

Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property



Prepared for the Dante Community Association  
September 2018

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Arty Lee School Property

Project funding provided through a Brownfields Assessment grant through the  
Environmental Protection Agency (EPA).





## Dante, VA: Conceptual Redevelopment of the Arty Lee School Property

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CDAC team members (left to right):

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Not pictured: Elizabeth Gilboy, Lisa Tucker, Joe Morici

**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

The CDAC team would like to acknowledge the following individuals for their contributions throughout the project:

**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 their community

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# PART 1: PROJECT DESCRIPTION

## PROJECT DESCRIPTION

### Project Overview

This project was the fourth community planning project as Dante works to revitalize its community and downtown region.

For part one, in January 2017 the Virginia Tech Landscape Architecture Program, with funding support from a Virginia Department of Forestry grant and from The Richard G. Gibbons Public Landscapes Planning and Design award, held a charrette to begin generating a host of ideas for short-term and long-term actions to improve public open space located by the former trail depot for use by Dante residents and visitors. Second through fifth-year landscape architecture students participated in the charrette.

The charrette addressed public landscape issues and opportunities in Dante. Students and faculty met with Dante and Russell County representatives to learn about the town and its rich social, cultural, economic, and environmental heritage as well as its current challenges and opportunities. Student groups were tasked with identifying and investigating options for community revitalization using public open space.

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After a week of intensive work, each of the ten student teams developed a themed concept for the downtown Dante area. These were presented to Dante representatives in Blacksburg.

The purpose of the second phase of work was to work with the community to take the best themes and ideas from the ten teams of student work and create two refined alternative conceptual designs for both the downtown area and the open space, present those for feedback, then revise into one final conceptual master plan for the downtown area, one for the open space as a park, and planting recommendations.

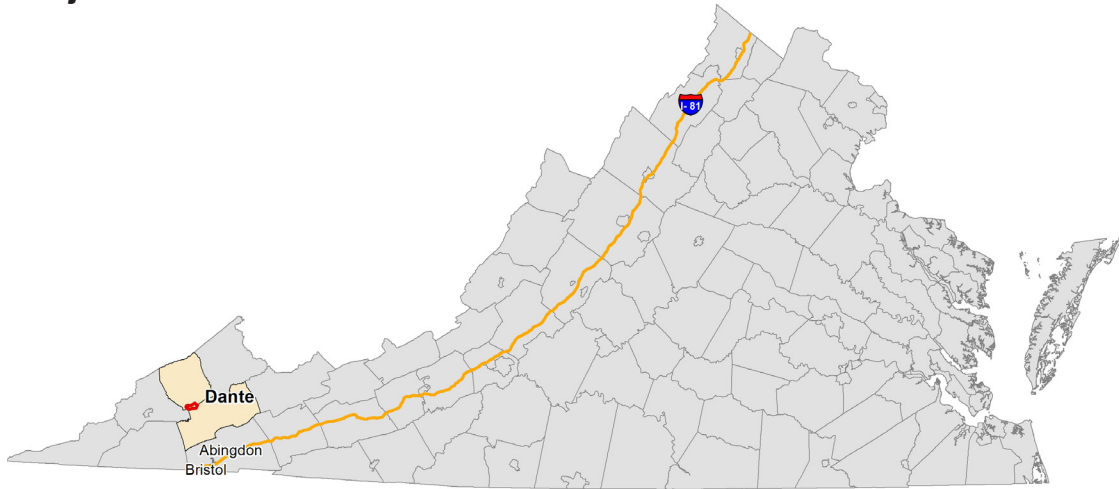
For the third phase of the work, CDAC worked with the Dante community to develop a concept for reusing the former Dante Depot. A general store with a self-serve catering kitchen provides a local destination for visitors and the Dante community. Customers can experience the welcoming, historic atmosphere of the Depot while enjoying a cup of coffee or shopping in the general store, which offers local goods and crafts from the surrounding community.

For the fourth phase of work, which is summarized in this report, CDAC worked with the community to develop a conceptual design for the reuse of the former Arty Lee School property.

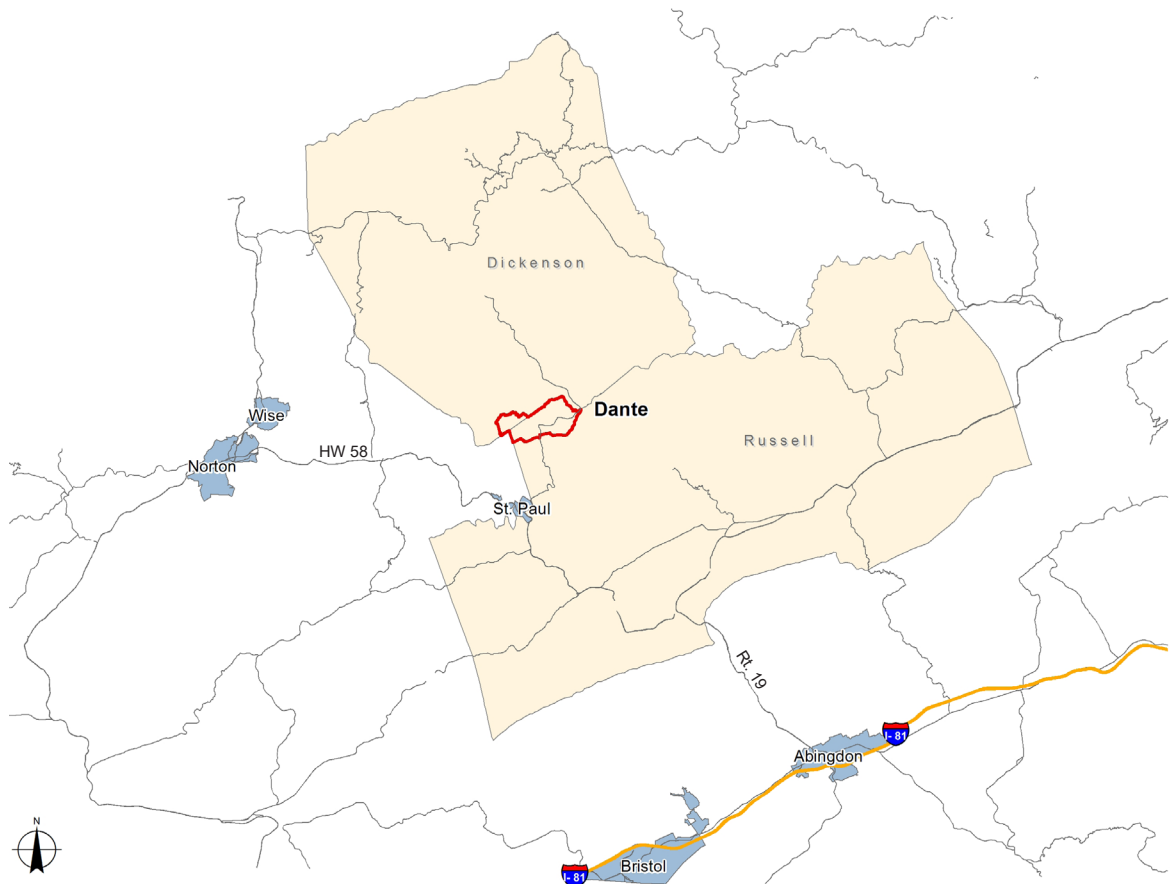
# Dante, VA: Conceptual Redevelopment of the Arty Lee School Property

## PROJECT DESCRIPTION

### Project Location

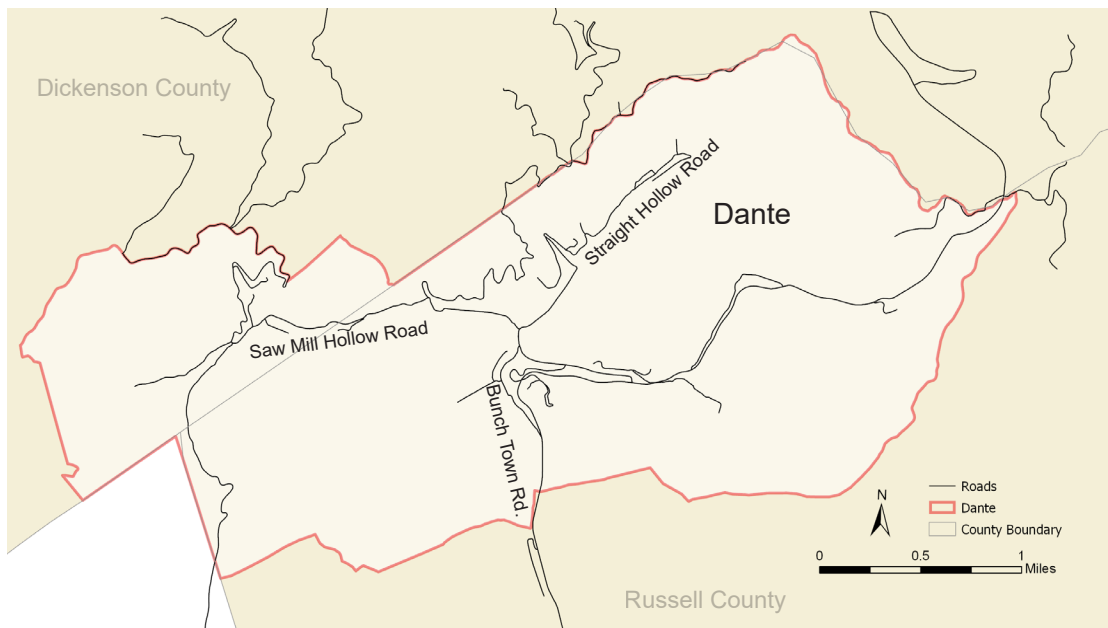


Dante, VA is located in Russell County in southwest Virginia (above), and is approximately ten minutes north of St. Paul, VA, fifty minutes west of Abingdon, VA, and forty minutes east of Norton and Wise, VA (below).

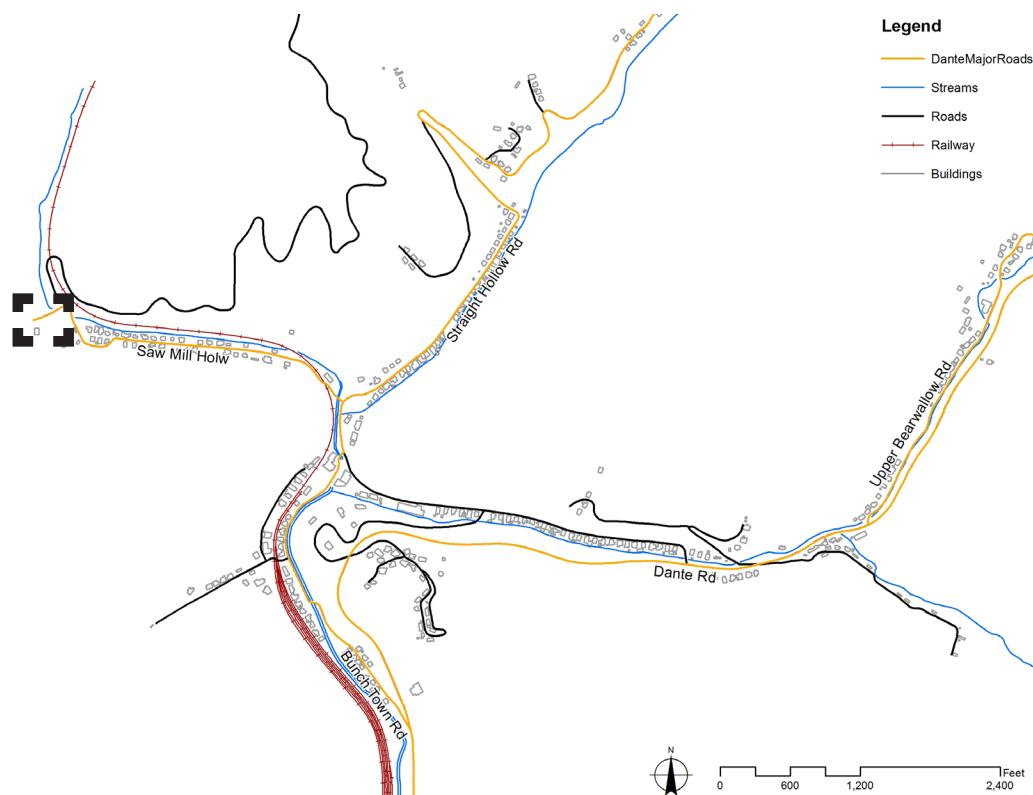


# Dante, VA: Conceptual Redevelopment of the Arty Lee School Property

## PROJECT DESCRIPTION



While Dante's town limits span seven square miles (above), CDAC's design efforts were focused primarily at the Arty Lee School property, located at the intersection of Lower Bearwallow Road and Laurel Branch and immediately adjacent to the community's baseball field (below; dashed box).





## PROJECT DESCRIPTION



The design process focused on the area immediately surrounding the Art Lee School as depicted above:

- A. Arty Lee School
- B. Open Green Space
- C. Pavilion
- D. Playground
- E. Gravel Parking
- F. Baseball Field
- G. Access Driveway

## PROJECT DESCRIPTION

### Town Background

Dante was originally called “Turkeyfoot” due to the confluence of three hollows. Originally settled in the late 1700s and early 1800s by western frontiersmen and farmers, explosive growth occurred in the early 1900s with the discovery and exploitation of numerous bituminous coal seams. Southern industrialist George L. Carter made it the northern terminus of the Clinchfield Railroad and the headquarters of the Clinchfield Coal Company, which began to mine the nearby hollows during the early part of the 20th century. Immigrants from Germany, Hungary, Greece, Poland, and other central European countries flocked to the area. In 1912, Sandy Ridge, which lies immediately to the north of Dante, was punctured by the Sandy Ridge Tunnel and allowed the Clinchfield Railroad to extend all the way to Elkhorn City, Kentucky.

During its heyday in the 1950s, Dante had 6,000 residents, a hotel, a rail depot, an auto dealership, and numerous shops. The coal seams surrounding the town were largely exhausted by the mid 1960s and were closed in favor of new mines such as Moss #3 in Duty, Virginia. The last area mines closed in the late 1970s after mining the combined Jawbone and Tiller seams to a height in excess of 30 feet of clean, refinable coal. With the loss of the coal economy, the town began a steep economic decline. Clinchfield coal began selling off the houses it rented to miners in the late 1940s. Between 1956 and 1978, the town’s hotel, dress shop, and Store B (a major meeting space) all closed. Pittston, who purchased Clinchfield Coal, moved its headquarters to Lebanon, VA in 1972.<sup>1</sup>

In 2016, however, a renewed interest from its residents prompted community organizations to begin discussions on a path to revitalization. CSX Transportation still operates the Dante Yard and the Clinchfield Coal Company offices are now apartments.

<sup>1</sup> Adapted from the Dante Community Association’s project application to CDAC.

## PROJECT DESCRIPTION

### Design Process

The design process began with a town visit and stakeholder input session on December 14, 2017. During that visit the CDAC team facilitated a discussion with several community members and representatives of the Dante Community Association to discuss the broad vision of the community, what specific uses they envisioned for a revitalized Arty Lee School, and how they felt it might move the community closer to achieving their long term revitalization goals. Photographs, early sketches, and input from the community members, combined with mapping, created a comprehensive foundation for design work.

During the first visit CDAC had the opportunity to visit several key sites including the Dante Rescue building, the downtown area (including the stage, open space, and depot), surrounding residential housing, the historic steam building, and the Arty Lee school property where recreational amenities are located. The CDAC team also visited important historical destinations as well such as the Dante Coal Mining and Railroad Museum and the Dante Coal Miners Memorial located across HW 63 next to the Dante Volunteer Fire Department's building.

The team returned to Dante on May 3, 2018 to present two preliminary design



CDAC landscape designer Kontessa Roebuck (right) and student interior designer Meredith Tobias (left) present preliminary design concepts for the Arty Lee School property to community members on May 3, 2018.



## Dante, VA: Conceptual Redevelopment of the Arty Lee School Property

### Project Description

concepts for the Arty Lee School property. Following the presentation, community members provided feedback about what they (dis)liked and what they thought might have been missing in each of the two concepts.

The team revised the two preliminary design concepts into a final conceptual redevelopment plan with supporting drawings, which were presented to the Dante community on July 17, 2018.

Meeting notes from the input sessions and community presentations can be found in the Appendix.

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CDAC team members work together to measure the existing Arty Lee School structure.



Board of Supervisors member Lou Wallace (left) shares ideas for the Arty Lee School building with the CDAC team during a stakeholder input session held on December 14, 2017.



## PART 2: FINAL DESIGN CONCEPT

## FINAL DESIGN CONCEPT

### Design Description

The Arty Lee School is an important part of the Dante community's African American history. This final concept proposes an adaptive reuse of the eastern most footprint of the original building. The design turns this historical school into a multi-use learning hub for the community and regional visitors. Entrepreneurs, college groups, and nature enthusiasts alike will have the resources to work, learn, and host events in the new Arty Lee Center (see plan on page 18).

#### Main Entrance:

Upon parking in the new ADA accessible lot that can accommodate 24 spaces, users will be welcomed into the Arty Lee Center with its new main entrance. There is a welcome sign that uses the same style as the town entrance sign as well as a formal path with decorative pavers lined by shrubs and perennial flowers.

#### Co-working Space and Classrooms:

The new Arty Lee Center features images and memorabilia of Dante's baseball history as decoration, sharing this important aspect of Dante's heritage with people that visit the learning facility. The final concept has two co-working lounges, one of which can be extended into a reception space for formal gatherings and presentations. This multi-use co-working and reception space also includes a set of doors that lead onto the patio for working outside on warm days. An additional classroom provides space for a traditional learning environment for continuing education or hosting external research groups.

#### Overnight Accommodations:

The redeveloped Arty Lee Center also allows visiting guests to stay overnight in bunk rooms which can be a destination for hikers or nature enthusiasts who wish to conduct extended research. There are a total of 36 beds. The set of rooms on the north side of the hallway include 8 beds per room (2 beds per bunk) and transition vestibule that leads to the bathrooms. The opposite side of the hallway offers 2 bunk rooms with 10 beds each, a shared lounge, and restrooms. The rooms can double as an emergency shelter if needed. There is a storage closet and separate entrance at the end of the hallway for those staying overnight.

#### Outdoor Recreation:

Adjacent to the secondary entrance and outdoor patio is a walking trail that surrounds an outdoor classroom and leads to a viewing deck for Lick Creek. Both design elements encourage environmental education and nature play. There is a kiosk located along the walking trail and near the outdoor classroom. One side of the kiosk has community information and environmental education panels related to the Clinch River and regional biodiversity. The opposite side of the kiosk is a chalkboard that can be used during outdoor classroom demonstrations.

## FINAL DESIGN CONCEPT

A storage closet accessible from the outside is located at the back of the building. This storage closet is more appropriately used to store items associated with the outdoor classroom activities such as muddy pails, nets, outdoor sampling kits, etc.

Near the outdoor storage closet is a walking trail that continues off the southwest end of the site and is an opportunity to extend to surrounding trail networks through the mountains and hollows. The trail extension encourages future outdoor recreation organizations, like Spearhead Trails, to expand their trail network in conjunction with Dante's economic development.

A toddler playground is added adjacent to the existing pavilion with additional benches for parents to watch their children. A sidewalk is located around the perimeter of the parking lot and connects the pavilion to the main entrance of the Arty Lee Center. The same sidewalk is lined with raised flowerbeds and also provides access to the baseball field.

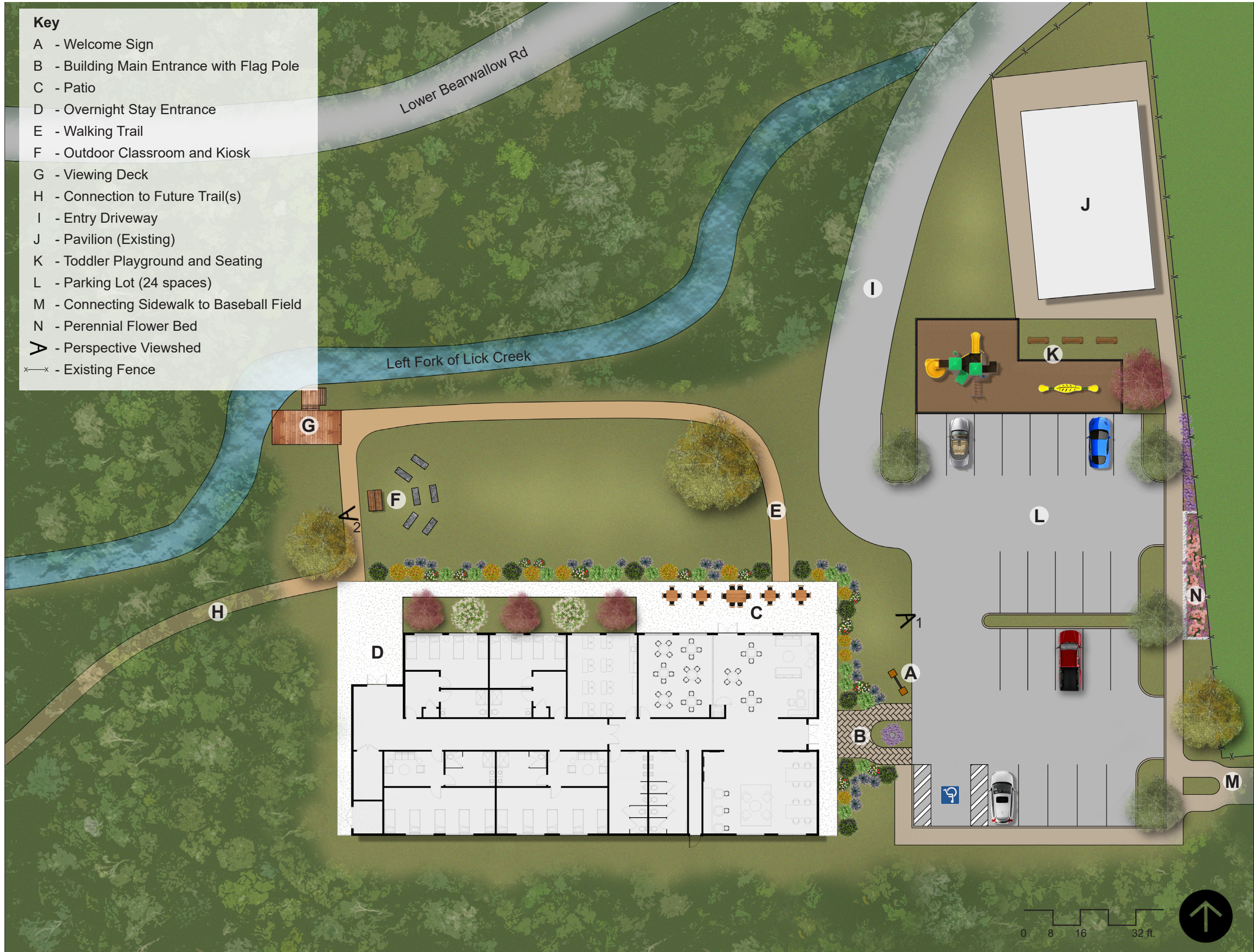
Following are the final conceptual master plan, perspectives, precedent images, signage options, and planting palette.

Note:

- Additional engineering and design services must be conducted to determine if the existing structure is suitable for adaptive reuse or if it must be demolished and re-built.
- All soils should be tested and appropriately amended before planting.
- Potential grant funding annual deadlines (as of report printing):
  - Department of Housing and Community Development: Planning Grants; rolling, through ~September
  - Department of Housing and Community Development: Community Development Block Grant; March
  - Virginia Tobacco Commission; October
  - Appalachian Regional Commission; September
  - Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF); Rolling







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Dante, VA: Conceptual Redevelopment of the  
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Final Design Concept  
Master Plan  
July 17, 2018





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Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Final Design Concept  
Floor Plan  
July 17, 2018





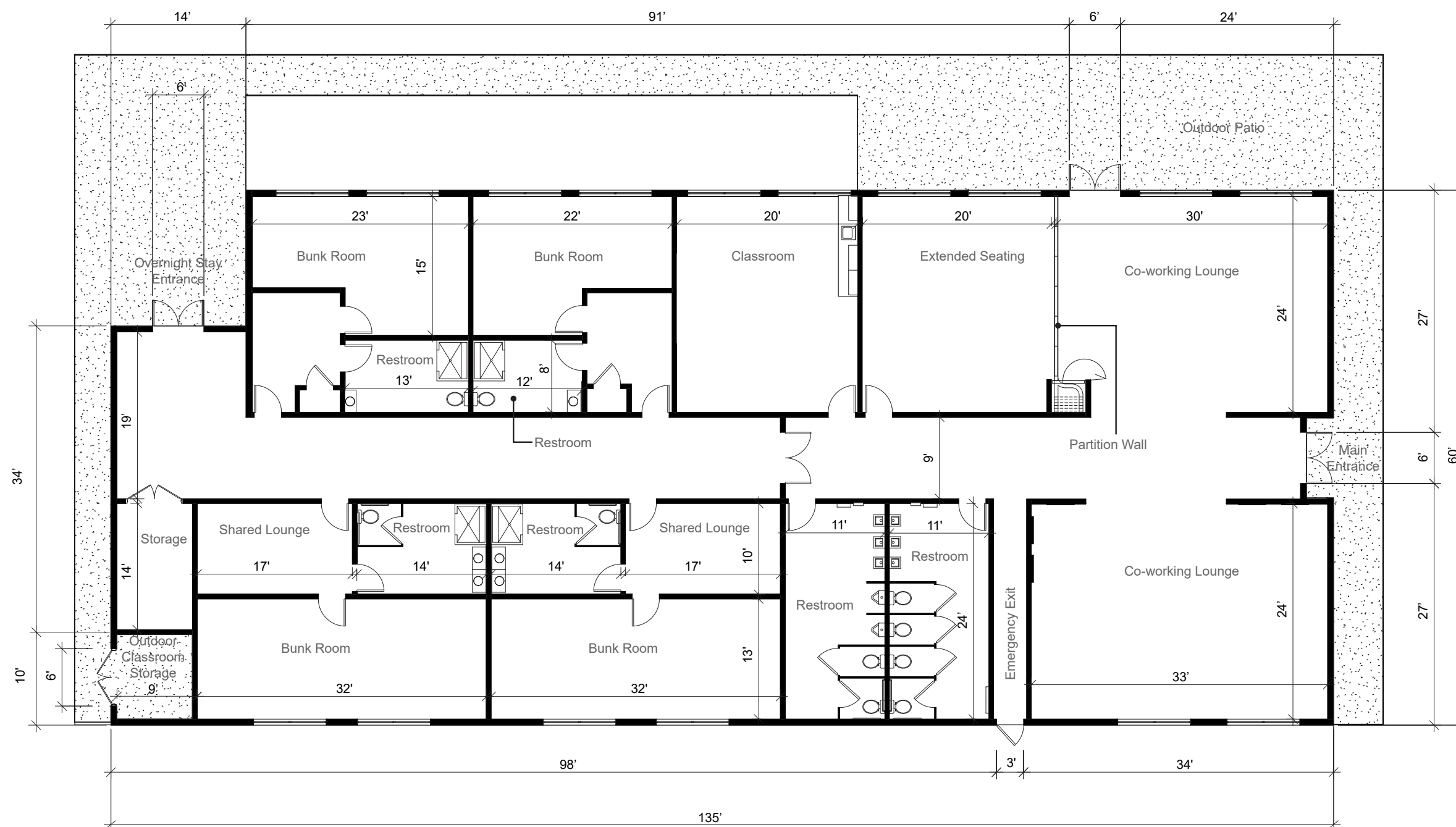
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Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Final Design Concept  
Dimensions Summary  
July 17, 2018

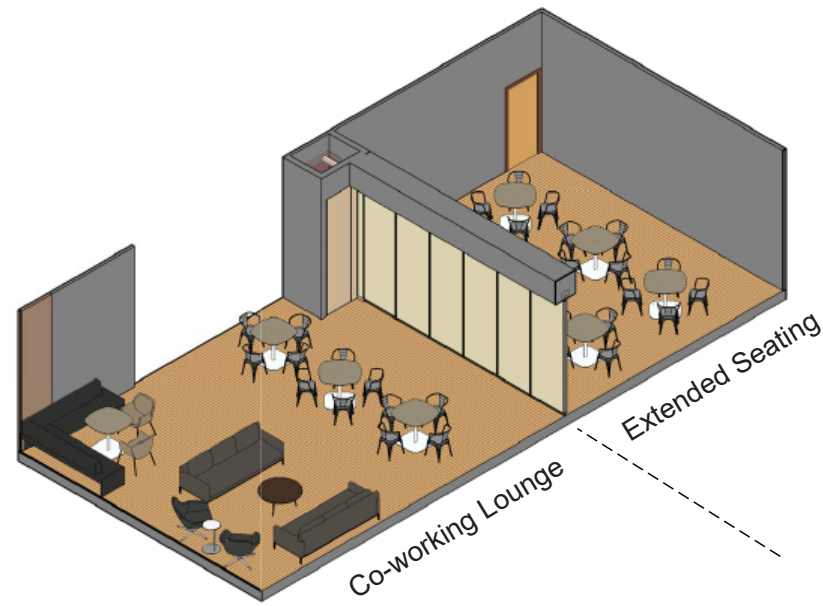


#### Space Dimensions:

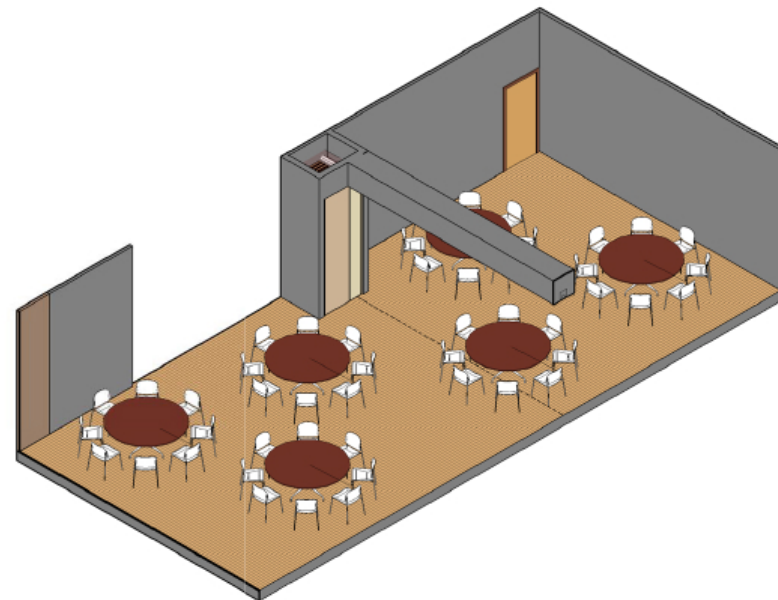
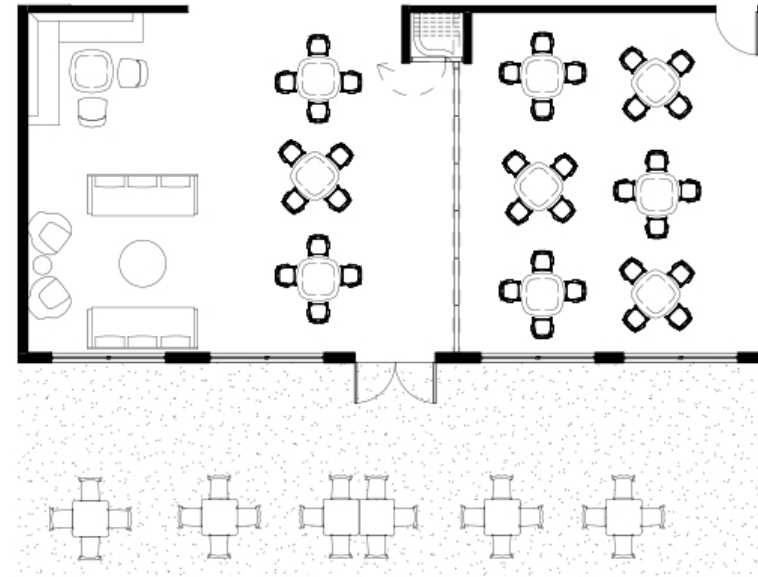
Co-working Lounge (2): 1475 ft<sup>2</sup>, 43 people  
Extended Seating: 487 ft<sup>2</sup>, 24 people  
Classroom (1): 477 ft<sup>2</sup>, 16 people  
Restroom; General Public (2) : 263 ft<sup>2</sup>, 8 people  
Restroom; Bunk Rooms (4) : 493 ft<sup>2</sup>, 4 people  
Bunk Rooms (4): 1451 ft<sup>2</sup>, 36 people  
Shared Lounge (2): 346 ft<sup>2</sup>, 10 people  
Patio (1): 871 ft<sup>2</sup>, 22 people



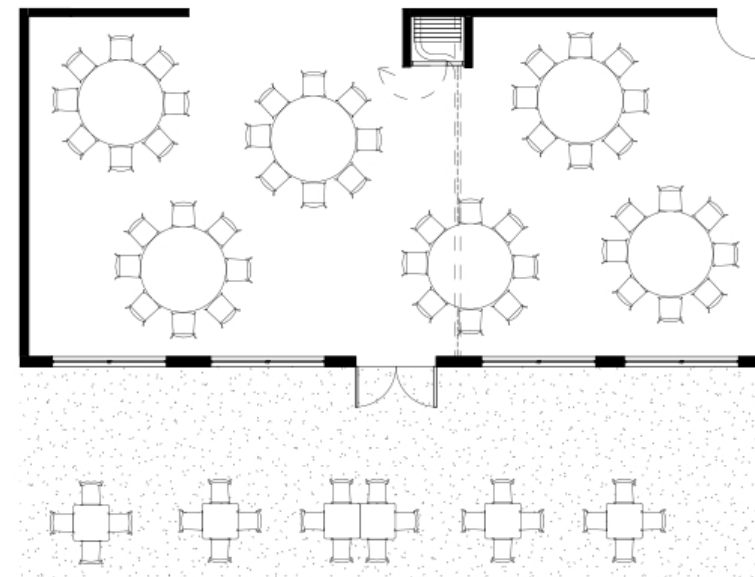
8 16 32 ft.



① Co-working Lounge with Partition Wall



② Co-working Lounge without Partition Wall



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**Dante, VA: Conceptual Redevelopment of the  
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Final Design Concept  
Axonometric: Co-working Lounge with Optional Partition Wall  
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The view entering into the new Arty Lee Center highlights the original school facade with a welcome sign similar to the town entrance. The landscaping formalizes the main entrance and includes a flag pole. The new patio can be used by those in the co-working lounge and also connects to the new trail through the green space.

Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Final Design Concept  
Perspective 1: Building Main Entrance and Patio  
July 17, 2018





The trail around the green space leads visitors to an outdoor classroom, wooden viewing deck, and to future connecting trails. Trail head signage can give information about the Left Fork of Lick Creek, the Clinch River, and upcoming events. It can also double as a chalkboard on the opposite side. The chalkboard side faces an outdoor classroom that provides an opportunity for ecological and hands-on learning. The new parking lot and toddler playground can be seen beyond the green space.



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Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Final Design Concept  
Perspective 2: Outdoor Classroom and Walking Trail  
July 17, 2018





The co-working lounges keep the original school hallway, while still allowing views across to feel as one large space. Comfortable couch seating intermixed with office seating create a variety of work spaces for visiting college students or local business people. The original, exposed brick and wood floors are similar to the Dante Depot. Baseball decor and historical railroad photos give people insight into Dante's heritage.



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Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Final Design Concept  
Perspective 3: Co-working Lounge  
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The classroom can seat up to 16 people. There is a small sink for cleaning up after craft projects and cabinets above for storing materials. The classroom also has small cubbies for backpacks and other personal items.



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Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Final Design Concept  
Perspective 4: Classroom Layout for Nature Education  
July 17, 2018





The classroom is ideal for adult learning as well. Desks and chairs can be rearranged to suit the specific needs of various learning groups. The large windows provide views out into the green space.



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Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Final Design Concept  
Perspective 5: Classroom Layout for Adult Continuing Education  
July 17, 2018





This bunk room style sleeps 8 people with a nightstand between each bed. There are dressers for storing personal belongings. The door opens into a vestibule that connects to a shared bathroom.



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Dante, VA: Conceptual Redevelopment of the  
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Final Design Concept  
Perspective 6: Bunk Room  
July 17, 2018





Partition Walls



Co-working Lounge



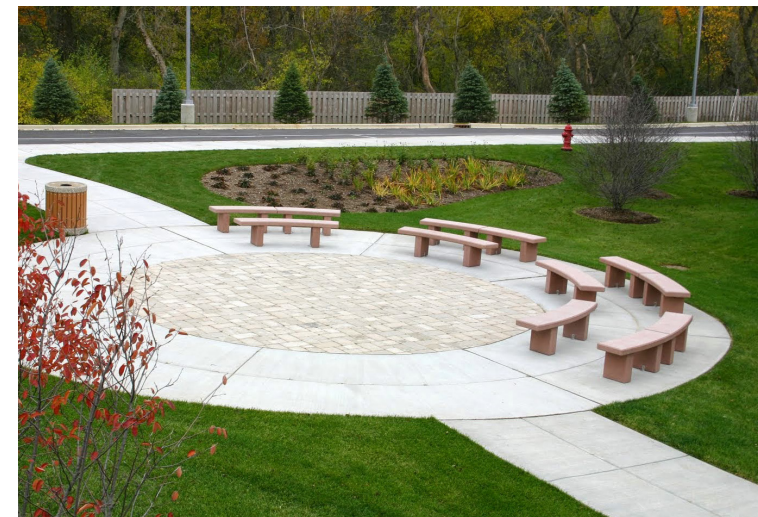
Bunk Room



Shared Lounge for Bunk Rooms



Outdoor Classroom with Chalkboard



Outdoor Classroom Seating Arrangement



Trailhead Signage



Viewing Deck with Stairs



Viewing Deck Against River



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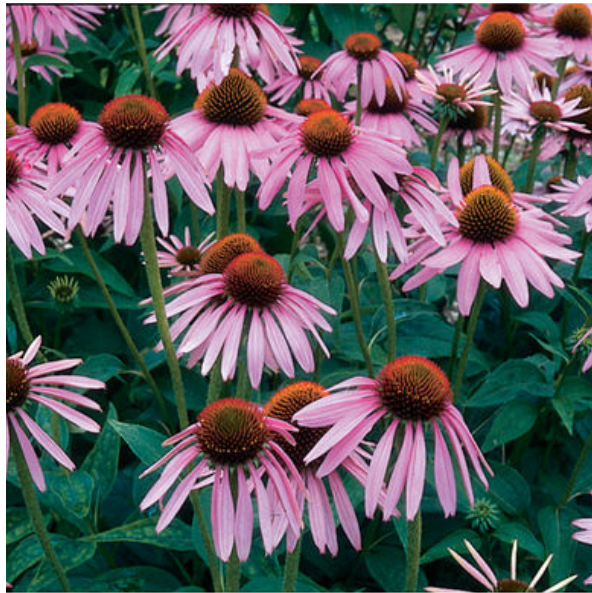
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Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Final Design Concept  
Precedent Images  
July 17, 2018





**Purple Coneflower, *Echinacea purpurea***  
Coarse, rough-hairy, herbaceous perennial. The flower stems will remain erect well into the winter and the blackened cones may be visited by birds that feed on the seeds.

Height: 2 to 5 feet  
Spread: 1 to 2 feet  
Bloom Time: June to August  
Bloom Description: Purple/pink  
Sun: Full sun to part shade  
Water: Dry to medium  
Maintenance: Low



**Black-eyed Susan, *Rudbeckia hirta***  
Winter hardy perennial that can tolerate heat, drought, and a wide range of soils except poorly-drained wet ones. Cultivars can come in shades of red, yellow, bronze, orange and bicolors.

Height: 2 to 3 feet  
Spread: 1 to 2 feet  
Bloom Time: June to September  
Bloom Description: Yellow to orange-yellow  
Sun: Full sun  
Water: Medium  
Maintenance: Low



**Shining Blue Star, *Amsonia illustris***  
Narrow, willow-shaped, leathery, shiny green leaves may turn an attractive yellow in fall. Attracts butterflies and can tolerate some drought.

Height: 2 to 3 feet  
Spread: 1 to 1.5 feet  
Bloom Time: May  
Bloom Description: Light blue  
Sun: Full sun to part shade  
Water: Medium  
Maintenance: Low



**Cranesbill, *Geranium 'Nimbus'***  
'Nimbus' is a hybrid hardy geranium (*G. collinum* x *G. clarkei* 'Kashmir Purple'). It typically grows in spreading clumps and attracts butterflies.

Height: 0.75 to 1.5 feet  
Spread: 1 to 2 feet  
Bloom Time: May to July  
Bloom Description: Blueish-purple  
Sun: Full sun to part shade  
Water: Medium  
Maintenance: Low



**Lilyturf, *Liriope muscari 'Big Blue'***  
Tufted, tuberous-rooted, grass-like perennial that tolerates a wide range of light conditions and soils. Flowers give way to blackish berries which often persist into winter.

Height: 1 to 2 feet  
Spread: 1 to 2 feet  
Bloom Time: August to September  
Bloom Description: Lavender  
Sun: Full sun to part shade  
Water: Medium  
Maintenance: Low



**Tatarian Dogwood, *Cornus alba 'Sibirica'***  
Rapid-growing, multi-stemmed, suckering, deciduous shrub that is tolerant of a wide range of soils. Bright red stems and creamy white flowers in flat-topped clusters that attract birds.

Height: 4 to 7 feet  
Spread: 3 to 5 feet  
Bloom Time: May to June  
Bloom Description: Yellowish-white  
Sun: Full sun to part shade  
Water: Medium  
Maintenance: Low



**Dwarf Fothergilla, *Fothergilla gardenii***  
Slow-growing, deciduous, dwarf ornamental shrub. Flowers are dense with terminal bottlebrush-like spikes. Flowers are aromatic, but only the male flowers have color.

Height: 1.5 to 3 feet  
Spread: 2 to 4 feet  
Bloom Time: April to May  
Bloom Description: White  
Sun: Full sun to part shade  
Water: Medium  
Maintenance: Low



**Korean Spice Viburnum, *Viburnum carlesii***  
Slow-growing, rounded, deciduous shrub. White flowers are arranged in snowball-like clusters and attract birds. Foliage may sometimes display attractive shades of wine-red to burgundy.

Height: 4 to 6 feet  
Spread: 4 to 7 feet  
Bloom Time: March to April  
Bloom Description: White  
Sun: Full sun to part shade  
Water: Medium  
Maintenance: Low



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Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Final Design Concept  
Plant Palette: Pollinator Perennials and Shrubs  
July 17, 2018



PART 3:  
PRELIMINARY  
DESIGN CONCEPTS

## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 1: Adaptive Reuse of Entire Structure

#### Design Description

Concept 1 takes advantage of the entire existing footprint of the Arty Lee building. After extensive renovation and stabilization, the school becomes an inviting, multi-use space that will support the Dante community as it transforms into a destination for large events, weddings, and service outreach.

The co-working space is open to any one in need of remote desk space and WIFI access. There are two large rooms connected by the central hallway. With tables, desks, and couches, the co-working spaces provide a comfortable area for individual and group work. There is also an outdoor patio that can be accessed from the path in front of the main entrance or through the co-working space. The patio offers the option to work outside while still being in a co-working atmosphere.

Further down the central hallway are two classrooms that provide the opportunity for groups to gather for meetings, presentations, or continuing education instruction. The room can be arranged in a traditional class seating or conference style. Each classroom can seat 16-20 people depending on the seating arrangements.

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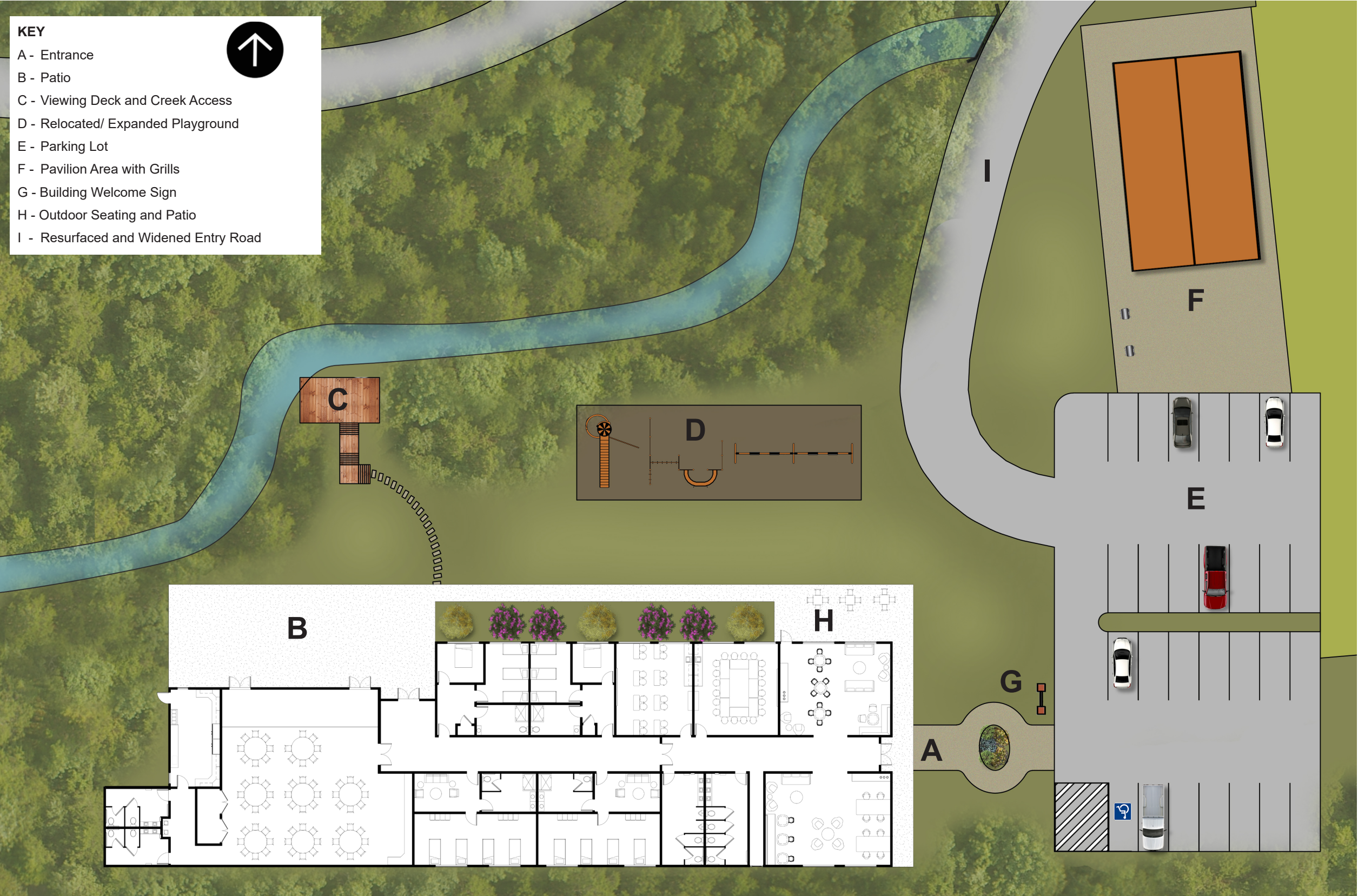
Double doors separate the co-working and classrooms spaces from the formal reception and bunk rooms. The formal reception space will bring the community together for large events and allows visiting guests to stay overnight. With a storage closet and a catering kitchen, the formal reception area can accommodate an event with catered food and seat up to 64 people. The formal reception area also has its own, larger outdoor patio that serves as an extension of the indoor reception, allowing more visitors and outdoor entertainment.

The bunk rooms have a variety of room arrangements including 2-person, 6-person, and 8-person rooms. The largest of the bunk rooms includes a suite-style lounge space. These bunk spaces could be used as an emergency shelter if needed.

With a new 28-spot parking lot, the current playground is moved from beside the pavilion to the green space in front of the building. Two grills are added in its place to complete baseball game festivities. The green space in front of the building also includes a stepping stone path that leads to a viewing deck for the creek. The deck can be a great place for pictures and small class activities.

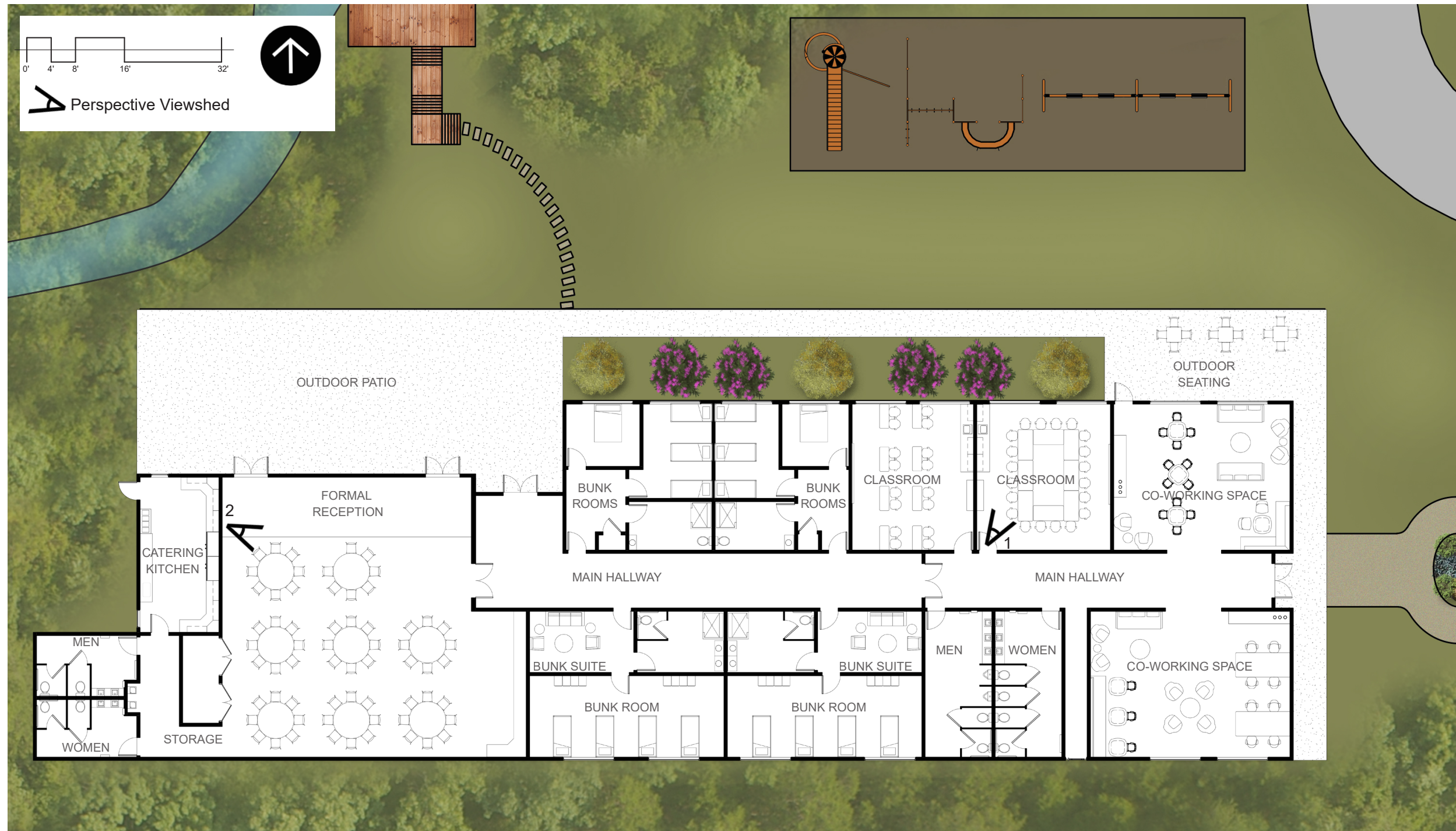
The following pages contain a site plan and floor plan followed by supporting drawings for Concept 1.





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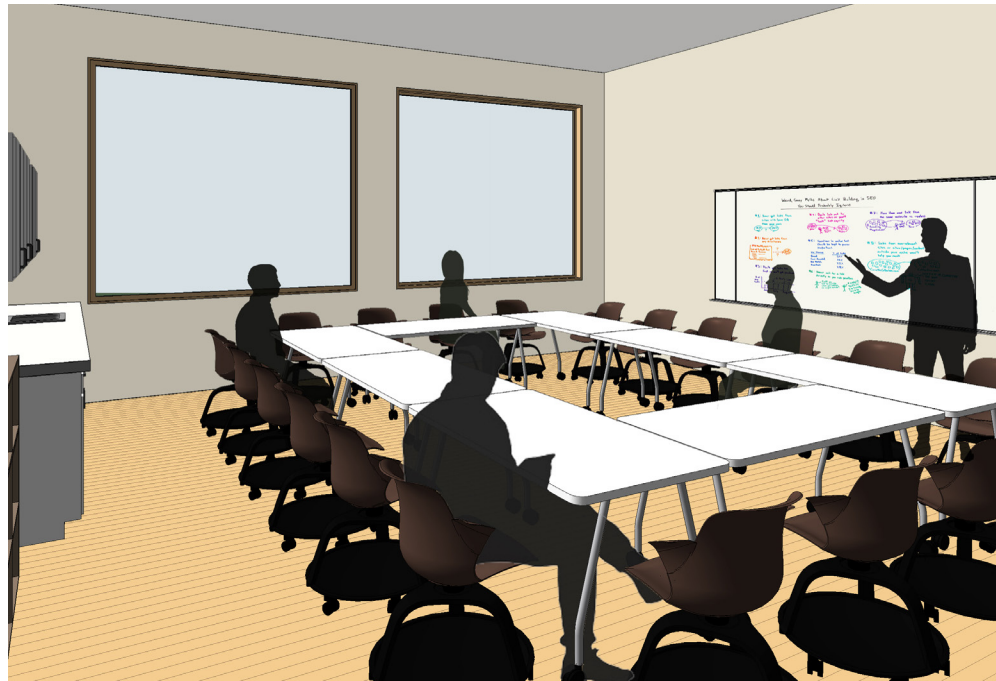
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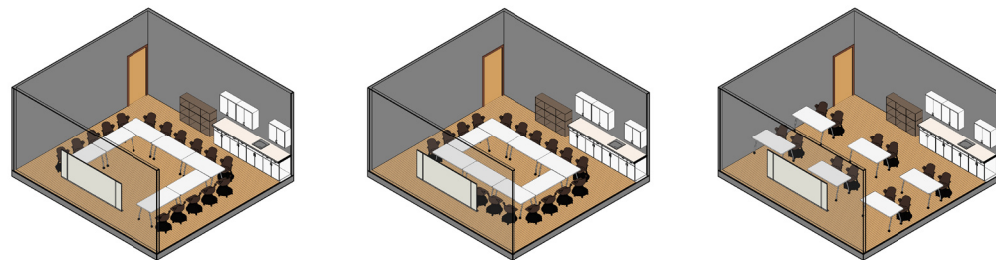
Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Preliminary Design Concept 1  
Floor Plan  
May 3, 2018

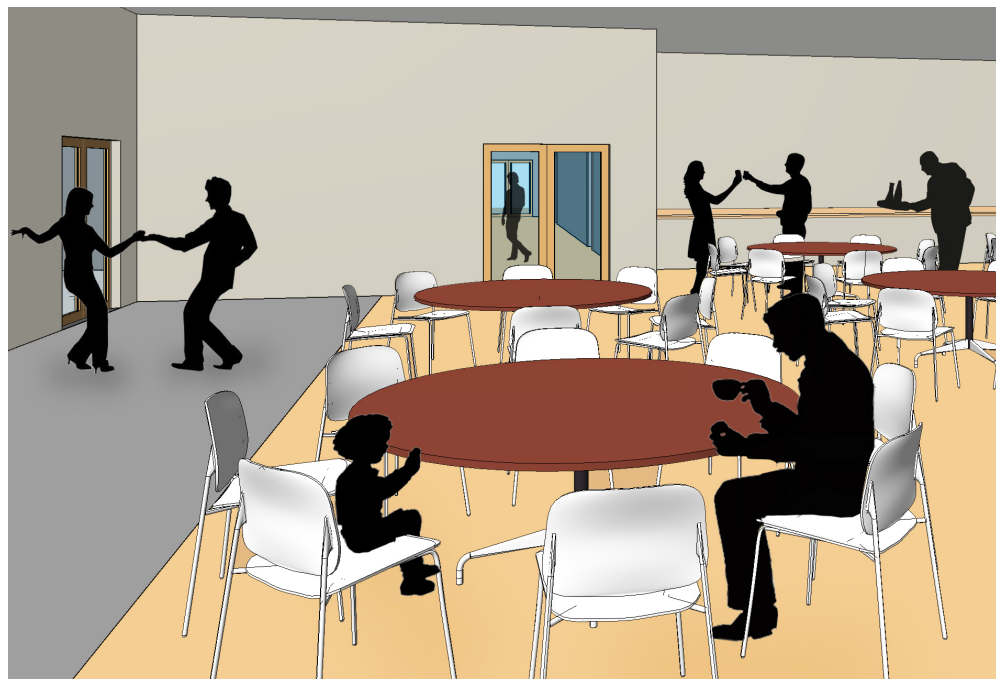




Perspective 1: Classroom



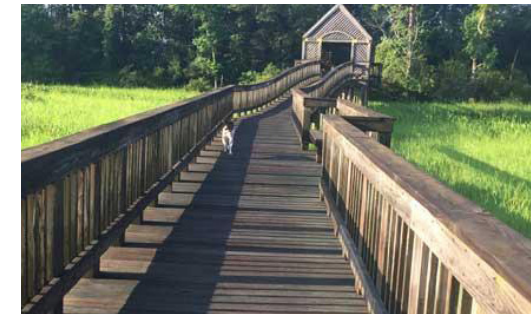
Classroom layout options



Perspective 2: Reception room



Viewing Deck



Wooden Boardwalk



Overall design



Reception space  
Middle Fork Barn, Meadowview, VA



Shared common space



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**Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property**

Preliminary Design Concept 1  
Perspectives, Axonometric, and Precedent Images  
May 3, 2018

## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 2: Newly Constructed Building

#### Design Description

Concept 2 is a newly constructed facility that closely mimics the footprint of the east end of the existing Arty Lee school building.

This new construction features a display of Dante's baseball history and information about the nature surrounding this ecological and learning hub in the welcoming reception area. While guests check in to use the amenities, they can sit in a small museum space that includes glass enclosed display cases.

The central hallway has a classroom that flanks each side and then opens up into the linear co-working space. The classrooms can seat between 12 and 16 people and the co-working has enough seating for 30. Through formal desk seating and more informal lounge chairs, each space was created to encourage various work and education environments for the community to use. Two public restrooms are included in the co-working space, both of which are ADA-compliant. The co-working space leads to an outdoor patio seating, which can also be accessed by the main entrance.

Following the path along the outdoor patio is a separate entrance for guests who wish to stay overnight. There is a central lounge with various size and style of bunk rooms on either side. There is a single-bed, 4-bunk, and 8-bunk rooms, all of which are equipped with storing shelves and nightstands. The rooms share restrooms and showers as well. The bunk space welcomes visitors while supporting the community in the event of an emergency.

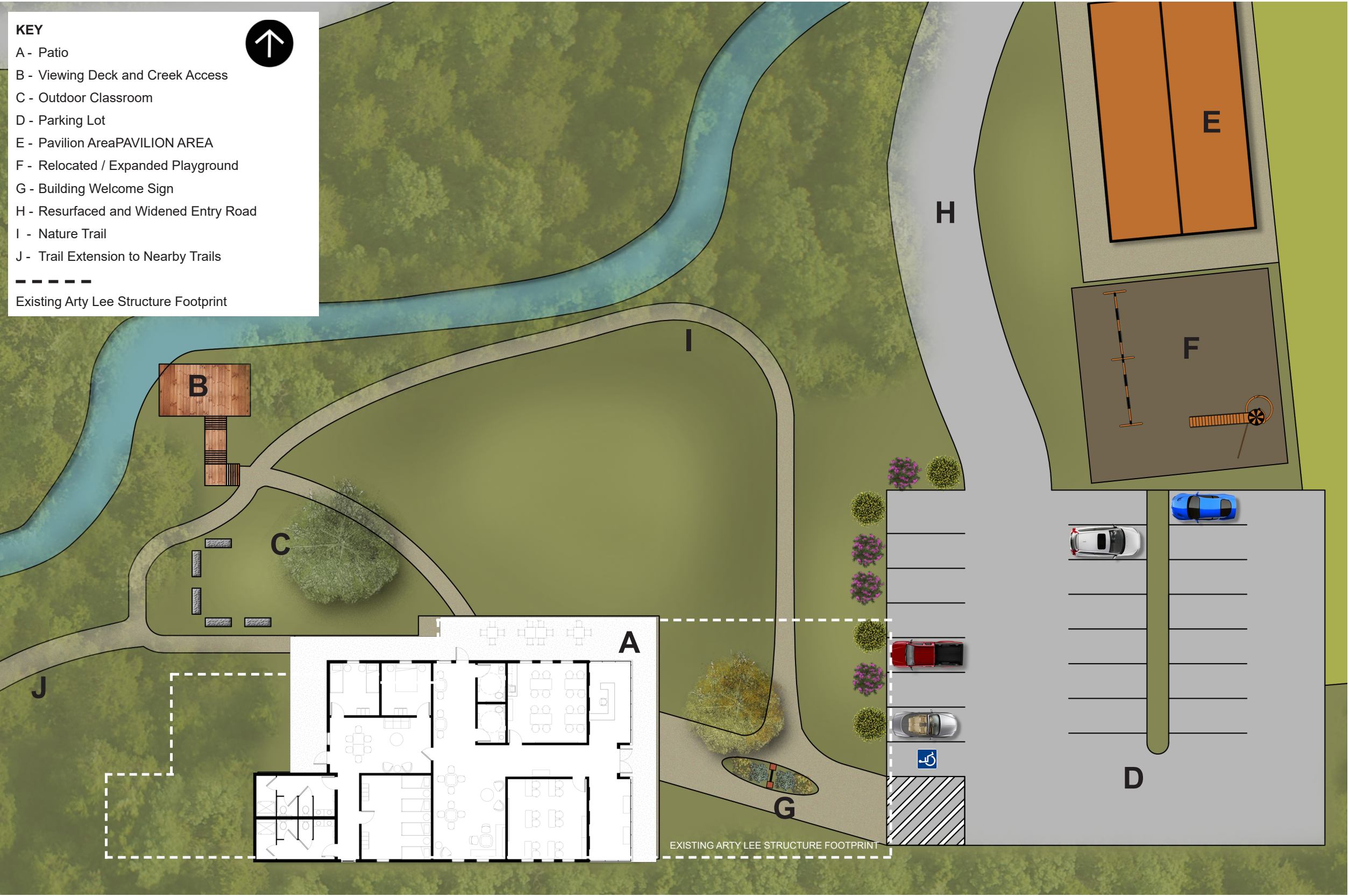
The landscape surrounding the building promotes ecological education with an outdoor classroom, creek viewing deck, and nature trails that can connect to future trailheads.

Adjacent to the existing pavilion is a small playground with close proximity to the baseball field. With 22 new parking spaces, there is plenty of room for the community and visitors.

The following pages contain a site plan and floor plan followed by supporting drawings for Concept 2.







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Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Preliminary Design Concept 2  
Master Plan  
May 3, 2018





#### Space Dimensions:

Baseball Museum: 443 ft<sup>2</sup>, 10 Persons

Classrooms: 678 ft<sup>2</sup>, 28 Persons

C-working Space: 818 ft<sup>2</sup>, 30 Persons

Bunk Area: 588 ft<sup>2</sup>, Sleeps 14 Persons

Family Restrooms: 116 ft<sup>2</sup>, 2 Persons



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Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property

Preliminary Design Concept 2  
Floor Plan  
May 3, 2018





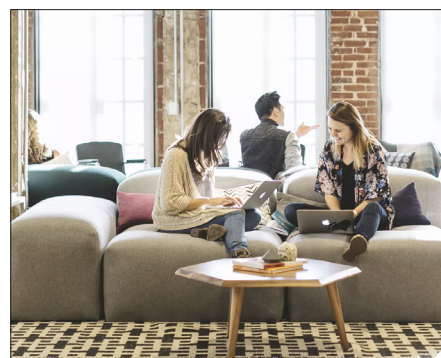
Perspective 1: Bunk rooms



Perspective 2: Co-working space



WeWork lounge space  
Washington, D.C.



WeWork lounge space  
Washington, D.C.



Glass entry way  
Black Country Living Museum



Tradional Bed with Bunk Loft



Overall design view



Baseball museum display case



Outdoor classroom



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**Dante, VA: Conceptual Redevelopment of the  
Arty Lee School Property**

Preliminary Design Concept 2  
Perspectives, Axonometric, and Precedent Images  
May 3, 2018

## PART 4: APPENDIX



# Dante, VA: Conceptual Redevelopment of the Arty Lee School Property

## PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

### Executive Summary



Phase I Environmental Site Assessment  
Arty Lee School • 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) of the Arty Lee School (the Site) located in Dante, Virginia (*Figures 1 and 2*). The Site encompasses the approximately 14,200-square-foot (ft<sup>2</sup>) abandoned Arty Lee School building and the surrounding area within an approximately 50-foot radius of the footprint of the building. 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.

The Site is surrounded by an outdoor recreation complex with a ballfield, playground and pavilion to the east, a wooded steep mountain slope to the south, and woods to the west and north (*Figure 2*). The Left Fork of Lick Creek is located approximately 25 feet northwest of the Arty Lee School building.

As part of this Phase I ESA, Cardno performed visual inspections of the Site; reviewed federal, state, and local regulatory records; investigated historical uses of the Site 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 evidence of the following RECs for the Site:

- > An abandoned, approximately 2,000-gallon steel, fuel oil aboveground storage tank (AST) located in the boiler room is considered a REC;
- > Mud, debris and rock cores covering approximately 95% of the floor throughout the Arty Lee School is a significant data gap and is considered a REC;
- > The unknown status of the sewer and/or septic system for the Site is a data gap and is considered a REC;

The following non-ASTM RECs are reported:

- > ACMs identified in the chalkboard slate glue found in the classrooms and in floor tiles of the cafeteria at the Arty Lee School are considered a REC. It is also possible that ACMs have weathered from the building to potentially impact surrounding soils. Detailed ACM screening results are reported separately;
- > Potentially hazardous lead detected in the floor tiles in the bathrooms and orange paint along the bulletin board borders in Classroom CR-5 is considered a REC. Detailed lead screening results are reported separately; and
- > Mold appears to exist throughout the Arty Lee School and is considered a REC.

In Cardno's opinion, this assessment revealed the presence of RECs. In Cardno's opinion, a Phase II ESA is warranted to further assess the RECs. The owner should remove and properly dispose of debris and rock cores throughout the Arty Lee School Building. Further, the owner should consider clearing the Site surrounding the Arty Lee School building of trees, logs, and other debris.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)



Phase I Environmental Site Assessment  
Arty Lee School • Dante, Virginia  
Prepared for: Virginia Tech - CDAC

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 Site. This Executive Summary should not be used in lieu of reading the entire Phase I ESA report.



## MEETING NOTES

### Stakeholder Input Session: December 14, 2017

Dante Rescue Squad Building

Dante, Virginia

#### Arty Lee School Initial Ideas

- Originally an African American school, later integrated
- Arty - Artimus; Community Leader
- Lee - Coal company employee (Lee Long)
- Would like to keep some parts of the building
- Creek runs by site; educational opportunities
- Nature center
- Satellite environmental education campus from Wetland Estonia (in St. Paul)
- Ballfield is “a memorial to the workers who constructed the Sandy Ridge tunnel”
  - Tunnel constructed in 1914
  - 2 miles long through the mountain near the ball field and school
  - Newspaper article cites length at “8,000 ft.”
- Need a walking trail
- Ballfield needs to remain a functioning ballfield
- Little/tiny houses/affordable housing

## MEETING NOTES

### Preliminary Design Presentation: May 3, 2018

Dante Rescue Squad Building

Dante, Virginia

#### Likes

- Bunk house/beds
  - Could easily partner with Wetland Estanoa, UVA Wise, or CRVI since they have programming but limited ability to house groups overnight
  - Lick Creek is a tributary to the Clinch River and these groups would be interested in research opportunities potentially in Dante
- Smaller version; not all building
  - Have concept work as new construction or saving a portion of the building
- More outdoor
- Classrooms/smaller meeting space
- Museum display case; not an entire room though
  - Oral histories
  - Interactive; multi-media
  - Baseball and softball
  - The whole story; also talking about the teachers, integrations, etc.
- Trail access
- Creek access

#### Dislikes

- Large meeting space
- Less indoor

#### What's Missing

- Partition to make rooms bigger or smaller depending on the use
- Fire pit
- Van/bus parking
- Business incubator space; catering kitchen for new food businesses?

#### General Comments

- Needs to be realistic re: saving entire structure
- The old parking layout had a drop-off zone and flag pole; possibly bring back?
- Incorporate sliding partitions so that there can be flexibility in room size depending on the use
- Adding solar would be nice but the orientation of the building/property is not well suited for solar energy.
- Environmental update from Joe (more details in Cardno's forthcoming report)

## MEETING NOTES

- Lots of asbestos found ranging from the adhesive used in the chalkboard to floor tiling
- If new construction is used, consider building location closer to creek, wrapping the parking behind the building
  - This would allow greater greenspace near the existing ball field
  - Would reduce greenspace immediately around the building