

Mendota, VA: Conceptual Redevelopment Plan for the  
Former Bank Building



Prepared for Mountain Heritage, Inc.  
February 2019

Mendota, VA: Conceptual Redevelopment Plan for the  
Former Bank Building

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



Mendota, VA: Conceptual Redevelopment Plan for the  
Former Bank Building

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CDAC team members (back row; left to right): Elizabeth Gilboy (second from left), Brianne Clark (middle), Nick Proctor (far right), Joe Morici (not pictured)

**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:

**Katie Harris**

Community Member

**Oscar Harris**

Community Member

**Dotti Dye**

Community Member

**Helene Holbrook**

Community Member

and

Those who volunteered time for the betterment of their community

## TABLE OF CONTENTS

Introduction	7
Project Overview	8
Project Location	9
Background of Mendota	11
Design Process	12

### **Part 1: Final Design Concept**

Design Description	16
Site Plan	18
Planting Suggestions	19
Axonometric	20
Perspective #1: Garden from the Patio	21
Perspective #2: Patio from the Garden	22
Perspective #3: Main Entrance to Garden	23
Perspective #4: Walking Paths and Plantings from the Garden Nook	24

### **Part 2: Site Inventory**

Site Inventory Summary	26
Existing Conditions	27
Design Opportunities and Constraints	28
Viewshed Assessment	29
Streetscape and Physical Site Conditions	30
Existing Conditions - Current Structures	31
Existing Conditions - Current Bank Building Facade	32

### **Part 3: Preliminary Design Concepts**

#### **Preliminary Design Concept 1**

Design Description	34
Site Plan	35
Axonometric	36
Perspective: Garden from the Patio	37
Precedent Images	38

#### **Preliminary Design Concept 2**

Design Description	39
Site Plan	41
Axonometric	42

## TABLE OF CONTENTS

Precedent Images	43
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### Part 5: Appendix

Meeting Notes	
Stakeholder Input Meeting	45
Preliminary Design Presentation	46

## PROJECT DESCRIPTION

### Introduction

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

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

EPA's goals are to:

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

The EPA describes Brownfields as:

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

The purpose of this EPA Brownfields Assessment Grant project is to conduct a Phase I Environmental Assessment (conducted by Cardno, the environmental consultant working with CDAC) and conceptual redevelopment plan for the Laura K Harris property located at the corner of Mendota Road and Civil Drive (referred to in the proposal as the Harris property and the former Benfield Grocery Store). It is comprised of parcel numbers 095A1-A-34, 095A1-A-35, and 095A1-A-36. Parcel #34 previously served as a general store and gas station with two gas pumps while parcels 35 and 36 had a bank building, which has since fallen down.

Immediately adjacent to the former Benfield Store east on Mendota Road is the remnants of a former bank building. This property is owned by the same property owner who has expressed interested in transforming the former bank building into public open space. Due to its immediate proximity to the Benfield Store and the open space's expected contributions to the successful redevelopment of the Harris property, CDAC worked with the property owner and stakeholders committee to create a conceptual master plan for redevelopment of the former bank building and adjacent site to be used as a public/semi-public garden and outdoor patio.

The grant does not require cleanup, but rather is an opportunity to work with the stakeholders committee to develop conceptual redevelopment plans that help create a vision for the property's future. A summary of the conceptual redevelopment concepts can be found in the following pages.

## 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 bank building and concrete slab immediately adjacent to the former Benfield Store and between the store and former bank building (see p. 10). The CDAC team then created a conceptual redevelopment plan for the property.

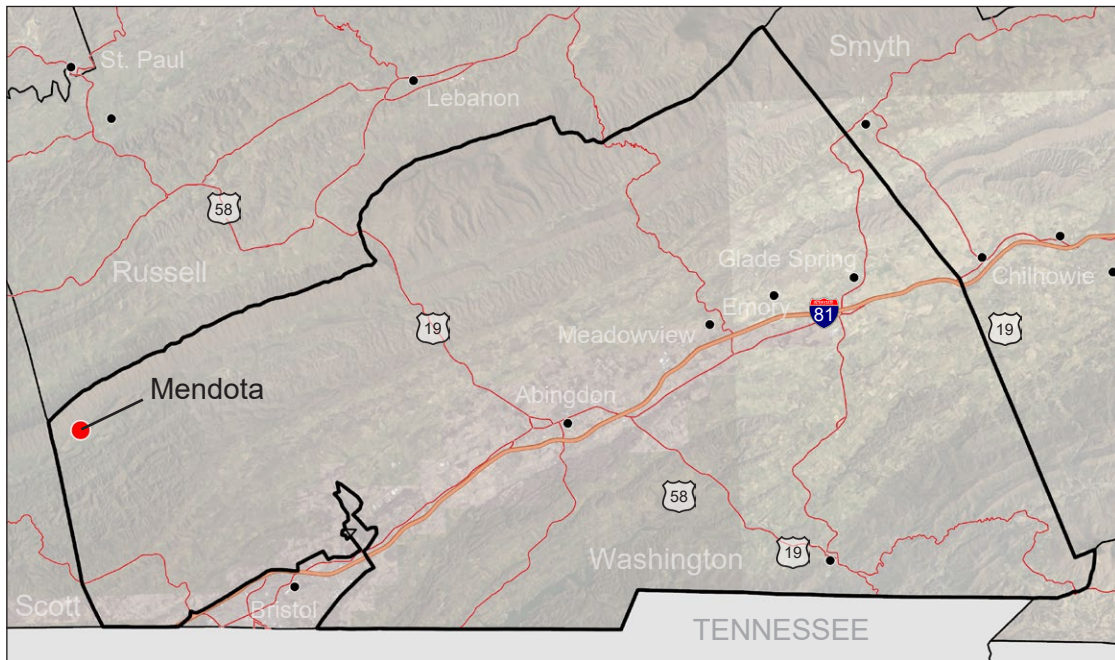
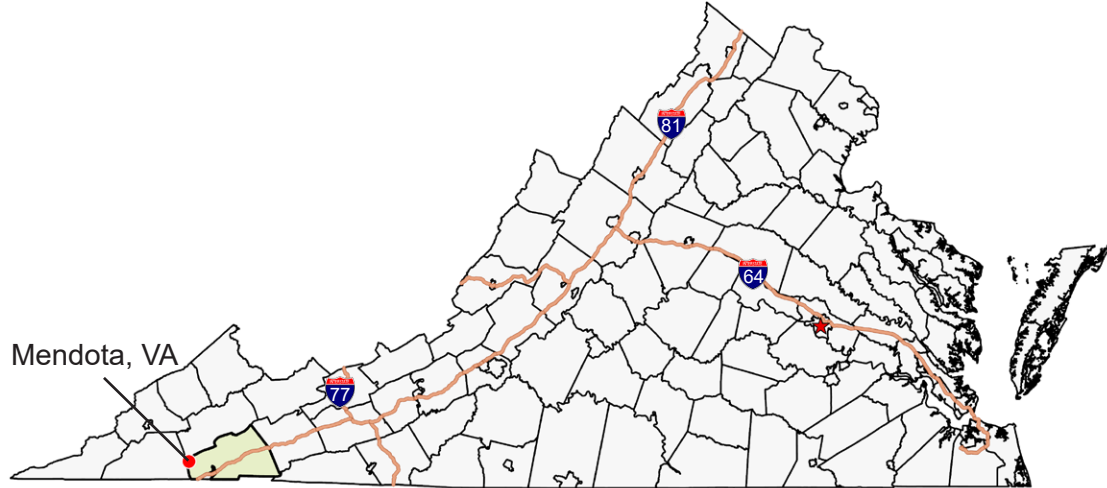
The remnants of the former bank building are in a central location to other surrounding community assets. The proposed trailhead is across Mendota Road. The North Fork of the Holston River, an emerging destination for outdoor recreation, is 0.3 miles south on Civil Drive. Further, the Mendota Community Center is 0.25 miles east on Mendota Road.

The general design process involved creating two preliminary design concepts, obtaining feedback, and revising the designs into a final redevelopment plan. The final redevelopment plan focused on transforming the existing concrete slab into an outdoor patio that supports the Benfield Store as well as creating public open space with gardens, benches, and a walking path.



## PROJECT DESCRIPTION

### Project Location



The maps above and the aerials on the following page show the location of Washington County within southwest Virginia, where the community of Mendota is located within the county, and the location of the site at the corner of Civil Drive and Mendota Road.

## PROJECT DESCRIPTION



10



## PROJECT DESCRIPTION

### Background of Mendota

The Town of Mendota is located in southwest Virginia along the North Fork of the Holston River. The nearest major communities are Abingdon and Bristol, VA. Mendota served as a thriving agricultural community with stores offering general merchandise with a rail line connecting Mendota and Bristol. The trains first carried coal, then a passenger train, then later an excursion train. The train would stop in Mendota at the depot which was located at the current trailhead site. The depot was removed and the railroad has been inactive since the 1970s or 80s.

The Mendota General Store was a wooden structure at the corner of Mendota Road and Civil Drive built in the late 1880s. Frazier Shepherd purchased the store around 1928, tore it down, and built the current brick building. There is a sign on the building that reads "A. F. Shepherd Store Built 1928". Harold Benfield later purchased the building and renamed it the Benfield Grocery Store. Two gas pumps were added around 1968 and operated as a Shell station until about 1979. Benfield Grocery Store was open until around 1998.

Down the street from the former Benfield Grocery Store was a public school, which closed in the 1980s. The former school building is currently used as a branch location of the Washington County Public Library and as the Mendota Community Center. The Community Center also serves as a museum and repository of the area's history and stories of the people of Mendota.

After the railroad ceased operation, the City of Bristol, VA purchased the railroad property. In 2016 it was deeded to Mountain Heritage, Inc., a 501(c) (3) non-profit organization dedicated to the improvement of education, health and natural resource conservation in the Appalachian Mountains, to develop a rails-to-trails hiking and biking trail along the old Southern Railway property from Bristol, VA through Mendota to the Scott County line. The Mendota Trail has been a priority project for the community for the last 40 years.

Due to its location along the North Fork of the Holston and with the Mendota Trail coming into town along the former rail bed, Mendota has been the site of increased interest in outdoor recreation. The Mendota Trail will improve the quality of life in Mendota and be a potential local economic development driver bringing visitors into town and providing an asset to locals.

The location of the former bank building is immediately across Mendota Road from the proposed trailhead site and adjacent to the former Benfield Store. The former bank building is a prime location for a public garden and open space with the potential of linking the trail to the Mendota Community Center. Its proximity to the former Benfield Grocery Store offers a great opportunity for redevelopment. Additional public gardens and open space will support a future business in the former Benfield Store as well as enhance the overall streetscape of Mendota.

## PROJECT DESCRIPTION

### Design Process

The design process began with a stakeholder input session on September 11, 2018 on the property of the former bank building. During that visit the CDAC team facilitated a discussion with the property owner and several community members to discuss the broad vision of Mendota and the redevelopment of their community's former downtown area. CDAC also visited several key sites including the proposed Mendota trailhead site, the Mendota Trail, the former Benfield Store, and a public access point to the North Fork of the Holston River. 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 preliminary conceptual redevelopment plans.



CDAC team members (left to right) Brianne Clark, Kontessa Roebuck, Elizabeth Gilboy, Joe Morici (Cardno), and Shruti Singh meet with community member Mike Beaulé (far right) to discuss connections between the former bank building and the proposed Mendota trailhead.



CDAC project manager Nick Proctor (left) and landscape designer Kontessa Roebuck (right) measure the remnants of the former bank building.

## PROJECT DESCRIPTION

The team returned to Mendota on October 16, 2018 to present two preliminary design concepts for the redevelopment of the former bank building, which included the adjoining concrete slab. Following the presentation, stakeholders provided feedback about what they (dis)liked and what they thought might have been missing.

The team revised the two preliminary design concepts into a final redevelopment plan with supporting drawings, which were presented to the Mendota stakeholders on December 3, 2018.

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



CDAC student designer Brienne Clark presents the final redevelopment plan for the former bank building to Mendota stakeholders on December 3, 2018 inside of the Benfield Store.



**PART 1:  
FINAL DESIGN CONCEPT**

## FINAL DESIGN CONCEPT

### Design Description

The Benfield Patio and Garden conceptual redevelopment plan is a place for the community and trailhead visitors to rest and enjoy Mendota as a community. The patio space will supplement the Benfield Store, which will sell snacks, drinks, and pre-made menu items. The garden, located within the footprint of the former bank's walls, gives people another place to relax and enjoy the outdoors. These spaces are connected to the trailhead and Benfield Store conceptual plans which supports a whole redevelopment vision for Mendota's downtown area.

The patio is located between the former bank building and the redeveloped Benfield Store. In the final concept the existing concrete slab is refinished, framed by brick seat walls, and is accessed by a new ADA ramp. Tables with umbrellas provide seating for patrons of the Benfield Store. Along the east wall of the Benfield Store is a colorful Mendota mural that creates a beautiful backdrop to the patio and can be seen when driving west along Mendota Road. This mural (illuminated with spot lights at night) can become an iconic location for visitors to take their picture before visiting the store of biking down the Mendota Trail across the street.

The garden and patio are connected by a series of wooden steps. Beneath this connection space is a seasonal stream that is currently in partial pipes underground. The final redevelopment plan "daylights" this stream, uncovering it so that it can be enjoyed by people in the area. Riparian plants and meadow grasses are planted on either side of the wooden steps, creating a more naturalistic transition between the patio and the gardens located inside the partially restored walls of the former bank building.

Once inside the gardens, organic-shaped pathways lead visitors among lush perennial beds. The curving geometry and connection between the garden and patio spaces creates a more informal, natural feel. This garden is created using plants that are found throughout the community. This style is called by one community member as a 'has been' garden, meaning it is a collection of plants belonging to the members of their community. The thought of this garden being for both the community and visitors adds an exciting opportunity for community engagement and for visitors to experience the local plant material of the area.

Individual pieces of history are highlighted in this design as well. The garden itself will be within the walls of an old bank building. Historic wrought iron is also used to cap various partial wall segments to give the garden a secure but transparent border. The original brick vault is repurposed as a tool shed. A masonic cornerstone that had been discovered in the upper floor of the bank will be displayed at the entry to the garden alongside an entry sign and donation plaque. Each entrance to the garden is marked by wrought iron gates that can be locked after hours.



## Mendota, VA: Conceptual Redevelopment Plan for the Former Bank Building

ADA accessible pathways and ramps were added along Mendota Road in order to best access both the patio space and garden areas. The style of the durable patio furniture reflects the interior furniture styles of the Benfield Store final design. The plant palette reflects what can be commonly found through Mendota: snowball bushes, climbing pink roses, dogwood trees, and many others.

The following pages contain the site plan, planting suggestions, axonometric, perspectives, and precedent images.



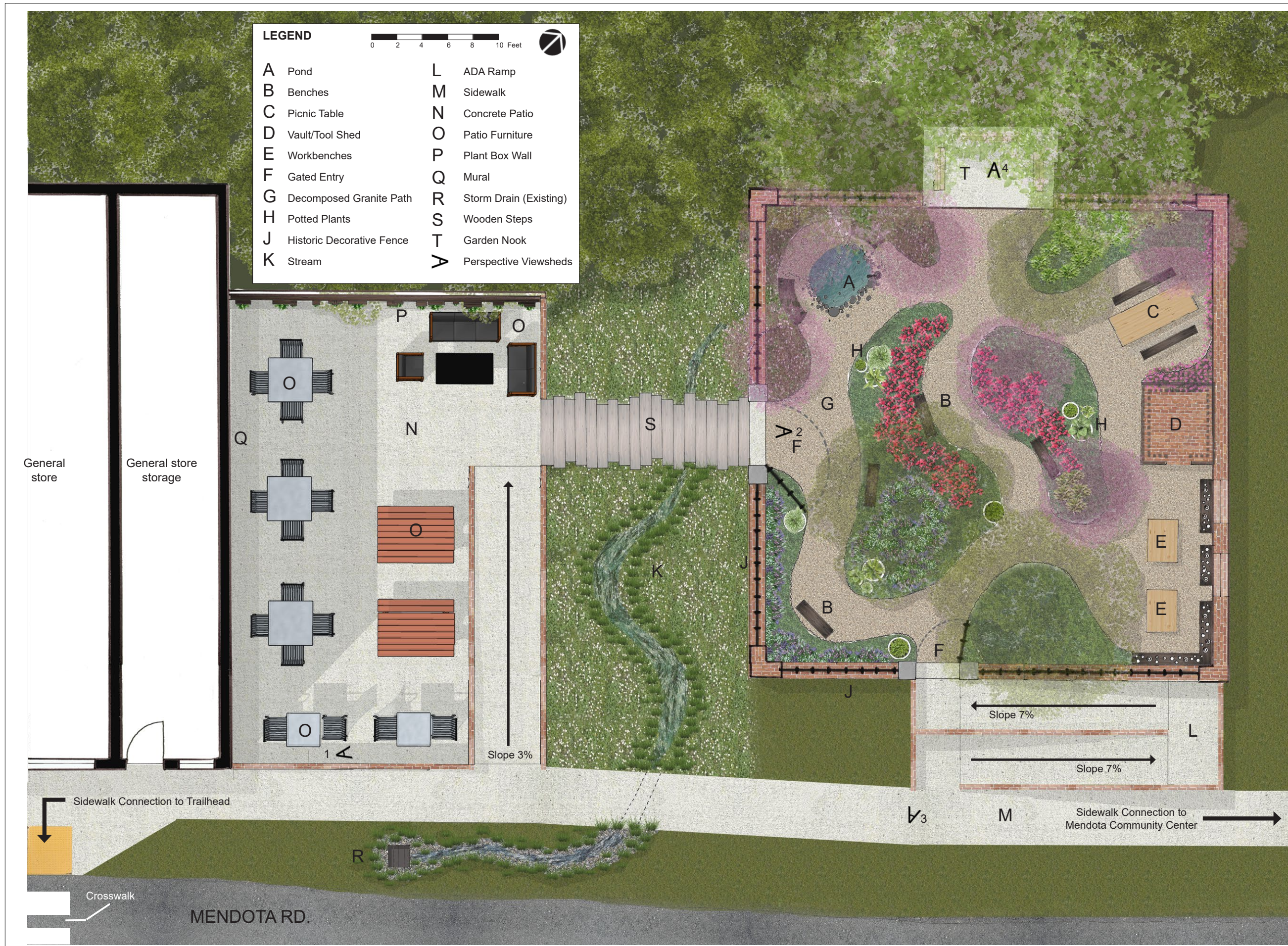
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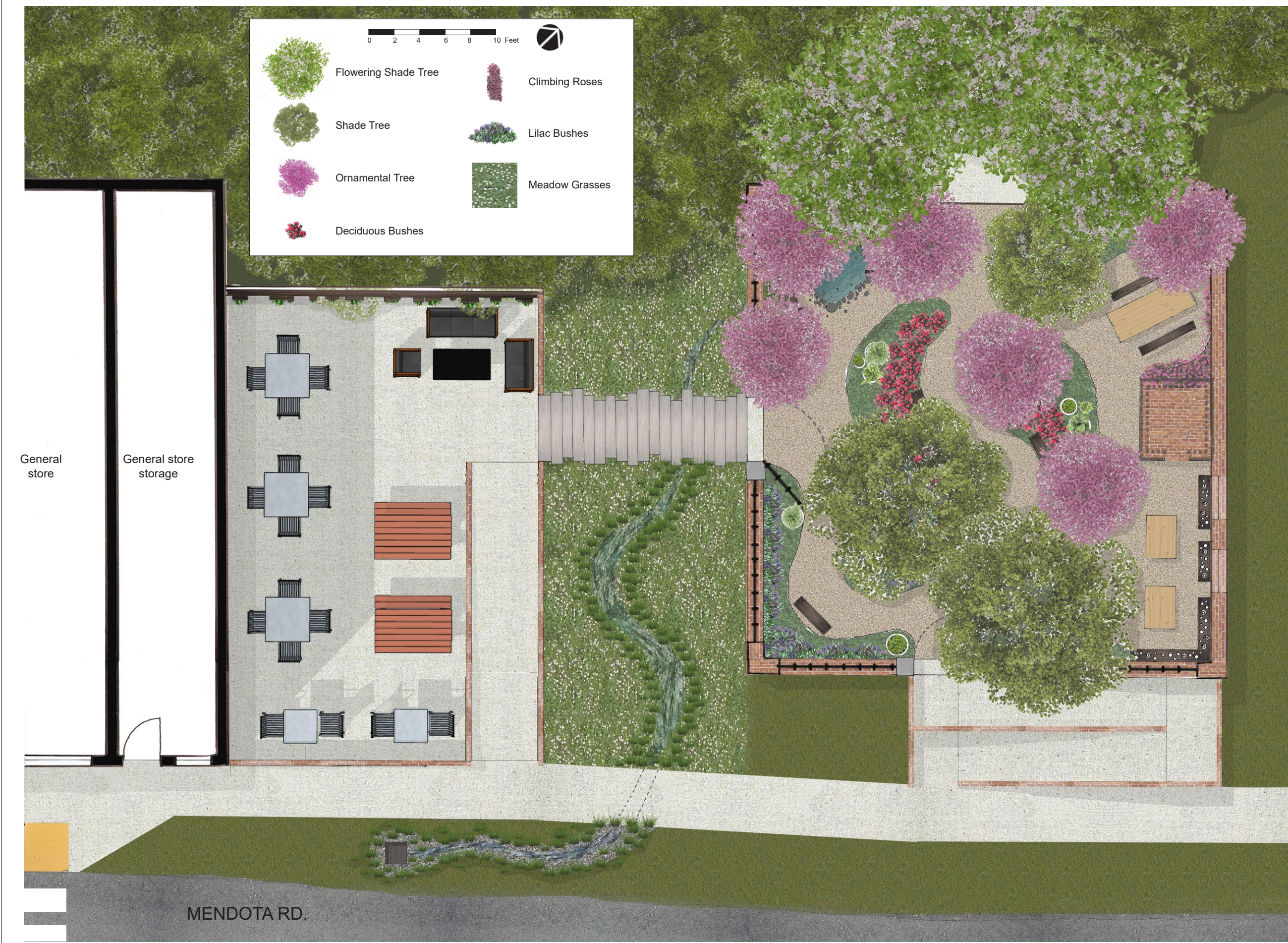
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Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Final Design Concept  
Site Plan  
December 3, 2018





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Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Final Design Concept  
Planting Suggestions  
December 3, 2018



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Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Final Design Concept  
Axonometric  
December 3, 2018



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Perspective # 1: Garden From the Patio

This perspective shows a view of the patio with the garden in the background. The entire side of the garden wall can be seen, as well as the trees behind. The stream that runs between the two spaces can also be seen and heard on a peaceful day.

Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Final Design Concept  
Perspective #1: Garden From the Patio  
December 3, 2018



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Perspective # 2: Patio From the Garden

This perspective shows a view of the patio and community mural from the garden. The mural on the Benfield Store wall is the colorful centerpiece with a plant wall on the north (right) side of the patio. The new trailhead pavilion can be seen on the left side of the perspective, across Mendota Road from the garden and store.

Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Final Design Concept

Perspective #2: Patio From the Garden

December 3, 2018



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Perspective # 3: Main Entrance to Garden

This perspective shows the main entrance of the garden from Mendota Road. The ADA ramp goes right up to the front gate and half wall, partially hiding the vegetation within the garden. The front columns of the gate showcase the original masonic cornerstone. Donation plaques can also be displayed on the opposite column. The garden welcome sign is on the ramp wall next to the sidewalk.

Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Final Design Concept

Perspective #3: Main Entrance to Garden

December 3, 2018



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Perspective # 4: Walking Paths and Plantings from the Garden Nook

This perspective shows the inside of the garden looking towards the garden's main entrance. The garden nook offers a perfect spot to quietly enjoy a book or sit with others. Small paths meander through the garden where community members can plant their favorite plant from the area. The old bank vault (left) is repurposed as a secure, covered space to store garden tools or potting supplies. In addition to year-round plantings in the ground, particularly decorative species can be planted in large potted plants throughout the garden. The patio can be accessed using the steps to the right of this image.

Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Final Design Concept  
Perspective #4: Walking Paths and Plantings from the Garden Nook  
December 3, 2018



# PART 2: SITE INVENTORY

## SITE INVENTORY

### Site Inventory Summary

The CDAC team visited the former bank building site several times throughout the design process. During these visits the CDAC team documented its surroundings, noteworthy features of the building, and measured the existing structure. The property is adjacent to an empty lot beside the existing Benfield Store and is located northeast of the Mendota Trail head site. The former bank building and empty lot have potential to supplement the new trailhead and existing Benfield Store as visitation increases.

Key features of the spaces included remnants of the bank building itself and the intact vault found within, the potential connection between the empty lot and the store, and an old drainage connection. Overall, the former bank building has two mostly intact walls. Each wall would require significant stabilization and the site would require substantial vegetation clearing to be utilized. For the vault, it has potential to be used as storage or simply as a display space. Lastly, the old drainage connection could be daylit as a water feature.

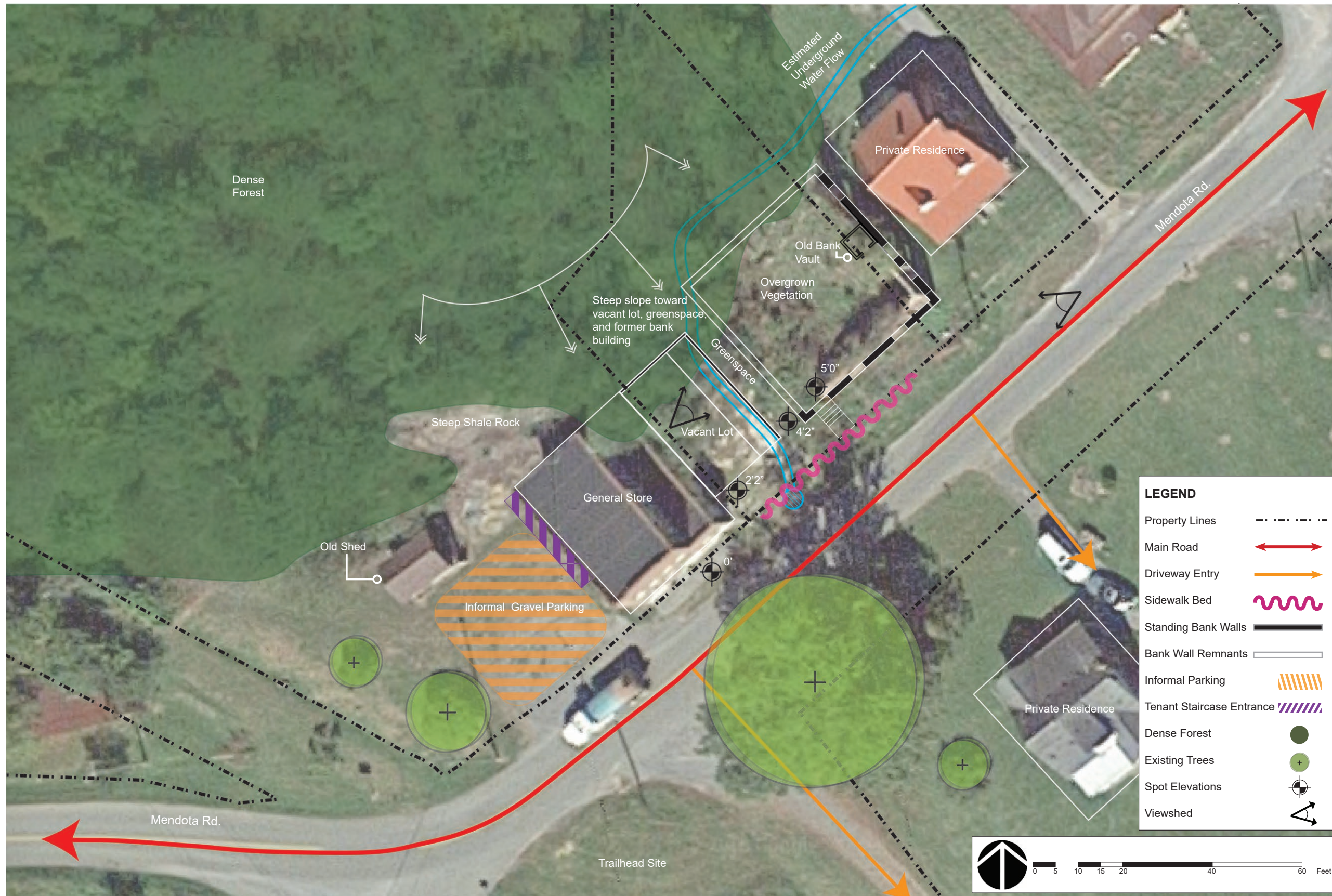
The façade of the bank building, front of the patio, and the side of the Benfield Store can be seen as you approach the site by car down Mendota Road. The former bank building and the patio are one of the first things visitors see when approaching the former downtown area. The front of the bank building could be painted or decorated to grab attention and the side of the Benfield Store could have a mural across it to create visual interest and reinforce community branding efforts.

26

There are a number of steeper sloped spots between the concrete slab, former bank building footprint, and Mendota Road that might complicate the need to meet ADA accessibility requirements. An existing retaining wall between the empty lot/concrete slab and the bank building could be repurposed.

During initial conversations stakeholders emphasized the importance of trailhead visitors. The CDAC team mapped visual connections to and from the former bank building and empty lot in order to make the best use of what connection the spaces had to the site entrance and the trailhead project. This mapping exercise demonstrates that the south side of the bank building and the east wall of the Benfield Store are the most visible parts of the site upon entry from Mendota Road, and that the west and south sides of the bank are the most visible from the trailhead.

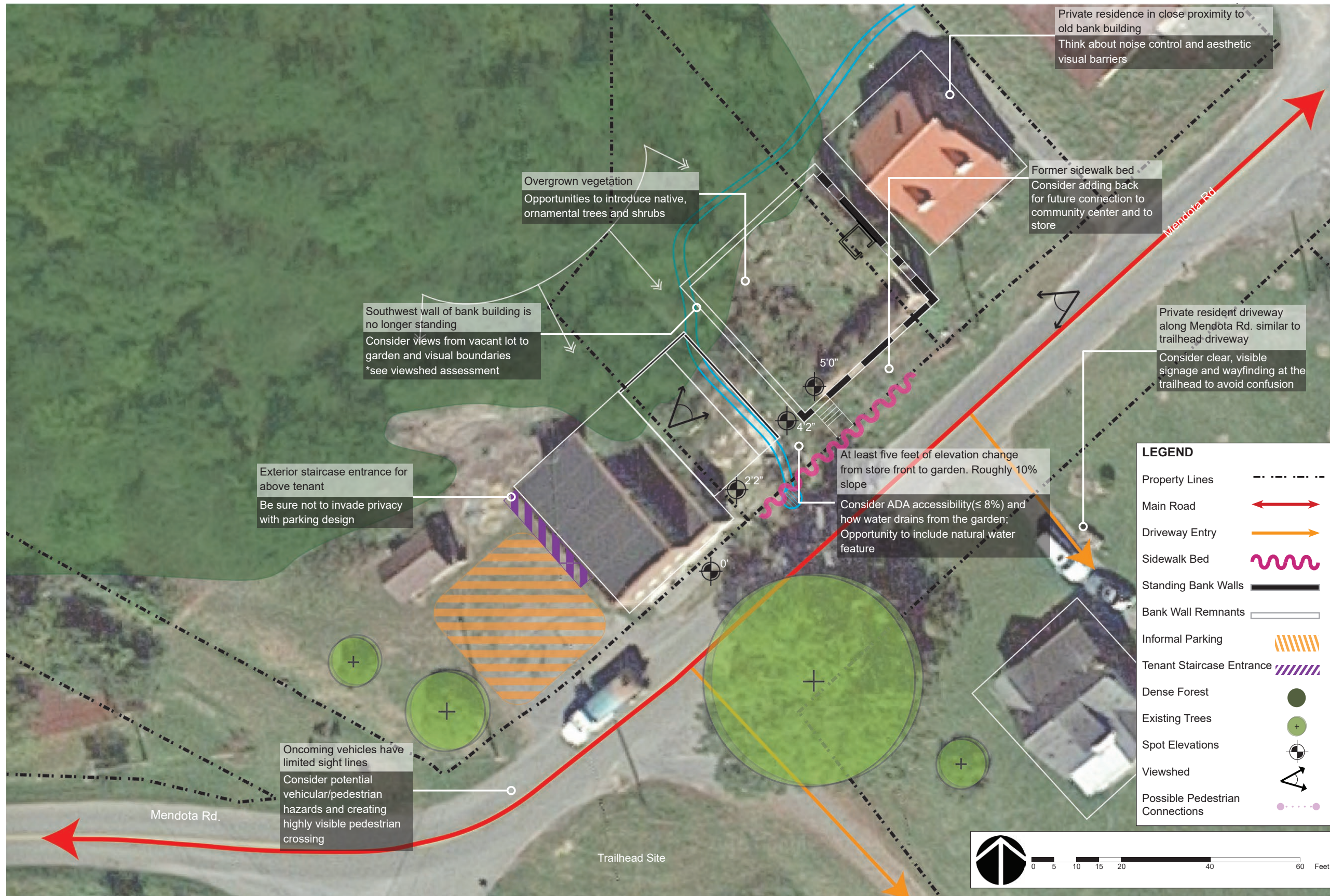
On the following pages are several inventory maps, photos, and drawings.



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**Conceptual Redevelopment Plan for the Former Bank Building**

Site Inventory  
 Existing Conditions  
 October 16, 2018



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**Mendota, VA:**  
**Conceptual Redevelopment Plan for the Former Bank Building**

Site Inventory  
 Design Opportunities and Constraints  
 October 16, 2018



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Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Site Inventory  
View Shed Assessment  
October 16, 2018



A. View inside vacant lot looking toward old bank building. Consider space for seating, visual connections, and change in slope



B. View of sidewalk ending outside general store. Implement new sidewalk to make pedestrian connection to vacant lot and old bank building.



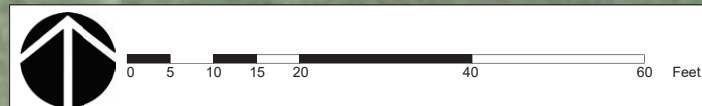
C. View from trailhead entry to general store and old bank building. Consider pedestrian connections when crossing Mendota Rd. and facade view that would attract visitors.



D. View approaching site from the northeast. Consider first impression views as vehicles approach the sites and store.



E. Front facade view of old bank building. Consider visual aesthetic for surrounding neighbors and photo opportunities for visitors.





Parking, old shed, and exterior staircase for tenant entrance.



General store facade entrance.



Vacant lot with drain directly next to the road



Green space



Remnants of former bank building with overgrown vegetation



View from vacant lot across green space toward bank building



View into vacant lot adjacent to store building. During heavy rainfall, water runs from steep slope behind the bank building, under the concrete, and into the drain.



View from bank building to general store and trailhead across the street



Area of former sidewalk and green space between vacant lot and bank building



Northeast facade of bank building in close proximity to neighboring residence



Existing window frame



Existing bank vault to be incorporated into proposed design



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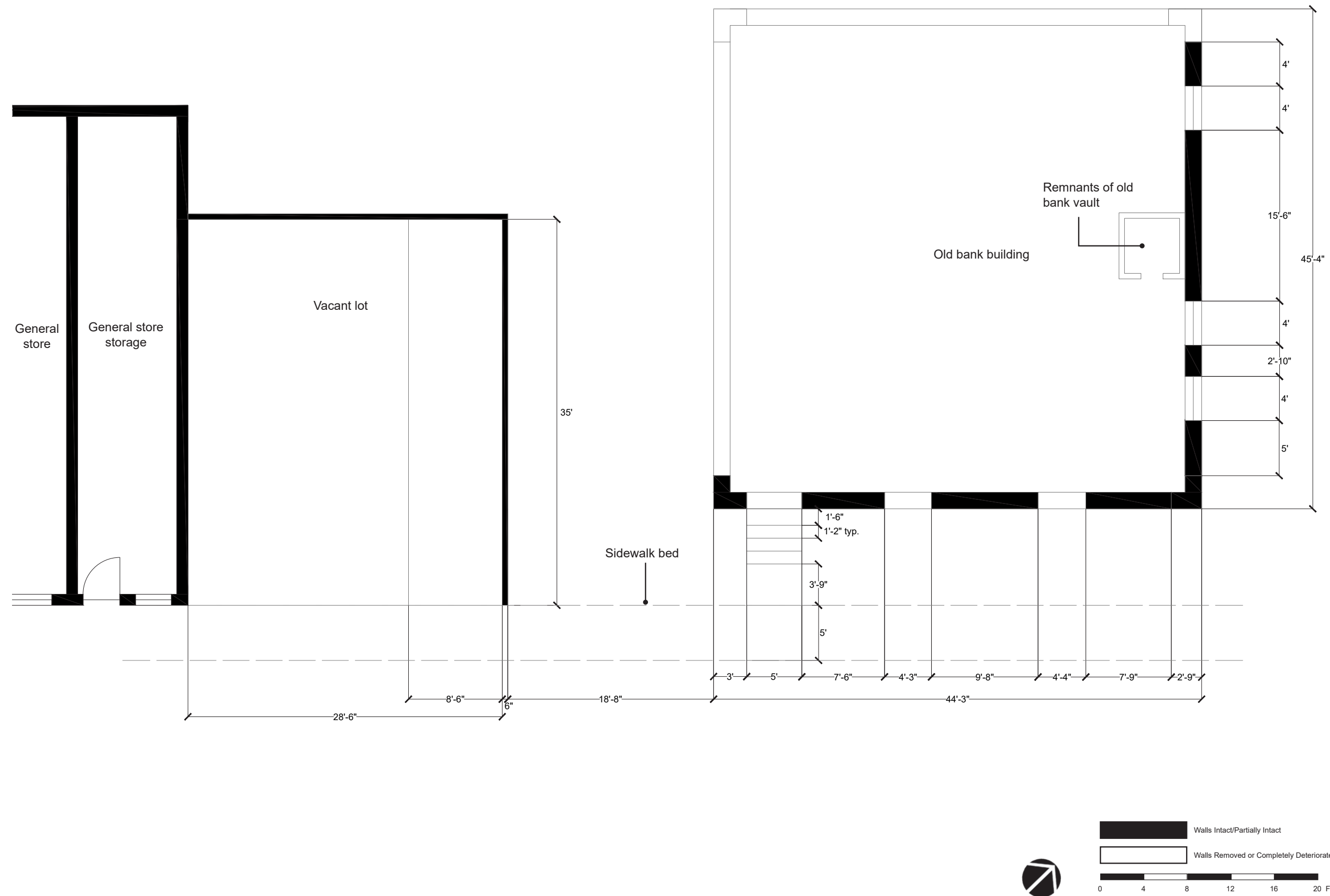
Site Inventory  
Streetscape and Physical Site Conditions  
October 16, 2018



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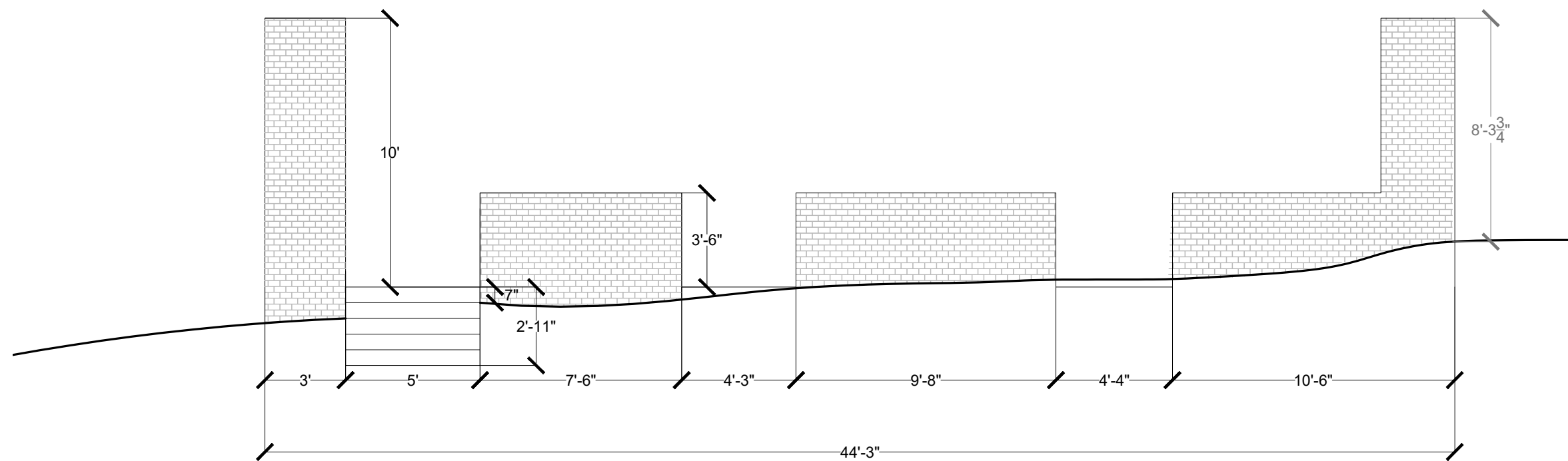
Site Inventory  
Existing Conditions - Current Structures  
October 16, 2018



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0 2 4 6 8 10 Feet

Mendota, VA:  
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Site Inventory  
Existing Conditions - Current Bank Building Front Facade  
October 16, 2018



**PART 3:  
PRELIMINARY  
DESIGN CONCEPTS**

## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 1

#### Design Description

A “has been” garden is a community garden made up of various plants and flowers that represent the people of a community. Concept 1 utilizes a formal layout with strict geometries and separated planting spaces, with the patio being separated from the garden by a mowed lawn.

The garden would be an intentional space for community expression and a place for visitors to explore. The community of Mendota has strong ties to agriculture in the region. In order to celebrate this historical tradition, sustainable growing practices have been utilized in the proposed concept. The garden has a number of planter boxes, which could utilize different growing techniques, as well as a trellis and potted plants. Other sustainable practices would have space in the garden too, such as compost bins. Benches are located around the perimeter as well as a seating nook attached to the back of the garden for people to rest and view the plantings.

The structure of the building itself would be added onto, as only the east and south walls of the building currently remain. The west wall would be built up to its original height to match the 10 foot east wall, and the north wall would be built up to the south wall's height of 3 feet tall. The 3 foot walls would be topped with wrought iron fencing supplied by the property owner, to create a tall enough wall to secure the garden but still be visible from the outside.

The existing vault was an iconic feature of the former bank building. This concept repurposes the existing vault to become a fern garden and is surrounded by potted plants. The use of the vault would require removing the top portion of it to allow for light for the ferns.

Between the garden and the Benfield Store, the concrete slab/empty lot is transformed into a small outdoor patio. The patio furniture is organized into a simple L, mimicking the simple geometry of the garden. The grassy area in between the outdoor patio and the former bank building is a maintained lawn for picnicking. The retaining wall along the east side of the patio would act as a seating wall to add even more places for visitors to sit and eat what they bought from the Benfield store. The west wall of the bank building would be decorated with plants to provide a nice backdrop to the patio space.

The following pages contain the site plan, axonometric, perspectives, and precedent images.



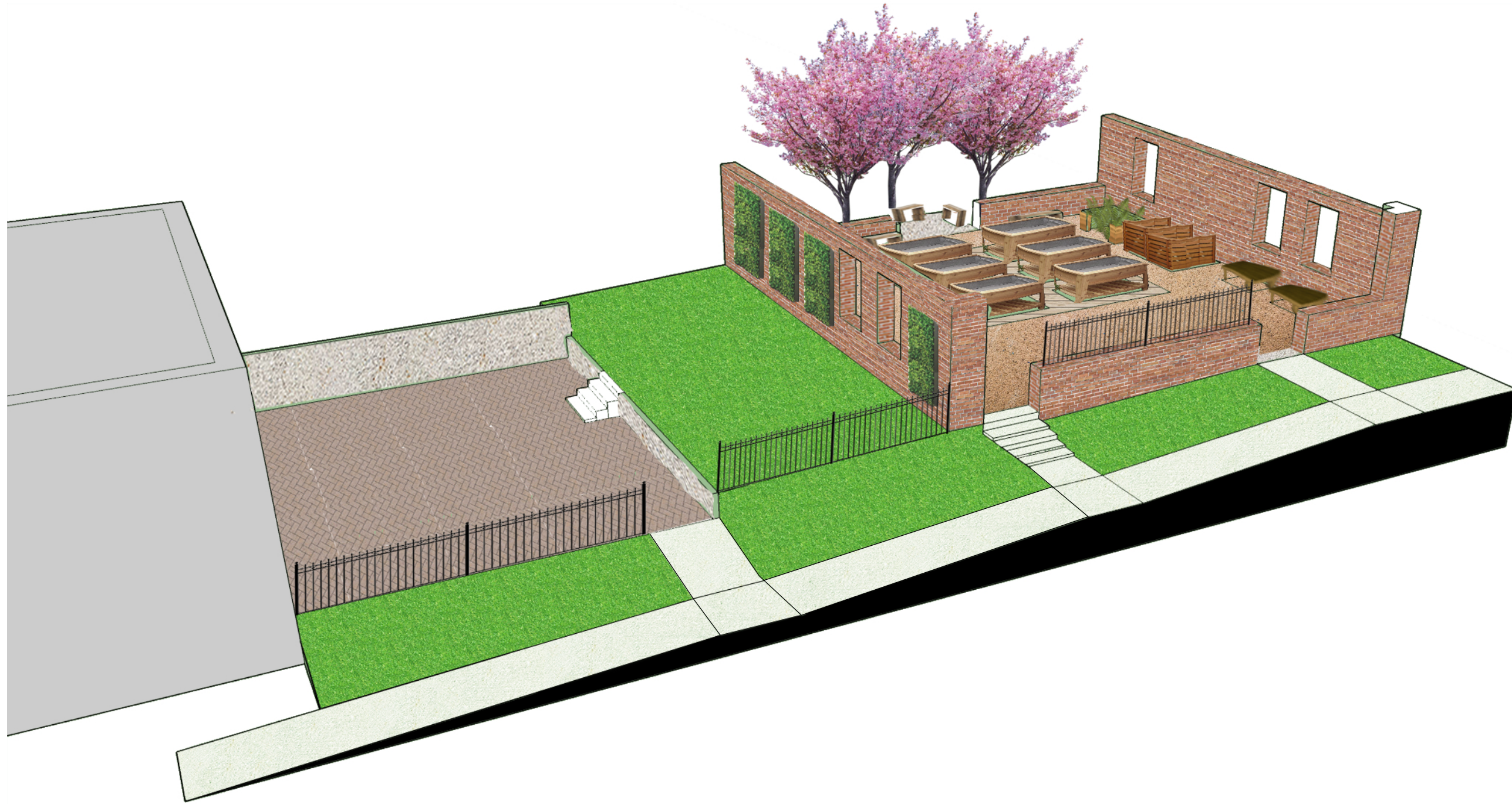
**LEGEND**

A	Pond	K	Sidewalk
B	Benches	L	Lawn
C	Hanging Plant Trellis	M	Stone Paver Patio
D	Raised Planter Boxes	N	Patio Furniture
E	Fern Garden	O	Historic Decorative Fence
F	Workbenches	P	Storm Drain (Existing)
G	Compost Bins		
H	ADA compliant paving		
J	Flowering Trees		

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**Mendota, VA:**  
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Preliminary Design Concept 1  
Site Plan  
October 16, 2018



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Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Preliminary Design Concept 1  
Axonometric  
October 16, 2018



community design  
assistance center

College of Architecture and Urban Studies  
Virginia Polytechnic Institute and State University

Disclaimer: This drawing is conceptual and was prepared to show approximate location, arrangement, and dimensions of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.

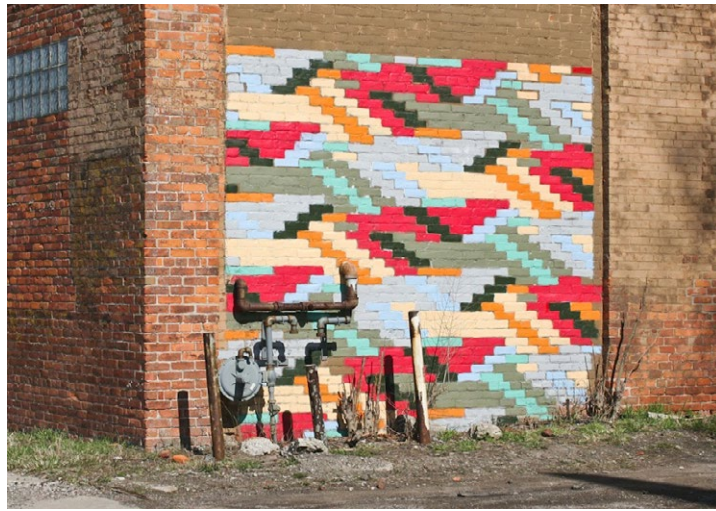


Perspective # 1: Garden from the Patio

This perspective shows a view of the patio with the garden in the background. The entire side of the garden wall can be seen, providing a backdrop for the space. The lawn and retaining wall that provide seating are also clearly visible.

Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Preliminary Design Concept 1  
Perspective: Garden from the Patio  
October 16, 2018



Colorful Brick Mural



Hanging Basket Planter



Hand Pump Fountain



Old Era Brick Mural



Compost Bins



'Greenhouse' Plant Box



Green Wall



Raised Plant Beds



Garden Pond



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Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Preliminary Design Concept 1  
Precedent Images  
October 16, 2018

## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 2

#### Design Description

Concept 2 explores the similar idea of a “has been” garden using informal and organic-shaped walking paths. The paths curve and naturalistic shapes weave the planting spaces together. The patio and garden are connected by a wooden pathway that opens the garden up to visitors through the patio. The areas on either side of the wooden pathway are heavy vegetated with native grasses and the stream is daylight on one side.

Inside of the garden, the garden plots would not be separated; all types of plants would blend together naturally. Lastly, work benches can be used for potting plants and exchanging plants.

This concept has a 3 foot wall rebuilt on the west wall with the iron fence atop it and the back wall becomes the solid full height wall. The short west wall would have an opening in it to connect to the wooden pathway because of the connection to the patio from the garden. In this concept the existing bank vault is removed and replaced it with a bench style seating area.

The drainage channel runs through the designated patio space, giving the patio less of a geometric feel and allows the meadow between the spaces to connect through the borders of either space. A wooden plant wall would cover the old deteriorating retaining wall at the back of the patio.

The following pages contain the site plan, axonometric, perspectives, and precedent images.

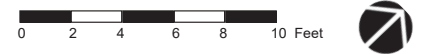






**LEGEND**

A	Stream	K	Sidewalk
B	Benches	L	Lawn
C	Wooden Stair Path	M	Concrete Patio
D	Meadow Grasses	N	Patio Furniture
E	Picnic Tables	O	Plant Box Accent Wall
F	Workbenches	P	Historic Decorative Fence
G	Potted Plant Shelves	Q	Storm Drain (Existing)
H	ADA compliant paving		
J	Flowering Trees		



General store  
General store storage

← Sidewalk Extends to Trailhead

Sidewalk Connection to Community Center →

MENDOTA RD.

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Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

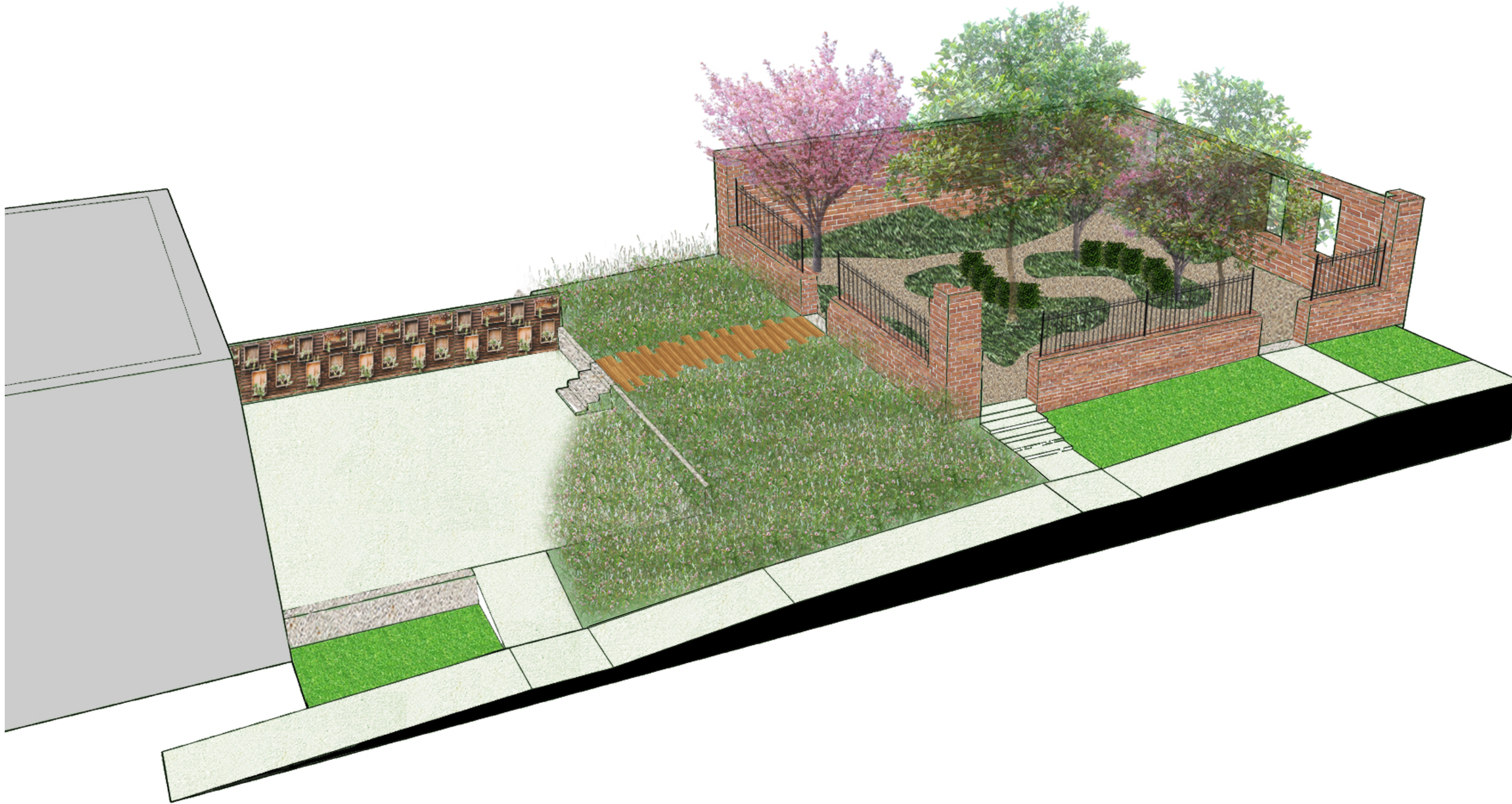
Preliminary Design Concept 2  
Site Plan  
October 16, 2018



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**Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building**

Preliminary Design Concept 1  
Axonometric  
October 16, 2018



Meadow Path



Retaining Seat Wall



Potted Plant Shelves



Paving Material Transition



Wood Plank Stepping Path



Plant Box Accent Wall



Work Bench



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Mendota, VA:  
Conceptual Redevelopment Plan for the Former Bank Building

Preliminary Design Concept 1  
Precedent Images  
October 16, 2018

**PART 5:  
APPENDIX**

## MEETING NOTES

### Stakeholder Input Session

September 11, 2018; 11:00am-2:00pm  
Benfield General Store  
Mendota, VA 24270

#### Community Garden in Bank Building:

- “Has Been” garden for entire Mendota community to participate in
- Everyone in the community bring a plant
- Intended to be a flower garden; not vegetable
  - Possibility of seed saving
  - Have an ornamental dogwood or apple tree
- Interested in cleaning up the hillside behind the former bank; opportunity to introduce native trees and small vegetation to make things look neater
  - About 30 ft. clearance behind building for new row of trees
- Fern garden where the old bank vault used to be
- There is a creek or drainage pipe that flows under the old bank building; possibly incorporate it as a water feature

#### Look and feel:

- Masonic Lodge stone incorporated for historic element
- Old wrought iron fence installed above low brick wall
- Preserve large brick corners and back wall to create boundary
- Pedestrian path connecting garden to adjacent patio space (besides sidewalk)
- Reestablish former sidewalk as connection through the community

## MEETING NOTES

### Preliminary Design Presentation

October 16, 2018; 1:00-2:00pm  
Benfield General Store  
Mendota, VA 24270

#### Concept 1: Formal separation of garden and patio spaces + sustainable planting methods showcased

- Concept Outline:
  - The garden and patio would be separate by rebuilding a full wall between them
  - The garden itself would have a formal layout with separate plots/ areas for plants
  - Program – raised beds, trellis plants, potted plants, etc.
  - Patio would be connected to the lawn space – used for sitting/eating
- Likes:
  - Pond – Move to northwest corner, pipe under path; cascades down rocks to bed; seasonal
  - Fern Garden surrounding the vault
  - Lawn in the open space (from the path to the road)
  - Seating nook with flowering trees along the back ½ wall

#### Concept 2: Informal connection of garden and patio spaces + more involved maintenance by community and outsiders

- Concept Outline:
  - The garden and patio would be connected by a wooden path between them
  - The garden itself would have an informal layout with large areas for a variety of plants as well as a few pots
  - Program – large plots, lots of pots, seating and workbench areas
  - A stream would utilize the current water flow on the site
- Likes:
  - Less formal and more versatile; allows for changing of plants
  - The connection between the patio and garden
    - Half wall allows for space separation but visual connection
  - Flowering trees
  - Potted area and workbenches
  - Potted plants scattered around garden
- Change
  - Add central entrance to bank building (remove others)
  - Add two gates that match the iron fence
  - Add the masonic lodge cornerstone by the vault or garden entrance

## MEETING NOTES

### General:

- Vault
  - Emphasize use (memory box)
  - Verify location
- Mural on the building wall facing the patio - not a map, just something “robust and artistic”
- Water Feature
  - Within the vault?
  - Pond and/or stream
  - Starting location?
- Seed exchange/adopt-a-space
- Plants to use (from community)
  - Lilacs
  - Snowball bush
  - Hostas
  - Day lilies
  - Climbing pink rose bush
  - Azaleas
  - Redbud trees
  - Dogwood trees
    - Add on slope behind bank building and patio
  - Chestnut trees
- Patio - concrete with brick accents
- Lighting about patio only
  - In/on mural

### Next Steps:

- Concept 2 as a framework
  - Informal Spaces
  - Connection between spaces
  - Seating/workbench areas
- Add in agreed upon pieces from concept 1
  - Flowering tree nook in back with half wall
  - Vault fern garden
  - Pond water feature
  - Part of the sitting lawn space
- Change vault location/size and add to design
- Configure water feature
- Add mural to exterior wall