

St. Paul, VA: Conceptual Redevelopment Plan for the Former Texaco Site



Concept 1



Concept 2

Prepared for the Town of St. Paul
October 2018

St. Paul, VA: Conceptual Redevelopment Plan for the
Former Texaco Site

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



St. Paul, VA: Conceptual Redevelopment Plan for the
Former Texaco Site

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CDAC team members (left to right): Kevin Jones, Anu Olotu, Lindsey Buyer, Elizabeth Gilboy, and Joe Morici. Not pictured: Nick Proctor, Devon Tomaselli, Shruti Singh

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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Private Property Owner

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

Introduction

The Community Design Assistance Center (CDAC) is an outreach center at Virginia Tech that provides conceptual level design assistance to communities. CDAC received a Brownfield Assessment Grant through the EPA to help communities create conceptual redevelopment plans for potentially contaminated sites.

The EPA Assessment Grant funding allowed CDAC to help communities determine if a site, such as the former Texaco site in St. Paul, is likely contaminated, and then plan for the possible redevelopment of that site through a conceptual design development process. 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.”

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The purpose of this project was to work with the property owners and other stakeholders to identify possible new uses for the former Texaco site located at 3051 4th Avenue in St. Paul, and the “pink building” located at 16557 Broad Street and then to create a conceptual redevelopment plan for the property.

In conjunction with CDAC's conceptual redevelopment design process, a Phase I environmental assessment was completed by CDAC's environmental consultant Cardno. The primary goal for a Phase I Environmental Site Assessment is to make an “appropriate inquiry into previous ownership and use of the property consistent with good commercial or customary practice.”

There are four primary components to the Phase I Environmental Site Assessment (ESA): records review, site reconnaissance, interviews, and report preparation. The Phase I Environmental Site Assessment report will include a statement as to evidence of recognized environmental conditions. Contamination could have resulted from activities that previously took place on the site as well as activities from nearby properties. CDAC also developed a concept for redeveloping the site. The grant does not require cleanup, but rather is an opportunity to work with the community to develop conceptual redevelopment plans that help create a vision for the property's future. Phase I Environmental Site Assessments do not include sampling or chemical analysis of soil, groundwater or other media. If recognized environmental concerns (REC) are identified, a Phase II ESA is usually conducted.

A summary of the conceptual redevelopment concepts can be found in the following pages. An executive summary of the Phase I Environmental Site Assessment can be found on Page 19.

PROJECT DESCRIPTION

Project Overview

The purpose of this project was to work with a stakeholders committee, which included the property owner, to identify possible new uses for the former Texaco site located at 3051 4th Avenue (parcel ID: 004940) in St. Paul, VA, and the “pink building” located at 16557 Broad Street (parcel ID: 004939). The CDAC team then created a conceptual redevelopment plan for the property.

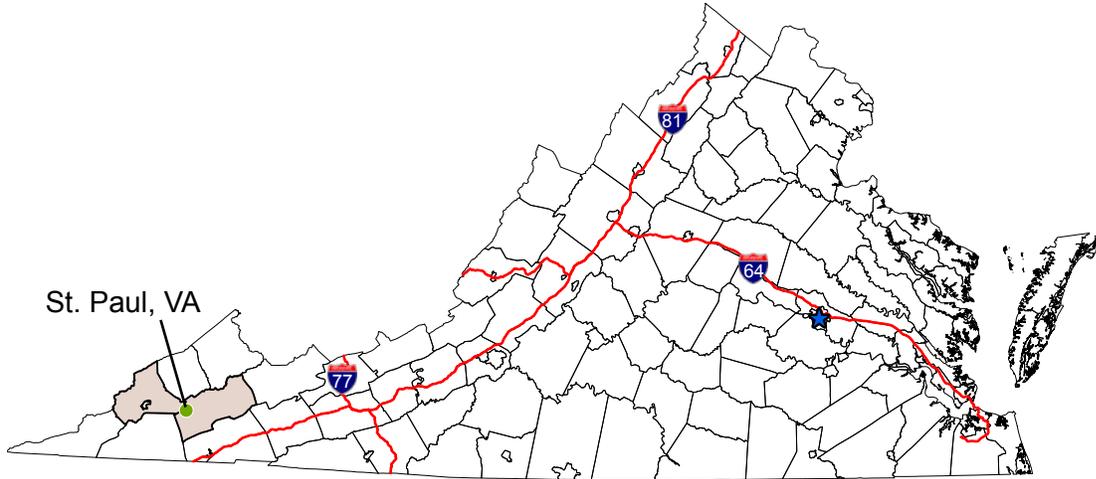
The property is located in an ideal location for a new use and is within a block of several business and downtown attractions. Some of these include the newly renovated Western Front Hotel, the Clinch River Farmers Market, restaurants, the Sugar Hill Brewing Company, an upcoming theater, outfitters, Bluebell Island Nature Trail, and access to the Clinch River. The Clinch River is widely recognized as one of the most biologically diverse waterways in North American.

The general design process involved conducting a Phase I ESA, creating several preliminary design concepts, obtaining feedback, and revising the designs into two very different redevelopment scenarios.

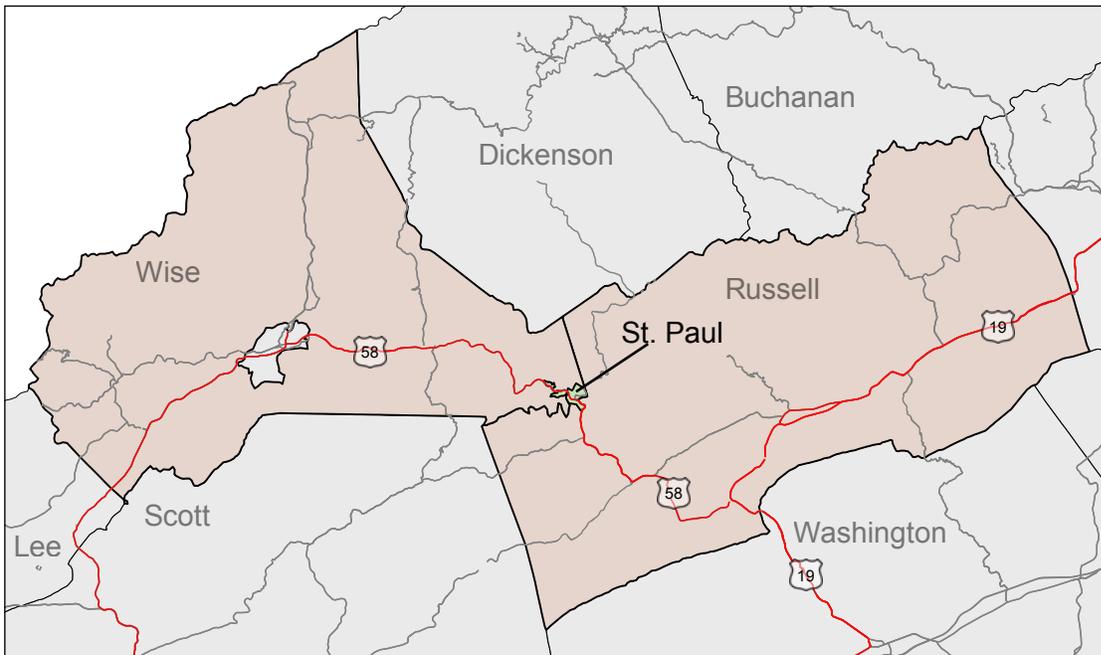
The two redevelopment opportunities for the properties that were explored included re-using the existing buildings (the gas station building and/or the “pink building”) or removing the existing buildings and rebuilding a new, three-story structure closer to 4th Avenue.

PROJECT DESCRIPTION

Project Location

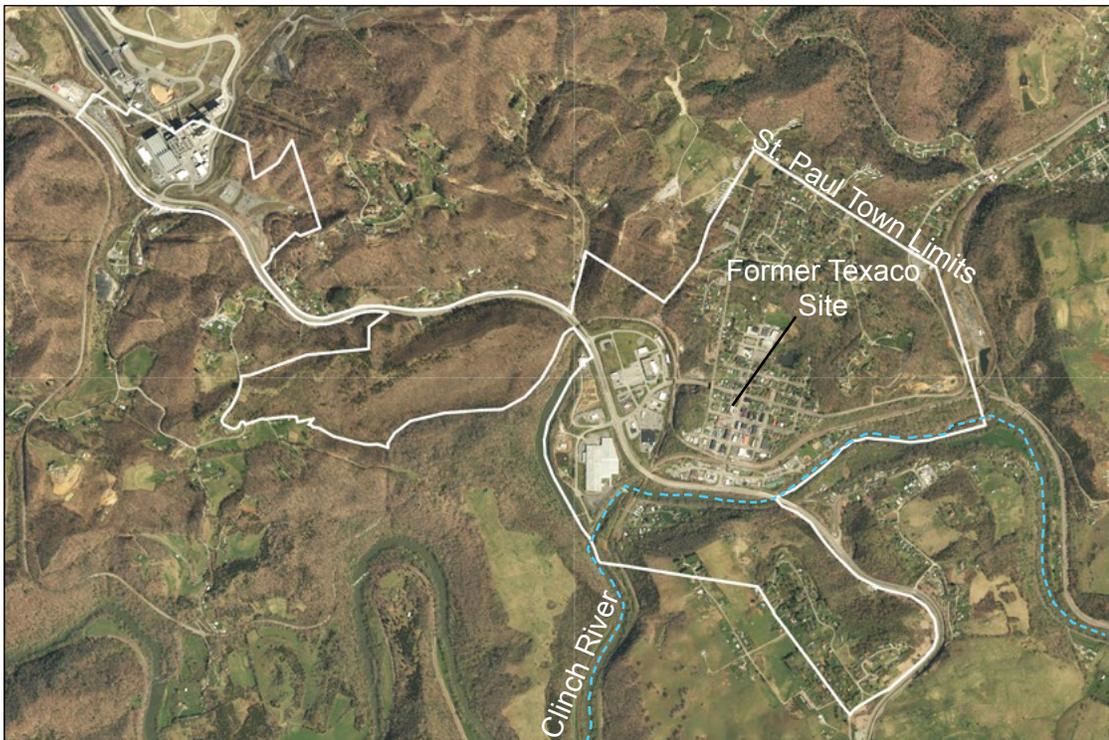


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The map above and the aerials on the following page show the location of Wise and Russell Counties within southwest Virginia, the Clinch River, where the Town of St. Paul is located within the counties, and the location of the site at the corner of 4th Avenue and Broad Street.

PROJECT DESCRIPTION



PROJECT DESCRIPTION



PROJECT DESCRIPTION

Background of St. Paul

Chartered in 1911, St. Paul is located in the southeastern corner of Wise County and the western side of Russell County. The Town of St. Paul, with a population of just under 1,000 in 2013, is nestled in one of the most beautiful and diverse areas of southwest Virginia along the banks of the Clinch River. The town and surrounding area are rich in natural and historic resources and are both now central elements of the community's economic revitalization.

Once dependent on the Appalachian coalfields for economic vitality, St. Paul has overcome the decline of coal mining by concentrating their efforts on a revitalization of the unique environmental setting around St. Paul and refocusing on the importance and appreciation of the diversity of the Clinch River area.

Community groups have launched several economic development efforts, revitalization plans, and storm water management projects to enhance the town. St. Paul seeks to make the Clinch River and other complimentary assets a "primary focus for a new creative economy dealing with tourism." In 2002, 9.2 miles of the Clinch River were designated a Scenic River by the State of Virginia, ranging from Route 58 in St. Paul to the confluence of the Guest River.

According to the Town of St. Paul 2017 Comprehensive Plan, there are a number of factors that severely limit the amount of developed land in the Town of St. Paul. Consequently, it is important to redevelop properties within town when possible. A few applicable goals and objectives identified by the Town include:

- **Land Use**

- Goal:

Encourage harmonious and wise use of land through future development decisions

- Objective:

Take measures to improve and strengthen St. Paul's business district.

- Policies:

Continue downtown revitalization activities, and seek any assistance from relevant programs to make the business district more attractive to patrons and businesses.

Encourage the establishment of new businesses and the remodeling of existing businesses. Special emphasis should be place on tourism related commercial establishments such as a hotel.

Continue to implement the Town's role as a Virginia Main Street

PROJECT DESCRIPTION

Community, including promotions.

Provide for adequate and convenient off-street parking.

Work with the business community and citizens of St. Paul to beautify properties within the Town.

Encourage fuller use of business buildings and properties

- **Physical Environment**

- Goal:

Enhance the natural setting of the Town and promote a greater awareness of the natural beauty, history, and positive attributes of the area.

- Objective:

Continue to use landscaping to beautify the town and make it more attractive.

- Policies:

Through different grant sources, continue to seek funds to renovate historic structures within St. Paul.

Encourage the placement of complimentary vegetation along St. Paul's business district.

Cooperate with Norfolk Southern to insure that the railroad right of way paralleling Route 58 through St. Paul is clear of brush, litter and other obstructions.

Clean up, beautify and maintain all entrances to the Town of St. Paul.

Work with appropriate Virginia Department of Transportation officials to have St. Paul located on more directional and mileage signs throughout Southwest Virginia.

Develop wayfaring signage where appropriate.

PROJECT DESCRIPTION

Design Process

The design process began with a stakeholder input session on April 19, 2018 on the property of the former Texaco gas station in St. Paul, VA. During that visit the CDAC team facilitated a discussion with the property owners and several community members to discuss the broad vision of St. Paul and the redevelopment of their main street. CDAC also visited several key sites including the recently renovated Western Front Hotel, St. Paul Farmers Market, the downtown area and the Clinch River, where several recreational amenities are located. A site visit, photographs, early sketches, and input from the stakeholders, combined with historical research, created a comprehensive foundation that the CDAC team used to develop two initial conceptual redevelopment plans.



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CDAC student designers Devon Tomaselli (left), Shruti Singh (right), and landscape designer Kontessa Roebuck (middle) measure the interior of the former Texaco gas station.



The CDAC team meets with property owner and several St. Paul stakeholders at the former Texaco site to discuss redevelopment ideas.

PROJECT DESCRIPTION

The team returned to St. Paul on May 23, 2018 to present two preliminary design concepts for the redevelopment of the St. Paul Texaco Station, which included the adjacent building to the east (pink building). Following the presentation, stakeholders were encouraged to provide feedback about what they (dis)liked and what they thought might have been missing.

The team revised the two preliminary design concepts into four final design concepts with supporting drawings, which were presented to the St. Paul stakeholders committee on July 13, 2018.

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



CDAC student designers Devon Tomaselli (left), Lindsey Buyer (center), and Anu Olotu (right) present preliminary concepts during the preliminary design presentation on May 23, 2018 to the St. Paul stakeholders committee.

PART 2: FINAL DESIGN CONCEPTS

FINAL DESIGN CONCEPTS

Summary

The CDAC team explored two different approaches to the redevelopment of the property. The first was to re-use the existing buildings (the gas station building and/or the “pink building”) and the second was to remove the existing buildings and rebuild a new structure closer to 4th Avenue.

Final Design Concept 1 explored three options of preserving the existing buildings:

1A: Adaptive Reuse Option

1B: Expansion Option

1C: Park Option

Final Design Concept 2 explored the possibility of a removing the existing structures and building a completely new three-story building on site.

The following pages contain design descriptions followed by supporting drawings for each of the final design concepts.

FINAL DESIGN CONCEPTS

Final Design Concept 1A: Adaptive Reuse Option

Design Description

The adaptive reuse option retains the existing gas station building as well as the “pink building,” which fronts Broad Street. This option requires the least change to the existing buildings and site. The only new construction suggested is the addition of a corridor to connect both buildings to make best use of square footage and circulation between the two.

This option creates an outdoor green space on the side of the buildings with a blank wall for a “Welcome to St. Paul” mural which visitors are encouraged to stop by to take photos. The gas station canopy is remodeled into a butterfly roof pavilion to create shaded outdoor seating for passers-by or additional seating for a tenant renting space on the property.

The existing gas station building has a generous amount of store frontage and display windows facing 4th Avenue to welcome visitors in. The garage door aesthetic lets in lots of natural light which is great for both commercial and office work. The renovated pink building has ample storefront facing Broad Street as well as windows on the south elevation to let in natural light and allow views out into the green space.

This option provides fourteen (14) parking spots in total; twelve (12) regular plus two (2) handicap parking spots. Total square footage of leasable space is 4,276 sf. The leasable space can be subdivided into smaller rentable units using the most practical divisions based on available storefront windows and entrances. The entire space is flexible and can support a single tenant or multiple tenants on site.

Visitor parking is in the front while service vehicles have access to parking and service spaces at the back of the building through the existing alley as labeled on the plans.

The perspective, plan, and other supporting drawings for the Adaptive Reuse Option can be seen on the following pages.



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View from 4th Avenue of the former gas station and “pink building” with greenspace, mural, and shaded outdoor seating.

St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 1A: Adaptive Reuse Option
Perspective: View From 4th Avenue



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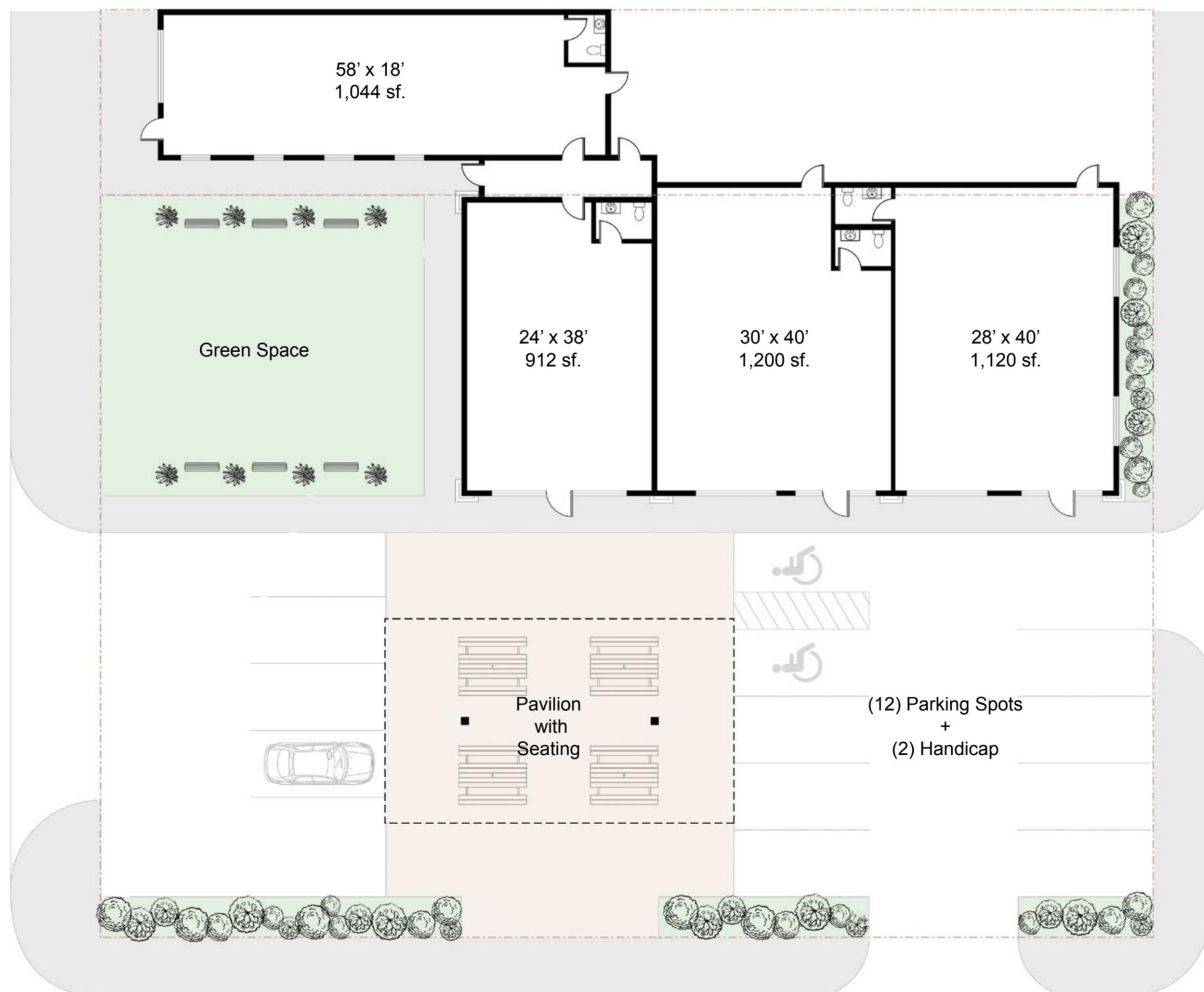
St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 1A: Adaptive Reuse Option
Floor Plan with Square Footage Summaries

BROAD STREET

ALLEY

4TH AVENUE

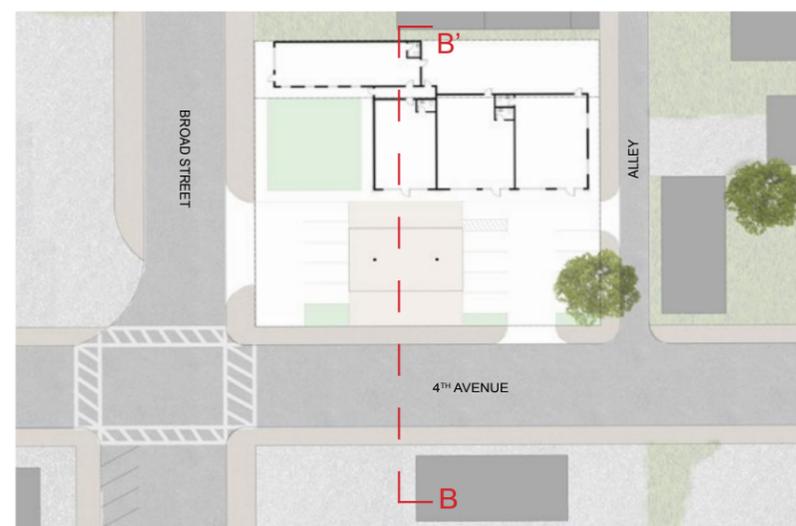
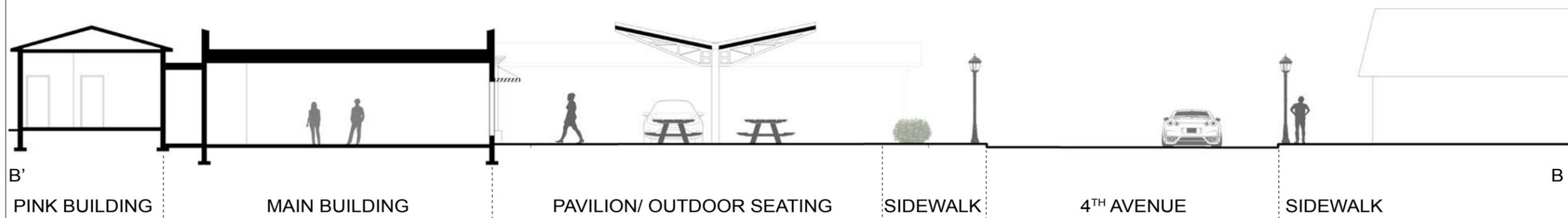




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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 1A: Adaptive Reuse Option
Section



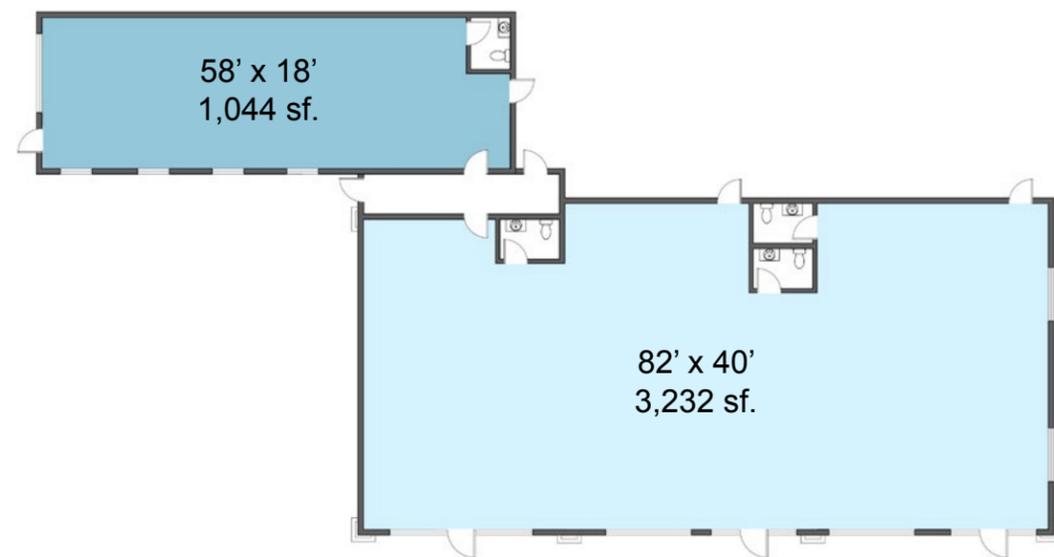
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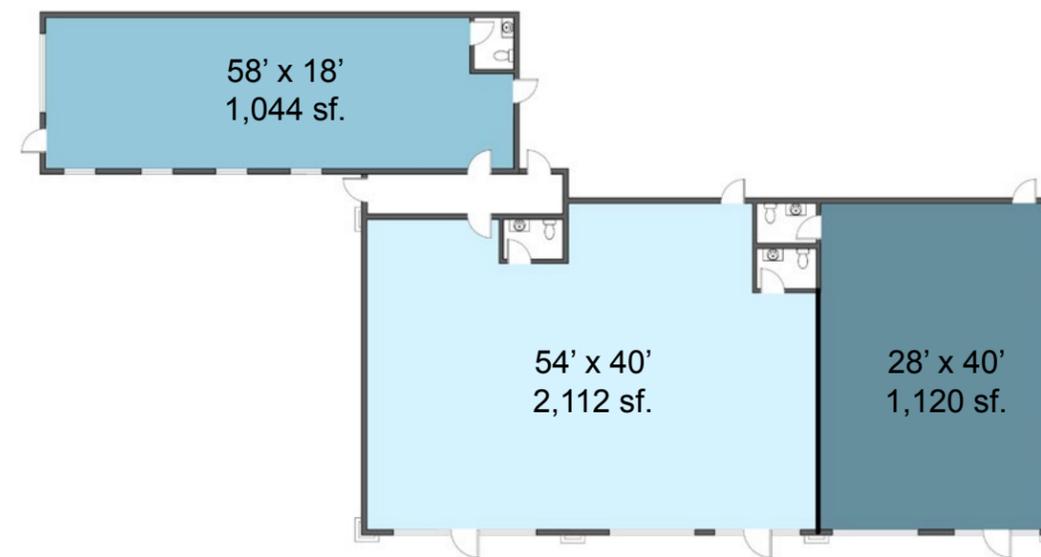
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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 1A: Adaptive Reuse Option
Tenant Layout Options with Rental Square Footage Values



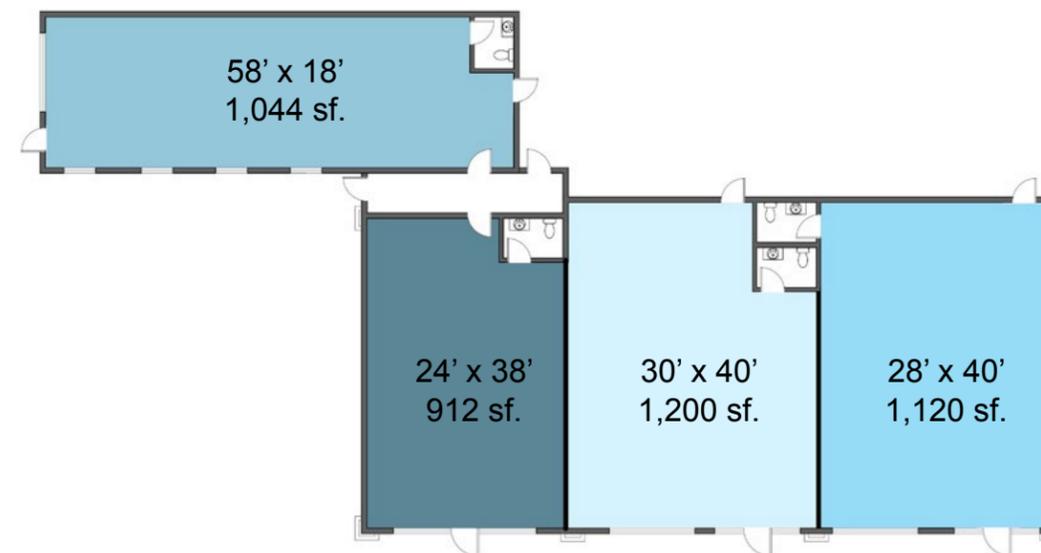
2 Tenants



3 Tenants



3 Tenants



4 Tenants

FINAL DESIGN CONCEPT

Final Design Concept 1B: Expansion Option

Design Description

The expansion option removes the “pink building”, keeps the existing gas station building, and adds an extension on the corner of 4th Avenue and Broad Street.

This expansion option utilizes a butterfly roof pavilion and shaded outdoor seating on 4th Avenue but does not create any additional green spaces.

The additional construction increases the amount of storefront available for tenants facing 4th Avenue which turns the corner onto Broad Street. The storefront on Broad Street is pulled right up to the sidewalk increasing interaction with the street and downtown St. Paul. The garage door aesthetic is preserved in this option as well and increases the amount of natural light that enters the building's interior spaces.

This option provides fourteen (14) parking spots in total; twelve (12) regular and two (2) handicap parking spots. Total square footage of leasable space is 5,872 sf. The leasable space can be divided into smaller rentable units using the most practical divisions based on available storefront windows and entrances. The entire space is flexible and can support a single tenant or multiple tenants.

Visitor parking is in the front while service vehicles have access to parking and service spaces at the back of the building through the existing alley as labeled on the plans.

The perspective, floor plan, and other supporting drawings for the Expansion Option can be seen on the following pages.



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View from 4th Avenue removing the “pink building” and adding an extension to the left of the gas station and providing outdoor shaded seating.

St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 1B: Expansion Option
Perspective: View From 4th Avenue

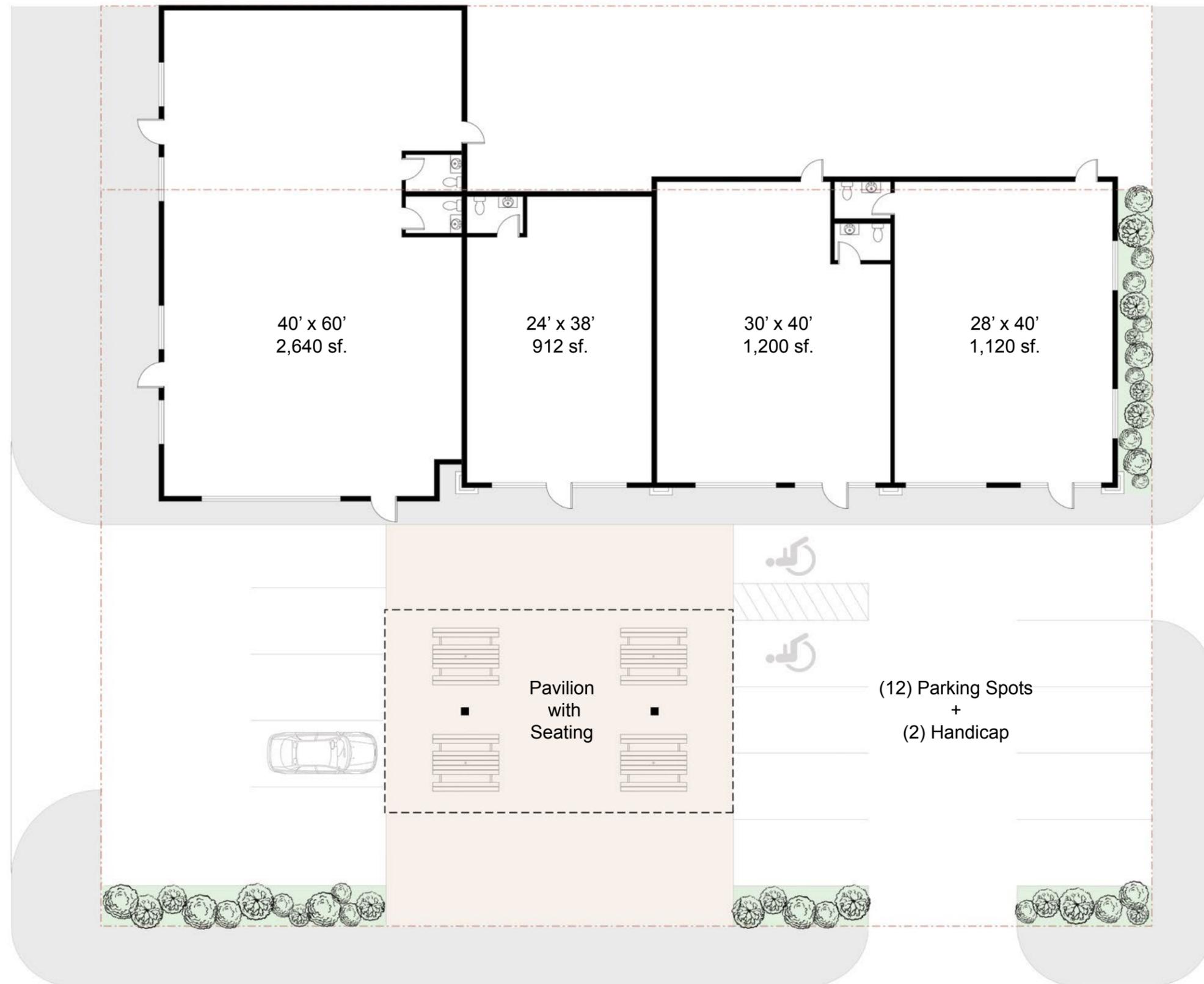


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BROAD STREET



St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 1B: Expansion Option
Floor Plan with Square Footage Values

FINAL DESIGN CONCEPT

Final Design Concept 1C: Park Option

Design Description

This park option removes the existing “pink building” and leaves only the gas station building. The remaining space is used for parking and a generous outdoor green space to serve the town.

The green space fronts 4th Avenue next to the proposed butterfly roof pavilion. The pavilion provides shaded seating areas with planters, a seating wall separates the park area from the green space, and lunch tables for the community are provided.

The existing gas station building provides store front windows facing 4th Avenue and also preserves the garage door aesthetic to bring in ample natural light as well as allow views out to the green space.

The park option provides eleven (11) parking spots in total; nine (9) regular plus two (2) handicap parking spots. Total square footage of leasable space is 3,232 sf. The leasable space can be divided into smaller rentable units using the most practical divisions based on available storefront windows and entrances. The entire space is flexible and can support a single tenant or multiple tenants.

Visitor parking is in the front while service vehicles have access to parking and service spaces at the back of the building through the existing alley as labeled on the plans.

The perspective, plan, and other supporting drawings for the Park Option can be seen on the following pages.



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View from 4th Avenue removing the “pink building”, utilizing the exiting gas station building, and providing shaded seating and a small park.

St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 1C: Park Option
Perspective: Street View From 4th Avenue



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BROAD STREET

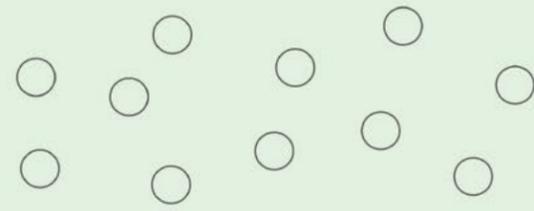
(9) Parking Spots
+
(2) Handicap



Pavilion
with
Seating



Green Space



4TH AVENUE

ALLEY



St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 1C: Park Option
Floor Plan with Square Footage Values



Proposed pavilion structure for shade and possible rain water collection



Repurposed garage doors into store front



Planter benches with small trees along the edge of the park



Outdoor seating underneath pavilion structure



Vibrant street front atmosphere with lots of display space



Playful bollards to create buffer between park and road



Small green space with a St. Paul mural



Modern awning structure, above all entrances



Low wall for sitting between the park space and the pavilion seating



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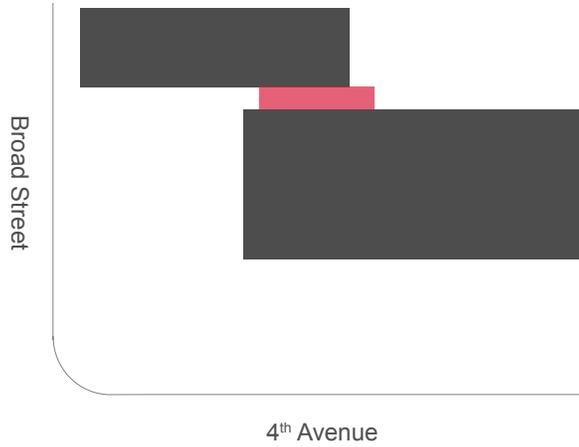
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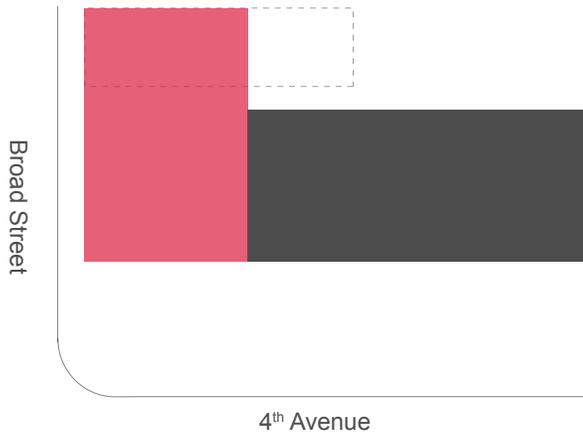
Final Design Concept 1
Precedent Images

FINAL DESIGN CONCEPTS

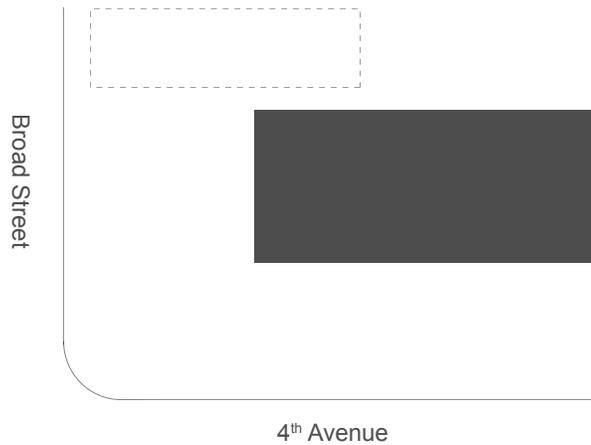
Final Design Concept 1: Square Footage Summary



Final Design Concept 1A:
Adaptive Reuse Option
Total Square Footage 4,276 sf.



Final Design Concept 1B:
Expansion Reuse Option
Total Square Footage 5,872 sf.



Final Design Concept 1C:
Park Reuse Option
Total Square Footage 3,232 sf.

- Removed Existing Construction
- Retained Existing Construction
- New Construction

FINAL DESIGN CONCEPTS

Final Design Concept 2

Design Description

The second concept proposes removing both existing buildings and constructs a new three story building with commercial space on the 1st floor, leasable office space on the 2nd floor, and loft apartments on the 3rd floor. All floors are accessible by elevator and stairs. The building's facade is built right up to the sidewalk on both 4th Avenue and Broad Street, continuing the street wall and the historic aesthetic of downtown St. Paul.

The 1st floor has a generous amount of storefront where shop owners can put up interesting window displays and sidewalk furniture to welcome customers in and add to a vibrant downtown shopping experience. Service spaces for restrooms and storage are also provided. Total leasable space on the 1st floor is 6,150 sf.

The 2nd floor is proposed as open-plan commercial office space and can be leased out to one tenant or subdivided for multiple tenants at a time. If multiple tenants are to use the space, a service corridor in the back will allow access to stairs, elevators, joint restrooms, break rooms, and storage for the floor. Large street-facing windows allow natural light in, creating a well-lit environment that improves productivity and well-being. The second floor also has a lobby space/waiting area for office visitors and clients. Total leasable space on the second floor is 6,100 sf.

The 3rd floor includes loft apartments ranging from approximately 500 sf. to 850 sf. The apartments facing 4th Avenue and Broad Street have views out to the street while the apartments facing the parking lot enjoy a small balcony. The apartment sizes proposed can be set up to comfortably house a resident living alone, a couple, two roommates, or maybe even a family of three. Total square footage of leasable residential space is 6,691 sf. A lounge on the first floor of the building provides a reception/lobby space for residents as well as easy elevator and stair access to their living space from 4th Avenue. The rooftop provides a small terrace/outdoor space, accessible by stairs and elevator, where residents can lounge and enjoy some fresh air.

This second concept provides twenty-nine (29) parking spots in total; twenty-seven (27) regular plus two (2) handicap parking spots. Total square footage of leasable space is 19,000 sf. The leasable space can be divided into smaller rentable units using the most practical divisions based on available storefront windows, entrances, and positions of structure supports within the building. The entire space is flexible around the structure and can support multiple configurations of tenants on all three floors.

Employees, visitors, and service vehicles have access to parking from Broad Street as well as the alley as labeled on the plans.

The perspective, floor plans, and other supporting drawings for Concept 2 can be seen on the following pages.



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View from the corner of 4th Avenue and Broad Street of a newly constructed 3-story building that reflects the historic aesthetic and building setback and building setback distance found in the downtown area.

St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 2

Perspective: Corner of 4th Avenue and Broad Street



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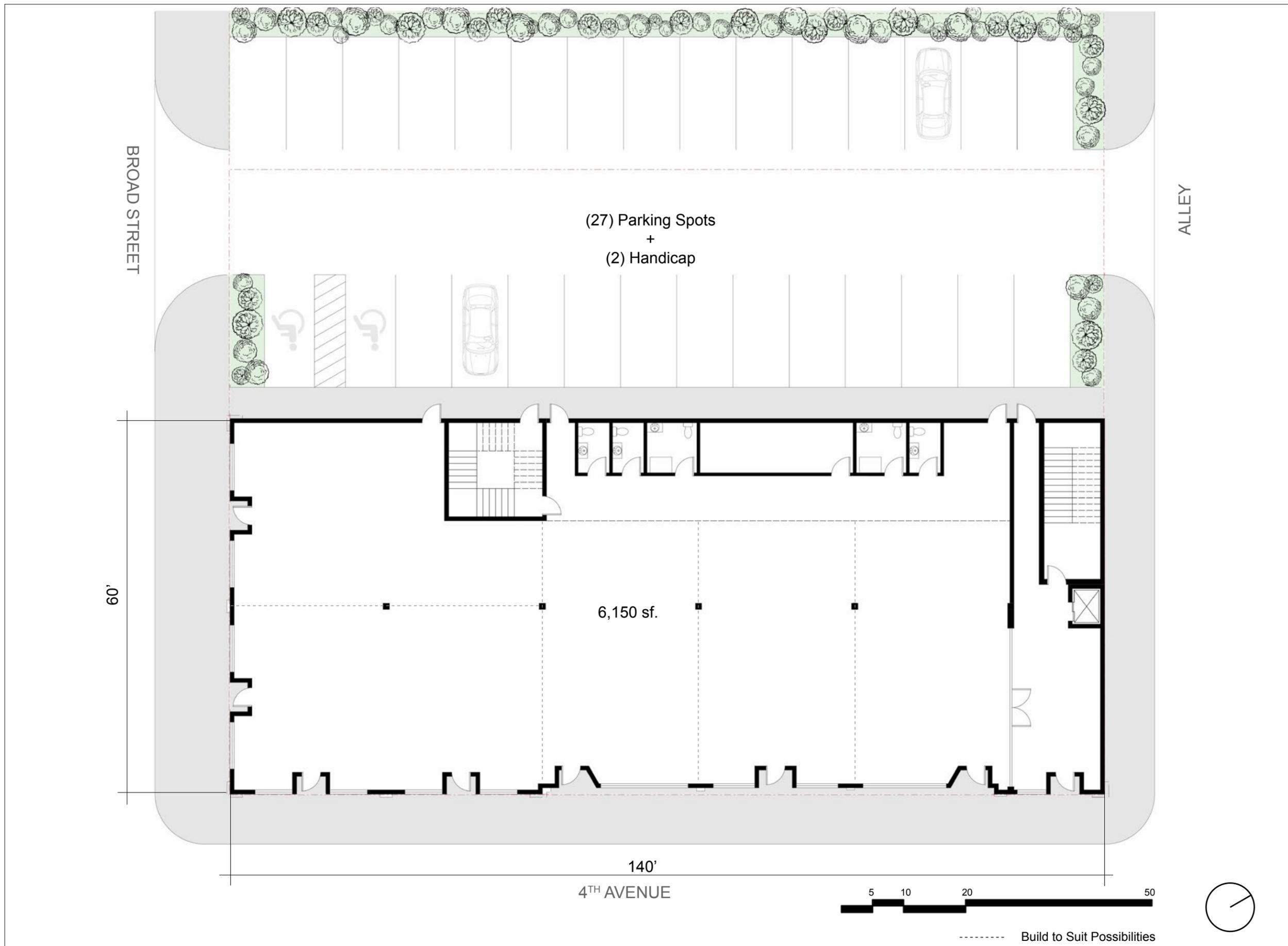
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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 2

Floor Plan: Ground Floor (Retail) with Square Footage Values





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BROAD STREET

ALLEY

4TH AVENUE

6,150 sf.



----- Build to Suit Possibilities



St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 2

Floor Plan: Second Floor (Office) with Square Footage Values



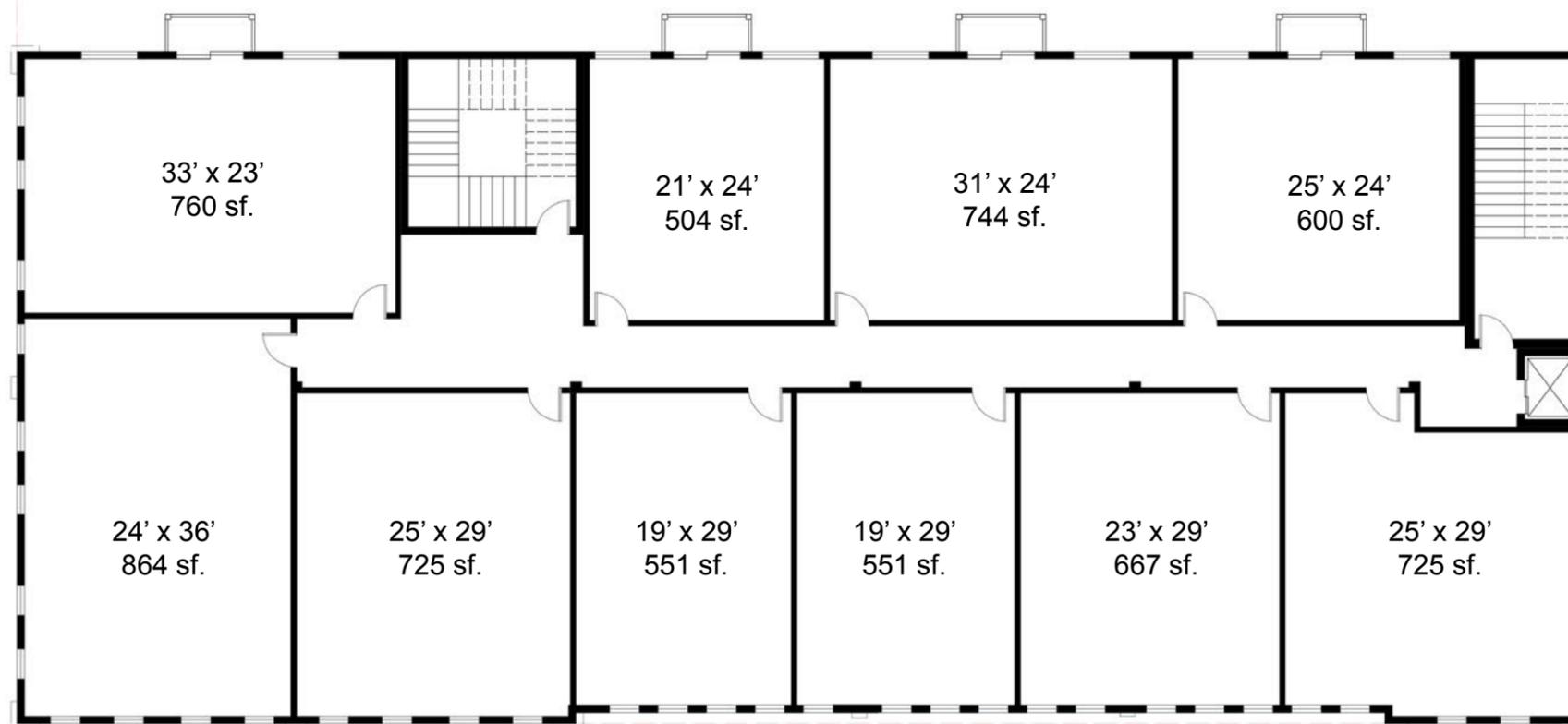
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BROAD STREET

ALLEY



4TH AVENUE



St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 2

Floor Plan: Third Floor (Residential) with Square Footage Values



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BROAD STREET

ALLEY

MECHANICAL
EQUIPMENT

40' x 20'
800 sf.

4TH AVENUE



St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 2
Roof Plan: Outdoor Recreation Space with Square Footage Values



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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 2
Front Elevation from 4th Avenue



Vibrant street front atmosphere with lots of display space



Modern open office plan



Modern studio apartments ideal for young professionals



Long lobby space creates entrance and reception for residents



Large windows along street front bring in lots of natural daylight



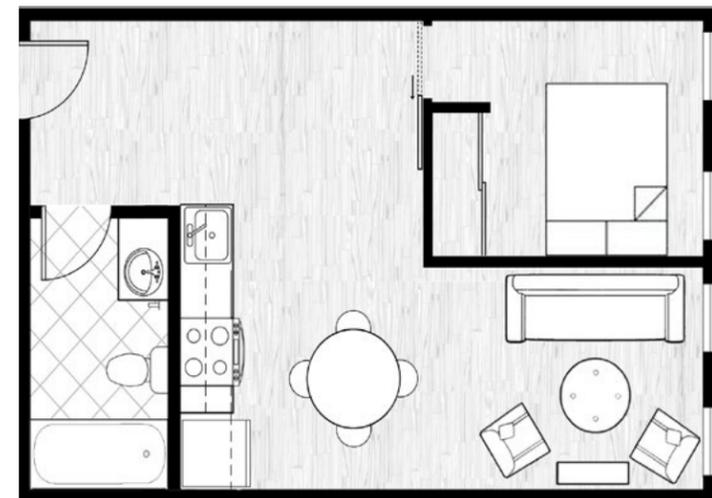
Studio apartment maximizes useful square footage



Outdoor roof space for residents to enjoy along with a view of downtown St. Paul



Large open floor plan allows for modern co-working spaces



Example apartment layout for 19' x 29' apartment



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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

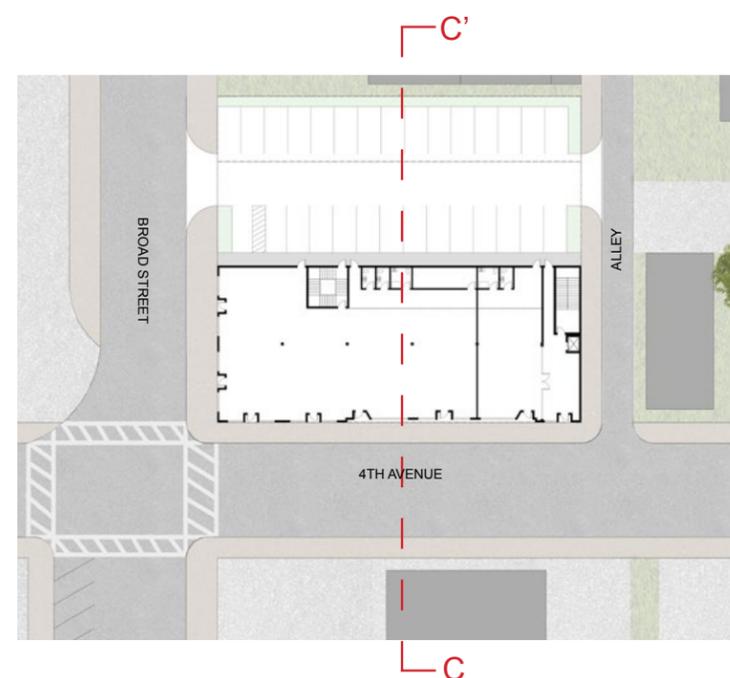
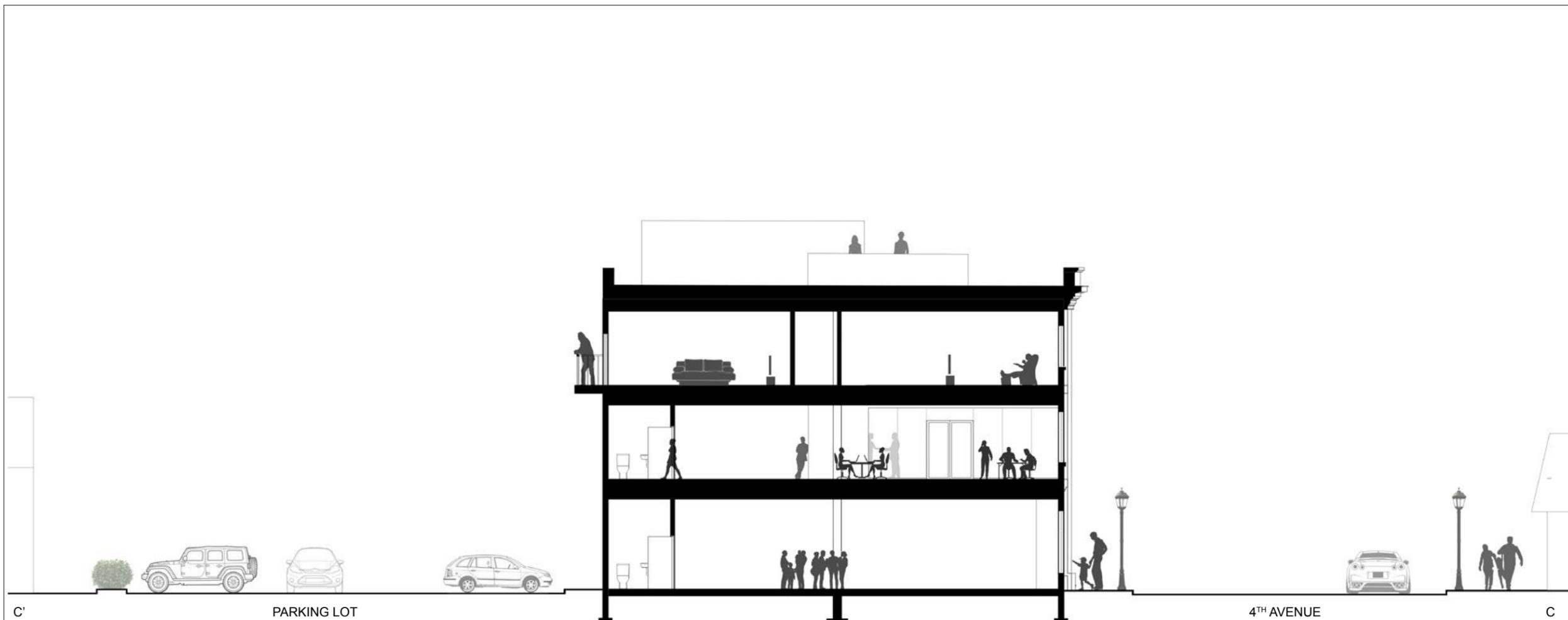
Final Design Concept 2
Precedent Images



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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 2
Section



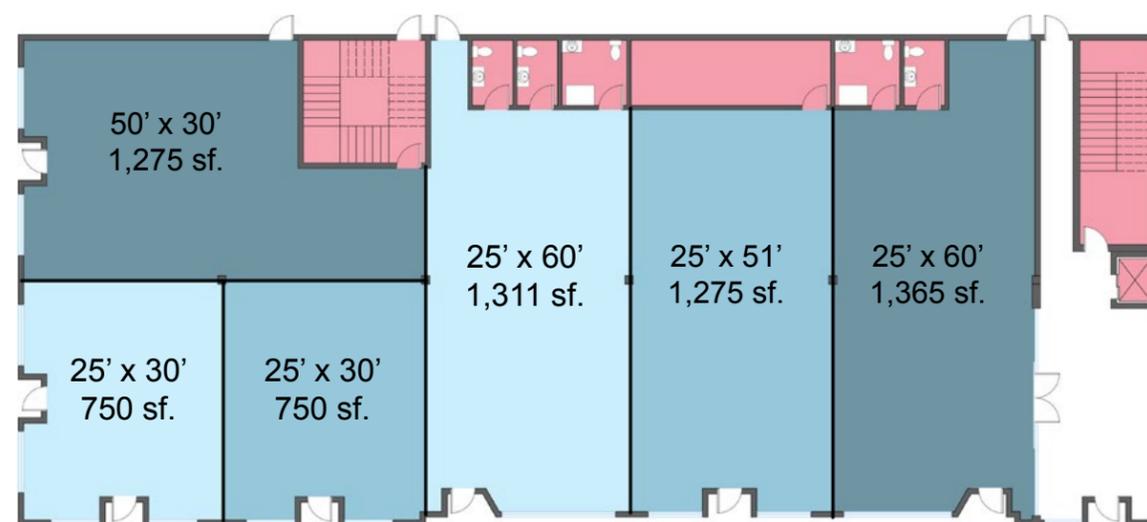
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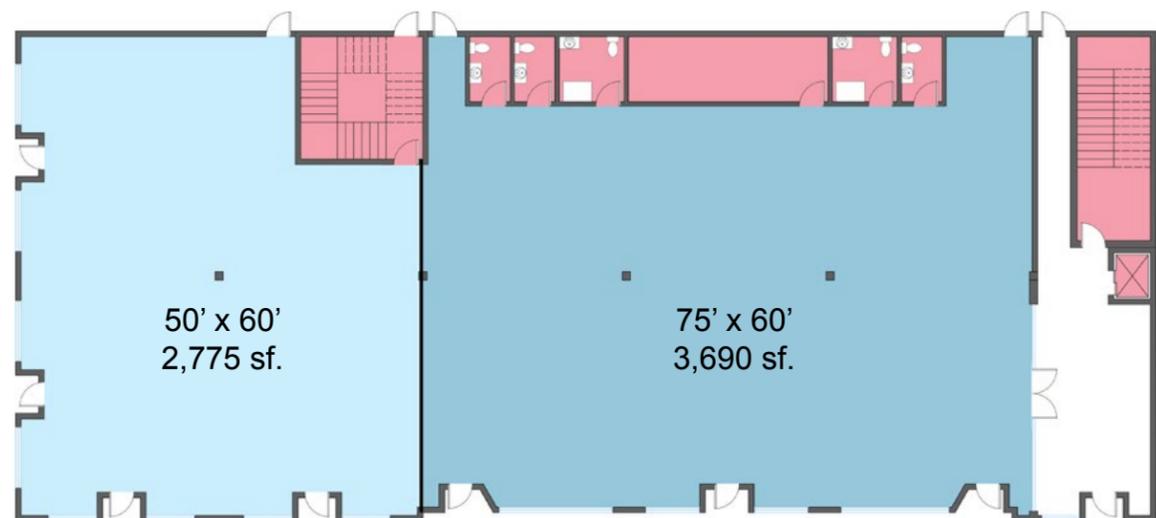
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1 Tenant



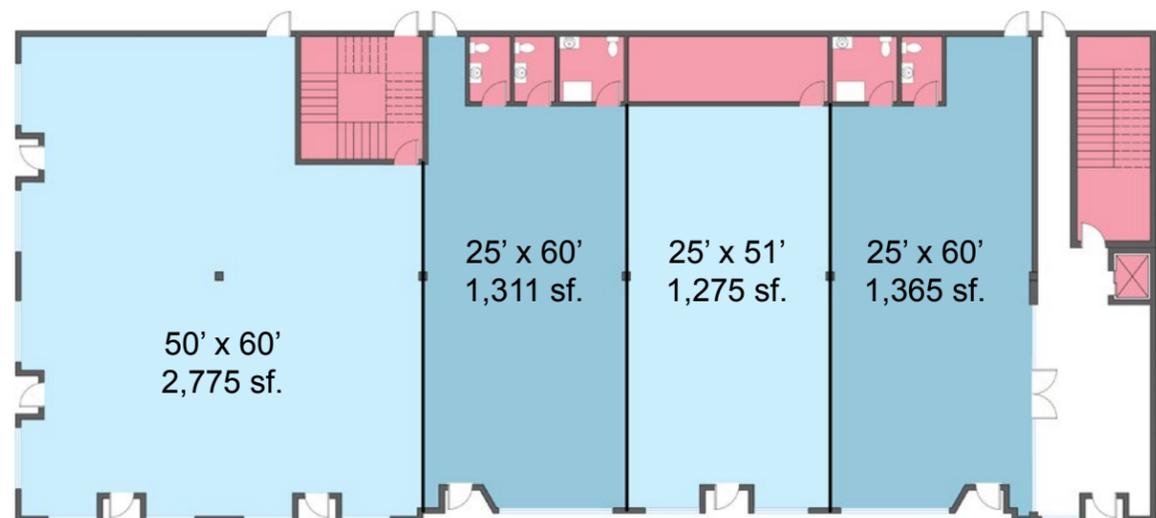
6 Tenants



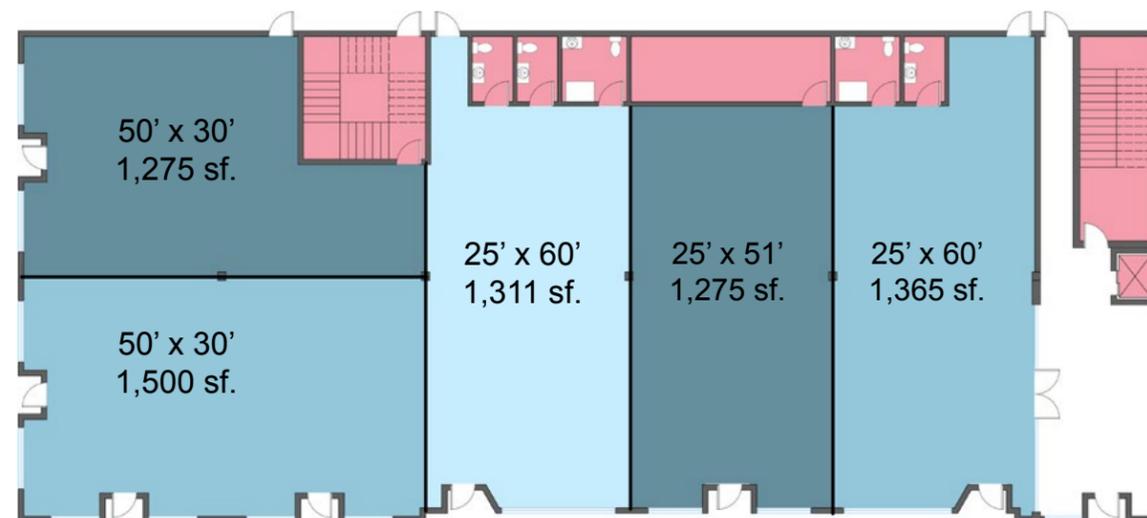
2 Tenants



6 Tenants



4 Tenants



5 Tenants

St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Final Design Concept 2

Tenant Layout Options with Square Footage Options

FINAL DESIGN CONCEPTS

Square Footage Summary

Concept 1; A, B, C

	Total SF	No. of Parking Spots
1A: Adaptive Re-Use Option	4,276 sf.	14
1B: Expansion Option	5,872 sf.	14
1C: Park Option	3,232 sf.	11

Concept 2

	Total SF	No. of Parking Spots
1 st Floor - Commercial	6,150 sf.	
2 nd Floor - Office	6,150 sf.	
3 rd Floor - Residential	6,691 sf.	
Total	18,991 sf	29

PART 3: SITE INVENTORY

SITE INVENTORY

Site Inventory Summary

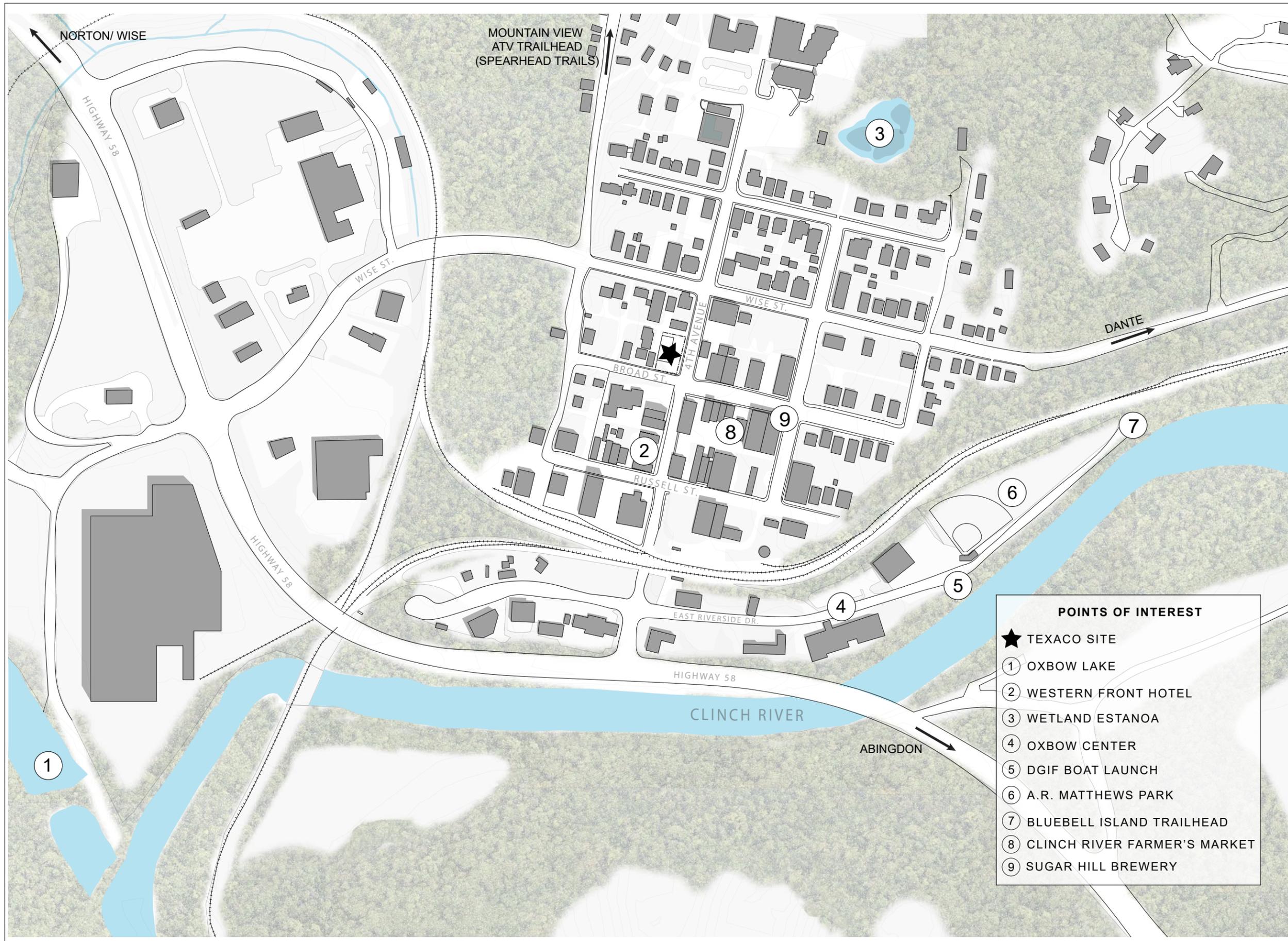
The CDAC team visited the former Texaco site several times throughout the design process. During these visits the CDAC team documented its surroundings and noteworthy features of the buildings and measured the existing structures. The property is surrounded by 4th Avenue (south), Broad Street (west), a private residence (north), and a former dry cleaner business (east). The property is located in a prime redevelopment location in downtown St. Paul and one block from the Western Front Hotel and several restaurants.

Key features included iconic automotive industry decor/signs, large bay doors, and spacious interior rooms. Overall, the former station and “pink” building are in moderate to good structural condition but are both in need of mechanical, electrical, and aesthetic improvements should either building be repurposed.

Surrounding the former Texaco building and the “pink” building are underutilized open spaces such as the parking lot and a green space directly behind the former Texaco building. These spaces could be transformed into functional public space that enhances St. Paul’s downtown pedestrian areas. A large detached canopy, once covering the gas pumps, could be repurposed as a shade structure for employees and pedestrians passing by.

47

During initial conversations with stakeholders, the importance of local vendors became a central theme. The CDAC team mapped food establishments and businesses that supported the locally-produced food/drink products in the surrounding area. This mapping exercise demonstrates on P. 47 that St. Paul is in a central location to these surrounding local businesses and could support a centralized retail facility that catered toward local goods year round.



- POINTS OF INTEREST**
- ★ TEXACO SITE
 - ① OXBOW LAKE
 - ② WESTERN FRONT HOTEL
 - ③ WETLAND ESTANOA
 - ④ OXBOW CENTER
 - ⑤ DGIF BOAT LAUNCH
 - ⑥ A.R. MATTHEWS PARK
 - ⑦ BLUEBELL ISLAND TRAILHEAD
 - ⑧ CLINCH RIVER FARMER'S MARKET
 - ⑨ SUGAR HILL BREWERY



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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

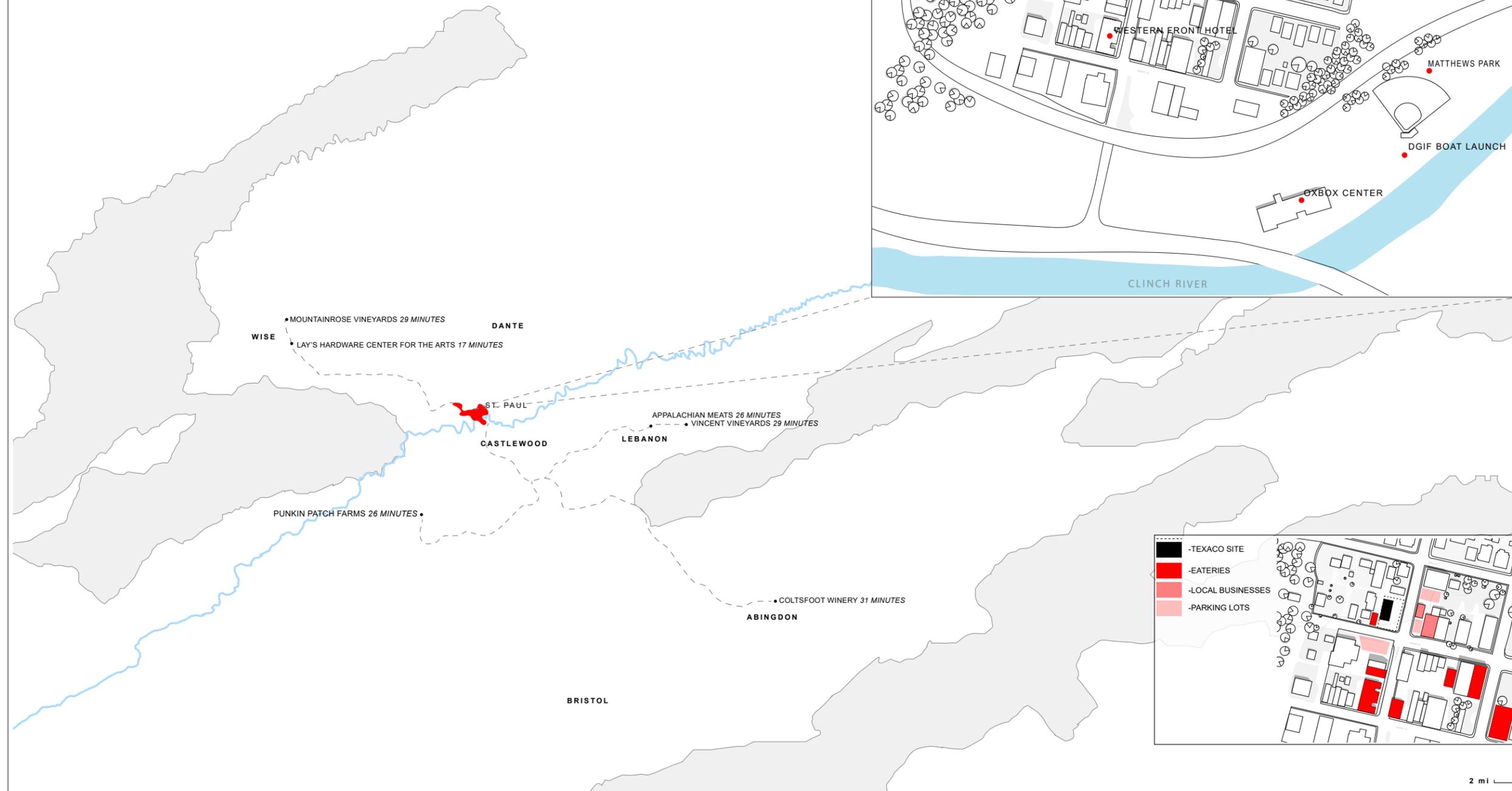
Site Inventory
Points of Interest Map



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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Site Inventory
Nearby Local Food and/or Drink Businesses



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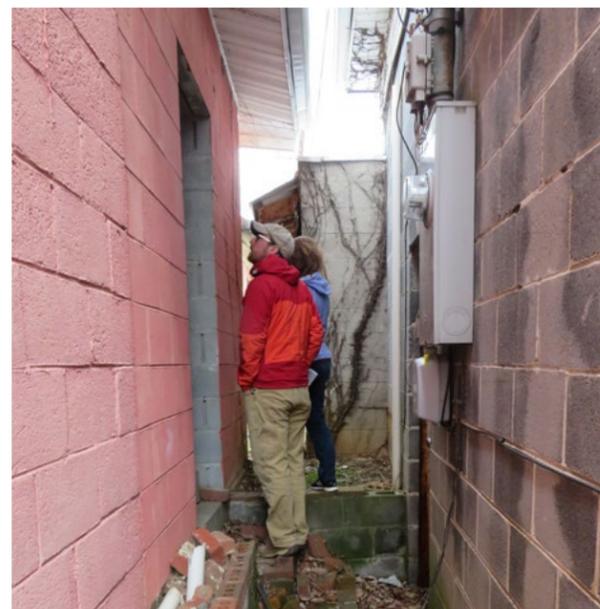
Key perspective of site when traveling northeast on 4th Avenue



The northern edge of the site is delineated by numerous vintage signs (right) from the automotive industry. The signs are a unique and possibly worth integrating into proposed designs.



Site is within close walking distance of local businesses along 4th Avenue and Broad Street



Narrow passage between the primary structure (right) and neighboring "pink building" (left).



Green space (center) behind the primary structure (left) is underutilized and could become a supplemental space within the proposed design concept. The private residence (right; white building) should be considered when designing.

St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Site Inventory
Exterior Conditions



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Interior panoramic view of the building's service bays. A reception area and office space is located through the blue door (left)



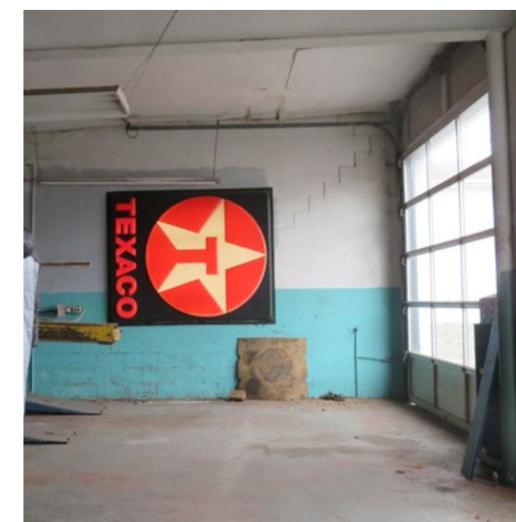
Several automotive signs hang on interior walls and could be uniquely integrated into the proposed redevelopment plan as a historical element.



Existing shelving is design inspiration for shelving options for a potential small scale market.



Maintain/reuse garage doors when possible.



Utilize historic signage inside of the building and large windows in the existing garage doors that allow natural light into interior spaces and create a welcomed connection to the outside.

St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Site Inventory
Interior Conditions



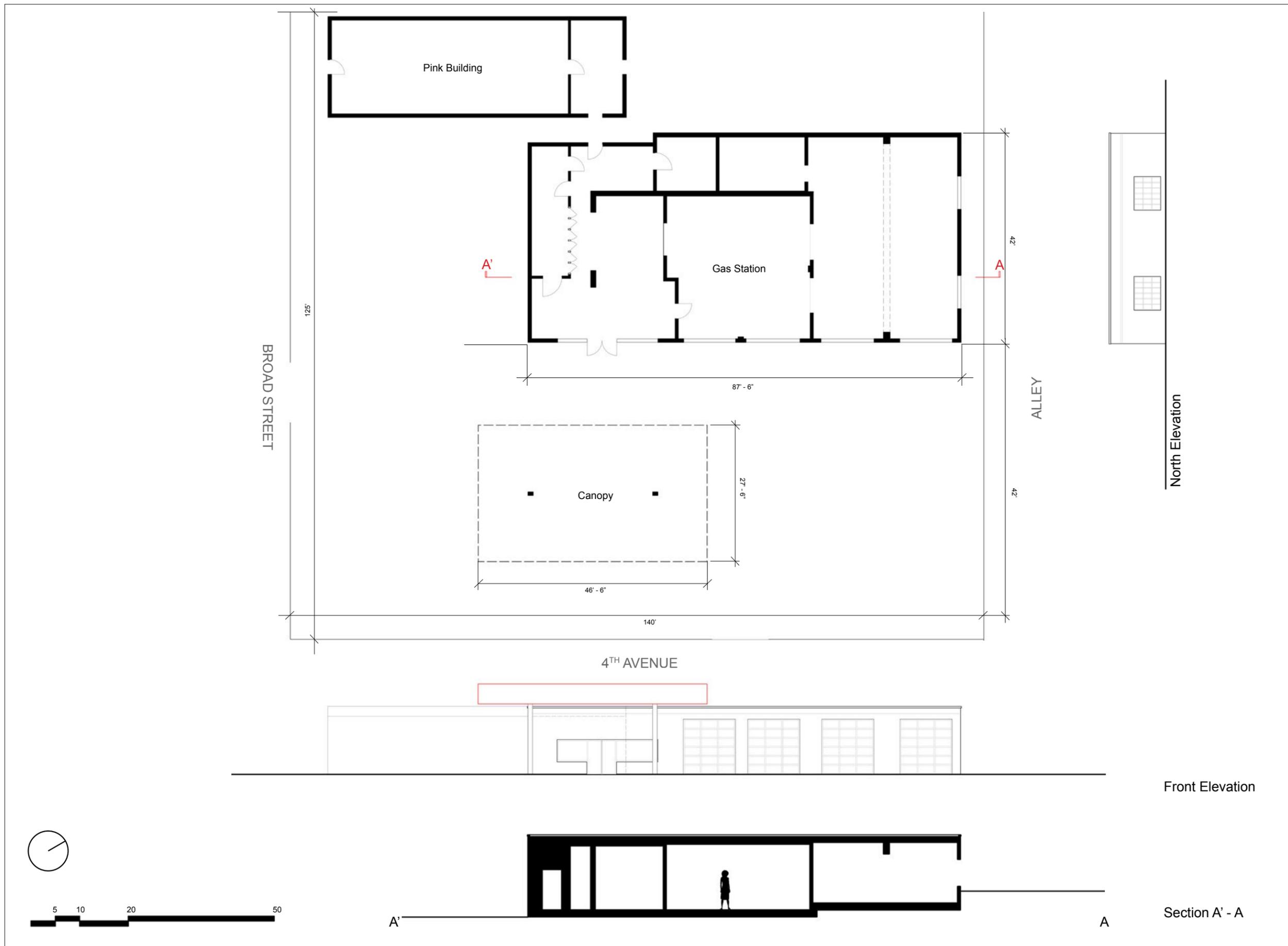
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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Site Inventory
Existing Conditions - Current Building



**PART 4:
PRELIMINARY
DESIGN CONCEPTS**

PRELIMINARY DESIGN CONCEPTS

Preliminary Design Concept 1

Design Description

St. Paul is situated in region that is in the midst a growing eco-tourism economy. As a contributor to this economy, Concept 1 aims to enhance the eco-tourist opportunities found in St. Paul. Restoring the former Texaco gas station would serve as an economic platform by providing a space for regionally celebrated farmers and makers to sell their work year-round.

This concept proposes to restore the aesthetic of the historic 1940's Esso gas station that once occupied the site. The restored gas station building will host a farm-to-table eatery, complete with a small-scale, year-round marketplace. Both programs aim to feature local farmers and makers who sell a curated selection of locally sourced foods and products. The redesign and restoration of the old Esso station aesthetic would serve as a landmark to St. Paul and provide visitors and natives with a welcoming and historical experience.

The gas pump canopy, located directly in front of the gas station, will be redesigned. This will entail the transformation of the current flat canopy into a "butterfly roof". This new shape will allow the canopy to collect rainwater, providing passive irrigation to a small bed of plants or herbs that could be used for the eatery. Additionally, this redesigned canopy will be low enough to provide adequate shade for comfortable outdoor seating for visitors to the building while still being sensitive to the historical nature of the restored facade.

A path of pavers and public seating will border the outer edge of the property line. This buffer zone will be thick and will cover a width from the edge of the sidewalk to the edge of the outdoor seating. This ribbon of landscaped, outdoor space will provide bench seating and add a small amount of greenspace. Additionally, it will enhance the curb appeal of the restored gas station and provide communal outdoor space to pedestrians walking along 4th Avenue.



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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Preliminary Design Concept 1
Perspective and Precedent Images



Store front glazing with garage door for street side pedestrian access



Outdoor canopy seating



Exterior: Re-purposed gas station cafes



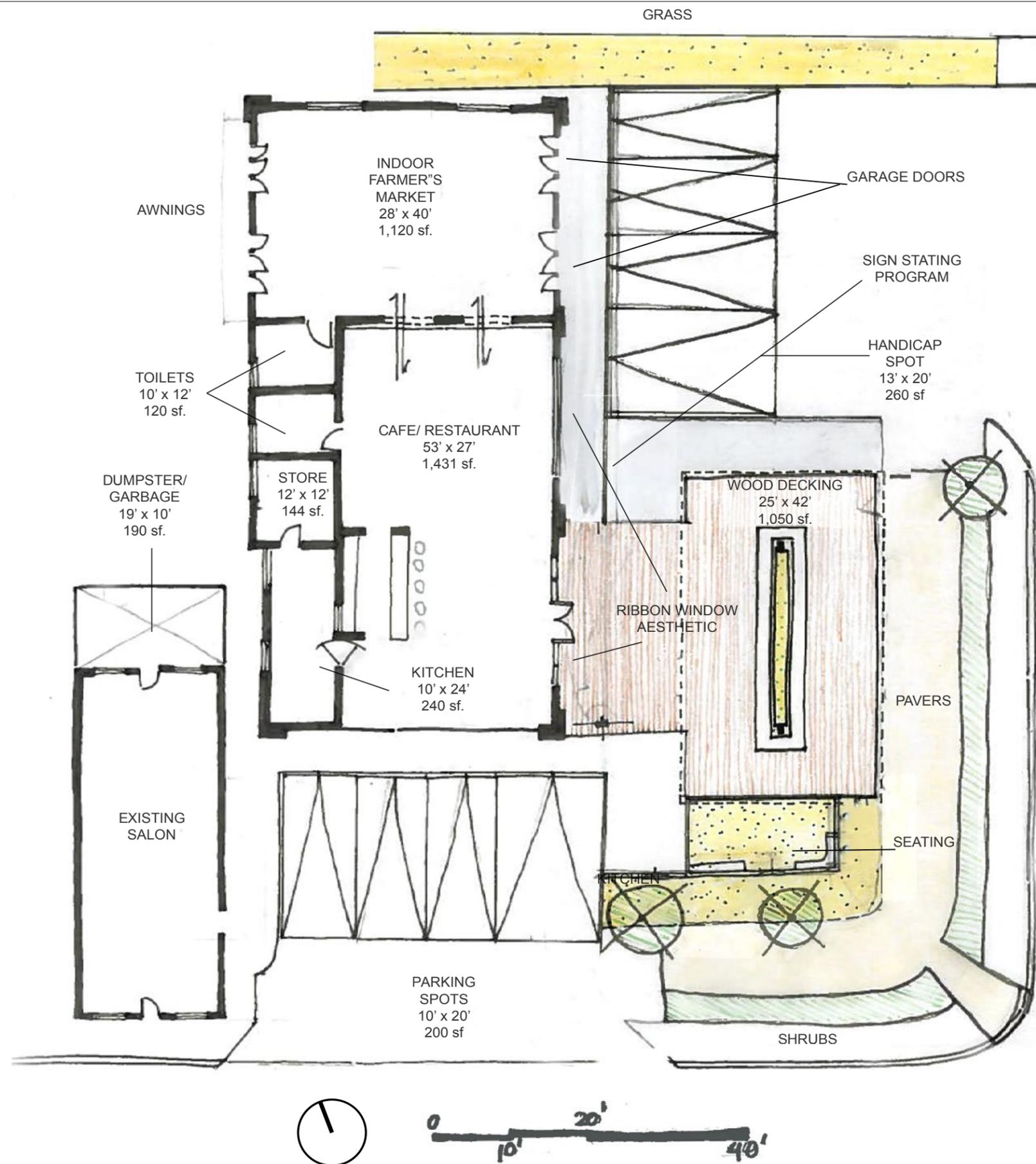
Interior: re-purposed gas station cafes



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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Preliminary Design Concept 1
Floor Plan

PRELIMINARY DESIGN CONCEPTS

Preliminary Design Concept 2

Design Description

Concept 2 explores the idea of removing the site's existing structures and proposes an entirely new, three-story building that is closer to 4th Avenue. Contrasting Concept 1, which utilized an open buffer space between the buildings and 4th Avenue, Concept 2 brings the new building forward to the sidewalk's edge. The ground floor of this building will host the same programs found in Concept 1; a farm-to-table dining spot, a small market place, and a pedestrian friendly facade. However, Concept 2 will also feature short-stay lodging.

As stated earlier, St. Paul is amidst a region of many towns that participate in a regionally growing economy with a focus on Eco-tourism. More specifically, St. Paul is positioned along a major path of Eco-tourist destinations. Concept 2 aims to take advantage of this convenient location and provide an opportunity for traveling tourists to pause and stay in St. Paul. It should be noted that the customer who would inhabit this lodging is in no way, a competitor to the customer of the Western Front Hotel.

Instead, the lodging in Concept 2 serves a different market that more easily hosts recreational tourists with recreational equipment and accessories. This can be seen through the design's use of convenient parking and open flooring amidst the lodging configurations. The lodgings will be modern and have an open floor plan to allow for recreational equipment. Additionally, ten of the twelve rooms will be able to comfortably fit two single beds. The last two rooms will be larger, with one full sized bed and pullout couch for a family. Lastly, the lobby space found on the ground floor of the building, will double as a small exhibit space. It will provide a place to check in while also providing guests and pedestrians with information regarding St. Paul's outdoor and environmental activities.



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St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Preliminary Design Concept 2
Perspective and Precedent Images



Smaller scale, indoor farmer's market showcasing locally sourced goods



Store front glazing with garage door for street side pedestrian access



Combined market and cafe eating spaces



Simple, clean, modern interior for bedrooms



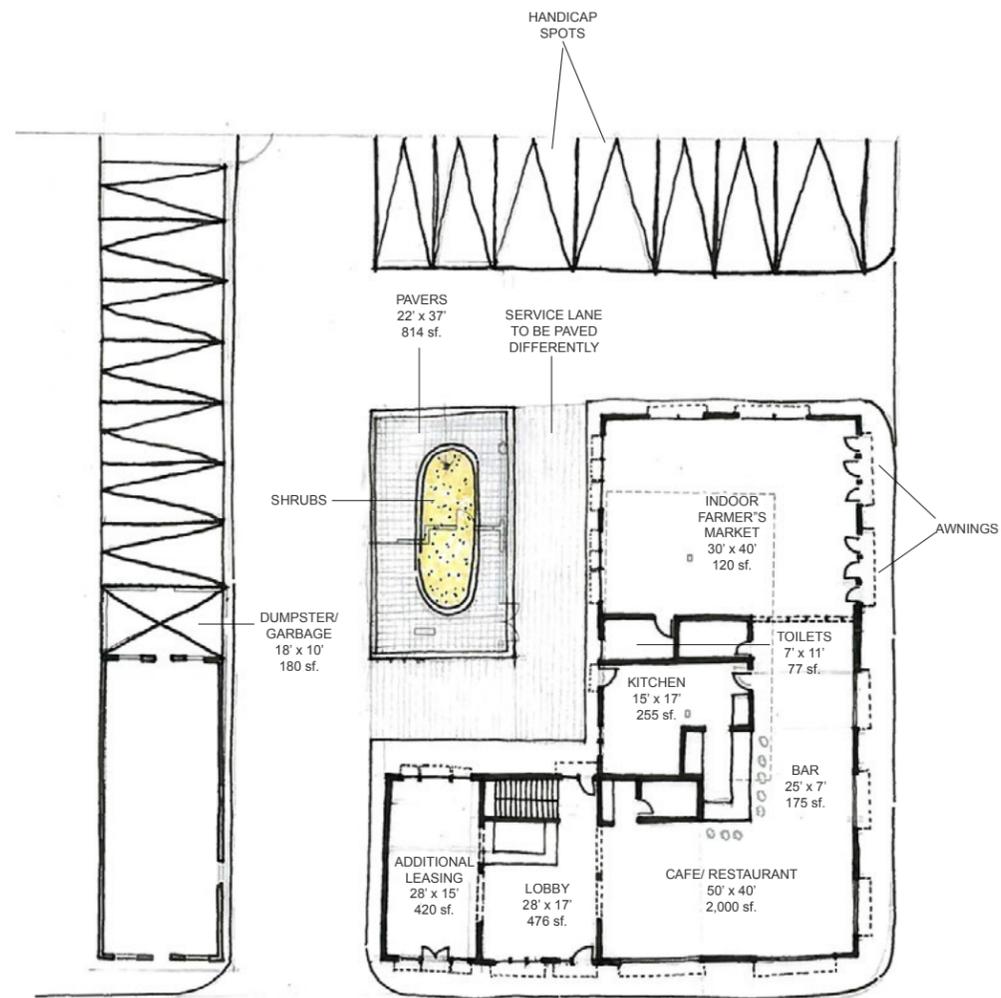
Typical room sleep two, fits two single beds



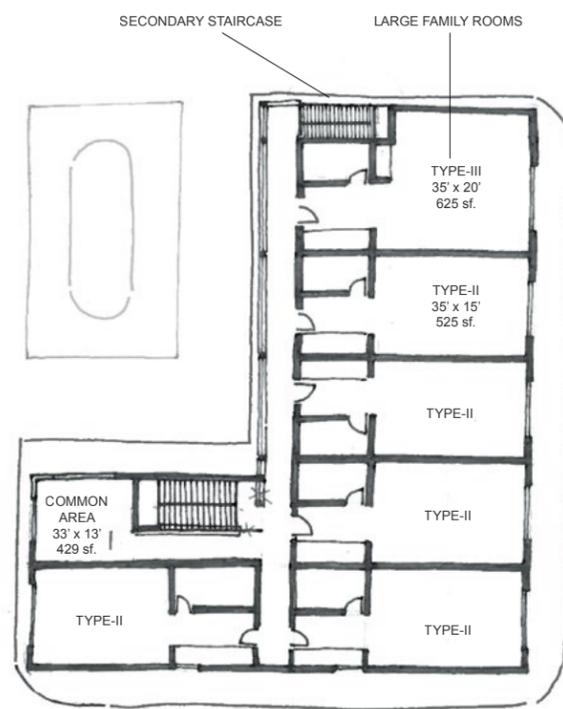
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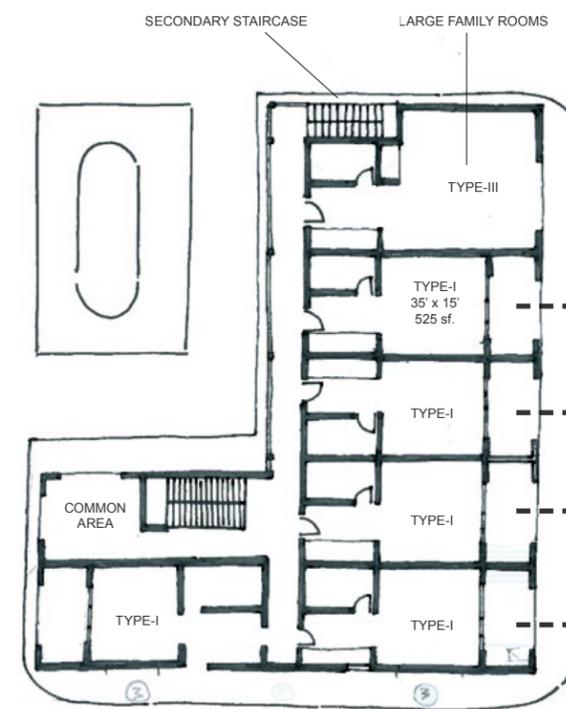
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GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

PRIVATE PATIO SPACES FOR EACH ROOM
8' x 15' (120 sf.)



St. Paul, VA:
Conceptual Redevelopment Plan for the Former Texaco Site

Preliminary Design Concept 2
Floor Plans

**PART 5:
APPENDIX**

APPENDIX

Phase I Environmental Site Assessment (ESA) Executive Summary



Phase I Environmental Site Assessment
Former Texaco - St. Paul, 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 Former Texaco (the Site) located at 3051 4th Avenue in St. Paul, Virginia (Figures 1 and 2). The Site encompasses the approximately 2,000-square-foot (ft²) vacant former Texaco building (Site) situated on a 0.321-acre parcel. 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 to the north and northwest, across an alley, by the St. Paul Cleaners (now closed) and a Verizon facility; to the northeast and east, across 4th Avenue, by Valley View Lodge and Carter Bank & Trust; to the southeast, across 4th Avenue and Broad Street, by the Stonebrier Apartments (former hotel); to the south and southwest, across Broad Street, by a parking lot and St. Paul Assembly of God; and to the west by residences (including a former general store and beauty/barber shop).

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:

- > EDR information summarized in Section 4.1.3 indicates that three USTs were installed in 1967 (two 4,000-gallon and one 2,000-gallon gasoline), one UST was installed in 1978 (4,000-gallon diesel), and three USTs were installed in 1983 (7,000-gallon diesel, 8,000-gallon gasoline, and 8,000-gallon gasoline). The three 1967 USTs and 1978 UST were listed in the EDR database as permanently out of use (dates of removal from service were not given). The EDR report indicates that the three 1983 USTs were closed by removal from the ground (FOIA information indicates these USTs closed in November 2008). The Virginia Department of Environmental Quality (VDEQ) FOIA search indicates that no records are available for the three 1967 USTs or the 1978 UST. It is not known if these four USTs were properly closed in place or simply left in place. Possible USTs remaining in the ground are considered a REC for the Site;
- > On April 5, 2013, the VDEQ issued a letter closing the Pollution Complaint (PC) case #21KB1031 for the Site stating the contamination levels do not warrant further corrective action. The letter further stated that should future environmental problems occur, which the VDEQ determines are related to this release, additional investigation and corrective action may be required. This release is considered a historical REC for the Site. As there is no record of a previous assessment for the risk of vapor intrusion, the former gasoline USTs at the Site are a potential source and are considered to be a vapor encroachment condition (VEC). As the VEC source is located at the Site, migration pathways are considered complete and the VEC is also considered a REC;
- > The presence of a vent pipe indicates that a UST may be present beneath the Center Bays in the Site building and is considered a REC for the Site;

APPENDIX



Phase I Environmental Site Assessment
Former Texaco - St. Paul, Virginia
Prepared for: Virginia Tech - CDAC

- > The possibility that in-ground hydraulic tanks remain beneath the Center Bays of the Site building is considered a REC;
- > As no closure documentation or other records were available for an emergency generator UST at the Verizon facility located across the alley, northwest of the Site, a data gap exists and this is considered a REC. No records were available for a possible emergency generator UST that may have formerly existed at the Verizon facility approximately 130 feet northwest, upgradient of the Site. As the Verizon facility is inside the default up-gradient screening distance for petroleum hydrocarbons COCs of 528 feet, it is considered a VEC for the Site. As migration pathways may exist between this VEC source and Site, the VEC is also considered a REC; and
- > The presence of a dry cleaner across an alley from the north Site boundary is considered a REC. No records were available for the St. Paul Dry Cleaners. As St. Paul Dry Cleaners is located within the up-gradient screening and critical distance for non-petroleum hydrocarbons COCs of 1,760 feet, it is considered a VEC for the Site. As migration pathways may exist between this VEC source and Site, the VEC is also considered a REC.

This assessment also revealed the following non-scope ASTM concerns for the Site:

- > Based on the date of construction of the original Site building (about 1945-48), asbestos-containing material (ACM) may have been used in the Site building and is considered a non-scope ASTM REC for the Site;
- > Based on the approximate dates of original Site building (about 1945-48), lead-based paint (LBP) and possibly other lead-containing materials possibly used at the Site are considered a non-scope ASTM REC for the Site; and
- > Numerous leaks appear present in the roof making the Site building somewhat open to weather and the elements. Although visible mold was not apparent, weathering stains and white efflorescence deposits were visible inside the Site building. These conditions indicate that mold may be present in the building and is considered a non-scope ASTM REC for the Site.

In Cardno's opinion, this assessment revealed the presence of RECs, and a Phase II ESA is warranted to further assess the RECs. The owner should properly remove and recycle/dispose of items including two 55-gallon drums, a five-gallon bucket, two former Texaco product dispensers, and railroad ties, located in the adjacent (off-site) grass area, west of the Site building. Roof leaks and the stormwater gutters and downspouts for the Site building should be repaired. Cardno offers no other recommendations at this time.

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.

APPENDIX

Historical Images



64

St. Paul Esso Station, 1948



Historic Esso Station

APPENDIX

Meeting Notes

Preliminary Design Presentation

May 23, 2018; 11:00-12:30pm
Town Council Chambers
16531 Russell Street, St. Paul, VA 24283

General:

- Check zoning/set back regulations
- Ensure there is a proper number of parking spaces
- Pink building owned by the same property owner can be included in the redevelopment project
- Main Street Business Challenge recipients need space in town

Brownfields Environmental Assessment Update:

- Phase 1 process is beginning – paperwork filed with DEQ, Cardno to begin Phase 1 soon. Need for phase 2 TBD.
- Underground storage tanks have already been removed

Concept 1: adaptive reuse of the existing with a historic garage feel (ESSO)

- Concept Outline:
 - Renovation of facade in keeping with the historic garage aesthetic. Highlight the old garage doors and how they bring light.
 - Reuse and reinvent the canopy as a place for new outdoor seating in support of the café and market.
 - Program – small kitchen and café connected to year-round farmer's market, a chance for a local vendor; curated selection of farm to table goods in the indoor market
 - Nostalgic charm
 - Café + year-round farmer's market
 - Programming is important – this could serve as an anchor for additional activities, car shows, etc.
- Likes
 - Overall look and feel; nostalgic, cleaned up
- Dislikes
 - Café; there are a lot in town already
 - Year-round farmer's market; "just not there yet"
- Change
 - Adjust floor plan to accommodate multiple smaller businesses
 - Multiple businesses could share a common core of amenities such as bathrooms, etc.
 - One bay could include co-working area

APPENDIX

Concept 2: New structure; 3 stories; against 4th Avenue

- Concept Outline:
 - Similar ground floor program, but a new building
 - Café/market at the corner on the 1st floor
 - 2nd and 3rd floors are lodging for eco-tourists/rec activities
 - Different urban strategy – meets the street, completes the corner
 - Combined uses – retail + lodging
- Likes
 - 3 stories are okay
 - Make sure architecture style matches the community; see the former bank building on the corner; inset doors
- Dislikes
 - Don't include short-term lodging that would compete with the existing hotel
- Change
 - Other building uses could include retail, upscale apartments
 - Anticipate cyber security program coming into the Oxbow Center; influx of students and young professionals who may need housing
 - First floor: Retail (outdoor gear supplier, pharmacy)
 - Second floor: Co-work/office space
 - Third floor: Lofts; apartments
 - Include roof access for recreation/leisure by the building tenants
 - Slide building back from the street some
 - Wider sidewalks along 4th Avenue, “more people space”; add greenery

Next Steps

- Concept 1 – shell building, with possible tenants: outdoor retail, office/co-work
- Push concept 2 forward with apartments upstairs/co-working/commercial
- Executive summary of concepts is helpful, for use with economic development

APPENDIX

Final Design Presentation

July 13, 2018; 10:00-12:00pm
Town Council Chambers
16531 Russell Street, St. Paul, VA 24283

Concepts:

- Presentation of concepts – three versions of concept 1, and single version of concept 2
- Lou – need more storefronts; current storefronts are either rundown and not fixable, or not what is needed
- Lou really likes the 2nd concept (the Walgreen's one)
- Lou – concept 2, green space? Answer – patio on the roof
- Total building footprint is 8400 SF, leasable is less than that
- Lou – back view of the building with terraces? Answer – no.
- Lou – need the EPA findings
- Change:
 - Final adjustments to package
 - None, really – write-ups
 - No more renderings are needed

Brownfields Environmental Assessment Update:

- Phase 1 being finalized
- Recommendation of phase 2 sampling
- State has some funding and we can use the work done to date as a 1:1 match
- Will quantify the costs associated with mitigation of any issues
- These funds need to go to a governmental authority in order to be used for the phase 2 – Lou, use the Industrial Development Authority instead of running through the town council (which is slower)
- Joe – first come, first serve; 3-page application that Joe will send to Lou
- Typically 2-3 weeks on an application for a Phase 2

Next Steps:

- Stephanie – OK to move forward on her behalf
- If the Texaco property is clear but there are dry cleaning fluids – what next?
Joe – ventilation and vapor protection, \$5,000 – \$25,000 perhaps; if the costs are significant, can look for a state grant to prep the building with mitigation for a new tenant;
- If there are problems identified with the dry cleaner, can we rent the building? Joe – if you find a vapor issue, you will have to mitigate with a system or barrier;
- CDAC will prepare 1-page executive summary for each design