



Commons Master Plan

The renovation of the Irvington Town Commons features numerous multifunctional event spaces, shaded seating areas, pedestrian connections to the surrounding landscape, and new amenities for a more useable community gathering space. A welcoming Arrival Court is envisioned along King Carter Drive that features a revitalized site sign and twin shade structures framing views into the central field and adding to the architectural character of downtown. The details of these landmarks is repeated in an Entrance Arbor at The Commons on Chesapeake Drive. A second Entrance Arbor links the two properties visually and establishes a safe pedestrian road crossing. Extensive native tree plantings around The Playground create a sense of enclosure while providing shade with another structure over a patio for family gathering. Nearby proposed restrooms are simply located on a non-permanent foundation for future flexibility.

Features around the tennis courts serve to downplay the existing fencing while providing additional shaded seating in view of The Gazebo. Native blooming shrubs flank the existing Memorial Fountain which is reimaged with a seat wall backdrop.

The central space of The Commons remains open for The Farmers Market and other events with new amenities encircling the field. A possible Event Deck and Enhanced Memorial Garden links the adjacent museum with The Commons. A trash enclosure is situated for ease of access while small ornamental trees provide seasonal interest with spring blooms and fall color. Drainage throughout is addressed with below ground infrastructure and surface fill as needed.

Parking and vehicular needs are addressed with improved entrances both for users and event vendors. The North Commons provides large-scale parking with signs throughout directing visitors towards it. This field is enhanced with Pocket Meadows of native grasses and perennials with the existing woods cleared of invasive species and managed to maintain screening and encourage tree longevity.

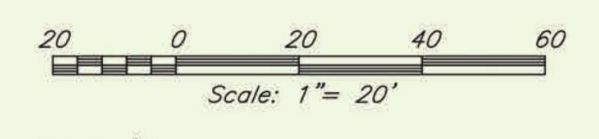
A Perimeter Walking Trail of decomposed granite weaves in and out of the trees, meadows, and garden spaces. Along with existing and future public sidewalks this trail will span just over half a mile with distances marked along the way. Ongoing maintenance will encompass typical landscape needs but is tempered by the minimal care needed for native species, leaf composting areas in the woods, annual mowing of meadows, and materials selected for longevity.

This plan was made possible through the hard work of a committee that examined history, architectural context, desires of the community, other relevant town projects, and the availability of funding over several years. The plan will be implemented in phases over the years under the guidance of the very dedicated Town Council.



Hope & Glory Inn

Artisan & Oyster Trail Signs



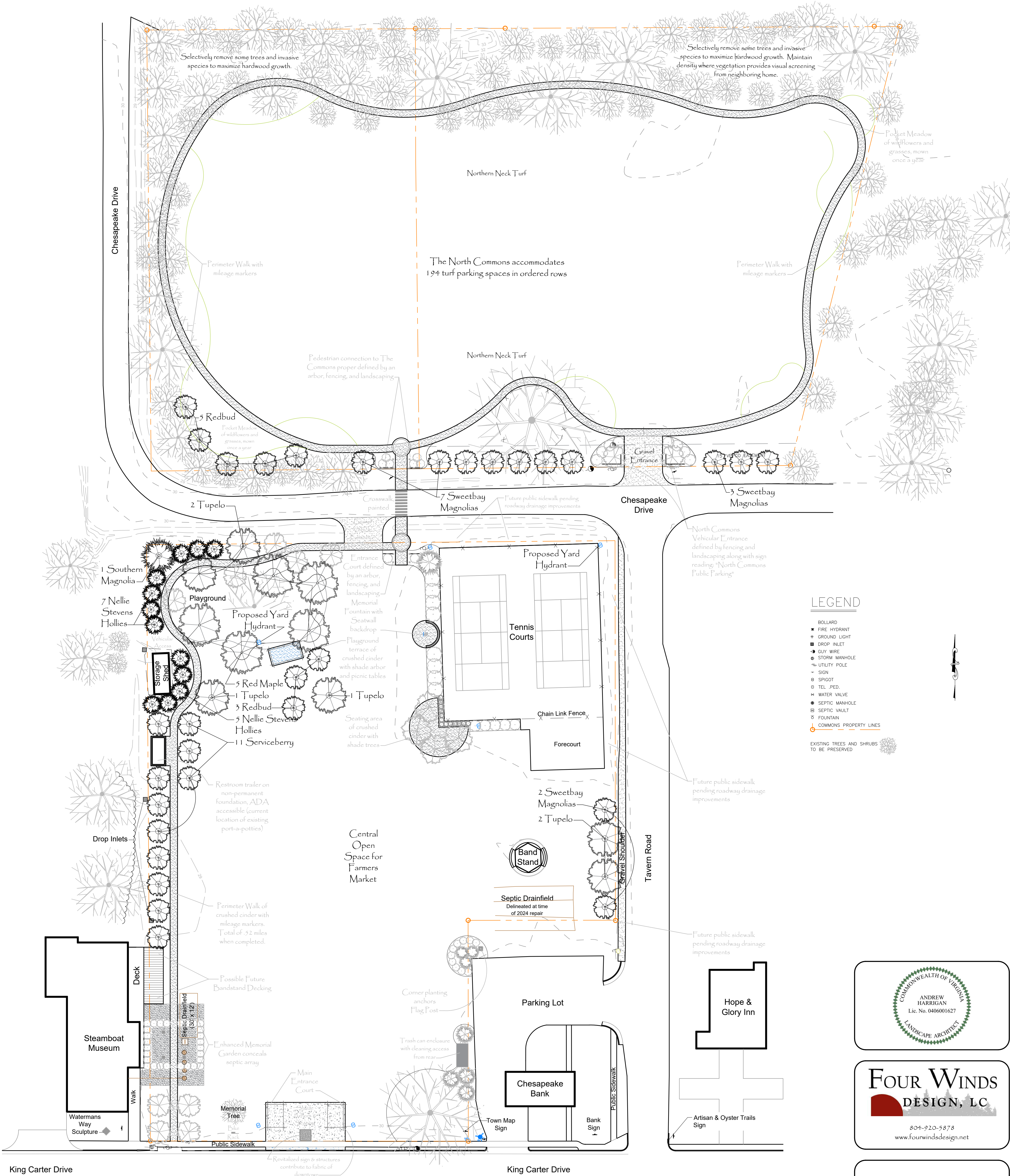
Prepared By:
FOUR WINDS
DESIGN, LC

8-8-24



Adopted Master Plan
Not for construction

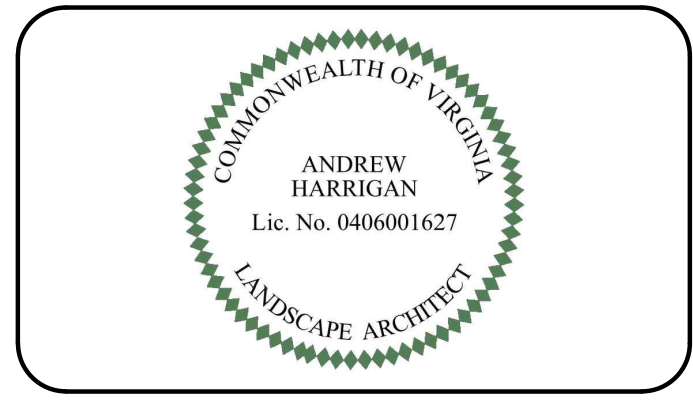
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Sheet 2 of 4	



King Carter Drive

King Carter Drive

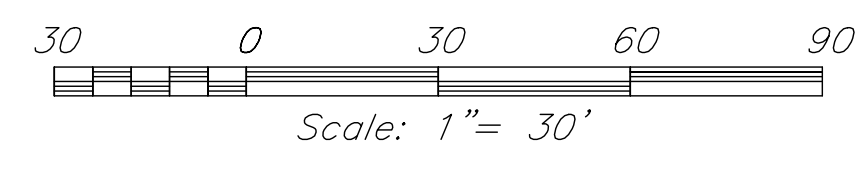
Plant Schedule							
Botanical Name	Common Name	Attributes	Flower Color	Size at Installation	Size at Maturity	Spacing	Quantity
<i>Acer rubrum</i> 'October Glory'	Red Maple	large shade tree, red fall color	n/a	8-10' (1.5" cal)	30-45' tall, 15-25' wide	30'+	5
<i>Amelanchier arborea</i> 'Autumn Brilliance'	Serviceberry	blooming ornamental tree, red fall color	white	10-12' (1.5" cal)	20-25' tall, 10-15' wide	18'	15
<i>Cercis canadensis</i>	Redbud	blooming ornamental tree	purple	7-8' (1.5" cal)	20-30' tall, 25-35' wide	30'+	8
<i>Ilex x 'Nellie Stevens'</i>	Nellie Stevens Holly	small evergreen, winter berries	n/a	7-8'	30-45' tall, 15-25' wide	11'	15
<i>Magnolia grandiflora</i> 'Brackens Brown Beauty'	Southern Magnolia	large evergreen, fragrant flowers	white	10-12'	30-45' tall, 15-25' wide	n/a	1
<i>Magnolia virginiana</i>	Sweetbay Magnolia	blooming ornamental tree, fragrant flowers	white	7-8'	30-45' tall, 15-25' wide	18'	12
<i>Nyssa sylvatica</i> 'Nitro'	Tupelo	medium shade tree, red fall color	n/a	9-10' (1.5" cal)	30-45' tall, 15-25' wide	26'	6
							62

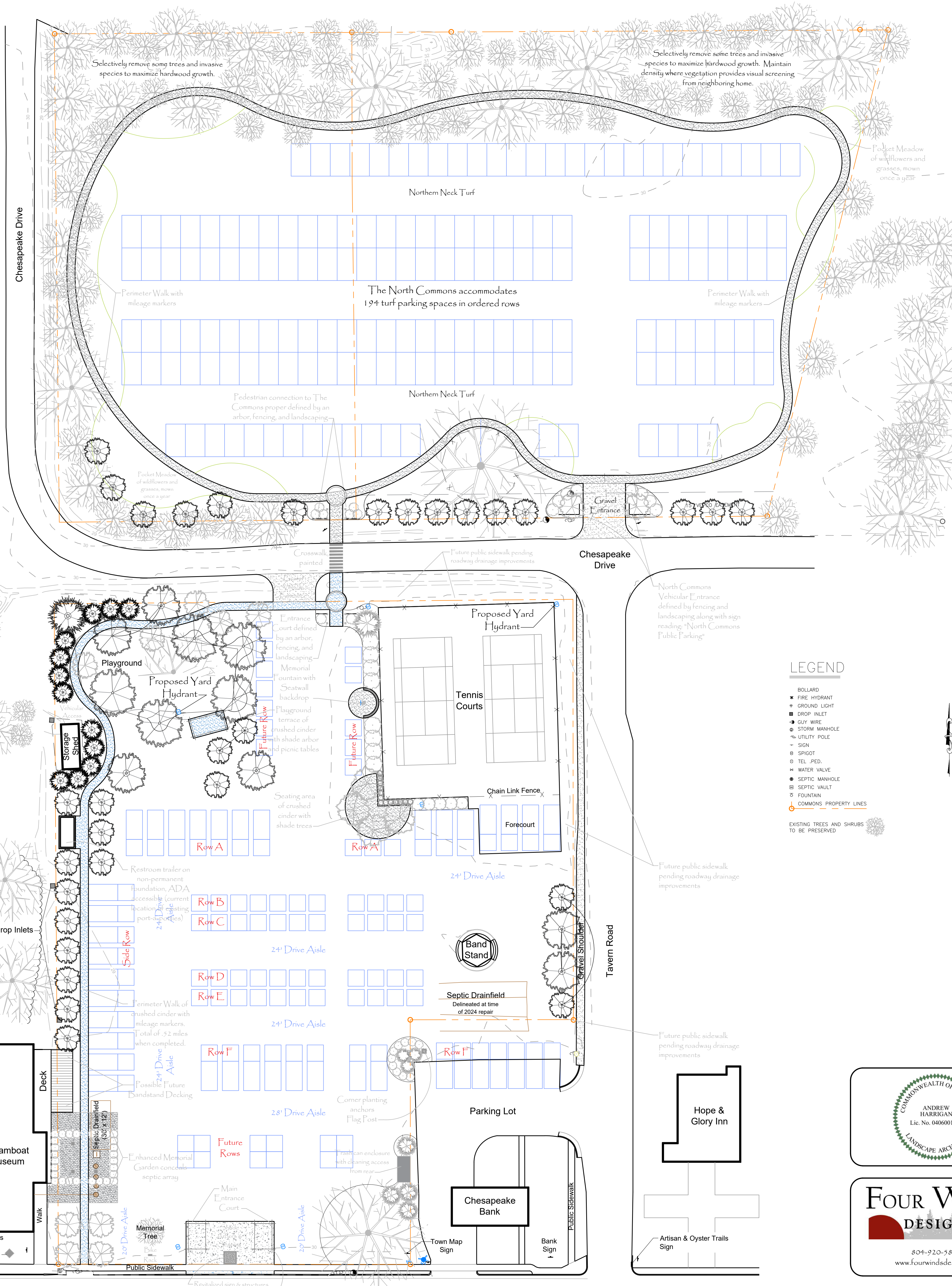


Phase One Preliminary Tree Selections
Not for construction

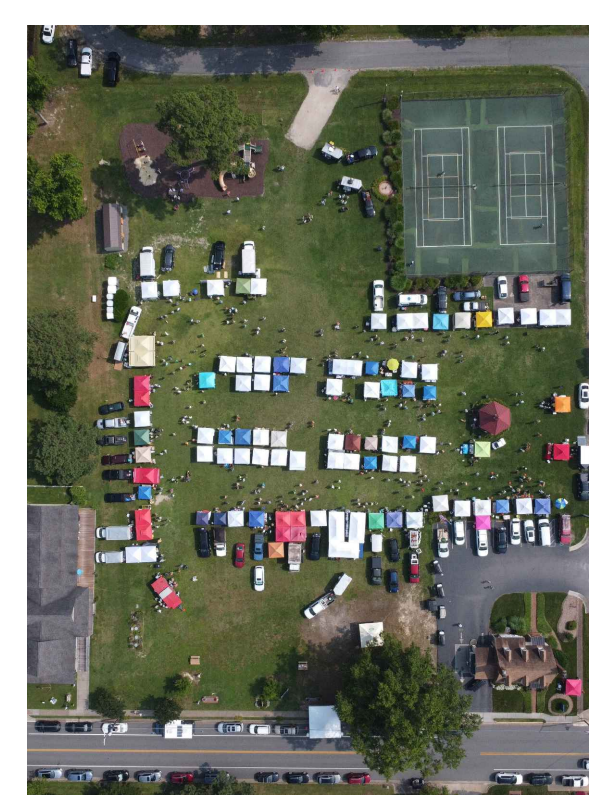
Irvington Commons Master Plan
Irvington, Virginia

Revision Block	
Date: 3.7.25	
Scale: 1"=30'	Sheet 2 of 4



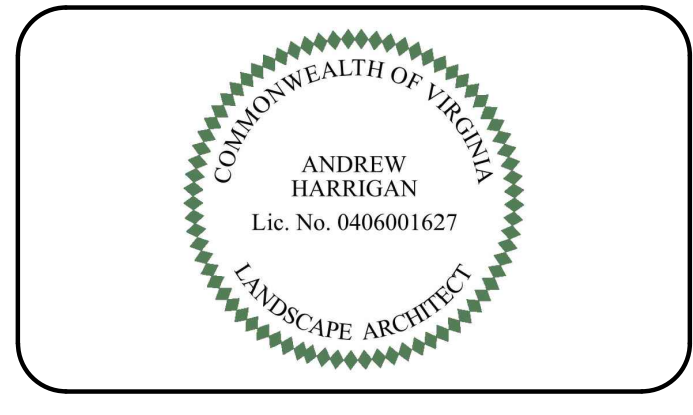


- 72 single tent, non vehicular
 - 40 single tent, vehicular
 - 3 quad tent, non vehicular
 - 8 food truck spots
- Currently shown in aerial photography of Farmers Market:
- 48 single tent, non vehicular
 - 30 single tent, vehicular
 - 10 double to quad tent, vehicular



LEGEND

- BOLLARD
 - ⊕ FIRE HYDRANT
 - ⊕ GROUND LIGHT
 - DROP INLET
 - GUY WIRE
 - ⊕ STORM MANHOLE
 - ⊕ UTILITY POLE
 - SIGN
 - ⊕ SPOUT
 - ⊕ TEL. PED.
 - ⊕ WATER VALVE
 - SEPTIC MANHOLE
 - SEPTIC VAULT
 - ⊕ FOUNTAIN
 - COMMONS PROPERTY LINES
- EXISTING TREES AND SHRUBS TO BE PRESERVED



Phase One Preliminary Tree Selections: Farmers Market Layout
Not for construction

Irvington Commons Master Plan
Irvington, Virginia

	Revision Block
Date: 3.7.25	
Scale: 1" = 30'	Sheet 3 of 4

