

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design



Prepared for the Town of Pearisburg, VA

May 2017

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design



#14FCG01  
544780



Project funding provided in part by the US Forest Service in cooperation with the  
Virginia Department of Forestry Urban & Community Forestry Program

**cd** community design  
**ac** assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**PROJECT TEAM**

**Elizabeth Gilboy**  
Director

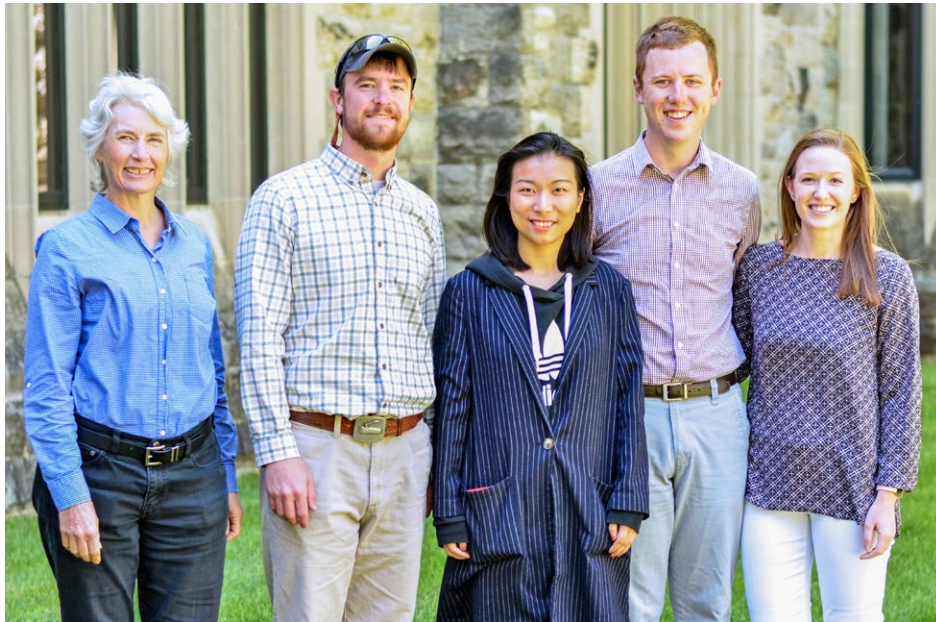
**Nick Proctor**  
Project Manager

**Lauren Delbridge**  
Undergraduate Landscape Architecture Student

**Cen Zhong**  
Undergraduate Landscape Architecture Student

**Alexander Jones**  
Undergraduate Landscape Architecture Student

**Daphne Williams**  
Landscape Designer



CDAC Team Members: Elizabeth Gilboy, Nick Proctor, Cen Zhong, Alexander Jones, Lauren Delbridge, and Daphne Williams (not pictured)

**The Community Design Assistance Center (CDAC)** is an outreach center in the College of Architecture and Urban Studies at Virginia Tech that assists communities, neighborhood groups, and non-profit organizations in improving their 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.

Community Design Assistance Center  
101 South Main Street, Blacksburg, Virginia 24060  
p: 540.231.5644 f: 540.231.6089  
[www.cdac.arch.vt.edu](http://www.cdac.arch.vt.edu)



College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**ACKNOWLEDGMENTS**

The CDAC team would like to extend a special thanks to Natalie Thwaites for coordinating the effort and to the following individuals for their contributions throughout the project.

**Natalie Thwaites**

Pearisburg Stakeholders Committee Member and Parent

**Jason Ballard**

Attorney and Parent, Headley Ballard, LLC

**Robert Dickerson**

Mayor

**Jeff Dinger**

Special Projects Coordinator

**Charles R. Henderson**

Local Business Owner and Excavation Consultant

**Danielle Martin**

Town Parks & Recreation Director

**Denny McCarthy**

Area Forester, Virginia Department of Forestry

**Chris McClarney**

Giles County Administrator

**Todd Meredith**

Town Manager

**Scott Moya**

Investigator, Sgt. and Parent, Giles County Sheriff's Office

**Nicole Price**

Pearisburg Stakeholders Committee Member and Parent

**Rick Tawney**

Town Engineer, Director of Public Works



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**ACKNOWLEDGMENTS (Cont.)**

**Eric Thwaites**

Investigator, LT. and Parent, Giles County Sheriff's Office

**Gail Vaught**

Director of Senior Center

**Kenneth Vittum**

Town Manager (Retired)

**Rodney Wilson**

Code Enforcement Officer

and

**All those who volunteered time for the betterment of the  
Town of Pearisburg community**

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**TABLE OF CONTENTS**

**Project Description**

Project Overview	8
Regional Location	9
Context Map	10

<b>Design Process</b>	<b>11</b>
-----------------------	-----------

**Part 1: Final Conceptual Designs**

**Pearisburg Town Park Final Conceptual Design**

Design Description	13
Master Plan Update	14
Alternative Plans	15

**Focus Area 1: Sports Fields**

Design Description	16
Baseball/Softball Complex Amenities	17
Section A-A'	18
Proposed Concession Stand and Pressbox Conceptual Floor Plan	19
Perspective Rendering 1-1	20
Perspective Rendering 1-2	21

**Focus Area 2: Splash Park**

Design Description	22
Perspective Rendering 2	23

**Focus Area 3: Wayfinding and Signage**

Design Process & Design Description	24
Signage Concepts	25
Perspective Rendering 3	26

**Tannery Road Site Final Conceptual Design**

Design Description	27
Conceptual Master Plan	28

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**TABLE OF CONTENTS**

**Part 2: Inventory, Analysis,  
and Preliminary Conceptual Designs**

**Site Inventory and Analysis**

Site Inventory and Analysis Summary	30
Town Park Inventory Map	32
Town Park Analysis Map	33
Tannery Road Site Inventory & Analysis Map	34

**Town Park Preliminary Conceptual Designs 1 & 2**

Design Process	35
Concept 1	36
Concept 1 Site Amenities	37
Concept 2	38
Concept 2 Site Amenities	39
Details	40

**Tannery Road Site Preliminary Conceptual Designs**

Design Description and Concept 1, 2, & 3	41
--	----

**Part 3: Tree Replacement Plan**

Tree Inventory & Analysis Summary	43
Tree Replacement Summary	44
Tree Inventory Results	46
Tree Diversity Map	55
Tree Health Map	56

**Part 4: Appendix**

Initial Stakeholders Meeting Notes	58
Karst Terrain Professional Input	61
DMME Article about Sinkholes And Karst Terrain	62
Preliminary Conceptual Design Presentation Notes	66
Final Conceptual Design Presentation Notes	71
Case Studies	72
Sports Complex Facility Building Concepts Case Studies	92

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## PROJECT DESCRIPTION

### Project Overview

The purpose of this project was to develop a conceptual master plan update for the Pearisburg Town Park that benefits families, seniors, and youth and improved the quality of life by building community pride and contributing to the tourism economy of Pearisburg. Additionally, the town sought to create the opportunity for an adult league baseball/softball facility on a nearby undeveloped town property on Tannery Road by the New River. The town envisioned creating a recreational complex of facilities with updated features for every stage of life with a focus on updating their youth sports fields and supporting facilities.

The Pearisburg Town Park, located by the Pearisburg Community Center and Giles County Senior Center, features a picnic shelter, playground, two baseball / softball fields, a basketball court, three tennis courts, grass volleyball court, a community pool, and paved walking trail. The Pearisburg Community Center also offers event rentals for their cafeteria, auditorium, gymnasium, and several rooms. Some of the amenities such as the playground, upper baseball/softball field, and community pool have been recently updated and are frequently utilized by the community. Other facilities such as the lower baseball/softball field, the basketball court, picnic shelter, and tennis courts are badly in need of repair for continued use or could be repurposed into alternative activity facilities for the community.

It was envisioned that the Pearisburg Town Park become a location where youth baseball and softball clubs could play, train, and host regional tournaments. The park's open space, mature shade trees, walking trail, and bird watching would continue to offer the town and Giles County a clean, well-maintained nature park. Additionally, the town was interested in exploring the possibility of including the following elements: two youth baseball/softball fields, one adult baseball field, t-ball field, batting cages, spectator and farmer's market shade structures, relocating concessions and restrooms, beach volleyball court, dog park, kids splash park, picnic pavilion, expanding on nature identification programs, outdoor stage, and improved parking.

These recreational amenities on site would be available to the town and greater county's residents. The town would like to increase sports tourism by playing host-to-host regional athletic clubs through scheduled games and tournaments. Pearisburg further envisioned a place that could become a community gathering space and event venue.



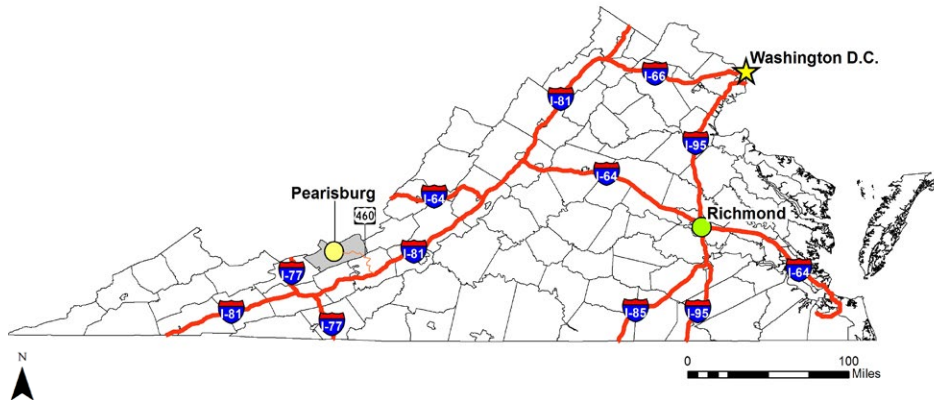
Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## PROJECT DESCRIPTION

### Project Location

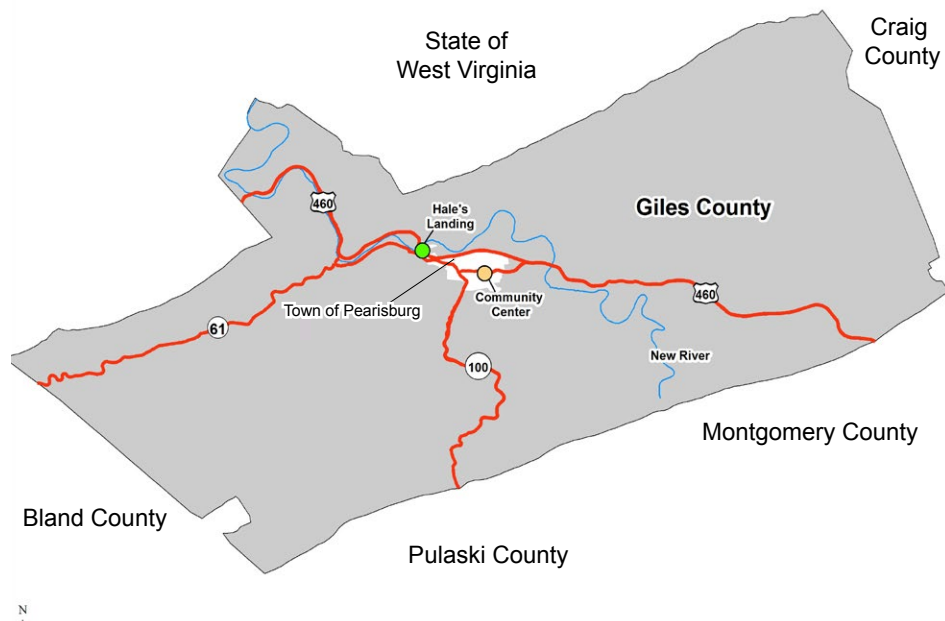
Pearisburg is located in Southwest Virginia in Giles County with population of 2,700 and 16,815, the Town Park serves a broad population. The 24.6 acre site is located just off Route 460 on Wenonah Ave.

Regional Locator Map:



Virginia state map noting major cities, major highway connections to Giles County, highlighted in gray.

County Map:



Giles County, noting Route 460, the New River, and Pearisburg in proximity to the site.



The **Context Map** shows the location of the sites in relation to the downtown area of Pearisburg, Route 460, the town library, Carilion Clinic, and other local industries.

**PROJECT DESCRIPTION:**  
**Context Map**





Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## DESIGN PROCESS

The design process began with an initial site visit to Pearisburg in mid-October 2016. The CDAC team met with project stakeholders who described their vision for the Town Park and the Tannery Road site as a center for regional baseball, softball, and soccer traveling tournaments, as well as a place for the county's recreational teams to play when tournaments aren't being held on the site. The team then gathered mapping information, documented existing conditions, and took photographs and measurements, which helped the team understand the opportunities and constraints of each site. This background information influenced the preliminary conceptual designs. The site analysis, ideas from similar case studies, and preliminary conceptual designs were presented to the stakeholders and community leaders at a meeting on January 26, 2017.

During the preliminary design presentation to the Pearisburg community, the CDAC team documented feedback related to the conceptual design options for the Town Park and Tannery Road site. The team consolidated the initial concepts into one final concept with alternatives for the Town Park, and one for the Tannery Road Site. The final drawings included conceptual master plans, precedents of site amenities, signage plan, supporting sketches, and renderings. In addition, a tree replacement plan was developed for the Town Park with input from the VA Department of Forestry. These final documents were presented to the community at a final design meeting on March 30, 2017. Comments and suggestions were incorporated into the final designs.

Part 1 describes the final concepts of both sites. Part 2 includes inventory and analysis information, along with preliminary design concepts. Part 3 contains the Tree Replacement Plan.

Supporting information such as case studies and meeting notes can be found in Part 4: Appendix.



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



CDAC team members present the preliminary concepts on January 26, 2017.



CDAC team members present the final concepts on March 30, 2017.

# Part 1: Final Conceptual Designs

12



## PEARISBURG TOWN PARK FINAL CONCEPTUAL DESIGN

### Design Description

The final conceptual design was developed to provide flexibility as the town expands its recreational program and positioned the site as a venue for sports tournaments.

The final conceptual design features a new concession building, built slightly into the slope, that serves as the focal point of the redesigned site. A central promenade leads to the concession stand from the parking area, and also connects to the upper level of the press box and splash pad. Tiered grass seating is provided along the side of the concession building overlooking one of the ballfields.

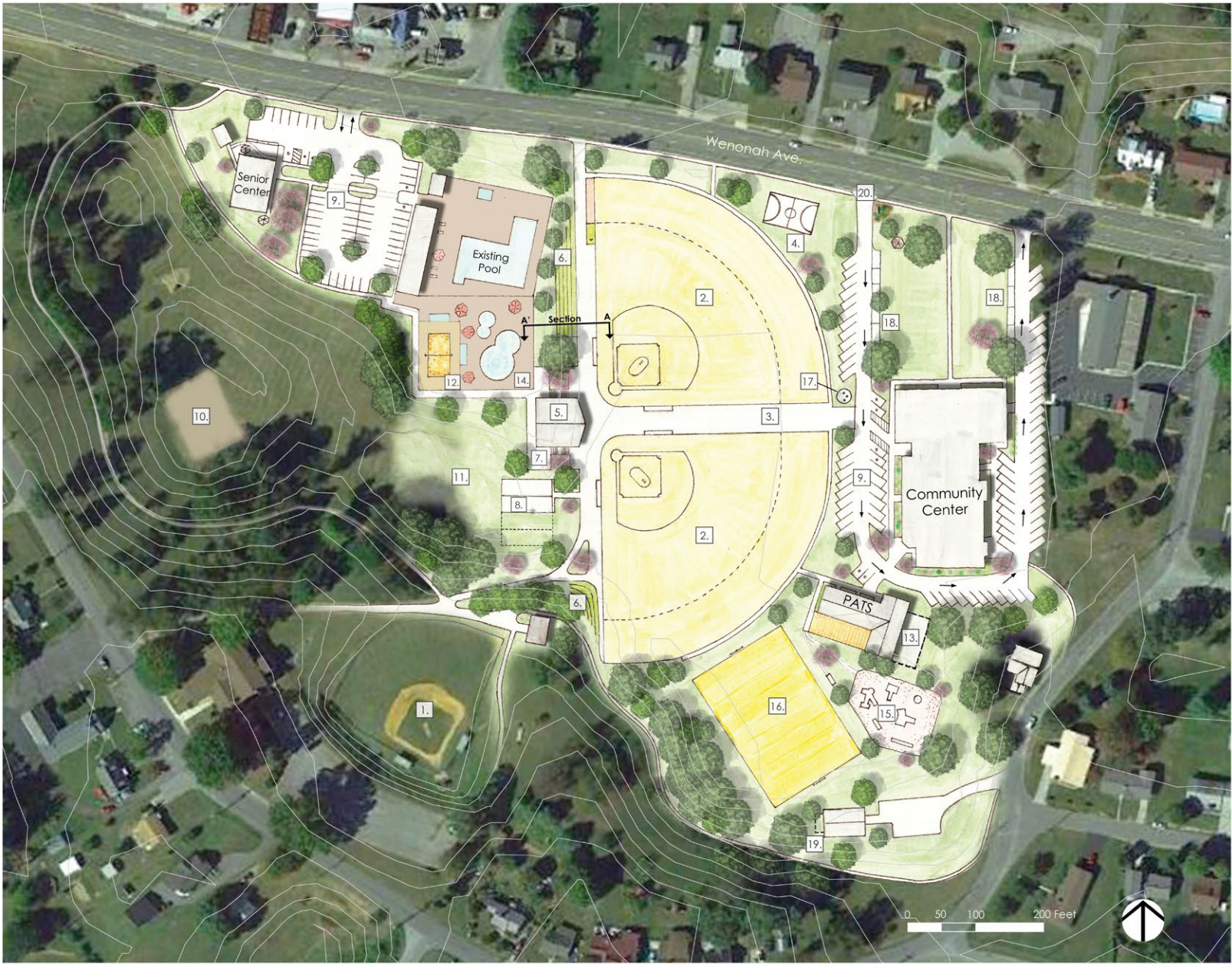
The final conceptual master plan features two Little League tournament baseball/softball fields, a youth soccer practice field, additional parking spots for the sports complex and senior center, possible expansion to the PATS building, and additional restrooms for the existing picnic structure. The concession stand and press box building also includes offices, and locker rooms and/or meeting space for coaches, umpires, and referees.

Alternative concepts provide other design options to accommodate different needs for the senior center parking lot, tennis courts, and alternate sized baseball/softball fields.

Following are the final conceptual master plan, some alternative options to provide flexibility in the future, (parking by the senior center, including two tennis courts, utilizing a smaller ballfield), and supporting sketches.



PEARISBURG TOWN PARK  
FINAL CONCEPTUAL DESIGN  
Master Plan Update



Size of Sports Fields and Other Facilities:

Little League Baseball Field	65' Diamond (250' to the fence)
Batting Cage:	35' x 72'
Youth Football Practice Field:	70' x 180'
Basketball Courts:	35' x 60'
Volleyball (Sand) Court:	30' x 55'

Parking Lot Space: (includes ADA-accessible parking)

Spots For Sports Complex: 88 (includes bus parking)

Spots For Senior Center and Community Pool: 58  
(Extension of 6-8 more spots if moving the picnic shelter to the back of Senior Center)

Design Concept Key:

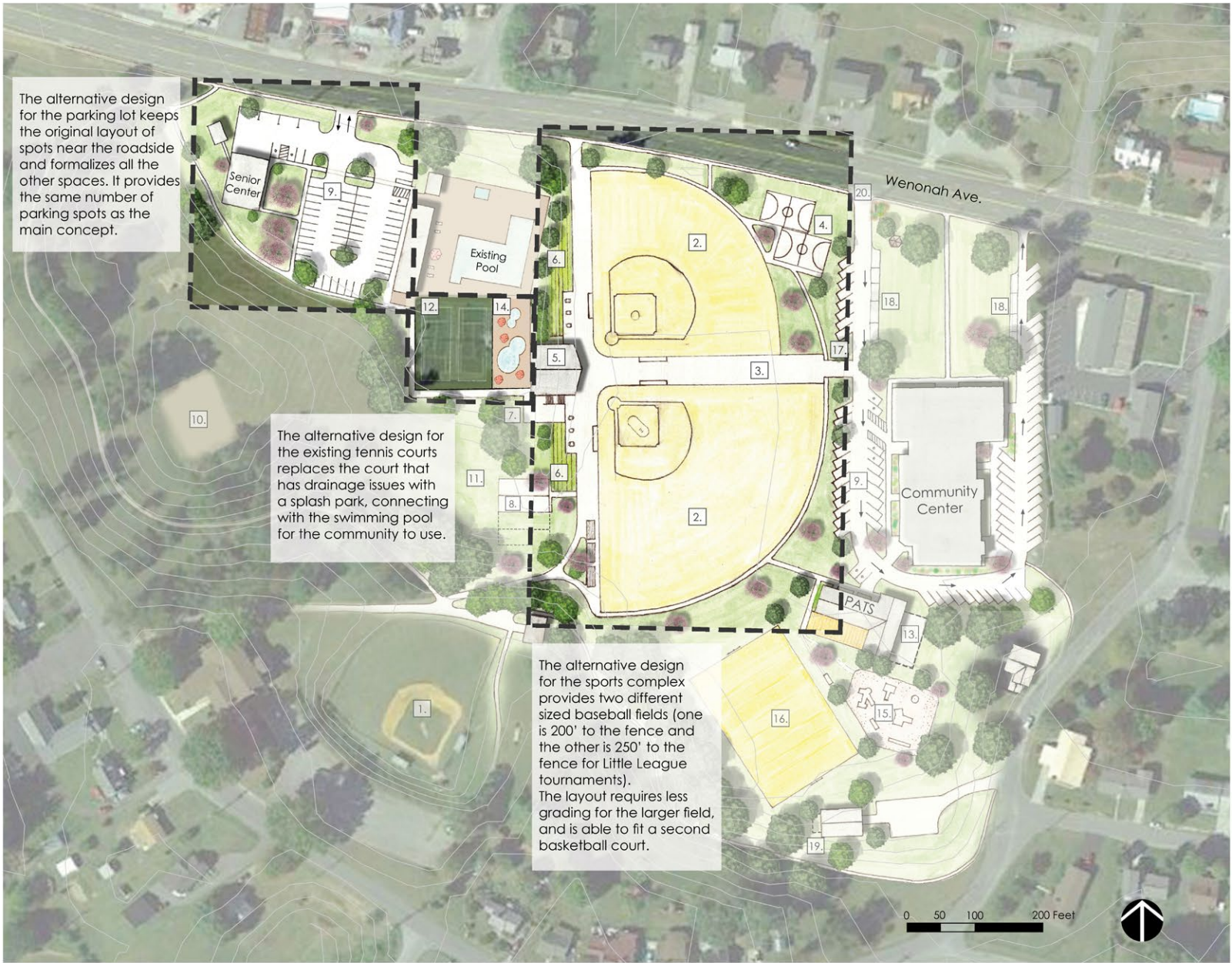
1. Existing Baseball Practice Field (1)
2. Proposed Little League Baseball Field (2)
3. Center Promenade
4. Basketball Court (1)
5. Concession Stand & Restrooms (Built into the slope and connect with the pool level)
6. Tiered Grass Seating
7. Deck Space
8. Batting Cages (2) (Space available for two more expansion)
9. Organized Parking (Should be surveyed to verify property line with adjacent church)
10. Dog Park (Optional)
11. General Open Space
12. Volleyball Court & Foot Washing Station
13. Extend Storage Option of PATS
14. Splash Pad
15. Restructured Playground
16. Youth Football Practice Field (1)
17. Flag Poles
18. Bus Parking
19. Expanded Restroom Option to the Existing Picnic Shelter
20. One-way Traffic Entrance (Reversed from existing condition)

Design Description:

Design concept provides a plan with basic infrastructure and a variety of recreational activities. It transforms the existing little league baseball field into two Little League baseball fields sharing one concession stand building, which is designed to fit into the topography with stairs on both sides to connect to the higher level. The existing tennis courts are transformed into a volleyball court with a foot washing station, and a splash park. In addition, the south side of PATS building is redesigned to have patio space, a football practice field (which is flexible for holding outdoor events), and a restructured playground. There is added parking for the Senior Center, Community Pool and Community Center.



PEARISBURG TOWN PARK  
FINAL CONCEPTUAL DESIGN  
Alternative Plans



Size of Sports Fields and Other Facilities:

Little League Baseball Field	<b>Upper Field: 60' Diamond (200' to the fence)</b> <b>Bottom Field: 65' Diamond (250' to the fence)</b>
Batting Cage:	35' x 72'
Youth Football Practice Field:	70' x 180'
Basket ball Courts:	35' x 60'
Volleyball (Sand) Court:	30' x 55'

Parking Lot Space: (includes ADA-accessible parking)

Spots For Sports Complex: 88 (includes bus parking)

Spots For Senior Center and Community Pool: 58  
(Extension of 6-8 more spots if moving the picnic shelter to the back of Senior Center)

Design Alternatives Key: (Included in Bold)

- 1. Existing Baseball Practice Field (1)
- 2. Proposed Little League Baseball Field (2)**
- 3. Center Promenade
- 4. Basketball Court (2)**
- 5. Concession Stand & Restrooms (Built into the slope and connect with the pool level)**
- 6. Tiered Grass Seating**
- 7. Deck Space
- 8. Batting Cages (2) (Space available for two more expansion)
- 9. Organized Parking (Should be surveyed to verify property line with adjacent church)**
- 10. Dog Park (Optional)
- 11. General Open Space
- 12. Renovated Tennis Court (2)**
- 13. Extend Storage Option of PATS
- 14. Splash Park**
- 15. Restructured Playground
- 16. Youth Football Practice Field (1)
- 17. Flag Poles
- 18. Bus Parking
- 19. Expanded Restroom Option to the Existing Picnic Shelter
- 20. One-way Traffic Entrance (Reversed from existing condition)

Design Description:

Design concept provides a plan with basic infrastructures and a variety of recreational activities. It transforms the existing little league baseball field into two (different sized) fields sharing one concession stand building, which is designed into the topography with stairs on one side to connect to the higher level. The one with drainage issue of the existing tennis courts would be replaced to be a splash park. In addition, the south side of PATS building is redesigned to have patio space, a football practice field (which is flexible for holding outdoor events), and a restructured playground. There is added parking for the Senior Center, Community Pool and Community Center.



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## FOCUS AREA 1: SPORTS FIELDS

### Design Description

The final conceptual design shows two equally sized Little League regulation baseball/softball fields divided by a central pedestrian promenade. Each field has a flexible infield design to allow for other leagues to adapt the field layout for other levels of play. The central promenade connects visitors from the parking area to the concession stand and press box building and directs them to tiered grass seating and bleacher seating for flexible spectator space.

The southern field up on the hill would become a secondary ballfield area and might end up used less frequently when tournament season is over. Flexible outfield fencing may be used for this field to allow for the space to double as the extension of the youth football practice field. The football practice field could be extended to serve as a full length field.

The alternative plan suggests that rather than regrading to allow for both Little League fields, even with one smaller, the smaller field is just accommodate fewer leagues for regulation play. The northern field could be a smaller size making a multi-size baseball/softball complex.

The following pages include perspectives of proposed features of the design including the promenade to the new concessions facility and the tiered grass seating.

16



Harkrader Sports Complex quadplex entry  
(Christiansburg, VA)



Lowell Park concessions and press box  
(Cotuit, MA)



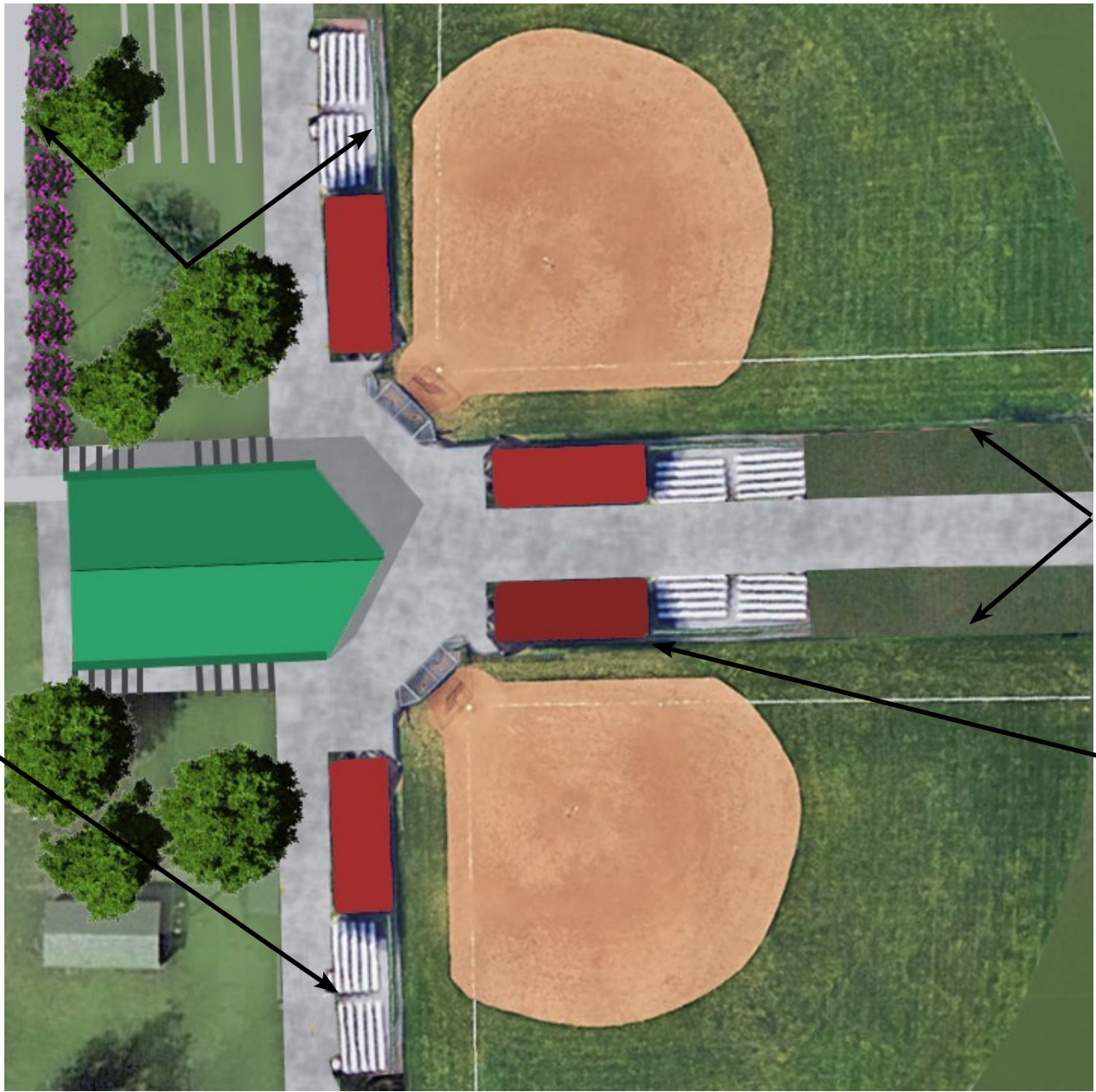
**FOCUS AREA 1:**  
**SPORTS FIELDS**  
**Baseball/Softball**  
**Complex Amenities**



Hillside terraced seating and scoreboard



Temporary bleachers can be added/removed for larger tournaments and events



Concession stand, press box, restrooms, coaches/umpire locker, and meeting rooms

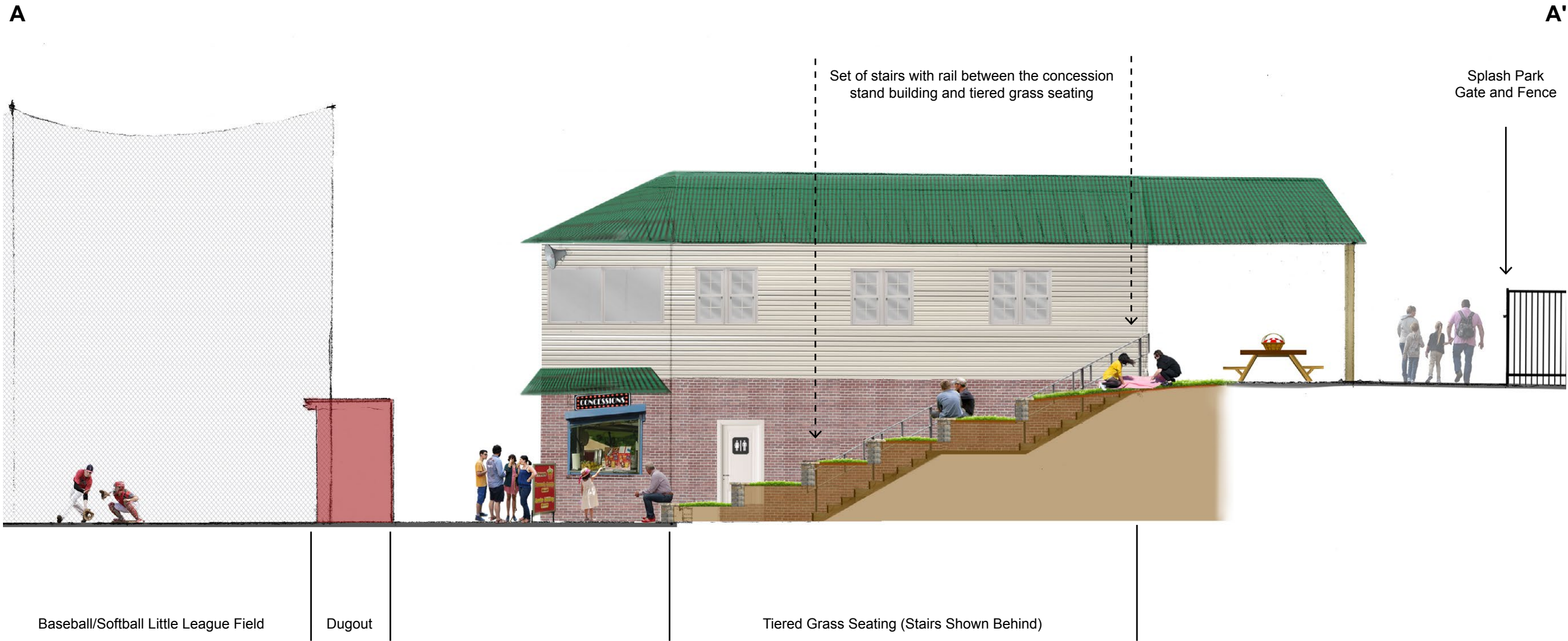
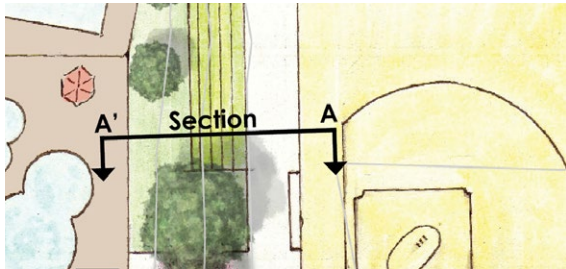


Covered, fenced-in dugout

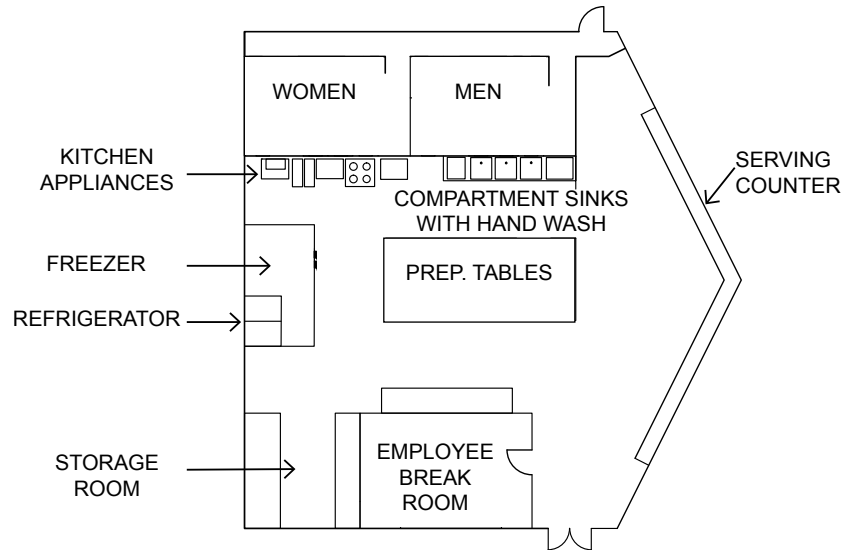


**Section A-A'** illustrates the two-story concession stand building with restrooms, stairs, and tiered grass seating. Looking from left to right upon the stairs, a visitor can glimpse the sheltered patio space and the fence of splash park.

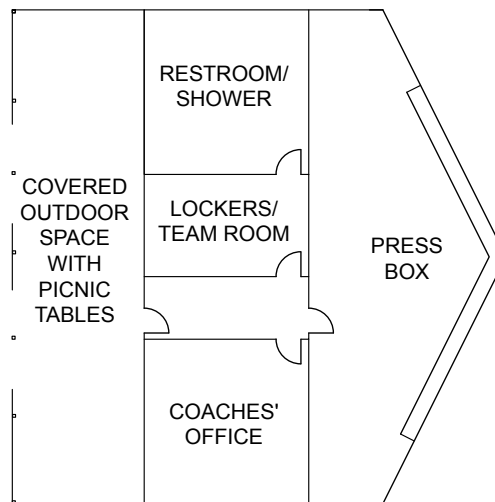
**PEARISBURG TOWN PARK  
FINAL CONCEPTUAL DESIGN  
Section A-A'**



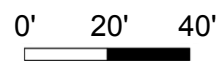
## PROPOSED CONCESSION STAND AND PRESSBOX CONCEPTUAL FLOOR PLAN



*First Floor Plan*



*Second Floor Plan*





**Perspective 1-1** shows the central promenade leading to the concession stand and press box building nestled into the hillside with second floor connections to the upper level splash park.

**FOCUS AREA 1:  
SPORTS FIELDS**

**Perspective Rendering 1-1**





**Perspective 1-2** shows the tiered seating that provides flexible seating options for spectators to bring their own chairs and blankets to watch baseball games and tournaments.

**FOCUS AREA 1:  
SPORTS FIELDS**

**Perspective Rendering 1-2**





## FOCUS AREA 2: SPLASH PARK

### Design Description

In the final conceptual design, the splash park is placed in the tennis court area and includes an adjacent sand volleyball court. The splash park can be fully gated to control entry to the facility, but there are gates that connect the park to the concession stand and press box building. The splash park contains water spray and play structures and umbrella picnic tables that provide shade. The adjacent sand volleyball court could be separated by a step, seating wall, or designated foot-washing station to prevent the movement of sand from the court into the splash park.

The alternative plan takes into consideration several community members' desires to keep two of the existing tennis courts. While keeping the two courts in good condition, the alternative shows a downsized splash park occupying the space of only one tennis court. This option allows two tennis courts to remain and for the splash park to connect to the swimming pool and concession stand and press box building.



**Perspective 2** shows the splash park and volleyball court according to the final design (on page 14). Two tennis courts could be kept at where the volleyball court is according to the alternative plan (on page 15).

**FOCUS AREA 2: SPLASH PARK**  
**Perspective Rendering 2**





## FOCUS AREA 3: WAYFINDING AND SIGNAGE

### Design Process

Signage case studies for the Pearisburg Town Park provided a range of signage options and colors from nearby comparable sports facilities, downtown Pearisburg, and throughout Giles County. During the preliminary conceptual design presentation, community members requested signage throughout the park that would appeal to out-of-town visitors that come to the park for a sports tournament while connecting to the history of the old King Johnston School and Pearisburg. The community preferred signage that could be read from a distance and made the park feel as if were designed for tournaments.

### Design Description

The CDAC team recommends the Pearisburg Town Park feature a hierarchy of wayfinding signage including main entry, vehicular route, pedestrian, trails, and facility signs that creates a dynamic consistent look throughout the site. Examples of types of signage would range from a large landmark entrance sign showcasing the the old King Johnston School's old brick and eye catching theme colors that compliment those found in downtown Pearisburg, medium-sized wooden and brick signs along the park's roads and major pedestrian paths for visitor wayfinding, and small wooden signage along the walking trails for direction. The selected theme colors of red, black, white, and beige are carried through the signage for unity as well as park, senior center, and poolside amenities. Proposed low maintenance plantings compliment the old red brick and color pallettes of the signage.



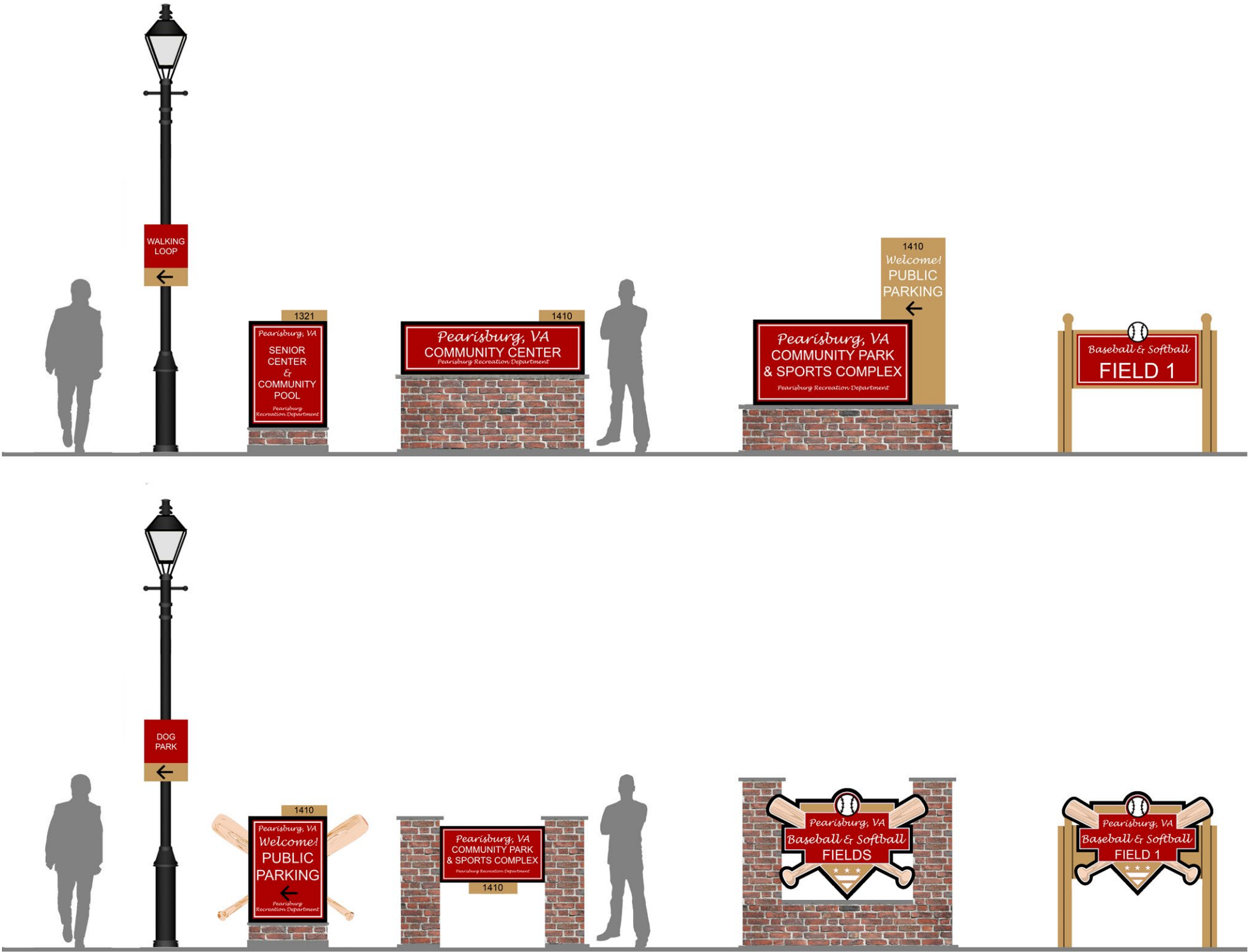
Downtown Pearsiburg's existing banners are red, white, and black, and are located on the lamp posts along the main roads.



The City of Roanoke has simple, effective well-designed sports complex signage that is easily visible from a distance.

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

**FOCUS AREA 3:  
WAYFINDING AND SIGNAGE**  
**Signage Concepts**





**Perspective 3** shows the newly oriented one-way entrance to the Pearisburg Community Park and Sports Complex with the eye catching theme colors of the park and the site-specific brick prominently displayed on the entry signage.

**FOCUS AREA 4:  
WAYFINDING AND SIGNAGE  
Perspective Rendering 3**





## TANNERY ROAD SITE FINAL CONCEPTUAL DESIGN

### Design Description

The final conceptual design was developed after community feedback was given on the original three preliminary designs from the community. The final design concept provides a plan with a picnic pavilion with a covered patio, gravel walking trail that has plenty of space for seating, and two plazas with seating walls. One paved plaza has space for flag poles and overlooks both fields. The southern field can be transformed into either a football/soccer or baseball/softball field, which is the focal point of this concept for the adult clubs around the area, and for the overflow location for the youth recreational sports. The fields are positioned to provide views of the surrounding mountains. The 32-space parking lot is conveniently located between the two sports fields and is surrounded by vegetation for aesthetics. Evergreen vegetation is proposed between the fields and the sewage treatment facility.



**TANNERY ROAD SITE**  
**FINAL CONCEPTUAL DESIGN**  
**Conceptual Master Plan**

Original 3 Concepts (Alternatives):



**Final Concept Key:**

- |  |                                    |                     |
|--|------------------------------------|---------------------|
| 1. Little League Baseball/Softball Field | 4. Full Size Football/Soccer Field | 7. Vegetated Berm   |
| 2. Formalized Parking Lot                | 5. Overflow Recreation Space       | 8. Tannery Road     |
| 3. Gravel Walkway                        | 6. Picnic Pavilion Shelter/Storage | 9. Open Green Space |
| 10. Evergreen Vegetation                 |                                    |                     |

## **Part 2:**

# **Inventory, Analysis, and Preliminary Conceptual Designs**



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## **SITE INVENTORY AND ANALYSIS**

### **Site Inventory and Analysis Summary**

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

Pearisburg Town Park:

**Strengths:**

- Central location to provide services and recreation for both local and traveling sport teams
- Existing River Sculpture Trail
- Convenience to nearby neighborhoods

**Weaknesses:**

- Karst topography throughout the entire site limiting site use and construction
- Loose gravel parking spaces
- Narrow and unsafe streetscape/sidewalks
- Limited parking
- One of the three tennis courts has poor run-off and is unusable
- Underutilized tennis courts
- Outdated baseball field facilities cause site to be underutilized by traveling sports teams
- Very poor restroom facility

**Opportunities:**

- A tree replacement plan would bring more visual interest, tree diversity, and educational opportunities (over use of a tree species increases the vulnerability of the tree and urban forest to pests and diseases. One pest or disease can wipe out an entire area of trees.)

**Threats:**

- Safety concerns due to the sink holes at low points areas

Tannery Road Site:

**Strengths:**

- Large, undeveloped area allows for design flexibility on the Tannery site

**Weaknesses:**

- Adjacent to a sewage treatment plant, which might cause unpleasant odors periodically



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design  
**SITE INVENTORY AND ANALYSIS (cont.)**

Opportunities:

- Great site for adult games

Threats:

- Safety concerns due to need to cross railroad tracks in order to access site.

The following pages include town park inventory map, town park analysis map, and tannery road site inventory and analysis map.



# SITE INVENTORY AND ANALYSIS

## Town Park Inventory Map





SITE INVENTORY AND ANALYSIS  
Town Park Analysis Map





**SITE INVENTORY AND ANALYSIS**  
**Tannery Road Site Inventory & Analysis Map**





## TOWN PARK PRELIMINARY CONCEPTUAL DESIGNS

### Design Process

Preliminary conceptual design work for the Pearisburg Town Park explored two layout styles for multi-sized baseball/softball fields with strong pedestrian spines running in two alternate directions. For each layout, walking distance to bathrooms, concessions, parking lots, and other sports fields on site were considered to create a pleasant pedestrian experience. During the preliminary conceptual design presentation to the stakeholders, positive comments were made for using the pedestrian spine that connects the KJ parking directly with the concessions stand built into the hillside. Another comment made during the preliminary conceptual design presentation asked the CDAC team to explore options that had two equally sized regulation Little League baseball fields to make the complex more suitable for tournament play.

Preliminary conceptual design work for the splash park explored different locations for the potential placement of a splash park. Both designs worked to understand ideal connections to the splash park's location that would be best for children and their parents. Concept 1 placed the splash park in the existing tennis court area and proposed utilizing existing waterline connections to the nearby swimming pool. This location created an additional element to the swimming pool facility and it could offer gated connections to the central concessions stand and press box building. Concept 2 placed the splash park adjacent to the existing playground and PATS building. This location capitalized on children visiting the playground and allowed for water play that is open for public, separate from the swimming pool. During the preliminary conceptual design presentation, comments favored the splash park's placement in the existing tennis court area as an expansion of the swimming pool facility.



TOWN PARK PRELIMINARY  
CONCEPTUAL DESIGNS 1 & 2  
Concept 1



Concept 1 Key:

- 1. Little League Baseball Field (2)
- 2. Formalized Parking Lot
- 3. Central Walkway
- 4. Basketball Courts (1)
- 5. Concession Stand & Restrooms (Built in slope and connect with the pool level)
- 6. Tiered Grass Seating
- 7. Toddler Playground
- 8. Batting Cages (2)
- 9. Bocce Ball Field
- 10. Disc Golf Field and Goals (8)
- 11. Open Lawn Space
- 12. Volleyball Court
- 13. Trellis
- 14. Splash Park
- 15. Playground
- 16. Patio Space
- 17. Existing Baseball Field

Design Description:

Design Concept 1 provides a variety of recreational activities. It transforms the existing little league baseball field into two fields sharing one concession stand building, which is designed into the topography to connect to the higher level. The existing tennis courts are transformed to be a volleyball court, a splash park, and an entrance with trellis. In addition, many recreational spaces are designed around the whole site, such as disc golf park, horse shoes, bocce ball fields, toddler playground, and outdoor open lawn space for holding events or activities.

Details/Size of Sports Fields and Other Facilities:

Little League Baseball Field	60' Diamond (200' to the fence)	Parking spaces for Sports Complex: 46 (including accessible parking spaces)
Batting Cages:	35' x 72' (each)	Parking spaces for Town Pool: 19
Youth Football Practice Field:	70' x 180' or 60' x 96'	Parking spaces for Senior Center: 26 (currently about 16)
Basket ball Courts:	35' x 60'	
Bocce ball Fields:	50' x 8'	
Volleyball (Sand) Court:	30' x 55'	



**TOWN PARK PRELIMINARY  
CONCEPTUAL DESIGNS 1 & 2**  
**Concept 1 Site Amenities**





TOWN PARK PRELIMINARY  
CONCEPTUAL DESIGNS 1 & 2  
Concept 2



Concept 2 Key:

- 1. Little League Baseball Field
- 2. T-ball Field
- 3. Youth Football Practice Field/Open lawn
- 4. Basketball Courts (2)
- 5. Concession Stand & Restrooms
- 6. Skate Park
- 7. Maintenance Building
- 8. Batting Cages (2)
- 9. Bullpen
- 10. Dog Park
- 11. Open Lawn Space
- 12. Obstacle Course
- 13. Outdoor Deck
- 14. Splash Pad
- 15. Playground
- 16. Volleyball Court
- 17. Formalized Parking Lot
- 18. Tiered Grass Seating
- 19. Existing Baseball Field

Design Description:

Design Concept 2 transforms the existing little league baseball field and adds a T-ball field for younger kids to practice. The space between two basketball courts and the T-ball field is flexible space that can be used for the youth football practice fields. A gated linear skate park is designed with the topography to help create sliding slopes. The fenced dog park provides a shelter and water fountains for people and dogs to enjoy. In addition, many recreational spaces are designed around the mural (PATS) building, such as a splash pad, open lawn, playground, and outdoor deck for holding events or activities. An obstacle course is located behind the police office for training and exercises.

Details/Size of Sports Fields and Other Facilities:

Little League Baseball Field	60' Diamond (200' to the fence)	Volleyball (Sand) Court:	30' x 55'
T-ball Field	50' Diamond (125' to the fence)	Obstacle Field:	25' x 120'
Bullpen:	15' x 80'	Dog park:	About 0.6 acre (similar to size of Blacksburg Dog Park)
Batting Cage:	14' x 55'	Parking spaces for Sports Complex:	45 (including accessible parking spaces)
Youth Football Practice Field:	70' x 180' or 60' x 96'	Parking spaces for Town Pool:	24
Basket ball Courts:	35' x 60'	Parking spaces for Senior Center:	16 (same as existing)



**TOWN PARK PRELIMINARY  
CONCEPTUAL DESIGNS 1 & 2**  
**Concept 2 Site Amenities**

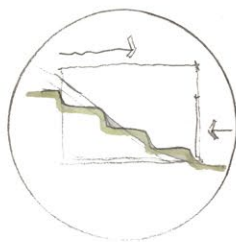




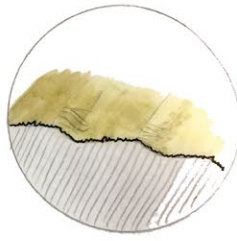
**TOWN PARK PRELIMINARY  
CONCEPTUAL DESIGNS 1 & 2**  
**Details**



Perspective 1 Key Map



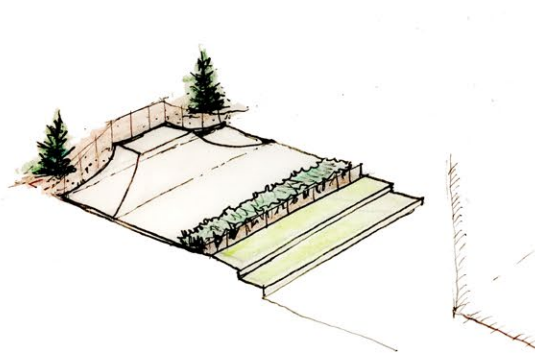
**Structure Built in Topography**  
The proposed concession stand building could be built in topography and connect people on both levels.



**Terraced Seating Options**  
The terraced seating could be built walls or rolling topography.



Perspective 2 Key Map

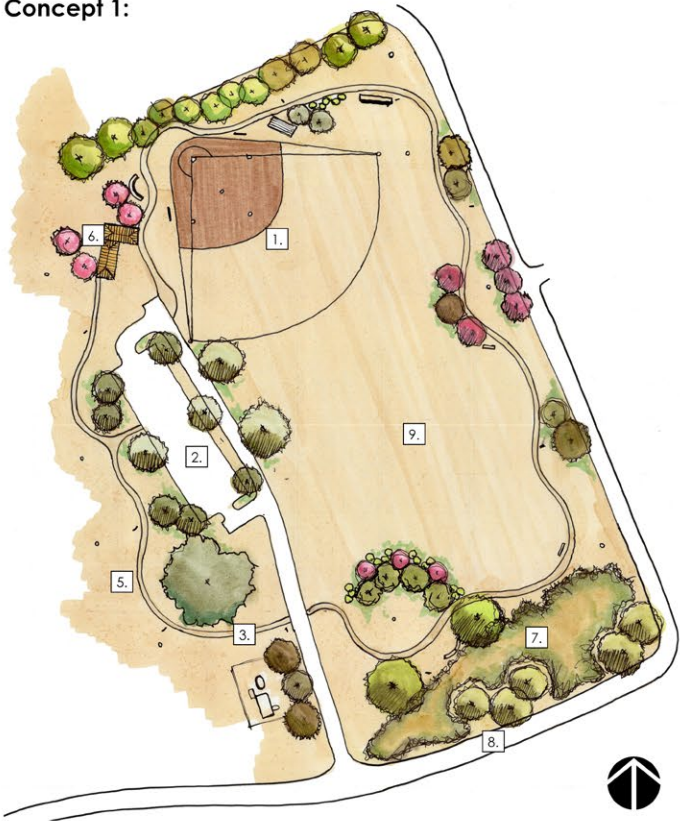


**Grade Change to the Skate Park**  
The proposed skate park for concept 2 would be on a higher level of the slope with a buffer of plantings and tiered seating areas for the baseball field.



**TANNERY ROAD SITE**  
**PRELIMINARY CONCEPTUAL DESIGNS**  
**Concept 1, 2, & 3**

Concept 1:



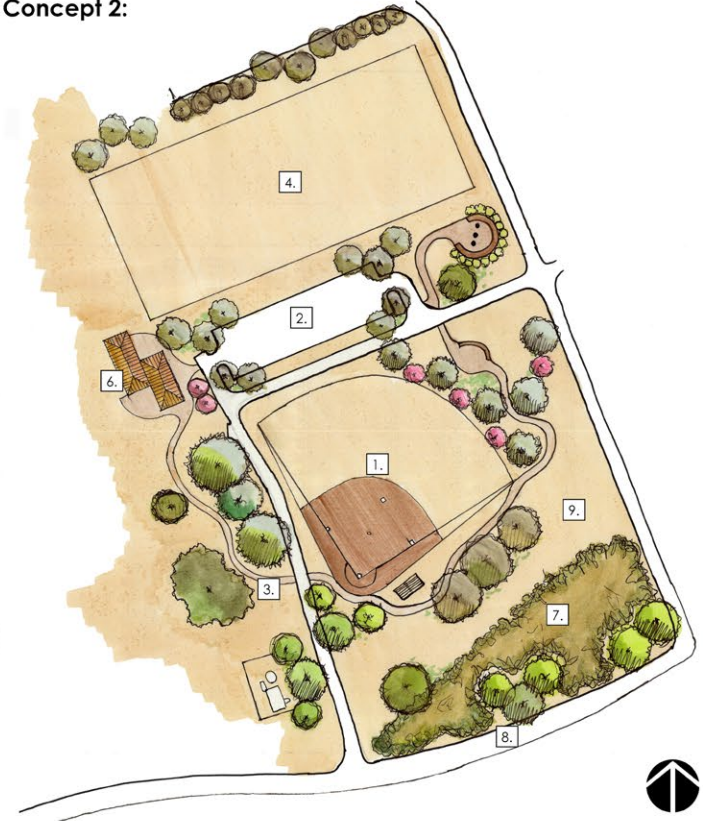
**Design Description:**

Design Concept 1 provides a plan with basic infrastructures including a picnic shelter with storage (and the opportunity for concessions) and a 32 space parking lot. Recreational activities on the site include a baseball/softball field, 18 hole frisbee disc golf course, and open green space for casual sports and events. There is a walking loop that circles the site that also serves as the path for the frisbee disc golf course. The walking loop has a variety of plants and seating options on it to allow privacy, opportunities for views of the surrounding mountains, and educational opportunities for the community.

**Concept 1, 2, & 3 Key:**

- 1. Little League Baseball/Softball Field
- 2. Formalized Parking Lot
- 3. Walkway

Concept 2:



**Design Description:**

Design Concept 2 provides a plan with a picnic pavilion with a patio, walking trail that has plenty of space for seating, and two plazas with seating walls. One plaza has space for flag poles and the other overlooks the baseball/softball field. The baseball/softball field is the focal point of this concept for the adult clubs around the area, but the concept also provides a full size football/soccer field. The football/soccer field is positioned to provide views of the surrounding mountains. The 32 space parking lot is conveniently located between the two sports fields and is surrounded by vegetation for aesthetics.

- 4. Full Size Football/Soccer Field
- 5. Frisbee Disc Golf Course
- 6. Picnic Pavilion Shelter/Storage

Concept 3:



**Design Description:**

Design Concept 3 provides a complex plan that is the most expensive out of the 3 options. The plan features a full size football/soccer field, baseball/softball field, 18 hole frisbee disc golf course, and 2 picnic pavilions. The site features lush plantings that keep sight lines open for the mountainous views that the site provides. The concept features independent picnic shelters for those using the baseball/softball field and those using the football/soccer field. The parking lot replaces part of the existing vegetated berm and eliminates traffic driving through the site. Both fields have views of the mountains.

- 7. Vegetated Berm
- 8. Tannery Road
- 9. Open Green Space



## Part 3:

# Tree Replacement Plan



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## TREE INVENTORY & ANALYSIS

### Tree Inventory & Analysis Summary

The CDAC team conducted an inventory and analysis of trees with Denny McCarthy, an area forester from Virginia Department of Forestry, to create an inventory and health map of tree species on March 10, 2017

Although there seems to be a healthy collection of existing trees, the area forester determined that the site has a high concentration of trees in poor health as well as a considerable lack of species diversity (P. 54). The most prominent species include black cherry (29%), black locust (5.7%), and flowering dogwood (4%).

The tree health map (P. 55) shows the condition of the existing species on the property. The map is shown in three categories of trees including: need to replace (red), maintenance required/possibly replace (orange), and relatively healthy (green).

The analysis results and replacement recommendations were based on the feedback from Virginia Department of Forestry's Denny McCarthy after touring the site.



Denny McCarthy measures the trunk diameter of a tree during the tree inventory.



CDAC project manager Nick Proctor records health condition during the tree inventory.



Many of the trees were in need of replacement. Shown here, rot has developed from a poor branch pattern on a Flowering Dogwood.



Denny McCarthy uses a handheld GPS unit to later map the location of trees at the KJ site.



## TREE REPLACEMENT PLAN

### Tree Replacement Summary

The existing soil on this site tend to hold water in the spring and fall when rain is abundant and then can be dry during the summer and some of the winter. It is recommended to select trees that can tolerate wet feet, especially in zones 3 and 4.

Some of the existing trees in these areas show fungus and rot at the base from soil conditions. Amending these areas is out of the question and often more harmful than beneficial because one simply cannot change the entire area that the root will reach. The chosen trees should be able to tolerate a wide range of soil conditions and pH levels.

The existing trees on the site are not necessarily planted by man but were the ones that survived from when the site was originally created as they are mostly wild cherries, locusts, a few pines, etc. The key is to create an enjoyable space with trees that provide shade, interest, and that will survive! Natives are a good choice as well for the more difficult areas.

Suggested species to use in replacement and/or diversification:

- Magnolia Virginiana (Sweetbay Magnolia)
- Ilex opaca (American holly)\*
- Betula nigra (river birch-‘heritage’ or ‘dura heat’)
- Acer rubrum (Red Maple)
- Acer saccharum (Sugar Maple-‘Legacy’)
- Amelanchier x ‘Autumn Brilliance’ (Serviceberry)
- Syringa reticulata (Japanese Tree Lilac)
- Cornus alternifolia (Pagoda Dogwood)
- Acer x freemanii (Freeman Maple) (cross between a silver maple and a red maple)
- Acer ginnala (Amur Maple)
- Thuja (‘Green Giant’)\*
- Zelkova serrata ‘Musashino’- Zelkova (2016 tree of the year by the SMA because of its adaptability to harsh urban conditions)
- Nyssa sylvatica (Black Gum) ‘Wildfire’



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**TREE REPLACEMENT PLAN (cont.)**

Larger shrubs, planted in clusters, can also compliment canopy trees:

- Viburnum (opulus, dentatum, trilobum)
- Inkberry holly (Ilex glabra)
- Calycanthus (Sweetshrub)
- Winterberry holly (Ilex verticillate)
- Itea (Virginia sweetspire)

The area forester that worked on this project identified several species that are in poor health (red) on Page 45. Due to the abundance of trees in this health category, the CDAC team recommends consulting further with the Department of Forestry's Area Forester prior to immediate removal.

Department of Forestry: Western Region Office  
210 Riverland Drive  
Salem, Virginia 24153  
Phone: (540) 387-5461  
Fax: (540) 387-5445

Their guidance will ensure that the trees are removed, and replaced, in a way that improves the overall ecological health and safety of this property and the town of Pearisburg.



Pearisburg, VA:  
 Pearisburg Town Park Conceptual Master Plan Update  
 and Tannery Road Site Conceptual Design

## TREE INVENTORY RESULTS

Tree Number	Species	Health Score	Forester Comment	Trunk Diameter (in.)
1	Silver Maple	2	low stems; rot and decay	20
2	Black Cherry	2	frost crack; close to pole	22
3	White Pine	2		26
4	Black Cherry	1	sprout; clump	14
5	Black Cherry	1		16
6	Pin Oak	3		20
7	Black Cherry	2		22
8	White Pine	3		20
9	Sugar Maple	1	forked	12
10	Sugar Maple	2		12
11	Sugar Maple	1	forked	16
12	Red Maple	2	end of parking lot median	14
13	Red Maple	2	parking lot median	12
14	Cherry	2	forked; multiple stems; front of senior citizens building	6
15	Cherry	3		8
16	Bradford Pear	1	forked, avoid species in future planting	6
17	Red Maple	1	forked	18
18	Flowering Dogwood	1		3
19	Flowering Dogwood	1	multi-stem; rotten decay	8
20	Flowering Dogwood	2		10
21	Flowering Dogwood	2		8
22	White Birch	1	almost dead	12
23	Black Locust	2	forked	18



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**TREE INVENTORY RESULTS (cont.)**

Tree Number	Species	Health Score	Forester Comment	Trunk Diameter (in.)
24	Red Bud	1	multi-stem; older	8
25	Red Bud + Box Elder	1	clump; intertwined/ competing; dead wood	3
26	Bradford Pear	2	Avoid species in future planting	6
27	Black Cherry	1	Heavy poison ivy present	22
28	Black Cherry	2	Heavy poison ivy present	28
29	Red Maple	2	Forked	14
30	Black Willow	3	Needs pruning; located in bottom of low area near basketball courts	1
31	Black Cherry	2	Several scars/ wounds	18
32	Black Cherry	2		34
33	Red Bud	2	Multi-stem	3
34	Pelonia	3	Needs pruning	2
35	Sycamore	3		30
36	Dogwood	2		30
37	Black Locust	2	Edge of basketball court	18
38	Black Cherry	2	Forked	22
39	Black Cherry	2	Forked, heavy poison ivy	28
40	Virginia Pine	2		14
41	Virginia Pine	2	Two separate trunks at this location	14
42	Virginia Pine	3		16
43	Pitch Pine	2		16
44	Black Cherry	2	Forked	24



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**TREE INVENTORY RESULTS (cont.)**

Tree Number	Species	Health Score	Forester Comment	Trunk Diameter (in.)
45	Table Mountain Pine	2	Forked	20
46	Table Mountain Pine	3		20
47	Short Leaf Pine	2		14
48	Yellow Poplar	3	Specimen tree	42
49	Black Cherry	1	Grape vine taking over, forked, heavy poison ivy, bad branch angle	14
50	Black Cherry	3		14
51	Black Cherry	2	Forked	26
52	Frasier Magnolia	2	Multi-stem, bad pruning	3
53	Black Cherry	2		28
54	Elm	1	Multi-stem, rotten decay	16
55	Black Cherry	3	Multi-stem	20
56	Black Cherry	2	Rotten decay, dead branches	30
57	Black Cherry	2		20
58	Black Cherry	2	Behind old bathrooms	18
59	Black Cherry	1	Rotten decay	18
60	Black Cherry	2		28
61	Black Locust	1	Multi-stem	28
62	Black Cherry	1	Losing roots, rotten decay	18
63	Black Cherry	2		24
64	Silver Maple	3		38
65	Black Cherry	2		22
66	Black Cherry	1	Rotten decay, fungus on bark, root rot	30
67	Black Cherry	1	Rotten decay	36



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**TREE INVENTORY RESULTS (cont.)**

Tree Number	Species	Health Score	Forester Comment	Trunk Diameter (in.)
68	Black Cherry	1	Multi-stem, rottem decay	26
69	Flowering Dogwood	3	Multi-stem	3
70	Black Cherry	1		28
71	Cucumber Magnolia	3		12
72	Black Cherry	1	Massive poison ivy	28
73	Black Cherry	3		20
74	Black Cherry	1		26
75	Black Walnut	2	Only walnut noted	26
76	Black Cherry	2		18
77	Black Cherry	2		20
78	Black Cherry	1	Multi-stem, two individual trees here, dead wood present	24
79	Black Cherry	2	Forked, located at middle of playground	26
80	Black Cherry	2	Clump	22
81	Frasier Magnolia	1	Dying or dead	4
82	Frasier Magnolia	2	Multi-stem, root suckering, planted too close together	5
83	Frasier Magnolia	3	Multi-stem	7
84	Frasier Magnolia	2	Multi-stem	5
85	Black Cherry	1		16
86	Black Cherry	3		26
87	Frasier Magnolia	2	Clump, root suckering	3
88	Frasier Magnolia	1	Clump	3
89	Frasier Magnolia	2	Clump	4
90	Black Locust	2		12

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**TREE INVENTORY RESULTS(cont.)**

Tree Number	Species	Health Score	Forester Comment	Trunk Diameter (in.)
91	Black Locust	2	Forked, behind picnic shelter	11
92	Norway Spruce	3		10
93	Cherry (domesticated)	2	Multi-stem	7
94	Elm	2	Multi-stem	18
95	Norway Spruce	3	Located inside stone wall area	19
96	Norway Spruce	3	Located inside stone wall area	24
97	Black Cherry	2	Located inside stone wall area	16
98	Red Maple	3	Behind PATS building	14
99	Red Maple	3	Behind PATS building	11
100	Norway Spruce	3	Behind PATS building	17
101	Red Maple	3	Behind PATS building	13
102	Norway Spruce	2	Behind PATS building	13
103	Leeland Cyprus	3	Behind PATS building	14
105	Cherry or Locust	3		18
104	Black Cherry	3		12
106	Grey Stemmed Dogwood	3		4
107	Colorado Blue Spruce	3		14
108	Cherry	3	Multi-stem	6
109	Concolor Fir	3	Double stem	8
110	Black Cherry	3	Remove poison ivy	26
111	Flowering Dogwood	1	Rotten decay	7



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**TREE INVENTORY RESULTS (cont.)**

Tree Number	Species	Health Score	Forester Comment	Trunk Diameter (in.)
112	Black Cherry	2	Four stems	22
113	Black Cherry	3	two stems	16
114	Black Cherry	2	Multi-stemmed; lots of poison ivy	31
115	Black Cherry	2	Multi-stem, lots of poison ivy	22
116	Red Bud	2		11
117	Black Cherry	3	Multi-stem	36
118	Willow Oak	2	Multi-stem; exposed roots; prune suckered stem	3
119	Black Cherry	1	Bark-to-bark failure between stems	24
120	Black Cherry	1	not much time left	26
121	Willow Oak	3		4
122	Peach	2		3
123	Forsythia	3	Clump	1
124	Black Locust	2		16
125	Black Locust	1	Hazard	16
126	Bradford Pear	2		9
127	Black Cherry	3	Multi-stem	20
128	Pitch Pine	2		32
129	Yellow Poplar	3		15
130	Pitch Pine	3		27
131	Black Cherry	2	Good wildlife tree; heart rot	18
132	Black Cherry	3		18
133	Yellow Poplar	3		12
134	Pitch Pine	2		22
135	Black Cherry	1	Rotten decay at stump	18
136	Black Cherry	1	Rotten decay at stump	18

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**TREE INVENTORY RESULTS (cont.)**

Tree Number	Species	Health Score	Forester Comment	Trunk Diameter (in.)
137	Black Cherry	2		18
138	Black Cherry	2	Rotten decay	26
139	Black Cherry	1	Die back in crown; rotten decay	14
140	Black Cherry	1	Hazard tree; rotten decay	16
141	Black Cherry	1		18
142	Virginia Pine	3	Pretty good shape; older	20
143	Flowering Dogwood	1	Goner	6
144	Flowering Dogwood	1		7
145	Flowering Dogwood	2		8
146	Flowering Dogwood	2		8
147	Black Cherry	2		18
148	Black Cherry	2	Multi-stem	24
149	Black Cherry	2		14
150	Pin Oak	3	Root rot	28
151	Black Cherry	2	three stems; need to manage grapevine	18
152	Black Cherry	3		22
153	Black Cherry	2	forked; hazard; need to remove	17
154	Black Locust	2	forked	10
155	Black Locust	3		12
156	Black Locust	1	forked; is from a stump sprout	7
157	Black Locust	1		6



Pearisburg, VA:  
 Pearisburg Town Park Conceptual Master Plan Update  
 and Tannery Road Site Conceptual Design

**TREE INVENTORY RESULTS (cont.)**

Tree Number	Species	Health Score	Forester Comment	Trunk Diameter (in.)
158	Black Locust	1	Growing under the crown of another tree and has limited sun light	7
159	Black Cherry	2		25
160	Black Cherry	2	Bad poison ivy and asiatic bittersweet vine	24
161	Ash	1	Root sucker growth	10
162	Red Buckeye	1		7
163	Cherry (domesticated)	3		10
164	Black Locust	1	Tons of vines; very old; hazard tree; need to take down	35
165	Kousa Dogwood	3		3
166	Black Cherry	2	forked	32
167	Black Cherry	2	forked	15
168	Black Cherry	2	forked	17
169	Magnolia Cherry	2	Base of tree is in bad shape	6
170	Magnolia Cherry	3	Good shape; multi-stem	13
171	Magnolia Cherry	1	Top is broken	7
172	Magnolia Cherry	2		9
173	Magnolia Cherry	2		8
174	Elm	3		20
175	Black Cherry	1	Dead crown; three stems	16
176	Black Cherry	3	Forked but in good shape	12

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

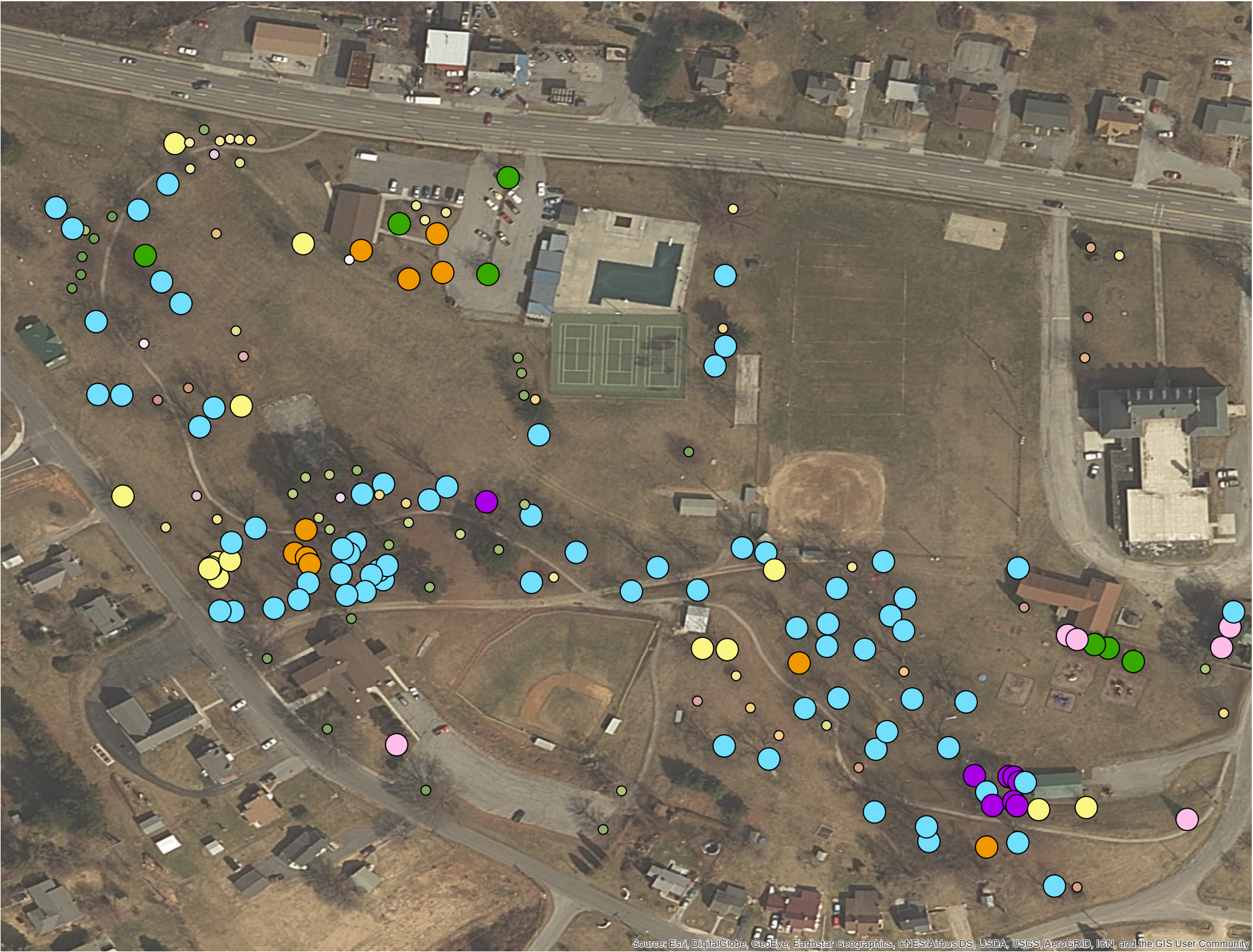
**TREE INVENTORY RESULTS (cont.)**

Tree Number	Species	Health Score	Forester Comment	Trunk Diameter (in.)
177	Black Locust	1	Has wire inside it from the power line	4
178	Barberry	3	Shrub	1
179	Sugar Maple	3		15
180	Forsythia	3	Clump	1
181	Barberry	3	Shrub	1
182	Barberry	3	Shrub	1
183	Ash	2		8
184	Pin Oak	3		28
185	Pin Oak	3	Specimen tree	46
186	Norway Spruce	2	Declining health	23
187	Pin Oak	3		40
188	Sugar Maple	2	Declining health	24
189	Elm	3		20



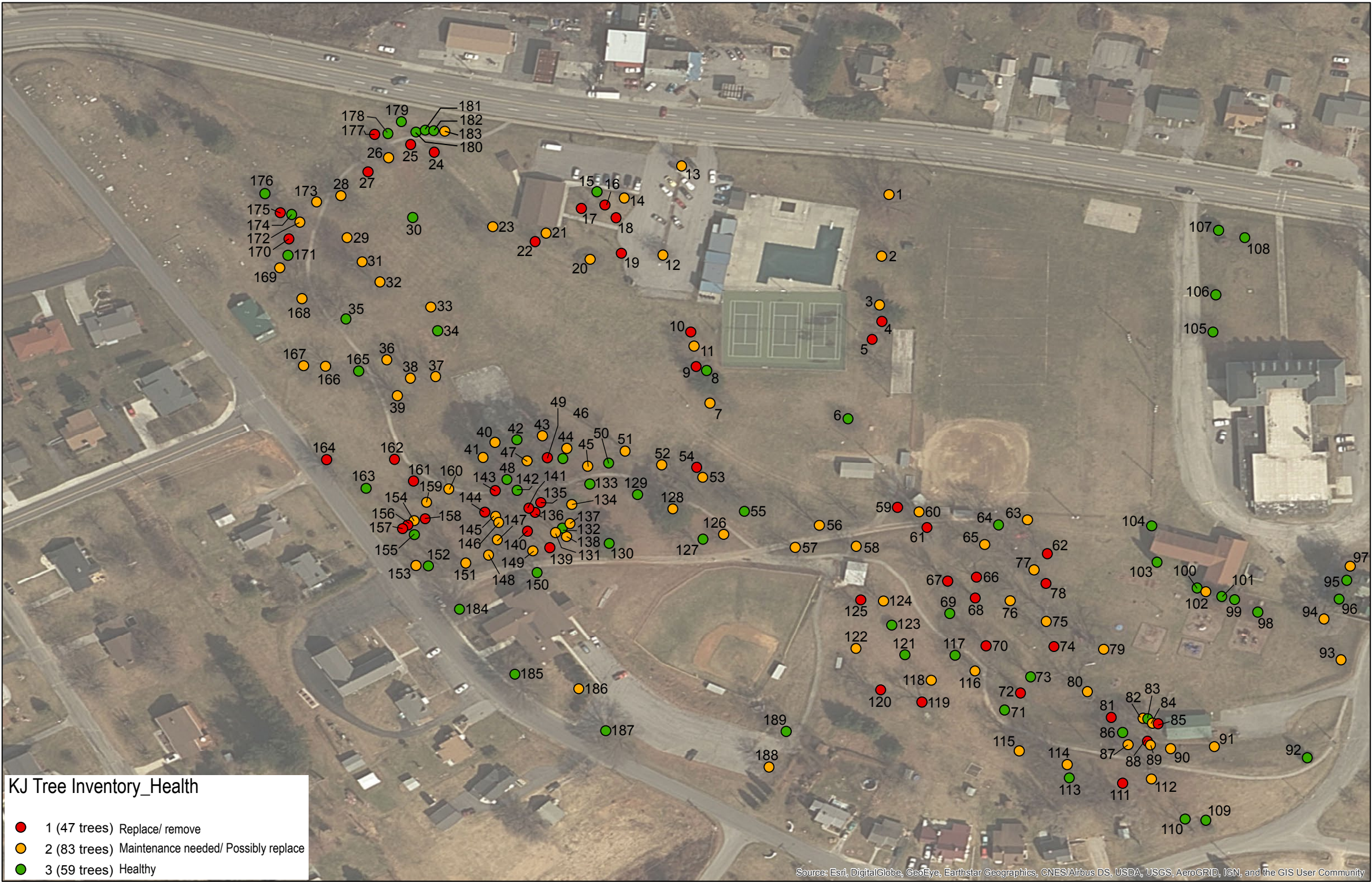
TREE INVENTORY & ANALYSIS  
Tree Diversity Map

- Species (293 total)
- Black Cherry (71)
  - Black Locust (14)
  - Flowering Dogwood (10)
  - Frasier Magnolia (8)
  - Red Maple (7)
  - Norway Spruce (6)
  - Magnolia Cherry (5)
  - Pin Oak (5)
  - Sugar Maple (5)
  - Pitch Pine (4)
  - Elm (4)
  - Virginia Pine (4)
  - Yellow Poplar (3)
  - Red Bud (3)
  - Cherry (3)
  - Barberry (3)
  - Bradford Pear (3)
  - Silver Maple (2)
  - Forsythia (2)
  - Ash (2)
  - Cherry (domesticated) (2)
  - Table Mountain Pine (2)
  - White Pine (2)
  - Willow Oak (2)
  - Black Walnut (1)
  - Black Willow (1)
  - Cherry or Locust (1)
  - Colorado Blue Spruce (1)
  - Concolor Fir (1)
  - Cucumber Magnolia (1)
  - Dogwood (1)
  - Grey Stemmed Dogwood (1)
  - Kousa Dogwood (1)
  - Leeland Cyprus (1)
  - Peach (1)
  - Pelonia (1)
  - Red Buckeye (1)
  - Red Bud + Box Elder (1)
  - Short Leaf Pine (1)
  - Sycamore (1)
  - White Birch (1)





TREE INVENTORY & ANALYSIS  
Tree Health Map





## Part 4: Appendix

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**INITIAL STAKEHOLDERS MEETING NOTES**

***Pearisburg Initial Stakeholders Meeting***

*Tuesday Oct 18th, 2016 - 12:00 PM*

*112 Tazewell St., Pearisburg, VA 24134*

*Stakeholder attendees: Jason Ballard, Jeffrey Dinger, Charles Henderson, Danielle Martin, Denny McCarthy, Chris McKlarney, Scott Moye, Nicole Price, Rick Tawney, Eric Thwaites, Natalie Thwaites, and Ken Vittum*

*CDAC Team: Lauren Delbridge, Cen Zhong, Daphne Williams, and Elizabeth Gilboy*

*Elizabeth opened with an explanation and background of CDAC. She went over the general timeline of the project and gave examples of past projects with different or similar goals in mind.*

***Meeting Notes:***

***What is the vision for this site?***

- More room and access on site; it is cramped for space.*
- Create a 'Centerpiece' for the town.*
- Create a Multi-use space with many functions.*
- Create a place to hold tournaments that can be a springboard for other events.*
- Potential for future upgrades.*
- Shared space for use with other organizations.*

***What does not work, functionally?***

- Not enough parking.*
- Need nicer facilities for families and organized sporting events.*
- Families have nothing to do while waiting around for multiple events, games.*
- Steep embankment on upper field is unsightly and dangerous.*
- Restrooms aren't managed and are virtually un-usable.*
- Not enough lighting.*
- Need for multiple restroom facilities.*
- Unsure of where existing water and sewer placement is.*
- Not enough parking space at top or bottom of property.*
- Narrow passage way where existing handicap parking is.*

***What things would you like to see happen on each site?***

- Strictly youth events at KJ.*
- Adult events at Tannery Rd. site.*
- There is a need for small football and soccer field at Tannery Rd. site.*



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## INITIAL STAKEHOLDERS MEETING NOTES (cont.)

- *Flooding is an issue at each site.*
- *Also consider Karst topography.*
- *Senior's use existing trail. Need to get with Gail Vaught to discuss Senior Center needs.*

*What things do you like about the site?*

- *It's beautiful.*
- *It's within walking distance to neighborhoods and the town.*
- *It's the center of the neighborhood.*

*What other fields in the area do you like?*

- *Harkrader, Moyer, Veteran's Field in Radford, Botetourt. (But there is not much shade at some of these locations and shade is desired).*

*Other Notes:*

- *It was the general consensus that the existing concrete 'Bleachers' should go. But there were a few involved who would like alternatives to removing them completely. These were constructed when KJ was first built by a veterans organization and was the field was originally used by the Pearisburg Red Devils for football.*
- *The tennis courts are not used very often. There is one side that holds water. This should be removed. But allow for at least one tennis court and one basketball court.*
- *A covered court would be desirable for use in inclement weather.*

*What would make other teams want to come here?*

- *Grass infield*
- *Warm up spot*
- *Nice playground equipment*
- *Keep basketball court close to road where it is visible. It is used a lot and needs to be visible for safety.*
- *Restrooms.*
- *Concessions.*
- *Scoreboard and PA system.*
- *Lighting*

*School Building Additions:*

- *Existing Weight Room for police officers in back portion where ceiling height drops. This area needs to be blocked off from the gym.*
- *Overhang construction for protection from elements.*
- *Consider design done by Spectrum several years ago. Building*

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## INITIAL STAKEHOLDERS MEETING NOTES (cont.)

*needs major upgrades that the community was not willing to pay for several years ago.*

### *Tannery Road Site:*

- *Adult ballfield vision.*
- *Nice facility; 'Build it they will come'. Softball used to be big in the area.*
- *Separate from kids activities.*
- *Site is 'Out of Sight', so keep in consideration for safety and vandalism.*
- *Walking trail around perimeter.*
- *No playground equipment here.*
- *Restrooms.*
- *Caged Dugouts.*
- *Disc Golf*

### *KJ Site:*

- *Water Fountain additions.*
- *Existing PATS Building has potential for re-use. Concessions would be good here because it has windows that raise and lower. Building is full of character. Addition of restroom, kitchen, stage, etc. here would be ideal. Note that it appears to be full of mildew.*
- *Dog park*
- *Amphitheatre*
- *Re-use of old basketball court in lowest dip area*
- *Underground cave system goes throughout area.*

### **NOTES:**

*There is a tree near the pavilion that was planted in memory of a council member that should be retained if possible*



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## KARST TERRAIN PROFESSIONAL INPUT

**Dr. Lee Daniels, Professor, Crop and Soil Science, Virginia Tech**

Thursday Nov 3, 2016 - 1:00 PM

Dr. Lee Daniels' Office

244 Smyth Hall 0404, Virginia Tech, Blacksburg VA 24061

CDAC Team: Alex Jones, Cen Zhong, Daphne Williams, and Elizabeth Gilboy

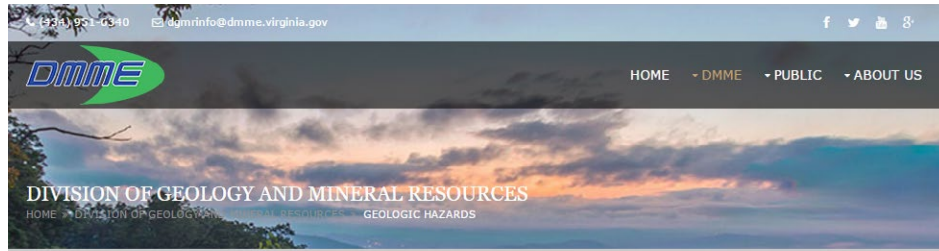
Dr. Lee Daniels is T.B. Hutcheson Jr. Professor of Environmental Soil Science in Virginia Tech

### Meeting Minutes:

- *The whole area region in regards to geology could be called karst landscape. It doesn't mean that all of the area is going to be like that.*
- *In heavy rainfall events or just over time, the soil and other materials actively wash through the karst cracks, that's what's happening. It does not always mean that these areas are in or have a cave under them.*
- ***In general, you want to be out of the portion of the sinkhole that locally you see as a concave. With a major rain event or snow event, you will see several feet drop at once. When that happens, this is called swollen hole.***
- *Usually up on the slopes are pretty stable.*
- *There are things you want to avoid doing within sinkholes. For example, fertilizers would get into the groundwater.*
- *There are no building or infill restrictions with sinkholes per say, unless it's one of those that are physically connected to a cave.*
- *The sinkholes should be capable of taking some fills as long as geotechnical and drainage compaction and other measures are made by an engineering firm. The land could hold an empty field, but no infrastructure.*

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## DMME Article about Sinkholes And Karst Terrain



Artical Reference: <https://www.dmme.virginia.gov/dgmr/sinkholes.shtml>

*Sinkholes are bowl-shaped, funnel-shaped, or vertical-sided depressions in the land surface that form over underground voids. These depressions, which can range in size from a few feet to several hundred feet in diameter, usually result from the natural collapse of the roofs of caves eroded in soluble bedrock, but they can also result from man-made activity such as mining, groundwater pumping, or the failure of sewer and storm water drains. Subsidence of the ground is usually gradual, but on occasions it can be sudden and dramatic.*

*In regions of carbonate bedrock such as limestone or dolomite, slightly acidic rainwater percolating though organic soil dissolves the carbonate minerals as it comes into contact with the bedrock. Over time, this persistent process can create extensive systems of underground fissures and caves. The surface of such a region is often pocked with depressions. This type of topography is called karst terrain. In well-developed karst terrain, chains of sinkholes form what are known as solution valleys and streams frequently disappear underground.*

*Sinkhole collapse, either slow or dramatic, regularly causes considerable damage to buildings, highways, rails, bridges, pipelines, storm drains, and sewers. In addition, sinkholes provide a pathway for surface water to directly enter groundwater aquifers. The increasing potential for pollution is particularly high due to the minimal filtering of surface water.*

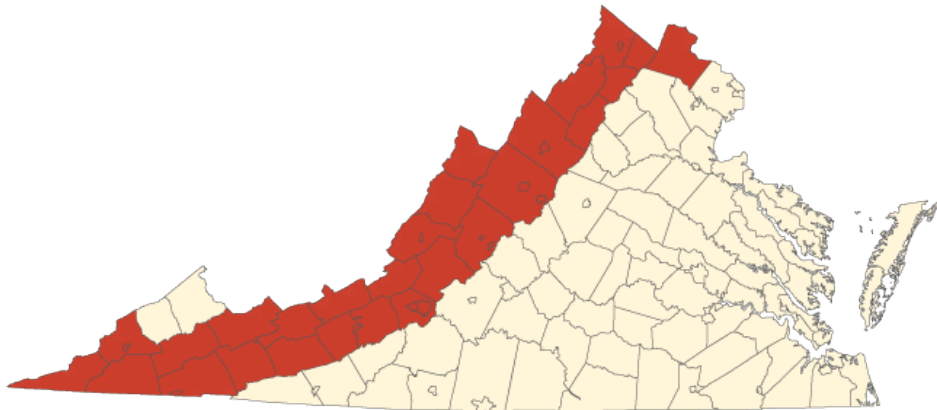


*A poor understanding of Karst terrain has led to land-use practices that pose significant economic and environmental impacts to households and communities. Sinkhole formation is closely related to local hydrological conditions, and human-induced changes to the local*



## DMME Article about Sinkholes And Karst Terrain (cont.)

*hydrology commonly accelerate the process. Diverting surface water, pumping groundwater, and constructing reservoirs all contribute to sinkhole collapse. An extreme example occurred in Florida on February 25, 1998, when, during the flushing of a newly drilled irrigation well, hundreds of sinkholes up to a hundred and fifty feet across formed over a twenty-acre area within a few hours. Runaway urbanization and development dramatically increases water usage, alters drainage pathways, and overloads the ground surface. According to the Federal Emergency Management Agency, the number of human-induced sinkholes has doubled since 1930, while insurance claims for related damages has increased 1,200 % from 1987 to 1991, costing nearly \$100 million. Subsidence is not covered by standard homeowners insurance.*



Virginia counties containing significant karst terrain.  
Modified from Virginia Natural Heritage Karst Program.

*In Virginia, the principal area affected by sinkholes is the Valley and Ridge province, an extensive karst terrain underlain by limestone and dolomite, but the narrow marble belts in the Piedmont and some shelly beds in the Coastal Plain are also pocked with sinkholes. Dramatic collapses that swallow homes or persons have happened in Virginia, but are rare. The most notable incidents occurred in the City of Staunton: on August 11, 1910, parts of several homes and the firehouse were lost in a series of sinkholes on Baldwin Street and Central Avenue, and on October 28, 2001, a 45-foot deep chasm opened up on Lewis Street. In April of 2000, thirty-two sinkholes were reported in the upper Shenandoah Valley after seven inches of rain fell after a long dry spell.*

*Sinkholes regularly cause problems for transportation infrastructure in the Commonwealth. During the past thirty years, VDOT has recorded approximately 500 sinkholes that have damaged roads throughout the state. In March 2001, a nine-mile stretch of Interstate 81 in Augusta County was closed after the sudden appearance of three sinkholes,*

## DMME Article about Sinkholes And Karst Terrain (cont.)

*the largest measuring 20 feet long, 11 feet wide and 22 feet deep. On October 5, 2004, the right southbound lane of I-81 just north of the Exit 118C ramp in Montgomery County collapsed. Due to the potential for damage to infrastructure and danger to the travelling public, VDOT maintains an emergency contract for sinkhole repair.*

*In general, sinkhole occurrence is unpredictable and the size of a sinkhole cannot be estimated from the surface collapse, so repair costs range from the tens of thousands to the hundreds of thousands of dollars per sinkhole. Research into sinkhole distribution and early prediction is ongoing; however, a true method of early prediction remains elusive.*



*Groundwater contamination is a common problem in populated areas overlying karst terrain. Karst aquifer contaminants in Virginia have included petroleum products, herbicides, solvents, fertilizers, sheep and cattle dip, sewage, dead livestock, and household garbage. In the late 1800s, a Shenandoah County community was subjected to a cholera outbreak due to the pollution of the local karst aquifer.*

*A significant concern is the vulnerability of karst aquifers to contamination along the I-81 corridor, where hazardous materials are regularly transported and accidents can occur. For some chemicals that do not readily mix with water, contamination can be widespread and remain in the groundwater for many years. Most of Virginia's karst region follows Interstate 81, and twenty-seven of Virginia's counties lie in this zone, where hundreds of thousands of people get their drinking water from wells and springs.*

*State law prohibits the dumping of waste into sinkholes, and some Virginia counties have implemented ordinances about sinkhole dumping and outfalls. Meanwhile, the Virginia Health Department discourages the use of karst springs as public water supplies and requires periodic testing of those karst springs that are used.*

*The Virginia Department of Conservation and Recreation's Natural Heritage Karst Program is responsible for groundwater and habitat protection in karst areas, supported by EPA Section 319 Clean Water Act Program. The USGS, working with various state agencies, has*



## DMME Article about Sinkholes And Karst Terrain (cont.)

*developed a National Karst Map. Areas over underground mine workings are also susceptible to subsidence. Mine collapses have resulted in losses of homes, roadways, utilities and other infrastructure. Subsidence is often exacerbated by the extensive pumping of groundwater associated with underground mining. Abandoned coal mines occur in Buchanan, Dickenson, Lee, Scott, Russell, Tazewell, Wise, Montgomery, and Pulaski counties in southwest Virginia; and Henrico, Chesterfield and Goochland counties in the Richmond coal basin. Other abandoned underground mines occur throughout the state. Information of past mining activity can be obtained from the Virginia Division of Mineral Mining and Division of Mined Land Reclamation.*



### *Signs Of Sinkhole Formation:*

*Although a sinkhole can form without warning, specific signs can signal potential development:*

- *Slumping or falling fence posts*
- *Wilting vegetation*
- *Discolored well water*
- *Structural cracks in walls, floors, or foundations.*
- *Cracks in soil/subsidence.*

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## PRELIMINARY CONCEPTUAL DESIGN MEETING NOTES

### **Pearisburg Project Preliminary Design Presentation**

Thursday Jan 26th, 2017 - 6-8 pm

King Johnston School, 1410 Wenonah Ave., Pearisburg, VA 24134

CDAC Team: Alexander Jones, Cen Zhong, Daphne Williams, Nick Proctor, and Elizabeth Gilboy

#### Meeting Notes:

#### Concepts 1 and 2: General comments about ballfields

- Do not grass the in-fields because that restricts what type of leagues can play
- Length of ballfield is a concern
  - 200' needed for fast-pitch softball
  - 200' is okay for 8-10 year olds
  - 250' for older baseball players
  - Look into field regulations for Dixie League in order to host tournaments in the future
- Could one field be pulled down where the proposed bocce ball court is located?
- What are some recommendations that the sports fields can be built without interruption to the teams playing schedule?

66

#### Concept 1: Town Park

- Where can a little league football field go?
- Kids walk to the KJ site for football
- Are there opportunities for pedestrian connections between the library and the park?
- The two playgrounds, existing and proposed, are too far apart if a parent has kids in both age groups and want to keep an eye on them both at the same time.
- Should a football field go where the infant playground is located or could it go where the current playground is located?
- Like the volleyball with the pool area and like the idea of a sand surface
- Like walkway and concession stand area built into the hill
- The concession stand's orientation and location between the two fields make it more conducive to a press box where both fields can be monitored at the same time with multiple games going on.

#### Concept 2: Town Park

- Parking is better in Concept 1
- Can the fields be organized to make room for a larger, old



## PRELIMINARY CONCEPTUAL DESIGN MEETING NOTES (cont.)

*player, field?*

- *Consider sizes of field; softball?*
- *Skate Park*
  - *Is there a need for it?*
  - *Does it compromise seating?*
  - *There is a concern that the skate park is an added liability for the town and is not prepared to take that on at the moment*
  - *The group's consensus was that 1) the skate park is not needed and 2) the seating is valued over the skate park.*
- *Splash pad is better located near the pool; there is an opportunity to upgrade/reuse/ expand the existing pool infrastructure to incorporate the new splash pad*
- *PATS building*
  - *Opportunities for public space here*
  - *Could be used as the storage/ maintenance building for the fields as well as offices*
- *Possibly more room for playgrounds where the proposed dog park is located*
- *Utilize the flat area where the existing playgrounds are for a football practice field or movies in the park*

### Concept 3: Tannery Road

- *Ballfields and spectator area are better located away from the sewer plant*
- *Parking is good between fields and not at the end like in Concept 3C*
- *Tannery site is a good location for a disc golf course*
- *Site should gear towards flex uses*
  - *Temporary fencing can be used when needed for ballfields*
- *Camping?*
- *Preferred use as a sporting facility: Soccer fields (two fields + parking)*
- *Needs restrooms and lighting to be useful for league play*
  - *Adult leagues, that play at night or in the evenings, have to have lighting; no lighting, no adult leagues*
  - *Investigate "Sweet Smelling" toilets, similar to what is at the DGIF boat launch nearby*
- *General concerns about security, lighting, and this being an area for mischief*

## PRELIMINARY CONCEPTUAL DESIGN MEETING NOTES (cont.)

### *In-meeting Survey Results*

#### Concept 1: Town Park

- *Like*
  - *The amount of activities; concession; restroom*
  - *Tiered seating, concession stand; central walkway; disc golf*
  - *Concession stand (sloping)>good idea*
  - *Much more efficient use of space than current layout. More playing fields, more playground space. Great!*
  - *Concession stand built in*
  - *Disc golf*
- *Do Not Like*
  - *Removing tennis courts; Football missing*
  - *Little league football/ flag football?*
  - *Parking eats into lawn at community center too much*
  - *Parking destroys the aesthetics of the Community in front*
  - *Pool usage is "paid entry". You would need a barrier between concession stands. Believe volleyball court should not be inside pool area (potential for sand issues in pools)*
  - *Lack of parking spaces;*
  - *Baseball field dixie diamonds are 60', 80', and 90'*
  - *Sewer elevation for concession stand problematic*
  - *Insufficient parking for sports complex/ community center*
  - *Bocce?*
  - *Nowhere for little league football to practice; Distance between toddler park and playground*
- *What's missing and needs to be added?*
  - *Football*
  - *An additional basketball court*

#### Concept 2: Town Park

- *Like*
  - *2 basketball courts*
  - *2 field sizes for baseball*
  - *Outdoor deck; concept 1 is much better!*
  - *Youth football practice field is available; like the dog park concept*
  - *Same as No. 1 but provides even more variety of facilities. My preference is for concept 2*
  - *2 basketball courts*
- *Do Not Like*
  - *Not utilizing field with old basketball court; less parking*
  - *Concession stand; lack of seating*
  - *Don't feel a great need for the skate park*



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**PRELIMINARY CONCEPTUAL DESIGN MEETING NOTES (cont.)**

- Sewer elevation for concessions
- Insufficient parking for sports complex/ community center
- Concession stand; parking spaces being horizontal, waste of space with skate park
- What's missing and needs to be added?
  - Possible use of old basketball court
  - Concession stand; lack of seating
  - Disc golf

**Concept 3A: Tannery Road**

- Like
  - Walking trail
- Do Not Like
  - Not multiple fields
  - No football/ soccer fields
- What's missing and needs to be added?
  - Restrooms
  - Lights

**Concept 3B: Tannery Road**

- Like
  - Best choice but feel main concentration should be at Community Center
  - Centralized parking; soccer field option
  - Multiple fields' central parking
- Do not like
  - No walking trail
- What's missing and needs to be added?
  - Lights
  - Restrooms

**Concept 3C: Tannery Road**

- Like
  - The amount of uses
- Do not like
  - Parking locations
- What's missing and needs to be added?
  - Restrooms
  - Lights

## PRELIMINARY CONCEPTUAL DESIGN MEETING NOTES (cont.)

*Additional comments, feedback, and/or questions?*

- *Contact department of urban development about river front parcel. Morgan Griffith may help*
- *If Community Center is renovated, will building footprint and/or entrances change? If so, how will it impact your plan?*
- *Do current vehicle entrances meet VDOT standards?*
- *Is PATS building worth keeping?*
  - *What additional opportunities could be created by removing it?*

*Thank you for all your hard work!*

*Awesome start. Thanks!*



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## FINAL CONCEPTUAL DESIGN MEETING NOTES

### **Pearisburg Project Final Design Presentation**

Thursday March 30th, 2017 - 6-7:30 pm

King Johnston School, 1410 Wenonah Ave., Pearisburg, VA 24134

CDAC Team: Lauren Delbridge, Cen Zhong, Alexander Jones, Nick Proctor and Elizabeth Gilboy

#### **Meeting Notes:**

- *Adjust parking near the church to be within the property lines of KJ site*
- *Incorporate bus parking option in front of school into the primary design. This parking would be an added benefit to the farmer's market that they already hold here.*
- *Add an alternative option that includes the tennis courts. Save two tennis courts and turn the third one into the splash pad area*
- *Explore the idea of adding bathrooms to the picnic shelter located by the existing playground equipment*
- *Add additional parking near the curved area behind the school (curve past PATS when using the proposed one way entrance.*
- *Remove existing storage building/ concession stand, replace with batting cages to open up the "flat area" (to the left of the press box and below the tennis courts) for practice*
- *Extend the PATS building between proposed parking and existing stone wall that separates the school from the playground equipment (rectangle footprint) for a storage option*
- *Adjust press box perspective using the new pictures taken following the 3/30 community meeting*

#### **Participant Feedback from Forms**

- **KJ Sports Complex: Primary Plan**
  - *We need tennis courts! And football fields. And Bathrooms*
  - *Looks good- Would prefer to see tennis courts included in lieu of the volleyball court. Like both fields at same size. Would like to see the parking spots included from the alternative plan for bus parking. Would like to see some upgrades/ improvements to the shelter next to #16*
- **KJ Sports Complex: Alternative options**
  - *Don't like two different size ballfields. Like the bus parking aspect*
- **Tannery Road Site Plan:**
  - *Good concept but this site is not very desirable for youth activities due to its isolation and safety issues of having to cross the railroad to get to it.*
- **Signage System:**
  - *Prefer the concept on top. It is more like a baseball/softball field*

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## CASE STUDIES

**Case Studies:**

- *VA Tech Baseball English Field, Blacksburg, VA*
- *Bowen Field, Bluefield, VA/WV*
- *Harkrader Sports Complex, Christiansburg, VA*
- *The Frog Pond Swimming Pool, Christiansburg, VA*
- *Clarksville Soccer Complex, Clarksville, TN*
- *Jackson River Sports Complex, Covington, VA*
- *Randolph Park, Dublin, VA*
- *Pulaski Yankees Calfee Park, Pulaski, VA*
- *Veterans Field, Radford, VA*
- *Radford Parks & Recreation Department, Radford, VA*
- *C. Darrell Shell/Starkey/Merriman Park, Roanoke, VA*
- *Northside High School Softball Fields, Roanoke, VA*
- *Green Hill Park, Salem, VA*
- *James I. Moyer Sports Complex, Salem, VA*

**Case Studies on Facilities:**

- *Concession/Pressbox Stand*
- *Seating/Bleachers*
- *Fencing & Scoreboards*
- *Dugouts*
- *Restrooms & Picnic Shelters with Restrooms*

**Sports Complex Facility Concession/Pressbox Building Concepts:**

- *Harkrader Sports Complex, Christiansburg, VA*
- *Truman Wilson Park Building Concepts, Christiansburg, VA*

*Following pages is information about Sports Complexes and facilities listed above.*



**CASE STUDIES (cont.)**  
**VA Tech English Baseball Field**  
**Town of Blacksburg, VA**

**VA Tech English Baseball Field**  
260 Duck Pond Dr,  
Blacksburg, VA 24060

**Strengths:**

- Tiered grass seating areas
- Double shortwalls around the catcher's box to the dugouts for the circulation of players/teams
- White board and seats in the dugout
- Green painted wooden fence all around the field
- Stone paving and retaining wall

**Weaknesses:**

- No tables and benches for leisure
- Exclusive baseball field; No space for other activities





## CASE STUDIES (cont.)

### Bowen Field City of Bluefield, WV

#### **Bowen Field**

1780 Stadium Drive  
Bluefield, WV 24701

#### **Strengths:**

- Gate house (ticket booth, maintenance storage)
- Tournament-sized seating capacity
- Electronic scoreboards
- Concrete dugouts
- Seating variety
- Restrooms for large events
- Permanent concession stand
- Lighting system
- Picnic shelter and shade trees
- Complex signage
- Small town feel

#### **Weaknesses:**

- Many advertisements
- Poles in seating blocking views
- Gravel everywhere throughout site





**CASE STUDIES (cont.)**  
**Harkrader Sports Complex**  
**Town of Christiansburg, VA**

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

**Strengths:**

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

**Weaknesses:**

- *Hidden location*
- *Lack of noticeable signage to complex*
- *Limited protection from foul balls*
- *Zero shade over fans*



75





**CASE STUDIES (cont.)**  
**The Frog Pond Swimming Pool**  
**Montgomery County**  
**Parks & Recreation**

**The Frog Pond Swimming Pool**  
390 Cinnabar Rd,  
Christiansburg, VA 24073

**Strengths:**

- Location in proximity to a natural park and trail
- Pavilion shelters built within topography and connected with steps and ramps
- Natural trail with signage and disc golf baskets
- Benches around the playground
- Public restroom with doorless entry space

**Weaknesses:**

- Hidden entrance to the natural trail and forest
- Short walking loop in the middle among facilities





**CASE STUDIES (cont.)**  
**Clarksville Soccer Complex**  
**City of Clarksville, TN**  
**Parks & Recreation**

**Clarksville Soccer Complex/Heritage Park**

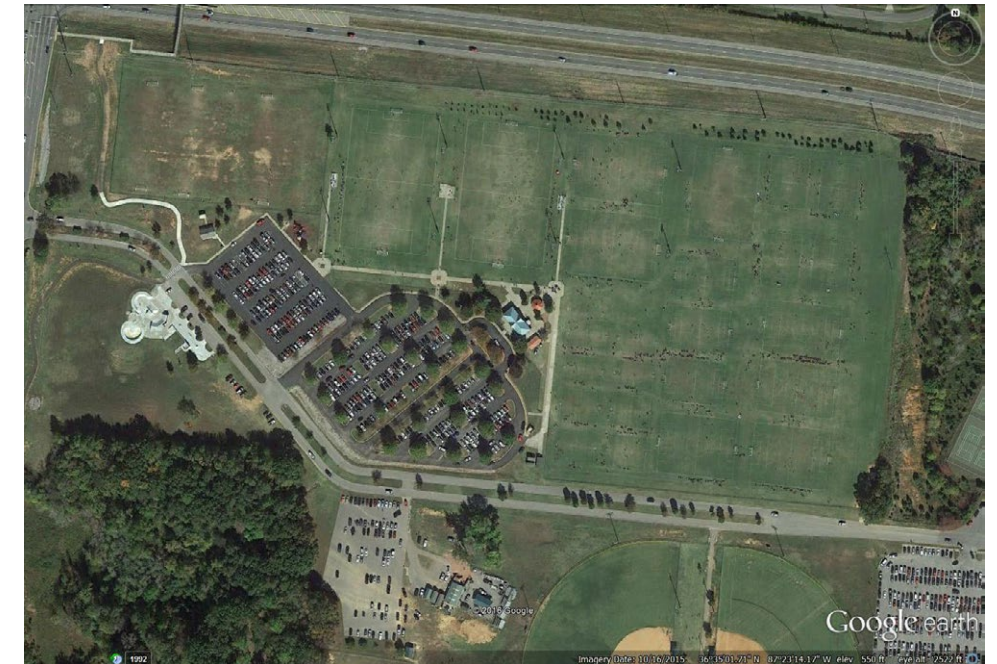
1241 Peachers Mill Rd,  
Clarksville, TN 37042

**Strengths:**

- Off-Leash dog park/bark park
- Skatepark
- Soccer fields that are convertible for other recreational uses, such as "Movies in the Park"
- Iconic splash pad next to the playground
- Pavilions and picnic tables
- Clarksville Greenway connection to Heritage Park

**Weaknesses:**

- Large field spaces with no shaded area





**CASE STUDIES (cont.)**

**Jackson River Sports Complex**  
**City of Covington, VA**

**Jackson River Sports Complex**

870 W Edgemont Drive  
Covington, VA 24426

**Strengths:**

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

**Weaknesses:**

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





**CASE STUDIES (cont.)**

**Randolph Park**

**Dublin, VA**

**Pulaski County Recreation**

**Randolph Park**

5100 Alexander Rd,  
Dublin, VA 24084

**Strengths:**

- Baseball/softball cloverleaf with soccer fields
- Concession stand with awnings around
- Walking trail loop around cloverleaf
- Rock filter/porous pavement around ballfield patches as stormwater management
- Separate parking lots adjacent to different recreation areas
- Tree planting and wooden curb in parking lots
- Consistent & natural-style signage and way-findings
- Various donated picnic shelters, pavilions, and gazebo
- Rock recognition program
- Hidden location of maintenance shed
- Different trail choices (natural trail, Inspiration trail, handicapped accessible trail)
- Scattered disc golf goals all around the park and into the natural woods

**Weaknesses:**

- Large and spread out ballfields and facilities



79





**CASE STUDIES (cont.)**  
**Pulaski Yankees Calfee Park**  
**Pulaski County Recreation**

**Pulaski Yankees Calfee Park**  
700 S Washington Ave,  
Pulaski, VA 24301

**Strengths:**

- *Historical field with a stone gate landmark*
- *Tiered and elevated seating areas all around the field give better views for the audience*
- *Restrooms under the tiered seating to save space*
- *Plenty of picnic seating areas*
- *Commercial shops and food vendors*
- *Eyecatching trimmed bush as a baseball pitcher at the entrance*
- *Grass seeding in the pitcher's mound*
- *Indoor facility (including batting cages)*

**Weaknesses:**

- *Too much asphalt parking area around the field*





## CASE STUDIES (cont.)

### Veterans Field City of Radford, VA

#### **Veterans Field**

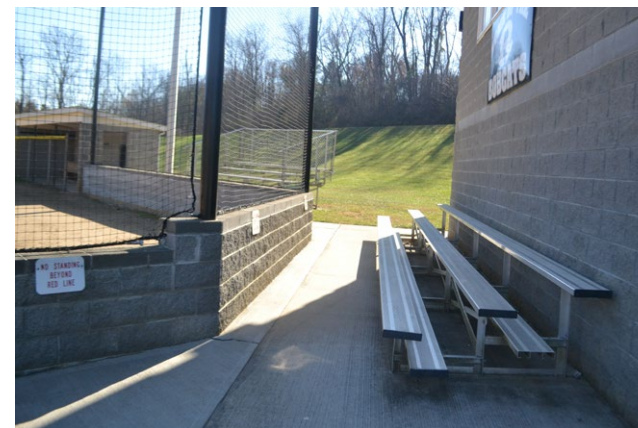
1500 New River Dr,  
Radford, VA 24141

#### **Strengths:**

- *Conspicuous entry town park style signage*
- *Great location in proximity to the New River and the river trail*
- *Partially opened boundary for convenient access to the parking lot and the view of river*
- *Highlighted-color of the fence*
- *Vegetated median in the parking lot*
- *Short wall around the home plate area to the dugouts*
- *Net frame in front of the scoreboard screen*

#### **Weaknesses:**

- *Poor location for playground facility*
- *Simple and crude batting cage frame*





**CASE STUDIES (cont.)**  
**Radford Parks & Recreation Department**

**Radford Parks & Recreation Department**  
200 George St,  
Radford, VA 24141

**Strengths:**

- Well-maintained baseball field and grass seeding on pitcher's mound
- Hidden location of batting cages and maintenance shed in the back
- Double and tiered short walls with gates for the players
- Shelves, hooks, trash bin, lightings and simple water fountains provided in the dugouts
- Roller shutter door on the side of dugout for opening if need

**Weaknesses:**

- No entry way or access point in proximity to the parking lots
- Steep topography from the parking lot by the recreation department
- Seperate male and female restrooms by each side of the dugout





CASE STUDIES (cont.)

C. Darrell Shell Park/Starkey  
Park/Merriman Soccer Complex  
Roanoke County  
Parks, Recreation, & Tourism

C. Darrell Shell Park/Starkey Park/Merriman Soccer Complex  
5701 Crystal Creek Drive  
Roanoke, VA 24018

Strengths:

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

Weaknesses:

- Limited protection from foul balls
- Manufacturing plants surrounding site
- Roads in between different parks
- Inconsistency within scoreboard designs





**CASE STUDIES (cont.)**

**Northside High School**

**Softball Fields**

**Roanoke County Public School**

**Northside High School Softball Fields**

6758 Northside High School Road  
Roanoke, VA 24019

**Strengths:**

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

**Weaknesses:**

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





**CASE STUDIES (cont.)**  
**Green Hill Park**  
**Roanoke County**  
**Parks, Recreation, & Tourism**

**Green Hill Park**  
2501 Parkside Drive  
Salem, VA 24153

**Strengths:**

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

**Weaknesses:**

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





**CASE STUDIES (cont.)**  
**James I. Moyer Sports Complex**  
**City of Salem, VA**

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

**Strengths:**

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

**Weaknesses:**

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





Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**CASE STUDIES (cont.)**

**Concession/Pressbox Stands**



*Jackson River Sports Complex  
Covington, VA*



*Randolph Park  
Dublin, VA*



*Bridgeport Sports Complex  
Bridgeport, WV*



*Harkrader Sports Complex  
Christiansburg, VA*



*Veterans Park  
Radford, VA*



*Red Rolfe Field  
Dartmouth College Hanover, NH*



*C. Darrell Shell Park  
Roanoke, VA*



*C. Darrell Shell Park  
Roanoke, VA*

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**CASE STUDIES (cont.)**

**Seating/Bleachers**



*Green Hill Park, Salem, VA  
Example of bleachers*



*Jackson River Sports Complex  
Covington, VA  
Example of fenced bleachers*



*Starkey Park, Roanoke, VA  
Example of audience deck around  
home base*



*Veterans Field, Radford, VA  
Example of bleachers around home  
base*



*VA Tech Baseball English Field  
Blacksburg, VA  
Example of tiered grass seating*



*VA Tech Baseball English Field  
Blacksburg, VA  
Example of tiered grass seating*



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**CASE STUDIES (cont.)**

**Fencing & Scoreboard**



*Botetourt Sports Complex  
Botetourt, VA  
Example of fence with a walking path  
around*



*Randolph Park, Dublin, VA  
Example of the hierarchy of fence*



*Northside High School, Roanoke, VA  
Example of movable steel fence*



*Northside High School, Roanoke, VA  
Example of movable net fence at the  
outer boundary*



*Harkrader Sports Complex  
Christiansburg, VA  
Example of the scoreboard beyond the  
perimeter walking path around*



*Veterans Park, Radford, VA  
Example of scoreboard with a  
protective cage*

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**CASE STUDIES (cont.)**

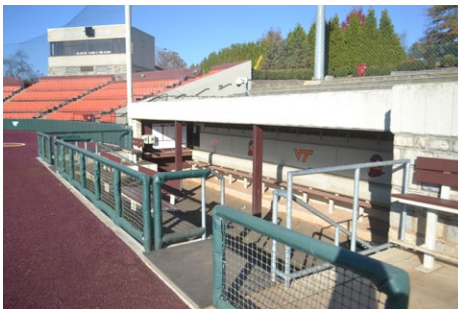
**Dugouts**



*C. Darrell Shell Park, Roanoke, VA  
Example of an exclusive entrance to  
dugout and field*



*Example of a brick style dugout  
(source online)*



*VA Tech Baseball English Field, Blacksburg, VA  
Different views of the sunken dugout*



*Radford Parks & Recreation Department, Radford, VA  
Examples of dugouts with coat racks, shelves, and water fountain in different  
views*



*Northside High School, Roanoke, VA  
Example of a steel-fenced dugout with roof panel*



Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

**CASE STUDIES (cont.)**

**Restrooms & Picnic Shelters with Restrooms**



*Walkiah Bluff Park, Picayune, MS  
Renovated restroom and other  
facilities which aim to bring more  
visitors*



*Forest Hills Park, Durham, NC  
Example of a picnic shelter with  
restrooms*



*Discovery Park, Bend, OR  
Example of a picnic shelter with restrooms (source online)*



*Example of a picnic shelter with restrooms (source online)*

Pearisburg, VA:  
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

## SPORTS COMPLEX FACILITY BUILDING CONCEPTS CASE STUDIES

### Harkrader Sports Complex Christiansburg, Virginia



**Area:**  
3,400 SF

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

**Completion Date:**  
2006

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

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

**OWPR**  
ARCHITECTS AND ENGINEERS

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

**cd** community design  
**ac** assistance center

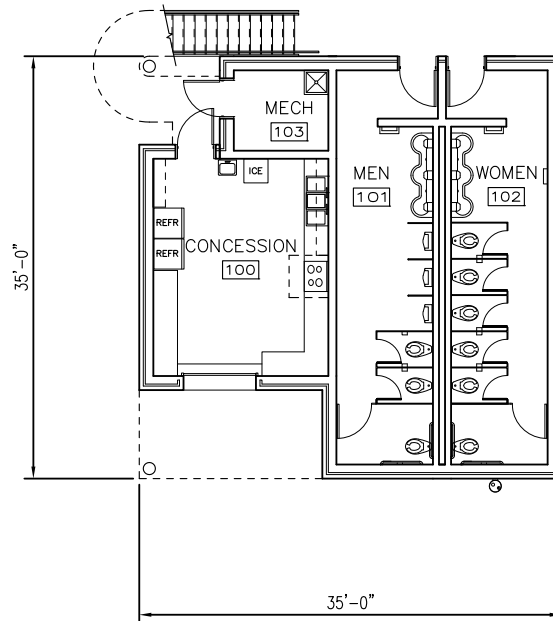
College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University



Pearisburg, VA:

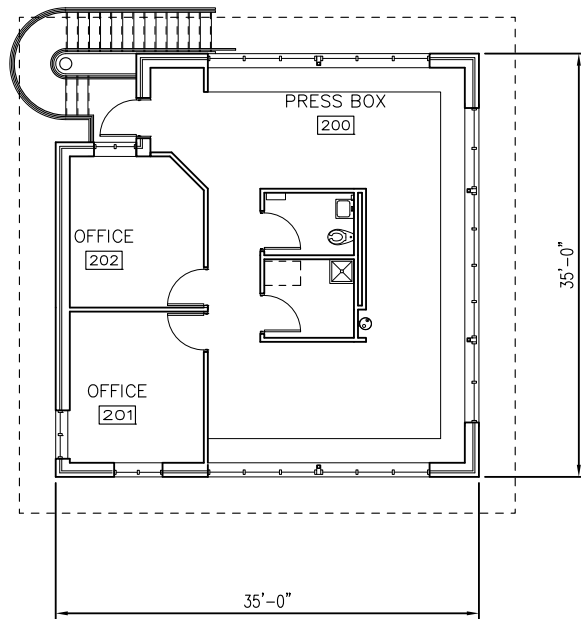
Pearisburg Town Park Conceptual Master Plan Update  
and Tannery Road Site Conceptual Design

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



*Harkrader Sports Complex  
First Floor Plan*

93



*Harkrader Sports Complex  
Second Floor Plan*

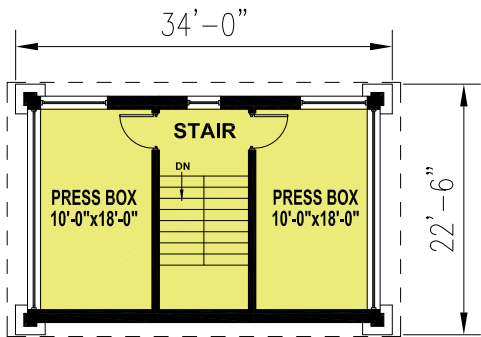


College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

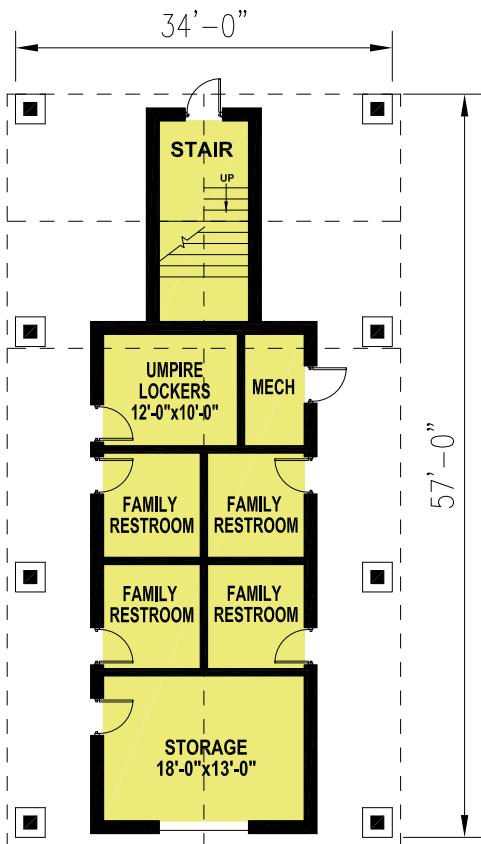
SPORTS COMPLEX FACILITY  
BUILDING CONCEPTS  
CASE STUDIES (cont.)

TRUMAN WILSON PARK  
BUILDING CONCEPTS

CHRISTIANSBURG, VA



SECOND FLOOR PLAN



FIRST FLOOR PLAN



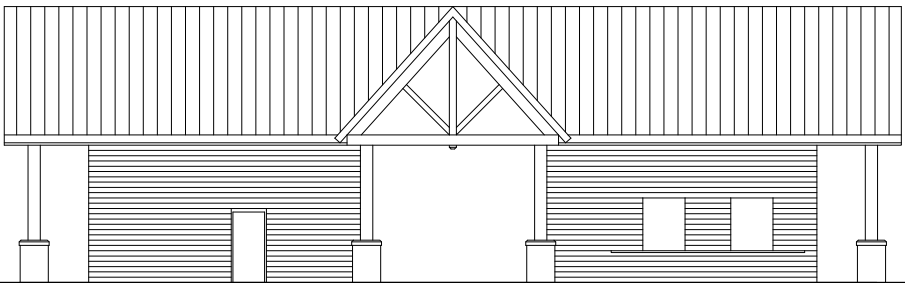
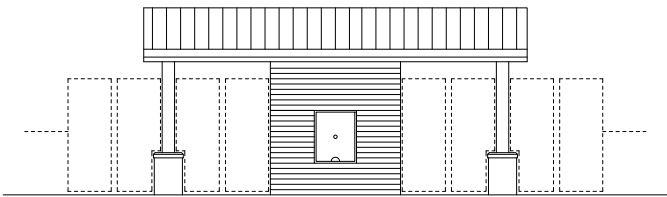
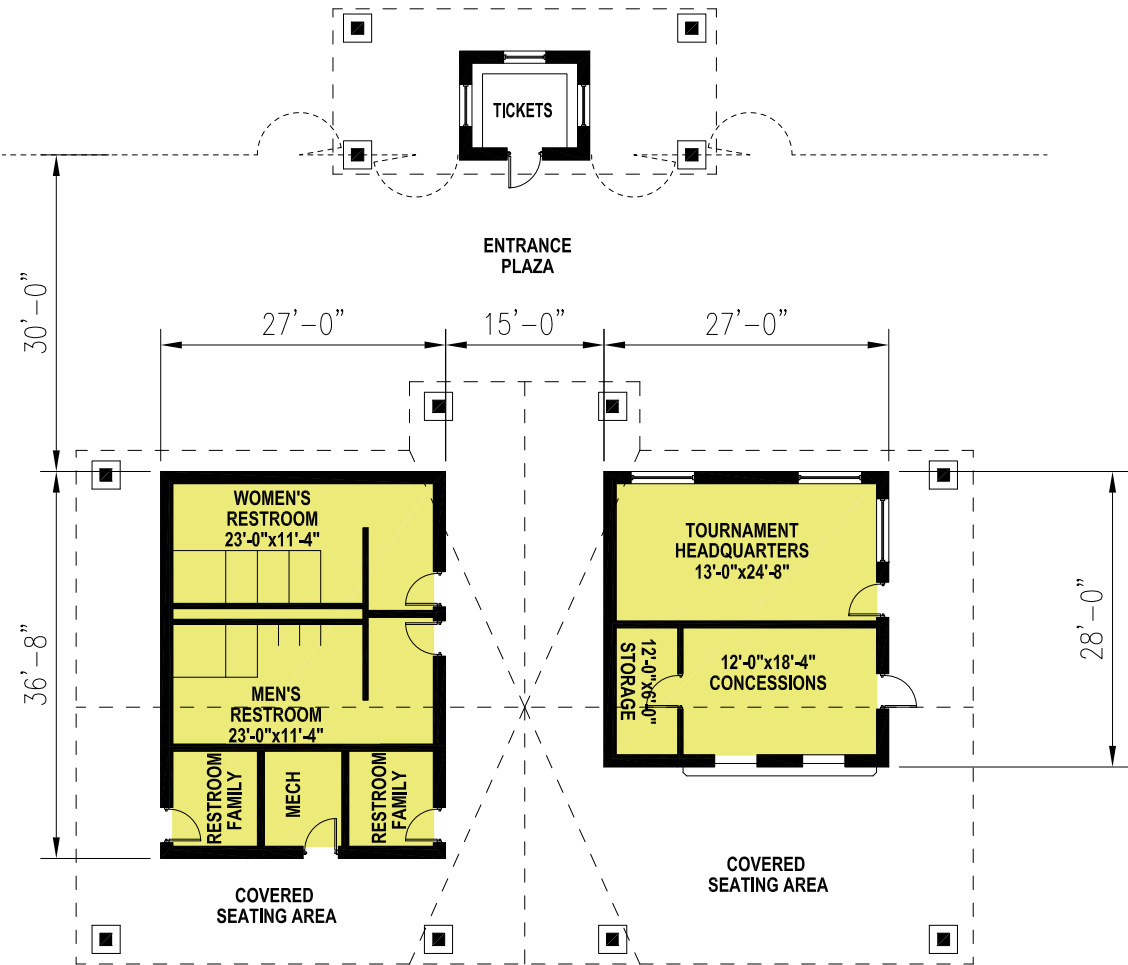
SOFTBALL AND TOURNAMENT FIELD PRESS BOX / SUPPORT BUILDING CONCEPT : 1,780 SF



SPORTS COMPLEX FACILITY  
BUILDING CONCEPTS  
CASE STUDIES (cont.)

TRUMAN WILSON PARK  
BUILDING CONCEPTS

CHRISTIANSBURG, VA

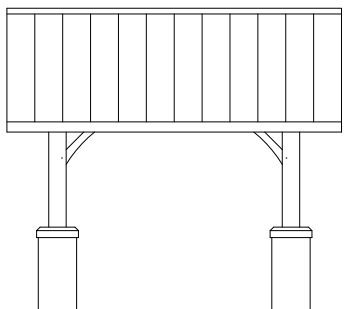
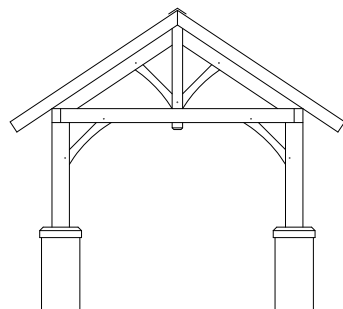


**SOCCER COMPLEX CONCESSIONS & RESTROOMS CONCEPT : 1,875 SF**

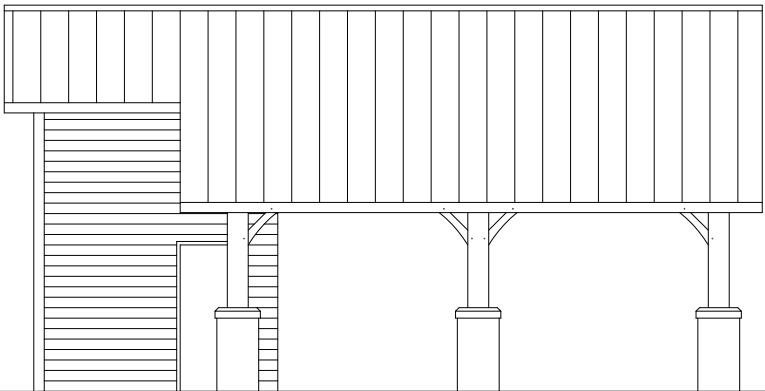
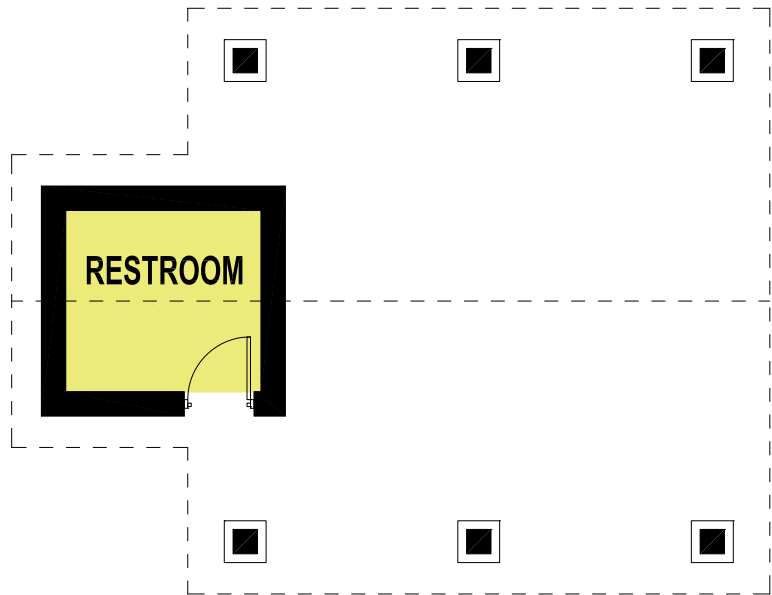
**SPORTS COMPLEX FACILITY  
BUILDING CONCEPTS  
CASE STUDIES (cont.)**

**TRUMAN WILSON PARK  
BUILDING CONCEPTS**

CHRISTIANSBURG, VA



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



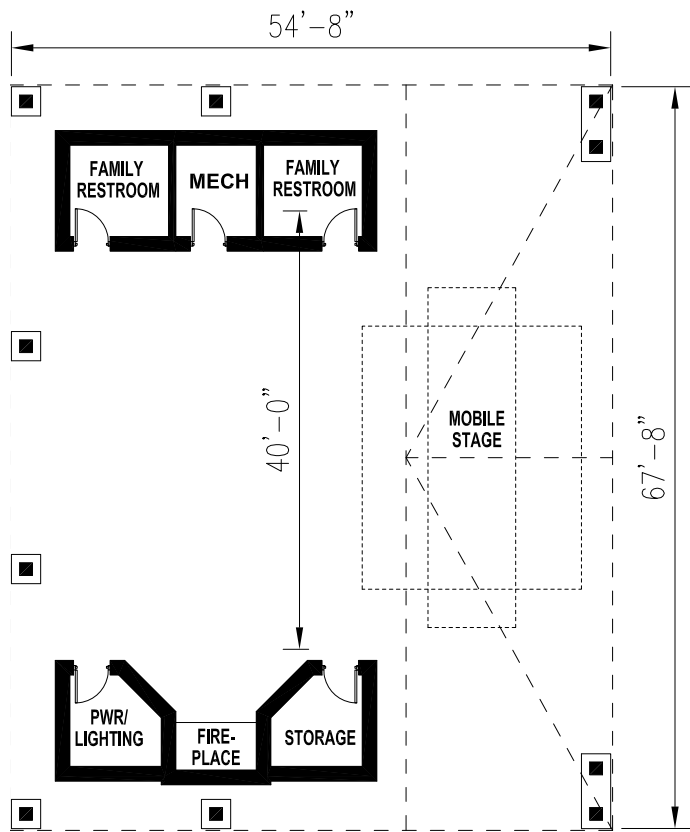
**MEDIUM PICNIC PAVILION WITH RESTROOM CONCEPT (24'-0"x24'-0")**



SPORTS COMPLEX FACILITY  
BUILDING CONCEPTS  
CASE STUDIES (cont.)

TRUMAN WILSON PARK  
BUILDING CONCEPTS

CHRISTIANSBURG, VA



AMPHITHEATER PAVILION CONCEPT

