

# Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties



Prepared for the Dante Community Association  
April 2020

Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Project funding provided by an Environmental Protection Agency (EPA)  
Brownfields Assessment grant through the Community Design Assistance  
Center (CDAC) at Virginia Tech





Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

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\*middle three people part of separate team

**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 the natural and built environments. Assistance is provided in the areas of landscape architecture, architecture, planning, and interior design. Working with communities, the conceptual planning and design provides communities with a graphic vision of their project that can then be used for grant applications and fundraising for the next steps toward implementation.

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## **ACKNOWLEDGMENTS**

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**Tink Williams**  
Property Owner

**Jarred Glass**  
Dante Community Association

**Carla Glass**  
Dante Community Association

**Jason Gullett**  
Dante Community Association

**Lou Wallace**  
Russell County Board of Supervisors, Member

and

Those who volunteered time for the betterment of the Dante community.

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## PROJECT DESCRIPTION

### Introduction

The Community Design Assistance Center (CDAC) of Virginia Tech received a U.S. Environmental Protection Agency (EPA) Brownfields Assessment grant to assess and help communities develop conceptual redevelopment plans for potentially contaminated sites in southwest Virginia communities.

The EPA Assessment Grant provides funding for CDAC to help communities determine if a site is contaminated (and if so, with what), and then to plan for the possible redevelopment of that site through conceptual design development. EPA does not require or commit communities to any cleanup if the community participates in this process.

EPA's goals are to:

- protect human health and the environment
- sustain reuse
- promote partnerships, and
- strengthen the marketplace

The EPA describes Brownfields as:

“A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

The purpose of this project was to work with a Stakeholders Committee and community members from Dante to create conceptual redevelopment plans for the former steam building and Contura properties, both generally located at the intersection of Lower Bearwallow and Straight Hollow Roads.

The former steam building, currently held in private ownership, is in moderate condition given its age. The building was originally used to generate steam that heated the homes of the coal executives who lived above the downtown area on Roanoke Hill. Though much of the original equipment has been removed, the building's unique exterior architecture remains largely intact and historically significant. The building is presently used as a storage building.

Adjacent to the former steam building property is the Contura property. Contura Energy, a Tennessee-based coal supplier with affiliate mining operations across major coal basins in Pennsylvania, Virginia, and West Virginia, owns a few small parcels of land near the former steam building in downtown Dante. It is anticipated that Contura will be gifting the land to the Dante Community Association. One parcel is located on the northern side of the intersection of Lower Bearwallow Road and Straight Hollow Road and the other is located on the southern side of the same intersection. In addition, the owner of the steam building is interested in seeing design ideas for how the steam building could be redeveloped.

## PROJECT DESCRIPTION

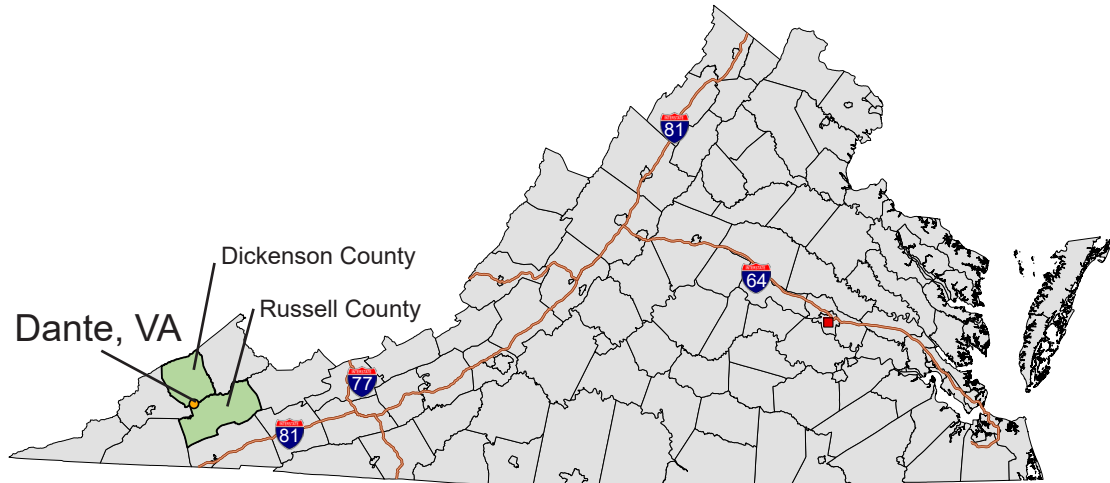
In addition to the conceptual redevelopment design process, a Phase I Environmental Site Assessment (ESA) was conducted for the Contura properties. The Phase I Environmental Assessment (ESA) process was carried out by Cardno, an environmental services company and CDAC's contractor for the EPA grant. A Phase I ESA involves a review of records, a site inspection, and interviews with owners, occupants, neighbors and local government officials. Contamination can result from activities that previously took place on the properties. A Phase II ESA, which involves sampling and laboratory analysis, was not conducted during this project. The grant does not require cleanup, but rather is an opportunity to develop conceptual redevelopment plans that help create a vision for the area's future.



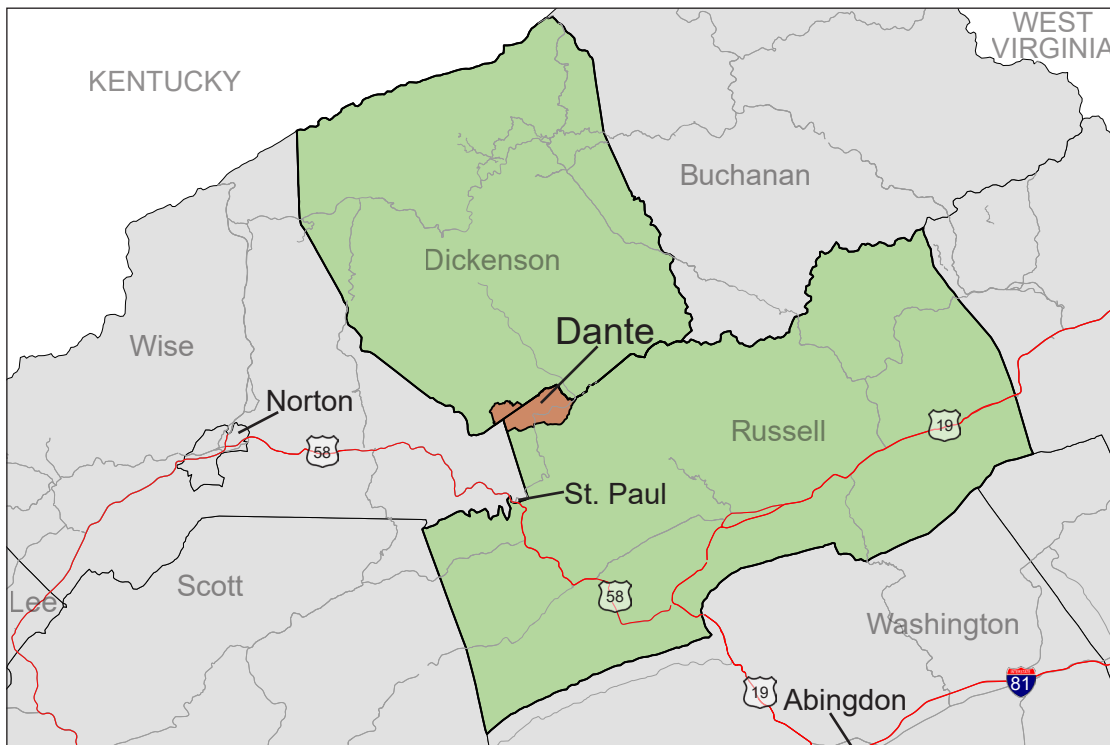
Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties

## PROJECT DESCRIPTION

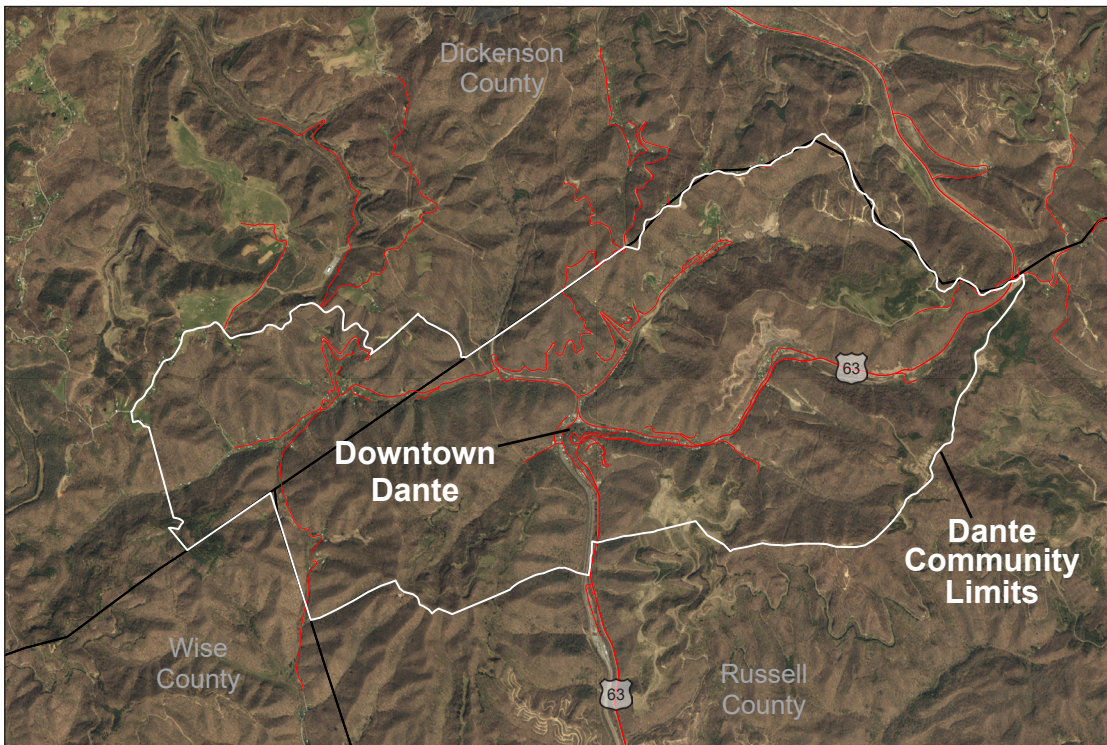
### Project Location



Dante, VA is located in Russell County in southwest Virginia (above), and is approximately ten minutes north of St. Paul, VA, fifty minutes west of Abingdon, VA, and forty minutes east of Norton and Wise, VA (below). A major connector near Dante is Route 58 which connects Russell and Dickenson counties to Interstate 81.



## PROJECT DESCRIPTION



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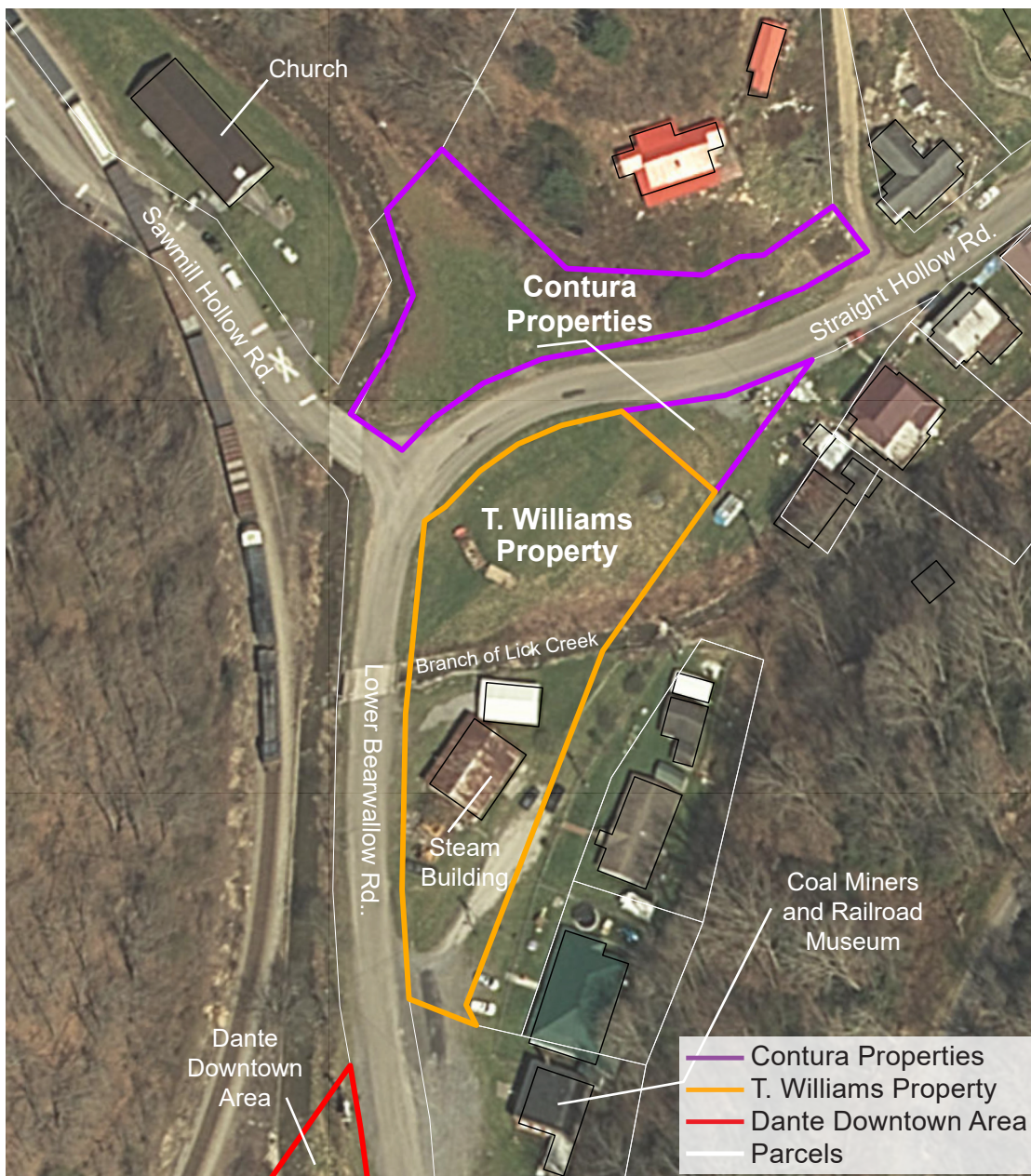
Dante is a census designated area approximately ten minutes north of St. Paul, VA and sits in both Dickenson and Russell Counties. Dante is accessed from St. Paul via Route 63.



- Former Arty Lee School Site
- Contura Property
- T. Williams Property  
-contains Steam Building
- Dante Downtown Area



## PROJECT DESCRIPTION



The project is comprised of three parcels. Two parcels are owned by Contura and are located on the northern end of the design area. They are divided by Straight Hollow Road. The third property is owned by T. Williams and is where the former steam building is located. This property is divided north to south by a branch of Lick Creek. Connections to surrounding community assets such as the Museum, historic African American church, and downtown area are also included in the project.

## PROJECT DESCRIPTION

### Design Process

The design process began with a community input session on September 19, 2019 at the Dante Community Center. During that visit the CDAC team and community members discussed their broad vision for the former steam building and Contura properties, pedestrian connectivity, and access to surrounding outdoor recreation destinations. CDAC visited several key sites including the former steam building, the Dante Coal and Railroad Museum, the downtown and park, and ballfields at the former Arty Lee School site. A site visit, photographs, and input from the stakeholders created a comprehensive foundation that the CDAC team used to develop two preliminary conceptual site master plans for the former steam building and two preliminary conceptual site master plans for the Contura property.

The team returned to Dante on November 13, 2019 to present the preliminary design concepts. Following the presentation, community members provided feedback about what they (dis)liked about each design. Final design concepts were presented on February 25, 2020.

Meeting notes from the community input session and preliminary design presentation can be found in the Appendix.



CDAC student designers Anthony Rosa (top left) and Madi Bolander (top middle) present preliminary design concepts for the former steam building and Contura properties to Dante community members on November 13, 2019.

**PART 1:**  
**FINAL DESIGN CONCEPT**



## FINAL DESIGN CONCEPT

### Community Asset Connectivity Plan

#### Design Description

The former steam building (redeveloped as “The Plant” and described later) is located along Beawallow Rd. and is centrally located among several proposed trails and existing community assets. Within a short walk to the northwest, visitors and residents can access many sites such as the ballfield and the proposed campground at the former Arty Lee School site, the future Sandy Ridge Tunnel Trail, or the historic African American church. The Coal and Railroad Museum is just to the east and the Dante downtown area is a block to the south. Finally, a proposed hiking trail is expected to connect to the site from the south just beyond the Museum.

The community asset connectivity plan proposes two trailheads, one on the northwest end on the Contura property and one adjacent to the Museum. The Contura property trailhead would contain historical information and walking directions to the nearby African American church. The trailhead kiosk also has environmental education information that explains the site’s previous uses and its impact on the local environment. A map on the kiosk also shows connections to other surrounding of trails and and community assets. Adjacent to the kiosk is a small shelter with picnic tables. A small open green space can be used for a picnic or tossing a frisbee.

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Across Straight Hollow Road is a proposed parking lot for “The Plant” and parking for two ATV trailer parking lots. There are nine parking spots for users of “The Plant”, two spots large enough for a vehicle towing a trailer with an ATV, and two handicap spots. A pedestrian bridge is added over the branch of Lick Creek and provides pedestrian access to “The Plant”, Museum, and downtown Dante.

To the south of “The Plant” there is a second proposed trailhead that is near the Museum. This trailhead connects to both a proposed hiking trail along the north side of Lower Bearallow Road and up to the hill. There is also a pedestrian connection to downtown Dante, the playground, and Dante Depot via a pedestrian bridge at the intersection of Lower Bearallow Road and Bunchtown Road. Finally, the trailhead has several trees that provide shade throughout hotter months.

To the south of the Dante post office is an existing metal pedestrian bridge over the creek. Beyond the bridge is an old footpath. The community asset connectivity plan proposes enhancing this historical footpath and connecting it to the residences that remain on Roanoke Hill. The current trail is not in great condition, but through some cleaning and small changes to the infrastructure of the trail, it could become operational in a small amount of time.

Lastly, Spearhead Trails, a regional outdoor recreation organization focused on planning, building, and marketing off-road/ATV adventure riding in southwest Virginia, has been working in partnership with Dante and Russell County to expand their ATV trail network to Dante. An ATV trail connection is expected to enter the Dante community near Hospital Hollow. The downtown area can serve as a destination for ATV riders as they come and go from the trail.

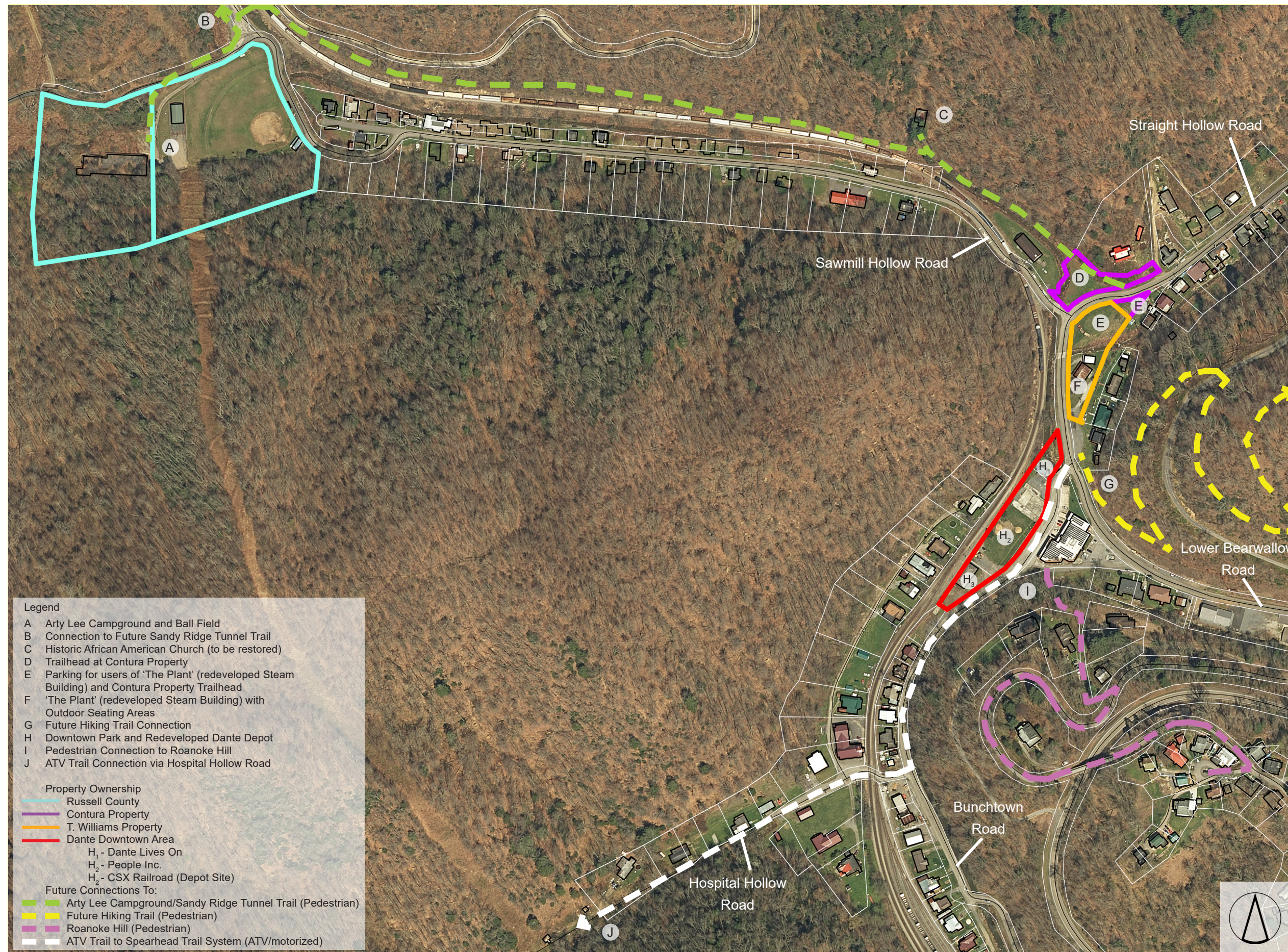




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**Legend**

- A Arty Lee Campground and Ball Field
- B Connection to Future Sandy Ridge Tunnel Trail
- C Historic African American Church (to be restored)
- D Trailhead at Contura Property
- E Parking for users of 'The Plant' (redeveloped Steam Building) and Contura Property Trailhead
- F 'The Plant' (redeveloped Steam Building) with Outdoor Seating Areas
- G Future Hiking Trail Connection
- H Downtown Park and Redeveloped Dante Depot
- I Pedestrian Connection to Roanoke Hill
- J ATV Trail Connection via Hospital Hollow Road

**Property Ownership**

- Russell County
- Contura Property
- T. Williams Property
- Dante Downtown Area
  - H<sub>1</sub> - Dante Lives On
  - H<sub>2</sub> - People Inc.
  - H<sub>2</sub> - CSX Railroad (Depot Site)

**Future Connections To:**

- Arty Lee Campground/Sandy Ridge Tunnel Trail (Pedestrian)
- Future Hiking Trail (Pedestrian)
- Roanoke Hill (Pedestrian)
- ATV Trail to Spearhead Trail System (ATV/motorized)

**Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties**

Final Design Concept  
Community Asset Connectivity Plan  
February 25, 2020



## FINAL DESIGN CONCEPT

### Site Master Plan

#### Design Description

The final design provides an overarching vision for the former steam building and Contura properties that connects to surrounding community assets such as the historic African American church. It creates a space that welcomes creators, innovators, and educators, while still creating a space welcoming to all in the community. The site master plan also enhances parking opportunities, creates an outdoor design for the “The Plant: Collaboration Center for Innovation”, restructures the space in front of the Dante Coal Mining and Railroad Museum, and creates a new trailhead along Lower Bearwallow Road.

#### Contura Trailhead and Connection to African American Church

A new trailhead and trail in the northwest portion of the Contura property connects the downtown area to the former Arty Lee school site. The trail leads from the Contura site to the historic African American church. The trail continues northwest to the former Arty Lee school site where a campground is expected to open. Just before getting to the campground, a trail leads north to the Sandy Ridge Tunnel trail, a future trail that would connect to Trammel.

The Contura trailhead is a pocket park along the creek which has an information kiosk with trail information, site history, and upcoming town events. It is modeled after the existing Clinch River Valley Initiative kiosks that can be found in Cleveland, St. Paul, and Dungannon. Behind the kiosk are two wooden picnic tables underneath a simple shelter that provides shade for park visitors and hikers.

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#### Parking Lot

Adjacent to the former steam building and on the north side of the branch of lick creek that flows through the Williams property, is a new parking lot to provide parking for the “The Plant: Collaboration Center for Innovation” and vehicles that are towing ATVs. Nine standard parking spaces are proposed as well as two handicap spaces and two spaces for ATV trailers. A small vegetated median will be put in between the ATV trailer spots and the standard vehicle spots to minimize the potential for driver confusion or accidents. Alongside Bearwallow Rd. is a sidewalk that guides pedestrians either across the street to the Contura trailhead or southwest to “The Plant” and downtown Dante.

#### Pedestrian Bridge

A metal and wood pedestrian bridge connects the parking lot to the former steam building and creates a safe pedestrian crossing over the creek. The bridge overlooks the creek which can also be heard below.

#### Former Steam Building

The former steam building is redeveloped into “The Plant: Collaboration Center for Innovation”. The outdoor areas surrounding the building have been restructured to become an extension of the flexible and creative work environment that has been created within the building’s interior. Once across the pedestrian bridge, visitors and

## FINAL DESIGN CONCEPT

employees are led toward the front entrance of the building. Potted planters and a mown lawn highlight the entrance.

To the northern side of the building is an outdoor seating area that can double as an outdoor classroom or meeting space. There are wooden benches and movable metal and wooden chairs and tables to allow for a flexible outdoor space. A small lawn is maintained next to the creek where workers can sit and relax. Between the sidewalk that leads to the outdoor seating area and the building is a tucked away area where rolling trash bins can be stored out of sight.

A second outdoor working area is also created on the south side of the building. This working space also has movable wooden and metal seating which allows for collaboration and meeting as well as permanent benches built along the edges of the space. There is also a small game zone next to the building where users of the building can come outside on a break to enjoy outdoor games such as giant chess, checkers, connect four, corn hole, or giant tic-tac-toe. The working area is enclosed by a planter wall and separates the working space from the public sidewalk along Lower Bearwallow Rd. The interior portion of the planter wall is where the permanent bench seating is located which also creates as a noise buffer that minimizes traffic noise generated from Lower Bearwallow Road. The east wall of the outdoor working area is a brick retaining wall and connects to the planter wall.

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On the southern most side of the wall will be the logo for “The Plant”, shown large enough to be visible to drivers and pedestrians. On the eastern side of the building there is a buffer of low-growing vegetation and an evergreen screen to help block noises from disturbing the two residences across the driveway.

### Dante Coal Mining and Railroad Museum

A paved parking lot is proposed in front of the Dante Coal Mining and Railroad Museum with three standard vehicle spaces and a handicap space. There also is a small seating area next to the Museum’s ADA ramp where patrons can enjoy sitting outside. This seating area has metal and wooden seating that can be used as a nice lunch area for visitors to the Museum. Beyond the Coal Mining and Railroad Museum are two residential homes that are currently accessed via an informal gravel driveway and lacks structured parking for the residences. This gravel driveway is replaced with a paved drive and two new parking spaces are proposed for each residence.

### Southeast Trailhead and Kiosk

A second trailhead is proposed south of the Museum near the intersection of Lower Bearwallow Road and Bunchtown Road. This trailhead creates a welcoming entrance to visitors, hikers, and bikers. A kiosk at this location will contain community information about surrounding assets and trail connections. A future pedestrian trail will leave this trailhead east along the north side of Lower Bearwallow Road before going up the hill. Wooden benches are located near the trailhead.

### Connection to Downtown Park

Across the street from the southeast trailhead there is another wooden pedestrian bridge that connects “The Plant” and Coal Mining and Railroad Museum to the rest of Dante and its landmarks such as the Downtown Park and the Dante Depot.





- Legend**
- A Northwest Trailhead to Historic African American Church and Arty Lee Campground/Ball Field
    - Information Kiosk
    - Simple Shelter
    - Picnic Tables
  - B Parking
    - B<sub>1</sub>- Standard; 9 Spaces
    - B<sub>2</sub>- ADA; 2 Spaces
    - B<sub>3</sub>- Vehicle Towing ATV; 2 Spaces
    - B<sub>4</sub>- Residential; 4 Total Spaces
    - B<sub>5</sub>- Museum (ADA); 1 Space
    - B<sub>6</sub>- Museum (Standard); 3 Spaces
  - C Pedestrian Bridge
  - D Outdoor Seating By Creek
  - E 'The Plant' Main Entrance
  - F Outdoor Work Area
    - Seating
    - Movable Tables
    - Outdoor Games
  - G 'The Plant' Welcome Sign
  - H Residential Access Road
  - I Southeast Trailhead and Kiosk
  - J Connection to Future Hiking Trail System
  - K Connection to Downtown Park
  - A Perspective Viewshed
  - Private Property
  - Community Facilities

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**Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties**

Final Design Concept  
 Site Master Plan  
 February 25, 2020





- Legend
- A Creek
  - B Open Green Space
  - C Pedestrian Bridge
  - D Outdoor Seating By Creek
  - E Trash Receptacles
  - F 'The Plant' Main Entrance
  - G Outdoor Work Area
    - G<sub>1</sub> Outdoor Games
    - G<sub>2</sub> Tables and Planter
    - G<sub>3</sub> Movable Seating
  - H 'The Plant' Welcome Sign
  - I Low-Growing Vegetative Screen
  - J Evergreen Vegetative Screen
  - K Residential Parking



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**Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties**

Final Design Concept  
Steam Building Detailed Focus Area  
February 25, 2020





Exterior Perspective 1: 'The Plant' Signage and Improved Roadway

This is a view of 'The Plant' from in front of the Dante Coal Mining and Railroad Museum. The brick wall, which includes a planter, encloses an outdoor space for workers or those attending classes or small events. The facade of the wall provides the perfect spot for the name of the reimagined former steam building. Columnar evergreens screen the outdoor space from the residences. The access road and parking for residences has been formalized. The picnic shelter for the new trailhead can be seen in the background to the right of the church.



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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Final Design Concept  
Exterior Perspective 1: 'The Plant' Signage and Improved Roadway  
February 25, 2020





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Exterior Perspective 2: 'The Plant' Building Entrance

The original window style has been replicated to create the front door to 'The Plant'. Outdoor spaces for workers or those attending classes or other small events, can be seen both to the left and to the right of the building. They are each enclosed by ~4' walls that contain planters. Following the orange and black color theme with the use of iron/metal for downtown Dante, the ornamental street lighting and banners match those proposed for downtown Dante.

Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Final Design Concept  
Exterior Perspective 2: 'The Plant' Building Entrance  
February 25, 2020





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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Final Design Concept  
Exterior Perspective 3: Parking Lot and Pedestrian Bridge to 'The Plant'  
February 25, 2020



Exterior Perspective 3: Parking Lot and Pedestrian Bridge to 'The Plant'

'The Plant' is a short walk from the parking area. A wooden bridge crosses the creek. Both to the left and right of the building are outdoor areas enclosed by brick walls about 4 feet in height that have built-in in planters. The outdoor areas are for those working or attending classes or small events at the plant. Riparian plants are proposed along the creek bank.





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Exterior Perspective 4: Trailhead at the Contura Property

A trailhead is proposed on the Contura property across the creek from existing church and alongside Straight Hollow Road. The trailhead includes a small open greenspace, an informational kiosk, and a small picnic shelter with 2 picnic tables. The future trail leads to the historic African American church and further on to the Arty Lee site (ballfield and future campground) and to the Sandy Ridge Tunnel. The character of the kiosk and picnic shelter is modeled after those used along the Clinch River with the Clinch River Valley Initiative.

Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Final Design Concept

Exterior Perspective 4: Trailhead at the Contura Property

February 25, 2020





**Tree Buffer:** A buffer of conifers is located on the eastern side of the redeveloped Steam Building to block any unwanted noise and to provide some privacy between 'The Plant' and the adjacent private residences.



**Planter Seating:** The planter acts as a buffer between the outdoor work area and Lower Bearallow Road. Seating is integrated into the wall to create an additional outdoor work space.



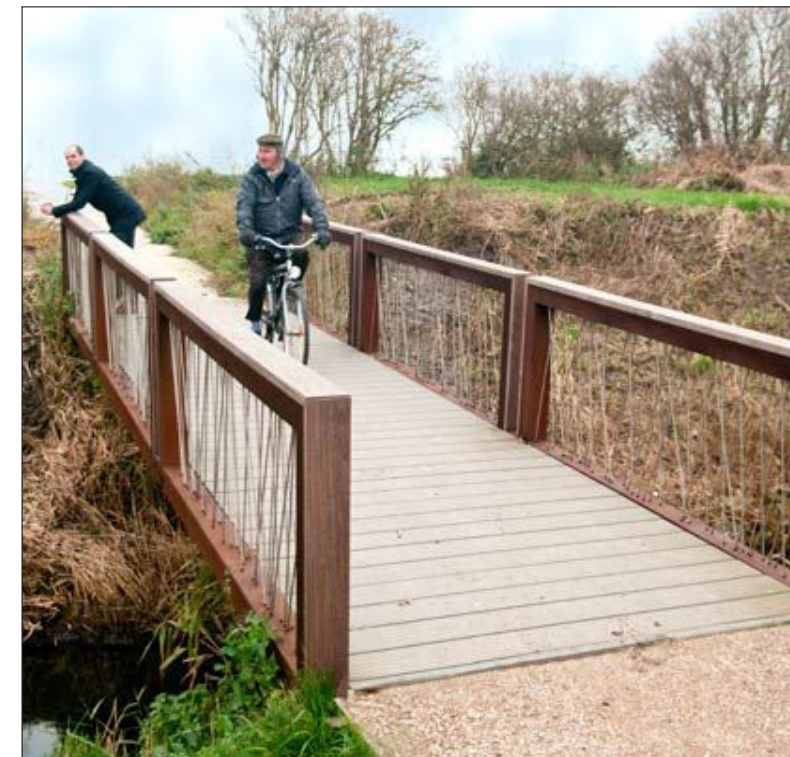
**Trailhead Canopy:** A small canopy is placed over the picnic tables at the northwest trailhead to offer some shade on hot summer days or cover from spring showers.



**Trailhead Kiosks:** The trailhead kiosks provide information about the trail and history of the area and allow for communication about upcoming events in the community. Seen above, the kiosk is styled after the 'CRVI' kiosk in Cleveland or



**Outdoor Seating:** The outdoor seating is visually appealing and is designed to withstand seasonal weather conditions. Additionally, it is lightweight and can be easily rearranged for outdoor meetings. It can be secured when not in use.



**Pedestrian Bridge:** A pedestrian bridge provides a safe pedestrian connection between 'The Plant' and the proposed parking lot and also overlooks the creek below.



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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Final Design Concept  
Exterior Precedent Images  
February 25, 2020



## FINAL DESIGN CONCEPT

### Former Steam Building

#### Design Description

The final design concept captures the property owner's and community's desire to create a space that encourages innovation, creativity, and collaboration. Named "The Plant: Collaboration Center for Innovation", the building becomes an entrepreneurial and research hub in the Clinch River Valley for innovation and entrepreneurial partnership. "The Plant" has the potential to become a model for creative education and technology exploration for rural communities across the country. This design creates a flexible collaboration center that can be used as office space, event space, or for educational instruction. "The Plant" can be operated as a free community service. Alternatively, the building can be operated as a private business where users can rent space at "The Plant" on a daily, weekly, monthly, or annual basis. The space provides a place for residents and visitors to work and develop skills while fostering social connections with others.

#### Entrance, Kitchenette, and Utility Space

Upon entering the building there is a lounge area that establishes a relaxed, comfortable atmosphere. The lounge contains a couch, two lounge chairs, and a coffee table that are perfect for a quick break or an alternative work station. Adjacent to the lounge is the kitchenette, which has a sink, coffee machine, storage, and mini-fridge for users to store pre-made meals. A janitorial/mechanical closet is located next to the kitchenette.

#### Workspace Layout

Past the kitchenette is the copy resource room where a printer/copier and supplies are provided to make working in the space as seamless as possible. In the center of the building and behind the lounge are open work stations with large collaborative desks, mobile lockable storage ottomans, movable partitions and screens, bar height work stations, lockers with built in planters above, and wall marker-boards to encourage all working styles. There is a meeting room in the southeast corner of the building, which is off of the work station space, and has a table with four chairs and integrated technology to allow presentations to run smoothly. This room can be closed off for private meetings or conversations.

Just off of the open work station area and on the opposite wall of the private meeting room is a small area with bar height seating. This smaller space can be used as a break area or supplemental work station. It also has several storage lockers for securing personal belongings throughout the day. Indoor plants are placed on top of the lockers for a pleasant addition of indoor greenery.

Finally, a virtual reality (VR) room is located in the southwest corner of the building that is equipped with all necessary technology for users to fully express their creativity and innovation in a virtual reality setting. The VR room is great for training simulations or developing new software. The virtual reality room has a storage closet that holds additional tables and chairs for use if needed.

## FINAL DESIGN CONCEPT

### Alternative Furniture Arrangements

The furniture in the space was chosen specifically for its versatility and flexibility. All furniture is on wheels so that it can easily be rearranged to accommodate different uses. Some alternative furniture layouts can be seen in following plans and include layouts for a guest lecture, private work stations, event space, or a classroom/lecture seating. This flexibility allows the space to serve a multitude of purposes, all of which support creativity and innovation.

### Color Scheme and Materiality

The color scheme is inspired by a mural that is located on the old dry cleaner building that is adjacent to and south of the Coal Mining and Railroad Museum. The mural, which celebrates the history of the town, features greens and blues and is translated into the design through upholstery fabric and greenery, shades of gray shown through the existing concrete and metal accents, and oranges and rust tones shown through upholstery and the existing brick featured in the space. The deep orange and black tones also pay homage to the Dante Community Association (DCA) logo, which are related to the former school colors.

The use of industrial materials, such as brick, concrete, and metal draw back to the industrial economy of Dante with their history rooted in mining. The existing concrete and brick window trim will be cleaned and refinished so they appear new and fresh, while still keeping their historical character. The ceiling will be exposed to make the most of the natural light coming through the windows and to make the space feel larger and more open. Exposing the metal structure will also contribute to the industrial history that the design celebrates.

### Branding

The building will be re-branded as “The Plant: Collaboration Center for Innovation”. The Plant will become a hub in the Clinch River Valley for innovation and collaborative work, making Dante an attractive community for professionals and collegiate students through a potential partnership with UVA-Wise or other area universities/colleges.

### Lighting:




The large arched brick windows are a beautiful detail of the building and will remain to preserve the historic context of the building. A frosted film will be added to the top arched portion of the window to diffuse light while preserving the access to daylight and keeping the structure of the historic windows visible. The bottom portion of the window will include dark roller blinds, operable by chain link, which will give the user control over their daylighting needs.

The LED lighting selections for the space are specified as dimmable and allow the ambiance to shift as the use of the space changes.

Following is the final conceptual master plan, floor plan, perspectives, and precedents.

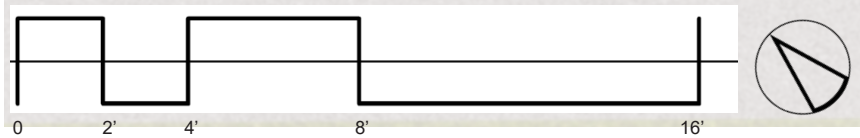
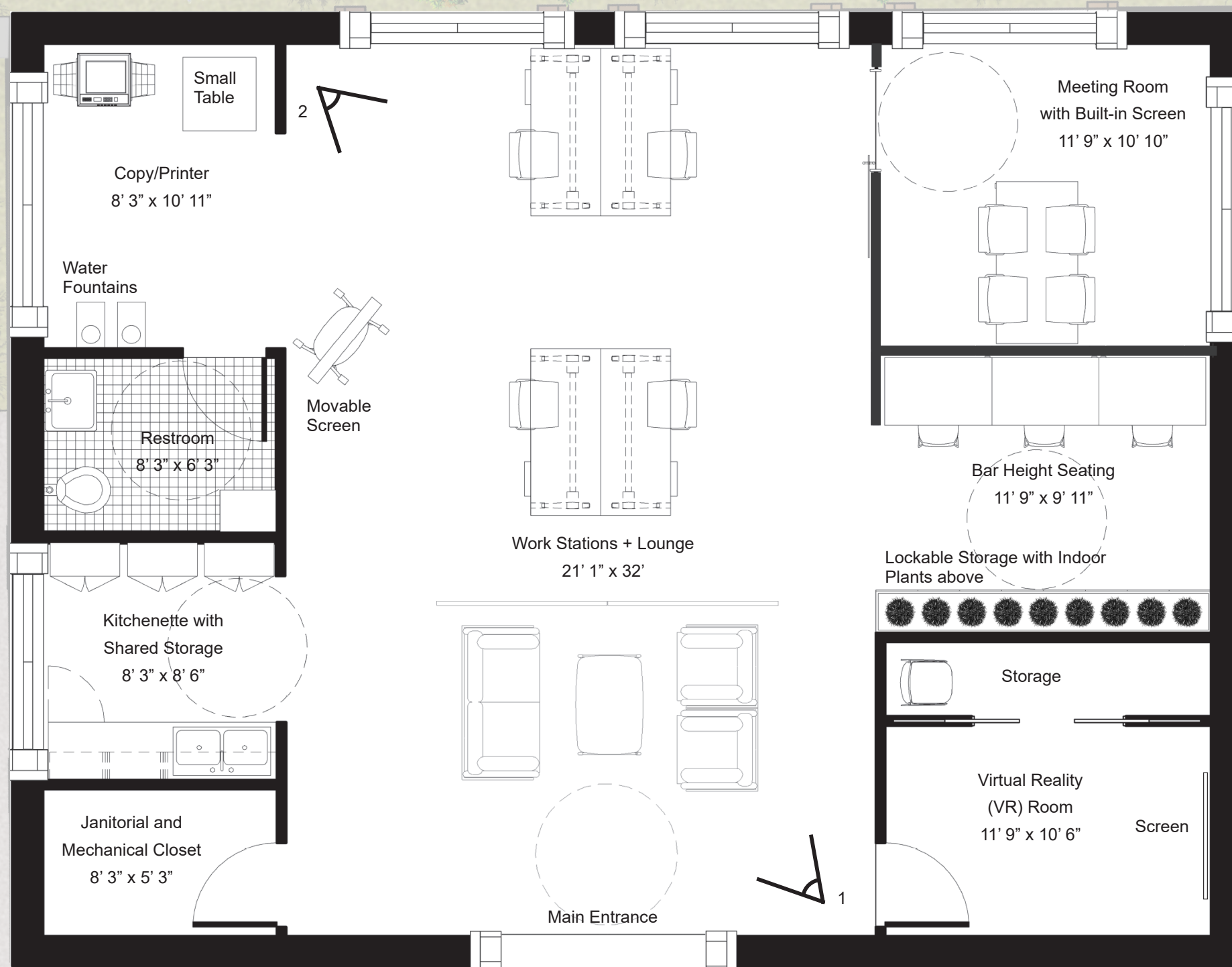


**Legend:**

-  Perspective viewshed
-  North arrow
-  5' Turning radius

**Square Footage Summary:**

Copy/Printer	89.93 sf
Restroom	51.56 sf
Kitchenette	69.71 sf
Janitorial/Mechanical	43.31 sf
Work Stations + Lounge	674.56 sf
Virtual Reality (VR) Room	123.38 sf
Bar Seating + Lockable Storage	116.33 sf
Meeting Room	126.31 sf
<b>Total Square Footage</b>	<b>1,300 sf</b>



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**Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties**

Final Design Concept  
Floor Plan  
February 25, 2020





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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Final Design Concept  
Interior Perspective 1: Entrance Lounge  
February 25, 2020



Interior Perspective 1: Entrance Lounge

The lounge at the entrance creates a comfortable place for workers to decompress as well as a work station for those who prefer to work away from a traditional desk. The privacy screens, shown here as dividing the lounge and work areas, are mobile so that the space can transform as needed. This view also highlights the restored brick window openings and newly exposed ceiling system.





Interior Perspective 2: Work Stations

All of the furniture is on wheels to allow for easy reconfiguration encouraging users to engage with their peers as the use of the space changes. Here you can see the locker system with attached indoor planters, which provides a decorative option for securing personal belongings. A whiteboard with integrated wall panels as well as the new logo at the entrance with Dante-inspired decor can be seen along the wall.



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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Final Design Concept

Interior Perspective 2: Work Stations

February 25, 2020

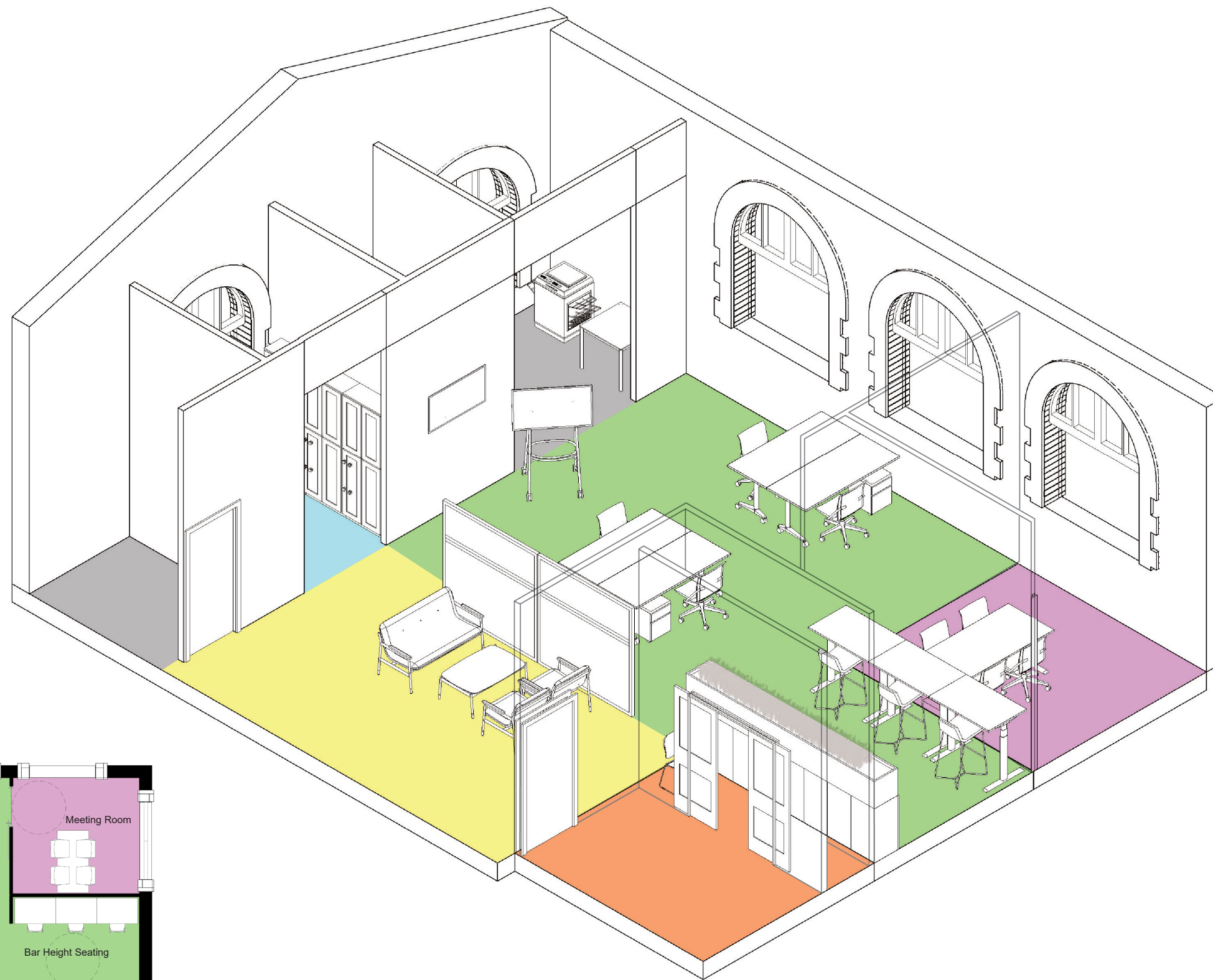




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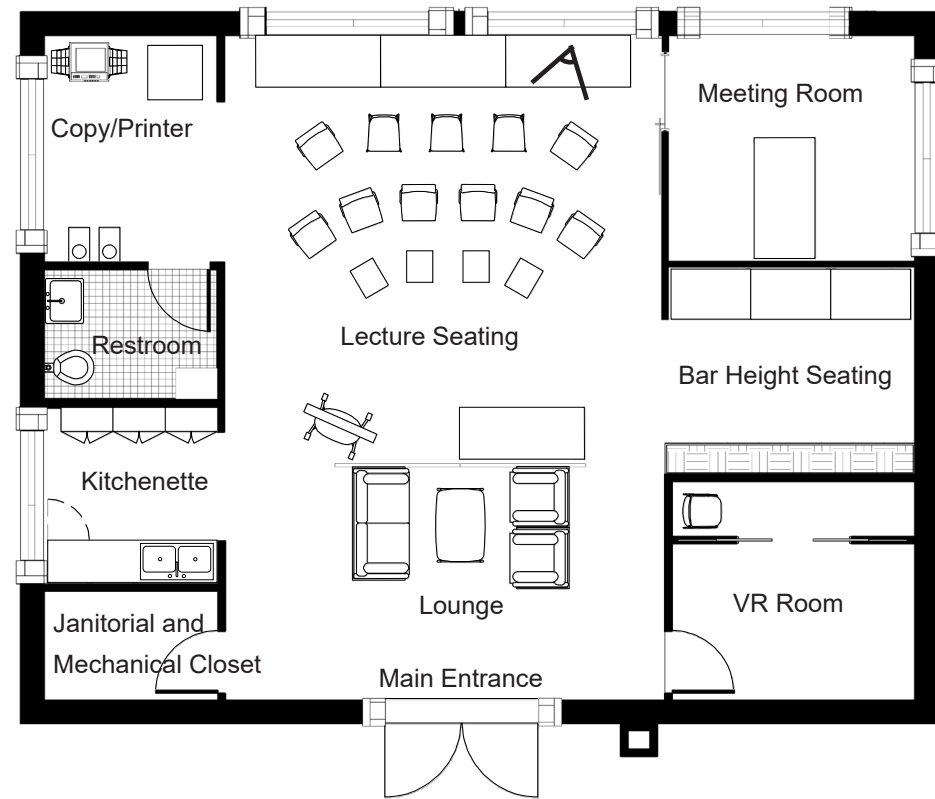
- LEGEND
- Work Stations
  - Lounge
  - Kitchenette
  - Meeting
  - Virtual Reality
  - Utility



Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Final Design Concept  
Axon Diagram of Interior Uses  
February 25, 2020

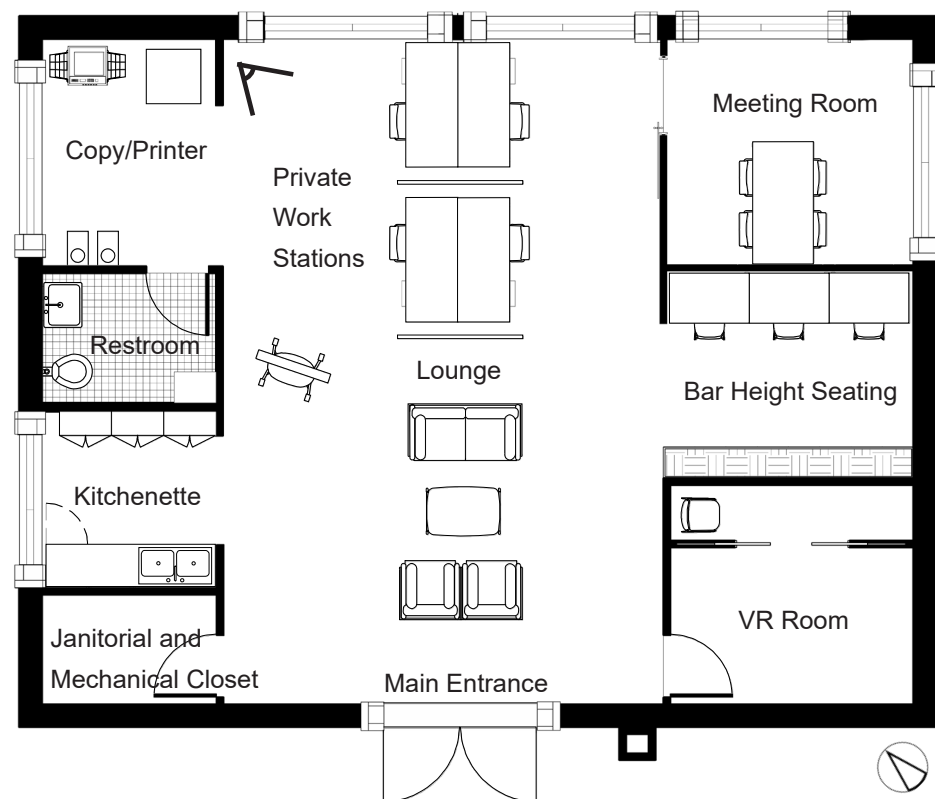
**Legend:**  
 Perspective viewshed  
 North arrow



Alternate Plan: Lecture Arrangement



Lecture Perspective: The space can accommodate a guest lecturer through flexible seating and the additional chairs stored in the VR room closet.



Alternate Plan: Private Work Stations Arrangement



Private Work Stations Perspective: If more private work stations are desired, movable partition walls can be used to create a cubicle-like layout, where people have more divided work spaces.



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Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties

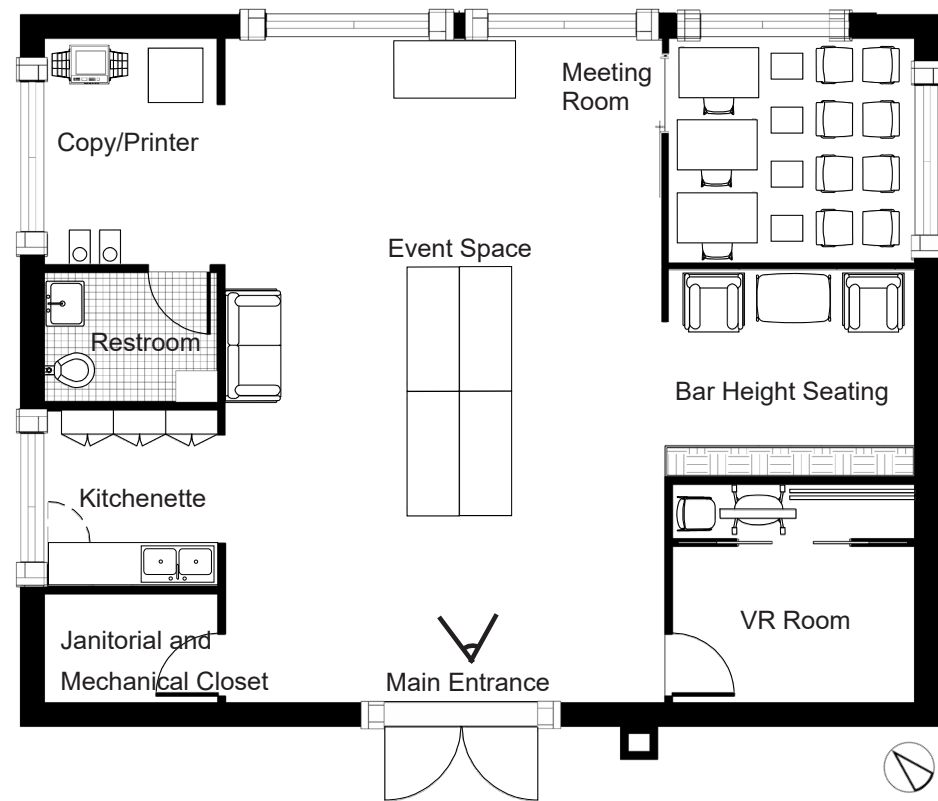
Final Design Concept

Alternate Furniture Arrangements with Corresponding Perspectives (1 of 2)

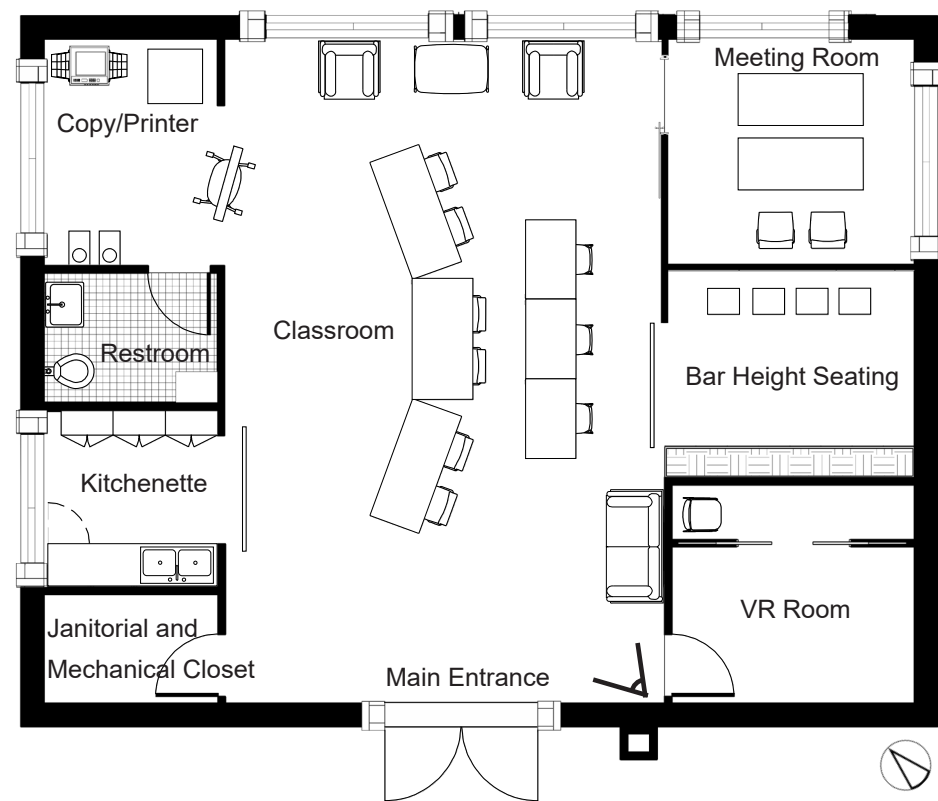
February 25, 2020



**Legend:**  
 Perspective viewshed  
 North arrow



Alternate Plan: Event Arrangement



Alternate Plan: Classroom Arrangement



Event Perspective: When events are hosted here, the chairs and extra tables can be stored in closed rooms to allow for circulation. The dimmable LED lights create a shift in atmosphere. Adjustable shades are incorporated into the windows to darken the room for presentations.



Classroom Perspective: The furniture and movable technology can easily be rearranged to support an engaging learning environment for students of all ages. A shade system is incorporated into the windows in order to see presentation screens better if necessary.



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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Final Design Concept

Alternate Furniture Arrangements with Corresponding Perspectives (2 of 2)

February 25, 2020



**Lounge Area Furnishings:**



*Industry West:*  
Hew Sofa



*Industry West:*  
Hew Lounge Chair



*Gracie Oaks:*  
Dennis Coffee Table



*Versare:*  
Hush Screen Portable Divider  
(or similar)

**Work Station Area Furnishings:**



*Staples:*  
Flash Furniture  
Low Back Armless



*Steelcase:*  
Akira Table

**Bar Seating Area Furnishings:**



*Steelcase:*  
Migration Table



*Industry West:*  
Sling Bar Stool



*Steelcase:*  
Volum Art Lockers  
(or similar)

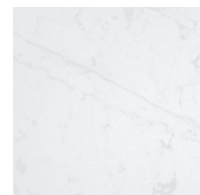
**Finishes:**



**General Flooring:**  
Existing Concrete  
Refinished



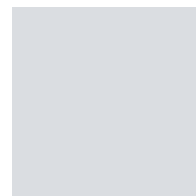
**Carpet (meeting room)**  
*Interface:*  
332904 Black Sea  
*Wayfair:*  
Rialto Charcoal



**Kitchen Counter**  
*Home Depot:*  
Quartz Countertop  
Fairy White



**Accent Wall Paint (main space)**  
*Sherwin Williams:*  
Cyberspace 7076  
*Valspar:*  
Chimney Smoke



**Wall Paint (side rooms)**  
*Sherwin Williams:*  
Starry Night 6540  
*Valspar:*  
April Morning



**Wood Paneling (meeting room)**  
*Steelcase:*  
Blanch Maple Panel  
*Lowes:*  
Metrie Smooth Natural Spruce



**Barstool Fabric**  
*DesignTex:*  
Pennington  
Goldfinch



**Lounge Fabric**  
*Carnegie:*  
Perspective  
6246-2



**Task Chair Fabric**  
*Carnegie:*  
Alex  
101210-840

**Lighting:**



*Focal Point:*  
Skydome LED  
Pendant  
Dimmable



*Focal Point:*  
Linear Seem 4  
Dimmable

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Exposed black metal truss ceiling and refinished concrete floor: These industrial touches work perfectly to celebrate the history of the steam building.



Grouped mobile and height adjustable tables: These work stations allow for choice of layout and work style in a small coworking space. Users can also add privacy through decor.



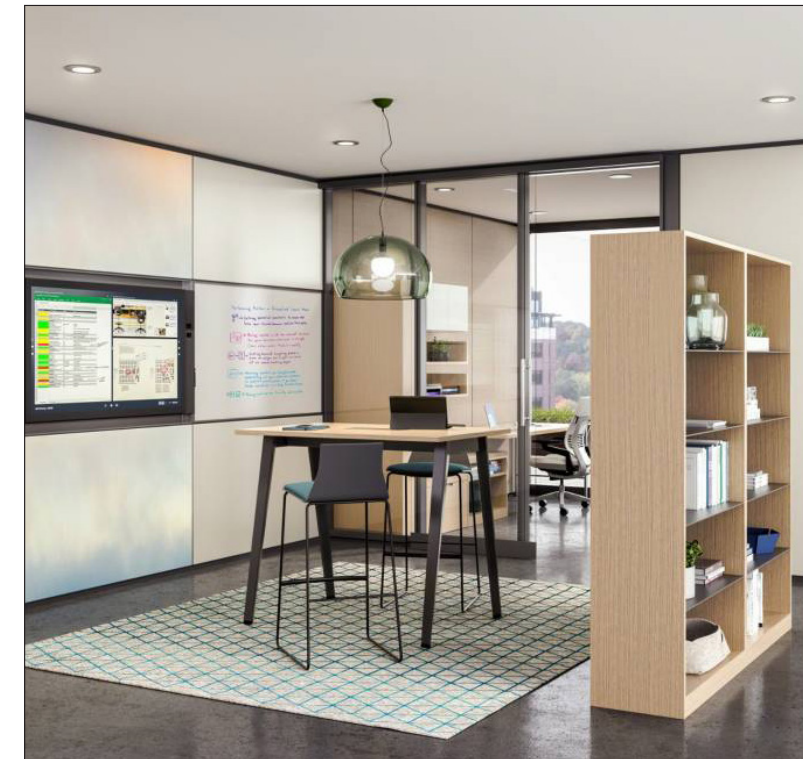
Semi-circle classroom layout: The mobile furniture and multiple table heights allow both teachers and students with varied work needs to have options.



Copier room: This space is a hub for the office, with space for storage, announcements, and a simple two-tone contrasting color scheme. It has a clean and sleek aesthetic.



VR room: This provides a space for the user to engage in a deeper way with their work. To provide the best conditions for the headset, the room requires blinds and black wall paint.



Meeting space: Taking advantage of a panel wall system, the integrated technology and whiteboard panels streamline function and aesthetic.



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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Final Design Concept  
Interior Precedent Images  
February 25, 2020



## PART 2: SITE INVENTORY

## SITE INVENTORY

### Existing Conditions

#### Site Master Plan Summary

The site master plan for the project consists of three parcels as well as various public areas nearby. The three parcels are the Williams property where the former steam building is located as well as two parcels owned by Contura. The Contura properties are located north of the Williams property, of which one is separated from the Williams property by Straight Hollow Road.

The northern Contura property is vacant and the vegetation is moderately maintained. The property is bordered by a creek to the west and Straight Hollow Road to the southeast. The area is mostly flat with grass but behind it there is a large hill and some dense vegetation. The southern Contura property is located on the south side of Straight Hollow Road and is quite small. It is adjacent to the Williams property.

The Williams property is located along Lower Bearwallow Road and opposite a private informal driveway from the Coal Mining and Railroad Museum. The property contains the former steam building and is bisected by a branch of Lick Creek. The portion of the property that is north of the creek is overgrown where a red dump truck is parked.

36

Surrounding the former steam building is a mixture of overgrown vegetation and non-working equipment. There is a secondary shed located between the former steam building and the creek on the north side of the building. Topographically, there is about four feet of elevation change between the west side of the building and the east side. In this area, the building acts as a retaining wall. On the eastern side of the building there are two residences that are separated from the steam building by an old gravel road where train tracks used to be located.

The Dante Coal Mining and Railroad Museum is located just to the southeast of the former steam building. The Museum is a popular destination but does not have much public gathering space outside that connects to the greater community and provides very limited accessibility alternatives. Beside the Museum and to the south is a vacant structure that is a former dry cleaner. This building has a colorful mural that is enjoyable to look at. The space in front (west) of this building is barren and unstructured although it is highly visible to drivers coming from Bunchtown Road onto Lower Bearwallow Road. A trail is expected to come from the hill behind the former dry cleaner building making this location a great spot for a future trailhead. The future trail location is currently overgrown by large bushes, some small trees and tall overgrown grass. There is currently a large barricade at the entrance of the trail.





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### Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties

Site Inventory  
Nearby Pedestrian Destinations  
November 13, 2019



1. The Contura property north of Sawmill Hollow Road is cleared of vegetation. A small creek flows between the site and the church.



2. The property of the former Steam Building (Williams) is moderately overgrown and has a red dump truck parked on it. The Steam Building's roof can be seen in the background.



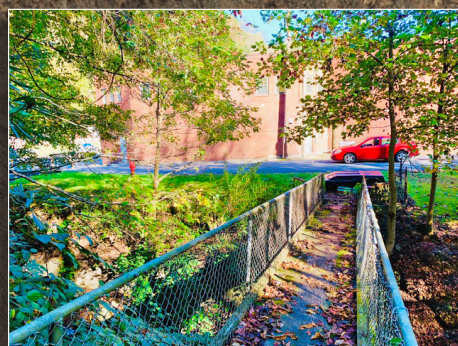
3. The former Steam Building is near the downtown area of Dante. The stream that flows on the west side of Lower Bearwallow Road and through the downtown area can be seen here on the right.



4. Adjacent to the Dante Coal Mining and Railroad Museum (left of picture) is a former dry cleaner. A future hiking trail will enter into downtown on the right hand area of the picture.



5. The areas surrounding the former Steam Building (left) and Coal Mining and Railroad Museum (right) are largely unorganized. The informal nature may cause confusion for visitors.



6. The existing pedestrian path to Roanoke Hill, starting next to the downtown apartment building, is overgrown but still a wonderful asset. Consider clearing/repairing the trail.

Legend	
A	Future Campground at Former Arty Lee School
B	Baseball Field (existing)
C	Contura Property
D	Williams Property/Former Steam Building
E	Dante Coal Mining Railroad Museum
F	Connection to Forthcoming Hiking Trail
G	Downtown Park
H	Dante Depot
I	Hospital Hollow Connection to ATV trails
J	Pedestrian Connection to Roanoke Hill
K	Pedestrian Connection to Old Church
	ATV Connection
	Future Pedestrian Connections
	Former Downtown Area
	Former Steam Building property
	Contura Property





## SITE INVENTORY

### Existing Conditions

#### Former Steam Building Summary

The former steam building, originally built in the early 1900's, is in overall good condition. The building was originally used to generate steam that heated the homes of the coal executives who lived above the downtown area on Roanoke Hill. The current property owner has most recently used the building as a garage/storage space. The building is constructed of stone and brick with a corrugated metal roof. The building is bordered by Lower Bearwallow Road to the west, a branch of Lick Creek to the north, and two private residences to the east. Special considerations should be made to ensure that implementation of the conceptual design is sensitive to the privacy the nearby residences.

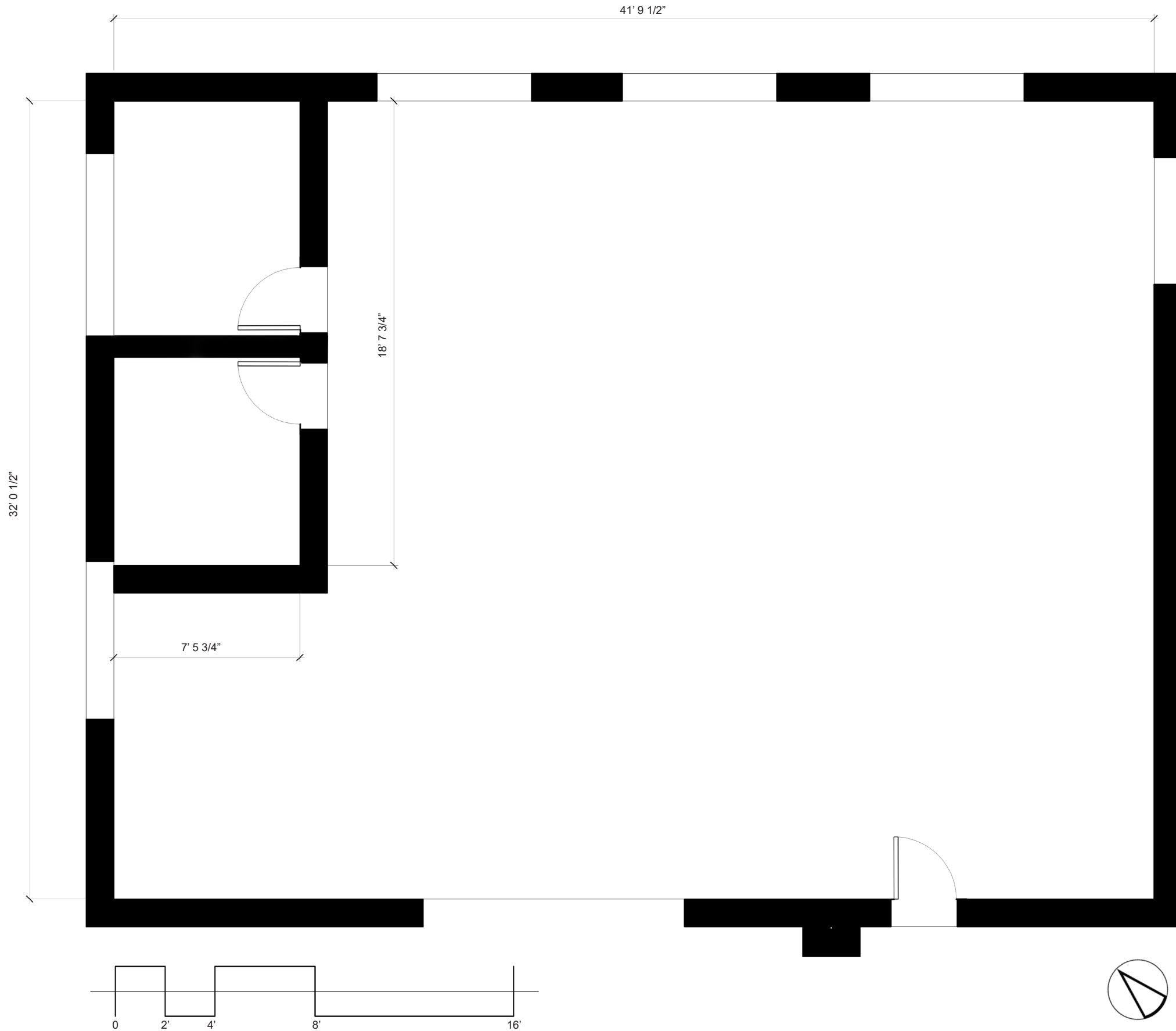
The exterior façade has been well maintained with large portions in its original condition. There is a brick addition that faces Lower Bearwallow Road and incorporated into the conceptual design. The brick addition has a garage door opening with sliding doors and was added by the current owner but can be redesigned in a manner that is more appropriate as a pedestrian walk-thru door(s). The exterior façade contains original brick arched windows that vary in size. The brick arched windows are currently blocked in but can be reopened for the purpose of celebrating the building's historical character and drawing in natural light into the building's interior. There is a shed on the north side of the building that can be removed.

The interior of the former steam building is currently used as garage/storage space. There is plumbing infrastructure in the northeast corner of the building where the building's only restroom is located. The floor is concrete and appears to be in overall good condition, but should be inspected by a professional to confirm this observation. The concrete floor, if it is re-purposed in the future, should be thoroughly cleaned and sealed using industry-accepted techniques since vehicles were repaired at one point inside. The interior space has an acoustic tile drop ceiling and is not original. The original features such as the brick arched windows will remain and should become a focal point of the space from both the interior and exterior.

A Phase I environmental site assessment (ESA) was not conducted on the building during this project (only performed on Contura properties). Due to the industrial nature of the former steam building, it is recommended that the property owner consult with a licensed environmental professional to determine what precautions, if any, should be taken before redeveloping the property.

The following pages contain images and approximate dimensions of the existing building.





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**Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties**

Site Inventory  
Existing Floor Plan of Former Steam Building  
November 13, 2019





The northwest facade of the Steam Building is primarily brick with decorative stone corners. This facade is an addition to the original structure. A large sliding door to the left of the chimney is the primary access to the building's interior. The property has a secondary storage structure made of wood that can be seen on the far left of the picture above.



The building is partially built into the former rail bed. Some original pipes remain through the wall.



Each original window opening has a striking brick trim. The southeast facade is partially built into the former rail bed.



Immediate areas surrounding the building are cluttered with old mining equipment and sometimes overgrown with vegetation, unfortunately making the building unsightly from the street.



The building sits particularly close to Lower Bearallow Road. Special considerations should be given to pedestrian safety as redevelopment ideas are prepared.



The roof is constructed from simple tin. The unique stonework is an important historical feature of the building.



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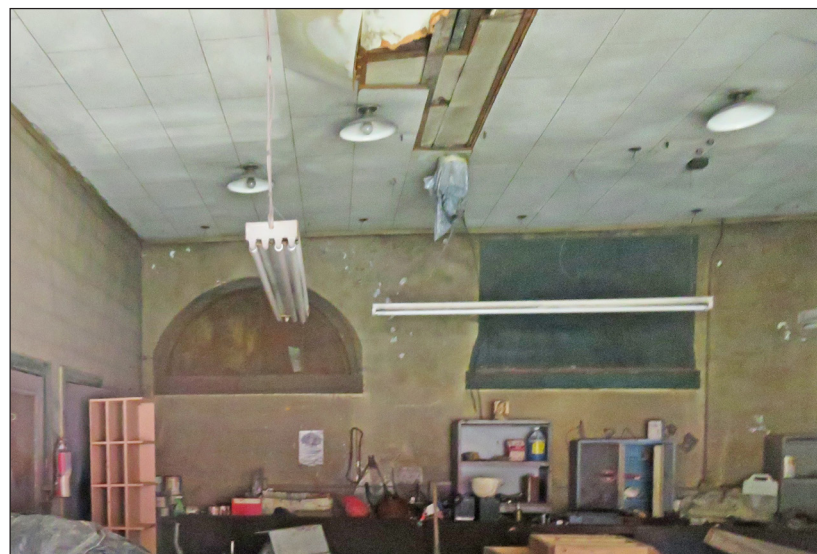
Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Site Inventory  
Former Steam Building Exterior Images  
November 13, 2019





The Steam Building's interior is in moderate to poor condition. The storage of materials inside the building makes it difficult to inspect all portions of the building. Original window openings along the back and side walls have been blocked in and few original ornamentation remains.



Original window openings are blocked in, resulting in very little natural light within interior spaces.



Drop-down ceiling is in poor condition and shows signs of water damage.



Mechanical panels are disorganized with several wires exposed and unprotected. A bathroom is located behind one of the doors in the middle of the picture.



Indicated by the vertical white line on the right hand side, the northwest portion of the building an addition and not original. The drop-down ceiling makes it difficult to see the condition of the attic.



The existing sliding garage door opening is unfinished. The exposed CMU block indicates that this northwest wall is not original.



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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Site Inventory  
Former Steam Building Interior Images  
November 13, 2019



**PART 4:  
PRELIMINARY  
DESIGN CONCEPTS**



## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 1: Tap Room Site Master Plan

#### Design Description

Concept 1 transforms the former steam building into a vibrant tap room and quaint destination for the fermented beverage lover. The area around the building provides new outdoor gathering space with pedestrian connections to other Dante attractions, helping to boost the local economy and bring new visitors into the community.

#### Greenspace and Welcome Sign:

The design begins with a new greenspace to welcome people as they approach from Bunchtown or Lower Bearwallow Roads. For unique decoration, both the old red truck (currently located across the creek) and an old coal box are placed at the entry of the property. The old coal box can be incorporated as the tap room's welcome sign. Additionally, the truck can be used as a buffer between the residential area and the outdoor stage space.

#### Outdoor Seating:

The outdoor space immediately adjacent to the former steam building offers a relaxing and welcoming space for the customers to spend time. Planters fitted with tables and seating work as a buffer from traffic. Poles can be added in order to hang string lights for a soft lighting solution that creates a warm ambiance during evening events. A retaining wall extends off the southeast corner of the building and encloses the tap room's outdoor patio. The curve at the southern most portion of the wall could be a great spot for hosting a local band during warmer months.

#### Service Area:

A small dumpster is located on the north side of the building, away from the outdoor gathering spaces that are concentrated on the south side of the building. A small service drive provides truck access to the dumpster when it needs to be emptied. The dumpster can be screened by using a wooden fence enclosure with gates. Service vehicles may also utilize this service drive when making short-term deliveries.

#### Pedestrian Connectivity and Parking:

The master plan for the tap room establishes new connections to nearby pedestrian destinations such as the Dante Coal Mining and Railroad Museum, downtown park, residential areas, and a forthcoming hiking trail. Parking has also been improved around the building. There is formal parking in front of the Museum as well as a pedestrian bridge across the creek to a new parking lot north of the former steam building.

#### Trailhead Area:

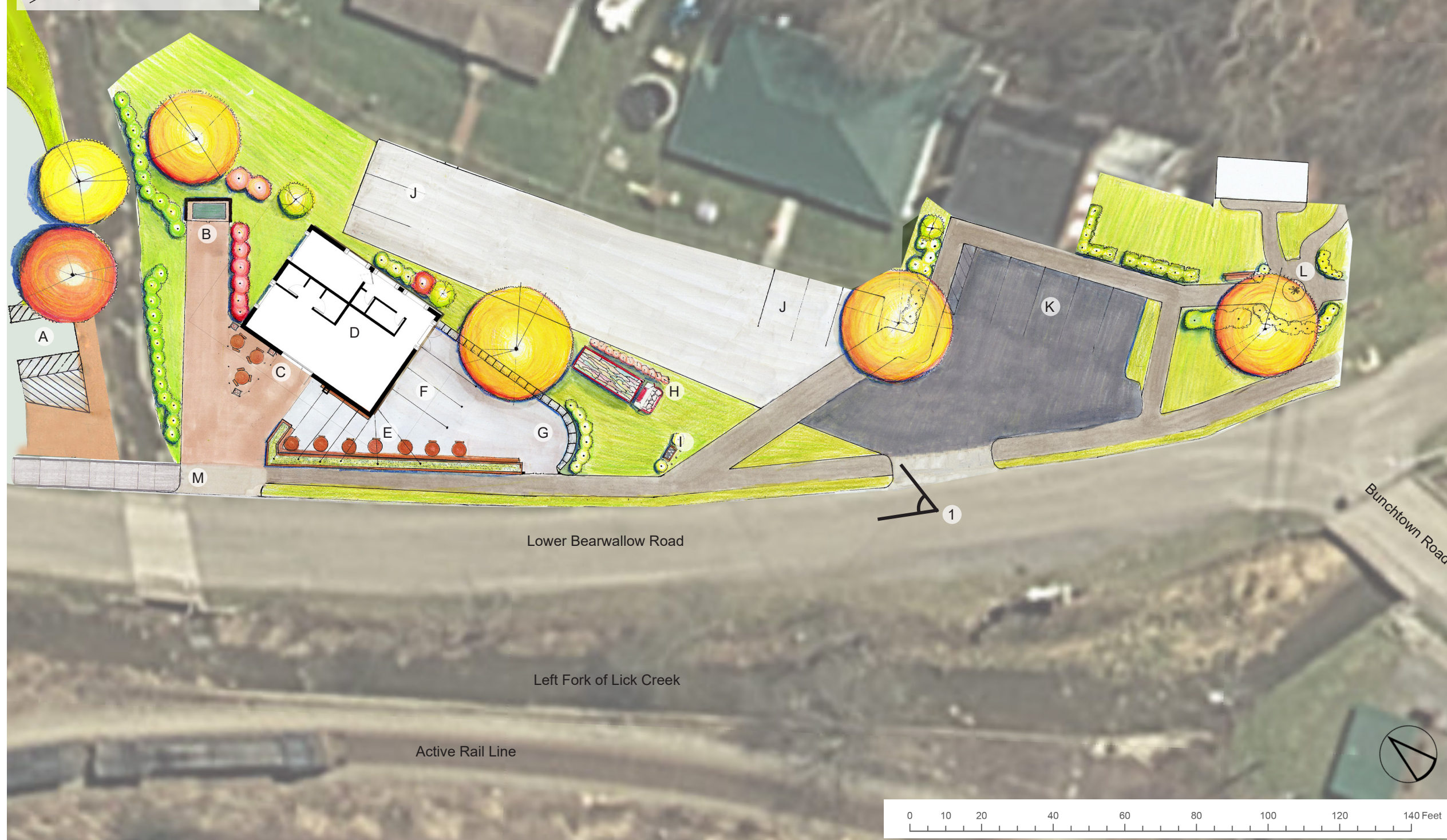
New parking is proposed in front of the Coal Mining and Railroad Museum as well as a sidewalk which would connect to a proposed trailhead. The trailhead consists of new plantings, signage to local businesses/landmarks, and benches.

Following is the preliminary conceptual redevelopment master plan, exterior perspective, and precedent images.



Legend

- A Parking Lot
- B Dumpster with Fence Screen
- C Entrance
- D New Tap room
- E Outdoor Seating
- F Poles for hanging lights and canopies
- G Band Area
- H The Red Truck
- I Original Coal Box with Signage
- J Residential Parking
- K Museum Parking
- L Trailhead
- M Pedestrian Bridge
- > Perspective Viewshed



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**Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties**

Preliminary Design Concept 1: Tap Room  
Site Master Plan  
November 13, 2019





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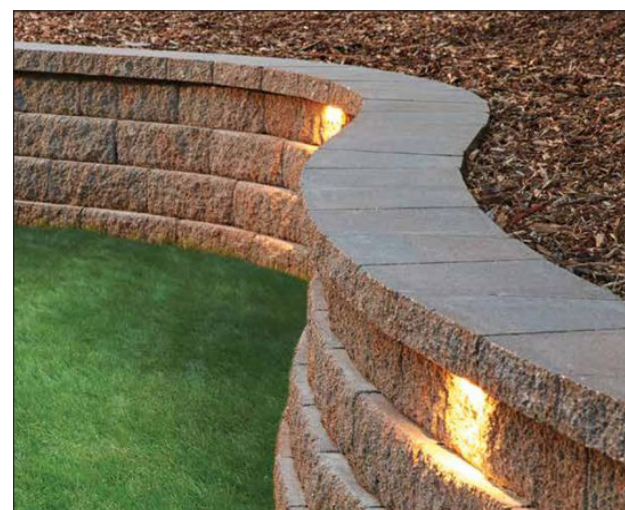
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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Preliminary Design Concept 1: Tap Room  
Exterior Perspective and Precedent Images  
November 13, 2019



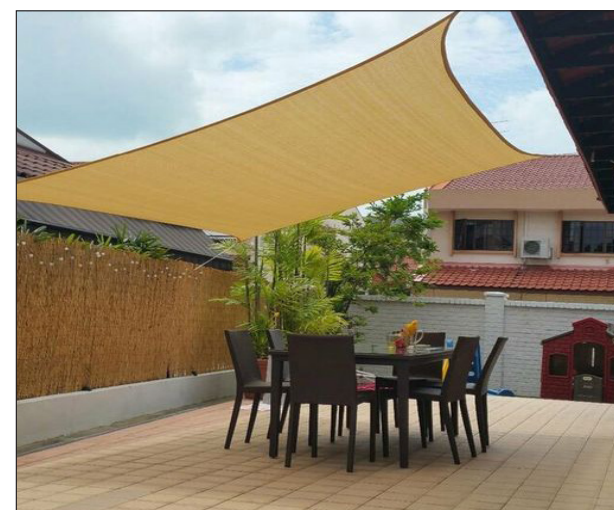
Perspective 1: The former Steam Building is redeveloped into a family-friendly and welcoming tap room. The old red truck and coal cart are refurbished to create a unique entrance and photo opportunity for visitors to the tap house. Certain improvements are made to the outdoor areas surrounding the building, including new sidewalks, low-profile lighting, and landscaping with native plants.



A retaining wall serves as seating or even as a table for those wanting to stand.



The trailhead could include signage noting nearby Dante landmarks and other attractions.



The canopy allows for the space to be able to be used during rainy days or even sunny days.



Planter seating serves as a divider and seating option for the outdoor spaces.



## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 1: Tap Room Parking Layout

#### Design Description

The parking layout accounts for patrons of the tap room as well as parking for vehicles towing an ATV trailer. ATV parking is provided as the Dante community prepares for forthcoming ATV trail connections to the Spearhead Trail network.

The main parking lot for the tap room (across the creek) has 13 standard spaces, 2 ADA spaces, and 2 spaces to accommodate ATV trailers. A small lot located on the north side of Straight Hollow Road has 6 standard spaces and 1 space for an ATV trailer.

Following is the preliminary conceptual parking layout north of the creek and north of Straight Hollow Road.



## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 1: Tap Room Parking Layout

#### Plan



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## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 1: Tap Room

#### Design Description

Concept 1 transforms the historic steam building into a lively tap room for the Dante community. The tap room creates jobs, provides a family-friendly space to interact and have fun, while creating an opportunity to partner with a local brewery and form relationships with neighboring towns. A variety of seating options allow the tap room to be multi-functional and flexible. It is a place to come and have a beer or non-alcoholic beverages, work remotely, or meet up with friends. The design utilizes the existing concrete floor while incorporating historic photos of the town, rustic wood on the bar structure, and dark metal to celebrate the building's industrial history.

#### General Seating Area:

The general seating area provides both bar height seating and standard height tables. The furniture is all light weight and moveable so that the room can be configured as needed.

#### Bar and Service Counter:

The former steam building has a beautiful light-colored granite bar and self-service counter. Behind the bar are taps that can serve anything from beer, kombucha (fermented tea), flavored sparkling water, cold nitro coffee, and more. A stainless steel drip tray is located below the taps which drains excess liquids away and into the building's central plumbing system. The bar area can seat up to seven people and has string lights above.

#### Kitchen and Keg Storage:

The kitchen is the primary food preparation area for a limited menu of small snacks. It is located in the northeast corner of the building, which takes advantage of existing plumbing infrastructure, as well as a large window for natural light. The kitchen is equipped with commercial-grade equipment and includes a fridge/freezer, range/oven, and dishwasher. There is also ample overhead cabinets and dry storage racks. There is a mobile island in the center of the kitchen to provide adequate prep space that can be moved periodically as needed. Additional storage racks for cleaning supplies can be located in the hall outside of the kitchen and keg storage area. Adjacent to the kitchen is a walk-in cold storage unit. Inside there are racks to store untapped kegs and an area large enough for four half-barrel kegs. Beverage lines are run through the wall to the bar and service area where taps are mounted to the wall.




#### Entertainment and Lounge Area:

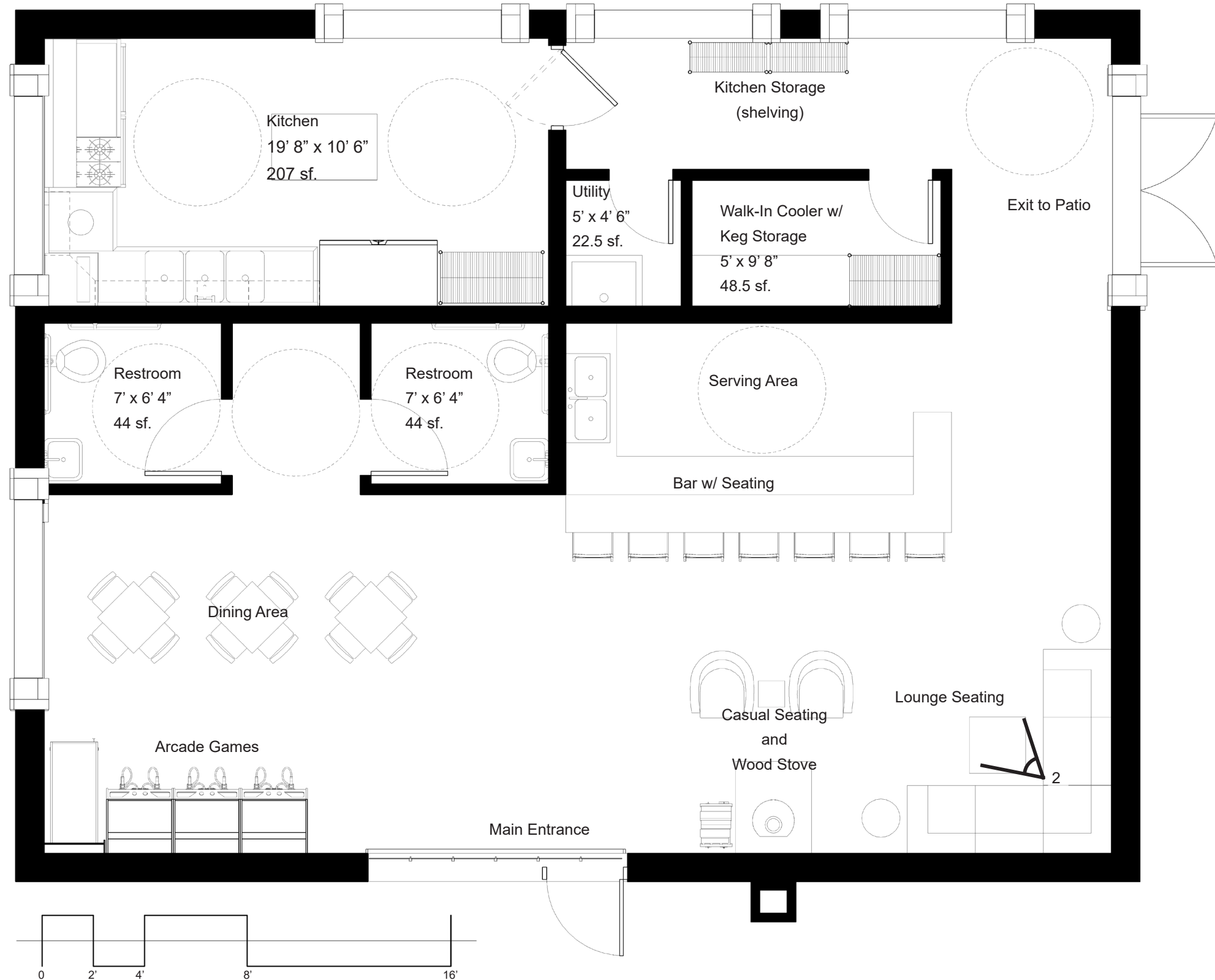
The plans all feature a space for entertainment. This allows for members of the community, of any age, to enjoy the space. The lounge area in the tap room features soft seating for a more relaxed atmosphere as well as a wood burning stove to help keep the space warm in the winter months. This area provides users with a place to hang with friends, play arcade games with children, casually get some work done, or even sit by the fire and read a book.

Following is the preliminary conceptual redevelopment floor plan, interior perspective, and precedent images.



**Legend:**

-  Perspective viewshed
-  North arrow
-  5' Turning radius



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**Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties**

Preliminary Design Concept 1: Tap Room  
Floor Plan  
November 13, 2019



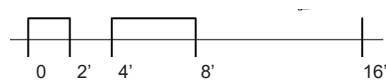


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**Legend:**



**Alternate Space Plan Key:**

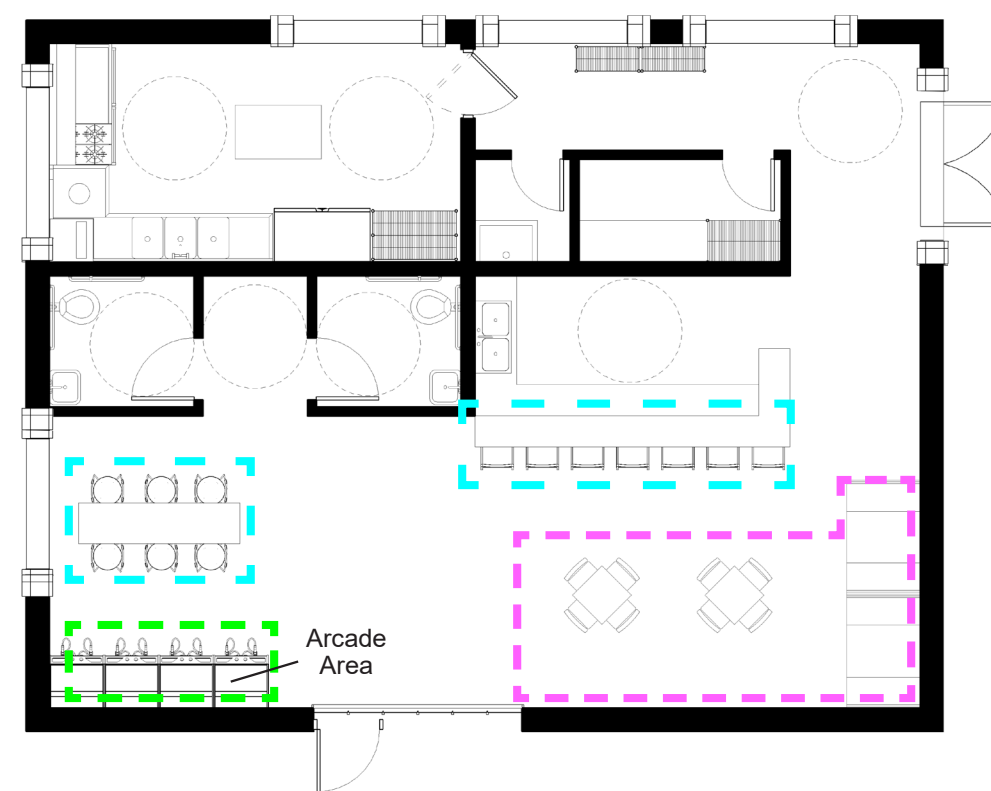
- Dining area
- Entertainment area
- Lounge area
- Bar height seating

**Concept Statement:**

Concept 1 transforms the historic steam building into a lively tap room for the members and visitors of the Dante community. The tap room creates jobs, provides a space to interact and have fun, while creating an opportunity to partner with a local brewery and form relationships with neighboring towns. A variety of seating options allows the tap room to be multifunctional. It is a place to come and have a beer and work remotely, a place to meet up with friends, and a place to make new ones.

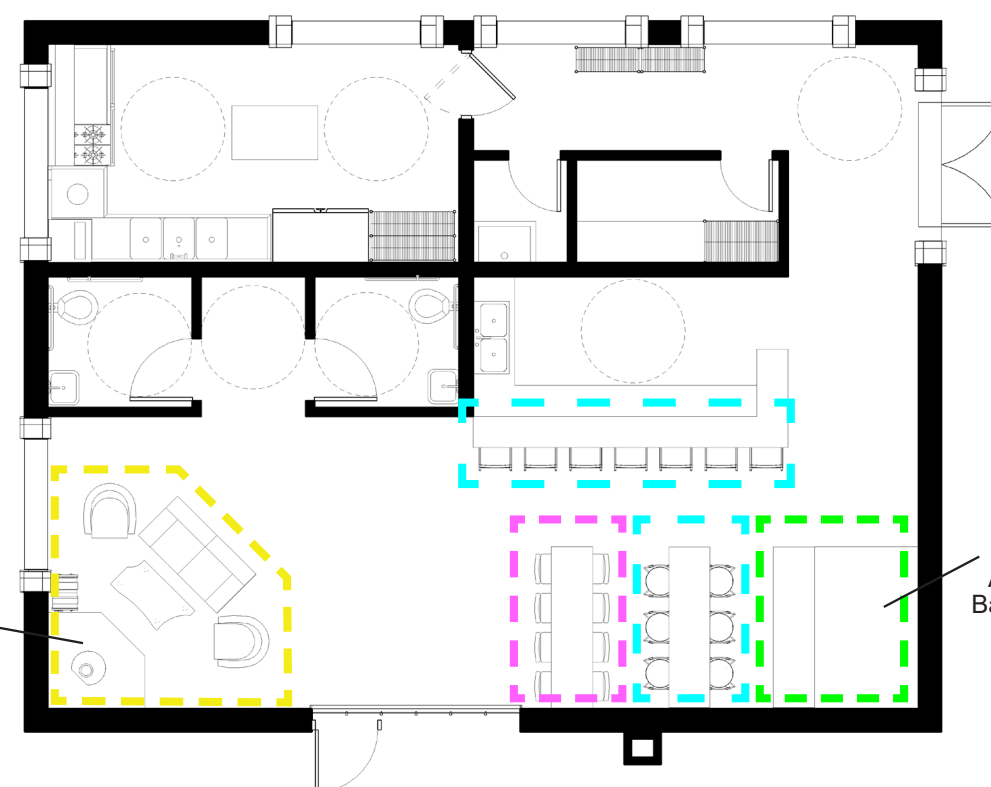
**Space Dimensions:**

Kitchen: 207 sf. (19' 8" x 10' 6")    Restroom (2): 44 sf. (7' x 6' 4")  
 Keg storage: 48.5 sf. (5' x 9' 8")    Public space: 865 sf. (20'10" x 41' 9")  
 Utility: 22.5 sf. (5' x 4' 6")



Dart Board Area w/ Bar Height Seating

Wood Burning Stove



Wood Burning Stove

Dart Board Area w/ Bar Height Table

Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties

Preliminary Design Concept 1: Tap Room  
Alternative Floor Plans  
November 13, 2019





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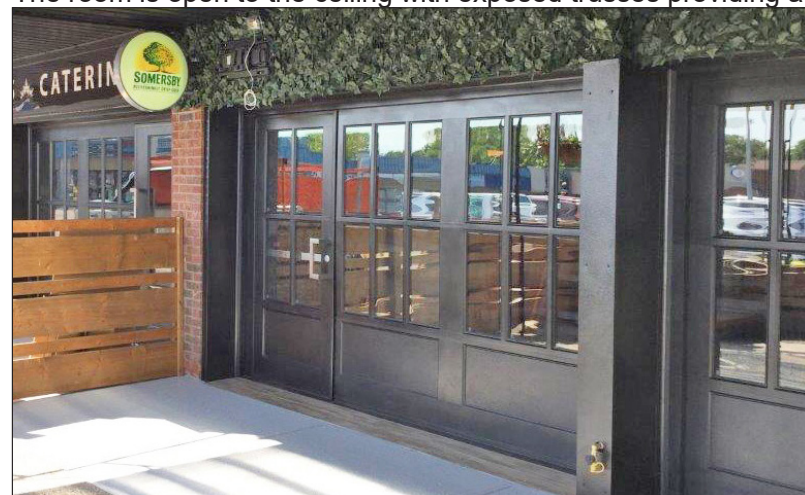
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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Preliminary Design Concept 1: Tap Room  
Interior Perspective and Precedent Images  
November 13, 2019



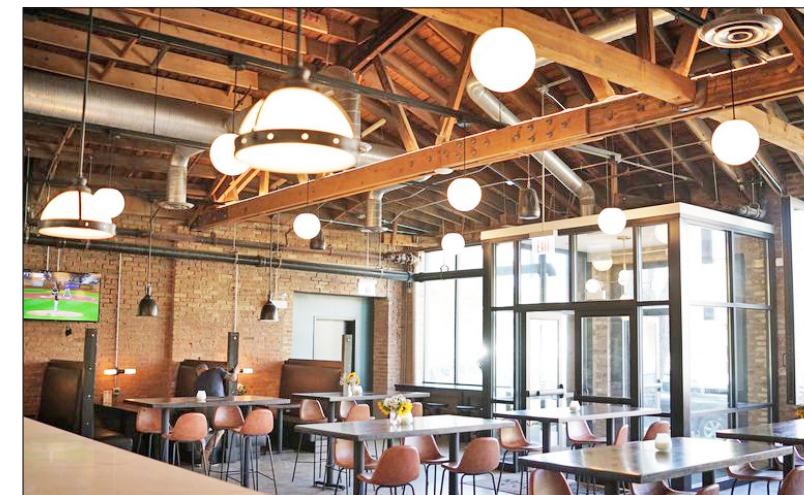
Perspective 2: Tap room interior - This design celebrates the history of the steam building by highlighting the original brick arched windows and exposed corrugated metal roof. There are a variety of seating options and a wood stove as a focal point and to huddle around during colder winter months. The main entry upgrades the existing garage door opening with a commercial grade walk through garage door. The room is open to the ceiling with exposed trusses providing a more expansive feeling in the tap room.



Commercial walk-through garage door



Arcade and bar combination



Exposed truss ceiling



## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 2: Coworking Space Site Master Plan

#### Design Description

Concept 2 redevelops the former steam building into a coworking space that acts a nest for critical thinking, innovation, and creativity in the community. The building's coworking space is structured with a flexible layout that supports different types of work styles and provides an alternative to the traditional "office" look and feel.

#### Outdoor Work Spaces:

Similar to the inside coworking space, there are a variety of different outdoor work spaces that each have a unique setting and collaboration opportunity. An outdoor conference table is available for outdoor group meetings or brainstorming sessions. The conference table is surrounded by planters and has an outdoor umbrella for shade during warmer months.

North of the building is a garden with picnic tables. This relaxing and quiet garden is immediately adjacent to the creek which creates soothing sounds in the background. The space is made for people who either want to find somewhere quiet outside to work or somewhere to go for a break or eat their lunch.

#### Game Space:

South of the building is an outdoor game area. Outdoor chess, corn hole, connect four, and other games not only entertain but also provide a unique team building experience during the work day. The game equipment can be brought indoors after hours to be secured each evening. A community equipment check-out program could be created so that community members could enjoy the outdoor games during off hours or on the weekends.

#### Trailhead:

The master plan proposes a trailhead near the existing Dante Coal Mining and Railroad Museum. Parking for the Museum is formalized and spaces are specifically designated for the nearby residences. The trailhead also includes the existing "LOVE" sign, relocated from across Lower Bearwallow Road. This new location for the "LOVE" sign is higher and more visible to drivers when approaching the Bunchtown Road/Lower Bearwallow Road intersection. A covered information kiosk doubles as a small shade structure and seating for hikers. Within the space there are also benches, trash bins, and bicycle racks.

#### Parking:

Similar to Concept 1, parking for the coworking space is located across the small creek via a pedestrian bridge. This parking lot has 10 standard spaces, 2 ADA spaces, and 3 spaces for ATV trailer parking. A second, smaller parking lot is also located on the north side of Straight Hollow Road. This small parking lot has 9 standard spaces.

Following is the preliminary conceptual redevelopment master plan, exterior perspective, and precedent images.



Legend

- A Parking Lot
- B Garden w/ Picnic Tables
- C Main Entrance
- D Outdoor Conference Table
- E Game Space
- F Work Garden
- G Residential Parking
- H Museum Parking
- I Trailhead
- J Bridge to Parking Lot
- K New Co-working Space
- △ Perspective Viewshed



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**Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties**

Preliminary Design Concept 2: Coworking Space  
Site Master Plan  
November 13, 2019





Perspective 1: Working outside can be productivity, morale, and collaboration. Not only is there seating and shade, but there also is an outdoor game space to provide a break during the workday.



The bike rack resembles gears from a train and could address the history of the coal company.



This pedestrian bridge to the parking lot reflects railroad history and provides additional seating.



This trailhead entryway signage has a roof, seating, maps, and information for hikers.



A giant chess board in the outdoor work area can be a pleasant break opportunity.



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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Preliminary Design Concept 2: Coworking Space  
Exterior Perspective and Precedent Images  
November 13, 2019



## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 2: Coworking Space Parking Layout

#### Design Description

The concept 2 parking layout provides space for employee parking, vehicles towing ATVs, and smaller spaces for single ATVs. There are two handicap spaces, nine standard spaces, and three ATV trailer spots. In the small lot north of Straight Hollow Road there are nine spaces for individual ATVs. A pedestrian bridge located in the southwest corner of the larger parking lot provides access to the former steam building and downtown Dante area.

Following is the preliminary conceptual parking layout north of the creek and ATV parking that is north of Straight Hollow Road.



## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 2: Coworking Space Parking Layout Plan



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## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 2: Coworking Space

#### Design Description

Concept 2 transforms the former steam building into an office space that encourages entrepreneurship and creative business development. The shared work space can be configured to support many uses that an office may need. The office space can either be used as a coworking office, where employees from many different businesses work in the same shared space, or used by a single business that desires a collaborative atmosphere that this conceptual layout provides. This conceptual layout creates a collaborative atmosphere that benefits the employees creative needs by connecting people from different places, businesses, and fields in one shared space.

#### Meeting Rooms/Phone Booth:

The meeting room provides a space for small group meetings. This room is equipped with integrated technology that can be used during presentations. A private phone booth is adjacent to the meeting room and is a place for users to take private phone calls or as a space for individual work. The furniture in both can be configured as necessary to support meetings with both more and less people.

#### Shared Work Space:

The open, shared work area provides space for individuals to work either independently or collaboratively, depending on personal preference or specific work tasks. The work tables and chairs can be easily reconfigured. The tables can either remain open and available to any employee that comes in or can be reserved for a specific employee. Under each work table is a lockable storage unit for the employees to securely store personal documents or possessions in a communal work environment.

#### Lounge:

The lounge provides users a comfortable space to relax, drink a coffee from the coffee bar, or to use as an alternative work station. Each soft seat is equipped with a personal table. The inclusion of lounge seating emphasizes the collaborative, comfortable nature of the environment created in this space.




#### Coffee Bar:

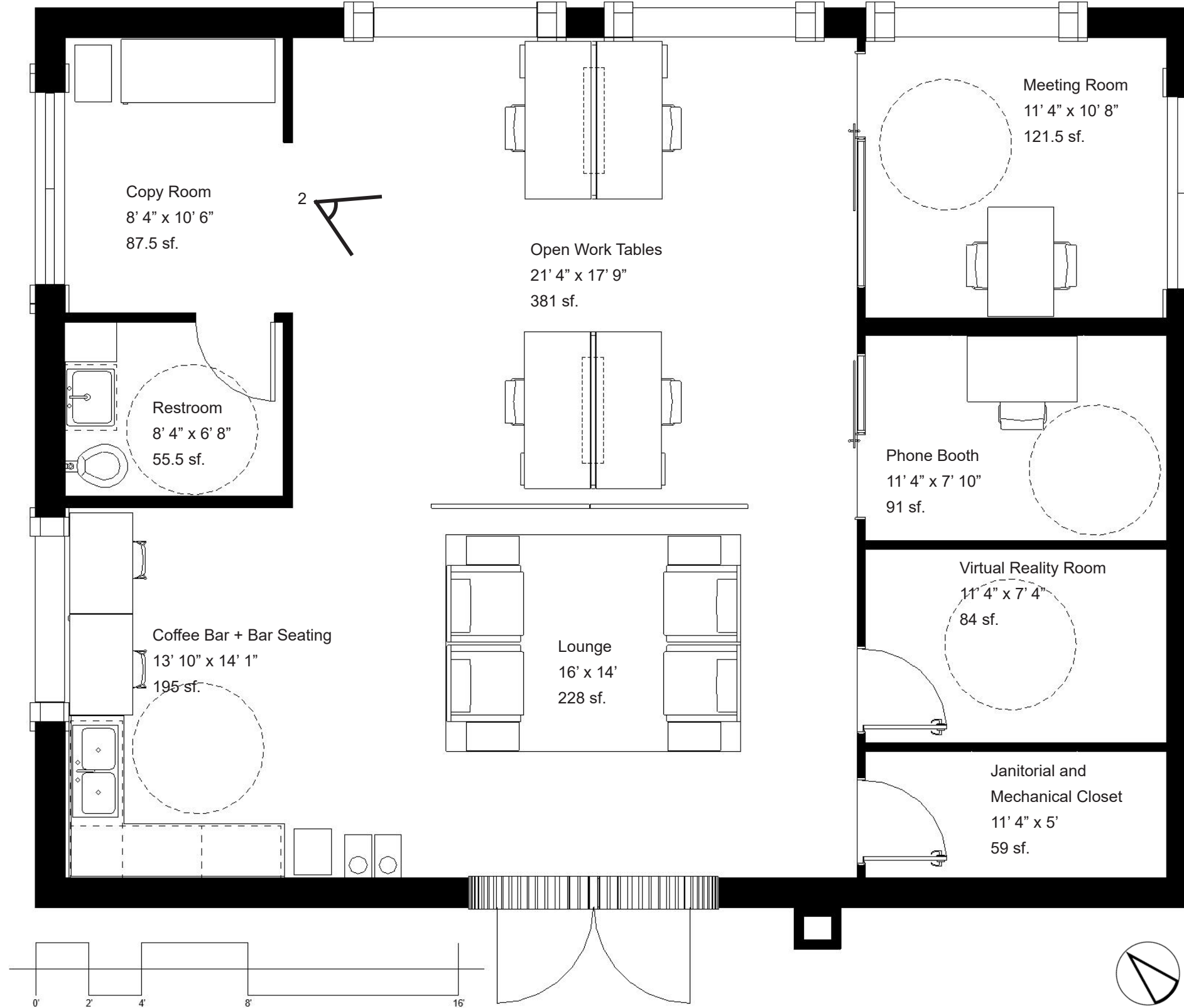
There is a coffee bar area to help to increase productivity of the workers, support their wellness, and provide an area for employees to store their lunch for the day. The coffee bar would be stocked with coffee for the employees as an amenity, included in the cost of use of the space. The coffee bar is adjacent to the lounge area, creating a comfortable, casual space for employees to take a break.

Following is the preliminary conceptual redevelopment floor plan, interior perspective, and precedent images.



**Legend:**

-  Perspective viewshed
-  North arrow
-  5' Turning radius



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Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties

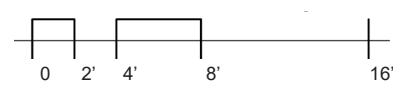
Preliminary Design Concept 2: Coworking Space

Floor Plan

November 13, 2019



**Legend:**



**Alternate Space Plan Key:**

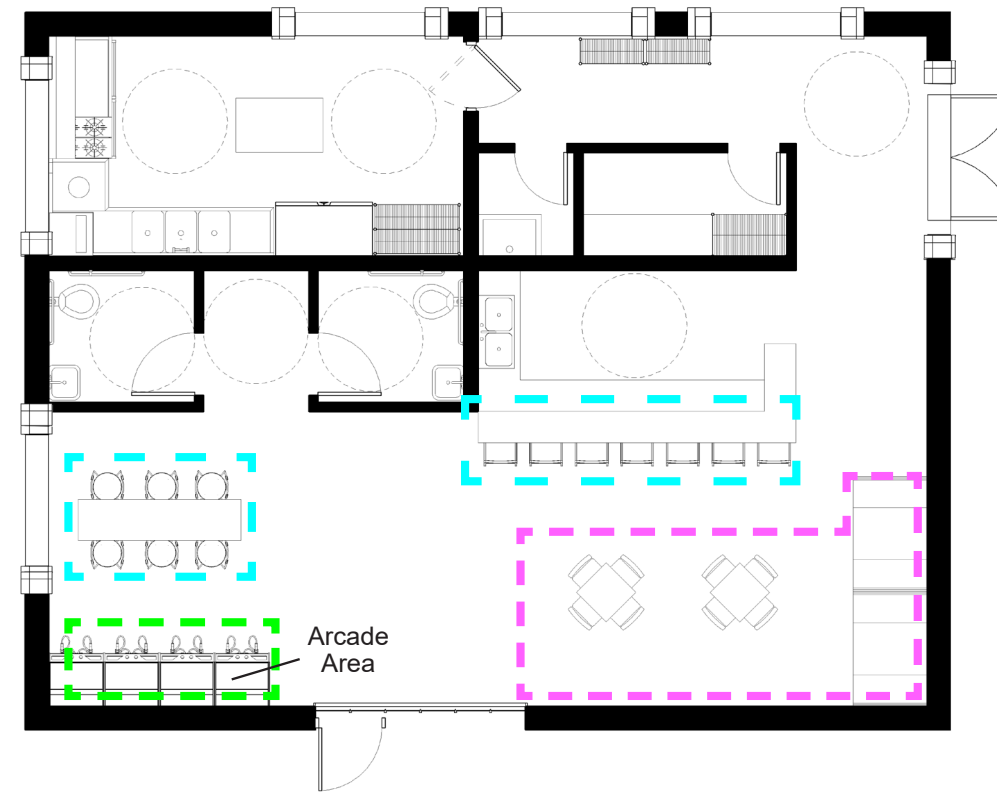
- Dining area
- Entertainment area
- Lounge area
- Bar height seating

**Concept Statement:**

Concept 1 transforms the historic steam building into a lively tap room for the members and visitors of the Dante community. The tap room creates jobs, provides a space to interact and have fun, while creating an opportunity to partner with a local brewery and form relationships with neighboring towns. A variety of seating options allows the tap room to be multifunctional. It is a place to come and have a beer and work remotely, a place to meet up with friends, and a place to make new ones.

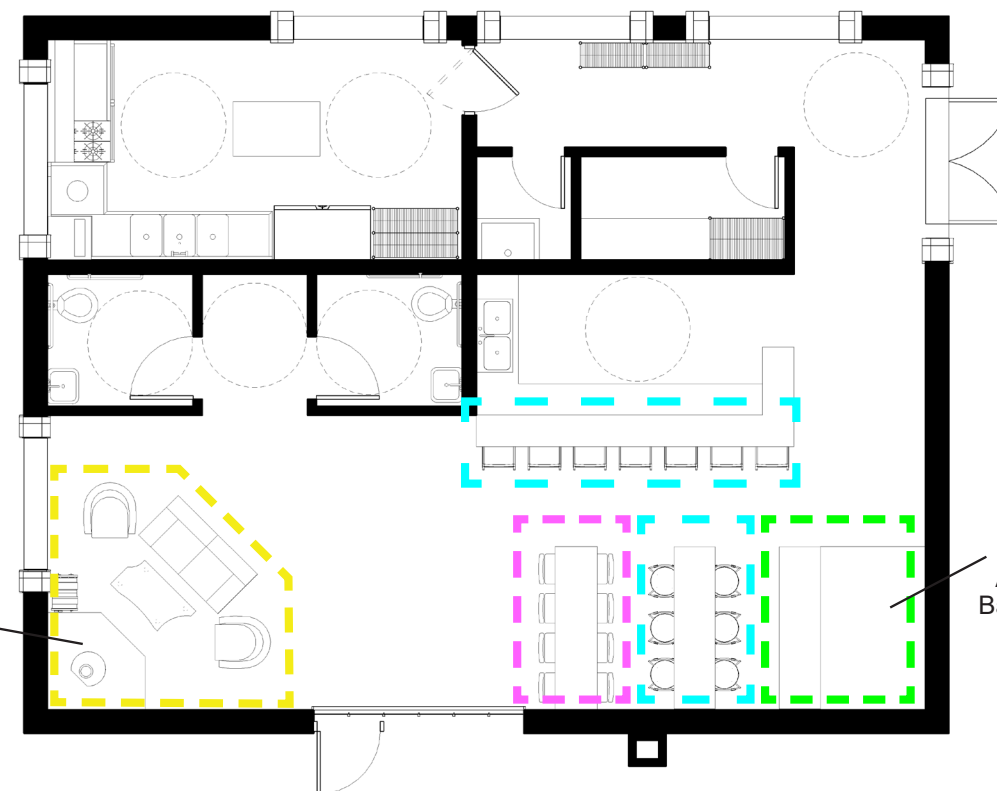
**Space Dimensions:**

Kitchen: 207 sf. (19' 8" x 10' 6") Restroom (2): 44 sf. (7' x 6' 4")  
 Keg storage: 48.5 sf. (5' x 9' 8") Public space: 865 sf. (20'10" x 41' 9")  
 Utility: 22.5 sf. (5' x 4' 6")



Dart Board Area w/ Bar Height Seating

Wood Burning Stove



Dart Board Area w/ Bar Height Table

**Dante, VA: Conceptual Redevelopment Plan for the Former Steam Building and Contura Properties**

Preliminary Design Concept 2: Coworking Space  
 Alternative Floor Plans  
 November 13, 2019

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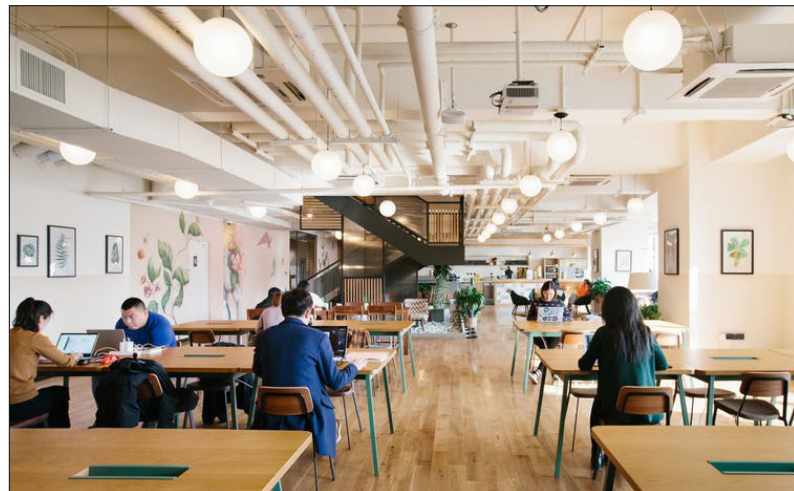




Perspective 2: Coworking Interior - This design creates distinct spaces while encouraging collaboration between office users. The open work tables, private meeting room, and phone booth have visual sightlines to emphasize this connection. A variety of seating and work options accounts for different preferences of work styles of users.



Steelcase's V.I.A. Panel used for meeting room and phone booth.



WeWork's open work tables for collaborative and individual work.



WeWork's combination of lounge and table seating.



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Dante, VA: Conceptual Redevelopment Plan for the  
Former Steam Building and Contura Properties

Preliminary Design Concept 2: Coworking Space  
Interior Perspective and Precedent Images  
November 13, 2019



# PART 5: APPENDIX



## APPENDIX

### Phase 1 Environmental Site Assessment (ESA) Executive Summary



October 18, 2019

Ms. Elizabeth Gilboy, Director  
Virginia Tech - CDAC  
101 South Main Street (0450)  
Blacksburg, Virginia 24060

Cardno, Inc.

534 Industrial Park Ro.  
Bluefield, VA 24605

Phone +1 304 809 0

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

**Subject: Phase I Environmental Site Assessment  
Contura Property • Dante, Virginia 24237**

Dear Ms. Gilboy:

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**Cardno, Inc. (Cardno)** is pleased to enclose the report entitled, "Phase I Environmental Site Assessment • Contura Property • Dante, Virginia 24237." This report was prepared in accordance with requirements prescribed by the American Society of Testing and Materials (ASTM) E 1527-13.

Cardno would like to thank you for the opportunity to provide this service. If you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'George A. Robertson'.

George Robertson, CPG  
Hydrogeologist  
Bluefield/Blacksburg, VA  
for Cardno, Inc.  
Direct Line + 304 809 0581  
Email: [George.robertson@cardno.com](mailto:George.robertson@cardno.com)

A handwritten signature in black ink, appearing to read 'Joseph Morici'.

Joseph Morici, P.E.  
Brownfields Practice Leader  
for Cardno, Inc.  
Direct Line +1 803 960 2069  
Email: [joe.morici@cardno.com](mailto:joe.morici@cardno.com)

dlb

Enclosure

File: Phase I ESA - Contura Property  
Project PB00276000-01-23



## APPENDIX



Phase I Environmental Site Assessment  
Contura Property • Dante, Virginia  
Prepared for: Virginia Tech - CDAC

### Executive Summary

**Cardno, Inc. (Cardno)** was retained by the **Community Design Assistance Center at Virginia Tech** (the Client) to perform a Phase I Environmental Site Assessment (ESA) under their Environmental Protection Agency (EPA) Brownfields Assessment Project for the Contura Property (the Property) located at the intersection of Lower Bearwallow and Straight Hollow Roads in Dante, Virginia (*Figure 1*). The Property encompasses an approximately 1.25-acre tract including parcels 159RIF2415B3 (north of Straight Hollow Road) and 159RIF2415B4 (south of Straight Hollow Road) with no structural improvements. The Property consists of two vacant, largely grass and weed covered tracts located north and south of Straight Hollow Road (Route 608), east of its intersection with Lower Bearwallow Road (Route 627). The Property is bordered to the north (uphill) by a residential dwelling, to the northeast by residential dwellings, and to the east by a shed (former store). The Property is bordered across the Middle Fork of Lick Creek by a steep wooded slope to the southeast, by residential dwellings to the south, and an abandoned industrial shed and former Steam Heat Building to the southwest. The Property is bordered to the west across Lower Bearwallow Road by the Left Fork of Lick Creek, a railroad track and a steep wooded slope.

Cardno performed the Phase I ESA in accordance with federal standards and practices as codified in the Code of Federal Regulations (CFR) at 40 CFR Part 312, including amendments effective December 23, 2008, and in conformance with the scope and limitations of American Society for Testing and Materials International (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation: E1527-13 and ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process, Designation: E1528-06.

As part of this Phase I ESA, Cardno performed visual inspections of the Property; reviewed federal, state, and local regulatory records; investigated historical uses of the Property and potential sources of environmental contamination of the parcel; and conducted interviews with local agency personnel to evaluate whether recognized environmental conditions (RECs) or conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the Site [40 CFR Part 312.20(e)].

Cardno has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in *Sections 1.4* and *10* of this report.

This assessment has revealed no evidence of RECs in connection with the Property except the following:

- > Previous industrial use of the Property and the presence of garages and shops.

This assessment revealed evidence of one REC for the Property. In Cardno's opinion, a limited Phase II ESA should be performed to investigate the REC prior to any future redevelopment or reuse of the property. Conclusions and opinions presented in this assessment are based solely on the information derived from the study sources and references cited in this document and are to the limitations of the sources and methods employed. Except as specified herein, this Phase I ESA report is for the exclusive use of the Client, its officers, directors, employees, and authorized representatives.

Cardno recommends that this Executive Summary be used solely as a broad overview of environmental conditions found at the Property. This Executive Summary should not be used in lieu of reading the entire Phase I ESA report.



## APPENDIX

### Meeting Notes

#### Stakeholder Input Session

September 19, 2019; 12:00-1:30 pm  
Dante Community Center  
Dante, VA 24237

#### Initial Design Ideas:

- Property Owner; Mr. Williams-STEM/STEAM oriented business center
- Connect to government job training opportunities
- Daycare facility as part of business incubator
- Business incubator
- Lots of young moms who are looking for work, training, internet connectivity for education through Old Dominion University, etc.
- Career development
- Satellite education/learning environment
- Coworking space/office sharing/work stations
- Additional space to augment the museum?
- Brewery
  - Concern over enough traffic?
  - How much will people travel for this?
  - Maybe another outpost for an existing brewery in St. Paul
- Space for visiting food/beverage vendor (coffee, sandwiches, snacks, beer/tap room?)
- Need something for younger people/teenagers
- Trying to “recreate a community with responsible people that are interested in hiking, biking, etc.”
- Connect ‘games/activities’ to the STEM/STEAM activities – like Google does
- Mine (or flight) simulation/virtual reality (VR), leverage technology
- Connect with/bring to life local history
- Appeal to a larger group of people – diverse ages/backgrounds
- How do communities work around active rail lines while creating trails and greenway access?



## APPENDIX

### Meeting Notes

#### Preliminary Design Presentation

July 29, 2019; 12:00-1:45 pm  
Town Hall, City Council Chambers  
St. Paul, VA 24283

#### General:

- Most community members liked both concepts but felt that the coworking space would be the most effective use for their needs.
  - They, especially the property owner, want to be sure to maintain an educational aspect for the citizens and coworking can provide a flexible environment that can also support education.
  - The community wants to be a partner with its neighbors, not feel as if they're in competition, they worry that a tap room might do the opposite.
  - There was some concern over the word "coworking," people don't want to limit the building's use and want to allow the possibility of a business coming to rent the whole space for their office while creating more jobs
    - This led to a discussion over better terminology, the words agile and agile workspace were used a lot, however, they still felt that it wasn't the right word to define what they want the space to be.
- Discussed the potential of adding the tap room use to the Dante Depot and keep coworking in the former steam building. Considerations would have to be made with suggesting the tap room concept be moved to the Dante Depot since the depot is a county-owned facility.
- They currently have funding for ATV parking in Hospital Hollow, which helped to alleviate concerns about amount/space for ATV trailer and ATV parking that was proposed.

#### Likes:

- Opportunity for jobs
- Potential to use the space for continuing education to help citizens develop career skills
- Opportunity for partnership, whether that be with neighboring communities businesses or even with colleges/universities to hold classes etc.
- Property owner liked the exposed ceiling
- Love the outdoor space and consideration for catering van accessibility

#### Dislikes:

- Phone booths are too large
- Meeting spaces are too small
- The word "coworking"; they worry that it limits the potential revenue for the space
- Some concern about the amount of space dedicated for trailer and ATV parking. 2-3 is the minimum, and if that's all that can fit, that's okay