



SEPTEMBER 2022

DOWNTOWN PINEHURST AMENITY ACTION PLAN

Village of Pinehurst, North Carolina



REGENERATION BY DESIGN PLLC



ACKNOWLEDGMENTS

VILLAGE OF PINEHURST

Pinehurst Village Council

John C. Strickland / Mayor
Patrick Pizzella / Mayor Pro Tem
Lydia Boesch / Treasurer
Jeff Morgan / Council member
Jane Hogeman / Council member

Village of Pinehurst Staff

Jeff Batton / Assistant Village Manager for Operations
Kevin Brewer / Buildings and Grounds Superintendent

Beautification Committee

Dee Johnson / Chairperson
Janice Cantelou
Janet Farrell
Tony Persico
Joanne Valdes

CONSULTANT TEAM

McAdams / Design Lead

Rachel Cotter, RLA / Project Manager
Beth Powell, RLA / Landscape Architect
John Hayton / Designer

Ramey Kemp Associates / Traffic Engineering

Adam Fischer, PE / Traffic Engineer
Jessica McClure, PE / Traffic Engineer

Regeneration by Design / Streetscape and Urban Design

Allison Platt, RLA, ASLA / Landscape Architect

RichardGrubb & Associates / Cultural Resource Consultant

Ellen Turco / Architectural Historian

CONTENTS

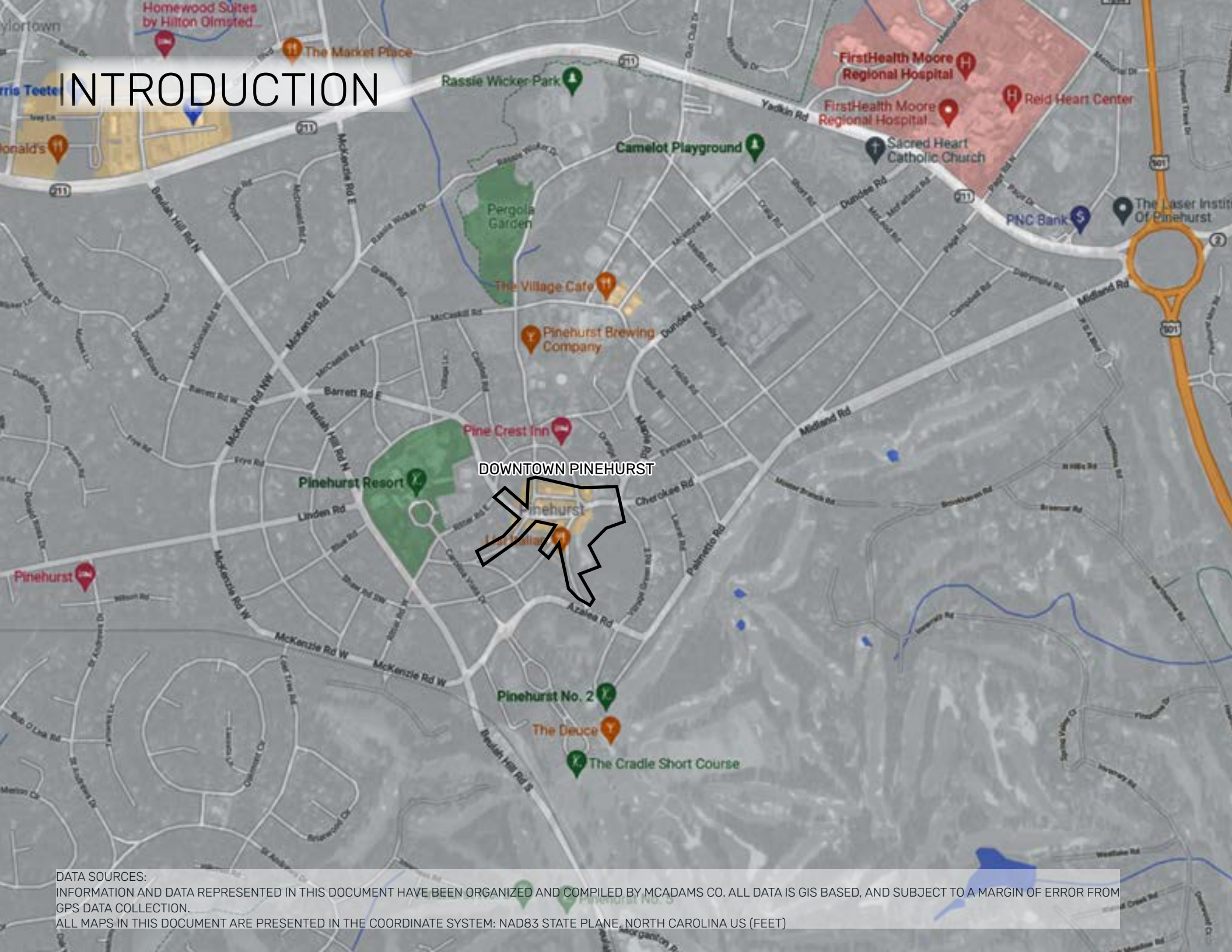


INTRODUCTION AND ANALYSIS

INTRODUCTION	4
VILLAGE PROPERTY OWNERSHIP	6
HISTORIC CHARACTER	8
CIRCULATION ANALYSIS	10
PARKING ANALYSIS	12
MARKET SQUARE TYPICAL SECTIONS	14
FURNISHINGS ANALYSIS	16
LIGHT LOCATIONS	18
PLANTING ANALYSIS	20
MAGNOLIA ROAD TYPICAL SECTION	24

RECOMMENDATIONS

PROPOSED PROJECTS	28
PROPOSED CIRCULATION	30
PROPOSED MARKET SQUARE TYPICAL SECTION	32
PROPOSED FURNISHINGS	34
PROPOSED CHINQUAPIN ROAD	36
PROPOSED PARKING	38
PROPOSED LIGHTING	40
PROPOSED RESIDENTIAL RD IMPROVEMENTS	42
PROPOSED PLANTING	46
PROPOSED PHASING	50



INTRODUCTION

Pinehurst is a small, vibrant community. Planned and developed at the turn of the 20th century, Pinehurst was envisioned to revolve around resort amenities. Annually, thousands of visitors come to the Village to enjoy the multiple golf courses, hotels, shops, restaurants and beautiful landscape.

This document outlines important observations about the current downtown experience for visitors, residents, and shop-owners. The intersection of multiple design facets determined the recommendations provided here. Pinehurst’s unique character, pedestrian safety, and directional clarity for visiting drivers were primary considerations in developing the landscape amenity and parking plan presented in this document.

UNIQUE FEATURES IN DOWNTOWN PINEHURST



DONALD ROSS STATUE



FLAG POLE



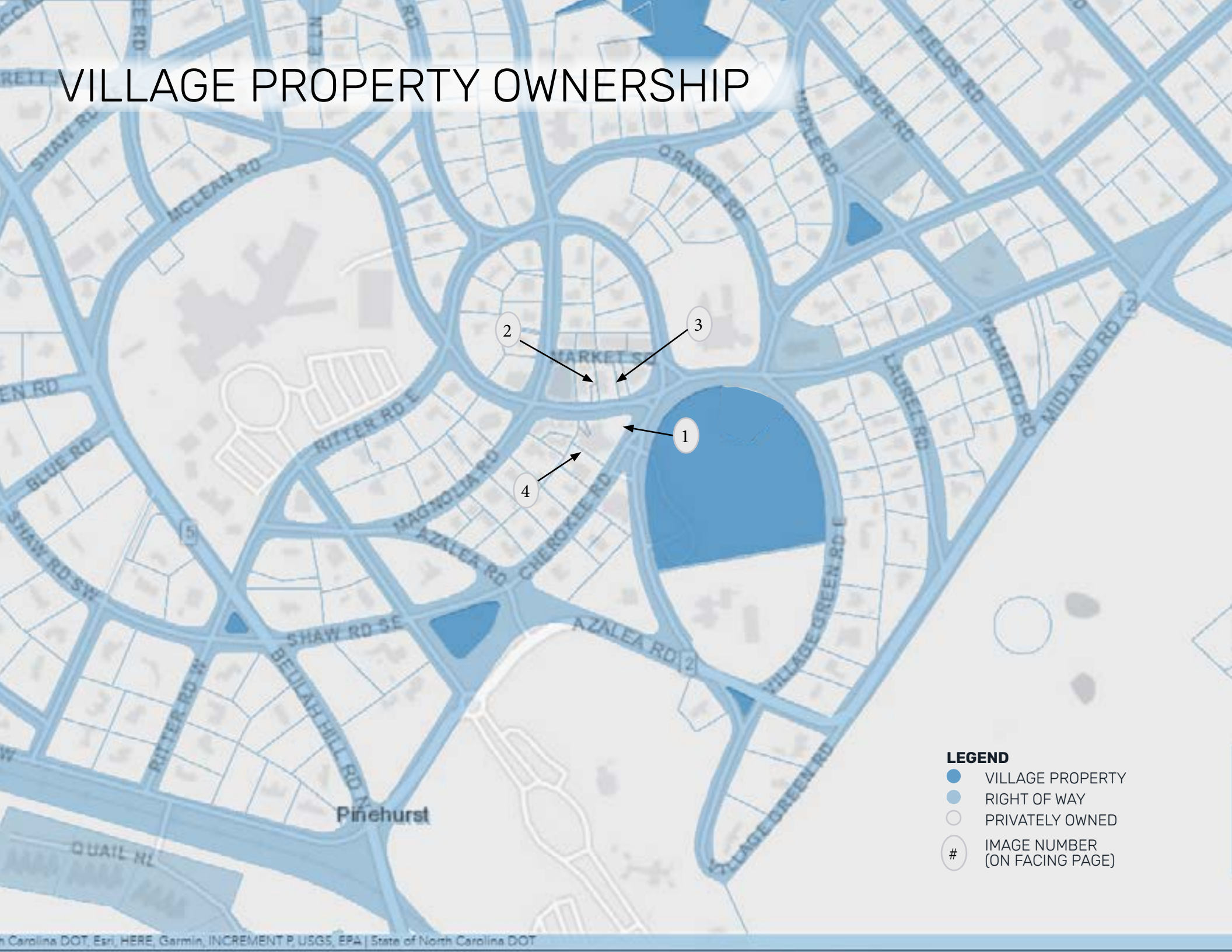
COMMERCIAL SIGNS



INFORMATION KIOSK

DATA SOURCES:
 INFORMATION AND DATA REPRESENTED IN THIS DOCUMENT HAVE BEEN ORGANIZED AND COMPILED BY MCADAMS CO. ALL DATA IS GIS BASED, AND SUBJECT TO A MARGIN OF ERROR FROM GPS DATA COLLECTION.
 ALL MAPS IN THIS DOCUMENT ARE PRESENTED IN THE COORDINATE SYSTEM: NAD83 STATE PLANE, NORTH CAROLINA US (FEET)

VILLAGE PROPERTY OWNERSHIP



PROPERTY OWNERSHIP AND JURISDICTION

Both public and privately-owned property compose the Village of Pinehurst downtown experience. The Village manages and maintains the roads, sidewalks and median islands within the right-of-way, shown in light blue, as well as publicly owned properties, shown in dark blue. Within these areas, the Village has the jurisdiction for direct actions and interventions through public process. While Village zoning ordinances regulate landscape and architectural design and construction on private properties, the Village can most readily shape the downtown through efforts on land in their direct purview.

Of note are the private properties made available for public use. At the intersection of Cherokee Road and Chinquapin Drive, the right-of-way splits the parking lot with a brick-paved area for tables and chairs. The space directly next to the building is privately owned, but the space surrounding the flagpole is within the public right-of-way.

Two pedestrian alleys between Chinquapin Drive and Market Street and a third behind the department store building are privately owned but open for public use. In the case of the two linking Market Square, the alleys are enhanced with plantings and lighting making them more inviting for public use.

These private spaces made public are valuable assets to the community. Negotiation of their design and use within the historic downtown district should be careful to balance liability and maintenance to preserve the passageways for public use.

PRIVATE SPACES FOR PUBLIC USE



IMAGE 1. Tables and chairs at the department store building parking area



IMAGE 2. Privately owned alley connection to Market Square



IMAGE 3. Privately owned alley connection to Market Square



IMAGE 4. Privately owned alley connection to Cherokee Road

HISTORIC CHARACTER

J.W. Tufts envisioned open sand hills acreage as a planned community focused on human health. Around the turn of the twentieth century, he contracted the firm of Olmsted, Olmsted & Eliot to lay out the Village. William Manning, a senior landscape architect at the firm, led the design of Pinehurst in the distinctive Olmsted style. Arcing drives wrap and radiate from the three primary features: the resort hotel, the Village Green, and the length of Chinquapin recognized as the center of downtown. Gentle turns designed for horses and carriages resulted in Y-junctions with triangle-shaped islands at road intersections.

The Olmsted firm envisioned wide right-of-ways with drive aisles just wide enough to accommodate passing carriages. Very generous planting beds separated moderately sized walks on either side of the drive. Cross sections included on the Village General Plan shows crowned roads draining into the sunken planting beds.



1903 VIEW FROM THE DEPARTMENT STORE BUILDING. THE VILLAGE GREEN IS ON THE RIGHT.



1903 VIEW OVER EVERETTE ROAD OF THE HOLLY INN. THE VILLAGE GREEN IS ON THE LEFT.

Designers of the Olmsted firm were well versed in plant selections and crafted distinct palettes for each project based on the unique soil and climatic conditions of each site. Species selections for Pinehurst were largely native to the North Carolina sand hills, southwest US desert regions, and the Mediterranean coast. The selections were well adapted to Pinehurst's warm weather and sandy soils. The palette reinforced the resort feel with loose and coarse textured groundcovers and shrubs with dense, tightly textured evergreen large shrubs behind. Though azalea bushes brought flushes of pink in spring, bloom color was generally white or yellow.



UNDATED POSTCARD SHOWING FULL PLANTINGS NEAR THE INTERSECTION OF CHINQUAPIN AND CHEROKEE ROADS.

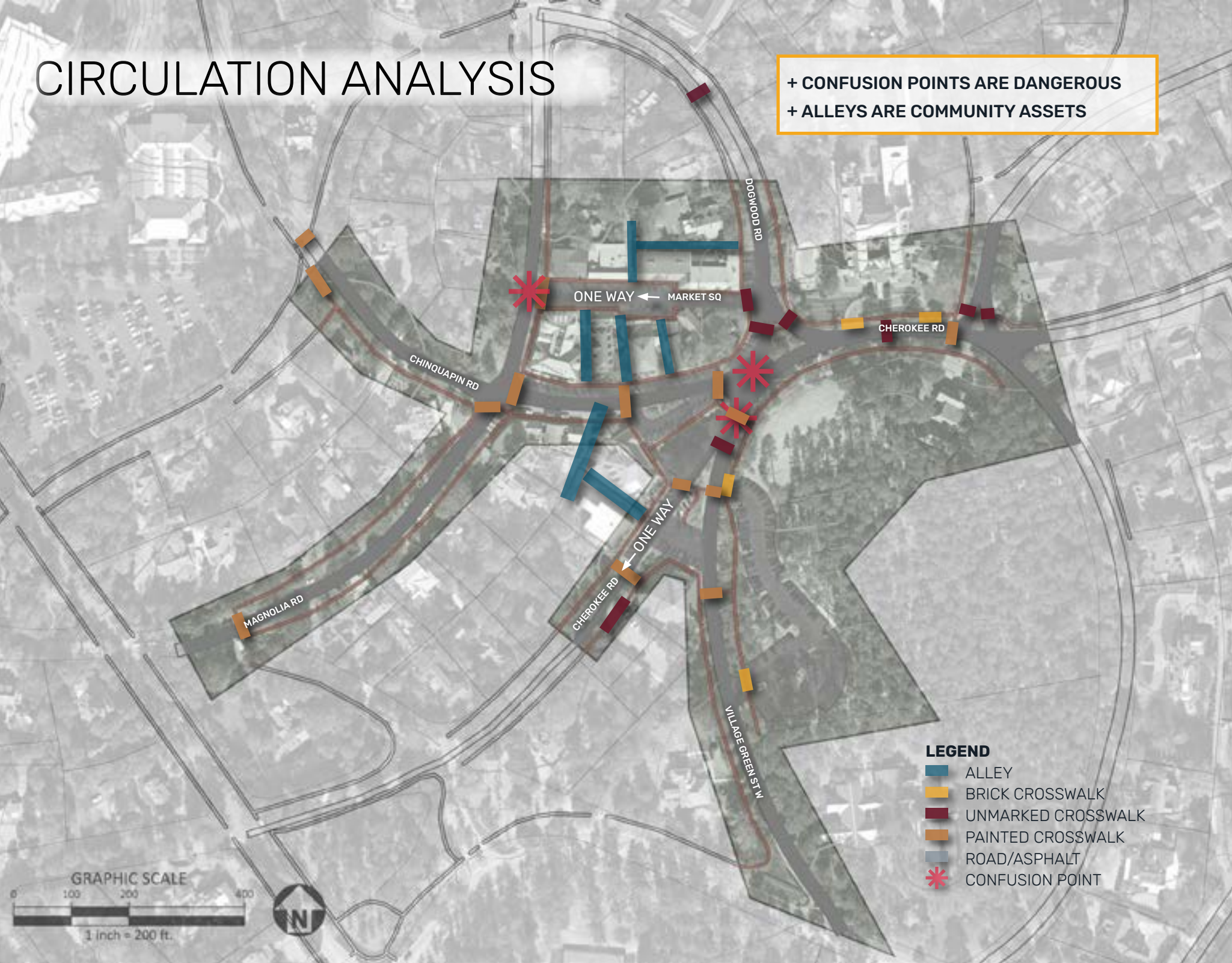
Recognized as a National Historic Landmark, the Village's historic character is a national asset. Many downtown buildings and landscapes have been successfully preserved in their historic form. Proposed plans and designs should preserve historic features which remain today and strive to bring back historic character which has been lost.









PLAN FROM THE OFFICE OF OLMSTED, OLMSTED, AND ELIOT FOR THE WALKS AND ROADS SURROUNDING VILLAGE GREEN.

CIRCULATION ANALYSIS

+ CONFUSION POINTS ARE DANGEROUS
+ ALLEYS ARE COMMUNITY ASSETS



- LEGEND**
-  ALLEY
 -  BRICK CROSSWALK
 -  UNMARKED CROSSWALK
 -  PAINTED CROSSWALK
 -  ROAD/ASPHALT
 -  CONFUSION POINT



ALLEY
Alleys throughout downtown are used by pedestrians to navigate between stores between stores and restaurants. While they are open for public use of the space, all of the alleys are privately owned.



BRICK CROSSWALK
Brick crosswalks are used sparingly. They only occur where sidewalks cross the driveways to the Village Green public parking lot and the Holly Inn entrance drive. The Pinehurst brick crosswalks are laid brick pavers in a herringbone pattern.



UNMARKED CROSSWALK
Several locations have sidewalks that end at the street but lack ADA truncated domes and marked pedestrian crossing. These locations tend to be around planted islands and connections to the Village Green.

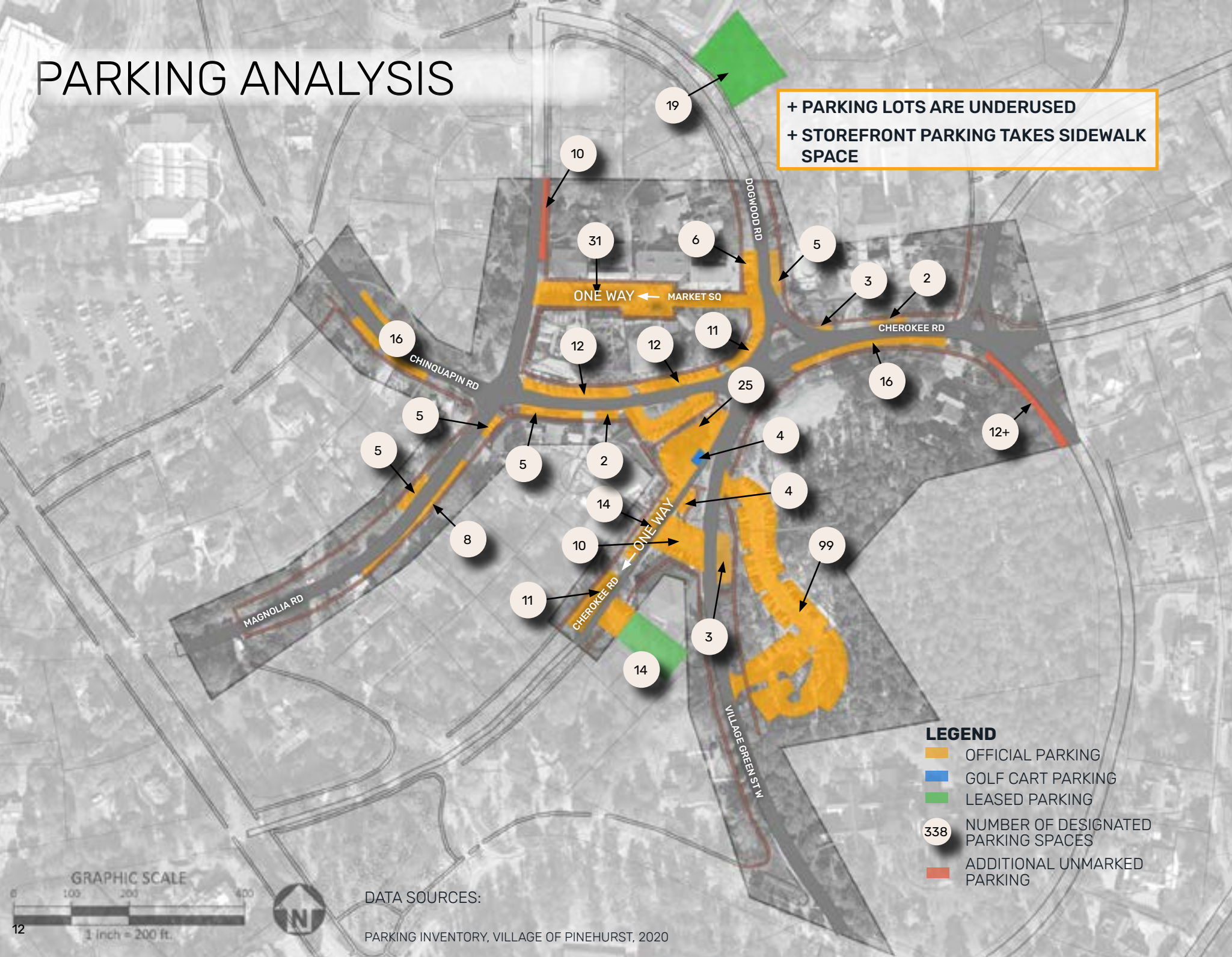


PAINTED CROSSWALK
Painted crosswalks are located in areas where the sidewalk crosses a road. These crosswalks are primarily painted with white paint.



CONFUSION POINT
The road system in downtown Pinehurst causes confusion for both pedestrians and vehicular traffic in several locations. These locations are potentially dangerous junctures with high pedestrian and vehicular use.

PARKING ANALYSIS



THE NUMBER OF PARKING SPACES IN DOWNTOWN PINEHURST MEETS THE VILLAGE'S DAILY NEEDS. PARKING CONFIGURATIONS AND WAY-FINDING COULD IMPROVE PARKING FUNCTION.



OFFICIAL PARKING

There are 338 official parking spaces in the downtown study area as identified by the Village. These parking areas are along downtown Pinehurst streets except directly along the Village Green in an effort to maintain the view of the Green from downtown. The Village Green lot is generally underused.



UNMARKED PARKING

Where there is not official designated parking, some locations have been utilized by the public for additional parking. There are two notable locations: on Magnolia Street north of Market Square and near the library. These total to approximately 24 additional parking locations.



GOLF CART PARKING

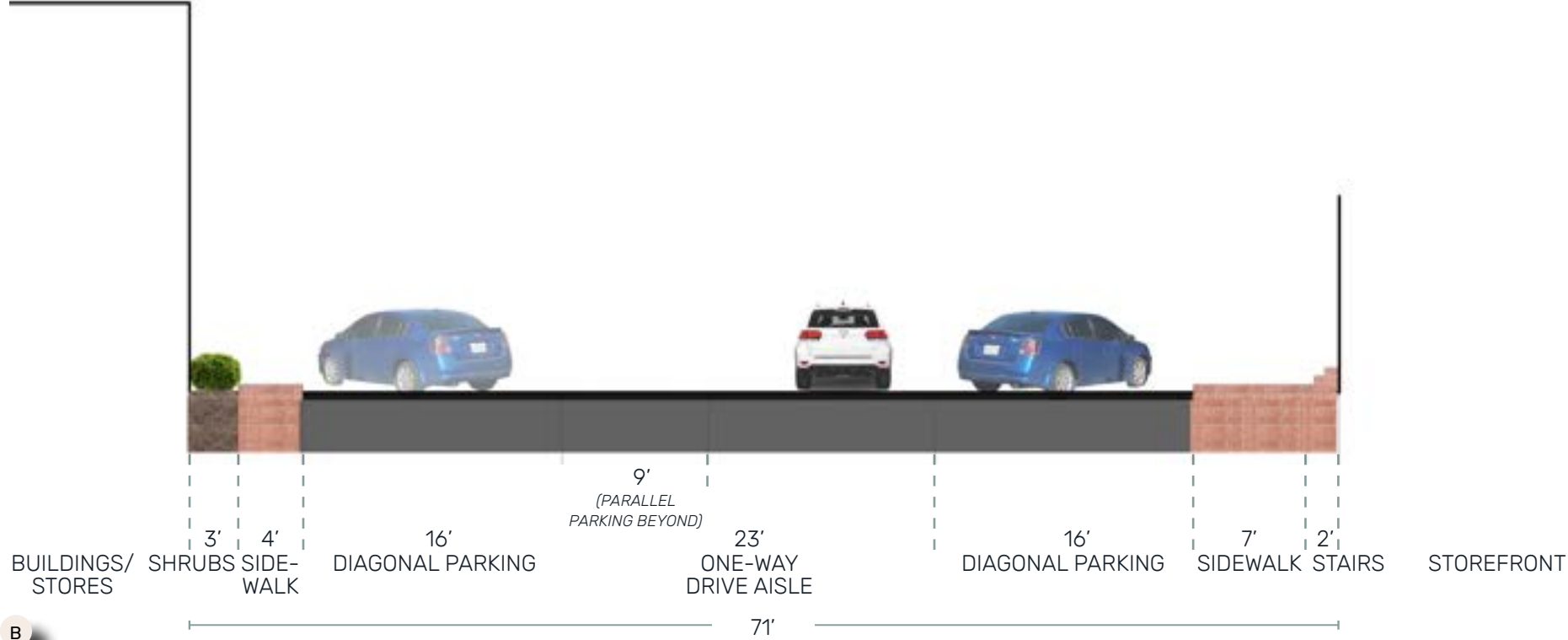
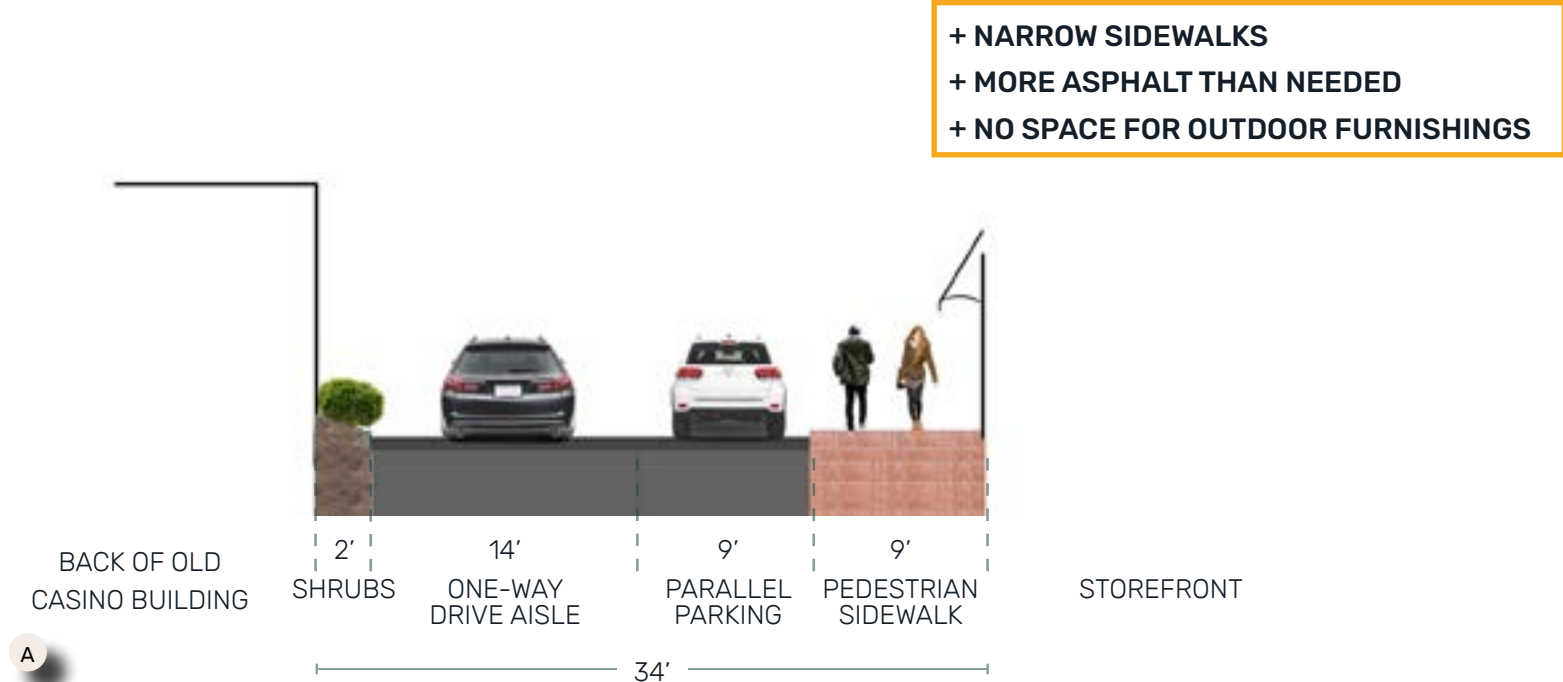
Downtown Pinehurst has one location with four golf cart-sized parking spots. However, drivers also use standard sized parking spaces for golf carts.



LEASED PARKING

The Pine Crest Inn leases parking property to the Village of Pinehurst to accommodate over-flow parking from the immediate downtown area. This small gravel parking lot can fit approximately 19 standard sized vehicles and is generally underused. Additionally, the Village leases half of the Maples Building Parking lot.

MARKET SQUARE TYPICAL SECTIONS



MARKET SQUARE TYPICAL SECTION (A)

Market square near the Dogwood Road entrance provides a one-way drive aisle and parallel parking. A brick pedestrian walk accesses shops on the north side. A narrow vegetative buffer separates the drive aisle and the building to the south.



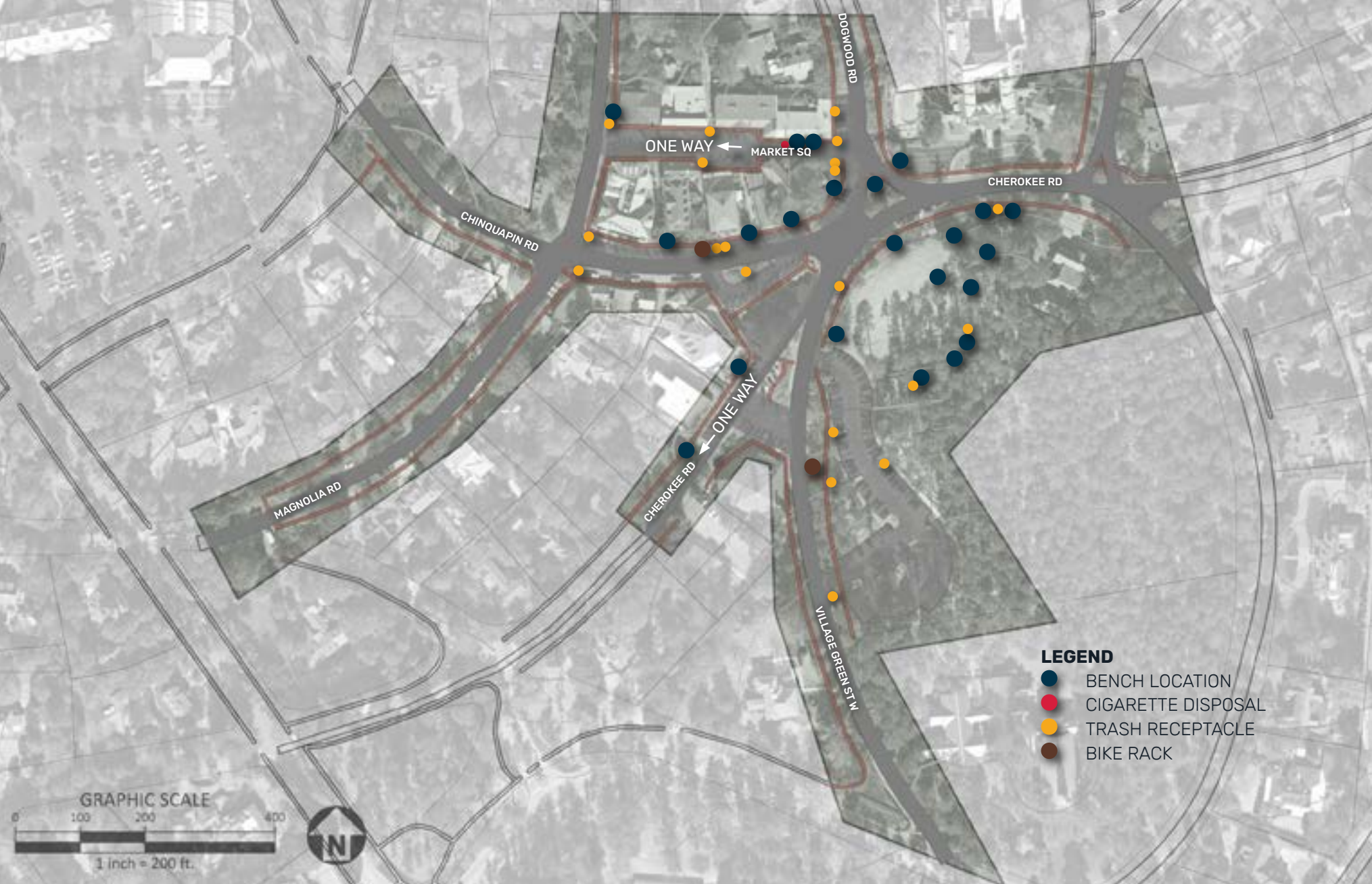
MARKET SQUARE TYPICAL SECTION (B)

The widest part of Market Square has diagonal parking on each side of the one-way drive aisle. The brick sidewalk on the north side provides access to the shop. On the south side, the brick sidewalk provides access to alley cut-through to Chinquapin Rd.

The sidewalks are narrow on both sides of the asphalt.

FURNISHINGS ANALYSIS

+ IRREGULAR PLACEMENT
 + TRASH CAN DESIGN DOES NOT MEET NEEDS



BENCHES

Bench placement appears thoughtful with locations dispersed across downtown. Frequent use by residents, shop owners and visitors demonstrate their value. Recent bench replacements (ca. 2020) are Kings River Casting's Victorian bench, cast aluminum frame painted black with cedar wood slats.



TRASH RECEPTACLES

The current style of trash receptacles are green painted steel with an open top and approximately 36-gallon capacity. People sometimes miss the opening and spill drinks. Some trash receptacles located near parking can be overfilled with trash from people cleaning out their cars.



CIGARETTE DISPOSAL STATION

Placement of cigarette disposal stations appear irregular. During design team site visits, cigarette butts were not identified as a litter issue.



BIKE RACK

Bike racks are not commonly used downtown. Their use and appearance may be obstructed by holiday decorations during parts of the year. Cyclists have used trash receptacles and light poles as make-shift bike racks.

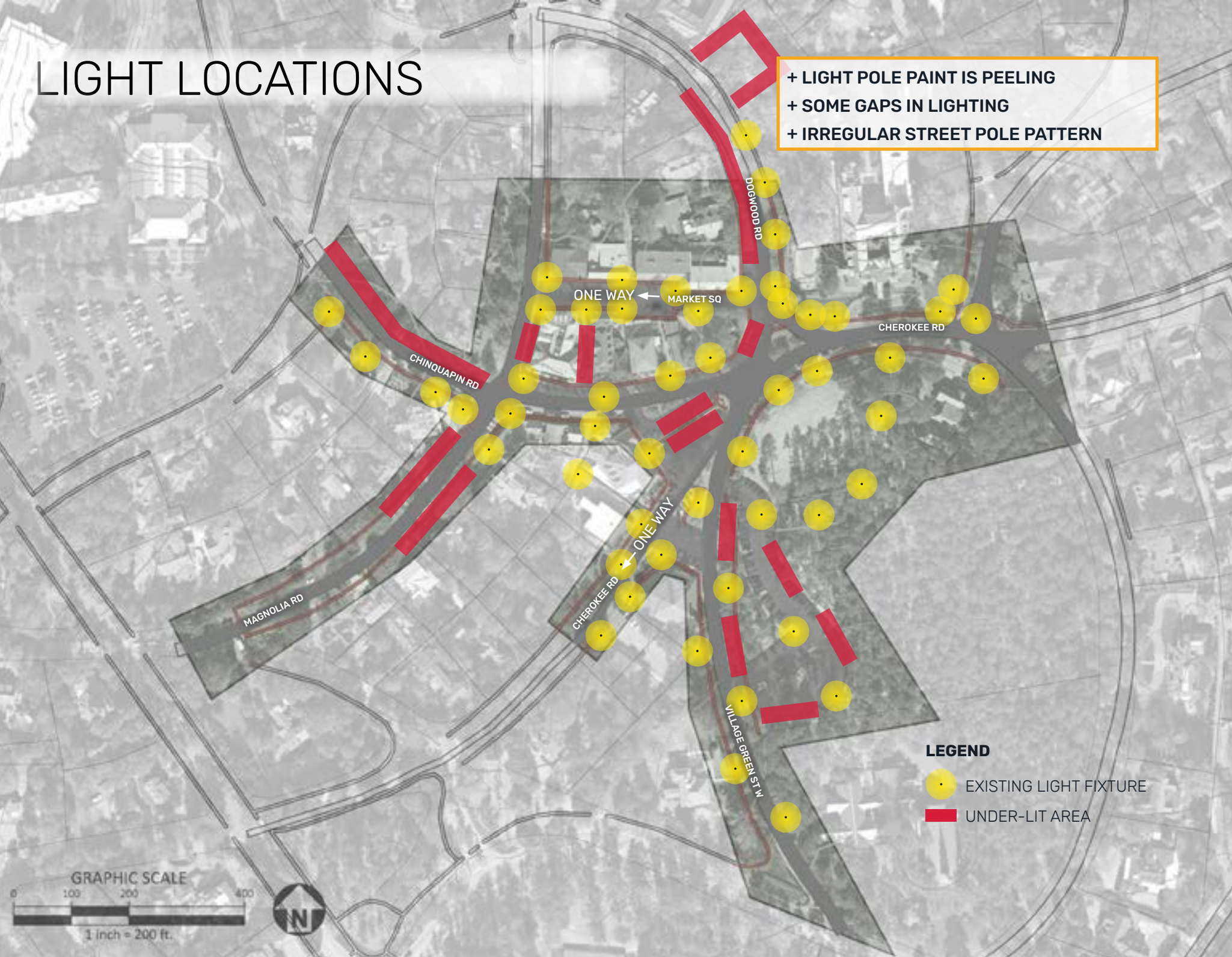


PLANTERS

There are two planter sizes in the same style throughout downtown. They are evenly distributed along sidewalks and gathering spaces to supplement in-ground plantings.

LIGHT LOCATIONS

- + LIGHT POLE PAINT IS PEELING
- + SOME GAPS IN LIGHTING
- + IRREGULAR STREET POLE PATTERN

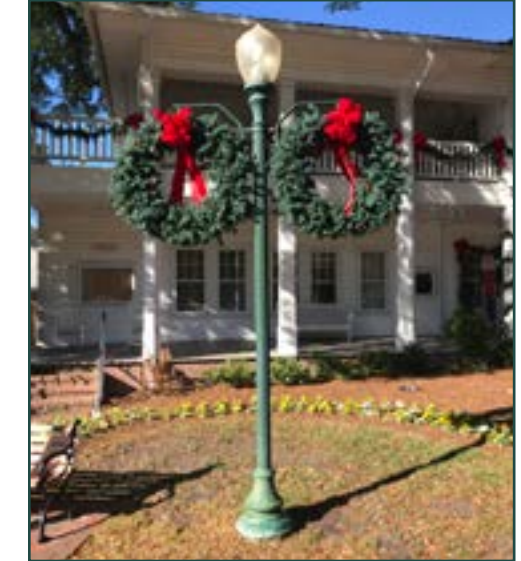


ALTHOUGH STREET LIGHTS ARE DISPERSED THROUGHOUT THE VILLAGE, THERE ARE AREAS THAT APPEAR TO BE UNDER-LIT.

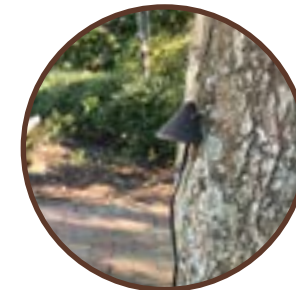
The standard Pinehurst downtown street lamp is a fluted pole with decorative base, painted green with an acorn style fixture. Paint is peeling at the base of most light posts. These lamps spill light from the whole light fixture rather than blocking skyward facing light. In the winter months, wreaths are hung from the light pole arms, and in the spring and summer months, annual hanging baskets are hung for decoration.

Although the street lamps are the dominate lighting feature in downtown Pinehurst, there are occasionally other styles of lights installed for special purposes. Below are examples of other landscape light features found throughout downtown Pinehurst.

The under-lit locations identified result from conversations with stakeholders and observations based on street lamp distribution.



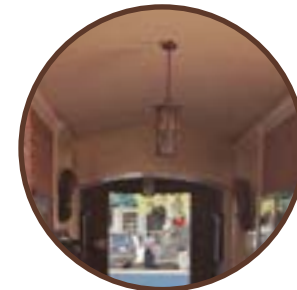
FLAG POLE LIGHT
This light illuminates the flag pole in the center of downtown Pinehurst.



PLAQUE LIGHT
A small landscape light fixed to a tree illuminating a plaque in the Garden Club Garden.



ALLEY LIGHT 01
Lights fixed to the facade of the building illuminating a pedestrian alley near Market Square.



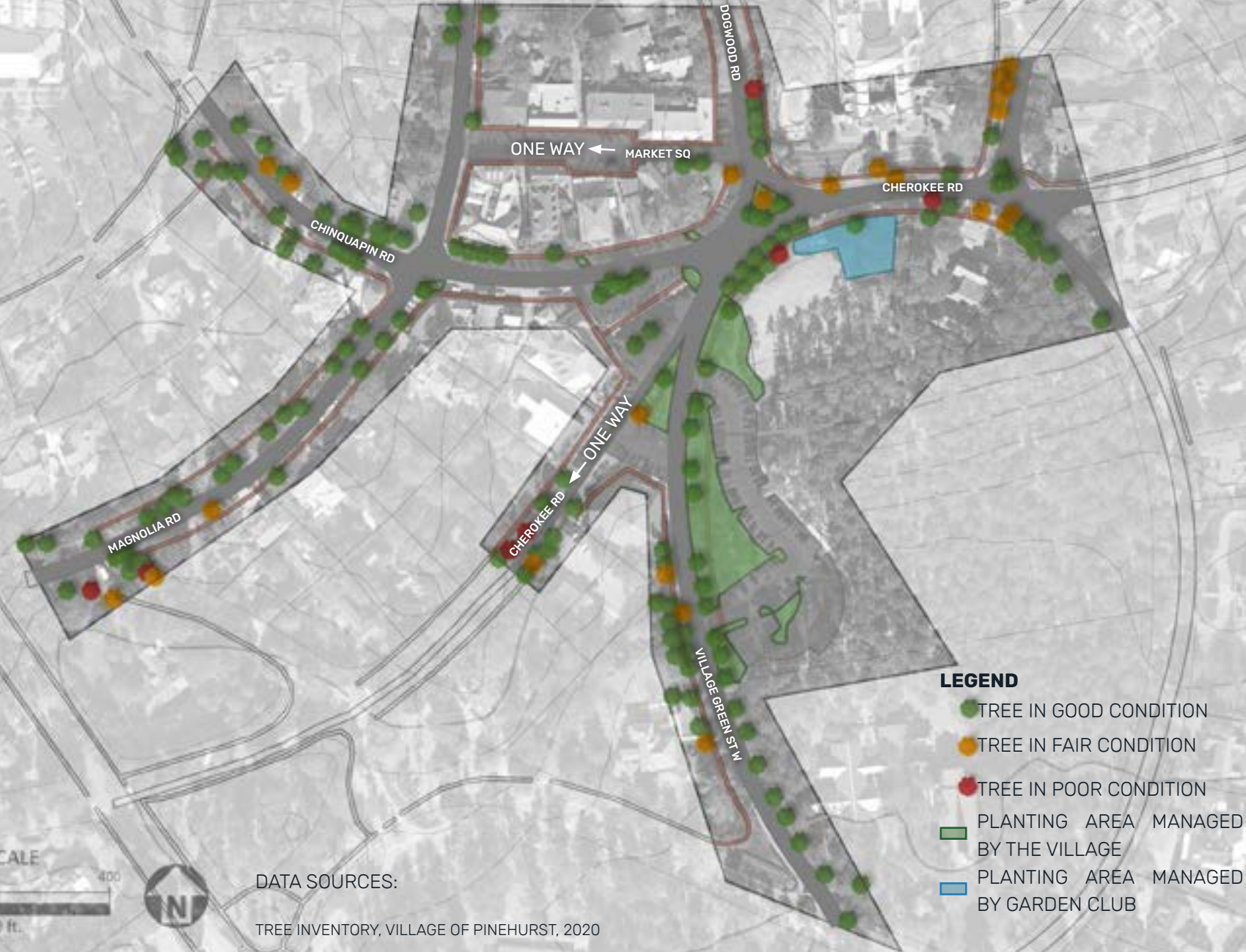
ALLEY LIGHT 02
Lights illuminating a covered alley off of Chinquapin Road.



UPRIGHT LAMP
Lamp style light fixture illuminating the area near the downtown information kiosk.

PLANTING ANALYSIS

+ TREES ARE THE DOMINANT PLANTING FEATURE
+ IRREGULAR STREET TREE PATTERN



- LEGEND**
- TREE IN GOOD CONDITION
 - TREE IN FAIR CONDITION
 - TREE IN POOR CONDITION
 - PLANTING AREA MANAGED BY THE VILLAGE
 - PLANTING AREA MANAGED BY GARDEN CLUB



DATA SOURCES:
TREE INVENTORY, VILLAGE OF PINEHURST, 2020

THE VILLAGE PLANTS AND MAINTAINS A VARIETY OF VEGETATION IN DOWNTOWN PINEHURST INCLUDING STREET TREES, SHRUBS AND ANNUAL BEDS.



VILLAGE MAINTAINED PLANTINGS
The Village is responsible for planting beds throughout the downtown area. Generally, these are small planting beds with shrubs and annuals along sidewalks and between drive aisles.

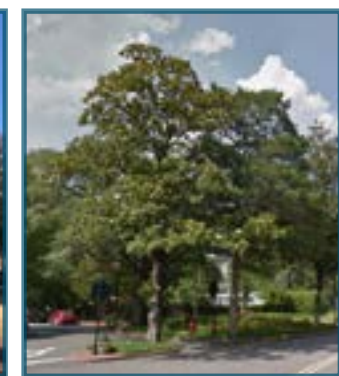


GARDEN CLUB PLANTING AREA
The Pinehurst Garden Club is responsible for a portion of the Village Green planting area. This garden has benches, a brick path, a statue, and informational plaques in addition to the planting material.

The Village of Pinehurst tree survey identifies street trees in good, fair and poor conditions. Examples of fair condition (left) and good condition (right) are displayed to the right. Common street trees throughout downtown Pinehurst are live oak (*Quercus virginiana*), willow oak (*Quercus phellos*), American holly (*Ilex opaca*), and southern magnolia (*Magnolia grandiflora*).

In addition to the street trees, the Village also provides a total of approximately 270 flats of annuals every year (120 planted by the garden club and 150 planted by Village Staff). Plants in hanging baskets and planters supplement the plantings in formal planting beds.




Irrigation is provided in the planting bed with the flag pole in the center of town.



Trees in "fair" condition in front of the Holly Inn. Street tree in "good" condition at intersection of Dogwood and Cherokee Roads.

TREES



LONGLEAF PINE   



SOUTHERN MAGNOLIA   



LIVE OAK   






EASTERN RED CEDAR   



CREPE MYRTLE 



AMERICAN HOLLY   

SHRUBS/ GROUNDCOVER



DWARF YAUPON HOLLY  



NEEDLEPOINT HOLLY



AUCUBA



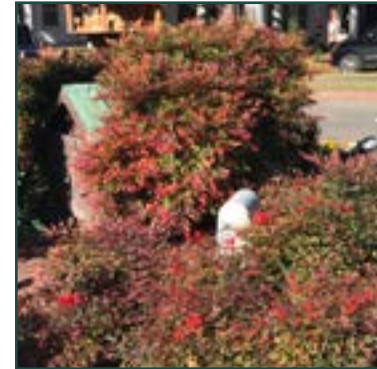
INDIAN HAWTHORNE  



CARISSA HOLLY



FATSIA



NANDINA 





JAPANESE PLUM YEW  






SASANQUA CAMELLIA 



WINTER BARBERRY  



LEATHERLEAF MAHONIA   



LIRIOPE 



ENGLISH IVY 



FERNS 

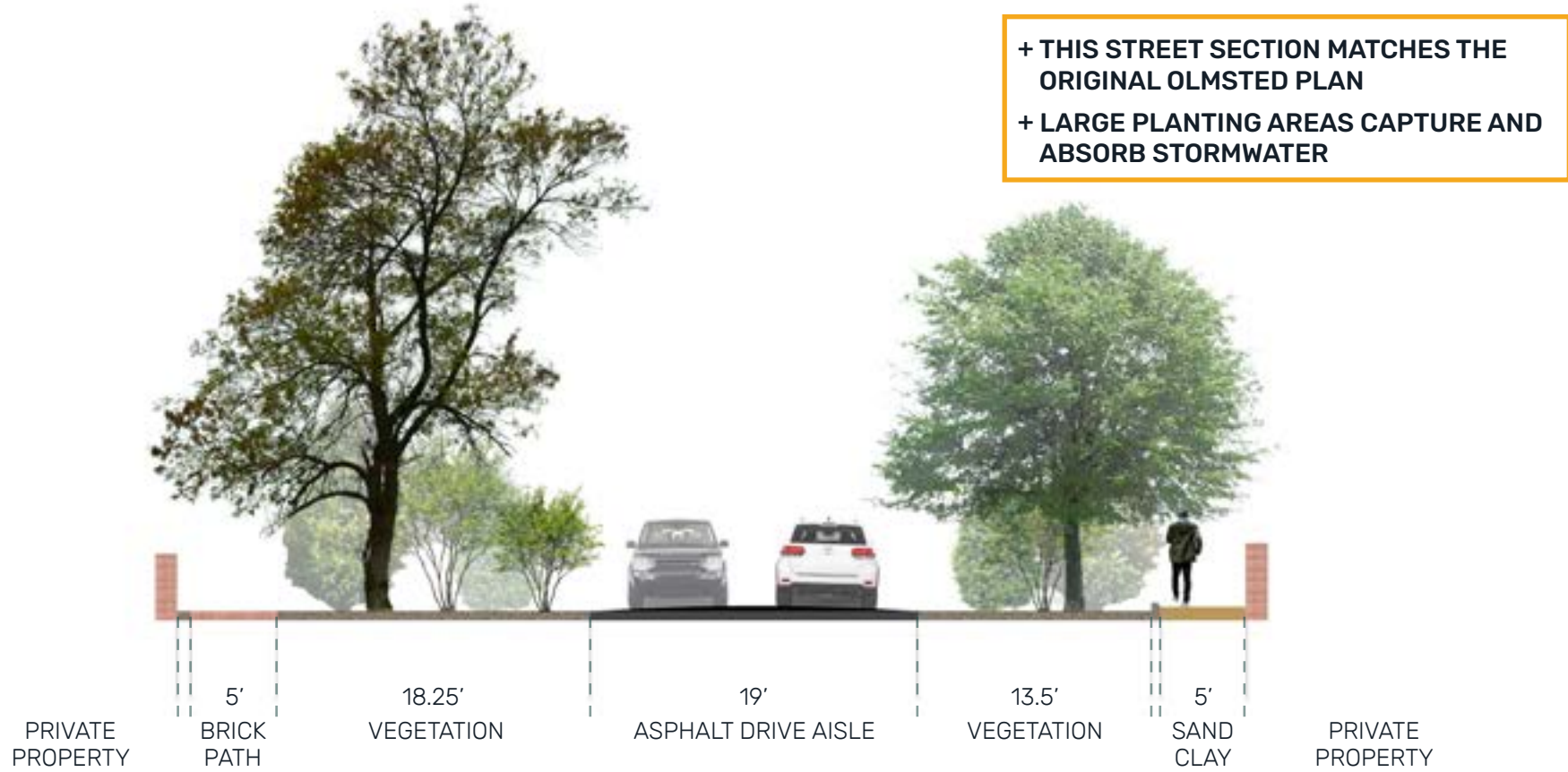


AZALEA  

ICON KEY

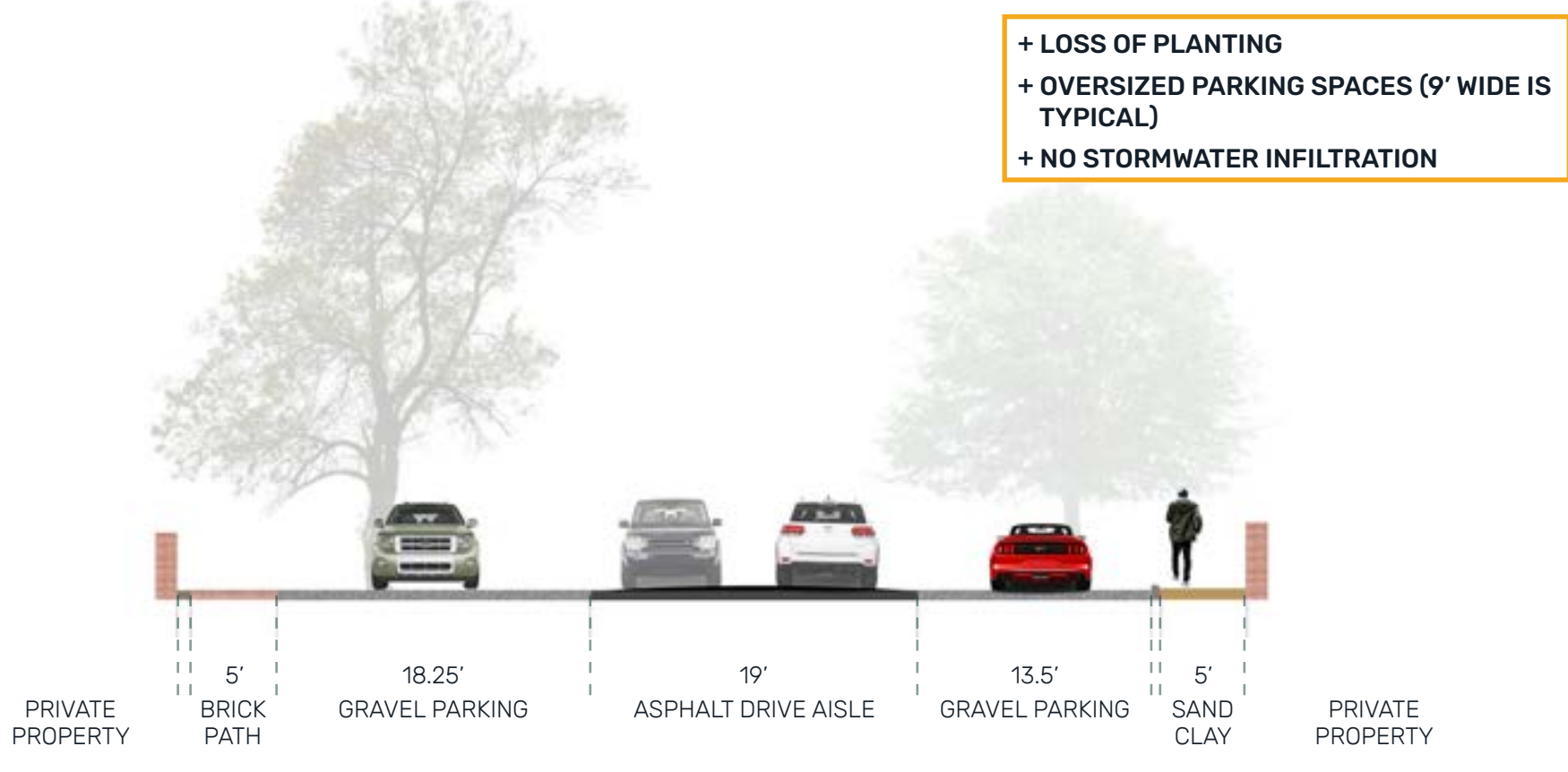
-  On the Warren Manning Plant List
-  On the Village Planting Guide
-  Native Plant
-  Invasive Plant

MAGNOLIA ROAD TYPICAL SECTION



MAGNOLIA ROAD TYPICAL SECTION (WITH VEGETATION)

Some segments of Magnolia Road have wide transition areas between vehicular and pedestrian zones planted with canopy trees and shrubs. These planted buffers include stately old tree specimens that provide shade for pedestrians, vehicles, and privately owned residential properties. The historic sand/clay walkway is located on the south side of the street. The wide planting buffers combined with the sand/clay path provide a naturalistic feeling and experience. This typical section largely represents the vision of Olmsted and Manning when first laying out the Village.



MAGNOLIA ROAD TYPICAL SECTION (WITHOUT VEGETATION)

There are also areas that contain additional parking rather than a vegetative buffer. These areas have transitioned from vegetated buffers to parking after the existing vegetation died out. Over time, vegetated buffers have been changed into additional parking. In some places, the historic sand/clay walkways are directly against the make-shift gravel parking. Although within the right-of-way and under Village purview, some homeowners filled the areas with gravel to create parking for the increasing number of cars and visitors. These parking areas have broken the continuity of the planting buffers along Magnolia Road and take away from the unique street character envisioned by Olmsted and Manning.

RECOMMENDATIONS

The provided recommendations represent a study of the downtown transportation network, parking, streetscape amenities, and plantings. This breadth of study enables a comprehensive set of solutions, which leverage planting and amenity improvements to resolve circulation and parking issues.

PERCEIVED LACK OF PARKING

The design team determined every reasonable space has been utilized as parking. With a straightforward re-stripping plan eliminated as a solution to more parking, a more comprehensive approach was required. Observation of downtown parking showed a perceived lack of parking rather than an actual shortage. While vehicles circle the block for a store-front space, the spaces in the Village Green parking lot are often left vacant. Pinehurst is not unique in this phenomenon. Municipalities across the country grapple with a perceived lack of parking when the most convenient parking spaces fill up.

Our team aligned the recommendations for Pinehurst’s parking with the prevailing approach advocated across the landscape architecture and planning professions: to improve pedestrian experience by limiting parking within the downtown core and encouraging parking in larger lots in the periphery.

During a collaborative design workshop, we developed bold alternatives to address identified circulation and parking issues. Discussion with the Village informed refinement of initial concepts and resulted in final recommendations that can garner community support for implementation.

› **ENCOURAGE USE OF PARKING LOTS IN DOWNTOWN PERIPHERY**

› **IMPROVE PEDESTRIAN EXPERIENCE**



ENHANCE PEDESTRIAN ACCESS FROM KEY LOCATIONS

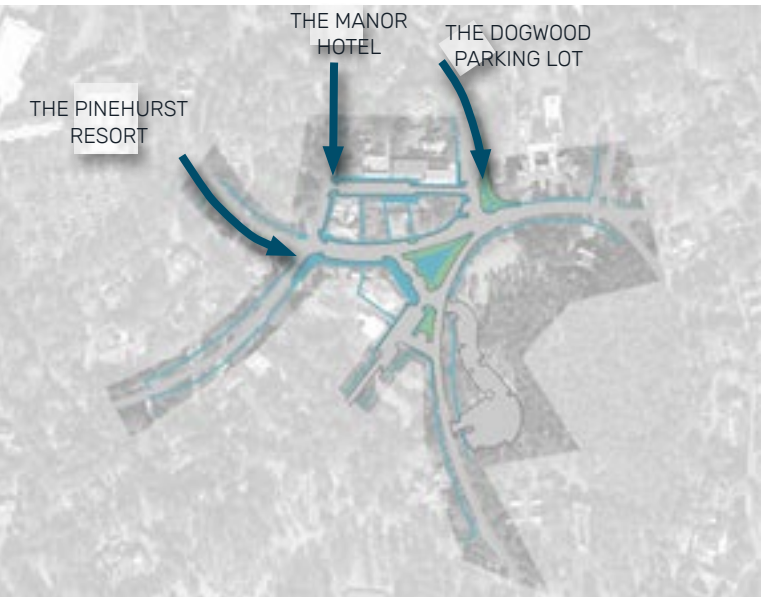
Leverage remote and privately owned parking areas by encouraging walking from nearby parking and accommodations. Recommendations support this goal through improved sidewalks, lighting and furnishings.

NEXT STEPS

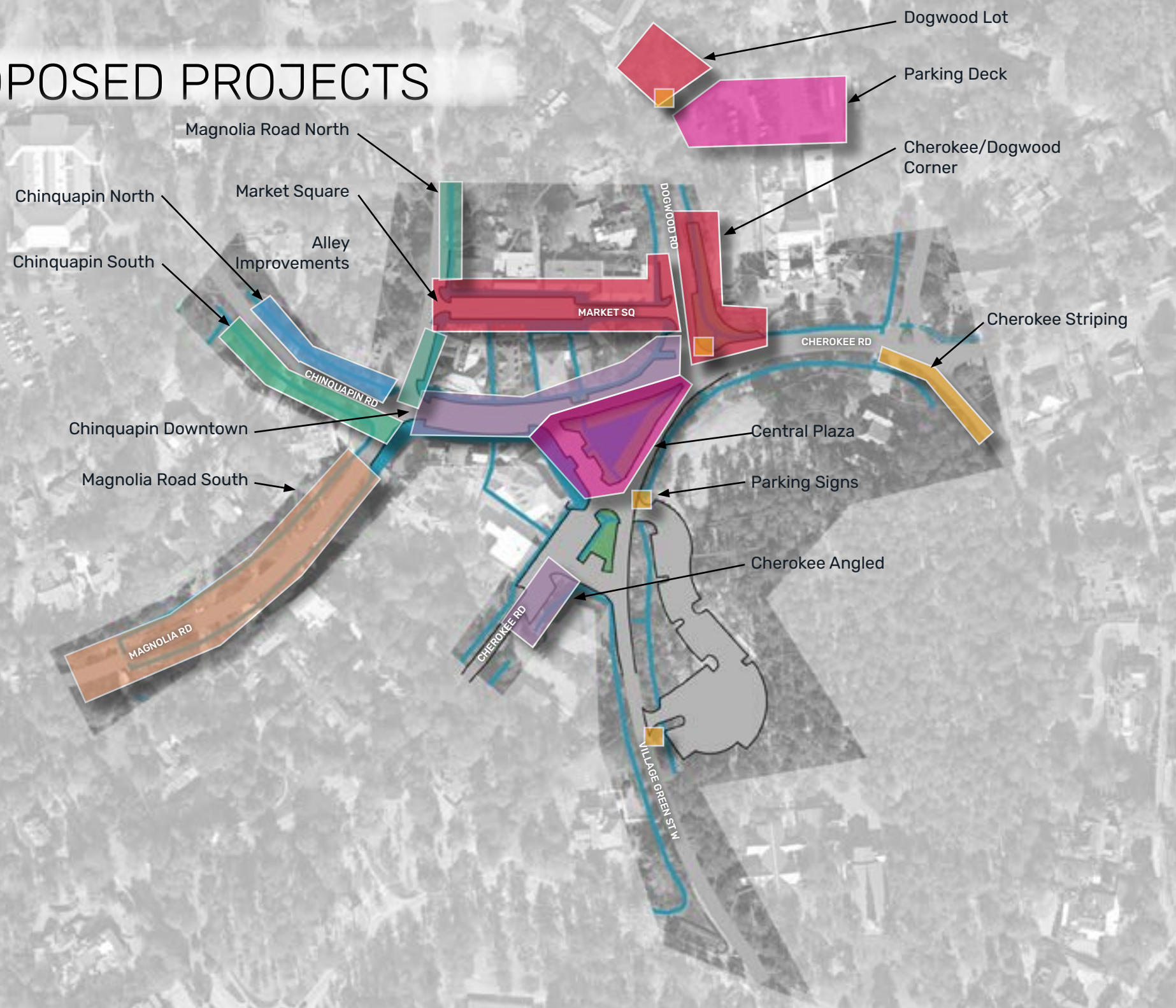
Any design proposals should include discussion with the State Historic Preservation Office and National Parks Service Cultural Resources Directorate.

A boundary, utility and topographic survey will be required to develop construction documents.

KEY PEDESTRIAN CONNECTIONS



PROPOSED PROJECTS



PROJECTS AND RECOMMENDED ORDER OF IMPLEMENTATION:

1. REMOVE TREES IN POOR CONDITION
2. PARKING SIGNS
+ CHEROKEE ROAD STRIPING
3. AMENITIES, FURNISHINGS, AND PLANTERS
4. MARKET SQUARE
+ CHEROKEE / DOGWOOD CORNER
+ DOGWOOD LOT IMPROVEMENTS
5. CHINQUAPIN SOUTH
+ MAGNOLIA NORTH
6. CHINQUAPIN DOWNTOWN
+ CHEROKEE ANGLED PARKING
7. CENTRAL PLAZA
+ PARKING DECK ANNOUNCEMENT
8. CHINQUAPIN NORTH
9. AT ANY TIME. MAGNOLIA ROAD SOUTH
10. AT ANY TIME. ALLEY EASEMENTS AND IMPROVEMENTS

› Implementing high visibility and easy-to-complete projects first helps garner public support for ongoing work.

NOTE ON THE REPORT FORMAT

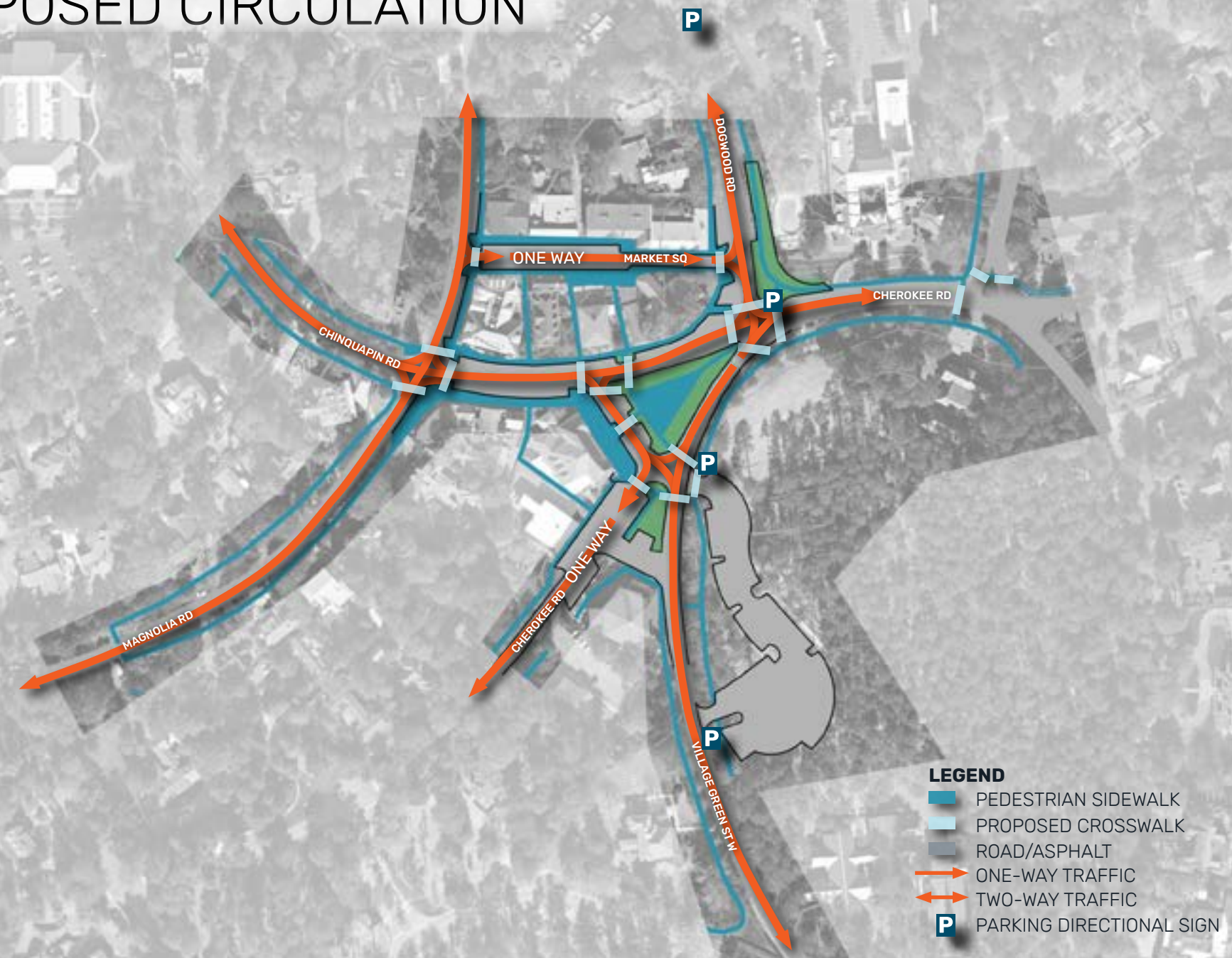
Implementation phasing is recommended to move forward by geographic area. For the purposes of this report, the recommendations described on the following pages are organized by subject rather than geographic area. As a result, the following descriptions do not directly follow the phasing and implementation sequence order.

For example, phase 5. Chinquapin South encompasses all work for that geographic area including recommended changes to street section and parking, cross walk paving, lighting, and planting. Each of those items are described separately.

Phase numbers are included with each design recommendation.

- › These recommendations are conceptual and require field verification and detailed design.
- › A boundary, utility and topographic survey will be required to develop construction documents.
- › Any design proposals should include discussion with the State Historic Preservation Office and National Parks Service Cultural Resources Directorate.

PROPOSED CIRCULATION



- LEGEND**
- ▬ PEDESTRIAN SIDEWALK
 - ▬ PROPOSED CROSSWALK
 - ▬ ROAD/ASPHALT
 - ➔ ONE-WAY TRAFFIC
 - ➔ TWO-WAY TRAFFIC
 - P PARKING DIRECTIONAL SIGN



*Closing the slip lane at Dogwood and Cherokee Roads changes the historic circulation and removes the Olmstedian triangle island in favor of improved safety. The change can be mitigated by preserving the drive as a paved pedestrian area and marking the location of the historic curb with granite landscape curb.



› SIMPLIFY VEHICLE CIRCULATION

CLARIFY PRIMARY DECISION POINT

- Add signage directing visitors to public parking.
- Create 4-way stop at Cherokee-Chinquapin-Dogwood intersection.
- Adjust curb lines to remove confusing slip lanes and small islands.

› IMPROVE ACCESS TO MARKET SQUARE

REVERSE ONE-WAY DIRECTION ON MARKET SQUARE

Creates a smaller loop for vehicles to circle as needed

CLOSE RIGHT SLIP LANE FROM CHEROKEE TO DOGWOOD

Intuitively directs traffic along Chinquapin

› IMPROVE PEDESTRIAN EXPERIENCE

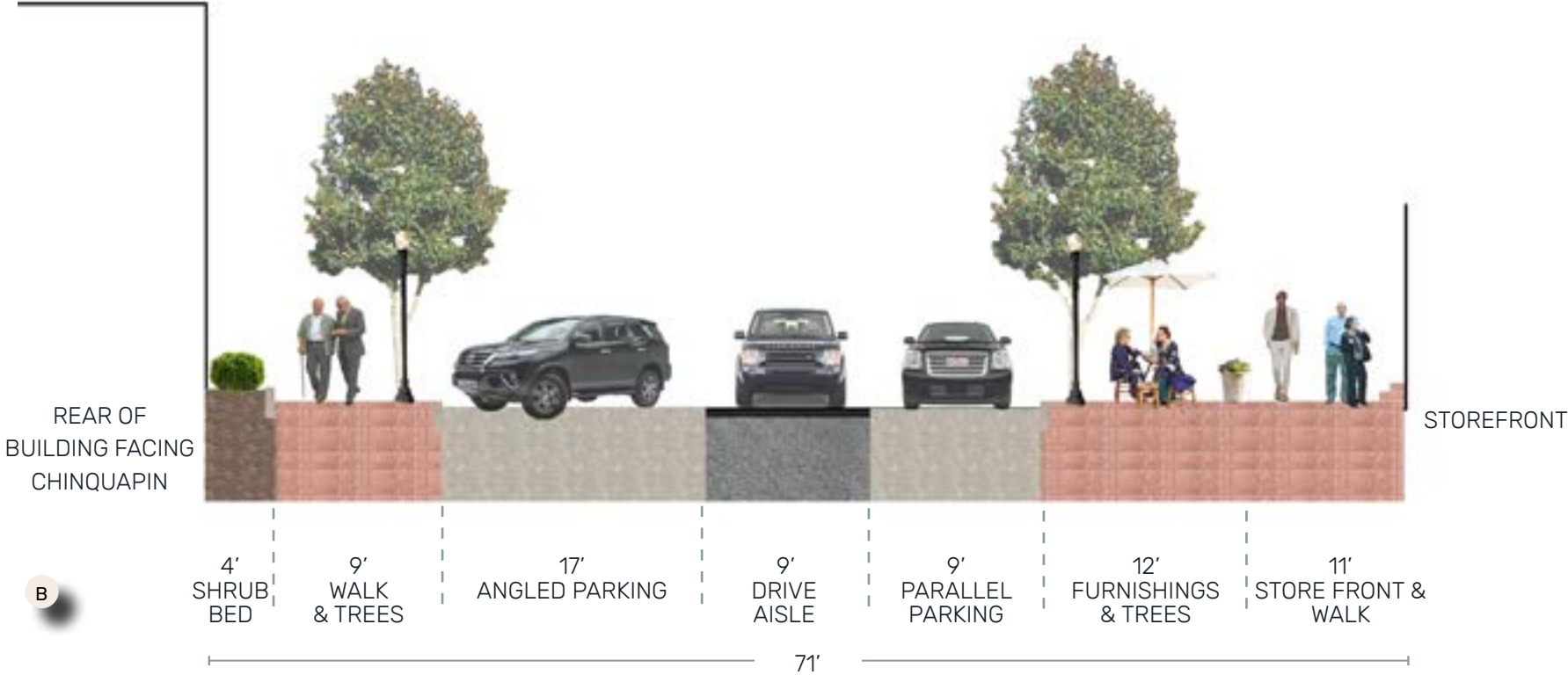
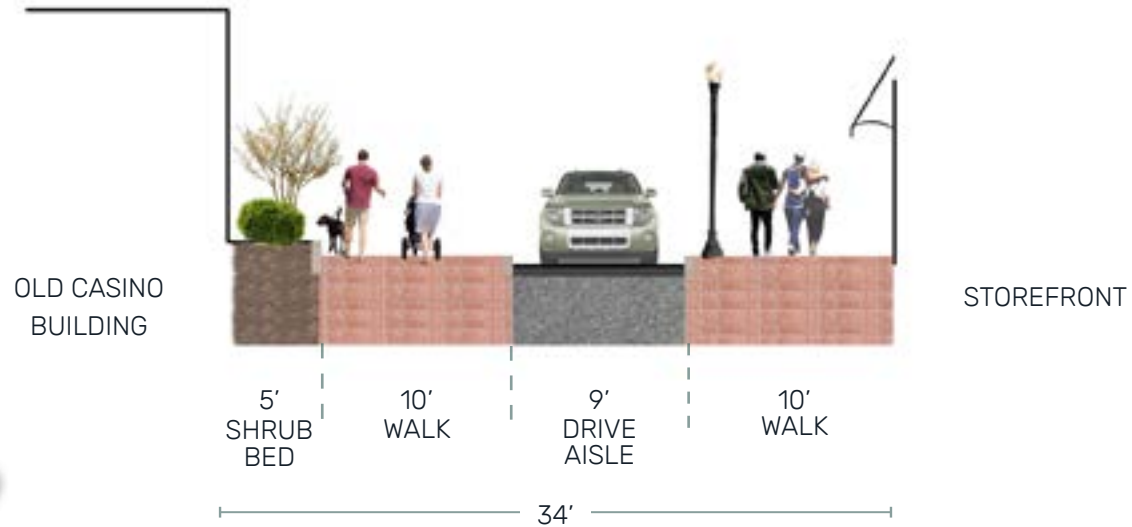
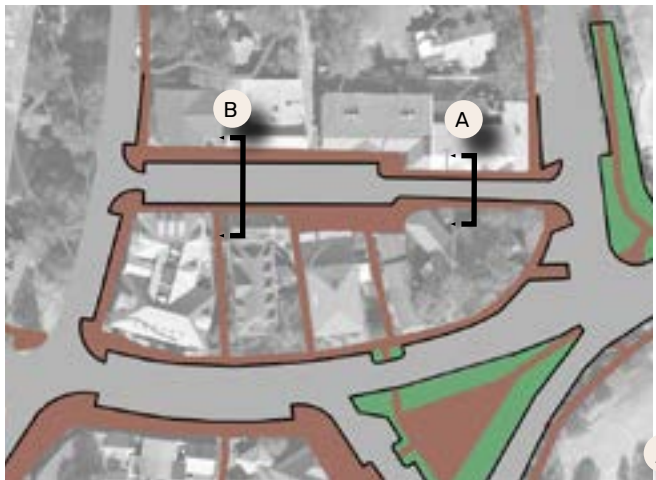
PROVIDE MARKED CROSSWALKS AT ALL INTERSECTIONS

- Use brick paver crossing or white painted crossings at all crossing locations as shown on facing map.
- Install pedestrian brick paving in running bond pattern in sidewalk areas.

PHASE

- 2.
- 4.
- 4.
- 4.
- 4.
- 4.
- 4. 5. 6. 7.

PROPOSED MARKET SQUARE TYPICAL SECTIONS



IMPROVE PEDESTRIAN EXPERIENCE

WIDEN SIDEWALKS ON BOTH SIDES OF THE DRIVE

Replace existing angled parking with parallel parking and right-size the drive aisle to reallocate space for the pedestrian zone.

PHASE

4.

ADD SHADE TREES, LIGHTING AND FURNISHINGS

Allocate a portion of the sidewalk cross-section for furnishings, trees and lighting. zone for bench groupings, plantings, and outdoor restaurant seating.

4.

PRESENT MARKET SQUARE AS THE VILLAGE SQUARE

PROMINENTLY MARK THE ENTRANCE

Provide pedestrian-scaled identification at the entry.

4.

CHANGE PAVING MATERIAL AT DRIVE ENTRANCE AND EXIT

Expand brick paver pedestrian crossings to cue drivers that Market Square is not a thru-street.

4.

SCHEDULE TEMPORARY STREET CLOSINGS FOR SPECIAL EVENTS

Parking spaces hold vendor tents with attendees walking on the asphalt drive aisle.

4.

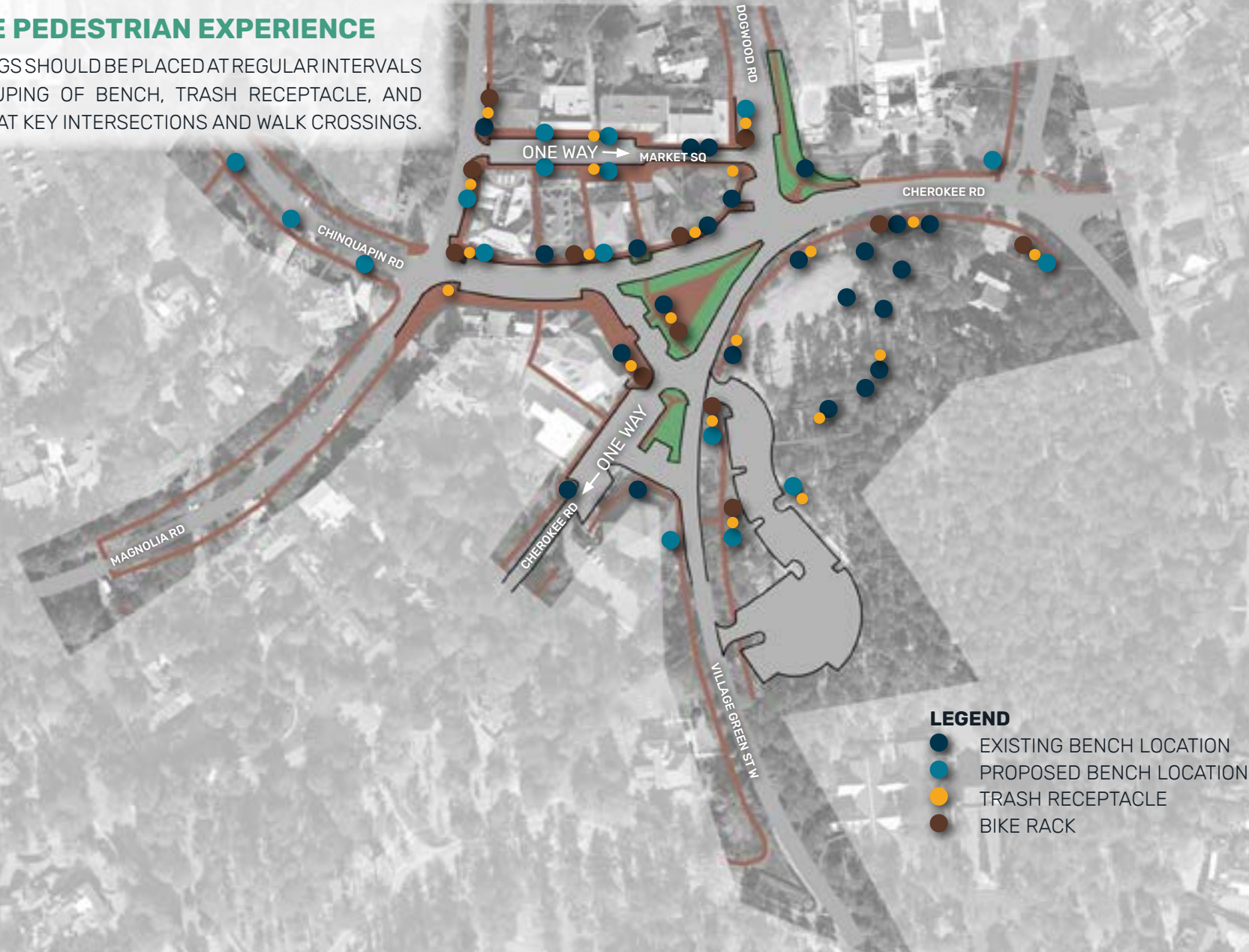


PROPOSED FURNISHINGS

PHASE
3.

- > **GROUP FURNISHINGS**
- > **UNIFY FURNISHINGS IN STYLE AND COLOR**
- > **IMPROVE PEDESTRIAN EXPERIENCE**

FURNISHINGS SHOULD BE PLACED AT REGULAR INTERVALS WITH GROUPING OF BENCH, TRASH RECEPTACLE, AND BIKE RACK AT KEY INTERSECTIONS AND WALK CROSSINGS.



- LEGEND**
- EXISTING BENCH LOCATION
 - PROPOSED BENCH LOCATION
 - TRASH RECEPTACLE
 - BIKE RACK



PRODUCT:
KINGS RIVER CASTING'S VICTORIAN BENCH, CAST ALUMINUM FRAME, GREEN WITH CEDAR WOOD SLATS

BENCHES
The classically styled metal and wood benches currently used in the downtown landscape are appropriate for the character and should continue use. Existing black arms and legs to be painted green to match other furnishings. Site additional benches as shown on the facing plan diagram.



PRODUCT:
DUMOR TRASH RECEPTACLE 107 & THOMAS STEELE ELEVATED DOME LID FINISH: GREEN

TRASH RECEPTACLES
Replace existing trash receptacles with a receptacle of similar size in a classic, casual, unobtrusive style. Each receptacle should be fitted with an elevated dome lid. Remove all existing and site (20) new receptacles according to the facing plan diagram.



PRODUCT:
U-LINE CIGARETTE RECEPTACLE: TUSCAN SMOKER'S POLE FINISH: GREEN

CIGARETTE DISPOSAL STATION
Remove cigarette disposals from downtown locations. If requested by shop owners or determined to be necessary at a later date, add cigarette disposal stations in character with other downtown furnishings.



PRODUCT:
DUMOR BIKE RACK 290 FINISH: GREEN

BIKE RACK
Increase distribution of bike racks by using smaller individual racks throughout downtown. Remove two existing and add (11) according to facing plan diagram.



PRODUCT:
URBAN STONEWORKS BASKET WEAVE PLANTER - JAS1056 HEIGHT: 22" WIDTH: 23" COLOR: 7

PLANTERS
Replace existing planters with new cast stone planters in a casual style and in a uniform size. Stone color should be a warm buff or light tan color as a reflection of the native soils and sand-clay paths. Avoid placing any planters between the street and Village Green.

PROPOSED CHINQUAPIN ROAD



A DRIVE ACCESSES ANGLED PARKING IN FRONT OF THE OLD DEPARTMENT STORE BUILDING.



A MODIFIED STREET SECTION CREATES A WIDE SIDEWALK, PARALLEL PARKING, AND 2-WAY DRIVE.



THIS 1903 VIEW FROM THE DEPARTMENT STORE BUILDING ILLUSTRATES THE PROPOSED 'VILLAGE POINT' TRIANGLE ISLAND



› IMPROVE PEDESTRIAN EXPERIENCE

WIDEN SIDEWALKS ON SOUTH SIDES OF CHINQUAPIN

Replace existing angled parking on north side with parallel parking and right-size the drive aisle to reallocate space for the pedestrian zone.

ADD SHADE TREES, LIGHTING AND FURNISHINGS

Create a furnishings zone for bench groupings, plantings, and outdoor restaurant seating.

› CREATE NEW CENTRAL PLAZA

MODIFY STREET SECTION IN FRONT OF DEPARTMENT STORE BUILDING

Create 2-way traffic in front of department store building.

Widen sidewalk for comfortable walking and dining tables.

Create central public open space. It may be paved with tables and amenities to contrast with the open lawn of the Village Green.

Name the new central plaza to give it an identity as a meeting place. For consideration: Central Plaza, Village Point, Flagpole Triangle, Pinehurst Plaza, Ross-Manning Park

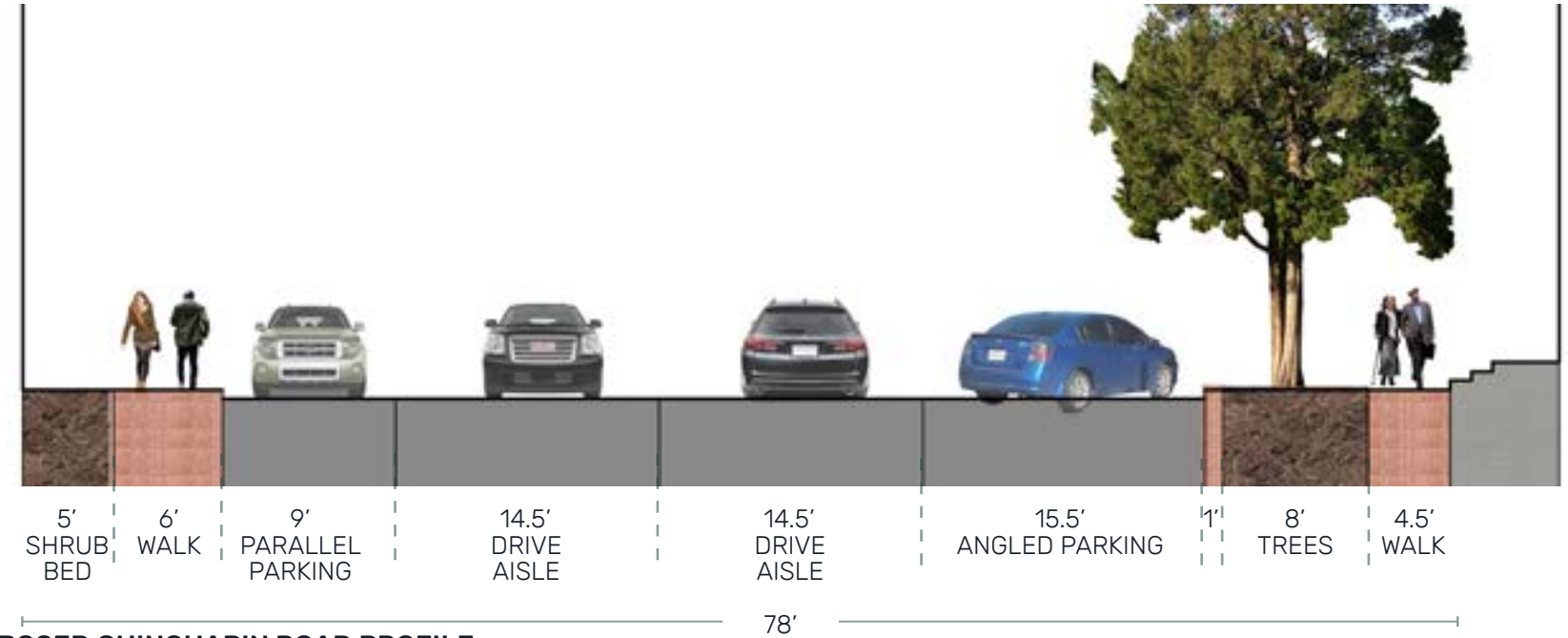
PHASE

6.

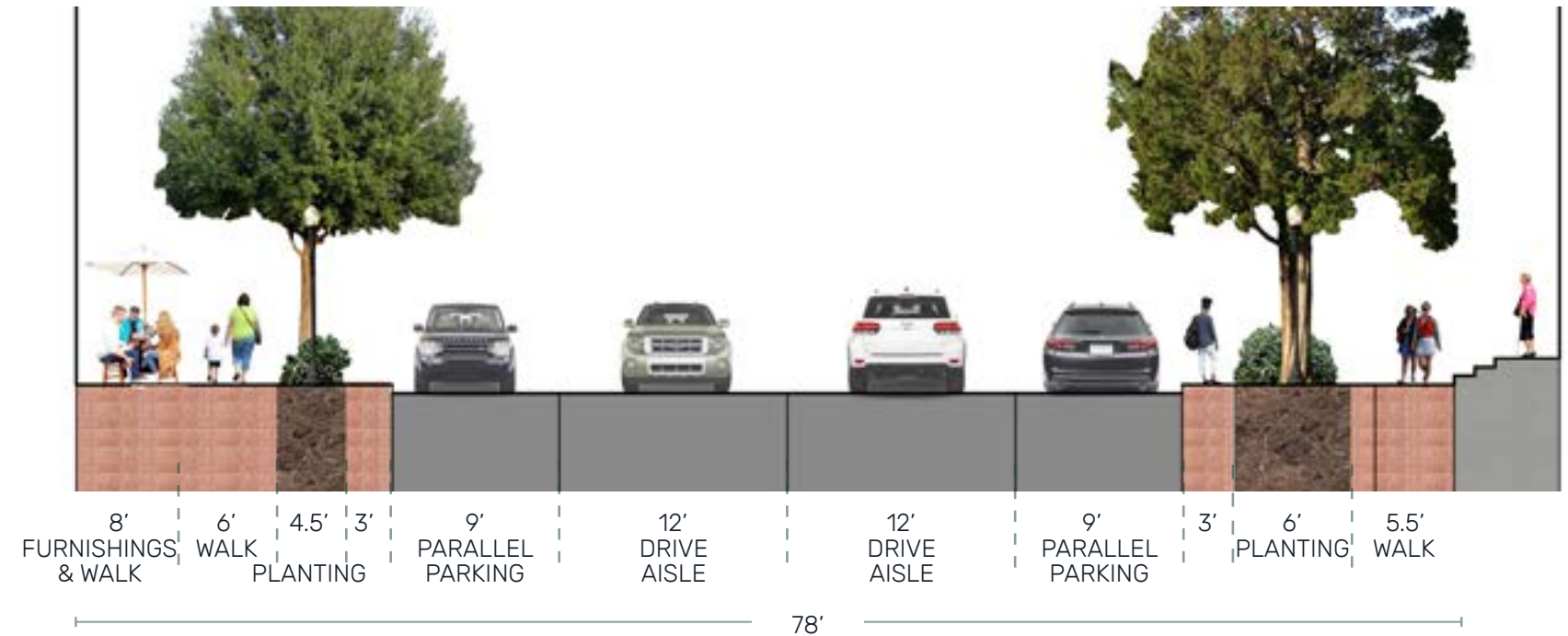
6.

6.

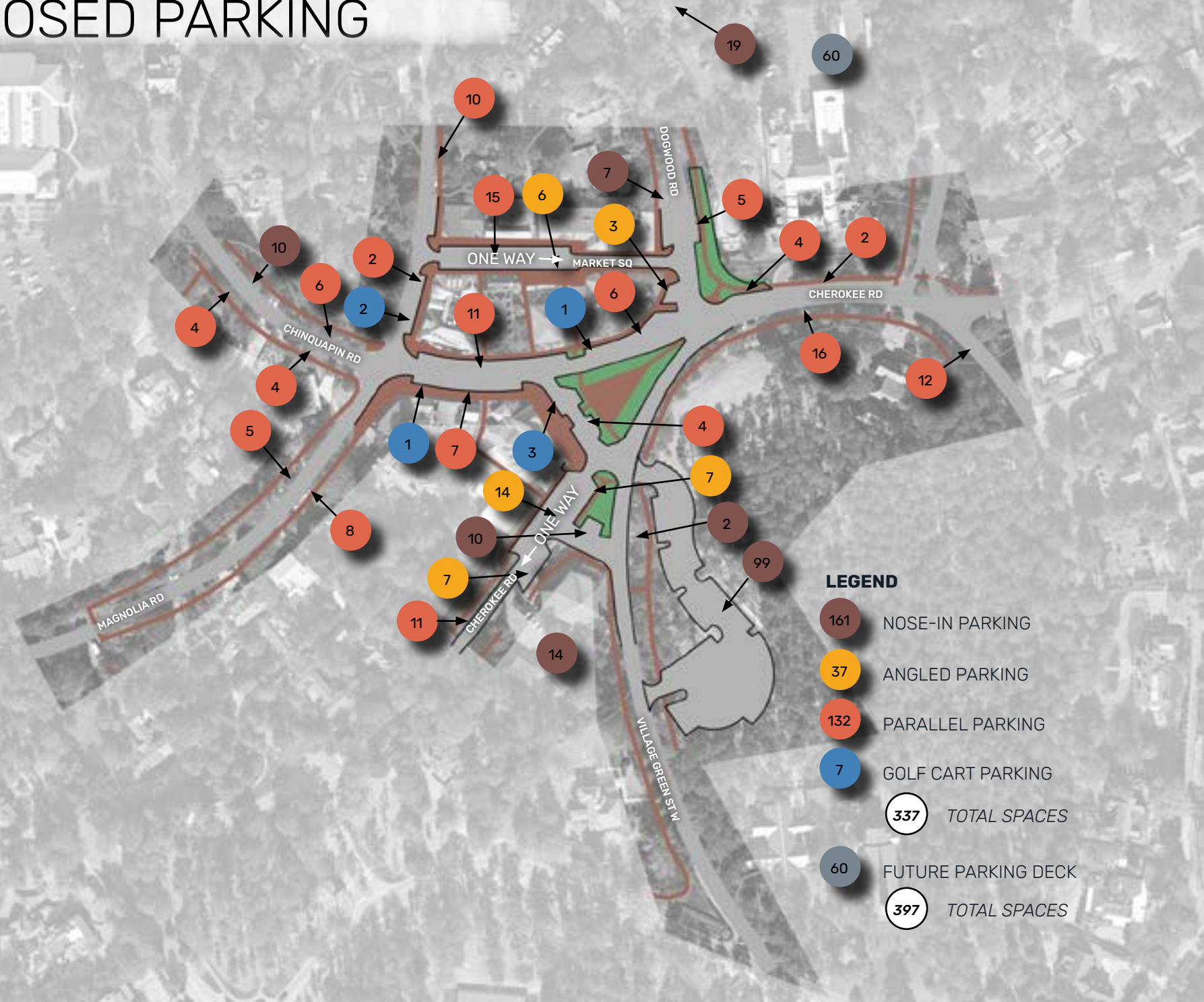
EXISTING CHINQUAPIN ROAD PROFILE



PROPOSED CHINQUAPIN ROAD PROFILE



PROPOSED PARKING



► STRIPE NEW PARKING

FORMALIZE PARKING SPACES ON EDGES OF DOWNTOWN

Drivers are currently parking on unmarked pavement. Painting spaces at a standard sizes fits more cars closer together than unmarked spaces.

CREATE NEW ANGLED SPACES WEST OF THE OLD THEATER BUILDING

Replace the existing drop-off lane with 7 angled spaces.

CREATE NEW SPACES RELATED TO CIRCULATION REALIGNMENTS

Create new parallel spaces with removal of Dogwood slip lane. Replace angled spaces with parallel on the south side of Chinquapin west of Magnolia. Create new parallel spaces in front of the department store building. Create new parallel spaces on north side of Chinquapin west of Magnolia.

► INCREASE USAGE OF EXISTING PARKING

LEVERAGE EXISTING LOTS

Add parking directional signs at the Cherokee/Dogwood intersection to guide visitors to larger lots. Improve the pedestrian experience between the lots and storefronts to encourage use.

LIMIT TIME AT STOREFRONT SPACES

Enforcing 2 hour parking limits increases vehicle turnover and opens spaces for customers.

► IMPROVE STOREFRONT VISIBILITY

PROVIDE PARALLEL PARKING AT STOREFRONTS

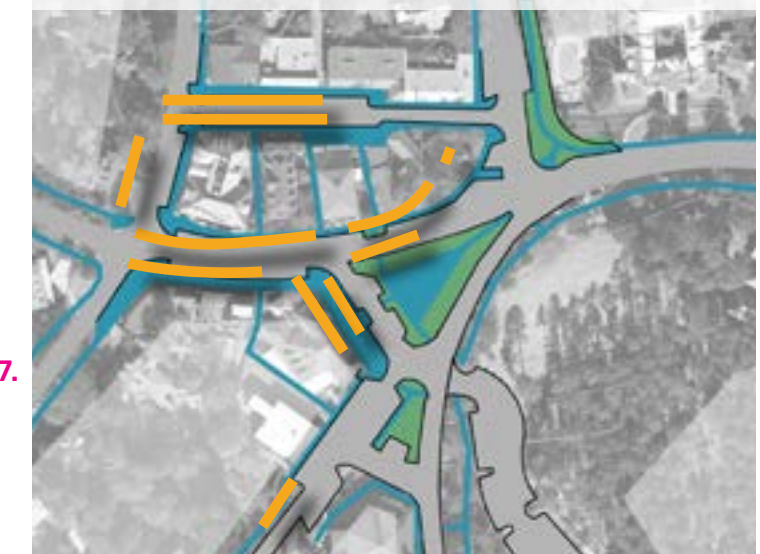
Parallel parking reduces overall street width to provide more sidewalk. Avoid nose-in or angled parking for a more pedestrian-friendly sidewalk.

PHASE

- 2.
- 6.
- 4.
- 5.
- 7.
- 8.

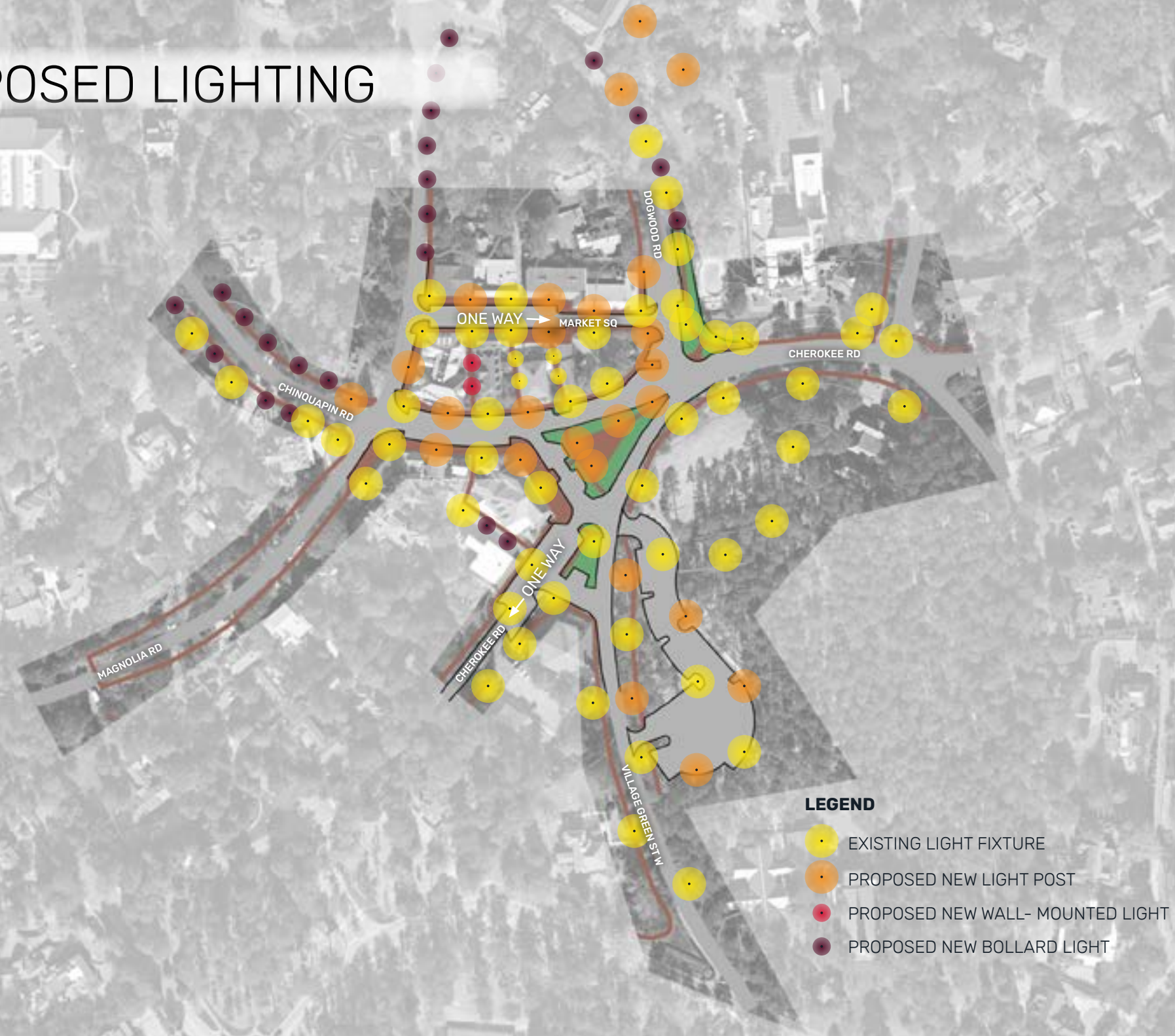


2-HOUR PARKING AREAS



- 2.
- 4.
- 2.
- 4. 6. 7.

PROPOSED LIGHTING



ADD LIGHT FIXTURES TO ILLUMINATE DARK AREAS DOWNTOWN
 Add lamp posts where existing lights do not illuminate sidewalks.
 Add standardized wall-mounted light fixtures in a uniform style to alley spaces.

PHASE
 4. 5. 6. 7. 8.
 10.



PRODUCT:
 HOLOPHANE
 CAST ALUMINUM, LED
 CLBOL BOLLARD
 HEIGHT: 45"
 WIDTH: 13"

USE LOW-LEVEL LIGHTING TO SUPPORT WALKING FROM NEARBY LOCATIONS
 Add lighted bollard along sidewalks to important pedestrian locations including the Dogwood remote parking lot, Pinehurst Resort, and the Manor Hotel.

4. 5. 8.



SUPPORT 'DARK SKIES' WITH LAMP MODIFICATIONS
 Use a reflective cap product to prevent upward illumination and guide light to the ground.
 Directing the cone of light toward the ground reduces light pollution, shown to have direct effects on energy efficiency, ecology, and human health.

3.

USE LIGHT AS PART OF UNIFIED DOWNTOWN
 Use a unified green finish to match furnishings and street poles.
 Match Kelvin across all fixtures for a unified warm white color.

3.

PROPOSED RESIDENTIAL ROAD IMPROVEMENTS

PHASE
5.8.9.

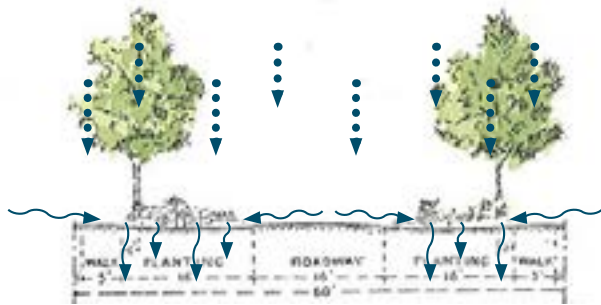
MAGNOLIA ROAD AND CHINQUAPIN ROAD (WEST OF MAGNOLIA ROAD)

The drainage and erosion issues on Magnolia Road are improved by reestablishing the historic cross section and enacting modern drainage best practices.

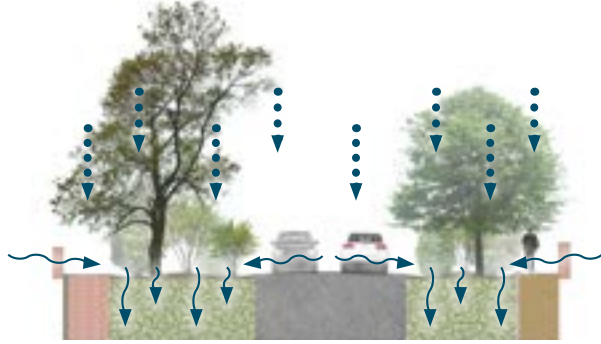
Implementing the same street section to Chinquapin Road west of Magnolia Road reestablishes a standard residential street pattern.

The existing right of way does not include an urban curb and gutter or pipe drainage system. Rather than impose this solution on a historic landscape, planting areas serve as vegetated swales, accepting stormwater from both the adjacent walk and drive. The drive is crowned to direct stormwater sheet flow to the planting areas on each side of the road.

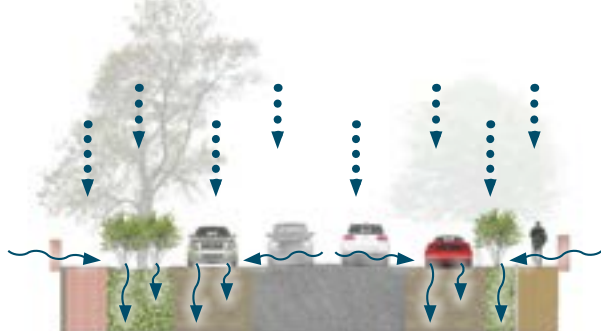
1895 DRAINAGE PATTERN



PROPOSED DRAINAGE PATTERN

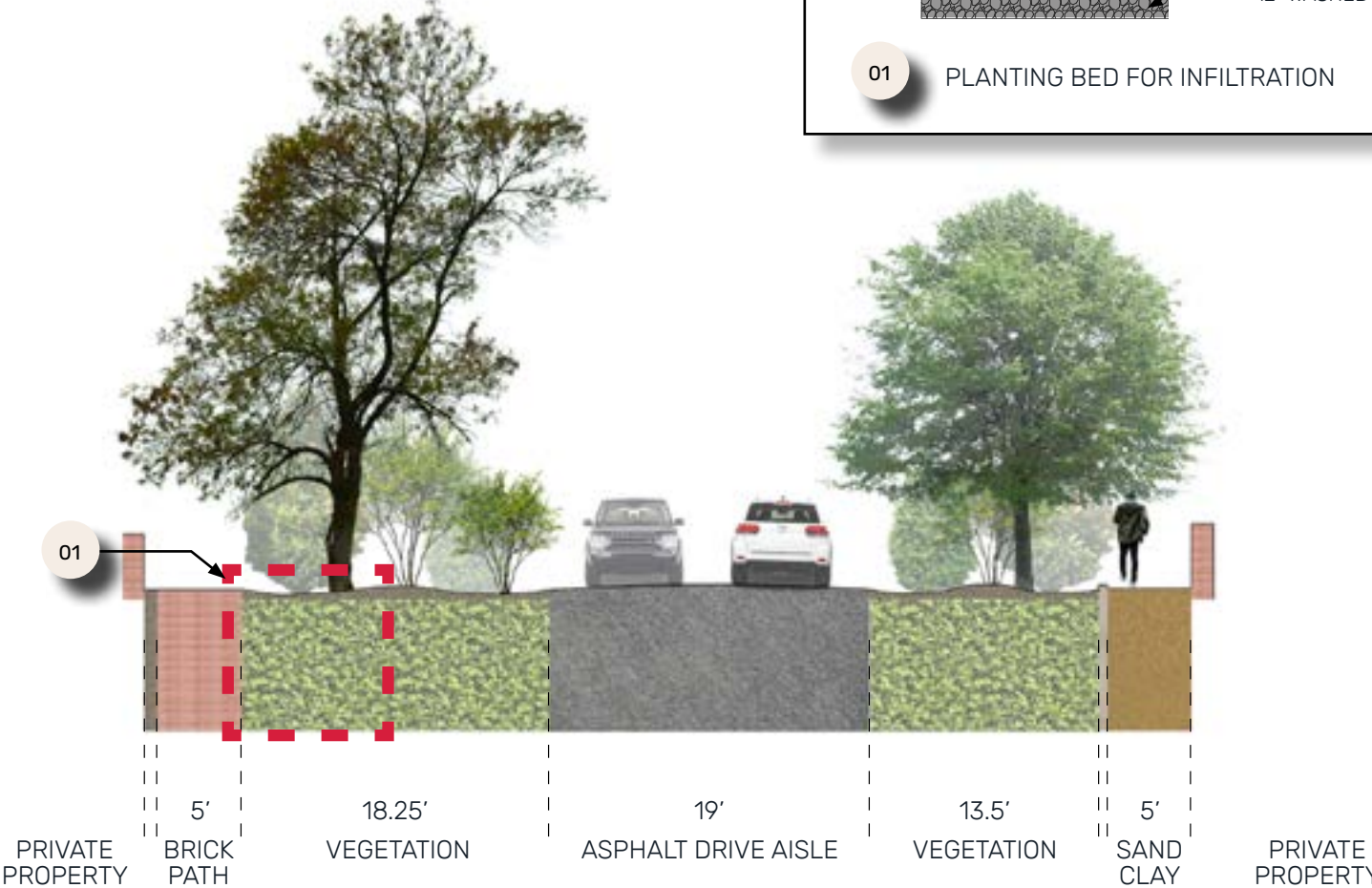


PROPOSED DRAINAGE PATTERN AT PARALLEL PARKING



Existing vegetation should be preserved as much as possible. As trees decline, excavate the planting area and rebuild the soil profile for plant health and infiltration. Replant with a tall tree under-planted with small trees, shrubs and groundcover.

PROPOSED RESIDENTIAL ROAD PROFILE



PROPOSED RESIDENTIAL ROAD IMPROVEMENTS | PHASE 5.8.9.

MAGNOLIA ROAD AND CHINQUAPIN ROAD (WEST OF MAGNOLIA ROAD)

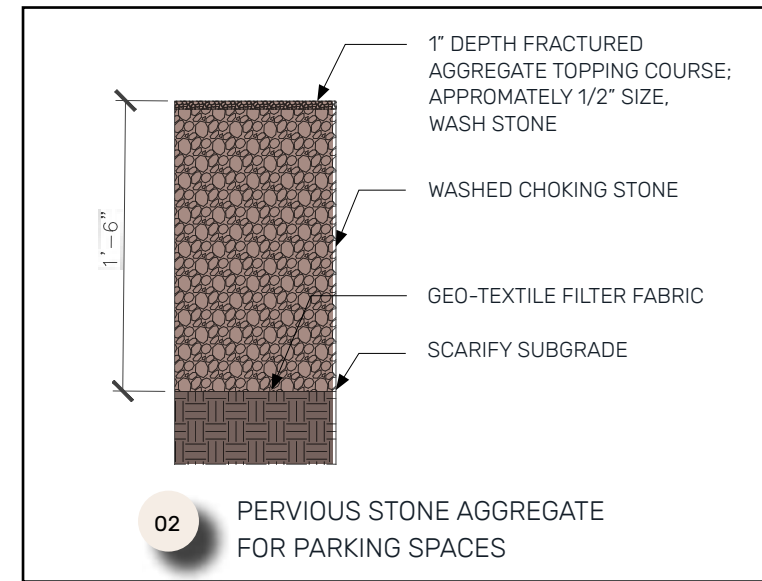
In conjunction with planting bed rejuvenation, rebuild adjacent gravel parking for infiltration and color as part of the same construction mobilization. Deep excavation and stone washed clean of small fines support rapid dissipation of stormwater. Select a warm buff gravel stone rather than cool gray to better represent native soils and visually minimize the road width.

Where gravel parking has replaced planting areas, the spaces are wider than standard parallel parking spaces. Reclaim some of the existing gravel parking are for vegetation between the walk and parking. This has a two-fold benefit of improving drainage and returning some historic character.

Detail 3 shows the existing sand/clay path graded to drain to the planting beds. This uniform sheet flow across the width of the path will scour far less than the existing drainage which moves along the length of the walk, gaining speed as it goes.

A continuous concrete curb holds the edge of path in place. The concrete should not be standard gray but instead be colored with an integral color product or with the native soils to better correlate with the naturalistic walks. Incremental concrete pouring and repairs over time will result in differing concrete colors. This variation is appropriate to the texture and varied color of the paths.

Sand/clay paths are not maintenance free and regular care throughout the year and after major rain events should be expected and planned for. The path will require raking and regrading to maintain cross slope. Shoveling should remove eroded sand from the edge of the planting beds.



LORTON, VA
RSSY



PEA GRAVEL



#57 WASHED GRAVEL

HARMANS, MD
AGGTRANS

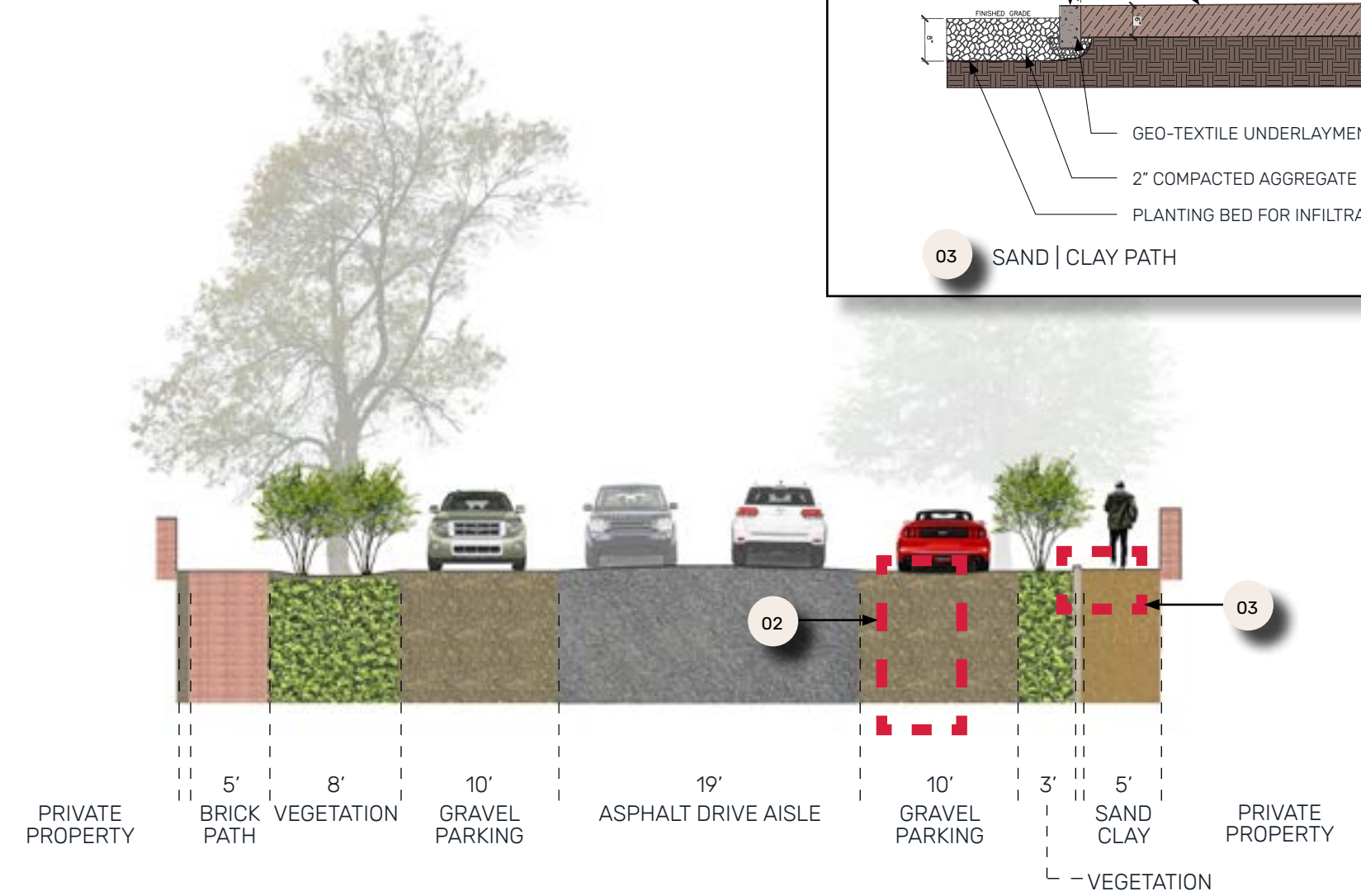


PEA GRAVEL



#57 WASHED GRAVEL

PROPOSED RESIDENTIAL ROAD PROFILE WITH PARALLEL PARKING



PROPOSED PLANTING



› MAINTAIN AND IMPROVE HISTORIC PLANTING CHARACTER

INCREMENTALLY REPLACE AGING TREES

Remove trees in poor condition identified by an arborist immediately.
 Remove trees in fair condition identified by an arborist as maintenance work is undertaken in that area.
 Replace removed trees with a tall tree of similar character from the proposed plant palette, shown on the following page.
 Space new street trees at 50' apart.
 Site new street trees between sidewalk and asphalt where possible.

CULTIVATE A MORE CASUAL PLANT CHARACTER

Replace small, tightly textured evergreen shrubs with more open, deciduous shrubs and perennials.
 Avoid continuous hedges in favor of mixed species plantings.

USE PLANTINGS TO CONTROL AND DIRECT VIEWS

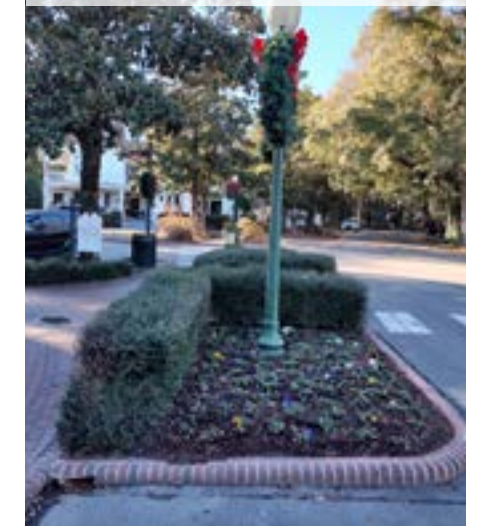
Screen parking areas from sidewalks with small shrubs between 3 and 5' tall.
 Use groundcovers below tall trees at corners and intersections.
 Maintain clear views to the Village Green with tall trees and mulch or groundcovers along north and northwest edges.
 Maintain clear views through alleys with small and pruned plantings.

PHASE
1.
4. 5. 6. 7. 8. 9.
3.
3.

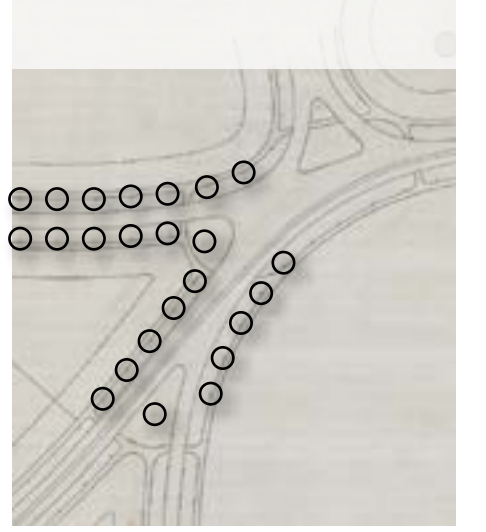
1913 photo capturing the planting character between walks and drives.



Replace formal hedges with loosely shaped shrubs.



Tall trees are shown 50 feet apart on the 1895 plan.



PROPOSED PLANT PALETTE

TALL TREES



EASTERN RED CEDAR
Juniperus virginiana SOUTHERN MAGNOLIA
Magnolia grandiflora SOURWOOD
Oxydendrum arboreum LONG LEAF PINE
Pinus palustris



LIVE OAK
Quercus virginiana WATER OAK
Quercus laurifolia WILLOW OAK
Quercus phellos

SMALL TREES



AMERICAN HOLLY
Ilex opaca CAROLINA SILVERBELL
Halesia carolina



SWEET BAY MAGNOLIA
Magnolia virginiana
'Glauca' SWEET OLIVE
Osmanthus x fortunei

SMALL SHRUBS



AZALEA
Azalea indica CAMELLIA (WHITE BLOOM)
Camellia japonica CAMELLIA (WHITE BLOOM)
Camellia sasanqua DWARF BUTTON BUSH
Cephalanthus 'Sugar Shack'



PROSTRATE JAPANESE PLUM YEW
Cephalotaxus harringtonia
'Prostrata' DAPHNE
Daphne laureola JAPANESE ARALIA
Fatsia japonica ST. JOHNS WORT
Hypericum 'Hidcote'



HARDY GARDENIA
Gardenia jasminoides
'Crown Jewel' INKBERRY
Ilex glabra RHODODENDRON
Rhododendron atlanticum

GROUNDCOVER



BLUE SEDGE
Carex flacca

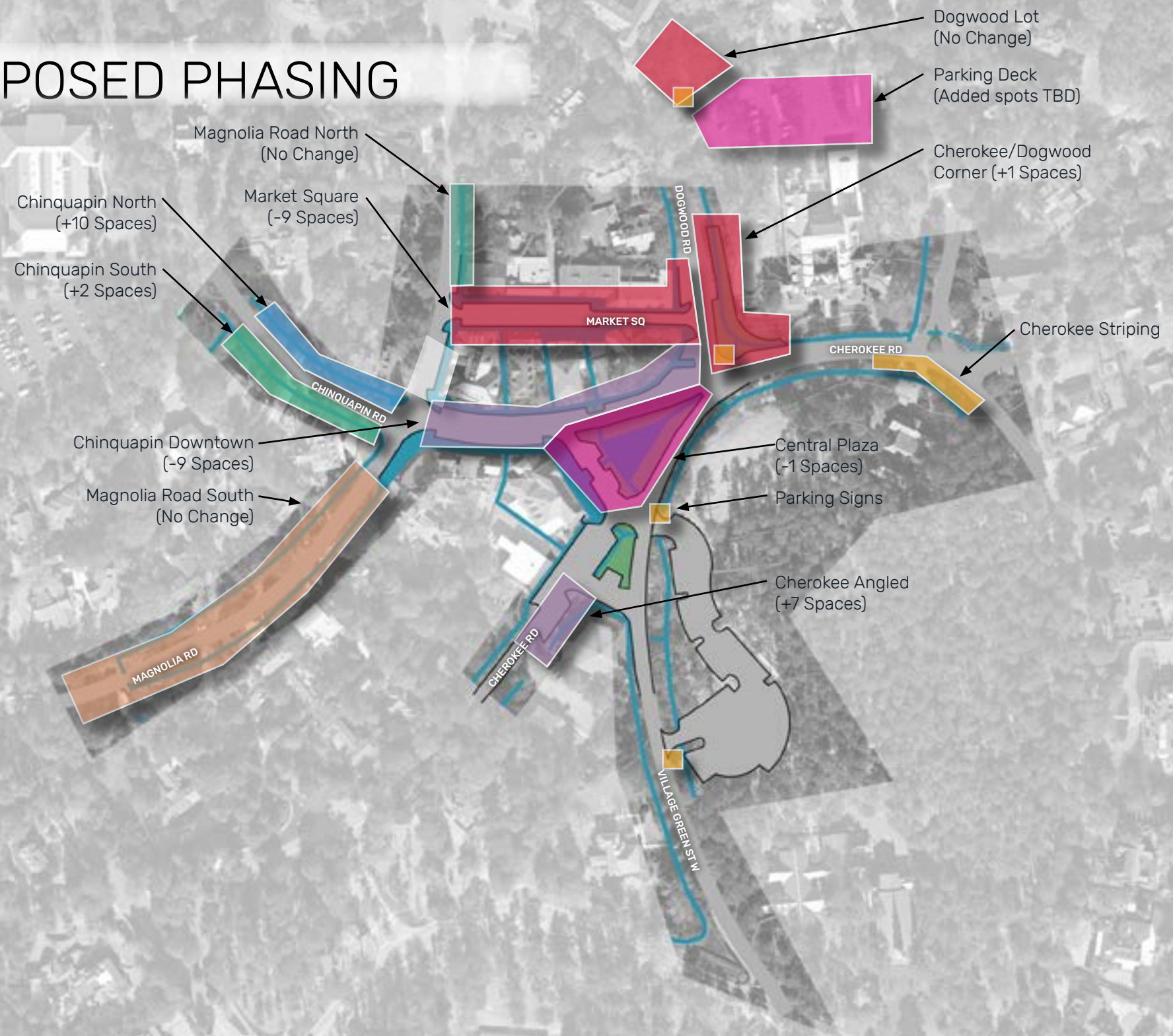


LAMB'S EARS
Stachys byzantina



BIRDS EYE SPEEDWELL
Veronica persica

PROPOSED PHASING



Projects are grouped and sequenced to minimize construction disturbance, protect character of a full tree canopy, and balance downtown area parking to the extent possible.

- › Change to parking count or improvements to existing parking are noted
- › Change to tree canopy are noted

1. REMOVE TREES IN POOR CONDITION

2. PARKING SIGNS + CHEROKEE ROAD STRIPING

Anticipate the sign at the Cherokee and Dogwood intersection will be removed and reinstalled with the Slip Lane project.

- › No loss in parking, improvement of 12 unmarked spaces.

3. AMENITIES, FURNISHINGS, AND PLANTERS

Paint existing light posts and replace furnishings as recommended. Hold off on placing new bike racks and light fixture in areas that will be changed by a later project.

- › No loss in parking or trees.

4. MARKET SQUARE + CHEROKEE / DOGWOOD CORNER + DOGWOOD LOT IMPROVEMENTS

- › Loss of 8 spaces, improvement of 19 spaces at Dogwood Lot to stimulate use.
- › Loss of some trees at the Cherokee / Dogwood intersection, large trees surrounding the intersection will remain; new trees in Market Square.

5. CHINQUAPIN SOUTH + MAGNOLIA NORTH

- › Addition of 2 spaces and bolsters walking between downtown and the Carolina Hotel.
- › Tree removal only where necessary to rebuild a consistent sidewalk, parking and street cross section; new trees planted.

6. CHINQUAPIN DOWNTOWN + CHEROKEE ANGLED PARKING

- › Loss of 2 spaces while improving walkability.
- › No tree removal anticipated; new street trees added to south side of Chinquapin.

7. CENTRAL PLAZA + PARKING DECK ANNOUNCEMENT

Construction of the proposed parking deck may not be complete at the time Central Plaza should move forward. Public announcement with clear commitments of additional parking may help garner support for the added public space with the loss of downtown parking.

- › Loss of 20 spaces downtown; anticipated ~100 in new deck.
- › Large trees to remain, loss of some trees with replanting.

8. CHINQUAPIN NORTH

- › Addition of 10 spaces.
- › This project requires removal of large existing trees and should be undertaken after any new trees are well established at the Cherokee/ Dogwood Corner and Chinquapin South.

9. AT ANY TIME. MAGNOLIA ROAD SOUTH

Ongoing incremental work to reestablish a consistent and sustainable cross section.

- › No loss in parking.
- › Projects should proceed as existing trees decline with new trees planted.

10. AT ANY TIME. ALLEY EASEMENTS AND IMPROVEMENTS