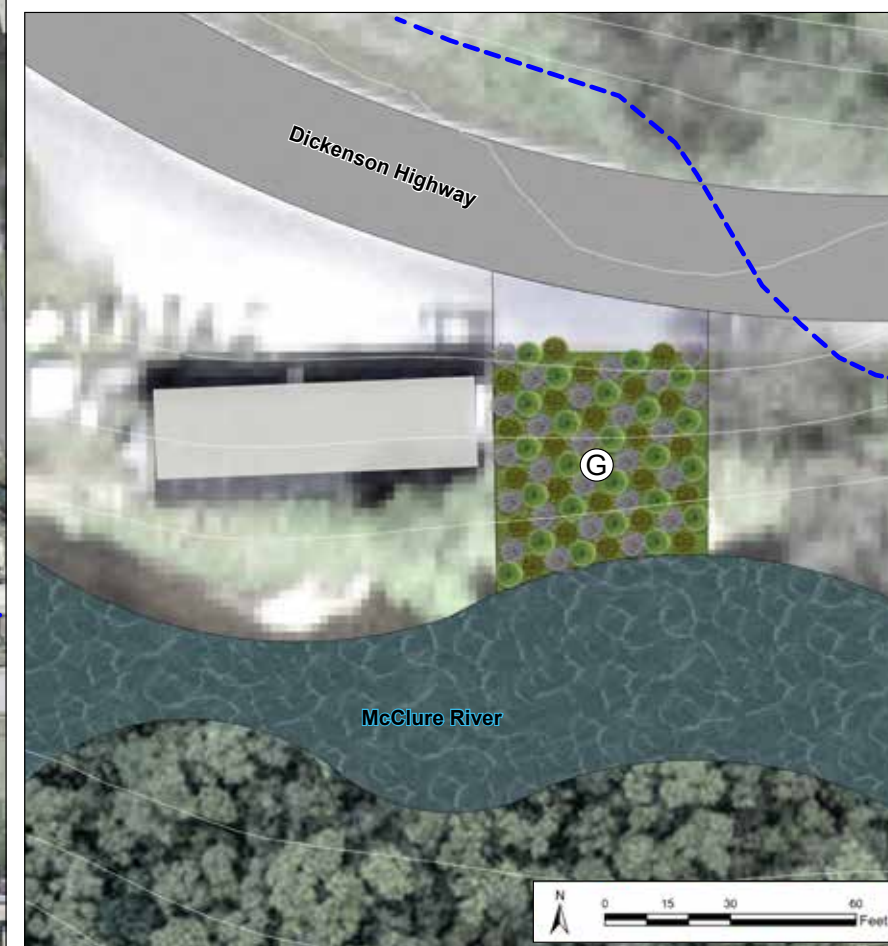
### 15383 Dickenson Highway

The lot located next to Riverside Gardens is re-planted with riparian buffer vegetation meant to help control erosion and restore biodiversity. Additional information about recommended vegetation for this area is located in the suggested plantings section.

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- Key:**
- A Pollinator meadows
  - B Dog Park (~8000 SF; ~0.18 acres)
  - C Community forest garden
  - D Green space with picnic tables
  - E Clinchco LOVE Park with 0.1mi walking loop
  - F Walkway to creek observation area with seating
  - G Buffer vegetation
  - FEMA floodplain
  - 5 ft contours
  - ▶ Perspective viewcone



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.

Clinchco, VA: Conceptual Greenspace Master Plan

Final Design Concept  
Conceptual Master Plan  
January 29th, 2024



**Perspective 1: Clinchco LOVE Park**

This perspective shows a view looking north from Clinchco Main Street toward Clinchco LOVE Park. The park would include a LOVEWorks sign (final design to be determined), ornamental trees and shrubs, picnic areas, and a perimeter walking trail.

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Clinchco, VA: Conceptual Greenspace Master Plan

Final Design Concept  
 Perspective 1: Clinchco LOVE Park  
 January 29th, 2024

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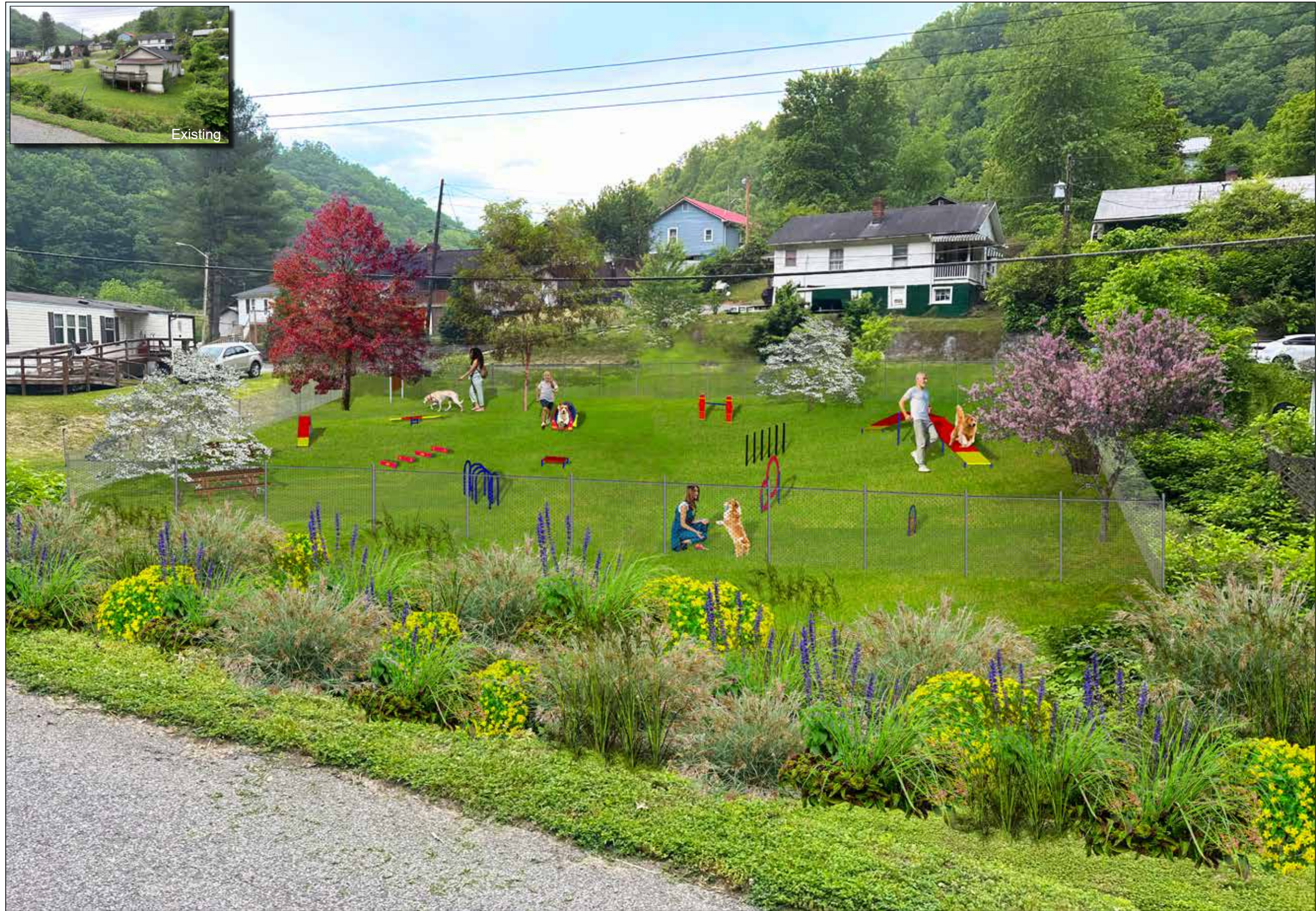
- Key:**
- A 5' Tall Security Fence
  - B Double-gated entry area
  - C Dog agility equipment
  - D Shaded picnic tables
  - E Benches
  - F Riparian vegetation
  - G Pollinator meadow
  - 5 ft contours
  - Perspective viewcone

**Clinchco, VA: Conceptual Greenspace Master Plan**

Final Design Concept  
Focus Area 1: Dog Park  
January 29th, 2024



Existing



**Perspective 2: Dog Park**

This perspective envisions the largest Adams Street property as a community dog park, which might offer a fenced area with an assortment of agility equipment. A dog park in this location could attract visitors and their dogs from throughout Dickenson County.

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.

Clinchco, VA: Conceptual Greenspace Master Plan

Final Design Concept  
Perspective 2: Dog Park  
January 29th, 2024

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- Key:**
- A Existing stair walkway
  - B 4' tall garden fence
  - C 8'x4' raised garden beds
  - D Fruit trees and shrubs
  - E Water source
  - F Picnic table
  - G Mulched planting beds
  - 5 ft contours
  - Perspective viewcone

**Clinchco, VA: Conceptual Greenspace Master Plan**

Final Design Concept  
 Focus Area 2: Community Forest Garden  
 January 29th, 2024



**Perspective 3: Community Forest Garden**

This perspective shows what the Community Forest Garden might look like once it is well-established. The existing home is removed and nine raised planters, a few shrubs, and a water spigot take its place. Rows of fruit trees are oriented to maximize sunlight on the south-facing slope.

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**Clinchco, VA: Conceptual Greenspace Master Plan**  
 Final Design Concept  
 Perspective 3: Community Forest Garden  
 January 29th, 2024



An 8,000 square foot (~0.18 acre) dog park would provide ample space for dogs in Dickenson County and their owners to run and play. This dog park could feature basic agility elements.



The Clinchco LOVE sign could be painted to highlight Clinchco's culture and history, similar to the above sign from Bedford.



Picnic areas might include charcoal grills like those pictured here to accommodate community cook-outs.



Rows of trees in the community forest garden could be mulched and arranged on a south-facing slope like the newly-planted trees in the above image.



Fruit trees might utilize companion planting as shown in the above photo to minimize long-term maintenance and fertilizer requirements.



The community forest garden might include raised planting beds, which are good for small planting areas, when there are poor or unknown soils, and may provide increased protection from frost.



Pollinator gardens would attract caterpillars, butterflies, bees, and other pollinators with attractive and colorful native flowers.



Another example of a native pollinator meadow.



Native riparian plants can help control appearance, erosion, drainage, and water quality along stream banks.

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## FINAL DESIGN CONCEPT

### Suggested Plantings

#### Overview

The CDAC team recognized Clinchco's somewhat unique ecological conditions and took care and consideration in developing the final list of suggested plantings for this project. Substantial revisions were made from preliminary suggestions as CDAC worked to better understand Clinchco's climate and growing conditions. The resulting summary includes suggestions for twenty-four Southwest Virginia native species to be planted in different spaces throughout the project areas in town, and twenty-four edible or otherwise beneficial plants that might be grown in the Edible Forest Garden. The final suggested plantings are not intended as an exhaustive list of suitable species, but species were carefully selected based on their ability to suit Clinchco's specific needs and climate conditions.

The following pages contain a comprehensive summary of the selection criteria for all vegetation included in this project and summary sheets highlighting suggested species.

#### General Selection Criteria

##### Climate and Soil Conditions

The Town of Clinchco is located in USDA plant hardiness zone 6b and 7a, meaning the coldest average annual temperatures are between -5 and 5 degrees Fahrenheit. The USDA Web Soil Survey speculates that most of the soil in downtown Clinchco is an Udorthents-Urban land complex that is primarily derived from mine spoil and other fill. The soil in the terrain that is located in the steeply sloped areas surrounding downtown is primarily an extremely stony Matewan-Clifftop-Rock outcrop complex, which is a rocky silt loam-type soil that is moderately well-drained and primarily derived from weathered sandstone and shale. CDAC did not perform onsite agronomic or environmental soil tests for this project. When compared to the rest of the United States, Clinchco receives average snowfall and above-average rainfall, with around thirty percent more rainy days than the national average (139 vs 106). Consequently, all vegetation was first selected based on its presumed ability to survive Clinchco's winters, adapt to Clinchco's soil conditions, and thrive in a somewhat cloudy and rainy climate.

Threats posed by climate change further influenced vegetation selection. According to the Mid-Atlantic Regional Integrated Sciences and Assessments (MARISA) program, a NOAA-funded research group dedicated to building adaptive capacity to climate change, Dickenson County is expected to see increasingly mild winters, reduced stream health, and increased instances of flooding events. Temperature changes might increase the prevalence of pests and invasive species. Reduced stream health might result in the depletion of cold-water fish habitats, algae growth, and waterborne illnesses. Increased flooding will cause property and infrastructure damage, and may cause septic backups, well contamination, and mold and indoor air quality issues.

## FINAL DESIGN CONCEPT

### Protecting Biodiversity

Biodiversity in Dickenson County is presently further threatened by abundant invasive vegetation, including Kudzu (*Pueraria montana*) and Autumn Olive (*Elaeagnus umbellata*). Both species were imported to the United States from Asia in the nineteenth century and planted in Dickenson County in the 20th century to control erosion from mining, but quickly spread to threaten native vegetation and agriculture. CDAC recommends that the Town of Clinchco collaborates with The VA Department of Forestry (DOF) to develop plans to mitigate the spread of invasive vegetation on project sites before purchasing and installing additional plant material. In an effort to avoid introducing species with similar devastating effects on Clinchco's ecosystem, proposed species outside of the Community Forest Garden were limited to Southwest Virginia natives and selected from the Virginia Department of Environmental Quality (DEQ)'s *A Guide to Gardening with Southwest Virginia Native Plants*.

Due to Clinchco's rugged, rural setting and existing minimally maintained landscape, CDAC was further concerned that introducing certain species to the Community Forest Garden could have unintended consequences for the larger ecosystem, as certain edible species and many nitrogen-fixing species that are frequently utilized in modern urban food forestry could potentially become invasive and have negative effects on Clinchco's ecosystem. Instead of focusing on nitrogen-fixing plants, CDAC sought to identify companion plantings that were less likely to be invasive but could still beneficially impact the fruit trees in the Edible Forest Garden.

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### Maintenance Concerns

In addition to climactic considerations, vegetation was also selected based on maintenance requirements. Clinchco does not currently have the personnel or infrastructure to perform frequent plant care or maintenance, so species that require frequent weeding, watering, or fertilizer were omitted from this list. Individual species and varieties were also selected for their known resistance to common pests and diseases. Due to factors including the prevalence of invasive vegetation, warming wet climate, and existing soil composition in Clinchco, proposed plantings may never truly be "maintenance free", but CDAC has created recommendations that seek to minimize the frequency and intensity of maintenance once plants are established.

Additional selection criteria for each category or type of vegetation include the following:

### **Southwest Virginia Natives Selection Criteria**

#### Downtown Streetscape

The "downtown streetscape" refers to ornamental trees and shrubs planted throughout downtown Clinchco with the objective of generally enhancing the area's appearance. Plantings might be added along Clinchco Main Street, at Clinchco LOVE Park and the dog park, and in open lots or picnic areas. The primary additional factors that influenced the selection of these species include mature size, exceptional spring or fall color, and nontoxicity to dogs.



## FINAL DESIGN CONCEPT

The American Society for the Prevention of Cruelty to Animals (ASPCA) maintains a comprehensive online database of plants known to be toxic to dogs, with azalea, rhododendron, and holly considered among the most poisonous. The full list can be viewed at <https://aspca.org/pet-care/animal-poison-control/dogs-plant-list>. Species listed in this database were omitted from the recommendations for downtown streetscape plantings (including the dog park), but may be recommended in other areas throughout this project.

### Native Pollinators

“Native pollinators” refers to forbs and shrubs that are native to Southwest Virginia and noted as exceptional pollinator species in DEQ’s A Guide to Gardening with Southwest Virginia Native Plants. Suggested species are known to have positive relationships with some combination of caterpillars, bees, butterflies, monarchs, birds, and/or hummingbirds. Plant species might be good host plants, meaning pollinators may lay their eggs on these plants, or the plants may be good nectar sources, which can attract pollinating insects and animals. Species were further selected to provide attractive blooms all throughout the calendar year and for relatively low mature growth heights to maintain visibility at eye level throughout planted areas.

### Riparian Areas

Vegetation proposed in riparian areas was selected based on native status, affinity for wet or frequently inundated spots, minimal maintenance, attractive blooms, and relatively low mature growth heights to maintain visibility at eye level throughout planted areas. Certain species may additionally host pollinators.

## **Edible Forest Garden Selection Criteria**

### Perennial Fruit Trees and Shrubs

Perennial fruit trees and shrubs were primarily identified and selected based on their suitability for Clinchco’s climate conditions. Clinchco’s cool climate, above average rainfall, and cloud cover coupled with shadows cast from the surrounding topography and uncertain soil conditions establishes the area as a challenging one for growing fruit trees, which generally thrive in dry, sunny climates. Species were selected based on their likelihood for successful fruiting in Clinchco, increased tolerance for partial shade and wet soil, and pest and disease resistance.

Further, to increase the likelihood of species availability, CDAC selected fruit tree and shrub species that were available for purchase at Edible Landscaping in Afton, Virginia in fall 2023. CDAC is not affiliated with Edible Landscaping LLC and cannot confirm the availability of recommended varieties or officially recommend their services, but an attempt was made to suggest varieties of edible plants that could be reasonably obtained from a single source within Virginia. There may be nurseries closer to Clinchco that also sell edible plants.

### Fruit Tree Companion Plantings

While preliminary suggested plantings focused on nitrogen-fixing plants to enhance

## FINAL DESIGN CONCEPT

the Edible Forest Garden, the final suggested plantings list focuses on companion plants that otherwise enhance the fruit trees and shrubs but are not likely to spread or become invasive. For example, Borage, a small edible flower harvested mostly for its seeds, is known to be an exceptional companion plant for pears because its roots pull potassium and calcium from the soil, and fragrant herbs like lemongrass, chamomile, and rosemary can help deter pests from edible plants.

### Garden Bed Ideas

The garden bed ideas section is a non-exhaustive list of edible plants that could potentially be grown in the Edible Forest Garden's nine raised beds. These species are recommended to be planted in raised beds either because they could spread and take over if planted in unrestricted spaces (such is the case particularly for blackberries, lavender, thyme, and lemongrass), or because of the way that these plants draw contaminants from the soil (such is the case for carrots, broccoli, collard greens, and chard).

**Downtown Streetscape:**



**American Hornbeam**  
*Carpinus caroliniana*



**Eastern Redbud**  
*Cercis canadensis*



**Flowering Dogwood**  
*Cornus florida*



**Maple-Leaf Viburnum**  
*Viburnum acerifolium*



**Black Gum**  
*Nyssa sylvatica*



**Carolina Rose**  
*Rosa carolina*



**Sourwood**  
*Oxydendrum arboreum*



**Witch Hazel**  
*Hamamelis virginiana*

**Native Pollinators:**



**Wild Columbine**  
*Aquilegia canadensis*



**Goat's Beard**  
*Aruncus dioicus*



**Early Lowbush Blueberry**  
*Vaccinium pallidum*



**Scarlet Beebalm**  
*Monarda didyma*



**Common Partridge-pea**  
*Chamaecrista fasciculata*



**Oxeye**  
*Heliopsis helianthoides*



**Shrubby St. John's Wort**  
*Hypericum prolificum*



**Heart-Leaved Aster**  
*Symphyotrichum cordifolium*

**Riparian Areas:**



**Sallow Sedge**  
*Carex lurida*



**Marsh Marigold**  
*Caltha palustris*



**Tussock Sedge**  
*Carex stricta*



**Woolgrass Bulrush**  
*Scirpus cyperinus*



**Narrowleaf Meadowsweet**  
*Spiraea alba*



**Great Blue Lobelia**  
*Lobelia siphilitica*



**Bushy Bluestem**  
*Andropogon glomeratus*



**White Turtlehead**  
*Chelone glabra*

| 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 |
| Wild Columbine                | <i>Aquilegia canadensis</i>       | 2 to 3          | 1 to 1.5        | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| American Hornbeam or Ironwood | <i>Carpinus caroliniana</i>       | 30 to 35        | 30 to 35        | ☀️☀️☀️ | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Sallow Sedge                  | <i>Carex lurida</i>               | 1.5 to 3        | 1 to 2          | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Eastern Redbud                | <i>Cercis canadensis</i>          | 25 to 30        | 20 to 25        | ☀️☀️☀️ | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Flowering Dogwood             | <i>Cornus florida</i>             | 25 to 30        | 25 to 30        | ☀️☀️☀️ | 💧     | Medium        |                |     |     |     |     |     |      |     |      |     |     |     |
| Goat's Beard                  | <i>Aruncus dioicus</i>            | 5 to 6          | 3 to 4          | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Marsh Marigold                | <i>Caltha palustris</i>           | 1.5 to 2        | 1 to 1.5        | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Early Lowbush Blueberry       | <i>Vaccinium pallidum</i>         | 2 to 3          | 2 to 3          | ☀️☀️☀️ | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Maple-Leaf Viburnum           | <i>Viburnum acerifolium</i>       | 4 to 6          | 3 to 4          | ☀️☀️☀️ | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Tussock Sedge                 | <i>Carex stricta</i>              | 1 to 3          | 1 to 2          | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Scarlet Beebalm               | <i>Monarda didyma</i>             | 2 to 3          | 2 to 3          | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Black Tupelo or Black Gum     | <i>Nyssa sylvatica</i>            | 30 to 50        | 20 to 30        | ☀️☀️☀️ | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Carolina Rose                 | <i>Rosa carolina</i>              | 4 to 6          | 8 to 10         | ☀️☀️☀️ | 💧     | Low to medium |                |     |     |     |     |     |      |     |      |     |     |     |
| Woolgrass Bulrush             | <i>Scirpus cyperinus</i>          | 3 to 5          | 2 to 4          | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Common Partridge-pea          | <i>Chamaecrista fasciculata</i>   | 2 to 3          | 2 to 3          | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Oxeye                         | <i>Heliopsis helianthoides</i>    | 4 to 5          | 3 to 4          | ☀️☀️   | 💧     | Medium        |                |     |     |     |     |     |      |     |      |     |     |     |
| Shrubby St. John's Wort       | <i>Hypericum prolificum</i>       | 4 to 5          | 3 to 4          | ☀️☀️☀️ | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Sourwood                      | <i>Oxydendrum arboreum</i>        | 30 to 70        | 15 to 25        | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Narrowleaf Meadowsweet        | <i>Spiraea alba</i>               | 3 to 4          | 3 to 4          | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Heart-Leaved Aster            | <i>Symphyotrichum cordifolium</i> | 3 to 5          | 1 to 2          | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Great Blue Lobelia            | <i>Lobelia siphilitica</i>        | 2 to 3          | 1 to 1.5        | ☀️☀️☀️ | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Bushy Bluestem                | <i>Andropogon glomeratus</i>      | 3 to 6          | 2 to 3          | ☀️☀️☀️ | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| White Turtlehead              | <i>Chelone glabra</i>             | 2 to 3          | 1.5 to 2.5      | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |
| Witch Hazel                   | <i>Hamamelis virginiana</i>       | 15 to 20        | 15 to 20        | ☀️☀️   | 💧     | Low           |                |     |     |     |     |     |      |     |      |     |     |     |

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**Fruit Trees and Shrubs:**



**Regent Serviceberry**  
*Amelanchier alnifolia 'Regent'*



**Carmine Jewel Bush Cherry**  
*Prunus fruticosa x cerasus*



**Tennosui Pear**  
*Pyrus communis x Pyrus pyrifolia*



**Cherry Red Currant**  
*Ribes rubrum*



**Celeste Fig**  
*Ficus carica 'Celeste'*



**Stanley Plum**  
*Prunus domestica 'Stanley'*



**Liberty Apple**  
*Malus domestica 'Liberty'*



**Hachiya Persimmon**  
*Diospyros kaki 'Hachiya'*

**Fruit Tree Companion Plantings:**



**Rosemary**  
*Salvia rosmarinus*



**Ramps or Wild Leek**  
*Allium tricoccum*



**Virginia Wild Strawberry**  
*Fragaria virginiana*



**Basil**  
*Ocimum basilicum*



**Dill**  
*Anethum graveolens*



**Borage**  
*Borago officinalis*



**German Chamomile**  
*Matricaria chamomilla*



**Sweet Potato**  
*Lpomoea batatas*

**Garden Bed Ideas:**



**Little Fingers Carrot**  
*Daucus carota 'Little Fingers'*



**Calabrese Broccoli**  
*Brassica oleracea*



**Lemongrass**  
*Cymbopogon citratus*



**Provence Lavender**  
*Lavandula stoechas*



**Triple Crown Blackberry**  
*Rubus fruticosus*



**Bright Lights Swiss Chard**  
*Beta vulgaris*



**Golden Lemon Thyme**  
*Thymus x citriodorus 'Aureus'*



**Collard**  
*Brassica oleracea*

| Common name                        | Scientific Name                          | Max height (ft) | Max spread (ft) | Sun | Water | Maintenance   | Harvest Calendar |     |     |     |     |     |      |     |      |     |     |     |  |
|------------------------------------|--|-----------------|-----------------|-----|-------|---------------|------------------|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--|
|                                    |  |                 |                 |     |       |               | Jan              | Feb | Mar | Apr | May | Jun | July | Aug | Sept | Oct | Nov | Dec |  |
| Rosemary                           | <i>Salvia rosmarinus</i>                 | 4 to 6          | 3 to 4          | ☀☀  | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Ramps or Wild Leek                 | <i>Allium tricoccum</i>                  | 1 to 1.5        | 1 to 1.5        | ☀☀  | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Little Fingers Carrot              | <i>Daucus carota 'Little Fingers'</i>    | >1              | >1              | ☀   | 💧     | Medium        |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Virginia Wild Strawberry           | <i>Fragaria virginiana</i>               | >1              | >1              | ☀☀☀ | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Basil (annual)                     | <i>Ocimum basilicum</i>                  | 1 to 3          | 1 to 2          | ☀☀  | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Calabrese Broccoli (annual)        | <i>Brassica oleracea botrytis cymosa</i> | 2 to 3          | >1              | ☀   | 💧     | Medium        |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Lemongrass (annual)                | <i>Cymbopogon citratus</i>               | 2 to 4          | 2 to 3          | ☀☀  | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Regent Serviceberry                | <i>Amelanchier alnifolia 'Regent'</i>    | 4 to 6          | 4 to 6          | ☀☀  | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Dill (annual)                      | <i>Anethum graveolens</i>                | 2 to 3          | 1.5 to 2        | ☀   | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Borage (annual)                    | <i>Borago officinalis</i>                | 1 to 2          | 1 to 2          | ☀☀  | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Provence Lavender                  | <i>Lavandula stoechas</i>                | 2 to 3          | 1 to 2          | ☀   | 💧     | Low to Medium |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| German Chamomile (annual)          | <i>Matricaria chamomilla</i>             | 2 to 3          | >1              | ☀   | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Carmine Jewel Bush Cherry          | <i>Prunus fruticosa x cerasus</i>        | 5 to 8          | 4 to 6          | ☀☀☀ | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Triple Crown Blackberry            | <i>Rubus fruticosus 'Triple Crown'</i>   | 5 to 6          | 6 to 8          | ☀☀  | 💧     | Medium        |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Bright Lights Swiss Chard (annual) | <i>Beta vulgaris L. 'Bright Lights'</i>  | 1.5 to 2        | 1 to 1.5        | ☀☀  | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Tennosui Pear                      | <i>Pyrus communis x Pyrus pyrifolia</i>  | 12 to 15        | 12 to 15        | ☀☀  | 💧     | Low to Medium |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Cherry Red Currant                 | <i>Ribes rubrum</i>                      | 3 to 5          | 3 to 5          | ☀☀  | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Golden Lemon Thyme                 | <i>Thymus x citriodorus 'Aureus'</i>     | >1              | >1              | ☀☀  | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Celeste Fig                        | <i>Ficus carica 'Celeste'</i>            | 5 to 10         | 5 to 10         | ☀☀  | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Sweet Potato (annual)              | <i>Lpomoea batatas</i>                   | 1 to 2          | 2 to 20         | ☀☀  | 💧     | Medium        |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Stanley Plum                       | <i>Prunus domestica 'Stanley'</i>        | 8 to 12         | 6 to 10         | ☀☀  | 💧     | Medium        |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Liberty Apple                      | <i>Malus domestica 'Liberty'</i>         | 6 to 15         | 6 to 15         | ☀   | 💧     | Medium        |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Collard (annual)                   | <i>Brassica oleracea var. viridis</i>    | 2 to 3          | 2 to 3          | ☀☀  | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |
| Hachiya Persimmon                  | <i>Diospyros kaki 'Hachiya'</i>          | 10 to 12        | 10 to 12        | ☀   | 💧     | Low           |                  |     |     |     |     |     |      |     |      |     |     |     |  |

## FINAL DESIGN CONCEPT

### Updated Downtown Master Plan

#### Summary

The Clinchco Greenspace Master Plan was designed to complement and expand upon the town-wide master plan and recreational park plans prepared by CDAC in 2021 and 2023, respectively. An updated downtown master plan drawing was produced demonstrating the locations of all proposed and implemented features, and all master plan drawings produced for the Greenspace project reflect proposed features from previous plans.

The combined vision for downtown Clinchco re-imagines the town as a vibrant outdoor recreation destination for locals and visitors alike. New trail connections to Education Drive and a future recreation area located at the end of Palmer Street help establish Clinchco as a “trail town” and are anchored by a new trailhead and public restroom building in the heart of downtown. A new park-and-ride bus stop increases transportation accessibility for Clinchco residents and invites riders of the regional Four County Transit Service to stop and explore the town. Vacant and abandoned properties are transformed into attractive green spaces and mini-parks connected by sidewalks. A new town center is proposed, complete with a farmer’s market structure, café, and public works building. A community forest garden provides space to grow fresh food, and Dickenson County’s first dog park attracts visitors from the neighboring communities of Clintwood and Haysi. A Virginia LOVEWorks sign puts the town on the map. Additional parking areas are proposed throughout to handle increased visitor traffic. At the east end of the downtown area, Clinchco Recreation Park offers a recently renovated playground and basketball court, along with a proposed skate park and additional garden beds.

The 2021 Town-Wide and Downtown Master Plans and 2023 Clinchco Recreational Park Revitalization Conceptual Site Master Plan & Connectivity Plan to Future Recreation Area at Palmer Street are available online from VTechWorks, Virginia Tech’s open access publication database. Citations and access links for these reports, along with copies of the site master plans and plan descriptions from both projects are additionally reproduced in the Appendix of this report for reference.

The following page contains the updated downtown master plan.

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| Key:  |                            |    |                                   |
|-------|----------------------------|----|-----------------------------------|
| (A)   | Proposed feature           | A  | Bus stop                          |
| —     | 5 ft contours              | B  | Pollinator meadows                |
| - - - | Greenspace project sites   | C  | Dog park (~8000 SF; ~0.18 acres)  |
| - - - | Town-owned properties      | D  | Hiking/biking trail connection    |
| - - - | Proposed land acquisitions | E  | Green space with picnic tables    |
|       |                            | F  | Pedestrian bridge                 |
|       |                            | G  | Community forest garden           |
|       |                            | H  | Public works building             |
|       |                            | I  | Cafe                              |
|       |                            | J  | LOVE Park with 0.1mi walking loop |
|       |                            | K  | Town Center with pavilion         |
|       |                            | L  | Restored Post Office building     |
|       |                            | M  | Rail-Trail                        |
|       |                            | N  | Downtown trailhead with restroom  |
|       |                            | O  | Clinchco Recreational Park        |
|       |                            | P  | Parking                           |
|       |                            | P1 | 12 Standard, 1 ADA                |
|       |                            | P2 | 15 Standard, 1 ADA                |
|       |                            | P3 | 5 Standard, 1 ADA                 |
|       |                            | P4 | 4 Standard, 1 ADA                 |
|       |                            | P5 | 10 Standard, 1 ADA                |
|       |                            | P6 | 4 Standard, 1 ADA                 |

**Clinchco, VA: Conceptual Greenspace Master Plan**

Final Design Concept  
Greenspace Sites Incorporated in Downtown Master Plan (2021)  
January 29th, 2024

# PART 3: SITE INVENTORY AND ANALYSIS



## SITE INVENTORY AND ANALYSIS

### Site Inventory Summary

#### Background

The Town of Clinchco identified ten qualified properties with interested owners for redevelopment: six lots which presently contain single-family homes, one lot containing remnants of a single-family home that was destroyed by fire several years ago, one lot containing both a single-family home and a former museum, one former community center and UMWA (United Mine Workers of America) meeting hall, and one property containing a vacant commercial building.

Eight of ten properties are located in the downtown Clinchco area. 258 Mill Street is located just east of the downtown area past Clinchco Recreational Park. 15383 Dickenson Highway is located approximately one mile southwest of the downtown area and is adjacent to Riverside Gardens, a seasonal general store with rented apartments on the upper levels.

The following pages contain written descriptions for each of the ten sites, a site analysis summary, and inventory and analysis summary drawings.

#### Individual Lot Descriptions

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212 Adams Street (~14,000 SF lot) is the current location of an occupied single-family residence. Mill Creek runs along the north edge of the property and no street access is available from Lytton Circle. There is somewhat steeply sloped topography toward the south end of the site, but the landscape levels out toward Mill Creek. This address contains one of the largest and flattest contiguous land areas in the greenspace project.

232 Adams Street (~5,500 SF lot) currently contains a vacant single-family residence. Mill Creek runs along the north edge of the property and no street access is available from Lytton Circle. The topography is steeply sloped downhill between Adams Street and Mill Creek, making the property difficult to access. The adjacent lot to the west has been vacant since a residence formerly located there was lost in a fire around 2009. The adjacent property to the east declined to participate in the greenspace project.

262 Adams Street (~6,000 SF lot) is the former location of a single-family residence that was lost in a structure fire in 2019. The chimney and other structural materials are still present onsite. This lot is now heavily overgrown with invasive vegetation; primarily kudzu. Mill Creek runs along the north edge of the property and no street access is available from Lytton Circle. The topography is steeply sloped downhill between Adams Street and Mill Creek, making the property difficult to access. Properties located on either side of this address declined to participate in the greenspace project.

## SITE INVENTORY AND ANALYSIS

161 Clinchco Main Street (~5,200 SF lot) is the current location of a single-family home. The southern portion of the property is mostly flat, but a retaining wall located near the middle of this property contains steep south-facing slopes. Adjacent properties include two additional single-family homes with unknown occupancy status.

185 Clinchco Main Street (~6,800 SF lot) currently contains a single-family home. The lot includes steep south-facing slopes. Adjacent properties include two additional single-family homes with unknown occupancy status.

263 Clinchco Main Street (~7,400 SF lot) currently contains an occupied single-family home. The lot has somewhat steep south-facing slopes that level out towards the south edge of the property along Clinchco Main Street. The Town of Clinchco currently owns the adjacent land to the west and the adjacent property to the east is part of the greenspace project.

285 Clinchco Main Street (~14,000 SF lot) is the current location of a single-family home, Dennis Reedy's Mine Museum, and a storage container. This lot is relatively large, relatively flat, mostly clear, and is adjacent to another greenspace property to the west and a town-owned parcel to the east.

351 Matthews Stuart Circle (~3,100 SF lot) is the location of the former Clinchco Kiwanis building and UMWA meeting hall. While this building holds significance for the town, its current condition and location within the floodplain necessitates its removal. The Kiwanis club intends to relocate to another building in Clinchco. This small lot is relatively flat and adjacent to Clinchco Main Street.

258 Mill Street (~2,200 SF lot) currently contains an unoccupied single-family home and backs Mill Creek. This small lot is surrounded by occupied single-family homes and features flat topography.

15383 Dickenson Highway (~2,000 SF lot) is the location of a vacant commercial building located next to Riverside Gardens, a seasonal general store with rented apartments on the upper levels. The vacant building is two stories at street level, but was constructed at the bottom of the slope along the McClure River and appears to have at least a partial basement. Invasive vegetation and erosion are among the issues faced by this site.

### Site Analysis Summary

During the initial project planning phase, CDAC worked with the Town of Clinchco to identify potential programming ideas for the ten sites involved in this project. These ideas included pollinator gardens, dog park(s), food forest areas, open green spaces, and incorporating a VA Tourism LOVE sign.

## SITE INVENTORY AND ANALYSIS

The CDAC team identified the following spatial criteria for each type of space:

### Open Green Space, including LOVE sign

- Downtown or otherwise central location
- Relatively level slopes, partial or otherwise

### Dog Park(s)

- Relatively level slopes, partial or otherwise
- Located away from downtown
- Not surrounded by occupied homes

### Food Forest Areas

- Relatively level or south-facing slopes
- Highly visible location

### Pollinator Gardens

- Located on properties that would not be better suited for any other programming use due to lack of desirable characteristics

The following chart outlines the estimated square footage of each property and an inventory of its characteristics relative to the criteria outlined above:

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|                  | Estimated Lot Size (SF) | Downtown Location | Highly visible location | Residential Location | Relatively level slopes, partial or otherwise | Includes south-facing slope |
|------------------|-------------------------|-------------------|-------------------------|----------------------|---|-----------------------------|
| 212 Adams Street | 13,375                  |                   |                         | X                    | X   | X                           |
| 232 Adams Street | 5,530                   |                   |                         | X                    |   |                             |
| 262 Adams Street | 6,170                   |                   |                         | X                    |   |                             |
| 161 Main Street  | 5,200                   | X                 | X                       | X                    | X   | X                           |
| 185 Main Street  | 6,830                   | X                 | X                       | X                    | X   | X                           |
| 263 Main Street  | 7,400                   | X                 | X                       |                      | X   | X                           |

## SITE INVENTORY AND ANALYSIS

|                            | Estimated Lot Size (SF) | Downtown Location | Highly visible location | Residential Location | Relatively level slopes, partial or otherwise | Includes south-facing slope |
|----------------------------|-------------------------|-------------------|-------------------------|----------------------|---|-----------------------------|
| 269 Main Street            | 14,000                  | X                 | X                       |                      | X   | X                           |
| 351 Matthews Stuart Circle | 3,120                   | X                 | X                       |                      | X   | X                           |
| 258 Mill Street            | 2,200                   |                   | X                       | X                    | X   |                             |
| 15383 Dickenson Highway    | 2,000                   |                   | X                       |                      |   | X                           |

### Definitions

Downtown location: property is immediately proximate to other amenities in Clinchco’s walkable downtown area.

Highly visible location: property is clearly visible from Dickenson Highway or Clinchco Main Street.

Residential location: property is located between two residential properties regardless of occupancy status.

Relatively level slopes, partial or otherwise: property currently contains enough flat area to reasonably accommodate community-oriented programming in some capacity. Includes south-facing slope: majority of slopes on property are southward-facing.

### Opportunities and Constraints:

15383 Dickenson Highway – requires slope stabilization; all concepts should include natives targeting erosion control. Limited development opportunities beyond planting; could potentially build a deck overlooking the McClure if desired.

232 and 262 Adams Street – steeply sloped properties located on a street with mostly vacant homes. Thick vegetation, with more thick vegetation encroaching from adjacent properties. Access to Mill Creek. Surrounding vegetation appears to be primarily invasives, which can create issues for high-maintenance plantings at these sites. Potential ideas might include open pollinator meadows or “mini-forests”, self-sustaining but intentionally planted and periodically maintained forested areas.

## SITE INVENTORY AND ANALYSIS

212 Adams Street – Gently southward sloping and mostly open site just around the corner from downtown. Mill Creek access. Decent potential. Concerns for potential dog park mostly surrounding dealing with Mill Creek. Relatively few concerns for edible landscaping. Less suitable for green space due to comparatively less central location.

161 Clinchco Main Street – relatively small lot with steep south-facing slope towards back (north) of property. Good location downtown. Potentially suitable for open green space, edible landscaping, or pollinators.

185 Clinchco Main Street – Steep south-facing slope towards back (north) of property. Directly across the street from Town hall parking lot with small stage. Could be used as extended lawn seating for performances; also potentially a good location for a LOVEworks sign.

263-269 Clinchco Main Street – Largest contiguous site within project area. Town owns adjacent properties. Could be used for a small downtown park. 2021 master plan envisions parking and a café on adjacent properties. One concept might envision the proposed trailhead at this location. Most suitable area for community recreation.

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351 Matthews Stuart Circle – One of two properties suitable for a dog park or dog run. Small, but relatively flat, and slightly separated from Main Street. Could also be considered part of downtown park.

258 Mill Street – Small and very flat; access to Mill Creek at back (south) of property. Not suitable for a dog park or run due to surrounding homes. Not suitable for edible landscaping due to its location at the bottom of a north-facing slope.

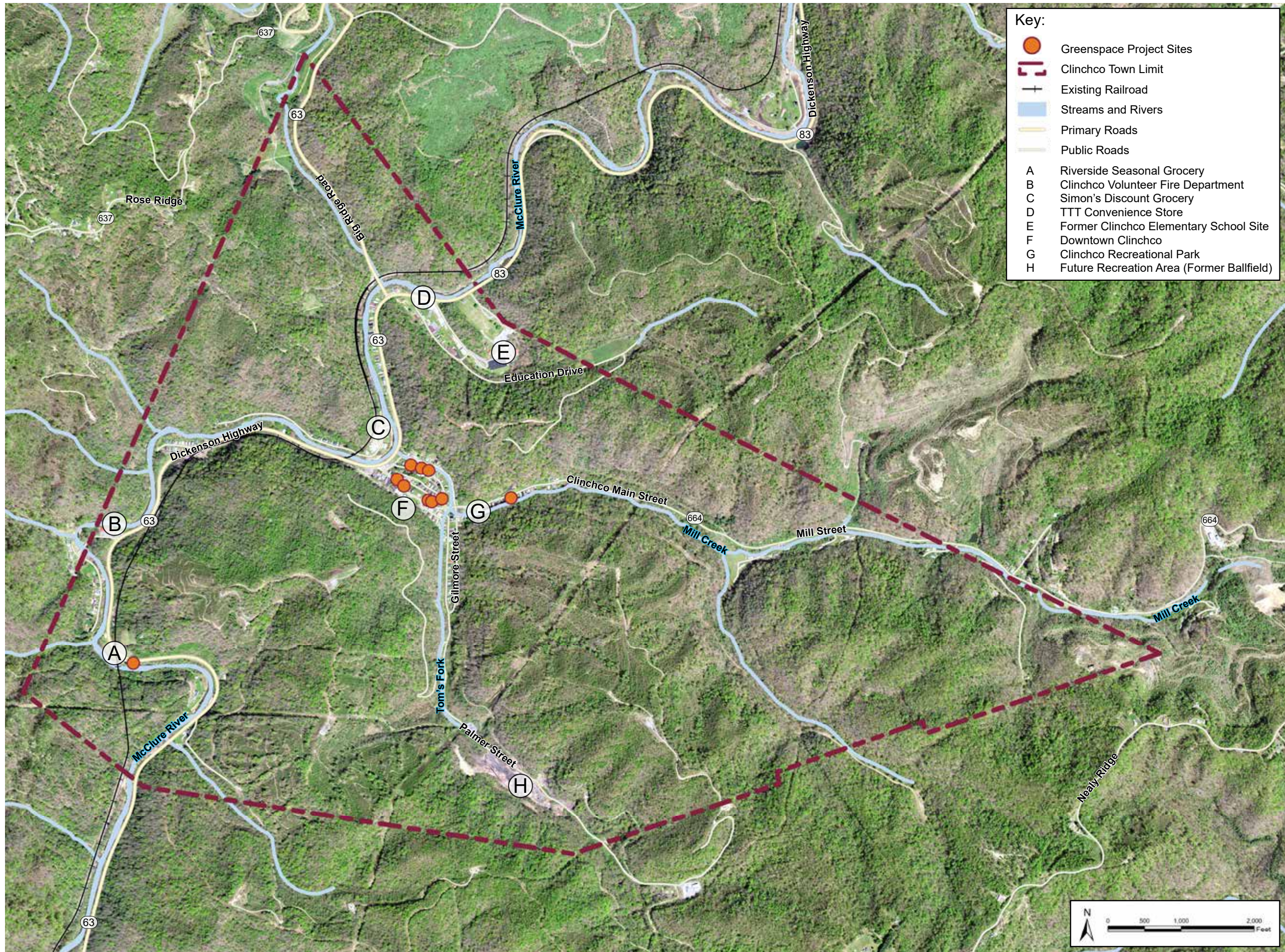
The following page contains a chart summarizing the suitability of each of the greenspace sites for various programs.

## SITE INVENTORY AND ANALYSIS

**Analysis Summary Table**

| Location                   | Suitable for Open Green Space | Suitable for Dog Park | Suitable for Food Forest Area | Suitable for Pollinator Garden |
|----------------------------|-------------------------------|-----------------------|-------------------------------|--------------------------------|
| 212 Adams Street           | X                             | X                     | X                             |                                |
| 232 Adams Street           |                               |                       |                               | X                              |
| 262 Adams Street           |                               |                       |                               | X                              |
| 161 Main Street            | X                             |                       | X                             |                                |
| 185 Main Street            | X                             |                       | X                             |                                |
| 263 Main Street            | X                             |                       | X                             |                                |
| 269 Main Street            | X                             |                       | X                             |                                |
| 351 Matthews Stuart Circle | X                             | X                     | X                             |                                |
| 258 Mill Street            | X                             |                       |                               | X                              |
| 15383 Dickenson Highway    |                               |                       |                               | X                              |

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**Clinchco, VA: Conceptual Greenspace Master Plan**

Inventory and Analysis  
 Town-Scale Aerial With Site Locations  
 October 17th, 2023



**Existing Features:**

- A Dickenson County Coal Miners Memorial
- B Clinchco Post Office
- C Baptist Church
- D Senior Citizens Building
- E Parking lot with small stage
- F Town Hall
- G Open Space (Privately Owned)
- H Former Post Office (Privately Owned)
- I Former Mainline Metal Building (Privately Owned)
- J Clinchco Recreational Park
- K Former Kiwanis Center/UMWA Hall
- L Dennis Reedy's Mine Museum
- M Graveyard Hill
- N VDOT-Owned Land

**Proposed Features (CDAC Conceptual Master Plan, 2021):**

- 1 Overlook
- 2 Rail-Trail
- 3 Town Center
- 4 Downtown Trailhead
- 5 Parking
- 6 Green Space w/Picnic Tables
- 7 Hiking/Biking Trail Connection
- 8 Parking
- 9 Cafe
- 10 Public Works Building
- 11 Bus Stop

**Key:**

- (A) Existing Feature
- (1) Proposed Feature (CDAC 2021)
- Blue outline AE Flood Zone (FEMA)
- Orange outline Town-Owned Properties
- Grey outline Former Building Locations
- Green outline Greenspace Project Sites
- Red outline Properties that Declined Participation
- Black dot Address Points
- Yellow outline Building Footprints
- Grey line Former Rail
- Black line Existing Rail
- Blue line Streams
- Blue line Rivers
- Yellow line Primary Roads
- Grey line 2ft Contours

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**Clinchco, VA: Conceptual Greenspace Master Plan**  
  
 Inventory and Analysis  
 Existing and Proposed Downtown Inventory  
 October 17th, 2023



**Key:**

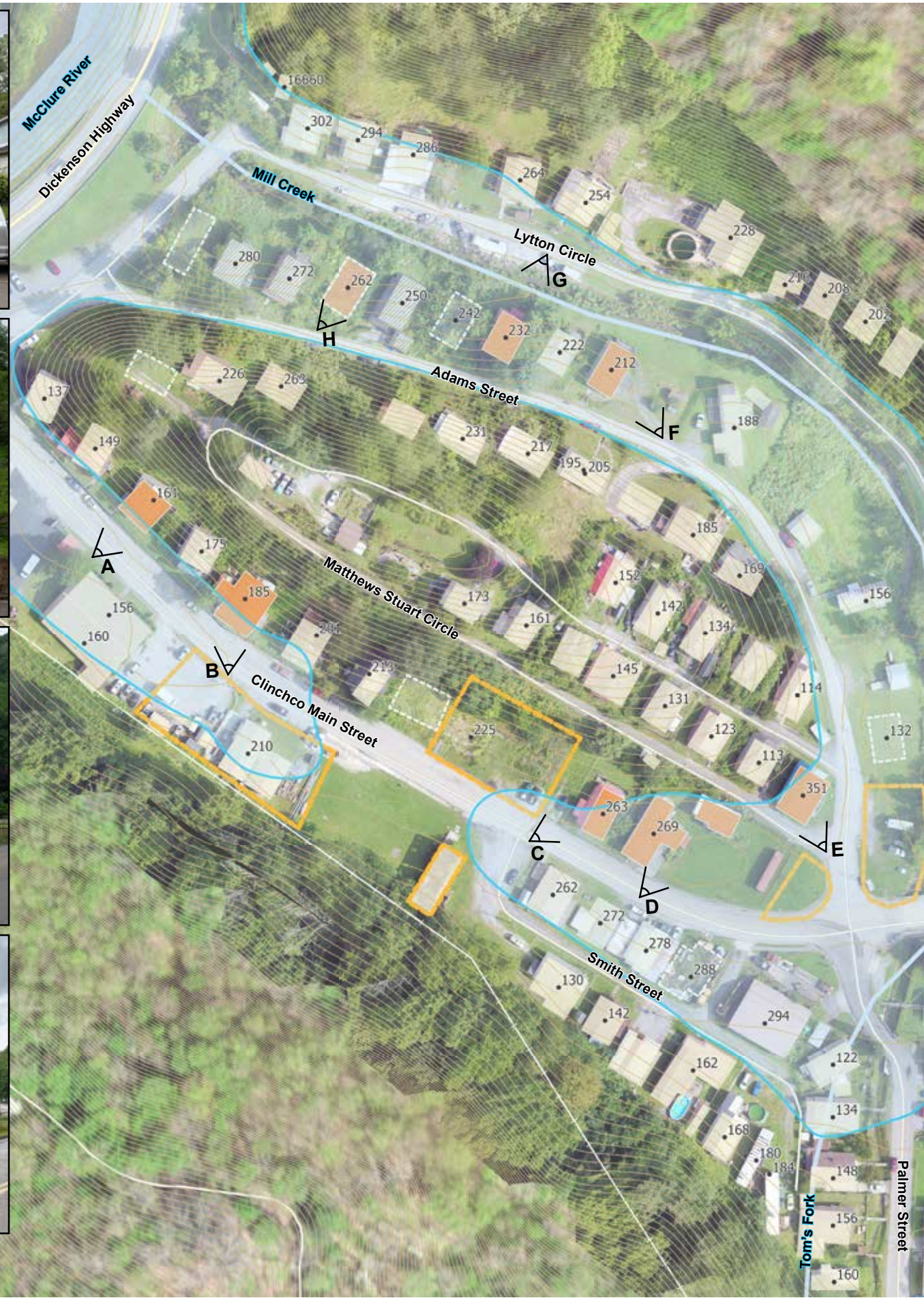
- A Existing Feature
- ① Proposed Feature (CDAC 2021)
- AE Flood Zone (FEMA)
- Town-Owned Properties
- Former Building Locations
- Greenspace Project Sites
- Properties that Declined Participation
- Address Points
- Building Footprints
- Former Rail
- Existing Rail
- Streams
- Rivers
- Primary Roads
- 2ft Contours

- A** 161 Clinchco Main Street
  - Central location downtown suitable for programming
  - Existing structure located partially within floodplain
- B** 185 Clinchco Main Street
  - Central location downtown suitable for programming
  - Existing structure located partially within floodplain
- C** 263 Clinchco Main Street
  - Central location downtown
  - Adjacent to a large town-owned property in floodplain suitable for programming
- D** 269 Clinchco Main Street
  - Includes Dennis Reedy's Mine Museum
  - Adjacent to a large town-owned property in floodplain suitable for programming
- E** 351 Matthews Stuart Circle
  - Former Kiwanis Club, Community Center, and UMWA Meeting Hall
  - Central location near other green space suitable for programming
- F** 212 Adams Street
  - Property on cleared land with relatively north-facing slope
  - Relative separation from surrounding properties provides ideal space for programming
- G** 232 Adams Street
  - Challenging topo and dense vegetation; difficult to access from adjacent roads
  - Maintenance concerns due to encroaching vegetation from adjacent abandoned properties
- H** 262 Adams Street
  - Former building location destroyed by fire; only chimney and debris remain
  - Challenging topography and dense vegetation; difficult to access from adjacent roads



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**Clinchco, VA: Conceptual Greenspace Master Plan**

Inventory and Analysis  
Future Downtown Greenspace Site Images  
October 17th, 2023

## 246 Mill Street



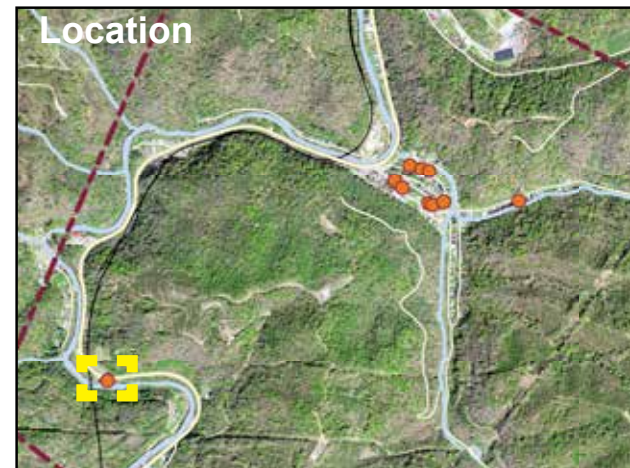
|  |   |   |
|--|---|---|
| <b>A</b> 246 Mill Street   | <b>B</b> Clinchco Recreational Park   | <b>C</b> Mill Creek   |
| <ul style="list-style-type: none"> <li>• Small, flat lot between single family homes</li> <li>• Good size for potential small-scale programming</li> </ul> | <ul style="list-style-type: none"> <li>• Recently completed phase I redevelopment</li> <li>• Future developments may increase traffic</li> <li>• Limited sidewalk access</li> </ul> | <ul style="list-style-type: none"> <li>• Creek runs behind properties</li> <li>• Relatively flat land with minimal drainage can create flooding issues</li> </ul> |



## 15383 Dickenson Highway



|   |  |  |
|---|--|--|
| <b>D</b> 15383 Dickenson Highway  | <b>E</b> Riverside Gardens   | <b>F</b> Slope to McClure River  |
| <ul style="list-style-type: none"> <li>• Former Clinchco Cafe building</li> <li>• Three stories with lowest level constructed into slope</li> <li>• Challenging site for redevelopment</li> </ul> | <ul style="list-style-type: none"> <li>• Seasonal general store</li> <li>• Erosion causing structural concerns</li> <li>• Limited and challenging parking</li> </ul> | <ul style="list-style-type: none"> <li>• Steep topography with limited potential for reuse</li> <li>• Potential erosion concerns once building is removed</li> </ul> |



**COMMUNITY DESIGN ASSISTANCE CENTER**  
VIRGINIA TECH

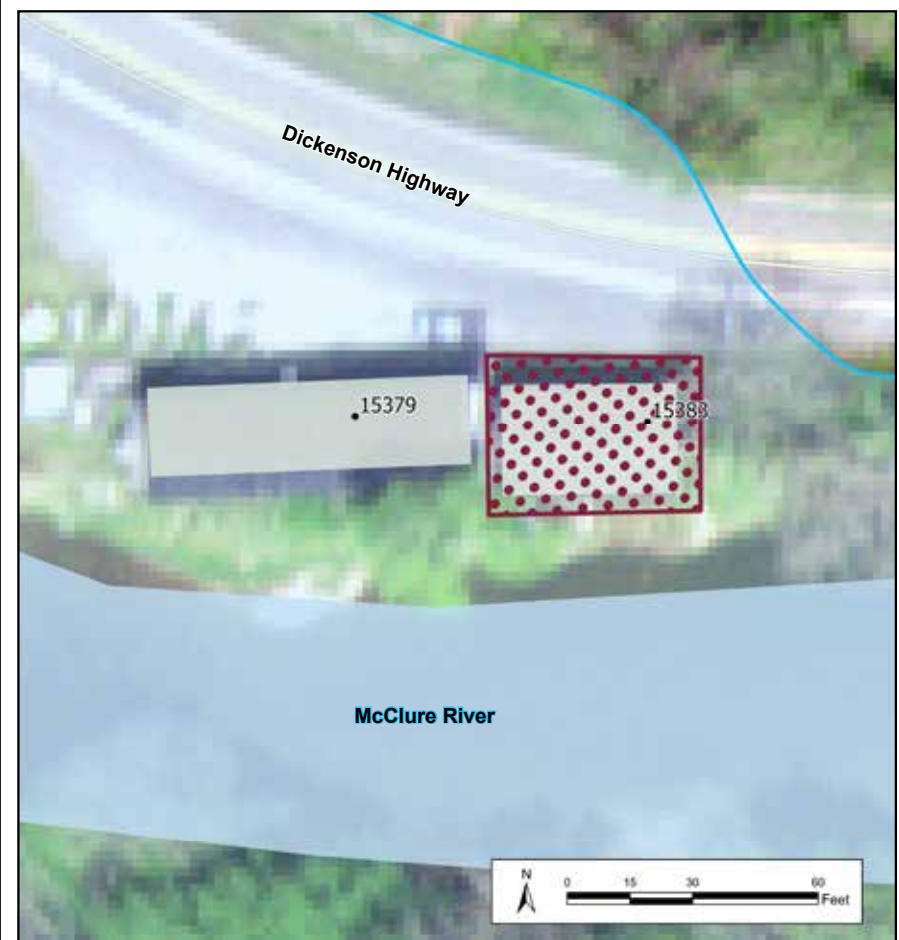
College of Architecture, Arts, and Design  
Virginia Polytechnic Institute and State University

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Clinchco, VA: Conceptual Greenspace Master Plan

Inventory and Analysis  
Mill Street and Dickenson Highway Inventory and Analysis  
October 17th, 2023

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Clinchco, VA: Conceptual Greenspace Master Plan

Inventory and Analysis  
 Analysis Summary  
 October 17th, 2023

**PART 4:  
PRELIMINARY  
DESIGN CONCEPTS**



## PRELIMINARY DESIGN CONCEPTS

### Introduction

CDAC prepared two preliminary design concepts for Clinchco. The two concepts feature different arrangements of similar programs and both include planted areas, a dog park/dog run, open green space with picnic tables, a LOVEworks sculpture, and a community food forest. Additional shade trees and buffer vegetation are proposed throughout both concepts. Different arrangements were selected to help Clinchco better determine future uses for each lot and the spatial requirements of various programs.

The following pages include the preliminary design descriptions, master plans, perspectives, precedent images, and preliminary plant selections and descriptions for both concepts.

### Preliminary Design Concept 1: Existing Footprint

#### Design Description

##### Pollinator meadows

This concept features several pollinator meadows along Adams Street and at Mill Street. These areas might consist of a variety of colorful and attractive native perennials and grasses that attract birds and pollinator species.

##### Dog park

This concept features an approximately 8,000 square foot dog park with a variety of pet agility equipment. A larger dog park could potentially serve as a destination within Dickenson County and bring more people into Clinchco on a regular basis.

##### Community food forest

This concept proposes a smaller community food forest located conveniently along Clinchco Main Street. This food forest might include fruit trees, raised garden beds, and a water source.

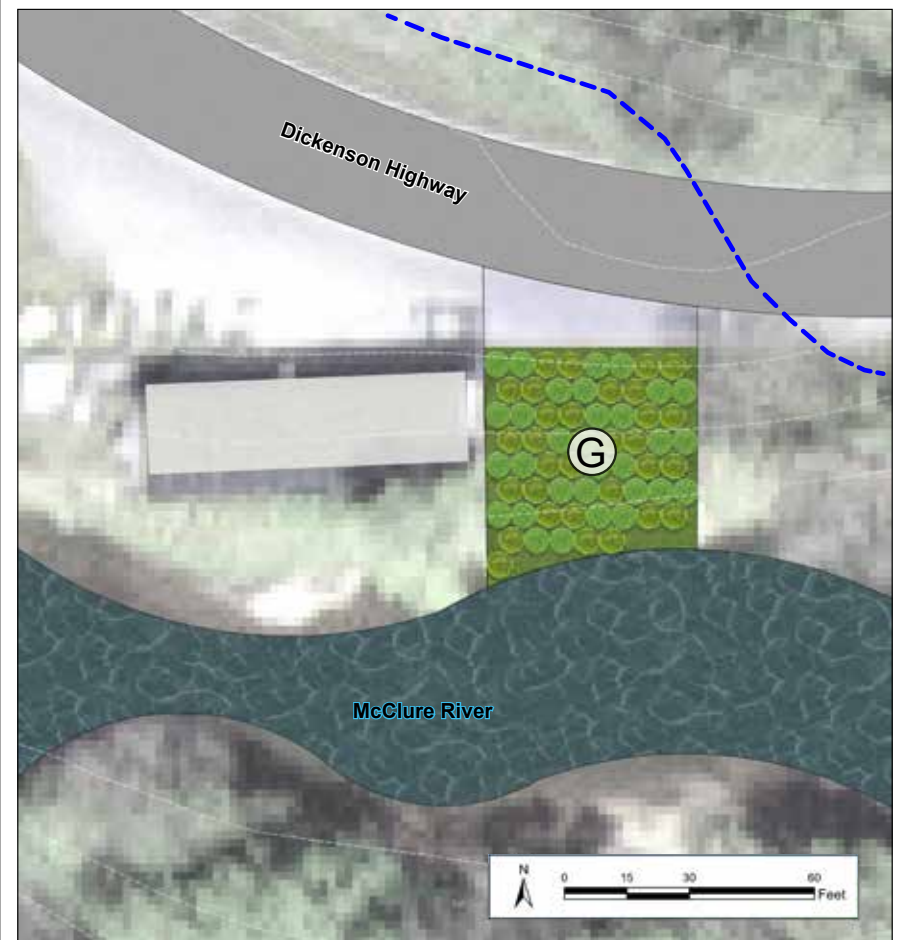
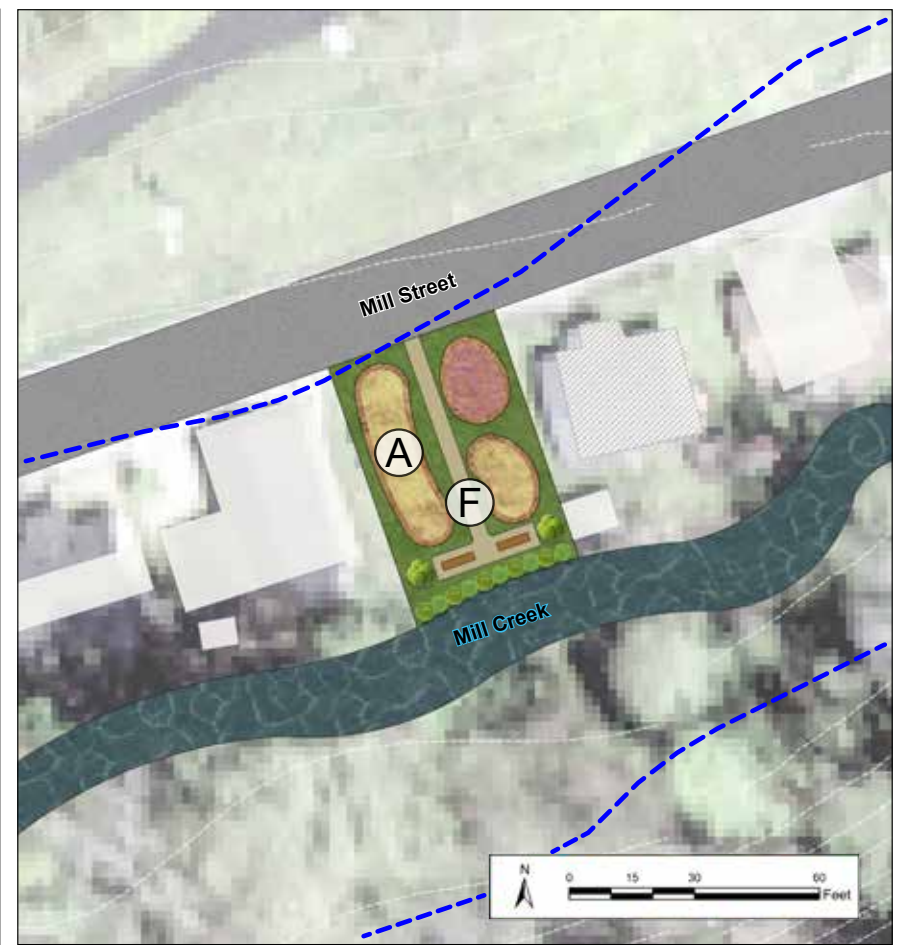
##### Clinchco LOVE Park

Clinchco LOVE Park would transform space along Clinchco Main Street into a community gathering area. This park would include a LOVEworks sculpture, picnic tables, shade trees, and a 0.1 mile perimeter walking loop.

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- Key:**
- A Pollinator meadows
  - B Dog Park (~8000 SF)
  - C Community food forest
  - D Green space with picnic tables
  - E Clinchco LOVE Park with 0.1mi walking loop
  - F Walkway to creek observation area with seating
  - G Buffer vegetation
  - FEMA floodplain
  - - - 5 ft contours
  - ▶ Perspective viewcone



**Clinchco, VA: Conceptual Greenspace Master Plan**

Preliminary Design Concept 1  
Conceptual Master Plan  
October 17th, 2023



**Perspective: Dog Park**

This perspective envisions the largest Adams Street property as a community dog park, which might offer a fenced area with an assortment of agility equipment. A dog park in this location could attract visitors and their dogs from throughout Dickenson County.



The community food forest might include raised planting beds for increased accessibility, safety, and seasonal protection.



Rows of trees in the food forest could be mulched and arranged on a south-facing slope like the newly-planted trees in the above image.



Pollinator gardens would attract caterpillars, butterflies, bees, and other pollinators with attractive and colorful native flowers.



An 8,000 square foot dog park would provide ample space for dogs in Dickenson County and their owners to run and play.



The Clinchco LOVE sign could include a painted display of local history, like in the example pictured here.



Picnic areas might include charcoal grills like those pictured here to accommodate community cook-outs.

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## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 2: Expanded Footprint

#### Design Description

##### Tiny forests

This concept proposes two “tiny forests” located along Adams Street. Tiny forests are a growing trend in urban forestry and describe small plots of land densely planted with native species. These tiny forests filter air, absorb carbon dioxide, and provide for wildlife. Tiny forest innovators further claim tiny forests grow faster than conventional tree plantations and require no weeding or watering after the first three years.

##### Community food forest

This concept proposes a larger community food forest between Lytton Circle and Adams Street. A prefabricated pedestrian bridge would provide convenient access for Lytton Circle residents. This food forest might include fruit trees, raised planting beds, pollinator/flower gardens, a water source, a small tool shed, and a semi-permanent greenhouse structure (such structures are FEMA compliant).

##### Downtown trailhead

Concept 2 envisions the downtown trailhead proposed in CDAC’s 2021 town master plan relocated across Clinchco Main Street, as the town does not currently own the property where this trailhead was originally proposed. The trailhead includes a parking area, restrooms, and an information kiosk.

##### Dog run

This concept features an approximately 1800 square foot dog run. While not large enough to provide a range of agility equipment or serve as a county attraction, a smaller dog run could provide an amenity for Clinchco residents and provide opportunity members to exercise with their dogs.

##### Observation deck at Riverside Gardens

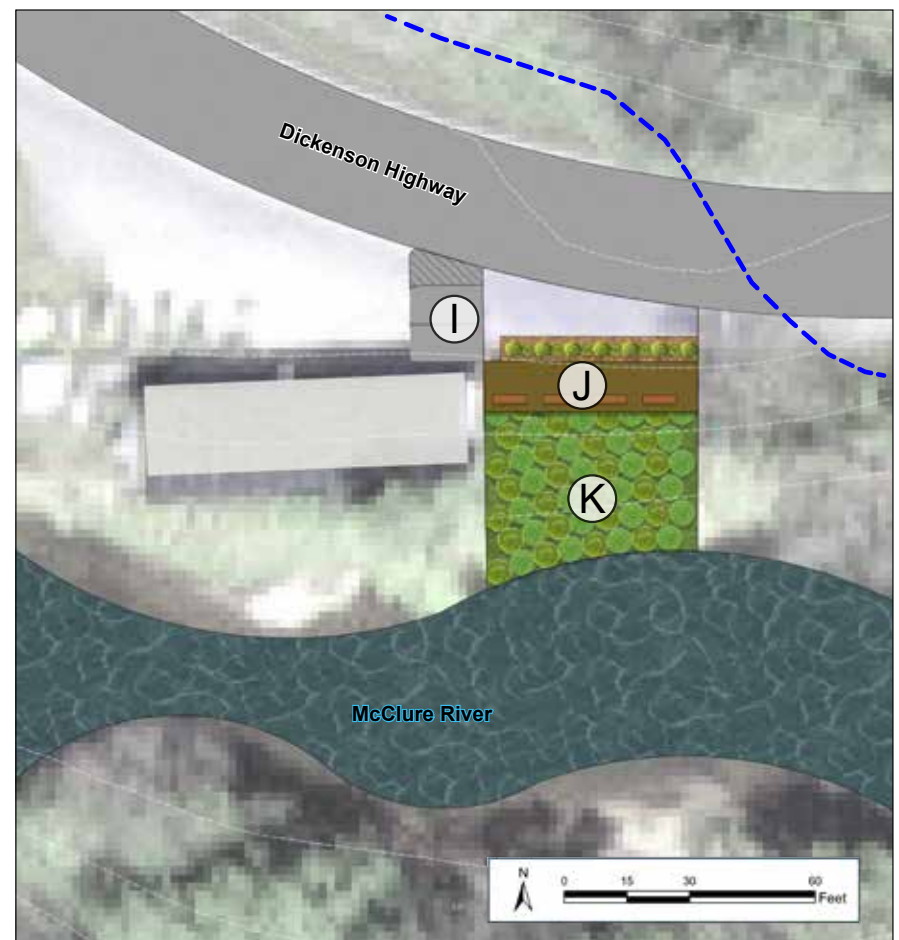
This concept features a small observation deck with bench seating next to Riverside Gardens. Additionally, both concepts feature erosion-control plantings.

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- Key:**
- A Tiny Forest
  - B Community food forest
  - C Green space with picnic tables
  - D Green space and LOVE sign
  - E Downtown Trailhead with twelve (12) parking spaces
  - F Rain Garden
  - G Dog run (~1800 SF)
  - H Shaded public green space
  - I 2 Parking spaces
  - J Observation deck with four (4) benches
  - K Slope stabilization/pollinator plantings
  - FEMA floodplain
  - 5 ft contours
  - ▲ Perspective viewcone



**Clinchco, VA: Conceptual Greenspace Master Plan**

Preliminary Design Concept 2  
Conceptual Master Plan  
October 17th, 2023



**Perspective: Food Forest**

This perspective envisions the largest Adams Street property as a community food forest, which might offer residents individual or communal garden plots, fruit trees, a pollinator garden, small tool shed, and temporary greenhouse structure. A small pedestrian bridge could offer additional access across Mill Creek for Lytton Circle residents.



A larger community food forest provides community members with more opportunities to grow their own food.



This concept incorporates "tiny forests", or small areas with heavy concentrations of native plants, which can help improve the overall health of the surrounding ecosystem.



Native riparian plants introduced in both concepts can help control appearance, erosion, drainage, and water quality along stream banks.



A pedestrian bridge like the one pictured above could help connect residents on Lytton Circle access the community food forest across Mill Creek.



The Clinchco LOVE sign could include a simple word outline and paintings that depict scenes from the town's history and culture like the one pictured above.



The redevelopment area near Riverside Gardens could have an observation deck like the one in the above image.



**COMMUNITY DESIGN ASSISTANCE CENTER VIRGINIA TECH.**

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

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Clinchco, VA: Conceptual Greenspace Master Plan

Preliminary Design Concept 2  
Perspective and Precedent Images  
October 17th, 2023

## PRELIMINARY DESIGN CONCEPTS

### Suggested Plantings

#### Summary

The preliminary plant palette includes five categories of proposed plantings:

- Fruit trees and edible shrubs (food forest)
- Garden fruits and vegetables (food forest)
- Native riparian plants (along the McClure River, Mill Creek, and Tom's Fork)
- Native perennials and small shrubs (pollinator areas, mini forests, ornamentals)
- Native trees and large shrubs (shade trees, ornamentals).

Preliminary plant selections consisted of inedible plants that are native to Southwest Virginia and edible plants that are likely to grow in Clinchco's climate. Most varieties were selected for their appearance, pest and disease resistance, minimal maintenance requirements, and relative importance in the regional ecosystem.

Native vegetation was identified and selected using guides created by the Plant Southwest Virginia Natives campaign, which offers additional resources and information on planting, purchasing, and maintaining Southwest Virginia native plants through their website, <https://plantvirginianatives.org/plantswvanatives>. Edible vegetation was identified based on selections from *Clinchco, VA: Clinchco Recreational Park Revitalization Conceptual Site Master Plan & Connectivity Plan to Future Recreation Area at Palmer Street Design Description (2023)*, as well as availability from Edible Landscaping LLC nursery in Afton, Virginia. CDAC is not affiliated with Edible Landscaping LLC and cannot confirm availability of recommended varieties or officially recommend their services, but attempted to suggest varieties of edible plants that could be reasonably obtained from a single source within Virginia. There may be nurseries closer to Clinchco that also sell edible plants.

The following page contains a selection of species that were considered for the preliminary planting recommendations.

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**Regent Serviceberry, *Amelanchier alnifolia* 'Regent'**  
Hardy shrub with good red fall color and abundant white flowers in spring with sweet, blueberry-like fruit. Excellent for fresh eating. No serious maintenance issues.

Height: 4 to 6 feet  
Spread: 4 to 6 feet  
Harvest Period: June  
Sun: Full sun to part shade  
Water: Moderate moisture  
Maintenance: Low  
Self Pollinating: Yes



**Select Pawpaw, *Asimina triloba* 'Select'**  
Native tree with large, mild fruits great for fresh eating or cold dishes and desserts. Variety has excellent pest and disease resistance.

Height: 10 to 15 feet  
Spread: 10 to 15 feet  
Harvest Period: August to September  
Sun: Part shade  
Water: Moderate moisture  
Maintenance: Low to medium  
Self Pollinating: No; second variety required



**Sweet Scarlet Goumi, *Elaeagnus multiflora* 'Sweet Scarlet'**  
Medium shrub with attractive foliage and juicy, scarlet red aromatic fruits with flavor similar to pie cherries. Good fresh and in preserves. Nitrogen fixer.

Height: 5 to 6 feet  
Spread: 5 to 6 feet  
Harvest Period: July  
Sun: Full sun to part shade  
Water: Moderate to high moisture  
Maintenance: Low  
Self Pollinating: Yes



**Celeste Fig, *Ficus carica* 'Celeste'**  
Also known as sugar fig. Small tree or large shrub with hardy, sweet fruits and excellent pest and disease resistance. Tolerant of part shade and well-drained clay soils.

Height: 5 to 10 feet  
Spread: 5 to 10 feet  
Harvest Period: August to September  
Sun: Full sun to part shade  
Water: Moderate to low moisture  
Maintenance: Low  
Self Pollinating: Yes



**Stanley Plum, *Prunus domestica* 'Stanley'**  
Small tree with large, high quality plum with a dark blue skin and a greenish-yellow flesh. Excellent fresh, canned, or dried as prunes.

Height: 8 to 12 feet  
Spread: 6 to 10 feet  
Harvest Period: August to September  
Sun: Full sun  
Water: Moderate to high moisture  
Maintenance: Medium  
Self Pollinating: Yes



**Tennosui Pear, *Pyrus communis* x *Pyrus pyrifolia***  
Small tree thought to be a cross between a Tennessee European pear and a Hosui Asian pear. Self-fertile and exceptional pest and disease resistance compared to other pears.

Height: 12 to 15 feet  
Spread: 12 to 15 feet  
Harvest Period: July to August  
Sun: Full sun  
Water: Moderate to high moisture  
Maintenance: Low to medium  
Self Pollinating: Yes



**Cherry Red Currant, *Ribes rubrum***  
Small shrub with large, bright red, tasty and flavorful sweet/tart berries. Also good for jams and jellies. Mildew resistant and very shade tolerant.

Height: 3 to 5 feet  
Spread: 3 to 5 feet  
Harvest Period: July to August  
Sun: Part shade to full sun  
Water: Low to moderate moisture  
Maintenance: Low  
Self Pollinating: Yes



**Black Velvet Gooseberry, *Ribes uva-crispa* 'Black Velvet'**  
Unusual reddish-purple berry easily grown in moist, shallow soils. Great eaten fresh or made into jams, jellies, or wines. More pest and disease resistant than other gooseberry varieties.

Height: 4 to 6 feet  
Spread: 3 to 4 feet  
Harvest Period: June to August  
Sun: Part shade to full sun  
Water: Low to moderate moisture  
Maintenance: Medium  
Self Pollinating: Yes

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**Ramps or Wild Onion, *Allium tricoccum***  
Tasty native greens found in wet, forested areas throughout the Appalachian region traditionally cooked and eaten in early spring when greens are young.

Height: <1 foot  
Spread: 1 to 2 feet  
Harvest Period: March to April  
Sun: Part shade to full shade  
Water: Moderate to high moisture  
Maintenance: Low  
Self Pollinating: Yes



**Bright Lights Swiss Chard, *Beta vulgaris L. 'Bright Lights'***  
Upright-arching, crumpled, glossy medium green leaves with distinctive colorful midribs and leaf stalks. No serious insect or disease issues.

Height: 1.5 to 2 feet  
Spread: 1 to 1.5 feet  
Harvest Period: July to August  
Sun: Full sun to part shade  
Water: Moderate moisture  
Maintenance: Low  
Self Pollinating: No; annual crop



**Calabrese Broccoli, *Brassica oleracea botrytis cymosa***  
"Deliciously old-fashioned" Italian heirloom variety that boasts dark bluish-green central heads about 5" across. Planted annually from seed.

Height: 2 to 3 feet  
Spread: 1 foot  
Harvest Period: May to October  
Sun: Full sun  
Water: Medium to low moisture  
Maintenance: Medium  
Self Pollinating: No; annual crop



**Little Fingers Carrot, *Daucus carota 'Little Fingers'***  
An excellent choice for shallow, imperfect soils. Carrots grow to 4 inches long. Excellent flavor cooked or raw; peel and rinse before consuming.

Height: >1 foot  
Spread: >1 foot  
Harvest Period: April to June; August to October  
Sun: Full sun  
Water: Moderate moisture  
Maintenance: Medium  
Self Pollinating: No; annual crop



**Virginia Wild Strawberry, *Fragaria virginiana***  
Ground-hugging herbaceous plant with tiny, tasty fruits. Good for underplanting around taller plants. Fibrous root system excellent for erosion control.

Height: 0.5 to 1 feet  
Spread: 0.5 to 1 feet  
Harvest Period: May to October  
Sun: Part shade to full sun  
Water: Low to moderate moisture  
Maintenance: Low  
Self Pollinating: Yes



**Jewel Black Raspberry, *Rubus idaeus 'Jewel Black'***  
Vigorously producing variety of early-fruiting, native black raspberries great for eating, canning, and baking. Very good pest and disease resistance.

Height: 2 to 3 feet  
Spread: 2 to 3 feet  
Harvest Period: June to July  
Sun: Full sun to part shade  
Water: Moderate moisture  
Maintenance: Medium  
Self Pollinating: Yes



**Golden Lemon Thyme, *Thymus x citriodorus 'Aureus'***  
This perennial herb brightens the landscape with its yellow-cream variegated foliage; fragrant foliage is ideal for cooking, drying, seasoning, and teas with citrus scent.

Height: 6 inches  
Spread: 8 inches  
Harvest Period: July  
Sun: Full sun to part shade  
Water: Moderate to high moisture  
Maintenance: Low  
Self Pollinating: Yes



**Triumph Muscadine, *Vitis rotundifolia 'Triumph'***  
Medium-size, pinkish bronze grape that's sweet with a nice crunch texture and superior flavor. Also excellent for juices or jellies. More cold-hardy than other varieties. Requires trellising.

Height: 10 to 12 feet  
Spread: 5 to 8 feet  
Harvest Period: August to September  
Sun: Full sun  
Water: Moderate to high moisture  
Maintenance: Medium  
Self Pollinating: Yes

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**Bushy Bluestem, *Andropogon glomeratus***  
Clump-forming, warm-season native ornamental grass easily grown in full sun in wet soil. Virtually maintenance-free, pest and disease resistant. Attracts birds and butterflies.

Height: 3 to 6 feet  
Spread: 2 to 3 feet  
Bloom Time: August to November  
Bloom Description: White, sometimes pink  
Sun: Full sun to part shade  
Water: Medium to high moisture  
Maintenance: Low



**Marsh Marigold, *Caltha palustris***  
Showy perennial herb native to wet woods, marshy hollows, and stream edges. Very hardy with minimal pest issues. Leaves edible only when cooked.

Height: 1.5 to 2 feet  
Spread: 1 to 1.5 feet  
Bloom Time: April to June  
Bloom Description: Yellow  
Sun: Part shade to full sun  
Water: High moisture  
Maintenance: Low



**Sallow Sedge, *Carex lurida***  
Tufted native sedge easily grown in moist soil. Best for rain gardens and around bodies of water. Pest resistant and excellent for erosion control.

Height: 1.5 to 3 feet  
Spread: 1 to 2 feet  
Bloom Time: March to May  
Bloom Description: Green/Yellow  
Sun: Part shade to full sun  
Water: Medium to high moisture  
Maintenance: Low



**Tussock Sedge, *Carex stricta***  
Dense and rhizomatous native evergreen sedge easily grown in moist to wet soils and standing water. No serious pest or disease problems. Excellent for erosion control.

Height: 1 to 3 feet  
Spread: 1 to 2 feet  
Bloom Time: May to June  
Bloom Description: Red/brown  
Sun: Part shade to full sun  
Water: Medium to high moisture  
Maintenance: Low



**Common Partridge-pea, *Chamaecrista fasciculata***  
Showy annual wild flower that is easily grown from seed in average, dry to medium moisture, well-drained soils in full sun. Tolerates light shade. No serious insect or disease problems.

Height: 2 to 3 feet  
Spread: 2 to 3 feet  
Bloom Time: June to October  
Bloom Description: Yellow  
Sun: Full sun  
Water: Low to medium moisture  
Maintenance: Low



**White Turtlehead, *Chelone glabra***  
Clump-forming, leafy-stemmed native perennial best grown in wet soil in part shade. Slowly spreads by rhizomes. No serious insect or disease problems and good for erosion control.

Height: 2 to 3 feet  
Spread: 1.5 to 2.5 feet  
Bloom Time: August to October  
Bloom Description: White/pink  
Sun: Part shade to full shade  
Water: High moisture  
Maintenance: Low



**Great Blue Lobelia, *Lobelia siphilitica***  
Clump-forming native perennial with dark blue tubular flowers easily grown in wet soil. No known serious insect or disease problems.

Height: 2 to 3 feet  
Spread: 1 to 1.5 feet  
Bloom Time: July to October  
Bloom Description: Blue  
Sun: Part shade to full shade  
Water: High moisture  
Maintenance: Low



**Woolgrass Bulrush, *Scirpus cyperinus***  
Grass-like native aquatic sedge easily grown in moist to wet soils including mud and shallow standing water. No serious pest or disease problems.

Height: 3 to 5 feet  
Spread: 2 to 4 feet  
Bloom Time: May to June  
Bloom Description: Green/brown  
Sun: Part shade to full sun  
Water: Medium to high moisture  
Maintenance: Low

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**Wild Columbine, *Aquilegia canadensis***  
Easily grown in average, medium, well-drained soil in full sun to part shade. Wide range of soil tolerance if drainage is good. Attractive to hummingbirds; very good resistance to leaf miner.

Height: 2 to 3 feet  
Spread: 1 to 1.5 feet  
Bloom Time: February to July  
Bloom Description: Yellow/Red  
Sun: Full sun to part shade  
Water: Low to moderate moisture  
Maintenance: Low  
Suggested Use: Pollinator garden



**New Jersey Tea, *Ceanothus americanus***  
Easily grown in average, dry to medium, well-drained soils in full sun to part shade. No serious insect or disease problems. Susceptible to leaf spot and powdery mildew.

Height: 3 to 4 feet  
Spread: 4 to 5 feet  
Bloom Time: March to July  
Bloom Description: White  
Sun: Full sun to part shade  
Water: Low moisture  
Maintenance: Low to medium  
Suggested Use: Pollinator garden



**Oxeye, *Heliopsis helianthoides***  
Easily grown in average, dry to medium, well-drained soil in full sun. Tolerates a wide range of soils, including poor, dry, and clayey. Some susceptibility to aphids; taller plants may need staking.

Height: 4 to 5 feet  
Spread: 3 to 4 feet  
Bloom Time: June to September  
Bloom Description: Yellow  
Sun: Full sun to part shade  
Water: Low to moderate moisture  
Maintenance: Medium  
Suggested Use: Pollinator garden



**Shrubby St. John's Wort, *Hypericum prolificum***  
Easily grown in average, medium, well-drained soil in full sun to part shade. Tolerates wide range of soils. No major pest or disease problems.

Height: 4 to 5 feet  
Spread: 3 to 4 feet  
Bloom Time: June to August  
Bloom Description: Yellow  
Sun: Full sun to part shade  
Water: Moderate moisture  
Maintenance: Low  
Suggested Use: Pollinator garden



**Flame Azalea, *Rhododendron calendulaceum***  
Upright, showy, and loosely branched deciduous shrub best grown in acidic, well-drained soils in part shade. Native to woodland slopes.

Height: 4 to 12 feet  
Spread: 8 to 10 feet  
Bloom Time: May to June  
Bloom Description: Red/yellow  
Sun: Part shade  
Water: Moderate moisture  
Maintenance: Medium to high  
Suggested Use: Tiny forest



**Brown-Eyed Susan, *Rudbeckia triloba***  
Short-lived perennial easily grown in average, moist, well-drained soils in full sun. No serious insect or disease problems. Excellent for pollinators.

Height: 2 to 3 feet  
Spread: 1.5 to 2 feet  
Bloom Time: July to October  
Bloom Description: Yellow  
Sun: Full sun  
Water: Moderate moisture  
Maintenance: Low to medium  
Suggested Use: Pollinator garden



**Heart-Leaved Aster, *Symphyotrichum cordifolium***  
Delicate soft bluish purple flower that produces most vigorously in late autumn. Great source of nectar for pollinators; rabbit and deer resistant.

Height: 3 to 5 feet  
Spread: 1 to 2 feet  
Bloom Time: June to November  
Bloom Description: Blue  
Sun: Part shade to full sun  
Water: Moderate moisture  
Maintenance: Low  
Suggested Use: Pollinator garden



**Culver's Root, *Veronicastrum virginicum***  
Large and showy native perennial easily grown in medium to wet soil and full sun. No serious insect or disease problems. Blooms attract butterflies.

Height: 4 to 6 feet  
Spread: 2 to 4 feet  
Bloom Time: June to September  
Bloom Description: White  
Sun: Full sun to part shade  
Water: Low to high moisture  
Maintenance: Low  
Suggested Use: Pollinator garden; rain garden

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**American Hornbeam or Ironwood, *Carpinus caroliniana***  
Easily grown in average, medium moisture soil in part shade to full shade. Prefers moist, organically rich soils. Notable tolerance for clay soil. No serious problems.

Height: 30 to 35 feet  
Spread: 30 to 35 feet  
Bloom Time: February to May  
Bloom Description: White/green  
Sun: Part shade to full sun  
Water: Moderate moisture  
Maintenance: Low  
Suggested Use: Shade tree



**Eastern Redbud, *Cercis canadensis***  
Easily grown in average, medium moisture, well-drained soils. Does not transplant well; should be planted young and left undisturbed. Regular care prevents pest and disease issues.

Height: 25 to 30 feet  
Spread: 30 to 25 feet  
Bloom Time: March to May  
Bloom Description: Pink  
Sun: Part shade to full shade  
Water: Moderate moisture  
Maintenance: Low  
Suggested Use: Shade tree



**Flowering Dogwood, *Cornus florida***  
Easily grown in average, medium moisture, well-drained soils. Benefits from a 2-4" mulch to keep roots cool in summer. Stressed trees susceptible to pests and disease.

Height: 25 to 30  
Spread: 25 to 30  
Bloom Time: March to May  
Bloom Description: White  
Sun: Part shade to full shade  
Water: Low to moderate moisture  
Maintenance: Medium  
Suggested Use: Shade tree



**Witch Hazel, *Hamamelis virginiana***  
Easily grown in average, medium moisture, well-drained soils in full sun to part shade. Best flowering in full sun. Tolerates heavy clay soils. No serious insect or disease problems.

Height: 15 to 20 feet  
Spread: 15 to 20 feet  
Bloom Time: September to December  
Bloom Description: Yellow  
Sun: Full sun to part shade  
Water: Low to moderate moisture  
Maintenance: Low  
Suggested Use: Tiny forest



**American Holly, *Ilex opaca***  
Easily grown in average, consistently moist, acidic, well-drained soils in locations protected from cold winter winds. Tolerates most soils. Some pest and disease issues.

Height: 25 to 50 feet  
Spread: 15 to 20 feet  
Bloom Time: March to June  
Bloom Description: White/green  
Sun: Full shade  
Water: Moderate moisture  
Maintenance: Low  
Suggested Use: Tiny forest



**Big-leaf Magnolia, *Magnolia macrophylla***  
Best grown in moist, organically rich, well-drained loams in full sun to part shade. Best sited in locations protected from strong winds. No serious pest or disease problems.

Height: 35 to 40 feet  
Spread: 35 to 40 feet  
Bloom Time: May  
Bloom Description: White/purple  
Sun: Part shade to full sun  
Water: Moderate moisture  
Maintenance: Low  
Suggested Use: Tiny forest



**Black Tupelo or Black Gum, *Nyssa sylvatica***  
Easily grown in average, medium to wet soils in full sun to part shade. Prefers moist, acidic soils, but tolerates a wide range of soils and weather conditions. Female trees need a male pollinator to set fruit.

Height: 30 to 50 feet  
Spread: 20 to 30 feet  
Bloom Time: May to June  
Bloom Description: Greenish white  
Sun: Full sun to part shade  
Water: Medium to wet  
Maintenance: Low  
Suggested Use: Shade tree



**Black Locust, *Robinia pseudoacacia***  
Grow in average, dry to medium, well-drained soils in full sun. Tolerates some light shade, but avoid shady locations. Tolerates a wide range of soils.

Height: 60 to 75 feet  
Spread: 30 to 35 feet  
Bloom Time: April to June  
Bloom Description: White  
Sun: Part shade to full sun  
Water: Moderate moisture  
Maintenance: Medium  
Suggested Use: Shade tree

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# PART 5: APPENDIX



## APPENDIX

### Meeting Notes

#### Preliminary Design Discussion #1 – 10/17/23

Present:

- Elizabeth Gilboy, Director, Community Design Assistance Center
- Hayley Harrington, Landscape Designer, Community Design Assistance Center
- Tina Bartley, Town Clerk, Town of Clinchco

Notes:

- Elizabeth mentioned that DOF has tree planting grants for dealing with water quality
- Love the dog park
- FEMA needs more information from residents
- Upgrades are planned for the Community Center at Clinchco Recreational Park on Mill St; waiting for property to be transferred to the town
- The Kiwanis club is hoping to use grant funding to construct or renovate another community center

#### Preliminary Design Discussion # 2 – 12/15/2023

Present:

- Elizabeth Gilboy, Director, Community Design Assistance Center
- Hayley Harrington, Landscape Designer, Community Design Assistance Center
- Jelane Mock, Mayor, Town of Clinchco
- Tina Bartley, Town Clerk, Town of Clinchco

Likes from preliminary design:

- Pollinator meadows instead of tiny forests
- Larger dog park
- Smaller food forest
- LOVE Park
- Generally C1 was preferred without exception
- Prefer plantings without overlook at Riverside

Other notes:

- Nothing is missing; final design concept should be a “cleaned up” concept 1
- Have not heard from Olsson Group since November

## APPENDIX

### Design Descriptions and Master Plans from Previous CDAC Projects in Clinchco

#### Introduction

Clinchco, VA: Town-Wide and Downtown Conceptual Master Plans and Clinchco, VA: Clinchco Recreational Park Revitalization Conceptual Site Master Plan & Connectivity Plan to Future Recreation Area at Palmer Street Design Description are projects CDAC completed with Clinchco in 2021 and 2023. The following section contains the final design descriptions and site master plans for both projects for easy reference. Final design drawings for the Clinchco Conceptual Greenspace Master Plan include proposed features from both plans.

References for these reports are as follows:

Gilboy, E., Proctor, N., Harrell, S., & Harrington, H. (2021). *Clinchco, VA: Town-Wide and Downtown Conceptual Master Plans*. Blacksburg (VA): Virginia Tech. Community Design Assistance Center. Retrieved from VTechWorks: <http://hdl.handle.net/10919/106681>.

Harrington, H. (2023). *Clinchco, VA: Clinchco Recreational Park Revitalization Conceptual Site Master Plan & Connectivity Plan to the Palmer Street Nature Park*. Blacksburg (VA): Virginia Tech. Community Design Assistance Center. Retrieved from VTechWorks: <http://hdl.handle.net/10919/114577>.

#### Clinchco, VA: Town-Wide Master Plan Design Description (2021)

The town-scale plan is organized around existing landscape features while also responding to the community vision for Clinchco: to lay the groundwork for a thriving town, leveraging the rich history of coal mining, outdoor recreation, music, and social life to support Clinchco as it moves forward as a destination in the heart of Dickenson County. The town-scale plan primarily focuses on sites on or adjacent to Hwy 63, but there are some landscape features and opportunities for the town beyond this narrow corridor.

Beginning at the southern entrance to town on Hwy 63, one of the first landmarks a visitor encounters is the town's new Welcome Center, sited in the presently vacant brick building next to the Riverside Gardens store. This space creates a central location for visitors to get directions and gain information about upcoming events, activities, and recreational opportunities around Clinchco. Just up the road from the Welcome Center is the new Shifty Memorial Park, sited at the beginning of Shifty Lane where the fire station is currently located. The next new feature is a pocket park at the end of New Camp, where the car wash is presently located. This new pocket park is designed to serve the neighborhood and the community at large.

Rounding the corner on Hwy 63 as one approaches the downtown area, visitors will notice renovated Bed and Breakfast facilities on Banner Street, with decks overlooking the McClure River. Here, one can also see the new Riverwalk/boardwalk

## APPENDIX

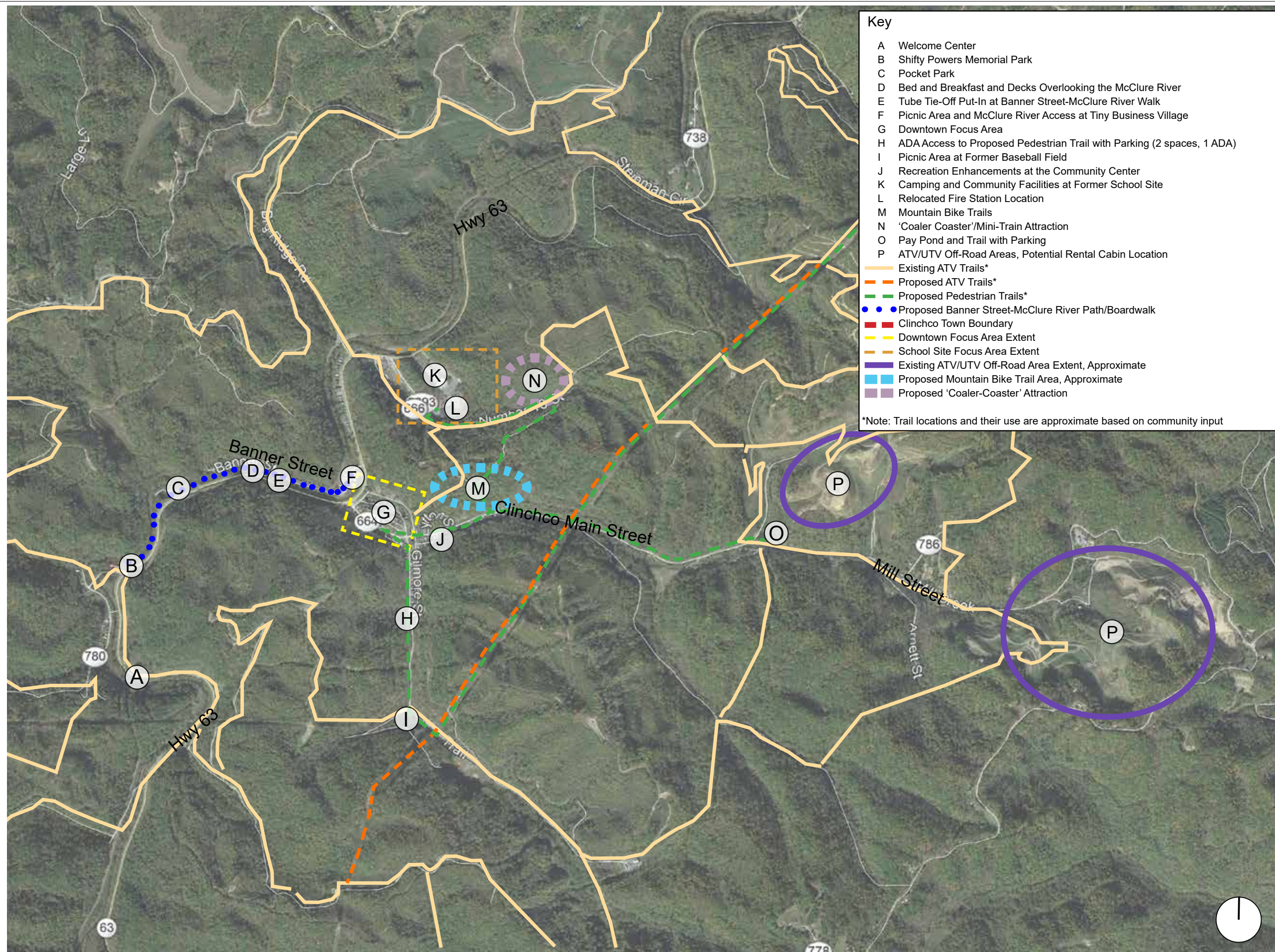
that follows the McClure River on the Banner Street side. This boardwalk will connect guest accommodations to the proposed Tiny Business Village going in across from downtown as well as to Shifty Powers Memorial Park. Along this boardwalk, visitors and locals alike have the opportunity to enjoy the McClure by accessing the new innertube tie-off area. Using the boardwalk to get down to the water's edge, river-goers can select a tube tie-off and ease themselves into the cool, restorative waters of the river for an afternoon of rest and relaxation. On this side of the river, people can explore the Tiny Business Village, grab a bite to eat, and walk down to the new McClure River Picnic Area located on the north side of the Banner Street bridge next to Simon's Discount Grocery, where they can utilize new picnic tables and enjoy the shade offered by newly planted trees that are selected for their seasonal interest, especially vibrant fall colors.

The downtown area features renovations and improvements to existing infrastructure, which will be detailed with respect to the Downtown Focus Area Plan. In the downtown, visitors are greeted by a new town Welcome Sign on Clinchco Main Street. There is also a new trailhead that connects to nearby sites of interest as well as the town of Haysi, approximately 5.5 miles away. This is a new trail network for pedestrian and non-motorized traffic that will create connections between existing destinations, such as a picnic area in the former baseball field site, mountain bike trails located further down Clinchco Main Street, and the pay-fishing-pond. In response to the desire to improve housing across Clinchco, as residences become available, they will be renovated and updated, largely keeping the existing building footprints, but on elevated foundations that allow for more parking and increased protection against large flood events.

At the old school site, which will be detailed with respect to the School Site Focus Area Plan, is a new cabin rental and rv camping site, a multi-use building, two green spaces, and the new Clinchco Fire Station. Down Education Drive is a new outdoor attraction: the Clinchco Coaler Coaster. This attraction is a downhill alpine slide, where visitors buy tickets to ride, experiencing a thrilling course down the side of a mountain. Also located at this attraction is a picnic pavilion and adequate parking for the attraction.

Out in the further reaches of the town are two existing sites that have been informally used as ATV/UTV recreation areas. For the future of Clinchco, these should be formalized so they can be leveraged as an economic driver for the town and can attract visitors far and wide for events like the annual ATV takeover. In addition to these two sites are over 30 miles of ATV trails through the woods, where able, more connections between and to these trails should be made, especially in places where it is relatively easy to do so, for instance, using utility corridors for both ATV and pedestrian/non-motorized trails.

The following pages contain the site master plans for the town wide and downtown areas.



- Key**
- A Welcome Center
  - B Shifty Powers Memorial Park
  - C Pocket Park
  - D Bed and Breakfast and Decks Overlooking the McClure River
  - E Tube Tie-Off Put-In at Banner Street-McClure River Walk
  - F Picnic Area and McClure River Access at Tiny Business Village
  - G Downtown Focus Area
  - H ADA Access to Proposed Pedestrian Trail with Parking (2 spaces, 1 ADA)
  - I Picnic Area at Former Baseball Field
  - J Recreation Enhancements at the Community Center
  - K Camping and Community Facilities at Former School Site
  - L Relocated Fire Station Location
  - M Mountain Bike Trails
  - N 'Coaler Coaster'/Mini-Train Attraction
  - O Pay Pond and Trail with Parking
  - P ATV/UTV Off-Road Areas, Potential Rental Cabin Location
- Existing ATV Trails\*
  - Proposed ATV Trails\*
  - Proposed Pedestrian Trails\*
  - Proposed Banner Street-McClure River Path/Boardwalk
  - Clinchco Town Boundary
  - Downtown Focus Area Extent
  - School Site Focus Area Extent
  - Existing ATV/UTV Off-Road Area Extent, Approximate
  - Proposed Mountain Bike Trail Area, Approximate
  - Proposed 'Coaler-Coaster' Attraction
- \*Note: Trail locations and their use are approximate based on community input

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**Clinchco, VA: Conceptual Greenspace Master Plan**

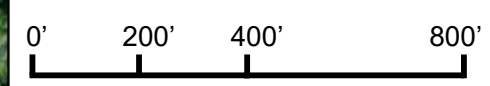
Final Design Concept  
Site Master Plan: Town-Wide  
September 28, 2021

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**Key**

- A Town Entry Signs
- B Bus Stop
- C Overlook
- D Rail-Trail
- E Town Center
- F Cafe and Public Works Buildings
- G Downtown Trailhead
- H Open Green Space w/ Picnic Tables
- I Community Center Complex
- J Trail Connection to Pocket Park at Former Ball Field
- K Hiking/Biking Trail to Former Elementary School Site
- L River and Tubing Access Area
- M 'Coaler-Coaster' Attraction
- N Relocated Fire Department
- O Community Education Building w/ Portable Outdoor Stage
- P Cabin and Tent Campground



**Clinchco, VA: Conceptual Greenspace Master Plan**

Final Design Concept  
 Site Master Plan: Downton and Former Elementary School Site  
 September 28, 2021

## APPENDIX

### Downtown Master Plan

#### Overview

Clinchco's downtown is predominately residential in nature, but along Clinchco Main Street, new renovations and landscape enhancements create gathering spaces for locals and visitors alike. Re-imagining the parking area for the Senior Citizens Center means that the dumpsters that were formerly on Main Street will be pulled back from the road and sited in a less visually prominent location. The open green space between Town Hall and the renovated Post Office Building features a 1400 square foot farmer's market pavilion. The addition of the pavilion makes this open green space a downtown destination for selling produce, crafts, and having small events in this square. Near the back of the site are stairs that connect the open space to the new Rails-to-Trails pedestrian trail network in town. The renovated Post Office Building houses a town museum, mirroring the existing coal mining museum owned by Dennis Reedy. Across from the open green space are several town lots that have been redeveloped into a hub that celebrates local and historic musicians from the area, which strengthens the connection between the town and Virginia's heritage music trail: The Crooked Road.

Adjacent to the renovated Post Office is a new trailhead that directly connects visitors with the pedestrian/non-motorized trail network in town. With a small picnic pavilion, kiosk, and new trees selected for their seasonal interest, the trailhead functions as a parklet and an extension of the open green space on the other side of the renovated Post Office. Each of these new landscape features comes with additional parking opportunities, creating a more accessible downtown network.

Continuing down Main Street are more new landscape features. At the corner of Main Street and Adams Street is a small picnic area that overlooks Mill Creek. One feature of the park is the new pedestrian bridge (one of many new bridges to be sited throughout town) which will increase connectivity between neighbors and local destinations. Beyond this new picnic area, at the existing community center, is a brand new parklet with modern playground equipment and other recreation enhancements/improvements to existing infrastructure. This is one stop along the pedestrian trail, but it is not the last. Beyond the community center is the new mountain bike trail parking area, which is the gateway to the mountain bike trail network to be developed on the mountain between downtown and the former school site, under the protected canopy trees that are currently in conservation. The pedestrian trail winds through this site and connects with the former school site, providing access to overlooks on the mountain and creating a landscape connection between the two sites that is not Hwy 63. Continuing down Main Street even further, after it turns into Mill Street is the new pay pond and perimeter hiking trail. Access to the pay pond occurs on old mining roads, which allows visitors to reach the first of the two formalized ATV/UTV designated riding areas and the existing ATV/UTV trail network.

The following page contains the downtown scale site master plan.

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**Key**

|   |                                     |
|---|-------------------------------------|
| A | Town Entry Signs                    |
| B | Bus Stop                            |
| C | Overlook                            |
| D | Rail-Trail                          |
| E | Town Center                         |
|   | Farmers Market                      |
|   | Open Green Space                    |
|   | Stair Access to Rail-Trail          |
| F | Public Works Building               |
| G | Cafe                                |
|   | Indoor Service                      |
|   | Outdoor Deck/Stage                  |
|   | Interactive Music Memorial          |
| H | Downtown Trailhead                  |
|   | Shelter                             |
|   | Kiosk Boards/Trail Maps             |
|   | Restrooms                           |
|   | Patio                               |
|   | Open Green Space                    |
| I | Open Green Space with Picnic Tables |
| J | Community Center                    |
|   | Recreation Enhancements             |
|   | Playgrounds (younger/older kids)    |
|   | Multi-Generational                  |
|   | Exercise Equipment                  |
|   | Shelter                             |

|   |   |
|---|---|
|   | Basketball Court  |
|   | Skate Park or Splash Pad  |
| K | Parking   |
|   | K <sub>1</sub> 12 Standard, 1 ADA                               |
|   | K <sub>2</sub> 15 Standard, 1 ADA                               |
|   | K <sub>3</sub> 5 Standard, 1 ADA                                |
|   | K <sub>4</sub> 4 Standard, 1 ADA                                |
|   | K <sub>5</sub> 10 Standard, 1 ADA                               |
|   | K <sub>6</sub> 4 Standard, 1 ADA                                |
| L | Trail Connection to Pocket Park at Former Ball Field            |
| M | Hiking/Biking Trail Connection to Former Elementary School Site |
| N | River and Tubing Access Area                                    |
| O | Reedy Museum (Existing)   |

**Clinchco, VA: Conceptual Greenspace Master Plan**

Final Design Concept  
Site Master Plan: Downtown  
September 28, 2021

## APPENDIX

### **Clinchco, VA: Clinchco Recreational Park Revitalization Conceptual Site Master Plan & Connectivity Plan to Future Recreation Area at Palmer Street Design Description (2023)**

The final conceptual design envisions Clinchco Recreational Park as a connected space that offers recreational opportunities for a variety of age groups. Carson Street is transformed into a pedestrian walkway throughout the park property and a sidewalk connects the park to downtown Clinchco and trails throughout town.

#### Playground

The playground equipment is oriented so the widest side of the primary play structure is running perpendicular to Clinchco Main Street, with its largest slides facing north toward the street. Additional equipment in this area includes the recently purchased “moon climber” and “leaf balance beam” play elements, two refurbished swings, and a small playhouse that could be prefabricated or constructed out of recycled wood. This concept also includes additional bench seating throughout the playground area.

Engineered Wood Fiber (EWF) acts as safety surfacing and covers a contiguous area consisting of most of the fenced playground area to meet minimum safety use zone requirements.

#### Basketball Court

The basketball court is re-stripped to reflect the installation of two new goal posts. The newly re-stripped court would be the approximate dimensions of a regulation court for junior high school basketball (74' x 42').

#### Replaced Vegetation around Mill Creek

The final design includes a plant palette that recommends eight different native grasses, sedges, and herbaceous perennials that could be used to replace the vegetation around Mill Creek and help control erosion. Plants were selected based on their ability to thrive in wet, poor-quality clay soils and control erosion; their disease, pest, and deer resistance; their ability to thrive in part shade; and their low maintenance requirements and visual attractiveness. Between July and October, pink, blue, and white blossoms provide additional color throughout the site. Selected plants have a mature growth height of between one and seven feet, with the idea that taller plants would be planted closer to stream banks for an average of 2-3 feet of vertical plant growth from ground level to allow for increased visibility.

#### Covered Pedestrian Bridge at Carson Street

This concept proposes a covered pedestrian walkway with benches at the existing Carson Street bridge location. A covered walkway in this location would offer a shaded and covered vantage point of the basketball court, skate park, and edible forest garden. To meet clearance requirements for overhead power lines, the structure would need to be approximately eight feet tall in its entirety, requiring a minimally pitched roof to maximize overhead space. This structure could be fabricated out of metal, which is typically lighter and more weather resistant than wood. A metal

## APPENDIX

structure would require fewer support beams compared to a wood structure of similar size, which could allow it to be anchored to the ground on either side of Mill Creek, minimizing the need for additional reinforcements.

This structure would include backless benches to allow visitors to choose whether to face the basketball court, the edible forest garden, skate park, and community center, or one another in conversation. Safety rails are added around the edges of the existing bridge structure for added security and visitor comfort.

### Prefabricated Pedestrian Bridge

The final concept envisions an additional pedestrian connection spanning Mill Creek between the playground and skate park areas in the form of a prefabricated pedestrian bridge. This prefabricated bridge offers connectivity between the two areas, and would include a gate on the playground side for added safety.

### Skate Park

The skate park proposed in the final design is approximately 2500 square feet and consists of a variety of compact poured concrete elements. CDAC recommends Clinchco work directly with a skate park design and installation company for the final skate park design to ensure its success and longevity.

66

To address drainage concerns created by the skate park without significantly impacting surface runoff into Mill Creek, a small rain garden would be located within the skate park to capture and retain its surface runoff. This rain garden will also serve as an educational opportunity for the community; since a properly functioning rain garden can offer a fairly simple solution to small-scale drainage issues, this installation can also serve as an educational model for community members wanting to learn more about rain gardens or those considering installing rain gardens on their own properties. This should also be discussed with the skate park design and installation company.

### Edible Forest Garden

The final design concept proposes a tiered edible forest garden consisting of multiple varieties of compact edible trees, shrubs, and herbaceous plants. This garden would consist of three tiered levels of planting beds to utilize the natural slope of the land south of the current mobile home area to construct terraces that maximize sunlight. Recommended plantings include a palette of edible dwarf, semi-dwarf, and small fruit trees, shrubs, and herbaceous perennials that have the potential to survive and produce fruitful harvests in poor, wet, and clay soils on a north-facing slope. Selected varieties have shown tolerance to partial shade and clay or poorly-drained soils, though some healthy, well-drained soil would need to be brought to the site in most edible gardening installations in Clinchco. The tiered planters help prevent the erosion of this soil. Selected varieties also handle moist, humid climates like that of Clinchco better and with more disease and mildew resistance compared to other varieties within the same species.

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To simplify the purchasing process and verify regional plant availability, varieties were selected from stock at Edible Landscaping, an edible plant nursery located in Afton, Virginia. CDAC is not affiliated with Edible Landscaping and cannot confirm the continued availability of these varieties or officially recommend their services, but attempted to suggest varieties that could be reasonably obtained from a single source within Virginia. There may be nurseries closer to Clinchco that also sell edible plants.

Edible forest gardens provide multigenerational recreation and education opportunities while also providing fresh, healthy food for the community. Routine maintenance and upkeep will be required, especially when plants are first establishing themselves, but selected varieties may require considerably less maintenance than other varieties within the same species. Co-planting with edible nitrogen-fixing plants will allow for more successful harvests year after year with fewer fertilizers compared to a monoculture garden.





### Grass Play Area

Since the home adjacent to the playground immediately to the west on Clinchco Main Street will be removed as part of an upcoming FEMA project, this area will become open space managed by the town. The final design concept envisions this property as an open, grassy play area adjacent to the playground. This area could be left open or fenced similarly to the playground area. The fence between this property and the playground could either be retained for delineation of space or removed to connect the two spaces and increase the overall playground area.

The following pages contain the conceptual site master plan, perspectives, and precedent images.

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- Key:**
- A** Playground
    - Recently Purchased Equipment
    - Added Playhouse
    - Refurbished Swings
  - B** Existing Picnic Shelter
  - C** Community Center
  - D** Basketball Court
    - Restriped to Reflect Recently Installed Equipment
  - E** Replaced Vegetation
  - F** Covered Pedestrian Bridge
  - G** Prefabricated Pedestrian Bridge
    - Safety Gate at Playground Entrance
  - H** Picnic Area
  - I** Skate Park
    - Approximately 2500 SF
    - Poured Concrete Base
    - Rain Garden for Drainage
  - J** Edible Forest Garden
    - Companion Planting to Minimize Maintenance and Fertilizer Requirements
    - Tiered Beds to Maximize Sunlight
  - K** Grass Play Area
-  Potential Entry Sign Location
  -  Existing Fence
  -  Approximate Site Boundary
  -  Perspective Viewcone



**Clinchco, VA: Clinchco Recreational Park Revitalization Conceptual Site Master Plan & Connectivity Plan to Future Recreation Area at Palmer Street**

Final Design Concept  
 Site Plan  
 February 1st, 2023