

## St. Paul, VA: Conceptual Redevelopment Plan for the Ice House



Prepared for St. Paul Tomorrow  
July 2021

St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

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





St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

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**The Community Design Assistance Center (CDAC)** is an outreach center in the College of Architecture and Urban Studies at Virginia Tech that assists communities, neighborhood groups and non-profit organizations in improving the natural and built environments. Assistance is provided in the areas of landscape architecture, architecture, planning, and interior design. Working with communities, the conceptual planning and design provides communities with a graphic vision of their project that can then be used for grant applications and fundraising for the next steps toward implementation.

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## ACKNOWLEDGMENTS

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**Lou Wallace**

Community Member

**Kathy Stewart**

Main Street Manager, Town of St. Paul

**Juanita Kelly**

Community Member

**Suzy Harrison**

Community Member

**Rob Jones**

Consultant

and

Those who volunteered time for the betterment of the  
Town of St. Paul.

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## PROJECT DESCRIPTION

### Town Background

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 2018, 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 revitalization efforts on 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 stormwater 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 St. Paul Zoning information, Riverside Drive is located in the C-1 Travel Business District. This district serves as the traveler and automobile services area adjacent to Route 58. Use regulations for this area indicate that structures or land use in this area should be used, in part, for accessory storage buildings, automobile service stations, automobile/truck sales, retail/convenience stores, fast food restaurants/restaurants, hotels/motels, laundromats/dry cleaners, parking, offices, and recreation centers.

According to the town's comprehensive plan, The Town of St. Paul has become an epicenter of the region's numerous outdoor recreation activities. In and around the town, leisure and recreation opportunities – from fishing and hunting to camping and hiking – abound. The Clinch River, the most bio-diverse waterway in the northern hemisphere, runs through the town, offering fishing, canoeing and kayaking. Oxbow Lake offers picnic areas and walking trails. St. Paul offers hiking, biking, birding, wildlife and "off highway vehicle" trails. The Spearhead Trails system's Mountain View trailhead is situated in this "ATV friendly" town. Also in town, Wetlands Estonia is a student initiated, place-based service learning project, home to numerous woodland creatures, aquatic species and birds.

The comprehensive plan also notes a number of factors that severely limit the amount of developable land in the Town of St. Paul. Consequently, it is important to redevelop properties within town when possible. A few goals and objectives noted in the comprehensive plan that are applicable to Riverside Drive, the former ice house, and the Western Front building include:

- promoting a greater awareness of the natural beauty and history of the area, continuing downtown revitalization activities, and seeking any assistance from

## PROJECT DESCRIPTION

relevant programs to make the business district more attractive to patrons and businesses.

- encouraging the establishment of new businesses and the remodeling of existing businesses. Special emphasis should be placed on tourism related commercial establishments.
- providing adequate and convenient off-street parking.
- encouraging fuller use of business buildings and properties.
- continuing to seek funds to renovate historic structures within St. Paul through grant sources.

Riverside Drive is the “front door” to downtown St. Paul and in need of new businesses and aesthetic improvements. It was once an area of light-to-moderate industry and commercial uses. The former ice house is adjacent to the railroad as well as a former auto business.

The Riverside Drive area is within a few blocks of downtown and other attractions including Oxbow Lake, the newly renovated Western Front Hotel, the farmers market, restaurants, the Sugar Hill Brewing Company, an upcoming theater, outfitters, Bluebell Island Nature Trail, A. R. Matthews Memorial Park, access to the Clinch River, and a UVA Wise satellite campus at the Oxbow Center.

## PROJECT DESCRIPTION

### Project Background

The Community Design Assistance Center (CDAC) of Virginia Tech received a U.S. Environmental Protection Agency (EPA) Brownfields Assessment grant to assess and help communities develop conceptual redevelopment plans for potentially contaminated sites in southwest Virginia communities. The EPA Assessment Grant provides funding for CDAC to help communities determine if a site is contaminated (and if so, with what), and then to plan for the possible redevelopment of that site through conceptual design development. EPA does not require or commit communities to any cleanup if the community participates in this process.

EPA's goals are to:

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

The EPA describes Brownfields as:

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

The Community Design Assistance Center and Cardno, the environmental consultant working with CDAC, worked with a Stakeholders Committee formed by St Paul Tomorrow, Inc. to create a redevelopment plan for the former ice house on the western portion of Riverside Drive.

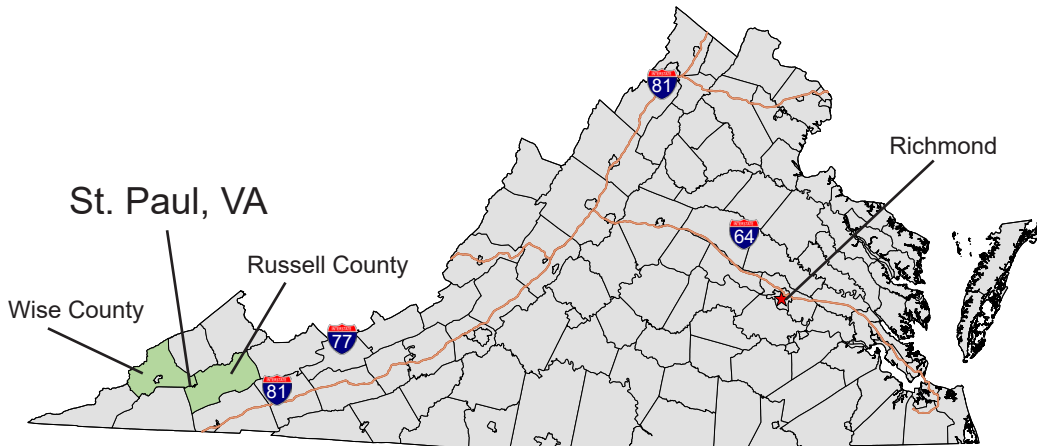
The CDAC team developed two preliminary conceptual redevelopment plans for the ice house, presented the concepts to the Stakeholders Committee for feedback, revised the concepts into a final redevelopment concept, then presented the final conceptual redevelopment plan to the Stakeholders Committee.

The final conceptual redevelopment plan augments the conceptual master plan for the Riverside Drive corridor that was completed by CDAC in fall 2019 which provides a vision for addressing physical blight and underutilized properties along Riverside Drive. This will help ensure that St. Paul is an attractive, inviting destination for visitors and entrepreneurs.

A Phase I Environmental Assessment (ESA) involves a review of records, a site inspection, and interviews with owners, occupants, neighbors and local government officials. The Phase I ESA executive summary, which was prepared by Cardno, can be found in the Appendix. A Phase II ESA, which involves sampling and laboratory analysis, was not conducted during this project.

## PROJECT DESCRIPTION

### Project Location



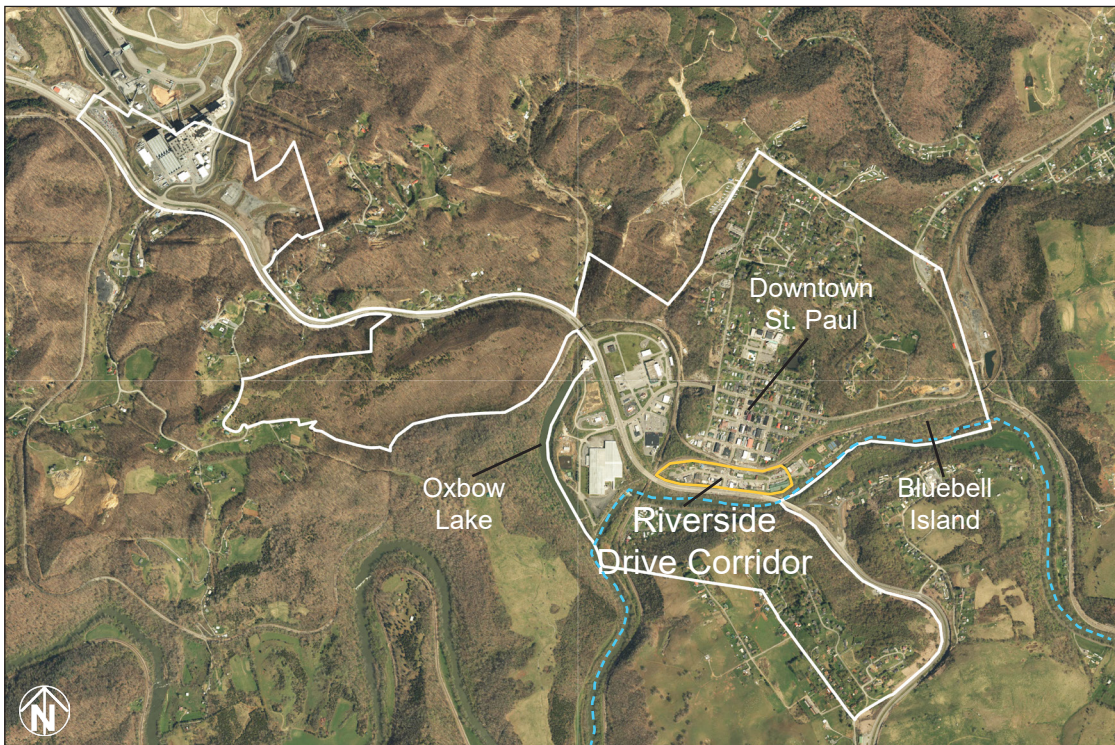
The maps above/below and the aerials on the following pages show the location of Wise and Russell Counties within southwest Virginia, the Clinch River, where the Town of St. Paul is located within the counties, and the location of the Riverside Drive corridor between Alt. 58 and the active railroad at the corner of 4<sup>th</sup> Avenue and Riverside Drive.

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## PROJECT DESCRIPTION



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The Riverside Drive corridor, where the ice house is located, is near Alt. 58 and intersects 4<sup>th</sup> Avenue, the primary entrance to downtown St. Paul. It is close to popular outdoor recreation destinations such as Oxbow Lake, the Clinch River, and Bluebell Island.





## PROJECT DESCRIPTION



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The Riverside Drive corridor can be seen above, which is generally bordered by an active railroad line on the north and Alt. 58 on the south. The ice house is on the west side of Riverside Drive and close to the Oxbow Center.

## PROJECT DESCRIPTION

### Design Process

The design process began with a site visit on December 15, 2020. During that visit the CDAC team and St. Paul stakeholders discussed their broad vision for the entire property, various initiatives associated with St. Paul, and connectivity to surrounding assets along Riverside Drive. The site visit was followed by a stakeholder input session on December 16, 2020 via Zoom. Input and site photos created a comprehensive foundation that the CDAC team used to develop two preliminary conceptual designs for the ice house.

Due to the COVID-19 pandemic, the design team presented the preliminary design concepts virtually on February 26, 2021. Following the presentation, stakeholders provided feedback about what they (dis)liked about each design. Final design concepts were presented virtually on April 21, 2021.

Meeting notes from the stakeholder input session can be found in the Appendix.



The CDAC team takes measurements of the ice house during a site visit on December 15, 2020.

St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

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# PART 1: FINAL DESIGN CONCEPT

## FINAL DESIGN

### Site Plan and Building Exterior Enhancements

#### Design Description

The final site plan provides an overall vision for incorporating outdoor spaces that support the redevelopment of the ice house into a food/beverage-based business, specifically into an ice cream shop. The interior of the ice house is explained in greater detail beginning on page 20.

The layout of the site's parking lot, sidewalks, and restrooms were designed by Lane Group, an engineering firm working with the Town of St. Paul, as part of a grant application. The site layout, which was graphically rendered by CDAC, is provided on the following page in order to provide consistency between the various projects as the Riverside Drive corridor is redeveloped.

#### Parking

A parking area is located on the south side of the ice house. The parking area has 12 standard parking spaces and 1 ADA parking space. There is a single ingress/egress on the southwest corner of the lot.

#### Restrooms

Restrooms are proposed on the east side of the ice house since the existing interior space of the ice house is limited. There are two ADA unisex bathrooms and additional space for dry food storage. This building also has room beside the dry food storage for two rollable trash cans.

#### Outdoor Seating and Supplemental Planting

A wooden deck is added on the east side of the ice house for customers to sit outside and enjoy ice cream. This deck is accessed by an ADA ramp. There is also a small open green space with chairs/tables where customers may also sit. Both sitting areas are adjacent to the railroad where visitors can watch the trains go by. Safety fencing will need to be added along the rail line.

Supplemental plantings are added primarily along the site's west and southern borders. The west plantings create a vegetative screen between the ice house property and the Town's grit facility that can be unsightly and noisy at times. The plants along the south portion of the site provide aesthetic enhancements to Riverside Drive. Perennial pollinator species can be selected to minimize maintenance and increase ecological value of the site.

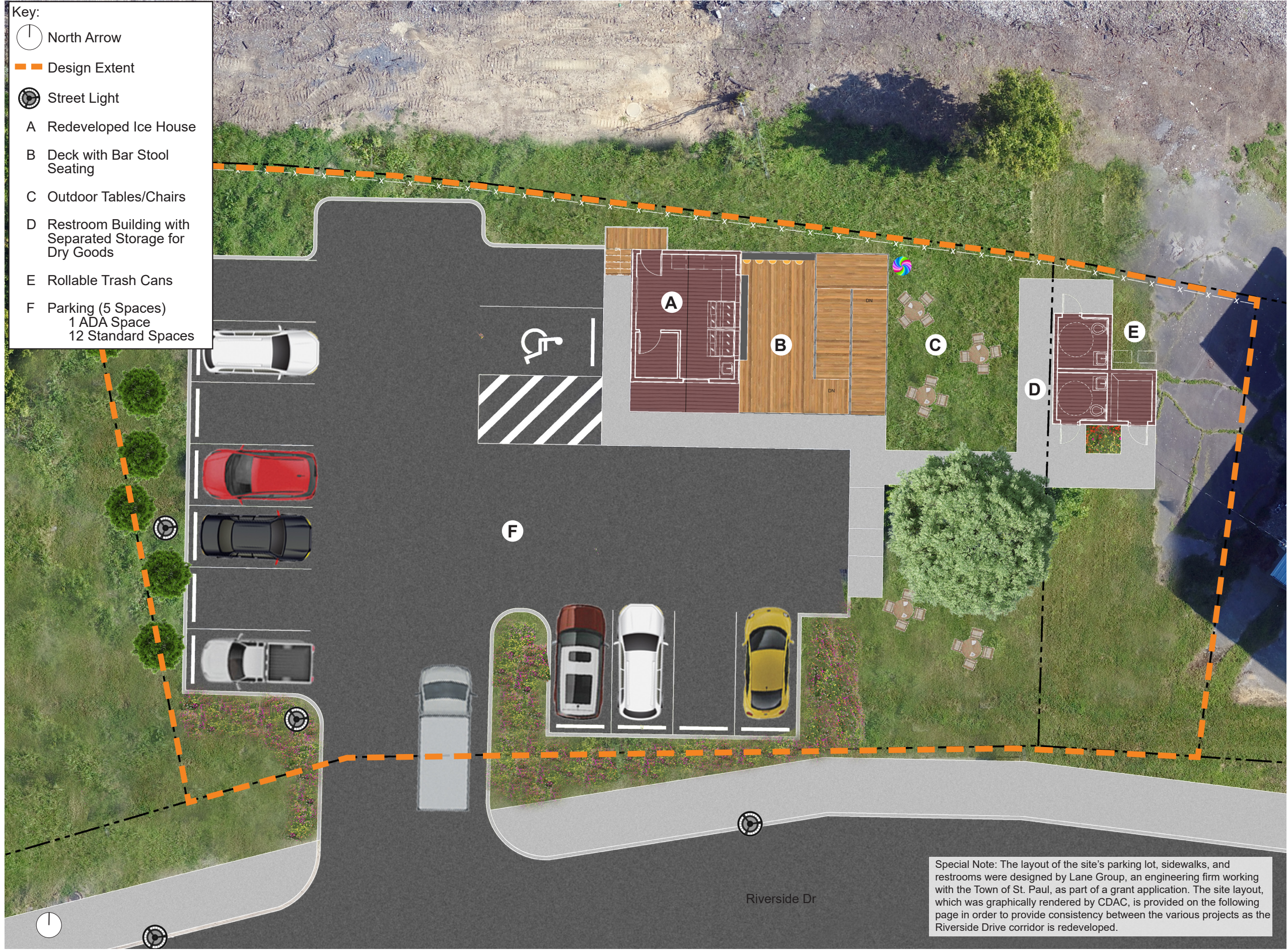
#### Building Exterior Enhancements

The outside of the ice house is enhanced to provide a serving station and additional seating. The large serving window is added on the east wall of the ice house. From this location customers can see the various flavors of ice cream that are available. Additional seating is also added on the south side of the ice house by restoring a porch that was partially enclosed at some point. Other exterior building enhancements include new exterior paint and a red tin roof.

The following pages contain the site plan and exterior perspectives.



- Key:
- North Arrow
  - Design Extent
  - Street Light
  - A Redeveloped Ice House
  - B Deck with Bar Stool Seating
  - C Outdoor Tables/Chairs
  - D Restroom Building with Separated Storage for Dry Goods
  - E Rollable Trash Cans
  - F Parking (5 Spaces)  
1 ADA Space  
12 Standard Spaces



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## St. Paul, VA: Conceptual Redevelopment Plan for the Ice House

Final Design Concept  
Site Plan  
April 21, 2021





Perspective 1: ADA Ramp and Deck

The ADA accessible ramp serves as the patron entrance to the deck. There is a variety of seating on the deck, including, cafe seating, bar seating, and bench seating. All transactions take place at the large service window on the east facade of the building. A large ice cream statue is on the east of the ramp and serves as a place for patrons to take pictures while enjoying their ice cream.



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Final Design Concept  
Perspective 1: ADA Ramp and Deck  
April 21, 2021





Perspective 2: Service Window and Bar Seating

The service window is where all transactions between employee and patrons take place. The ice cream dispensers are adjacent to the window for patrons to easily pick an ice cream flavor. The bar seating is on the north side of the deck to serve as a great place for patrons to view passing trains. A menu displaying prices can be seen on the interior of the shop.



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Final Design Concept

Perspective 2: Service Window and Bar Seating

April 21, 2021



## FINAL DESIGN

### Interior

#### Design Description

The final design concept redevelops the ice house into a small ice cream shop. The design is inspired by the process of making ice cream in order to create a fun and tasty treat. This involves starting with a base flavor followed by adding custom toppings. The building's facade has vivid colors and whimsical forms to create a lively and energetic customer experience.

#### Interior Space

The primary interior space is designed as an ice cream shop. The interior is equipped with cold storage, ice cream display, a sink, a toppings counter, limited dry storage space, and two under cabinet refrigerators. The main building has one entrance for employees. The porch on the original ice house has been restored to create additional outdoor seating on the south of the building.

#### Service Window

All ordering and order pickup takes place through a service window location on the east facade of the ice house. The service window has a wooden countertop as well as a utensil station for napkins and spoons.

#### ADA Ramp and Deck

A deck is added as space for patrons to order at the service window. The ice house is small and all seating is outdoors. The deck is accessible by an ADA accessible ramp. An exterior wall of the ice house is painted with a whimsical pattern to connect to the concept.


The following pages contain the floor plan, section, precedent images, and furniture/finishes suggestions.


St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

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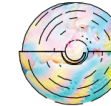
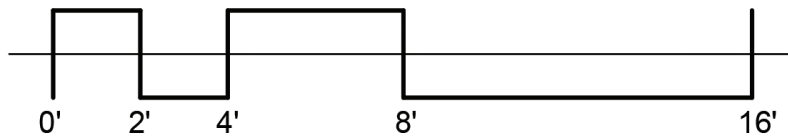
Key:

- A Employee Entrance
- B Dry Storage
- C Register
- D Service Window
- E Ice Cream Dispenser
- F Sink
- G Cold Storage
- H Bench
- I Planter
- J Bar Seating
- K Cafe Seating
- L Patron Entrance/ADA Ramp
- M Sidewalk
- N Ice Cream Statue

 Perspective Viewshed

 North Arrow

 5' Turning Radius



N

St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Final Design Concept  
Floor Plan  
April 21, 2021



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Section: Ice Cream Shop Interior  
The interior of the ice cream shop is set up to best serve the patrons. The ice cream dispensers are closest to the entrance so patrons can view the ice cream while deciding what to purchase. The patrons then are lead to the register where they can pay for their ice cream. A service sink is provided for employees to clean equipment.



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Final Design Concept  
Section: Ice Cream Shop Interior  
April 21, 2021





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## St. Paul, VA: Conceptual Redevelopment Plan for the Ice House

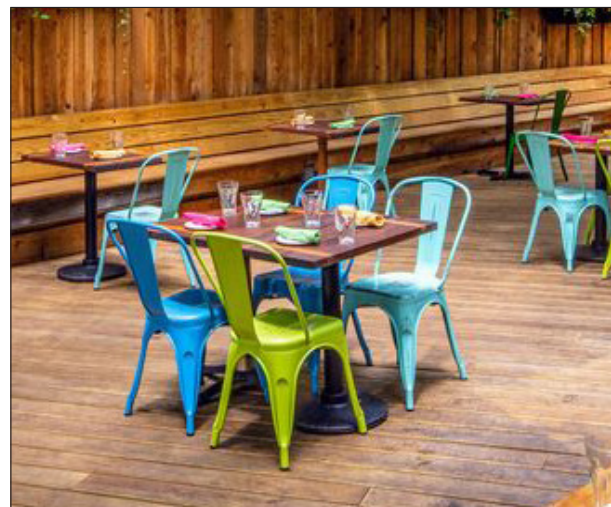
Final Design Concept  
Precedent Images  
April 21, 2021



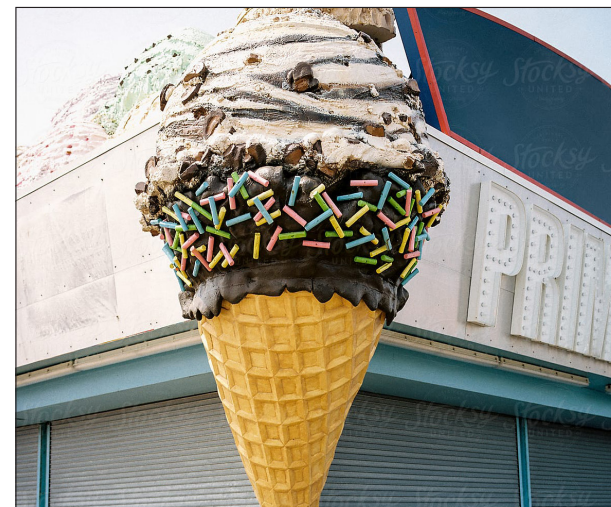
A wood ramp serves as both the main patron entrance and the ADA accessible entrance.



A wood and chalkboard sign serves as the menu for the ice cream shop to display sizes and prices.



Colorful metal chairs are used to create a fun, bright atmosphere for the ice cream shop.



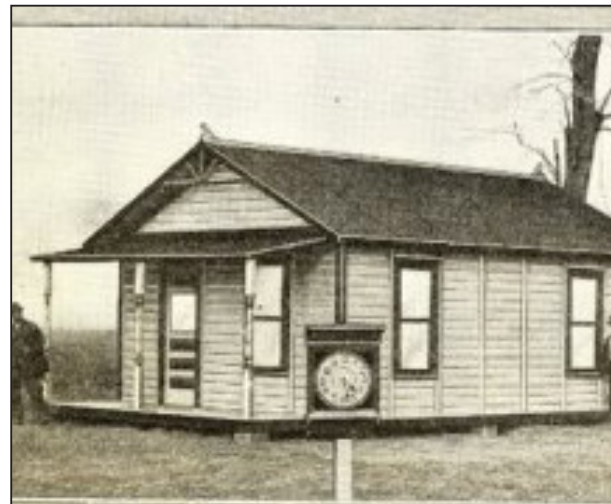
An ice cream statue is used as a fun element for patrons to interact with on the site.



All customer interactions occur through a service window, where the employee is in the interior of the building while the customer remains on the exterior.



Colorful umbrellas are used to compliment the bright chairs and protect patrons from the sun.



A porch was included in the Ice House's new design, tying back to historical photos of the Simplex Sear's Roebuck Construction used.



Bar seating is included for small groups of patrons to sit, view, and experience the surrounding site.



Seating and Table:



*Wayfair:*  
Heatherfield Bench  
Front Porch



*Uhuru:*  
Tube Chair  
Deck



*Boxhill:*  
Cylinder Outdoor Stool  
Deck



*Blu Dot:*  
Hot Mesh Cafe Table  
Deck

Equipment:



*Arsenbo:*  
Commercial Ice Cream Display Freezer  
Service Window



*Square:*  
Square Register  
Service Window

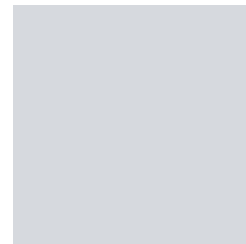


*Pots Planters and More:*  
Valencia Round Planter  
Front Porch

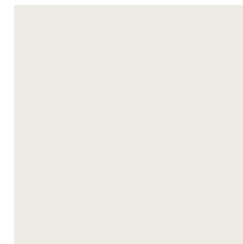
Finishes:



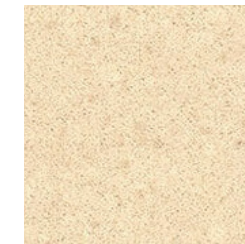
**Interior Flooring:**  
*Armstrong Flooring:*  
Derry Oak LVT  
Foggy Gray



**Wall Paint (Typical):**  
*Sherwin Williams:*  
Starry Night  
SW 6540



**Base Cabinet Paint:**  
*Sherwin Williams:*  
Snowbound  
SW 7004



**Countertop:**  
*Wilsonart:*  
Quartz Countertop  
GOBI - Q1003



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Final Design Concept  
Furniture and Finishes  
April 21, 2021



## PART 2: EXISTING CONDITIONS

## EXISTING CONDITIONS

### Overview

#### Exterior

The exterior of the ice house has horizontal wood panelling and sits above the ground on a concrete slab foundation. The exterior of the ice house appears to be in good condition, with the exception of the west facade where a portion of the siding is sagging.

There are two windows, a small window with metal bars on the east side of the building and a larger window on the south side of the building. The roof is a corrugated metal roof. There is a small porch that leads to the two doors into the building. The partially enclosed porch is not believed to be original to the structure. There are no steps to either the porch or building interior.


#### Interior


The interior of the ice house is divided into two primary rooms. Facing the front of the building, the left hand door is an thick and insulated, leading to where the ice was apparently stored. The right hand door leads to a second room located on the east side of the building. It has wood paneling on the walls and ceiling and has a vinyl floor. Both rooms are unfinished.

The following pages contain a site aerial, existing site images of interior and exterior spaces, and an as-built floor plan.



Key:

 North Arrow

 Design Extent



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# St. Paul, VA: Conceptual Redevelopment Plan for the Ice House

Existing Conditions

Site Aerial

February 26, 2021





The ice house sits on a 2' concrete slab. This building's construction is thought to be similar to Sears & Roebuck Company's "Simplex" prefabricated type construction.



The east facade has one of the two existing windows of the building. This window has metal bars blocking it.



Horizontal wood siding covers the entire exterior of the building.



Part of the north side facade of the building is damaged and was repaired with a wood pallet.



The west facade has the most damage. The exterior siding has begun to sag away from the roof.



The south facade faces Riverside Drive. The front side of the building includes a small deck with two doors to access the interior. The deck does not have steps and is not easily accessible.



The roof is a corrugated metal roof.



The south facade is where the second window is located. This window is now an opening without glass.



The building sits on a large open site. The site is mostly flat and is adjacent to a railroad track, which is still used.



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Existing Conditions  
Building Exterior  
February 26, 2021





The front room attached to the deck shows paneling similar to the exterior, suggesting this may have been an addition to the original structure.



Old wires are seen tacked along the wall and up to the roof.



Above shows the interior of the western side of the building.



The damage to the west facade is visible from the interior. This image shows the panels sagging away from the roof.



There is no ceiling on the room located on the west side of the building. The pitch of the roof is visible from the interior because of this. The room on the east side does have a ceiling.



This interior room is located on the east side of the building. The walls and ceiling have wood paneling and the floor is vinyl tile.



The paneling on the wall shows damage.



One of two windows seen from the interior. The exterior metal bars can be seen through the window.



The wood paneled ceiling shows damage and pieces are starting to fall off.



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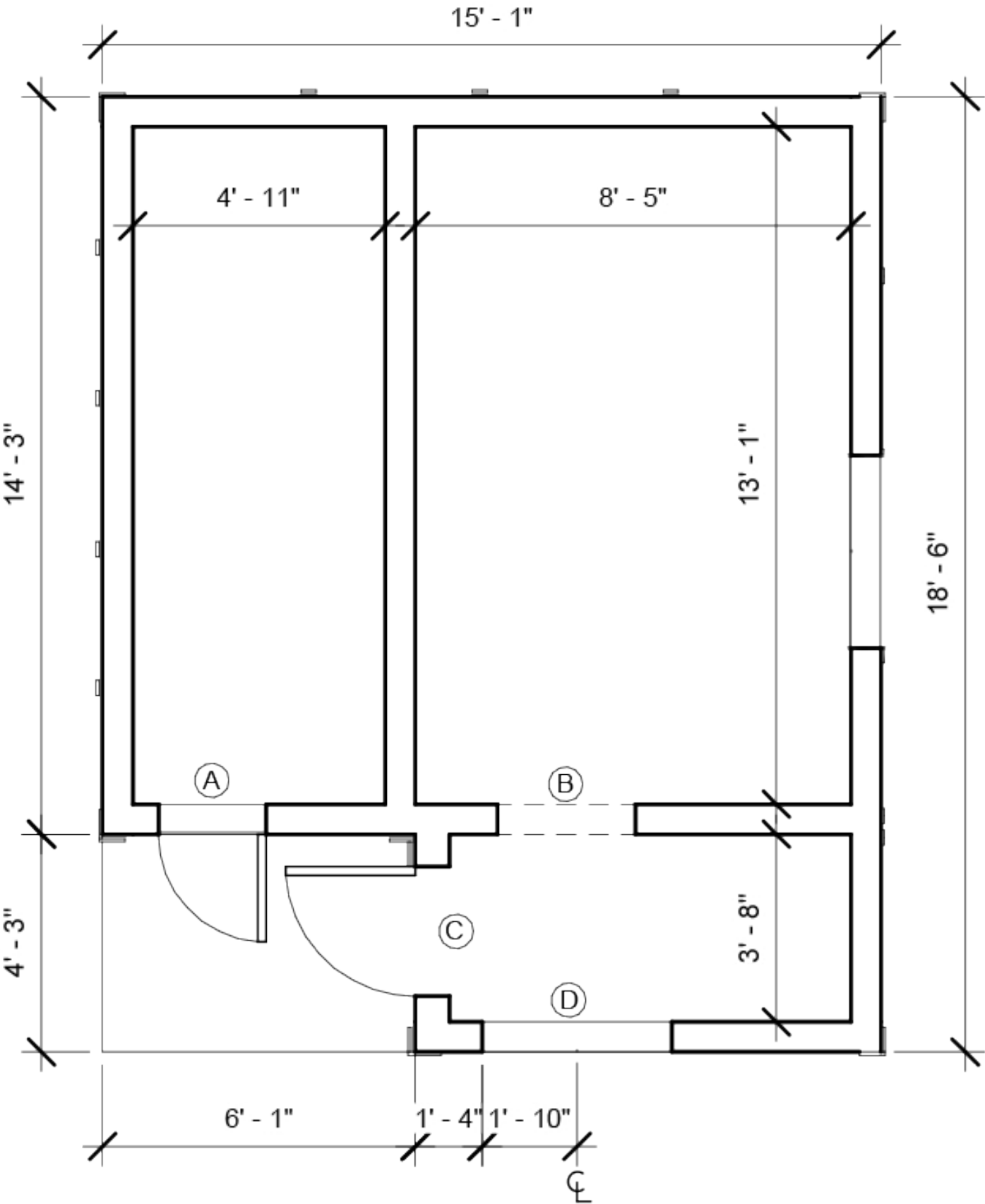
St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Existing Conditions  
Building Interior  
February 26, 2021



Key:

- North arrow
- (A) 2' 7" x 5' 9" Door
- (B) 2' 6" x 6' 11" Opening
- (C) 2' 8" x 6' 3" Door
- (D) 3' 8" x 3' 5" Window



Note: The total square footage of the structure is approximately 200 square feet.



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Existing Conditions  
As-Built Floor Plan  
February 26, 2021

## PART 3: PRELIMINARY DESIGN CONCEPTS

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## PRELIMINARY DESIGNS

### Preliminary Design Concept 1: Small Scale Food Stand

#### Design Description

Preliminary concept 1 envisions the ice house as a fun and vibrant small scale food stand. Its welcoming outdoor seating provides a space for visitors to stop by the food stand as they visit area attractions such as the Clinch River, Clinch River State Park, or surrounding trail systems near Riverside Drive.

#### Primary Interior Space

The ice house is redesigned as a small scale food stand with a small commercial kitchen. The kitchen is equipped with cold storage, prep space, a double oven, warming space, a griddle, a sink, and two dishwashers. The main building has two entrances for employees. There is also employee storage lockers where employees can keep their personal belongings during a shift.

#### ADA Ramp and Deck

A large outdoor deck is added on the west side of the ice house for additional seating. This deck is accessible by an ADA accessible ramp. The deck has booth seating, 2-person tables, and 3-person tables. Above the deck are sun sails to provide shade sun during the day. An exterior wall of the ice house is painted with an abstracted mountain scene that is representative of the mountains that surround St. Paul.

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#### Service Window

The space uses bright colors and abstract shapes to draw attention and visitors to the food stand. All customers order and receive food through a service window located on the west facade of the ice house. The service window has a concrete countertop to place food for pickup, as well as condiments for the food.

#### Lower Seating

Adjacent to the patio is additional seating, however, this seating is at ground level and is placed on a mix of grass and concrete. This seating area has seating available for larger groups of people. This seating area is bordered by a large hedge to protect customers from the railroad that is close by.

#### Restroom and Additional Storage

A small building is added behind the ice house to create two ADA unisex restrooms and additional storage space for dry food goods. This building also has room for storage of two rollable dumpsters.

#### Parking

Parking is generally proposed along the southern boundary of the site, closest to Riverside Drive. The parking area was later refined and provided by Lane Engineering for the final design concept.

The following pages contain the site plan, floor plan, perspective, section, and precedent images.



Key:

 North Arrow

 Design Extent



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Preliminary Design Concept 1: Small Scale Food Stand  
Site Plan  
February 26, 2021



Key:

A

Hedge

B

Patron Seating

C

Unisex Bathroom

D

Storage

E

Rollable Dumpsters

F

Planter

G

Booth Seating

H

Employee Entrance

I

Low Table

J

Cold Storage

K

Dishwasher

L

Sink

M

Prep Space

N

Cooktop

O

Double Oven

P

Employee Personal Storage

Q

Service Window

R

Patron Entrance/ADA Ramp

Perspective Viewshed

North Arrow

5' Turning Radius



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Preliminary Design Concept 1: Small Scale Food Stand  
Floor Plan  
February 26, 2021





Perspective 1: Service Window and Dining Patio  
The dining patio has a variety of seating options and leads patrons to the service window where they will order and receive their food. An additional seating space is on ground level behind the patio. The wall art is abstract color block in the shape of a mountain range.



Sun sails are hung overhead to shade the patrons from bright sun.



A hedge planter creates a barrier between the dining area and the railway that is behind the Ice House structure.



The ground level dining space uses a combination of grass and concrete to remain accessible.



Bright colors are mixed with a neutral palette so the bright colors do not overwhelm patrons.



A simple wooden partition fence can be used to hide trash cans out of view from the public



A small restroom building can be added to the north of the existing building for public restrooms.



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Preliminary Design Concept 1: Small Scale Food Stand  
Perspective and Precedent Images

February 26, 2021





Perspective 2: Kitchen and Employee Personal Storage  
The kitchen is equipped with two dishwashers, a large sink, a cooktop and warming station, and two ovens. There is also cold storage and prep space. Employee personal storage is provided at the front of the building.



All employee and patron interactions occur through the service window. This includes placing orders and receiving food.



The wall art is inspired by the bright colors used in intersection art.



The accessible ramp is decorated with vegetation, making the street view beautiful and functional.



The kitchen space is limited, so efficient storage is essential.



Employees have a small area with colorful cubbies to store personal belongings while working.



A small walk-in refrigerator provides sufficient cold storage within the building.



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Preliminary Design Concept 1: Small Scale Food Stand  
Section and Precedent Images  
February 26, 2021



## PRELIMINARY DESIGNS

### Preliminary Design Concept 2: Ice Cream Shop

#### Design Description

Preliminary concept 1 transforms the ice house into an ice cream shop. The preliminary concept largely remained the same between the preliminary and final design presentation. A detailed concept description of the final design can be found on page 16.

The primary difference between the preliminary and final versions of the ice cream shop concept is the location of parking, restrooms, and outdoor seating. While many of the design elements remain the same, the location of the serving window and other features vary between the preliminary and final design concepts. Corresponding descriptions can be found in the final design section.

#### Parking

Parking is generally proposed along the southern boundary of the site, closest to Riverside Drive. The parking area was later refined and provided by Lane Engineering for the final design concept.

#### Restrooms and Outdoor Seating Locations

The ice house is a particularly small building with very limited indoor space. In order to enhance the overall redevelopment potential, restrooms as well as outdoor seating are proposed. This preliminary concept locates the restrooms on the west side of the building and the outdoor seating in the form of a deck and tables to the south/southwest. The restroom building also has additional dry storage to support the ice cream shop.

The following pages contain the preliminary design concept 2 site plan, floor plan, perspectives, section, and precedent images.

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## St. Paul, VA: Conceptual Redevelopment Plan for the Ice House

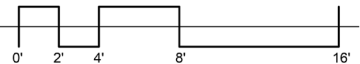
Preliminary Design Concept 2: Ice Cream Shop

Site Plan

February 26, 2021



- Key:
- A Patron Entrance
  - B Patron Entrance/ADA Ramp
  - C Ordering/Viewing Window
  - D Staff Entrance
  - E Ice Cream Display
  - F Toppings Counter/Display
  - G Sink
  - H Cold Storage
  - I Dry Storage
  - J Rollable Trashbins
  - K Unisex Restroom
  - L Patron Tables
-  Perspective Viewshed
-  North Arrow
-  5' Turning Radius



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Preliminary Design Concept 2: Ice Cream Shop  
Floor Plan  
February 26, 2021





Perspective: Outdoor Seating Area  
There is adequate patio seating next to the ice cream shop along with open green space. A mural with the St. Paul logo is in a prominent spot to have an “instagramable” moment.



An oversize ice cream cone on the corner of the building is an eye catching and recognizable icon that indicates to patrons what is for sale without having to walk up.



A split rail fence is used as a barrier between the railroad tracks and the ice cream shop.



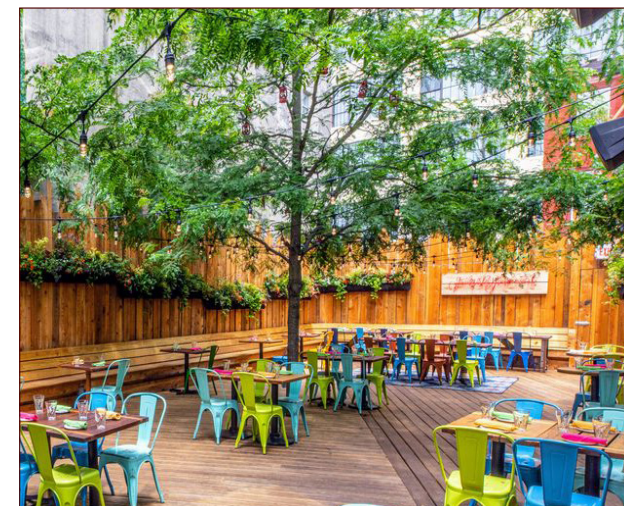
A service window located on the front of the building will be used for all ordering and picking up of orders.



String lights create an inviting outdoor space during warm summer evenings.



Colorful umbrellas are a great opportunity to create additional shade and can be quickly stored away.



A small wooden deck can be constructed in front of the building where customers place orders.



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Preliminary Design Concept 2: Ice Cream Shop  
Perspective and Precedent Images  
February 26, 2021





Section: Indoor Serving/Employee Area  
There is a toppings counter with two adjacent ice cream displays. There is also a cold storage space, sink, and undercounter refrigerators for cold topping storage.



The use of colorful furniture draws on our concept of swirl.



Wooden picnic tables were used to mellow out all the bright colors used as to not over stimulate the patrons.



To save space undercounter refrigerators are used to store toppings that need to stay cold.



A mural wall is used as an attraction and "instagramable" moment, as well as a place marker.



Customers can view the ice cream from the outside in order to decide what they want while they wait.



A wooden ramp provides ADA access to the deck and serving window.



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St. Paul, VA: Conceptual Redevelopment Plan  
for the Ice House

Preliminary Design Concept 2: Ice Cream Shop  
Section and Precedent Images  
February 26, 2021



## PART 4: APPENDIX



## APPENDIX

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



February 22, 2021

Elizabeth Gilboy, Director  
Virginia Tech Community Design Assistance Center  
101 S Main St (0450)  
Blacksburg, VA 24060

Cardno

534 Industrial Park Rd  
Bluefield, VA 24605-93  
USA

**Subject: Lead and Asbestos Survey Results  
Ice House • St. Paul, Virginia**

Phone: +1 304 809 01  
[www.cardno.com](http://www.cardno.com)

Dear Ms. Gilboy:

**Cardno, Inc. (Cardno)** is pleased to provide the **Community Design Assistance Center (CDAC)** at Virginia Tech the results of a lead-based paint (LBP) and asbestos containing material (ACM) survey for the Ice House located at 16542 Riverside Drive in St. Paul, Virginia (the Site). The Site location is shown on *Figures 1 and 2*. CDAC was awarded a United States Environmental Protection Agency's (EPA) Brownfields Assessment grant to assist communities in Southwest Virginia assess and develop conceptual designs for the redevelopment of potentially contaminated sites. This lead and asbestos survey was performed for CDAC in order to facilitate redevelopment of the Site.

The ACM survey was performed by a Virginia-licensed asbestos inspector, and both the ACM and LBP surveys were conducted on November 17, 2020. The asbestos inspector's license is attached.

#### Asbestos

Cardno visually inspected the Site collecting 16 samples (IH-1 through IH-16) at locations shown on *Figure 3*. The following suspect asbestos containing materials (ACMs) were identified and sampled:

1. Grey 9" x 9" tile with black mastic was observed in Room 1. Three representative samples (IH-1, IH-2, and IH-3) of the floor tile were collected from the room;
2. Gasket material remnants were observed at the top of the Ice House door. Three representative samples (IH-4, IH-5, and IH-6) were collected;
3. Tar paper was observed under the wood of the exterior walls of the Ice House structure. Three representative samples (IH-7, IH-8, and IH-9) of the tar paper were collected;
4. Tar paper was observed under the 9" x 9" tile in Room 1. Three representative samples (IH-10, IH-11, and IH-12) of the tar paper were collected;
5. Rolled roofing was observed under tin on the roof of the structure. Three representative samples (IH-13, IH-14, and IH-15) of the rolled roofing were collected; and
6. Caulking around roofing nails was observed on the roof of the structure. One sample (IH-16) was collected of the caulk.

Completed Asbestos Inspection Field Sheets and Chain-of-Custody copies are attached. The samples were submitted to **AmeriSci** in Midlothian, Virginia for analysis of bulk asbestos in accordance with United States Environmental Protection Agency (USEPA) Method 600/R-93, M-4/82-020 Polarized Light Microscopy (PLM).

A building material having greater than 1% asbestos is considered an ACM. Analytical results indicated 2% chrysotile was detected in sample IH-1, 2, 3, the grey 9" x 9" floor tile (*Table 1*). Approximately 120 square feet of

## St. Paul, VA: Conceptual Redevelopment Plan for the Ice House

### APPENDIX



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Virginia Tech Community Design Assistance Center  
February 22, 2021

the ACM grey floor tile was identified in Room 1 of the Ice House Building (Figure 3). The laboratory analytical report and a photograph of the positive ACM are attached. No other ACM was identified.

The identified ACM is either friable or would likely become friable if disturbed during renovation or demolition activities. It is, therefore, considered to be Regulated Asbestos-Containing Materials (RACMs) under EPA NESHAP regulations.

#### Lead

Cardno used an Inov-X A-2000 x-ray fluorescence (XRF) analyzer (Analyzer Identification Number 6375) to screen 30 suspect locations for lead. Completed XRF Screening Field Sheets copies are attached. The XRF measures the concentration of lead in a measured surface area. XRF testing is non-destructive and does not damage the surface being tested. Results of this direct read measurement are available immediately.

A positive lead reading (1 part per million or greater) was detected in paint tested at one location at the Site as summarized in *Table 2*. A lead concentration of 1.36 parts per million (ppm) was detected in the black paint on the roof porch support in front of the Ice House. The location of material testing positive for lead is shown on *Figure 3*. Other materials tested negative.

Please feel free to contact us with any questions regarding this lead and asbestos survey.

Sincerely,

Christopher Atwell  
Field Technician/Equipment Operator  
VA Asbestos Inspector License #3303004079  
for Cardno, Inc.  
Direct Line +1 304 809 0546  
E-mail: [chris.atwell@cardno.com](mailto:chris.atwell@cardno.com)

George A. Robertson  
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## APPENDIX

### Meeting Notes

#### Stakeholder Input Session

December 16, 2020; 10:00-11:00am

Online meeting via Zoom

#### Building Background/History:

- Ice houses were traditionally small buildings packed with insulation to store ice throughout the year
- After being used as an ice house, this building was used as a gas station for some time, the gas price numbers are still located inside of the structure

#### Current Condition:

- Considering the building's probable age, the building appears to be in good condition. The building is constructed on a raised concrete platform.

#### Exterior:

- Paint is chipped and falling off
- It appears that the majority of the siding is in good condition except on the western side.
- Paint needs to be scraped and replaced.
- There is a front window that is missing.
- Part of the back of the building has been patched with a wooden pallet.

#### Interior:

- Overall, the interior appears to be in good condition and does not have apparent water damage, mold, sagging floors, etc.
- Interior is divided into two rooms and small enclosed foyer.
- There is wood veneer paneling on the walls, wood veneer tile ceiling, and tile flooring in one interior room

#### Initial Design Ideas:

- Tourism Kiosk
  - Easy access to parks during the summertime, walkability is a key factor to connect the parks
  - Heart of Appalachia Office is not open on the weekends, this could be a contact point for visitors on the weekend
- Ice Cream/Smoothie/Sno Cones
  - Becomes a stop between the parks for visitors to rest and enjoy a treat
  - Could include some outdoor seating to the left of the building
- Combined Tourism Kiosk and Ice Cream "parlor"
  - Information/fun facts about St Paul on the paper labels of the ice cream cones
  - Could view tourism items while eating your ice cream
- Coffee Shop
  - Front window of the ice house used as a walk up space for visitors to put in orders and get their coffee
  - Outdoor seating also good idea for this program



## APPENDIX

- Branding idea: “Clinch Coffee” or “Oxbox Café”
- Restaurant: Food Truck style or small scale food stand
  - Order and get food through window, similar to coffee set up
  - Outdoor seating
- Things to note for designs
  - All options should include some parking
  - How can a restroom be incorporated on the property?
  - Will visitors actually be occupying the interior space or is it too small?
  - Program should provide some form of revenue/economic development
  - Vision is to connect the Clinch River State Park and Riverside Drive