BONTEX / BUENA VISTA PAPER COMPANY

Building Complex Reuse Study

Buena Vista, VA

January, 2025

DRAFT FOR DISCUSSION PURPOSES ONLY

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ACKNOWLEDGMENTS

This project was performed through an A/E term contract for professional services provided by the Virginia Department of Environmental Quality (DEQ) through the Office of Remediation Programs (ORP). The project was supported by the dedicated staff of the City of Buena Vista, Virginia.

Successful brownfields reuse and redevelopment depends on the consideration of a range of potential reuses for each brownfield site. Local community priorities, market conditions, infrastructure availability, environmental contamination, public health issues, and local ordinances shape brownfield site reuse opportunities. Grounding the site reuse plan in these local conditions will directly influence how the site is characterized, assessed, and cleaned up.

Recipient:
City of Buena Vista, Virginia

Site Address:
1 Bontex Drive
Buena Vista, VA 24416
and adjacent areas

DEQ Consultant Team:

stromberg garrigan associates
121 W Tazewell St.
Norfolk, VA 23510

Architecture
Historic Preservation
Adaptive Reuse
LANDMARKS SGA, LLC

URBAN PARTNERS
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Philadelphia, PA 19109

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EXECUTIVE SUMMARY

January, 2025

Executive Summary

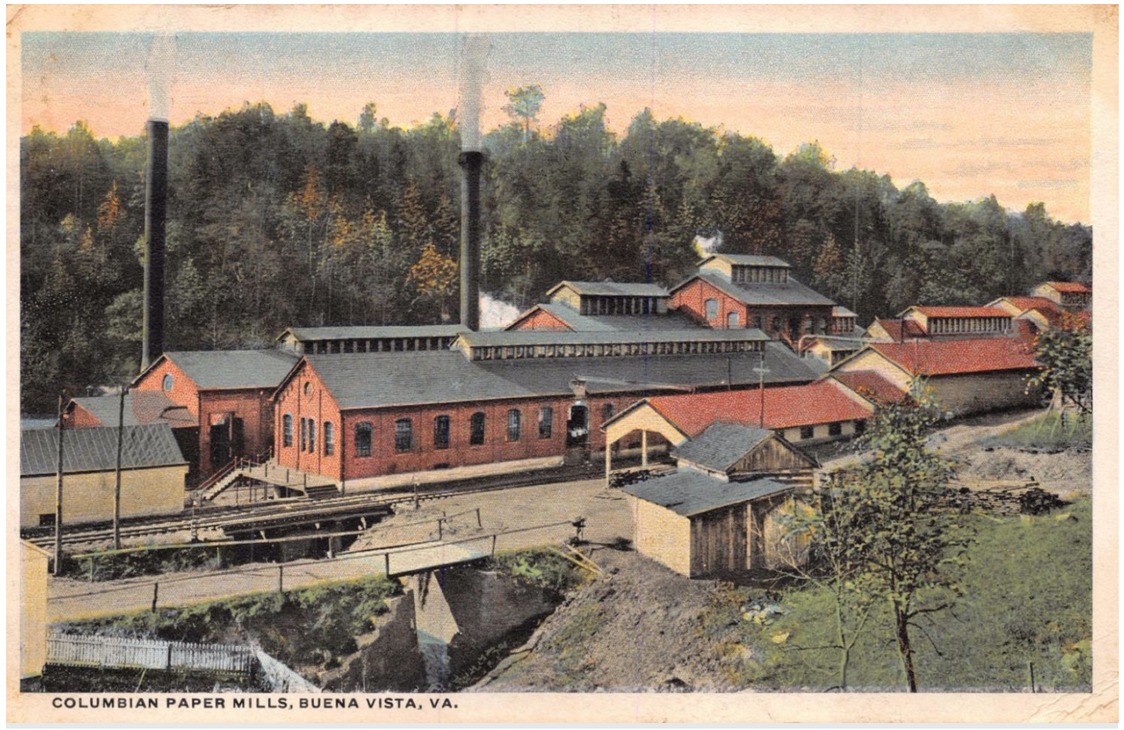
The purpose of this document is to provide the City of Buena Vista, the property owner, and potential developers with information to support discussions for reuse of the former Bontex/Buena Vista Paper Company site. A building existing conditions assessment with recommended repairs, a market study, building reuse scenarios, and supporting documentation were prepared and included in this report to summarize the current state of the building, its immediate needs, and the best potential reuse scenarios for the site.

The first step of the project was to understand existing conditions, both of the building and of the real estate market of Buena Vista and the surrounding region. The SGA/Landmarks SGA team toured the site with the City of Buena Vista and the property caretakers on September 19, 2024, documenting conditions of the building through visual observation and photography. With this information, SGA and Landmarks SGA produced an existing conditions assessment, dated November 18, 2024. This assessment evaluated the existing structure, configuration, finishes, and systems of the main mill building and the nearby chip house, providing recommendations for priority needs for maintaining the structural integrity of the buildings.

In a parallel effort, Urban Partners conducted a real estate market assessment to determine the range and characteristics of viable new uses appropriate for the site. Based on the community's desires, characteristics of the study area, and the known economic conditions of the surrounding region, the market analysis focused on several uses that would contribute to Buena Vista's recreational economy and revitalization efforts, including retail, an outfitter/recreation equipment rental business, an event venue, rental housing, and a boutique hotel.

After understanding the existing physical conditions of the site and the recommendations informed by the real estate market assessment, the SGA/Landmarks SGA team developed two preliminary reuse scenarios, which were presented to the City of Buena Vista and VADEQ on December 2, 2024. In balancing market needs with the configuration of the existing mill complex, the vision for the site came into focus as a destination complex with a variety of uses that would draw in people using the adjacent trail, locals, and out-of-town visitors. Based on preferences and feedback from that meeting, the final reuse plan was derived from favored elements from each option. A corresponding planning-level, level-of-magnitude cost estimate was prepared based on price per square footage estimates, with soft costs and additional line-items for special aspects of the project.

This report follows a format designed to reflect the process of the project and provides repair recommendations and suggested reuse planning based on current site, building, and market conditions. While the report presents one scenario for a beneficial reuse of the site, there are a myriad of other factors that may change what is best for the site based on the needs of the community or the desire of the site owner.

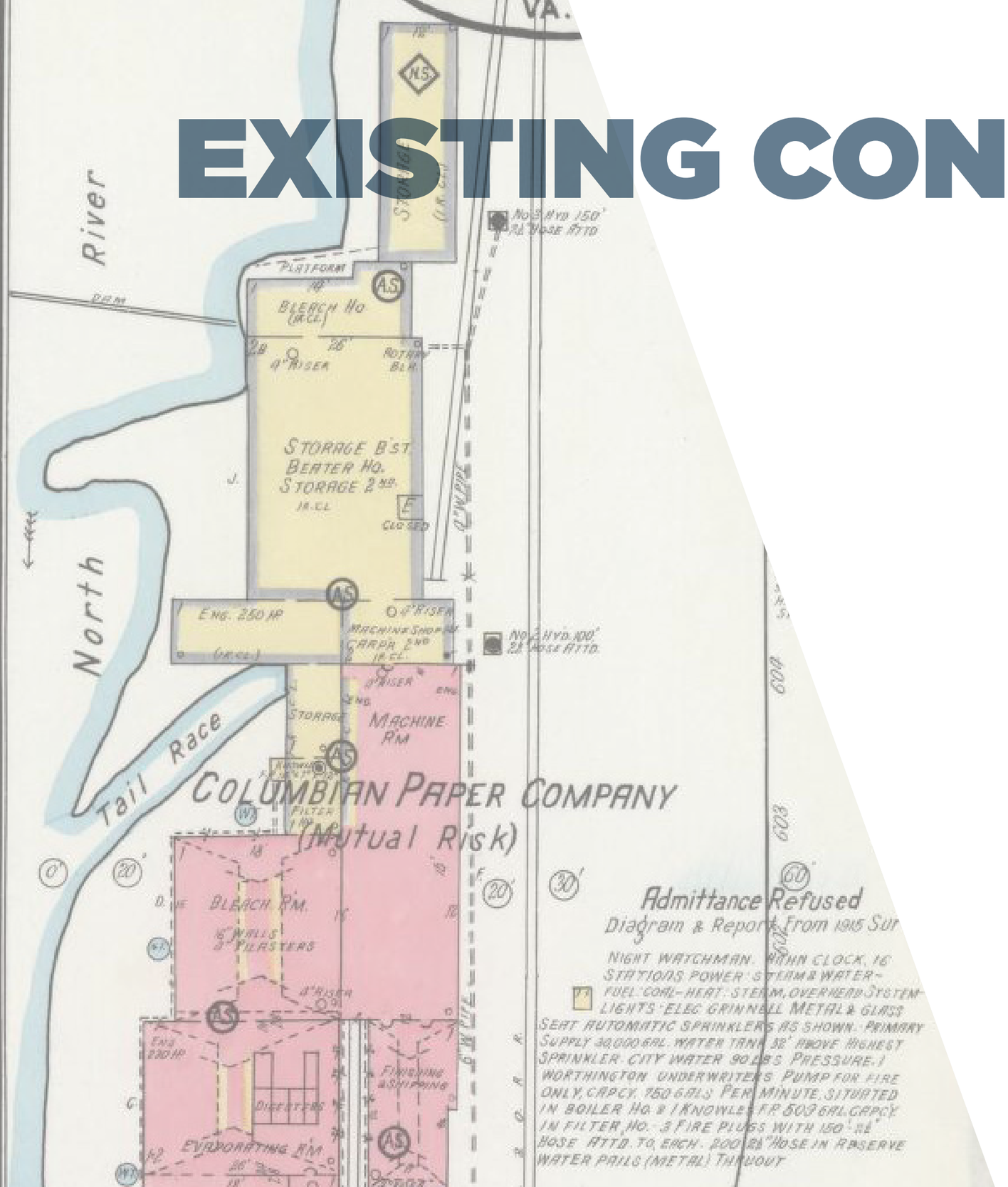


1918 Historic Postcard of the Columbian Paper Mill

North side of Section D.

Tank in Section L.

EXISTING CONDITIONS



January, 2025

Existing Conditions

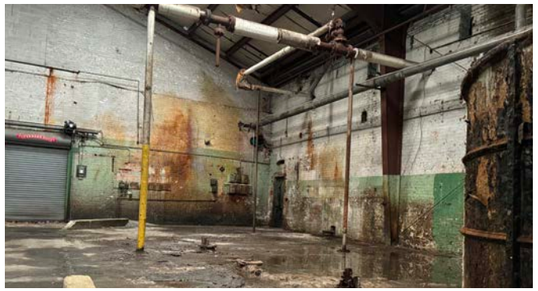
The site at 1 Bontex Drive has been the location of a paper/fiber mill since approximately 1892, when the Buena Vista Paper Manufacturing Company began mill-related construction. Ownership changed to the Columbian Paper Company in 1892, and the mill was heavily expanded through a series of additions over the course of several decades. Paper production ceased in 1954 when the site was acquired by Bonded Fibers, also known as Georgia Bonded Fibers, and later, Bontex. The mill was converted to produce other fiber products. Bontex operations continued until 2010, when production ceased and the 22-acre property was vacated. Most production equipment has been removed from the site, and the approximately 105,000 square feet of interior space is largely unused.

While there are particular areas that require more immediate attention for stabilization, such as the Chip House (Building X), Section M, and localized roof failures in Section D and E/F, the majority of first floor spaces are in sound condition. Access to basement levels was restricted due to standing water and chemical storage areas.

Refer to the Conditions Assessment in Appendix A for more information on the existing configuration and conditions of the main mill building and the chip house.

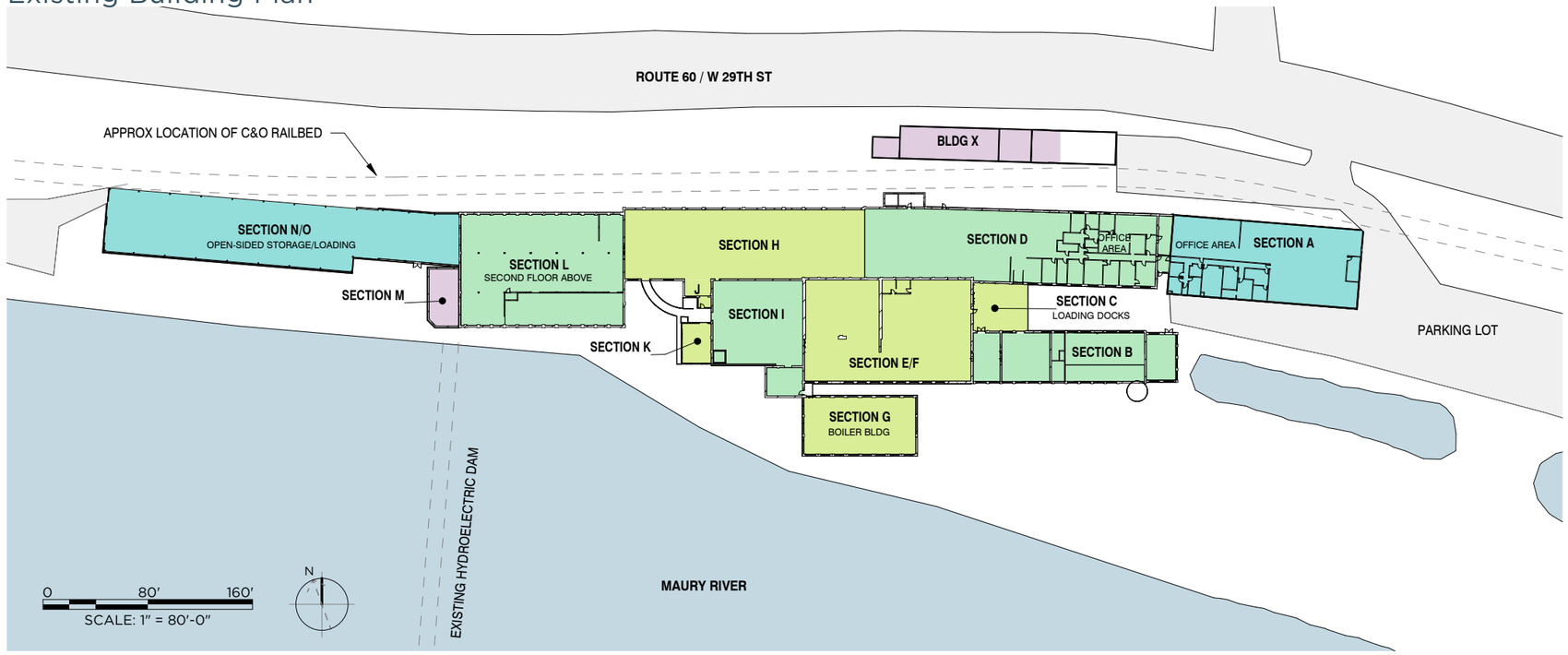
Chip House interior.

Water infiltration and damage in Section D.



Standing water in Section I.

Existing Building Plan

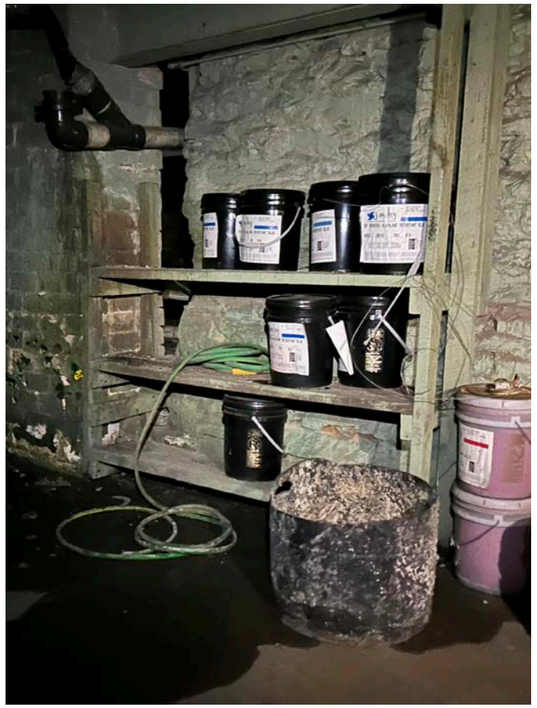


KEY FACTORS

Key Factors

Based on the existing documentation, the site visit, market analysis and discussions with the City of Buena Vista, the key elements that were taken into consideration in the reuse plans for the Bontex site include:

- Environmental Conditions
- Building Access and Entry
- Interior Connectivity
- Real Estate Market Analysis
- Historic Status



Basement chemical storage area.

ENVIRONMENTAL CONDITIONS

Previous environmental assessment work conducted on the site identified multiple above-ground storage tanks (ASTs) across the site and in the basement of the facility. At the time of this writing, abatement activities are underway to address a chemical storage area discovered in the basement.

Given the age of the buildings, the presence of asbestos-containing materials and lead-based paint are assumed to be on site. Any Asbestos Containing Materials (ACMs) that will be disturbed during future construction activities should be removed in accordance with EPA, OSHA, Virginia, and local regulatory requirements prior to any construction activities being performed on site. Additionally, any lead-based paint should be abated by a licensed contractor and disposed of in accordance with state and federal regulations prior to any other construction activities. Throughout the complex, and particularly in the upper level of Section L, there is evidence of general decay from lack of maintenance and deterioration from bird guano and other pests.

The mill historically utilized river water as part of its operations, and it is unknown to what extent diverted water from the river flows under the southern portion of the mill. Additionally, a spring flows under the eastern side of the building. This proximity to water is a likely contributor to the standing water observed in the basement areas. For the purposes of the reuse study, the basement is assumed to be unused.

BUILDING ACCESS & ENTRY

The site is long and thin, tightly bound by the Maury River to the south and the proposed Chessie Trail and Route 60 to the north. This limits vehicular and primary building access to the bookends of the site, at the narrower east and west ends of the mill building. Both east and west ends have their own access drives; the primary parking area is located on the east end, and the west end has limited parking and has a gravel service drive to access the separately-owned dam at the south side of Sections N/O.

As of the fall of 2024, there are trail planning efforts underway for a trail through the Bontex site on the former Chesapeake and Ohio railbed. This trail would connect to the existing Chessie trail system and be an adjacent asset for future uses at the former mill site. While vehicular access is limited, non-motorized access would be abundant along the north side of the mill building.

INTERIOR CONNECTIVITY

The mill building itself is comprised of a series of sections (generally named Section A through Section O, per the National Register of Historic Places Nomination Form). While all sections have a first-floor level and have interconnectivity with other sections, the floor elevations themselves vary. Some adjacent sections are at the same elevation, while others have a greater difference, such as the four-foot difference between Section D and Section H. In any reuse scenario, accessibility and interconnectivity is a key element to review.

East end of building, with Route 60 access to the right.

Floor level offset between Section H and Section D.

MARKET ANALYSIS AND KEY USE OPPORTUNITIES

The former Bontex site provides a unique opportunity for outdoor recreation reuse. Its adjacency to the Maury River and the Chessie trail allows it to be an easy home for outfitter-based retail, equipment rental, and indoor recreation. Potential uses that can be supported on site include:

- Outfitter retail
- Recreation equipment rental
- Event space for 250 occupants
- Boutique hotel
- Craft beverage facility
- Casual dining
- Various retail
- Rental housing

Refer to Appendix B for the full market assessment.

HISTORIC STATUS

The former Bontex site was listed on the Virginia Landmarks Register on March 21, 2024, and on the National Register of Historic Places on August 12, 2024. The site's period of significance is 1899-1954, for the duration of the Columbian Paper Company's operations there.

Since the site is listed on the National Register of Historic Places, it would be eligible for financial incentives related to the rehabilitation of historic properties, such as Federal and State Historic Tax Credits. The Federal Historic Preservation Tax Incentive Program offers a 20% income tax credit for the rehabilitation of historic buildings; the Virginia Historic Rehabilitation Tax Credit also offers a 25% tax credit for commercial projects where the rehabilitation expenses must be at least 50% of the assessed value of the building for local real estate tax purposes in the year before the rehabilitation work began.

In order to take advantage of these incentives, all work related to the rehabilitation would have to comply with the Secretary of the Interior's Standards for Rehabilitation and the building must be income producing for at least five years, among other requirements. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. The standards provide a framework, but the final plan for reuse, if seeking tax credits, will be a cooperative effort between the owner, VA State Historic Preservation Office, and National Park Service. Considerations should be made to repair any deteriorated historic features that exist; although, depending on the severity of the deterioration, replacement in kind may be warranted.

The following character defining features have been identified that add to the significance of the buildings and should be maintained or repaired as part of the project to retain a high degree of integrity:

- Exterior Features and Façade Detailing, including the brick, with its corbel detailing and piers, monitor window at Section D, and brick chimney stack.
- The most typical window opening on site included metal frames with a thin muntin grid layout, typically maximizing the width and height between brick piers. Based on the Sanborn Maps and dates of the buildings, most of the windows would have included plate glass in steel sashes. Given that many of the windows exist in their original location, but have been altered or have damaged or replaced glazing, repair may be required rather than full replacement. In many locations, the original window opening size has been reduced or fully infilled with concrete masonry block. If there is a desire to improve energy performance, solutions to add insulated glazing units to the existing sashes or to add storm windows may be explored.
- While most sections of the building have concrete floors, some areas still have the original diagonal tongue-and-groove wood flooring, which is a uniform width narrow plank.
- Original offices located at the eastern end of Section D and the north central portion of Section E/F, which feature original wood siding, doors, and trims.

Section A at the east end and Section O at the west end of the mill building were built after the period of significance. Reuse scenarios can look to removing, or partially removing, these structures so that the overall building is returned more closely to its original size.

The Chip House is a contributing structure to the north of the main mill building, and its structural integrity requires further evaluation. From a historic standpoint, stabilization is the priority, and is the recommendation for this study. The second goal would be to stabilize and rehabilitate. Demolition is not recommended, as it would remove historic material and a historic structure that could be stabilized by a future entity. Treatment of the chip house, as well as the rest of the site, should be reviewed with the Virginia State Historic Preservation Office.

Refer to the Conditions Assessment in Appendix A for more information on historic elements and conditions.

Gable end of Section D showing decorative brickwork.

Original office door with wood siding, Section E/F.

The Chip House.

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REUSE OPTION

January, 2025

Reuse Option

The reuse plan for the former Bontex site includes the retention and rehabilitation of the main mill building and the stabilization of the chip house. At the east end of the property, there is an extant on-site water treatment facility with support structures and a non-contributing garage. These areas were not included in the reuse study.

While the reuse plan accommodates a variety of uses, the primary users of the site are short-term visitors. Incorporating a market need such as rental housing would be challenging, given the orientation and size of parking and access areas to accommodate both transient and non-transient uses. The reuse focus centers around visitor-based uses; it is recommended that rental housing would be better accommodated elsewhere in Buena Vista.

Key elements to the site plan are:

- The eastern covered loading dock (Section C) is utilized as the main entry point for the mill building, and its exterior space is a pedestrian plaza for seating and events.
- Distinct uses at the east and west ends of the building create two entry points. At the east end, a service drive accesses a centralized service area to the south of Section B. This allows for the main plaza entry at Section C to be pedestrian-only, and separates building services and deliveries from the main visitor entry point. At the west end, there are visitor entry points along the north side of Section N/O and Section L, and the existing drive to access the dam is maintained as a service entry.
- The main parking area remains at the east end of the site. Trail parking is located at the west end of the site; its configuration is in development in a concurrent trail feasibility study.
- A walkway along the northern edge of the mill building parallels the future Chessie Trail and provides exterior space for seating.

The ±105,000 sf mill building facility is utilized for a mix of complementary uses. Ramps and stairs create accessible connections between the varying floor heights. A central circulation path from the plaza main entry at Section L provides interior connection to Sections E/F, H, D, and L. Accessible exterior entries are also provided at Sections B, A, D, H, K, and N/O. The goal of this network of entries and ramps is to maximize interior connection and encourage trail users to enter the building in multiple locations.

The eastern covered loading dock at Section C is the main facility entry and is converted to a pedestrian plaza for events and outdoor seating. A café, art studios, and a gift shop are located in Section B with direct access from the plaza. At the raised loading dock level, the rest of the building is accessed through an entry point into the northern portion of Section E/F, where displays tell the history of the mill site and Buena Vista, and accesses outdoor recreation and outfitter retail spaces in the southern portion of Section E/F. The tall, open Section G is an indoor rock-climbing facility, to the south of Section E/F.

Ramps and stairs in the northwest corner of Section E/F provide an accessible connection to Section H. Together, the contiguous Sections D and H provide an open, dynamic retail and dining space, featuring a galley eatery offering multiple casual dining options with open seating area, and a variety of retail vendors. Retail spaces include a mixture of larger stores and smaller vendor stalls in a marketplace setting. Along the north side of Sections D and H, multiple doorways lead outside to a walkway parallel to the future Chessie Trail. This is a mutually encouraging design; visitors to the mill building have access to the trail, and trail-users have easy access to the commodities of the building.

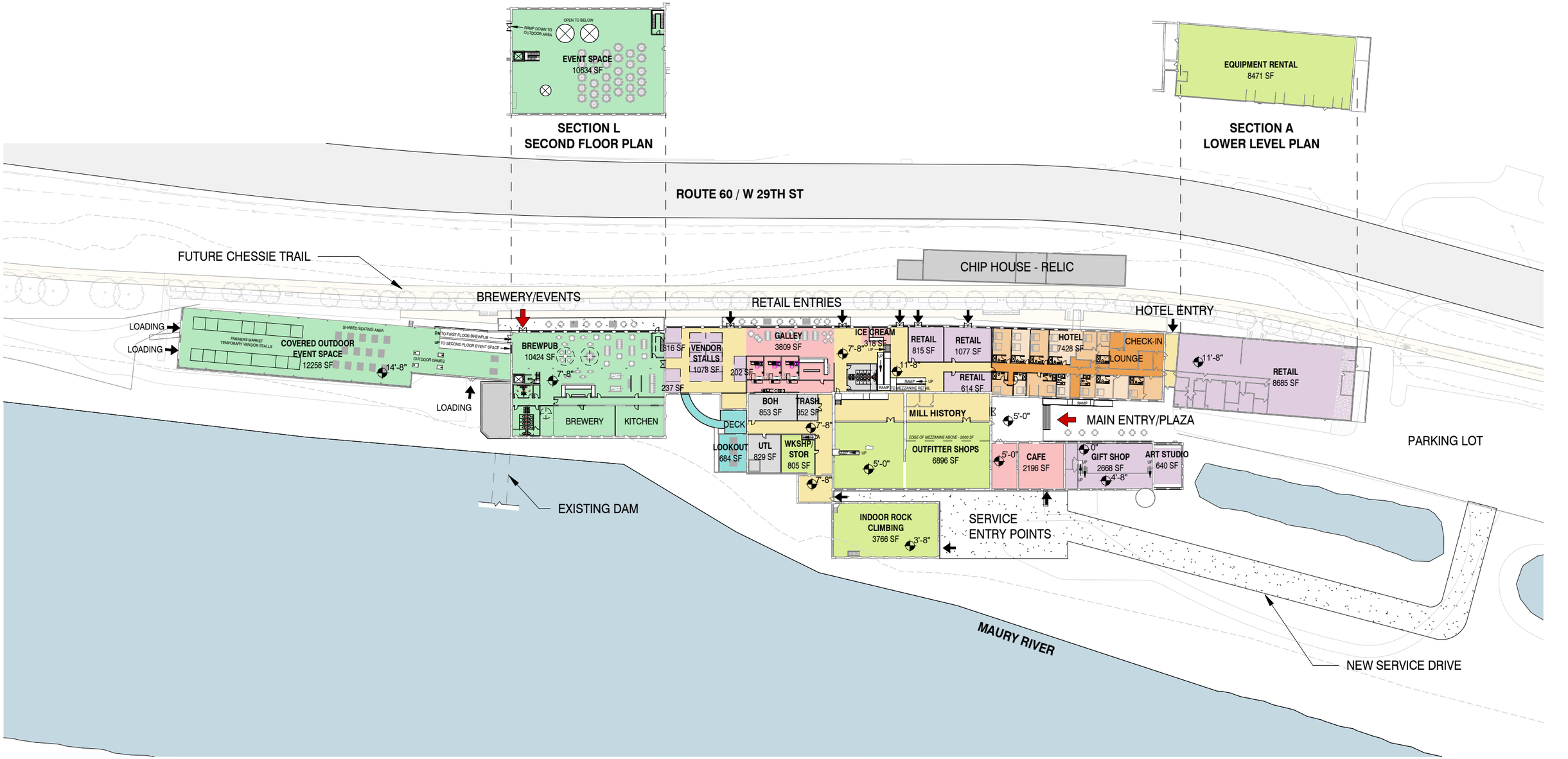
At the east end of Section D, a 12-room boutique hotel provides unique lodging within the historic offices and beyond and has a connection to the retail spaces. The hotel accommodates a variety of room types, including single occupancy, double occupancy, and suites. Section A, located to the east of Section D, is utilized for a larger retailer on the main level. The lower level of Section A is adjacent to the entry plaza, an equipment rental facility takes advantage of the multiple garage bays for the renting of recreation equipment, such as bicycles, kayaks, floating tubes, and golf carts, for use on the Chessie Trail and/or Maury River.

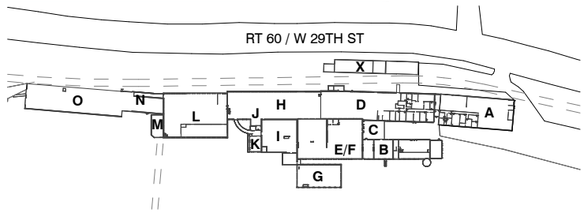
Towards the west end of the site, the two-story Section L contains a brewery with full-service restaurant and a second-floor event space for 250 people. There are three large openings in the second floor, where large tanks were installed. These unique features create focal points to help define the space and allow natural light into the first floor. Section N/O is utilized for covered outdoor events, such as farmers markets, vendor fairs, outdoor banquets, or seating for the brewpub.

Precedent - Industry City Plaza. Credit Randy Duchaine.

Precedent - Lawrence Hall, Pittsburgh, PA. Credit Lawrence Hall.

Precedent - Simon Silk Mill, Easton, PA. Credit J Taylor Design





KEY PLAN - BUILDING SECTIONS

stromberg garrigan associates

LANDMARKS SGA, LLC
Architecture
Historic Preservation
Adaptive Reuse

BONTEX/BUENA VISTA PAPER COMPANY REUSE PLAN
1 Bontex Drive, Buena Vista, VA
24002.04
December 6, 2024

CONCEPTUAL REUSE PLAN

0 80′ 160′
SCALE: 1″ = 80′-0″

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PROBABLE COSTS

January, 2025

Probable Costs

Although the plans presented represent potential reuse concepts for the Bontex/Buena Vista Paper Company site, the drawings provided are still very conceptual. Acknowledging this limitation, high-level costs based on square footage were developed to begin to inform potential funding required. At the time of this report, short and long-term escalation costs are unable to be calculated due to the unstable and fluctuating market costs, but they should be considered when budgeting for planning and construction. The project could be easily phased, with an opportunity to focus on certain sections of the building at a time, although there may be some efficiencies of scale if the project were to be done in larger chunks. If the project is phased – the first phase should be an effort to address code requirements for accessibility, restrooms, and building systems associated with the project. If the interior rehabilitation work is phased, spaces not included in the first phases could be built out as 'white box' construction, which would include rough-ins for systems and a blank canvas that can be customized by future tenants based on their needs.

The cost breakdown includes probable construction costs organized by Uniformat Group Elements (categorized by building component), contractor general requirements, bonds/insurance, profit, and additional soft costs, which may include permit fees, land acquisition, or architectural and engineering fees.

LEVEL OF MAGNITUDE COSTS

Group & Description	Building SF	Cost per SF	Total Cost	Notes
A - Substructure	105,394	$5	$526,970	Waterproofing or Foundation Repair
B - Shell	105,394	$32	$3,372,608	Minor Structural Repairs, Windows, Masonry Repointing/Repair, Roofing
C - Interiors	105,394	$40	$4,215,760	Interior Construction & Interior Finishes
D - Services	105,394	$105	$11,066,370	Plumbing, HVAC, Fire Protection, Electrical, Security
E - Equipment & Furnishings	105,394	$22	$2,318,668	Specialties, Kitchen Equipment, & Furnishings
F - Special Construction	105,394	$6	$632,364	Selective Demolition
G - Sitework	48,092	$10	$480,920	Site Preparation & Improvements - Parking Lot/Exterior Plaza
Subtotal		**$214.56**	**$22,613,660**	
	Percentage			
General Conditions & General Requirements	8.00%		$1,809,093	
Profit	5.00%		$1,221,138	
Bond and Insurance	1.25%		$320,549	
Estimate Contingency	15.00%		$3,894,666	
Total Construction Cost		**$283.31**	**$29,859,105**	
Other/Soft Costs	20.00%	$56.66	$5,971,821	Includes Owner Contingency, Design Fees, Furniture, etc
Total Project Costs		**$339.97**	**$35,830,926**	

Note: The building square footage does not include the basements throughout the facility; it is assumed these spaces will not be occupied. Hazardous material abatement is not included; at the time of this report, environmental survey activities were ongoing and the scope of hazardous material abatement was not fully quantified.

APPENDICES

Appendix A: Conditions Assessment

Appendix B: Market Assessment

Appendix C: Preliminary Reuse Options

January, 2025

Appendix A

Conditions Assessment

BONTEX/COLUMBIAN PAPER COMPANY

CONDITIONS ASSESSMENT

stromberg garrigan associates

Architecture
Historic Preservation
Adaptive Reuse
LANDMARKS SGA, LLC

1 Bontex Drive
Buena Vista, VA
November 18, 2024

Prepared By:

stromberg garrigan associates

Architecture
Historic Preservation
Adaptive Reuse
LANDMARKS SGA, LLC

Executive Summary

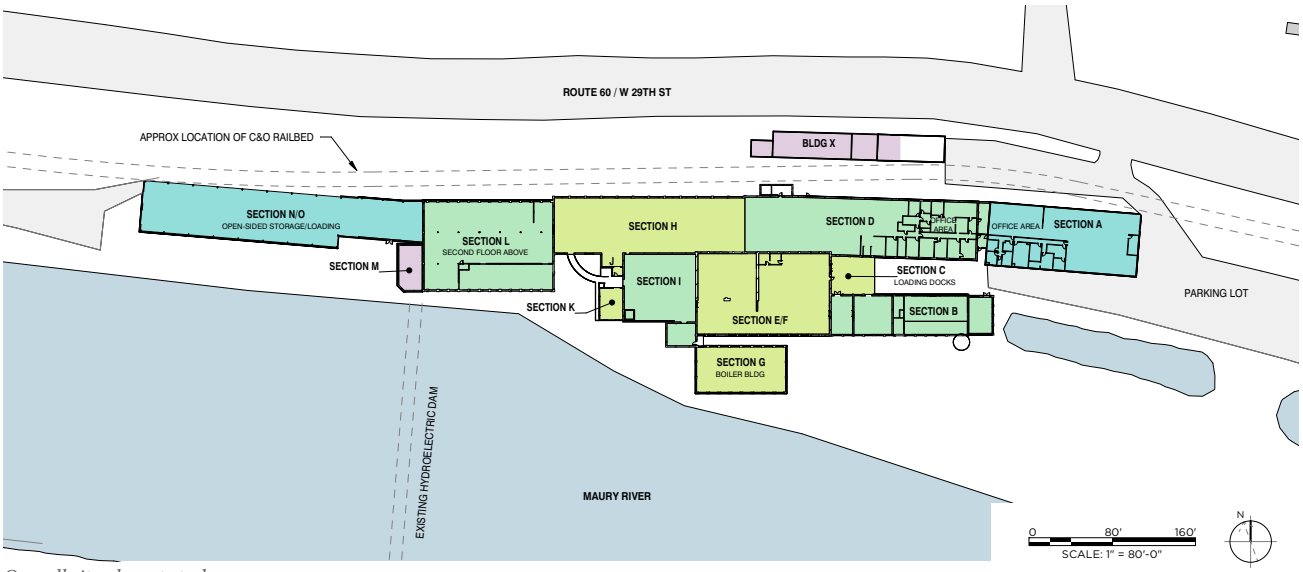
1.1 STUDY PURPOSE, MEANS, AND METHODS

The purpose of this memorandum is to provide a review of the base conditions of the historic Columbian Paper Company site, known most recently as Bontex, in order to understand existing conditions and to recommend programs of repair. This review is not exhaustive, yet it outlines the major deficiencies, life safety issues, and threats to original features that contribute to the historic character of the buildings on site.

The existing buildings were assessed during an interior and exterior field survey on Thursday September 19, 2024, by the Project Team (Jessica Stuck and Amy Baade) from Landmarks SGA – an affiliated company of Stromberg/Garrigan & Associates (SGA) that provides architectural services focused on the adaptive reuse of existing buildings. The roofs of the buildings were not accessed during the survey. Portions of rooftops were visible from ground level, and basements were partially accessed where observed to be dry and safe.

For the purposes of clarity within this memorandum, the building naming convention identified in the National Register of Historic Places Nomination Form, which was accepted and listed on August 12, 2024, will be utilized. In the nomination, the site is characterized as having two buildings: the main mill building, comprised of a series of interconnected structures and additions, and the chip house, located across the Chesapeake and Ohio Railroad railbed which is parallel to along the north side of the main mill building. Given the distinct structural systems, configurations, and uses of each building section, the conditions assessment is formatted so that similar structures are grouped together in evaluation. The main mill building sections are identified as Section A, B, C, D/E, F, G, H, I, J, K, L, M, and N/O. The chip house is designated as Building X.

Loading area entry at Section C.



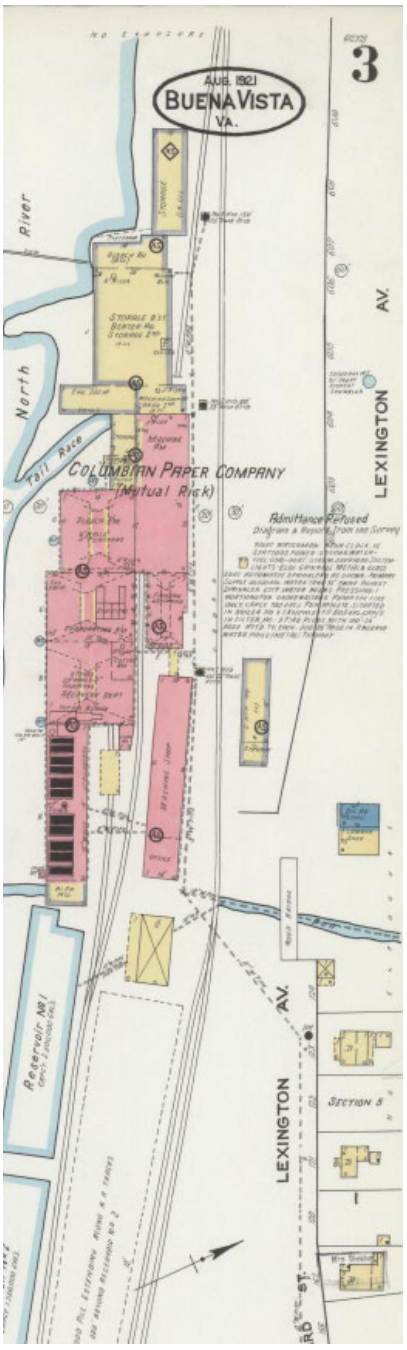
Overall site plan at study area.

1.2 HISTORICAL SUMMARY

The historic Columbian Paper Company, located at 1 Bontex Drive, Buena Vista, VA 24416, was first established as the Buena Vista Paper Company around 1890 along the Maury River. The Columbian Paper Company took ownership in 1892 and expanded the built area of the site, with many of these structures still extant. The mill produced paper until 1954, when it was acquired by Bonded Fibers (also known as Georgia Bonded Fibers, and later as Bontex). Bontex ceased operations in 2010, and the site has been vacant since closure. Most of the equipment throughout the site has been removed, though there are material storage tanks extant in some areas, Section G has metal grate catwalks accessing equipment, and an on-site water treatment facility is located at the east end of the property.

The Columbian Paper Company site was listed on the Virginia Landmarks Register on March 21, 2024, and listed in the National Register of Historic Places on August 12, 2024. While there is an antebellum stone canal lock and several foundations that predate 1892, the period of significance established by the National Register Nomination is 1892-1954, which spans the duration of the Columbian Paper Company's operation.

Undated postcard of Columbian Paper Mills.



1921 Sanborn Map (Library of Congress)

1.3 OVERVIEW OF CONDITIONS

Given the age of the structures on site and areas of water infiltration, the buildings are in generally fair to good condition at the time of the site visit. The brick bearing walls, concrete foundations and floor slabs, and steel and wood framing are generally in good condition, with some specific areas that are in need of repair. The exterior facades contain much of the intact historic character, though the building envelope elements, including window and doors, are aging and in need of repair or replacement to prevent further deterioration. The roof is typically corrugated metal and uninsulated, and whether intentional or through deterioration, many roof areas do not have drainage systems installed, such as gutters and downspouts. Limited areas of roof failures are contributing to ongoing water infiltration and deterioration of interior elements, including finishes and structural framing.

The main mill building's interior layout generally consists of open industrial space. Concrete pits and curbs indicate where mill equipment was previously located, though most equipment and supporting systems for the paper mill and subsequent operations have been removed from the site. Without detailed drawings of the original building, labels on early 20th century Sanborn maps suggest that the general uses of the spaces have remained constant. Offices located in structures built during the period of significance generally maintained their original wood siding finishes and paneled doors. Office interior finishes were updated since first constructed, and those finishes are similar to office areas constructed after the period of significance. These finishes are dated an in need of renovation or replacement.

The systems of the building are obsolete. Even if some systems may still be operational, modern code has vastly different requirements for indoor air quality, humidification, controls, energy usage, and ventilation; therefore, it is estimated that full replacement systems may be necessary. Building code and accessibility provisions were non-existent when many sections of the buildings were built originally, and later additions and renovations, while compliant when originally constructed, do not meet current requirements. Codes and standards are continually evolving so upgrades will be necessary for any reuse option, especially options serving the public.

Interior deterioration of materials due to water infiltration at failed roof.

1.4 PRIORITIES AND GENERAL RECOMMENDATIONS

The priority of this conditions assessment is to highlight the deficiencies that exist within the buildings that may require repair and/or maintenance. The recommendations will be general in nature with the understanding that the main mill building and the chip house are contributing buildings listed on the National Register of Historic Places. Therefore, the recommendations are consistent with the Secretary of the Interior's Standards for Rehabilitation which would be required if state and federal Historic Tax Credits are utilized in the future. These recommendations are generally in order of priority:

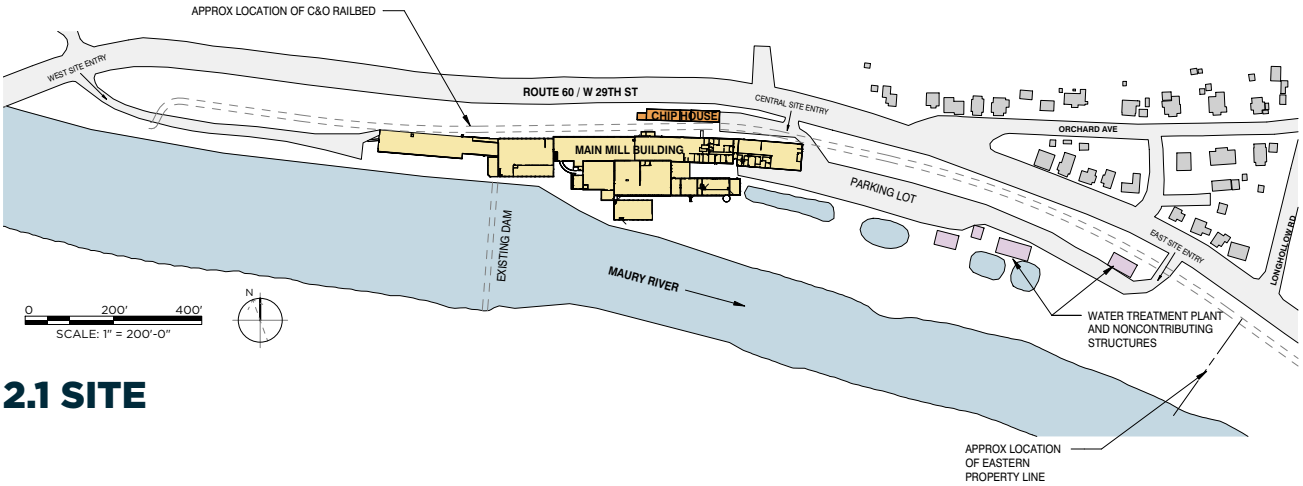
- For immediate stabilization, replace all areas of failing roofs and flashing, while addressing gutter/downspout deficiencies to prevent future water concerns.
- Evaluate if groundwater infiltration the basements of the main mill building has affected the structural integrity of masonry, concrete, and steel structural elements in the basement, and conduct repairs to ensure stability of the structure as required.
- Mitigate hazardous materials.
- For the building envelope, the general recommendation is to repoint all failed mortar joints in the brick, repair cracked or damaged brick units, and replace units that have been displaced with salvaged brick or units to match in color, dimension, and bond pattern.
- Stabilize the structure of Section M and the Chip House (Building X). Section M has severe failure of masonry elements, and the Chip House has extensive termite damage affecting its structure.
- Repair interior wall finishes after moisture issues have been addressed. Retain and stabilize existing finishes that contain historic character in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.
- Establish accessible entries, routes, and toilet rooms as necessary for public use based on the future reuse and the International Existing Building Code, ANSI, and ADA standards.
- Upgrade all systems (mechanical, electrical, plumbing, and life safety) within the buildings to meet modern codes and serve the new use.

Vegetative growth and masonry deterioration at failed roof edge.

Water infiltration through roof openings.

Wood soffit deterioration.

Conditions & Recommendations



2.1 SITE

2.1.1 TOPOGRAPHY

The Columbian Paper Company site is located in northwest Buena Vista, situated along the Maury River and bound by Route 60 / West 29th Street to the north and west. The site is accessed from Route 60 the east of the buildings, and parking extends to the east from Section A. Grade is relatively flat across the site, with a gradual uphill slope to the north.

A former railbed separates the main mill building from the chip house (Building X), which provide a gentle slope along the north side of the main mill building. The Maury River flows east, parallel to the south edge of the site.

East end of mill building. Site grade slopes gradually uphill towards Rt. 60.

2.1.2 STORM WATER DRAINAGE

There is an on-site water treatment facility that treated wastewater produced in the paper mill operations and former reservoirs on the east side of the site. It is unknown if existing gutters tied into these systems, or if there is a separate municipal storm system that the site connects into. The water treatment facility was not evaluated as part of this study.

Gutters and downspouts exist on several sections of the buildings, and most tie into underground storm lines. Gutters are damaged and/or deteriorated in many locations, and vegetation and debris has built up in select areas.

Recommendations

- Connect all downspouts into boots and storm system below ground.
- Explore the existing storm drainage system to understand the functionality and performance of the system. Consider exploratory site excavation, smoke testing, dye testing, or other tests recommended by specialists.

On-site water treatment plant.

Water treatment reservoir.

2.1.3. ENTRIES/EXITS

The main administrative entry faces Route 60 at the junction between Sections A and D. A concrete stair of five risers and an adjacent concrete switchback ramp provide access to the entry area. On the south side of Section D, opposite the main administrative entry, there is a door to the basement level of Section D.

There are other secondary access points into the main mill building, by overhead door or swing door.

There is a loading dock accessed from the parking lot at Section C, and its platform is accessed via a poured concrete ramp. Additional loading/receiving docks exist on the opposite end of the site, at the west end of Section O, with vehicular access from the far west access road connecting to Route 60.

Recommendations

- Depending on the proposed use of this building, provide at least one accessible entry to each floor of the building. This may include reconfiguration of the existing steps and/or ramps into the entry doors.
- Provide code compliant guardrails and handrails.

Section D, North Side: Main Administrative Entry

2.1.4. PARKING/PAVING/SIDEWALKS/CURBS

Asphalt parking is provided on site to the east of the main mill building. While there are parking bumpers, the parking lot is not striped and does not provide accessible parking spaces. Given the flat grade and adjacency to the building, accessible parking can be accommodated for any future use.

There is a concrete sidewalk along Route 60 on the north edge of the site. This sidewalk and associated concrete curbs appear to be in good condition.

Recommendations

- Configure and stripe parking areas as required for the new use.

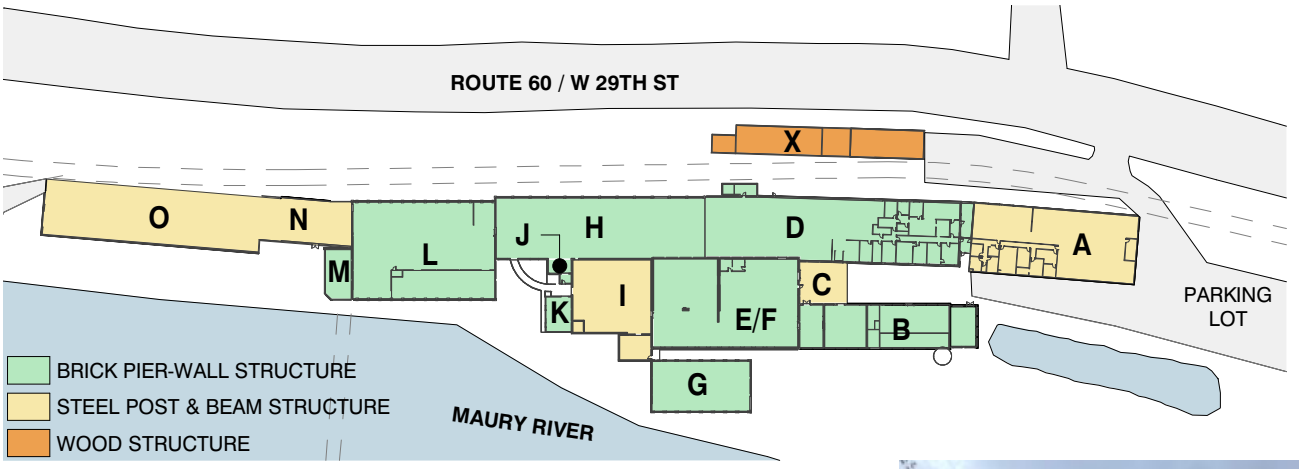
Parking area at the east end of the main mill building.

Maury River and access drive south of Section N/O.

Hydroelectric dam at the Maury River. Operation of this dam is independent of the Bontex site.

Section O: West End Loading Docks

2.2 STRUCTURAL SYSTEMS



The main mill building is comprised of a series of interconnected structures that have separate or partially separate structural systems. The portions of the building from the period of significance (1892-1954) are primarily brick pier-wall construction, while those built after 1954 are steel-framed. The Chip House (Building X) is a wood-framed structure built within the period of significance.

2.2.1 BRICK PIER-WALL STRUCTURES

The majority of the mill building structures are high-bay, single-story clearspan structures of brick pier-wall construction, with trusses spanning north/south. Simple corbel detailing is found at the top of the structural bays, and the roof structure is steel or wood trusses which support an uninsulated metal roof. The foundation walls are brick or concrete, and all areas have concrete floor slabs, except Section D and Section L, which have wood framed floors with a diagonal tongue and groove finish floor. Overall, the structure is exposed.

Typical mill brick pier wall construction. Section D has monitor at the roof ridge.

Full basements are below Sections E/F, D, H, and I, and a partial basement is below Section G. The basements had large amounts of water and hazardous materials, so their full extent was not evaluated during the site visit. The amount of water in the basement indicates that groundwater supplied from springs or the river may be the source rather than from roof infiltration. Any affect on building elements due to water infiltration was not evaluated.

Section B has a rectangular footprint, comprised of four rooms with direct exterior access and limited interconnectivity within the structure. The east portion of Section B (labeled Room 1 on the conditions assessment drawings) is a shorter one-story structure that appears to be an addition to the rest of Section B. The west portion (Rooms 2-4) are double-high spaces or taller. At the southeast corner of Room 2 a large cylindrical metal tank is built onto poured concrete supports and penetrates the exterior wall. Evidence of water infiltration and wood deterioration at the roof and walls around the tank were observed. Exposed built up wood trusses support wood plank roof decking. The northern portion of roof deck in Room 4 appears to have been replaced in kind with the original, with additional intermediate cross connections made of the same board. A metal tank is integrated in the roofing near the brick separation wall between Rooms 3 and 4. Water infiltration around this tank is was evident, but generally the roof decking throughout Section B appeared to be in good condition.

Section B: Exterior wall integrated tank.

Section D is built into a bank so that the basement is fully exposed on the south side. This structure is comprised of a series of shed-roofed additions to an original gabled-roof structure with monitor window. The piers of the basement and first floors do not align. The columns and beams appear to be in good condition.

Section E/F is divided into an eastern half and western half; the west half features a mezzanine level with small office area below. The east portion of Section E/F contains steel trusses with uninsulated corrugated metal roof panels. Three skylights and cylindrical roof vents are appurtenances in this roof. The mezzanine is constructed of a concrete slab on steel beam framing, supported by steel columns. Additional miscellaneous steel framing supports pipes and abandoned equipment mounted above the mezzanine. A thick, multi-wythe brick wall separates the east and west portions of Section E/F. The western portion of Section E/F contains heavy timber roof trusses in the south half and steel trusses frame the north half. A large brick pier is located between the north and south halves of this area.

The north and south walls of Section G have slots that indicate that steel columns were previously encased in the wall. The piers still exist on the east and west walls. At the roof, thin steel trusses span north/south, and intermediate steel purlins support a corrugated metal roof. Much of the steel and roof is rusted. Concrete curbs are built up to support extant equipment. Metal grate catwalk systems are built up from the floor and surround equipment in the northwest corner of the space. There is a concrete stair in the southwest corner that leads to a partial basement, which was not accessed during the site visit.

Section H's roof structure is comprised of light gauge steel trusses with intermediate wood purlins. Section J is a small addition to Section H. Section H has a full basement.

Section G: Cut off steel column.

Section I, Second Floor: Roof structure.

Section G: Roof and framing condition.

Section L: Underside of upper level floor.

Section K was not accessed, due to major deterioration of the wood catwalk connecting to its entry. Much of the north face of the structure and part of the interior was visible. Section K is addition on the west end of Section I, but has no direct connection. It consists of a single-story concrete floor with bolted wood roof trusses spanning east/west and bearing on the exterior wall of Section I to the east. It is unknown what material the walls are framed with; wood framing may be likely.


Section M: Failed brick masonry arch.

Section L is a two-story structure, with steel trusses supporting the roof. The first floor contains steel columns with intermediate beams supporting wood flooring above. The steel framing appeared to be in good condition. The wooden second floor

Section M was observed from the exterior. Section M is constructed of unpainted buff-color brick and is built over the Antebellum Moomaw's Lock. The lock's dressed limestone walls are used as the foundation for the building, and a large segmental arch spans over the lock under the building. The interior of the structure was not visible during the site visit. Section M appears to be a one-story structure built on existing stone walls and supported with steel framing and a brick arch. Steel beams create the structure for a walkway connecting the west side of Section M to the south door of Section N. There are several major structural deficiencies evident on the west side of Section M, namely, a major crack and separation in the brick on the north side of a CMU block infilled window, and major cracks and separations in the segmented arch under the floor level. Water infiltration and severe staining have affected the lower courses of brick, and the wood decking on the walkway connecting to Section N is heavily deteriorated. Existing guardrails are damaged and/or out of place, with sections mission altogether. The other sides of the structure were not visible during the visit.


Section I: South wall.

Recommendations

- Consider engaging a structural engineer to review the integrity of the basement structural framing, given the amount of standing water present.
- Consider engaging a structural engineer to evaluate Section M's masonry failures and develop a stabilization strategy for the structure.
- Evaluate if Section G's removed columns affect its structural integrity.
- Repair framing / surfaces of walkways to access Sections M and K.
- Analyze the loading capacity of the floor framing to verity it is adequate for the proposed new use of the building.


Section A: View from southeast corner.

2.2.2 STEEL POST & BEAM STRUCTURES

Section A and Sections N/O have similar structural systems and were constructed after the period of significance.


Section A: Lower level structure.

Section A is a late twentieth (post-1985) two-story building at the easternmost end of the Main Mill Building. The lower level of Section A has a poured concrete slab that is partially subgrade and a concrete slab upper level with a shallow-pitched gable roof. The structure has metal siding The south elevation has multiple garage bays on the lower level, separated by sections of vertical metal siding. As Section A is built into a bank; the upper level has at-grade access on the north side, and an exterior concrete ramp on the east end connects the lower level grade to a garage bay at the upper level. To the west, Section A abuts to and has interconnection with Section D.

The lower level of Section A has a concrete slab on grade, and the north and east walls are sub-grade concrete foundation walls. The primary painted steel beams span east/west and are supported by painted steel columns at the building perimeter and intermittently at the interior. Exposed painted secondary steel beams and steel bar joists span north/south between the primary beams. The primary structural system of the upper level of Section A is a painted, clear span rigid frame steel gable, spanning north/south. Intermediate painted steel beams span east/west and support the roofdeck. The west half of the upper level contains offices and workspaces which conceal the structure. The columnar portion to the rigid frames are encased in gypsum board enclosures, and drop ceilings conceal the framing above. Generally, this structure is in good condition.

Section O. looking east towards Section N.

Sections N/O consists of a single level with a concrete foundation slab. Rigid frame gable span north/south, with steel purlins spanning between the main gables east/west. The north edge of Section O is open-sided, and on the south, intermediate steel beams support metal siding. Sections N/O are constructed similarly, but Section N is narrower in the north/south direction. The north edges of each section align, and there is a jog in the structural framing to the south at the connection between Section N and Section O. While both spaces have clear span structural framing, Section N has three additional columns that are located between the two ramps connecting to the basement and first floor levels of Section L. Beneath these interior columns, the foundation wall is concrete built on top of an existing brick masonry wall, an apparent remnant of a former building in the same place. In Section N, the ramp that slopes up to the first floor of Section L is supported by steel beams and posts. Wood planks span across the steel framing, and a concrete topping is above the wood.

Section O: North side metal siding.

Section I is a hybrid structure. Its north, east, west, and partial south walls are brick masonry. A gabled rigid frame spans north to south and is built to the interior face of the existing brick walls. Intermediate steel beams span east to west. Where the brick masonry wall ends on the south wall, a concrete foundation wall continues, with and steel purlins spanning between the rigid frame columns. The basement is accessed via a concrete stair. There is a smaller room accessed through an opening in the brick wall to the south, which has a wood framed gable roof. A door on the east side of this room accesses an exterior catwalk which connects to Section G. Extensive water infiltration was observed throughout, due to failures in the roof and along the steel framed south wall, but the steel structure appears to be in good condition.

Section I: Steel structure adjacent to brick masonry.

Section C is a covered loading dock and staging area. It is not an independent structure; utilizing the exterior walls of the adjacent Sections B, E/F, and D, steel bar joists span north/south and bear on the adjacent masonry walls to provide structural framing for the roof. The concrete floor slab is elevated approximately 4'-3" above the adjacent grade, and three loading spaces are accommodated on the east side. At the northern end of the loading spaces, a concrete ramp slopes from grade to the dock level. On the north side of Section C, a platform lift is flush with the concrete slab. Steel rails on the exterior of Section D flank the platform to a sill height of approximately 4'-0" on Section D. The operability of this platform lift was not evaluated during the site visit, and the condition under the lift was not observed. The structural framing of the roof appeared to be in sound condition.

Section C: East side.

Recommendations

- Evaluate damaged support beam on south wall of Section N.

Section N: South side support beam, in bay to the right of doorway, is damaged.

2.2.3 WOOD STRUCTURE

The Chip House, Building X, is a one- and two- story structure composed of wood framing with painted corrugated metal siding. Its gable roofs are metal-sheathed to match the siding. The timber framing of Building X is heavily deteriorated. Evidence of wood boring insects has reduced the dimension of framing at the base of many posts and studs.

Recommendations:

- While there is extensive deterioration, immediate demolition is not the recommended approach. The Chip House is a contributing structure in the Bontex/Columbian Paper Company historic site as listed on the National Register of Historic Places. Demolition of a contributing structure may result in denial of certification of the rehabilitation; the historic status of the property may be compromised. Since the Chip House was constructed during the period of significance, original materials are still presented and unaltered, and possesses historic significance on site, the following is the recommended approach:
    - Recommend engaging a structural engineer to further evaluate the structure of the Chip House. Contact and review with the Virginia State Historic Preservation Office.
    - Stabilization is the preferred solution, as the Chip House is a contributing structure in the Bontex/Columbian Paper Company historic site as listed on the National Register of Historic Places.
    - If demolition does occur, the building will need to be fully documented, including measurements, photographs, before demolition activities start.

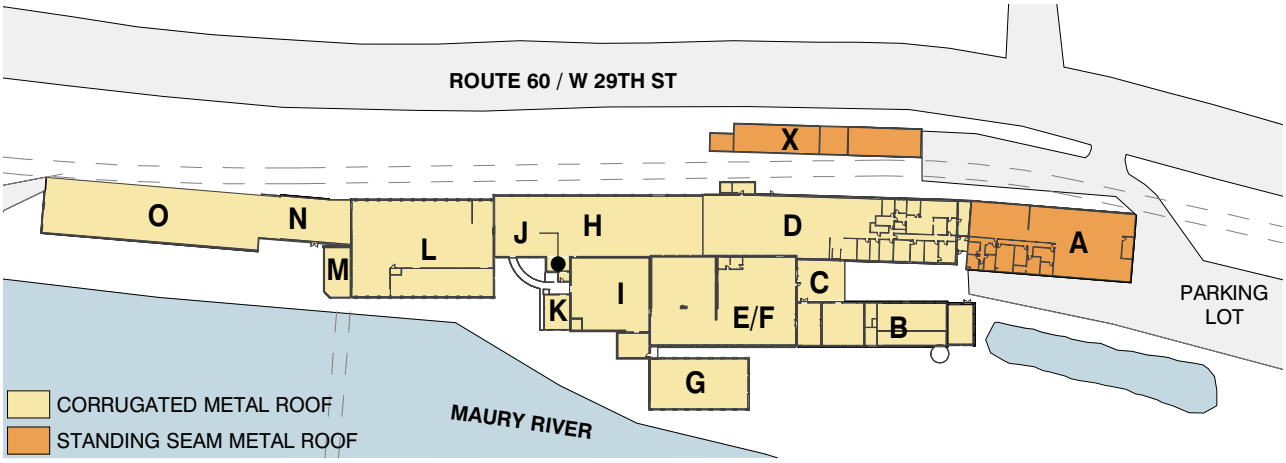
Building X: East end deterioration.

Building X: Termite damage at wood studs.

Building X: Interior structure condition.

Building X: Exterior condition.

2.3 BUILDING ENVELOPE



2.3.1. ROOF

The roofing across the mill site is comprised of corrugated metal panels over the roof framing below, with the exception of Section A and Building X, which have standing seam metal roofs. Typically, the roofs are uninsulated, except in Section A and Section I. Holes, openings, an evidence of water infiltration due to roof leaks were observed throughout the mill building.

The roof of Section A is a low slope standing seam metal roof. The underside of the roof is insulated. Eight polycarbonate skylights penetrate the east half of the roof, and vent pipes are present on the west side. Hung gutters connect to three downspouts each along the entirety of the north and south roof edges. The downspouts connect to underground stormwater drainage systems. There was no indication of water infiltration present inside the building. Along the north elevation, vegetation and debris accumulation was observed in the gutter, which may impact roof drainage.

Section B has a mix of half round and non-historic K-style gutters leading to downspouts. There is water infiltration and roof failures where tanks are integrated through the roof and wall.

At the shed roof of Section C, there is evidence of water infiltration in the southwest corner of the roof, where the roof of Section C connects to Section E/F.

Section D has a combination of a gable roof with monitor window and shed roof. There is a hole in the roof of Section D on the south wall of the mill area, allowing water infiltration. There is a similar degree of water infiltration in the southeast corner of the office area. These failures have caused extensive deterioration of finishes and structure.

The southeast portion of Section E/F has evidence of water infiltration in the south central portion of the space, where observed conditions indicate a failure in the roof and along the south roof edge.

The roof of Section G is a gable roof that sheds water to the north and south. No gutter system was observed on this structure.

Section D: Typical roof condition observed on site.

Section A: Typical roof insulation.

Section C: Southwest corner roof condition.

The gabled roof of Section H/J includes wood plank decking. Towards the west end of the space, there is a large area of wood decking that is rotting due to water infiltration.

Section I has six large skylights, and the roof's batt insulation is peeling in many locations. There is standing water on the floor, and leaks and openings in the roof.

The condition of the roof in Section K was not observed.

Section L has a gabled roof and indications that the roof is leaking, as observed from the interior of the space.

The roof of Section M appears to be corrugated metal on top of wood framing. The condition of the roof is unknown, though it appears there is deterioration of the exposed areas of wood framing.

The roof over Sections N/O is configured with a low slope, corrugated metal gable roof. The roof generally appears to be in good condition, but there are limited areas of water infiltration.

The roof of Building X is a standing seam metal gable roof over wood purlins. On the east end, the metal panels are gone, and exposed wood purlins remain.

Section I: Underside of second floor structure.

Recommendations

- Repair failed roof areas throughout; replace decking and roofing in locations where water leaks are actively deteriorating the structure, namely in Section D.
- Ensure gutters are cleared of debris and vegetation.
- Evaluate the flashing and condition of the southwest corner of the Section C roof.
- Based on proposed use in each building section, install an insulated roofing system with appropriate drainage system, and in keeping with Secretary of the Interior Standards for Rehabilitation, if pursuing Historic Tax Credits.

Section I, between Section G (left) and Section E/F (right): Masonry deterioration.

2.3.2. MASONRY

Masonry is in fair to good conditions throughout the site. Much of the masonry has been painted, and the paint is typically peeling. Painting bare masonry is not an appropriate treatment of the materials, as it inhibits breathability of the masonry wall, which can cause moisture to be trapped under the paint and cause deterioration of mortar joints and the masonry units.

There is limited masonry in Section A. A small room at the southwest end of the lower level is older than the rest of Section A, given its matter of construction similar to the adjacent Section D. The masonry in this room had been painted and layers of paint are peeling from the walls throughout the space. There does not seem to be a specific point of water infiltration, so the paint delamination could be a result of moisture trapped inside the painted surfaces, as both sides of the brick walls are painted.

Section B has a masonry failure at the northeast end of the structure. The brick window return along the corner pilaster has severe degradation and separation from the pilaster, leaving a gap up to approximately 1" in width.

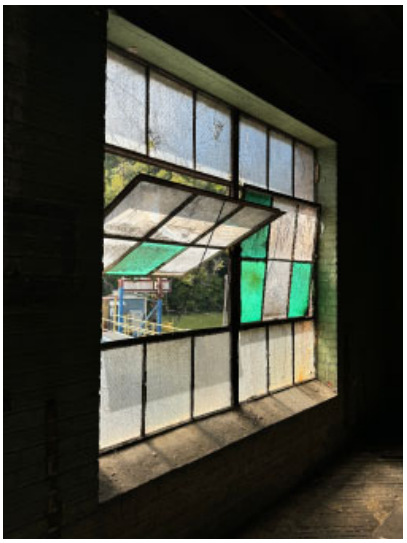
Section B: Pilaster failure on north wall.

The masonry elements that create the boundaries of Section C are originally exterior elements of the surrounding adjacent structures. Original brick piers and corbeling details exposed and intact. All exposed brick is painted.
Along the north side of Section C, the base of the platform lift that accesses Section D, much of the paint has deteriorated, and the bottom three courses of brick have sustained heavy damage and many units are broken and eroded. Brick along Section D's exterior between the platform lift and the concrete ramp are similarly deteriorated and the mortar joints compromised. The course of brick at the sill of the upper landing of the platform lift at Section D has broken and/or missing brick units.


Section D: East end brick detailing.

The south wall of Section E/F has deterioration of masonry units and mortar joints due to water infiltration from the roof and windows.

There is an exterior catwalk where the south side of Section E/F, north side of Section G, and partial east side of Section I can be observed. In this area between building sections there is extensive vegetative growth on and above the building and missing gutters, which are contributing to the deterioration of masonry units and mortar joints. Masonry units are missing from parapet of the exposed wall of Section I.


Section I, second floor: Typical window.

The upper level of Section L abuts Section H to the east. Along the north side of this shared wall is an extensive crack through the masonry joints, that appears to follow the slope of Section H's roofline.

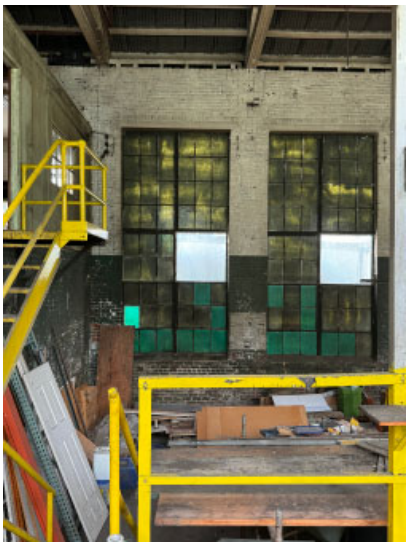
While the evaluation of Section M was limited to the west exterior wall, the masonry is in need of attention. Major cracks and separation were observed.
Masonry in Sections N/O is limited to the southern ramp wall connecting Section N with lower level of Section L. This brick masonry wall appears to be part of a previous building, and the entirety of the wall is painted. Approximately 15% of mortar joints are deteriorated, and several brick units are damaged or are defacing. Paint is peeling off the brick in these areas.

Recommendations

- Generally, repoint all failed mortar joints in the brick, repair cracked or damaged brick units, and replace units that have been displaced with salvaged brick or units to match in color, dimension, and bond pattern.
- Remove vegetation from the exterior faces of the building.
- Remove flaking paint with the gentlest means possible.

2.3.3. WINDOWS AND DOORS

The typical windows throughout the main mill building are steel framed industrial windows typical of that era of construction. While many of the windows are still intact, though there are areas throughout the site where the window openings have been reduced or eliminated and infilled with CMU block. Typically in office areas, and occasionally in mill areas, original windows were modified to accommodate window air conditioning units. Windows also have varying levels of condition, as some have broken or replacement panes that do not match the original. Original windows observed in Section L have an operable central portion that hinge for ventilation. The windows throughout the site typically have sloped concrete sills with concrete headers. Deteriorated window conditions have contributed to water infiltration in many areas.


Section B: North windows.

Section A has three dual pane aluminum windows along the north elevation, at the west end of the building, and the south elevation has three corresponding windows as well as two additional windows towards the middle of the building. Two large louvers are located opposite each other in the eastern portion of the section, on the north and south walls, respectively. Some of the overhead doors on the lower level are dented and/or rusted, but area operable.

There are a limited number of doors in the mill areas, as most sections open directly to each other. There are sliding metal fire doors that create separations, where doors exist. Section B has freight entry doors of diagonal beaded tongue-and-groove construction. Other doors in the mill area are simple flush metal doors. Many doors were in an open position and their operability was not tested, and some were locked.

Section G: CMU block infill at original window openings.

The office areas in Section E/F and D contain original paneled wood doors with lites. These historic doors are in place and should be preserved. Some elements of the doors have been modified or damaged, including missing/broken lites, or modified door hardware.

The lower level of Section A contains four solid overhead sectional doors and two single-lite metal doors along the south wall. The upper level contains one overhead sectional door in the northeast corner and an adjacent solid panel metal door. There are interior doors are solid wood veneer doors with hollow metal frames.

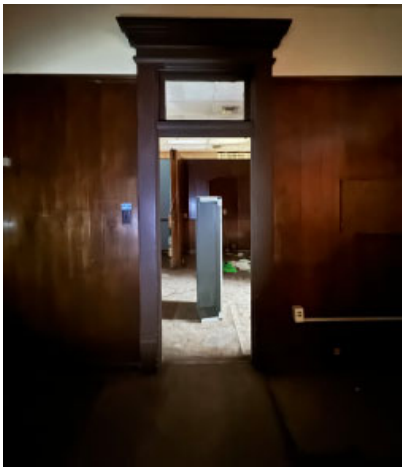
Section D: Coiling door.

In Building X, window openings at the second- floor level have been boarded up, and it is not confirmed if the windows still exist. At the first-floor level, metal barn doors maintain limited operability and do not open easily.

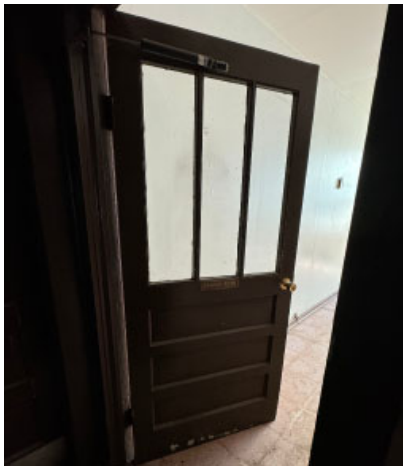
Recommendations

- Repair or replace non-historic overhead doors, exterior doors, and hardware as needed to ensure appropriate operation.
- Repair historic doors and hardware to functional condition. Replace damaged or missing glass with glass to match the original.
- Remove non-functioning window air conditioning units and replace glass where missing to match original. Repair window, hardware, and glazing in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

Section B: Original exterior freight door at east end, Room 1 access.



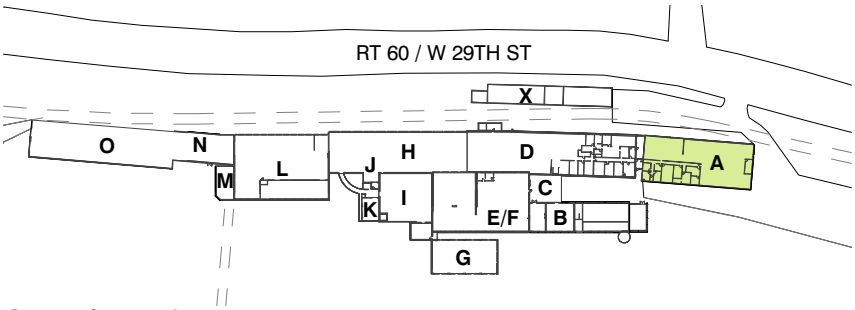
Section D Office Area: Wood door opening casing and transom.



Section D Office Area: Historic door panel.

2.4 INTERIOR ELEMENTS

2.4.1. OVERALL CONFIGURATION AND CONDITIONS

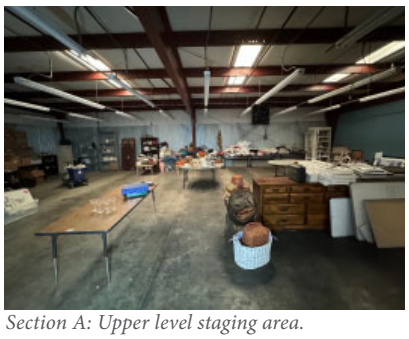


Section A

Entering the lower level at the east end door, the interior space is open, used for storage. Walking west inside the lower level, corrugated metal panels create separation between the two eastern bays and the west bays. At the west end, there is an insulated utility closet containing a water heater and fire suppression system controls. Adjacent to the utility closet is a room of brick construction, which may be an addition to Section D, though it does not have access to Section D. At the north end of the west wall, a doorway that accesses a stair to the upper level is boarded up and access is restricted. From the exterior, the upper level of Section A is accessed by a door at the east end of the structure. Inside, the east half of the building is open, with a partial height office enclosure on the east wall. The northwest quadrant of this level contains a former laboratory, now used for storage. The southwest quadrant of the upper floor is enclosed and contains a hallway connecting a variety of offices and utility spaces. At the west end of this hallway, a door leads to the vestibule connecting Section A and Section D. This door is boarded over and access is restricted.

Section A: Typical office.

Section A: Typical restroom.

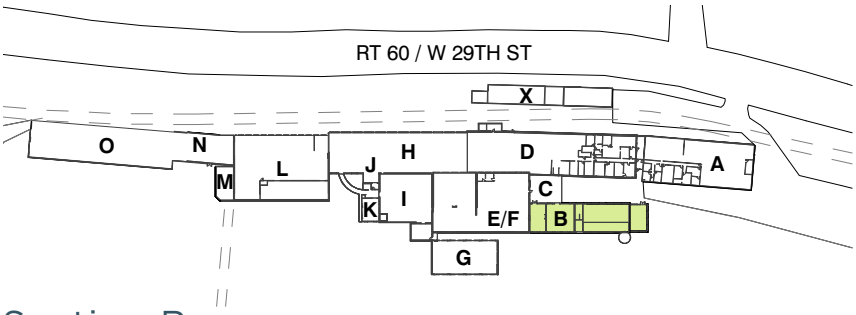


Section A: Upper level staging area.

Section A: Connection to Section D (left).

Section A: Office area hallway.

Section A: Basement exposed structure.



Section B

Section B is composed of four rooms with direct exterior access and limited existing interconnectivity. Room 2 has an elevated concrete platform along the south wall, and an even higher elevated office area along the west wall of the room. Room 3 contains an equipment pit and catwalk in the northeast corner. Room 4 has sliding doors on the north (accessing Section C), east (accessing the middle room), and west (accessing Section E/F) walls. A door on the south wall accesses a metal stair leading down to grade outside.

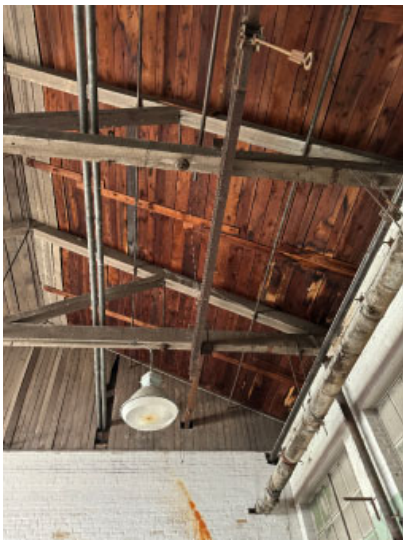
Section B: View of mezzanine level office area.

Section B: View from mezzanine in Room 2.

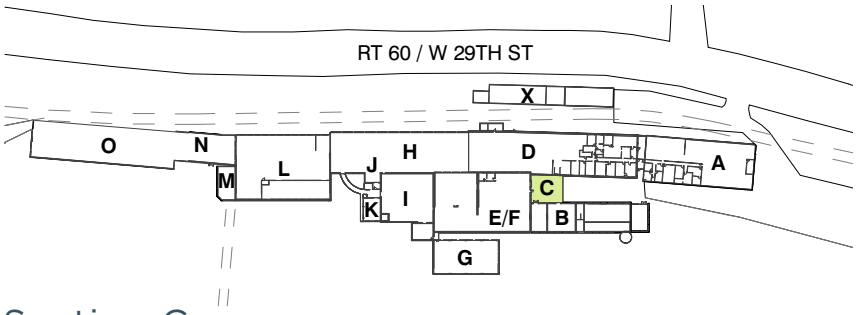
Section B: View from southeast.

Section B: Tank integrated into wall structure in Room 2.

Section B: Room 4 through-roof tank.



Section B: Room 4 replaced wood decking.



Section C

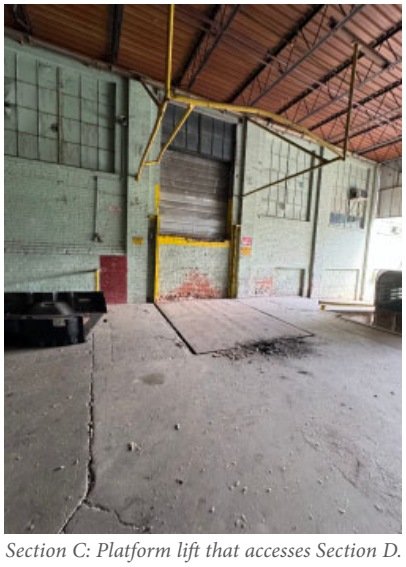
Section C is a covered loading dock accessed from the east via a concrete ramp. The raised height of Section C accommodates three loading spaces along the east edge of slab. The clearspan space provides direct access into the Room 3 and Room 4 of Section B to the south, Section E/F to the west, and Section D to the north via a platform lift.

Section C: View from service drive, looking at loading area.

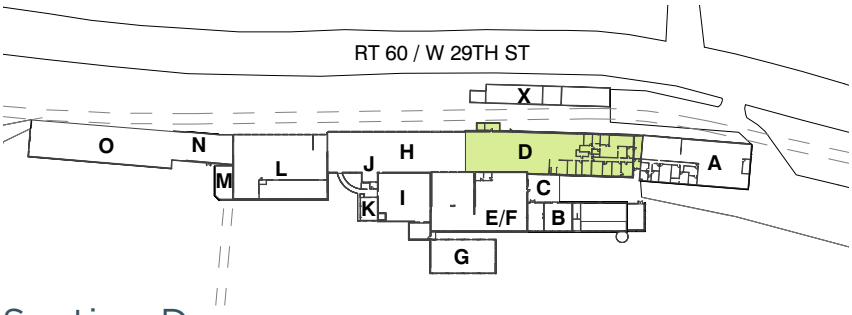
Section C: South wall, which is the exterior of Section B.

Section C: Southwest corner masonry condition.

Section C: Platform lift that accesses Section D.



Section C: Platform lift that accesses Section D.



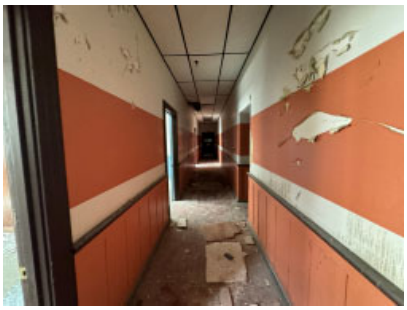
Section D

Section D contains a series of office spaces at the west end with historic wood detailing and a stair accessing the basement level. The west portion is open mill area and has an open transition into Section H to the west. On the north side, there is an historic Toledo scale, and a one-story addition that was used as a laboratory. A short run stair in the southwest connects Section D to the mezzanine of Section E/F. Section D has a full basement that has at-grade access in the southeast corner. Access was limited, but some of the office finishes continue downstairs to locker room spaces. The basement connects to other basement areas in the mill building.

Section D: Historic Toledo scale in mill area.

Section D: Looking east towards offices.

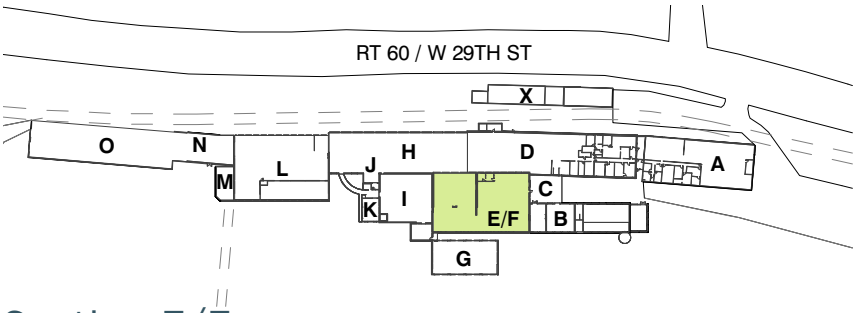
Section D: Office space hallway with original wood siding and doors.



Section D: East end of office area, looking west.

Section D: Monitor window along roof ridge.

Section D: Southeast corner office condition.



Section E/F

Section E/F is comprised of two halves, separated by a thick brick masonry wall with wide openings. The east half contains a steel-framed mezzanine level, which is elevated above the north half of the space. In the northeast corner under the mezzanine, there are two wood-framed offices. Along the north wall, there are stairs leading up to the first floor and down into the basement of Section D. South of the mezzanine, the rest of the east half of Section E/F is a large open space with tall windows along the southern wall. A 22' wide opening is the main connection between the east and west halves of the structure, and there is an additional 8' wide opening on the north end of this dividing wall.

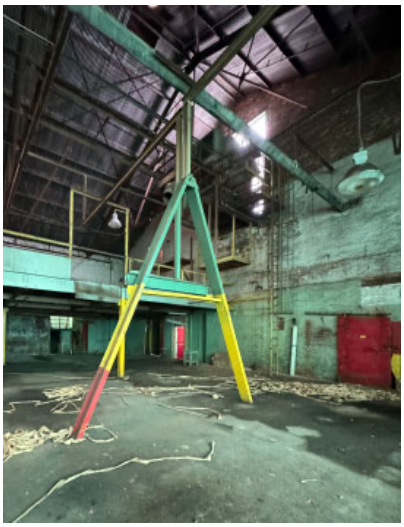
The west half of Section E/F is an open room approximately 44' high at the peak. A large brick pier is approximately in the center of this space. A narrow service stair on the east wall of this space leads to the roof. To the west, a 25" high ramp connects Section E/F to Section I.

Section E/F: Under the mezzanine looking towards office with original wood siding.

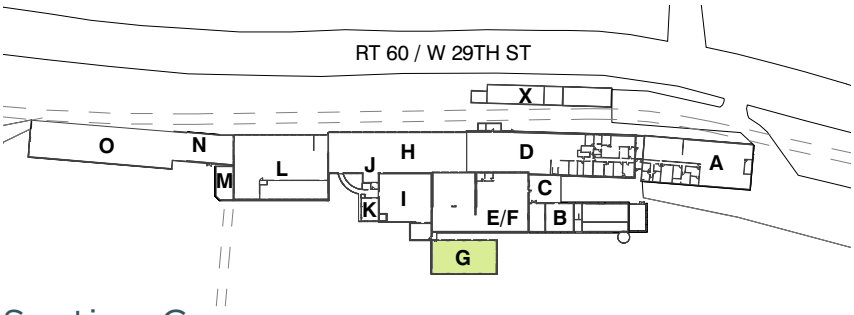
Section E/F: South wall masonry deterioration.

Section E/F: West half brick pier.

Section E/F: South wall, with room division on the right side.



Section E/F: East half, looking towards mezzanine.



Section G

Section G is a large, open room containing defunct boiler equipment and other utilities. The main access point is from a door in the northwest corner, where a catwalk connects Section I to Section G, and there is a partial basement in the southwest corner. There is a coiling overhead door on the east wall, and the large brick chimney is at the west end.

Section G: CMU infilled window openings.

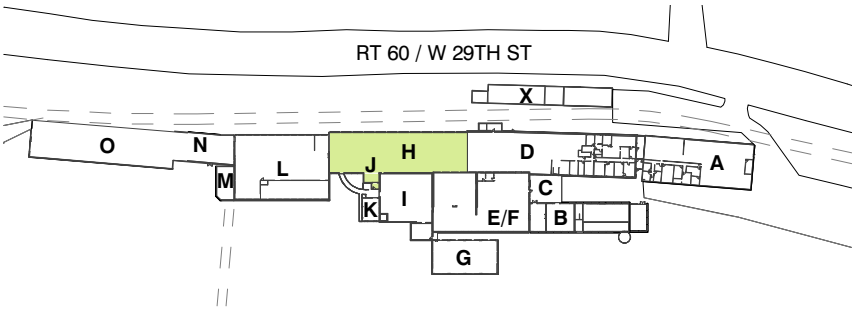
Section G: Typical roof condition, with exposed trusses and corrugated metal roof panels.

Section G: Extant equipment in boiler room.

Section G: South wall steel column and cut off beam.

Section G: View looking west.

Section G: View from east, brick chimney visible behind the structure.



Sections H & J

Section H is a long rectangular structure previously used for production, and is open to Section D at the east. Moving west from Section D, the floor of Section H is approximately 4'-6" lower than the adjacent Section D, and a metal stair connects these floors. Along the north wall there are numerous raised concrete pads and recesses in the concrete floor. To the west, Section H opens into Section L. Section J is an small addition that previously contained turbines, and is located on the south side of Section H, abutting Section I.

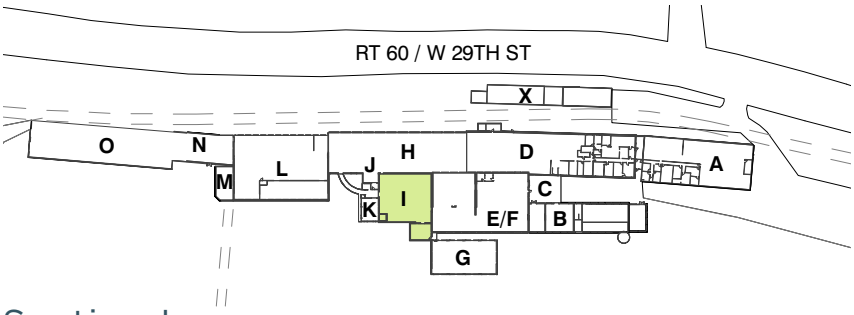
Section H: West wall, with concrete pits and curbs to the left and right.

Section H: South wall. Elevated floor area of Section D visible in lower left corner.

Section J: Lintel and structure at connection to Section H.

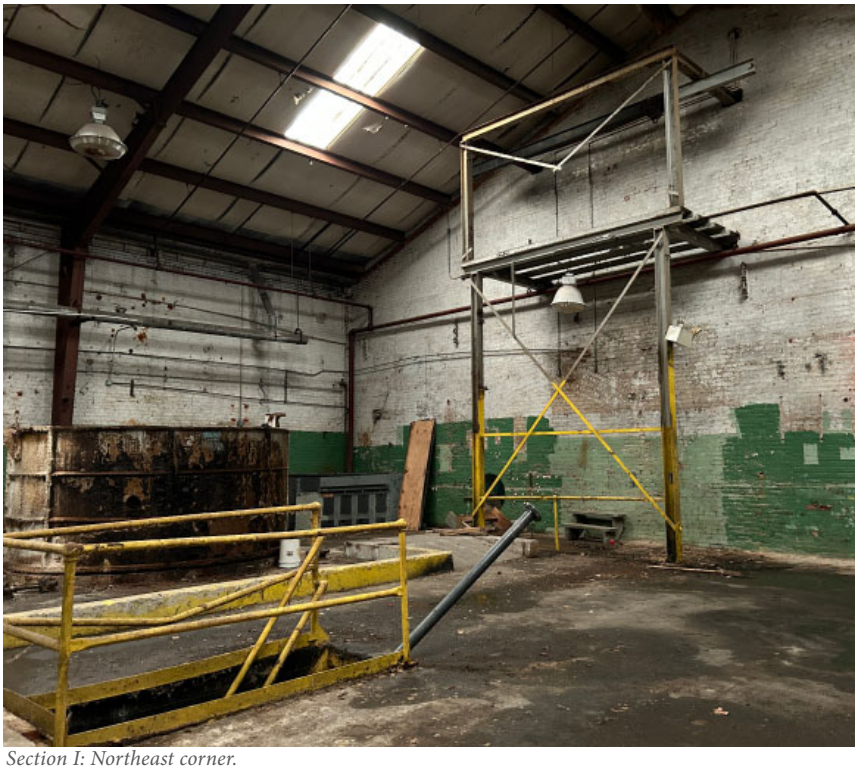
Section H: South wall at connection to Section I.

Section H: Basement access stair.



Section I

Entering from a sliding door on the east side, Section I is a large room, almost square in plan, with existing concrete curbs where equipment was previously located. A central L-shaped stair provides access to the basement, and a roll up door provides exterior access to the west. On the west end of the north wall, an opening provides direct access into Section H, and in the southeast corner of Section I, a door opening accesses a smaller room, labeled Room 2 in the conditions assessment drawings. A door in the southeast corner of this space leads to an exterior catwalk to access Section G.



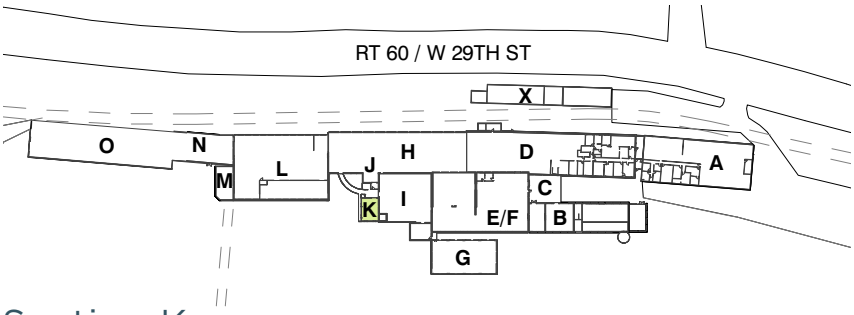
Section I: Northeast corner.

Section I: Southeast corner. The south wall is brick, then transitions to a concrete foundation wall with metal paneling above.

Section I: Basement condition.

Section I: South room wood roof framing and hole.

Section I: Roof condition.

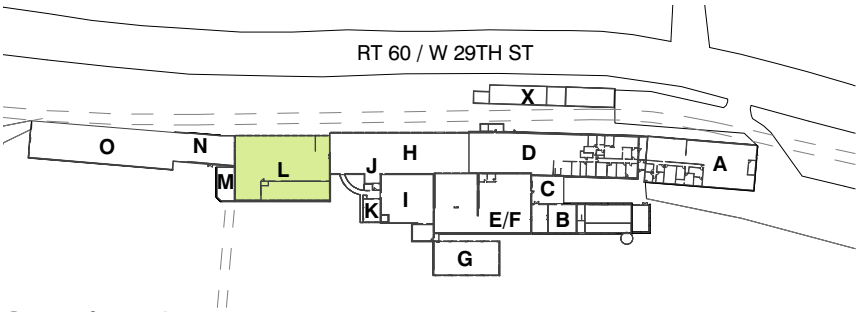


Section K

Section K has a sliding door on the north side, and a swing door at the southern end of the west wall, both connected by a catwalk constructed of metal framing and wood decking. The catwalk is severely deteriorated and its condition prevented access to Section K.

Section K: Northwest corner and wood catwalk.

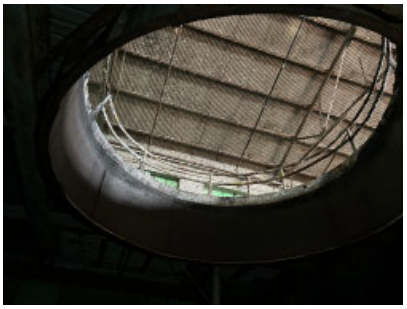
Section K: North wall and partial interior view.



Section L

Section L is a two-story structure whose main level connects to Section H at the east. A concrete masonry unit wall creates a room in the south side of the area. Large tanks were located throughout this main level, with round openings with perimeter railings penetrate the floor of the upper level. This upper level is accessed via a stair in the southwest corner of Section L and by a stair located at the west end of Section H. The second floor is a large, open room with intermediate steel columns supporting light steel trusses. The walls are lined with windows and there are windows in the gable ends.

Section L: Upper level, looking northeast.

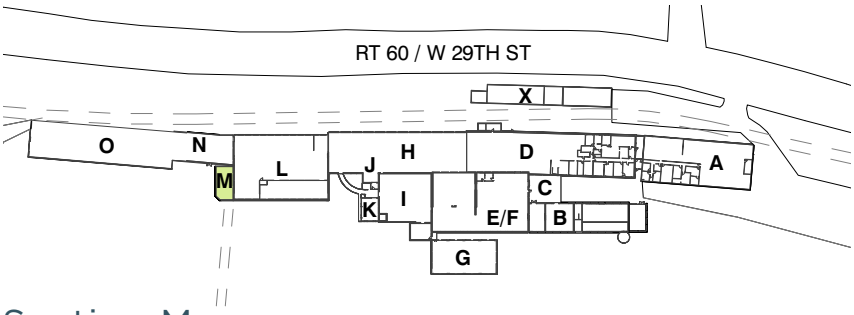


Section L: Round floor opening, looking toward roof from first floor.

Section L: Existing tank on first floor, which extends into the second floor.

Section L: South wall.

Section L: First floor columns and concrete curbs.



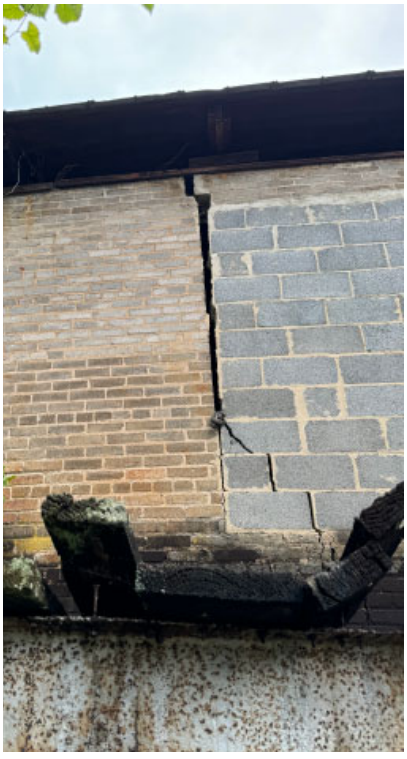
Section M

The interior of Section M was not accessed. The head race from the river flows through the stone lock under Section B. Evidence of defunct equipment can be seen from the exterior. The extent and condition of the interior is unknown.

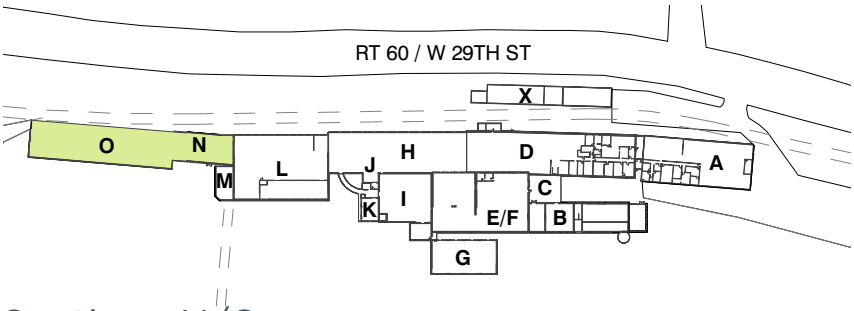
Section M: View of head race from river.

Section M: Arch and partial view to interior.

Section M: West wall.



Section M: Failed brick masonry arch.

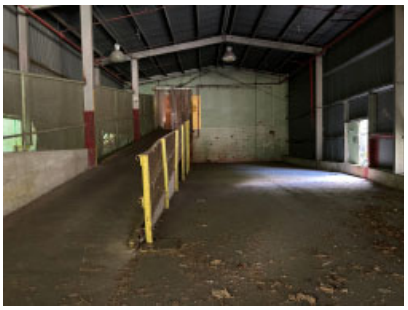


Sections N/O

Sections N/O is a covered loading area. The west end of Section O is accessed by a concrete ramp adjacent to loading docks. Section O is a clear span space that is open to the exterior along the north edge of the structure and has intermittent wall panels on the south edge. Section N is openly connected to Section O to the east, and is fully enclosed. Along the north edge of Section N is a concrete ramp that slopes down to the basement level of Section L, and a parallel ramp slopes up to the first floor of Section L.

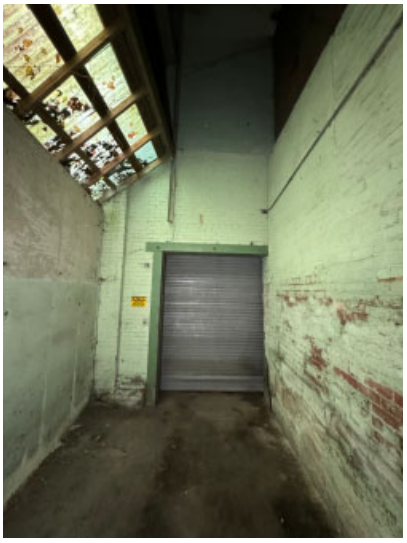
Section O: West end loading area and ramp.

Section N: Typical exterior wall condition, continues along Section O.

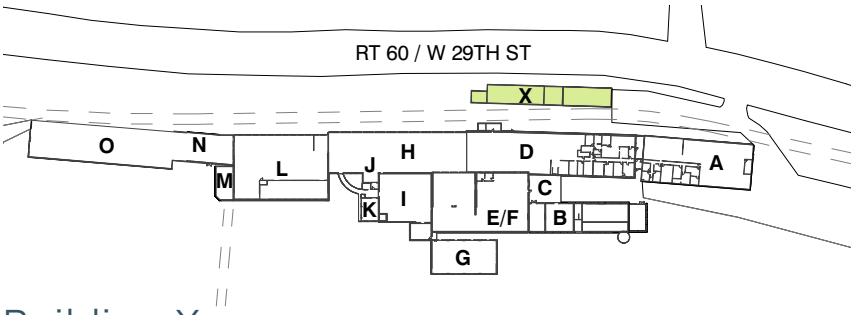


Section N: Ramp to Section L.

Section O: Looking east, with Section N at the far end of the structure.



Section N: Coiling door access to basement of Section L.



Building X

Building X has a series of interconnected rooms that are arranged linearly east/west. The central portion has a double high space and interior mezzanine. At the east end, a partial collapse and subsequent demolition has left freestanding ends of walls and the roof. There is extensive deterioration of all wood framing and surface of metal panels throughout the structure.

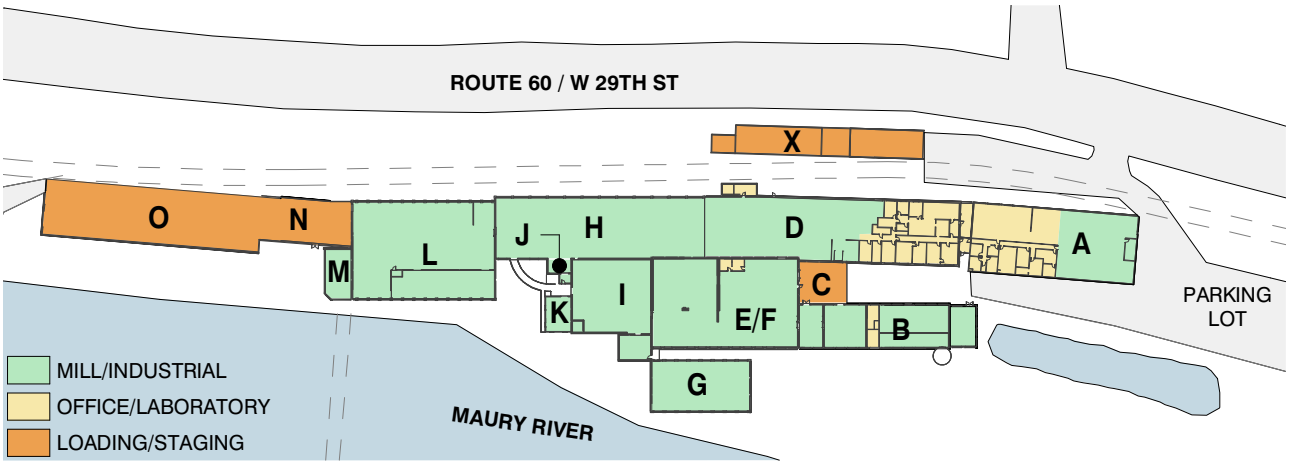
Building X: View of south wall.

Building X: East end deterioration.

Building X: Interior condition.

Building X: Access to mezzanine level, wood roof framing above.

2.4.2. INTERIOR FINISHES



Office Areas

Office areas and laboratories are located at the west end of Section A, the east end of Section D, under the mezzanine of Section E/F, the upper level of Section B, and a small addition on the north side of Section H. These areas typically have painted gypsum board walls and/or wood wall panels, resilient tile flooring, and acoustic tile drop ceilings. Overall, there is evidence of sagging ceiling panels with occasional stains on ceiling panels and the resilient flooring has evidence of wear and deterioration, and both should be replaced with new materials.

Mold and dampness was observed in the Section H laboratory. with deterioration of finishes. In the southeast corner of Section D there is extensive water damage to finishes due to a failure in the roof/exterior wall.

The interior office areas in Section D and Section E/F have historic wood siding used as a finished surface, and historic doors. These elements should be preserved/protected if possible.

Section D Laboratory: Flooring.

Recommendations

- Abate hazardous materials per recommendations in the separate Phase I ESA and Hazardous Materials Survey Report.
- Scrape and clean peeling paint on brick masonry surfaces with the gentlest means possible. If repainting is desired, use a breathable, low-VOC paint product.
- Provide new finishes as required by the proposed use
- Remove or remount loose corrugated metal panels at wall enclosures.

Section D: Office.

Section D: Office wall finish deterioration.

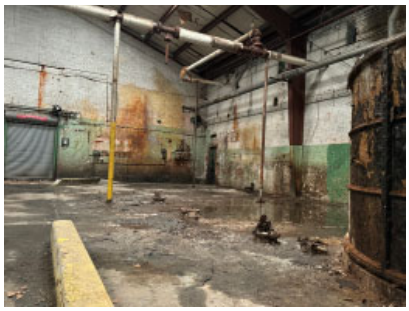
Section D Laboratory: Black mold.

Mill Spaces

The mill spaces typically have painted exposed brick walls, bare concrete floors, and exposed steel or wood structure with no ceilings. In Sections A, I, and N/O the steel elements are painted. Most areas have deteriorating paint on masonry elements.

Recommendations

- Abate hazardous materials per recommendations in the separate Phase I ESA and Hazardous Materials Survey Report.
- Scrape and clean peeling paint on brick masonry surfaces. Remove paint entirely with the gentlest methods possible, or repaint with a breathable, low-VOC paint product.
- Provide new finishes as required by the proposed use
- Remove or remount loose corrugated metal panels at wall enclosures.



Section I: Interior conditions.

Loading Docks / Staging Areas

Sections N/O are utilitarian, semi-enclosed material loading and staging areas. The steel structure is exposed and painted, and where the structure is enclosed, it is done so with bare corrugated metal panels. Several wall panels along the south are loose, unattached, or missing. Several metal panels are damaged and bent outwards along the south central portion of Section N. The floor slab is bare concrete.

Given the utilitarian nature of this loading dock area at Section C, the extent of interior finishes is limited. The brick masonry walls to the north, west, and south are painted. Some areas have paint deterioration due to physical wear and contact and/or water infiltration. The floor is bare concrete.

Recommendations

- Abate hazardous materials per recommendations in the separate Phase I ESA and Hazardous Materials Survey Report.
- Scrape and clean peeling paint on brick masonry surfaces with the gentlest means possible. If repainting is desired, use a breathable, low-VOC paint product.
- Provide new finishes as required by the proposed use
- Remove or remount loose corrugated metal panels at wall enclosures.

Section N: Metal wall panel condition.

Chip House – Storage (Building X)

Building X is a utilitarian structure with limited finish materials. The floors are made of lumber, and the walls have exposed wood framing. Original exterior wood siding is visible, and corrugated metal panels are affixed on the exterior side. Painted sheets of corrugated metal create a finished surface on some interior dividing walls. Along the north side, wood framed walls are built on top of a bare concrete retaining wall.

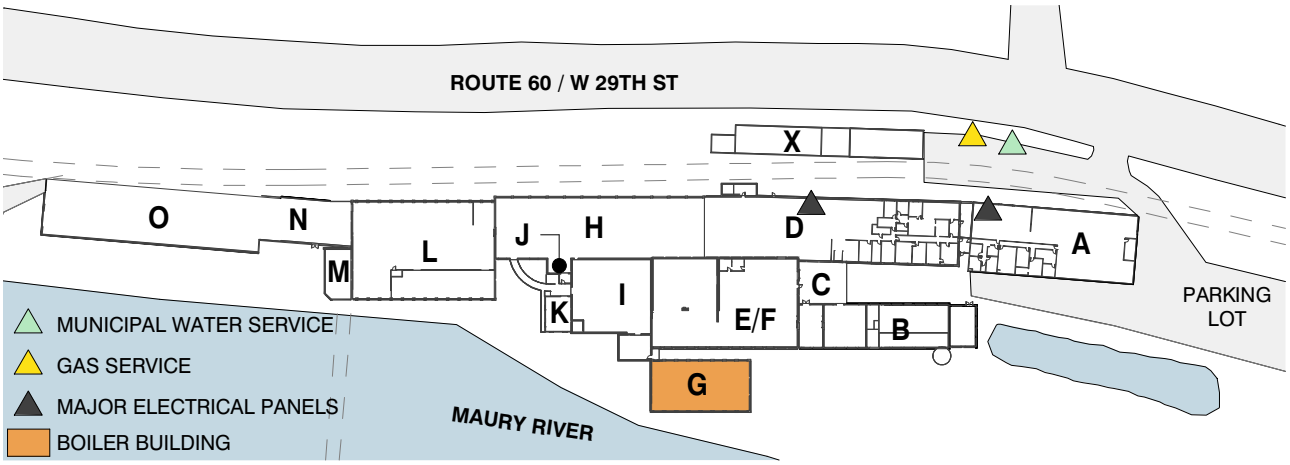
There is critical deterioration of wood framing elements throughout the building. The paint on the metal panels is deteriorating, and in some locations, rust has built up on the metal.

Recommendations

- Abate hazardous materials per recommendations in the separate Phase I ESA and Hazardous Materials Survey Report.
- Provide new finishes as required by the proposed use
- Remove or remount loose corrugated metal panels at wall enclosures.

Building X: Interior.

2.5 BUILDING SYSTEMS

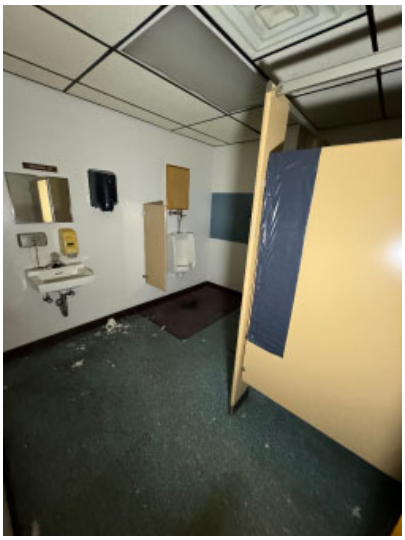


2.5.1 PLUMBING

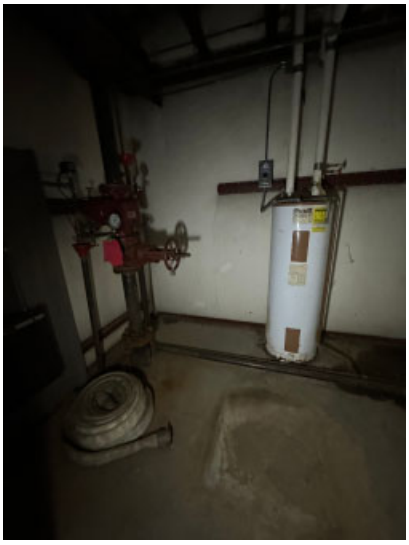
The extent of domestic water service throughout the site is unknown. Sanborn maps indicate an underground storm and/or sanitary line parallel to and along the north side of Section B. Where gutters and downspouts exist, they connect to this system. There are also areas where gutters and downspouts do not exist, whether by design or they are missing (Section G). There are no gutters or roof drains on Sections N/O; water daylights off the northern and southern edges of the roofline. On the eastern end of the site, there is a water treatment facility that was utilized by the mill processes and on-site drainage. Restrooms and locker rooms are located in office areas in the upper level of Section A, the upper and lower levels of Section D, and the upper level of Section B. The extent of gas service throughout the mill building is unknown, and service was not connected. Gas heaters were observed in Section B, and Section G contains a defunct gas boiler.

Recommendations:

- Verify capacity of the water service to the building and provide new supply lines throughout to serve new fixtures.
- Size and install centralized or local water heaters to meet capacity needs of the new use.
- Verify capacity and extent of existing sanitary and storm system(s). Work with authorities having jurisdiction regarding requirements for adding new fixtures and roof drainage to the municipality's existing system.
- Verify connections to the existing on-site wastewater treatment plant and consider alternative uses for the existing ponds if new use will route storm to the municipality's existing system.
- Based on the proposed use, provide new plumbing fixtures that meet all accessibility, building code, and health department requirements.
- Verify the capacity and extent of the existing gas service on site and replace/ install gas lines as required for new equipment.



Section A: Office area restrooms.



Section A: Basement water heater and sprinkler valves.

2.5.2 HEATING, VENTILATION, & AIR CONDITIONING

According to previous reports, there was centralized heat provided to the mill building from the boiler house (Section G). This system is no longer functional, and much of the ductwork is dismantled or past its useful life.

Most office spaces and locker rooms have window-mounted air conditioning units and electric baseboard heaters. Where observed, these systems were noted to be in poor condition. Some work areas in the mill building had wall- or ceiling-suspended gas heaters. Like the other equipment, these units are past their useful life. The main level office area of Section D has central air conditioning system with ducts routed above the ceilings.

Section A: Air conditioning units, north side of structure.

Recommendations:

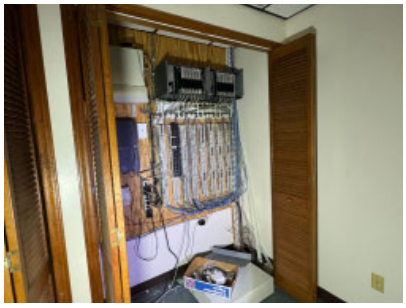
- Design and install a new HVAC system that meets all energy and building codes. This system could either be centralized for the main mill building as a whole, or section-specific, depending on proposed uses. The new HVAC system chosen should be sympathetic to the original design and maintain integrity of the existing historic character.

Section A: Gas heater.

2.5.3 ELECTRICAL

The main electrical services appear to enter Section A along the north wall. Main panels are located on the north wall on the upper level. The capacity of the electrical service was not able to be determined; this will need to be verified to confirm the load is adequate for the future use of the structure. Modern wiring, outlets, and electrical equipment was observed throughout Section A, including exterior weatherproof outlets and metal conduit lines. The building does not appear to have an emergency power system. Lighting appears to be controlled via local light switches. In office and laboratory spaces, wall mounted thermostats control electric baseboard heaters and window air conditioning units. In the office and former laboratory spaces where drop ceilings are present, lay-in light fixtures are installed. Linear fluorescent lights are hung in the eastern portion of open work and storage spaces in Section A. A primary telecommunications and data closet is located the office area on the upper level of Section A. Additionally, it appears that there is a smaller demarcation panel is located in the lower level brick room, and it is unknown the extent of service from that panel. Data outlets are located in offices throughout the upper level of Section A. An intercom system is present in the office area of Section D. Its functionality is unknown. Data/phone outlets were observed within the various office rooms and spaces. A lightning protection system was observed on the brick chimney adjacent to Section G.

Section A, north side: Buried cable signs opposite the former transformer yard.



Section A: Server closet in office area.

Recommendations:

- Verify the capacity of the existing electrical service.
- Update wiring throughout and provide new panelboards/meters based on the proposed use with a connection to the existing grid.
- Design and install a new emergency power system if required by life safety codes for the proposed reuse.
- Provide automatic lighting controls and an HVAC control system throughout the building or sections of the building if required by code or owner.
- Install new LED type lighting that meets energy and life safety requirements.
- Provide emergency lighting as required by code.
- Provide data cabling and racks if required for proposed use.
- There is no life safety code for lightning protection. Design and install a lightning protection system if desired by owner.

2.5.4 LIFE SAFETY / FIRE PROTECTION

There is a sprinkler system installed throughout the building, except in Section G.

The sprinkler system extends to the attic storage area of Section D, above the west end offices. The building does not appear to have a fire alarm system.
The building does not have enclosed internal stairs or an elevator. Loose fire extinguishers were observed in various places throughout the building, laid on the floor or set near doorways.

Section O: Sprinkler valve enclosure.

Recommendations:

- Design and install a new sprinkler system if required by the building code based on future use, occupancy, and design of the space.

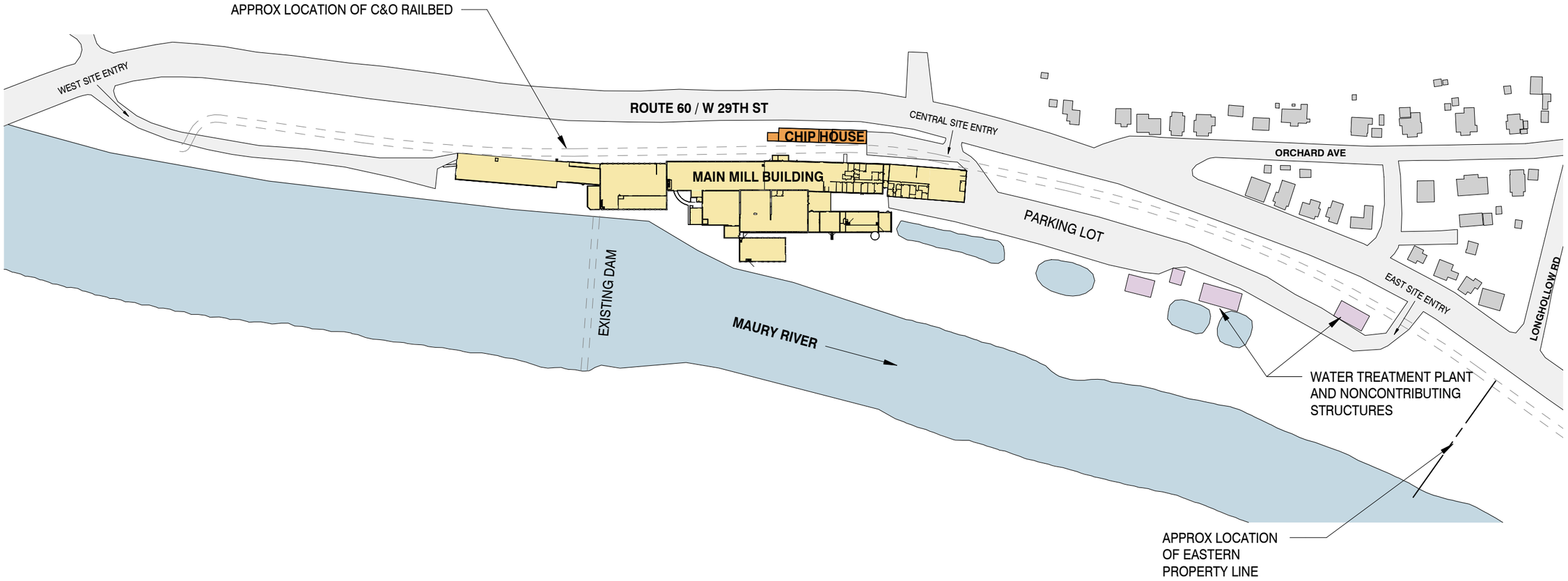
2.6 ACCESSIBILITY

While most sections of the building are near grade level, there are no existing accessible routes between the varying floor heights relative to each other. Existing ramps are not compliant with current accessibility requirements. Section B has at-grade entries, but the entry doors themselves are not accessible, given the hardware and functionality of the existing doors.

Section A: East entry.

Recommendations:

- Depending on the proposed use, provide accessible entries and routes to all primary spaces.
- Evaluate accessibility holistically, with regard to site entry points, accessible routes through connected spaces, and the provision of and access to restrooms with code-required accessible fixtures.
- Modify existing door hardware on historic doors to remain if needed to provide



stromberg garrigan associates

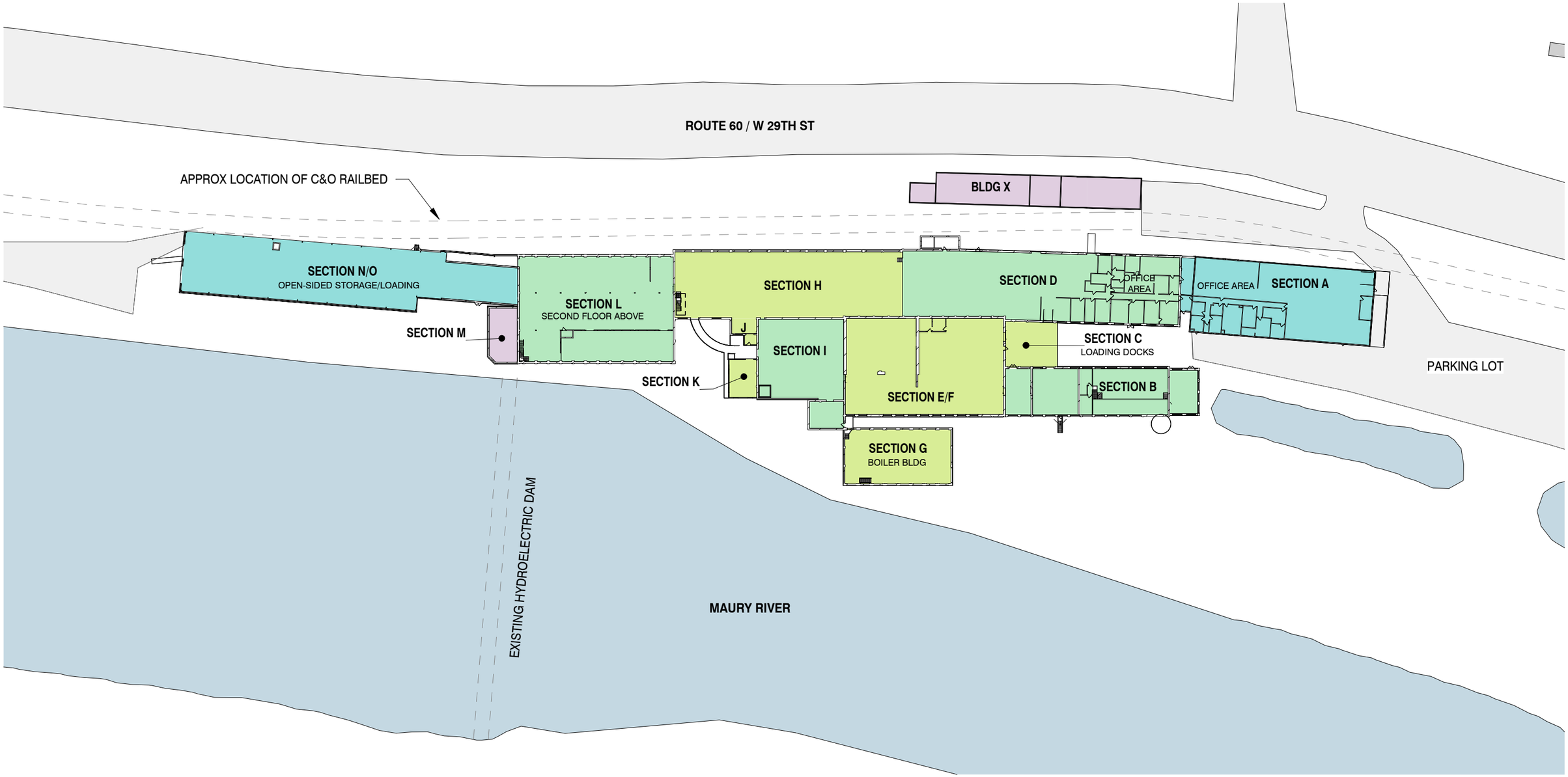
LM Architecture Historic Preservation Adaptive Reuse
LANDMARKS SGA, LLC

BONTEX/COLUMBIAN PAPER COMPANY
CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
24002.04
November 18, 2024

OVERALL SITE PLAN

0 200′ 400′
SCALE: 1″ = 200′-0″

N



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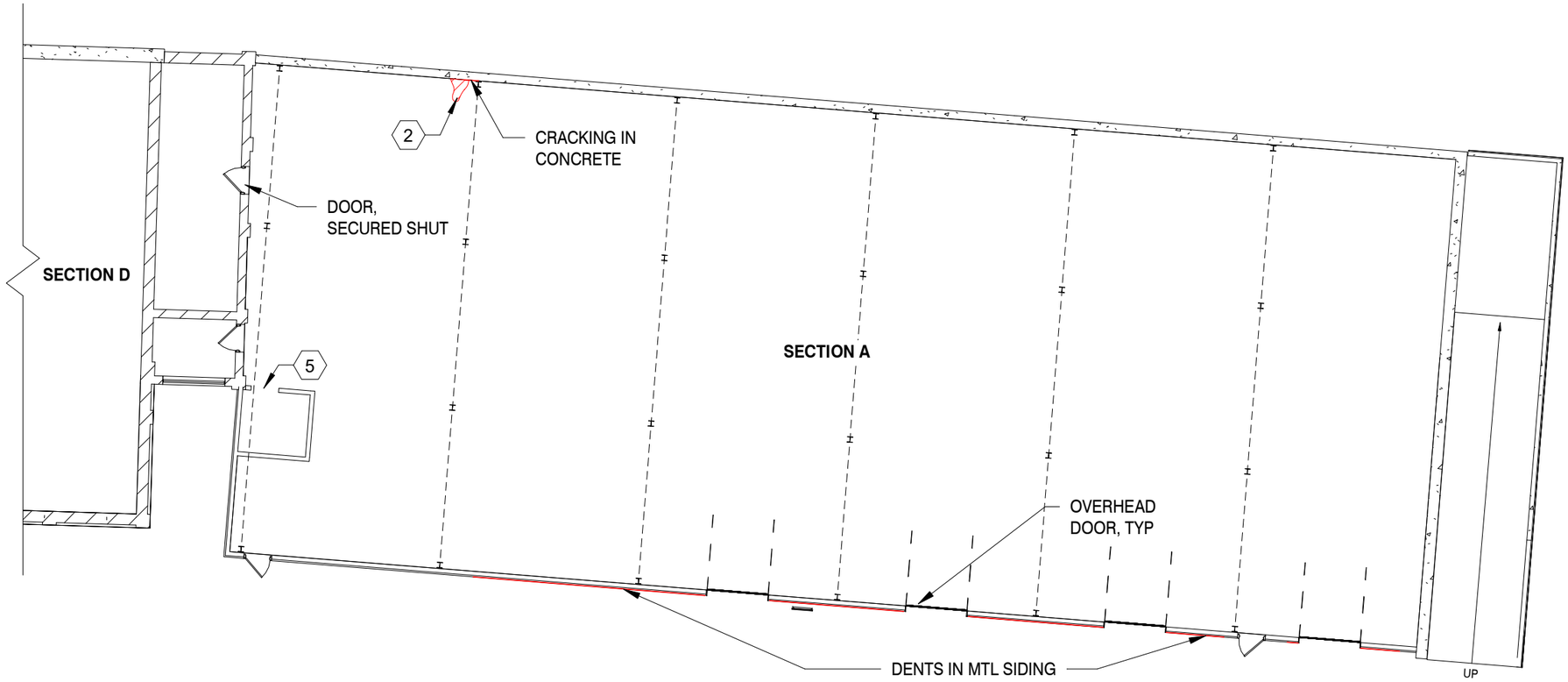
LM Architecture Historic Preservation Adaptive Reuse
LANDMARKS SGA, LLC

BONTEX/COLUMBIAN PAPER COMPANY
CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
24002.04
November 18, 2024

SITEWIDE BUILDING PLAN

0 80′ 160′
SCALE: 1″ = 80′-0″

N



CONDITION NOTES	
1	Water damage
2	Standing water on floor
3	Damaged or missing cladding
4	Paint peeling off surface; Typical of most painted brick and steel columns
5	Existing door casing remaining; Door panel removed
6	Deterioration of masonry joints
7	Excessive bird guano
8	Vegetation growing at exterior walls
9	Deterioration of wood elements
10	Rust at metal elements and ceiling/roof structure

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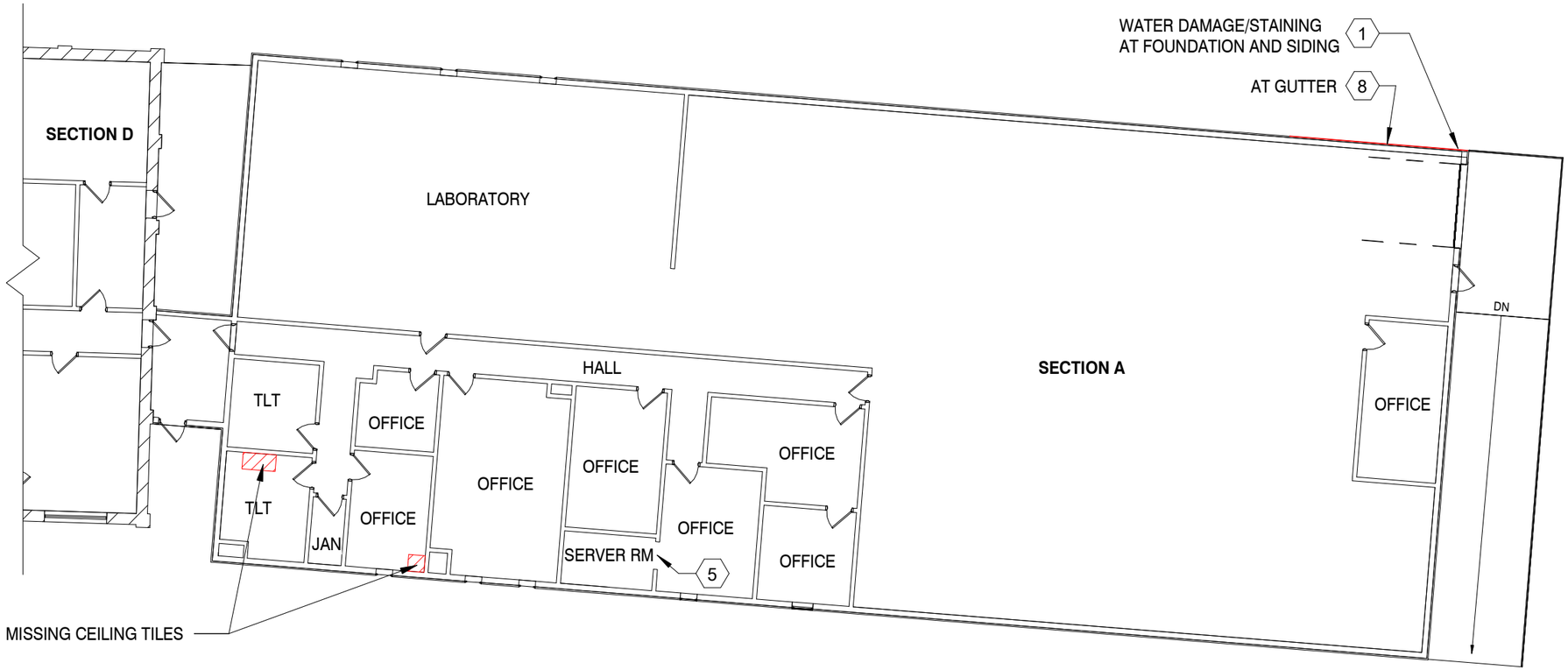
LANDMARKS SGA, LLC

BONTEX/COLUMBIAN PAPER COMPANY
CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
24002.04
November 18, 2024

SECTION A BASEMENT PLAN

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

N



CONDITION NOTES	
1	Water damage
2	Standing water on floor
3	Damaged or missing cladding
4	Paint peeling off surface; Typical of most painted brick and steel columns
5	Existing door casing remaining; Door panel removed
6	Deterioration of masonry joints
7	Excessive bird guano
8	Vegetation growing at exterior walls
9	Deterioration of wood elements
10	Rust at metal elements and ceiling/roof structure

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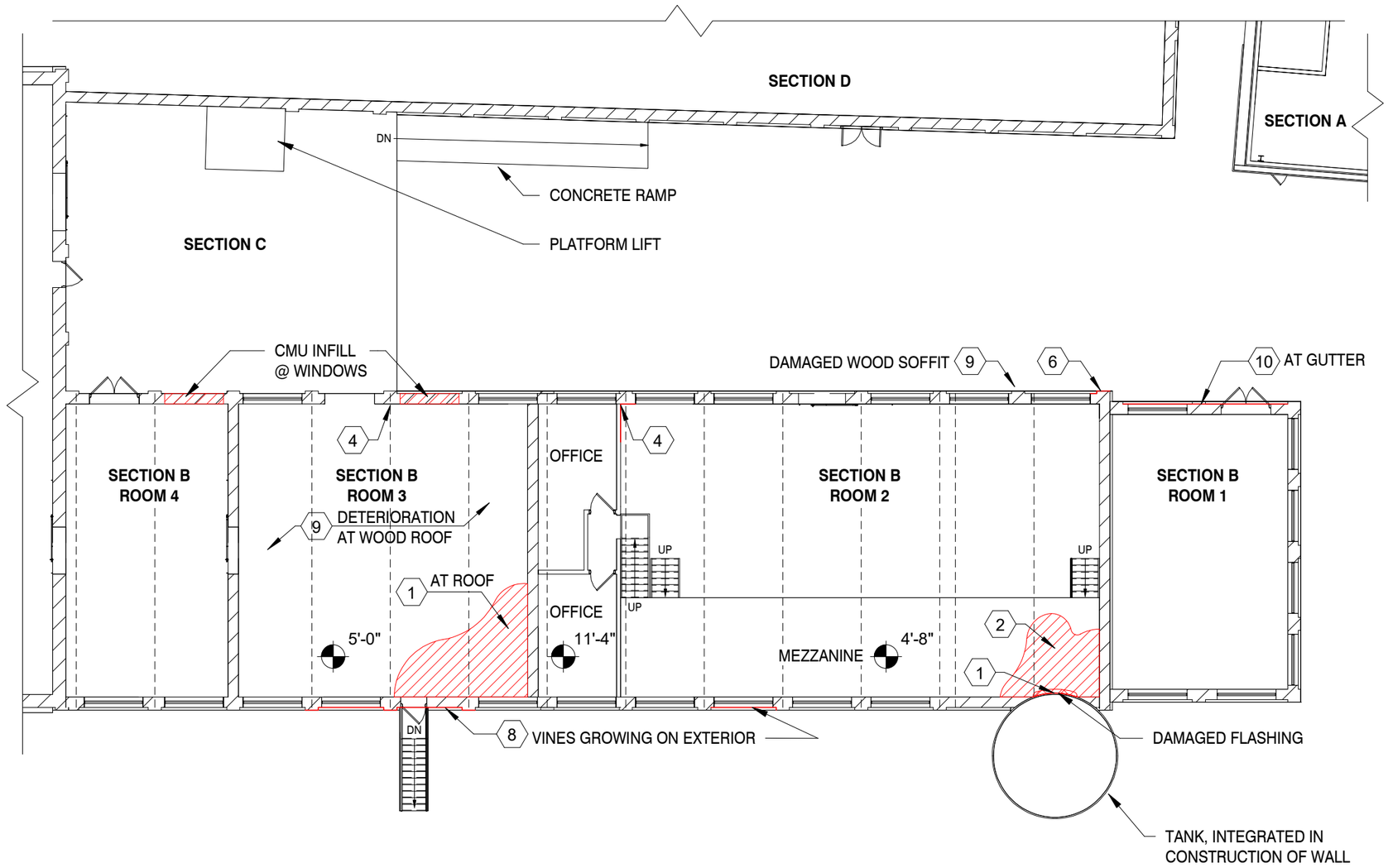
CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
24002.04
November 18, 2024

SECTION A FIRST FLOOR PLAN

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

N



CONDITION NOTES	
1	Water damage
2	Standing water on floor
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4	Paint peeling off surface; Typical of most painted brick and steel columns
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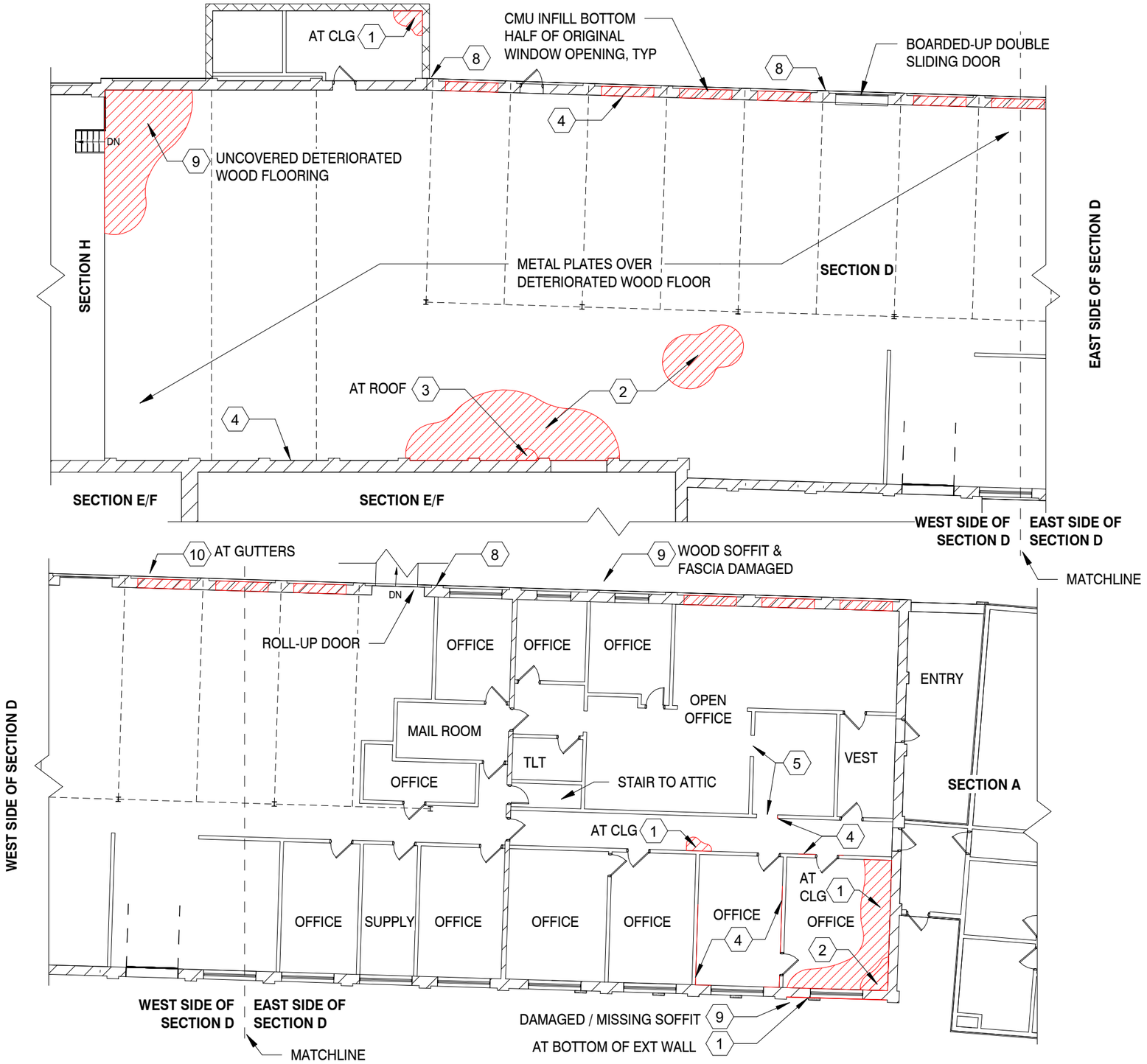
BONTEX/COLUMBIAN PAPER COMPANY
CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
24002.04
November 18, 2024

SECTIONS B,C FIRST FLOOR PLAN

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

N



CONDITION NOTES	
1	Water damage
2	Standing water on floor
3	Damaged or missing cladding
4	Paint peeling off surface; Typical of most painted brick and steel columns
5	Existing door casing remaining; Door panel removed
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1 Bontex Drive, Buena Vista, VA
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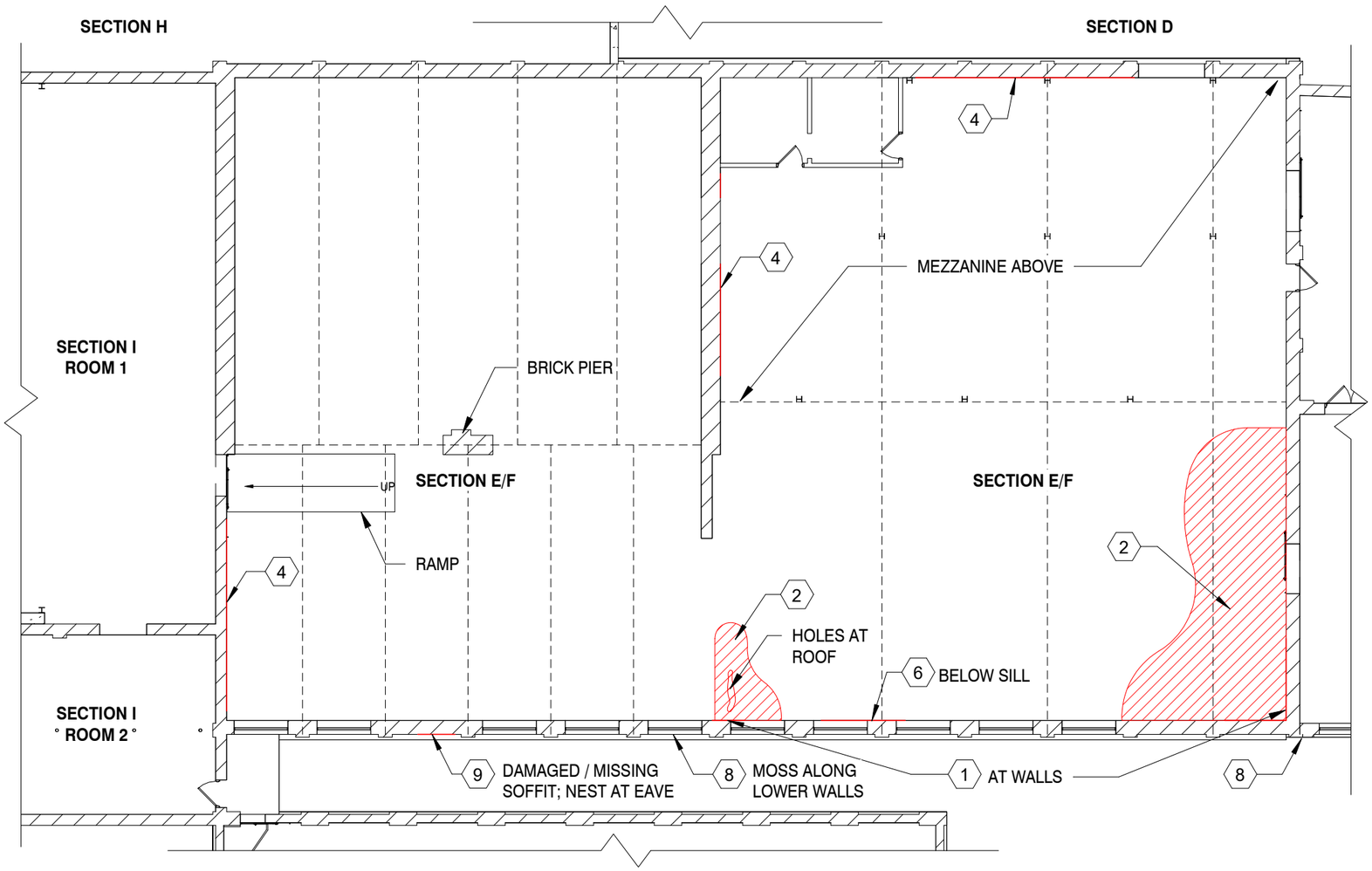
November 18, 2024

SECTION D FIRST FLOOR PLAN

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

N



CONDITION NOTES	
1	Water damage
2	Standing water on floor
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CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
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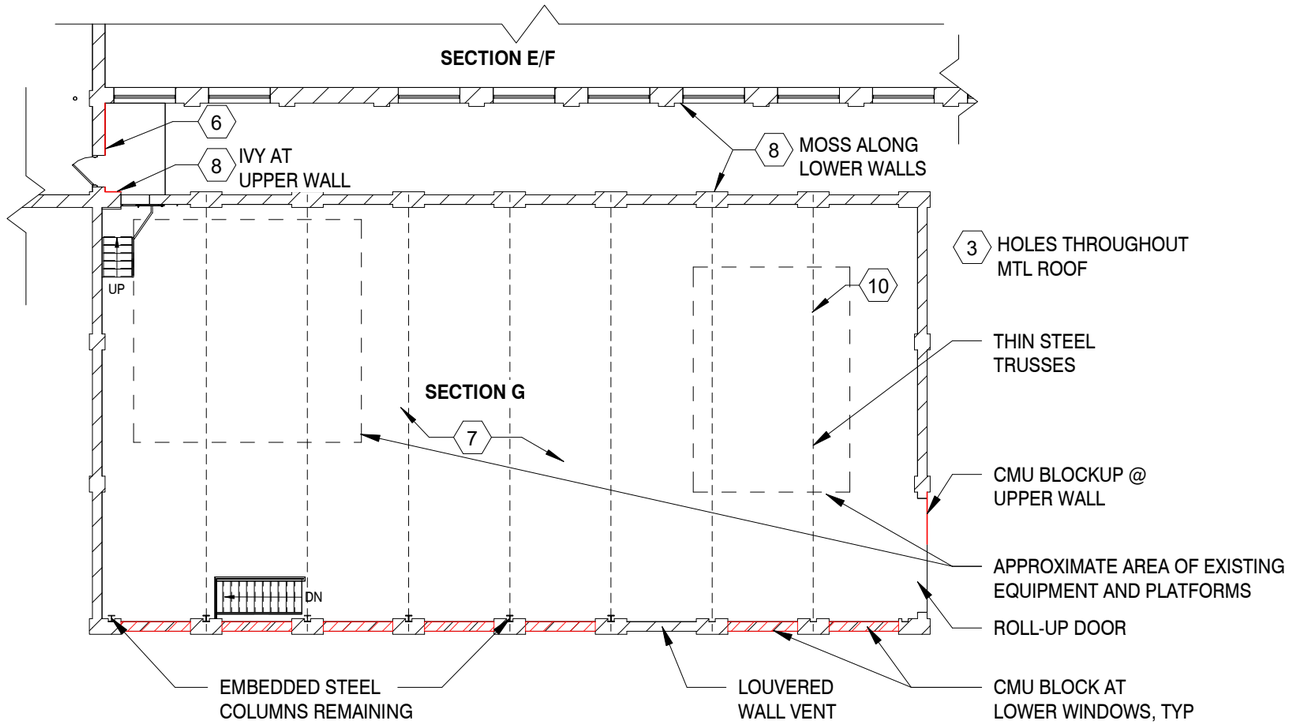
SECTION E/F FIRST FLOOR PLAN

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

N



CONDITION NOTES	
1	Water damage
2	Standing water on floor
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CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
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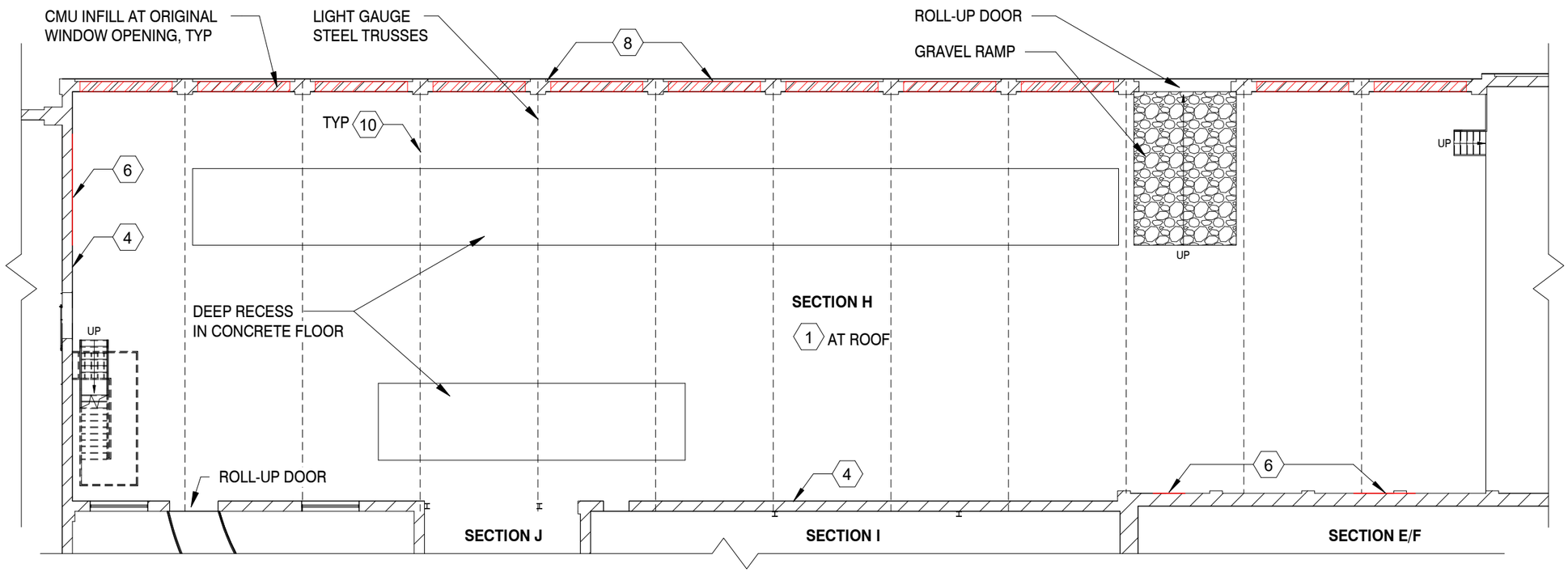
SECTION G FIRST FLOOR PLAN

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

N



CONDITION NOTES	
1	Water damage
2	Standing water on floor
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CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
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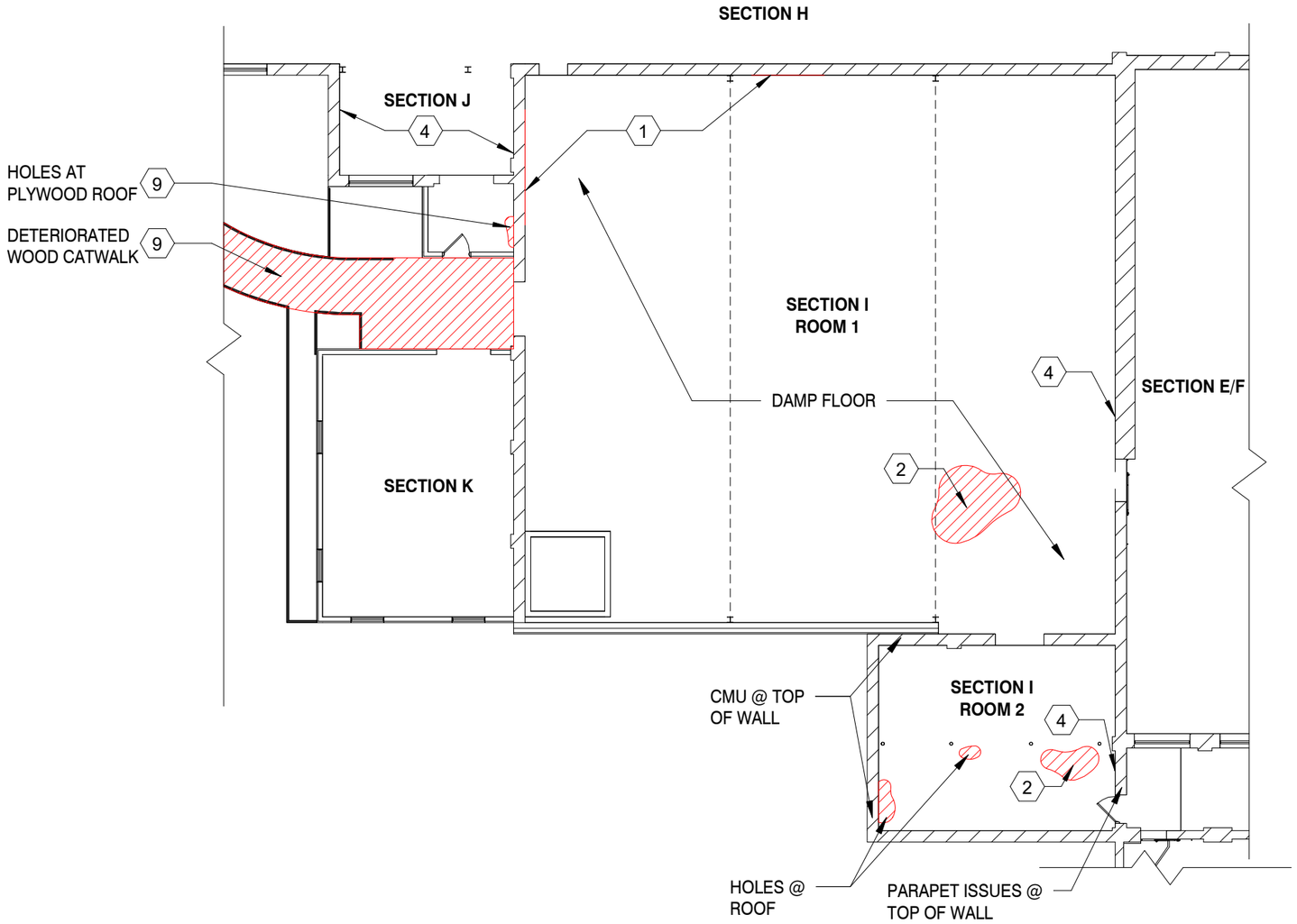
SECTION H FIRST FLOOR PLAN

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

N



CONDITION NOTES	
1	Water damage
2	Standing water on floor
3	Damaged or missing cladding
4	Paint peeling off surface; Typical of most painted brick and steel columns
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BONTEX/COLUMBIAN PAPER COMPANY
CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
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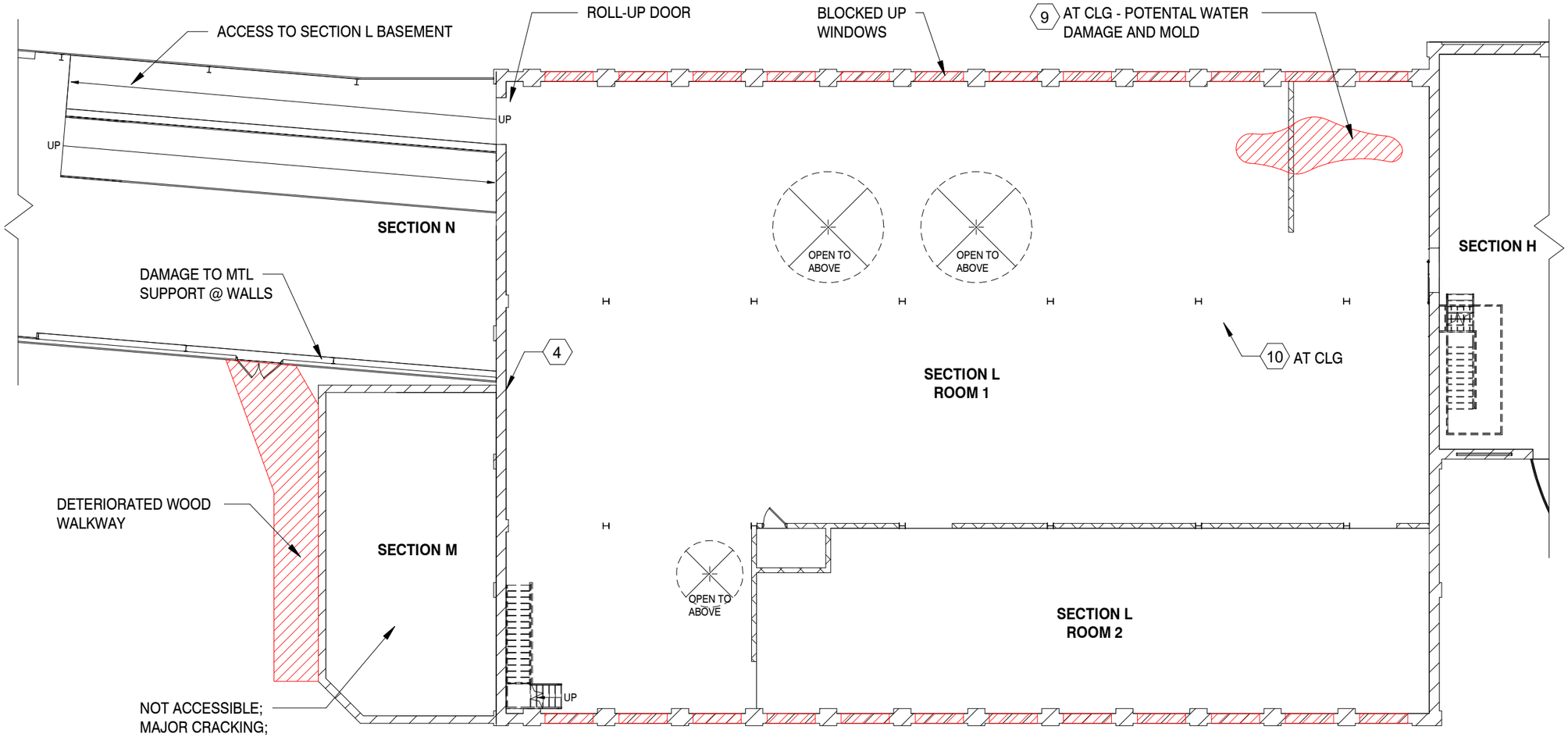
SECTIONS I-K FIRST FLOOR PLAN

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

N



CONDITION NOTES	
1	Water damage
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CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
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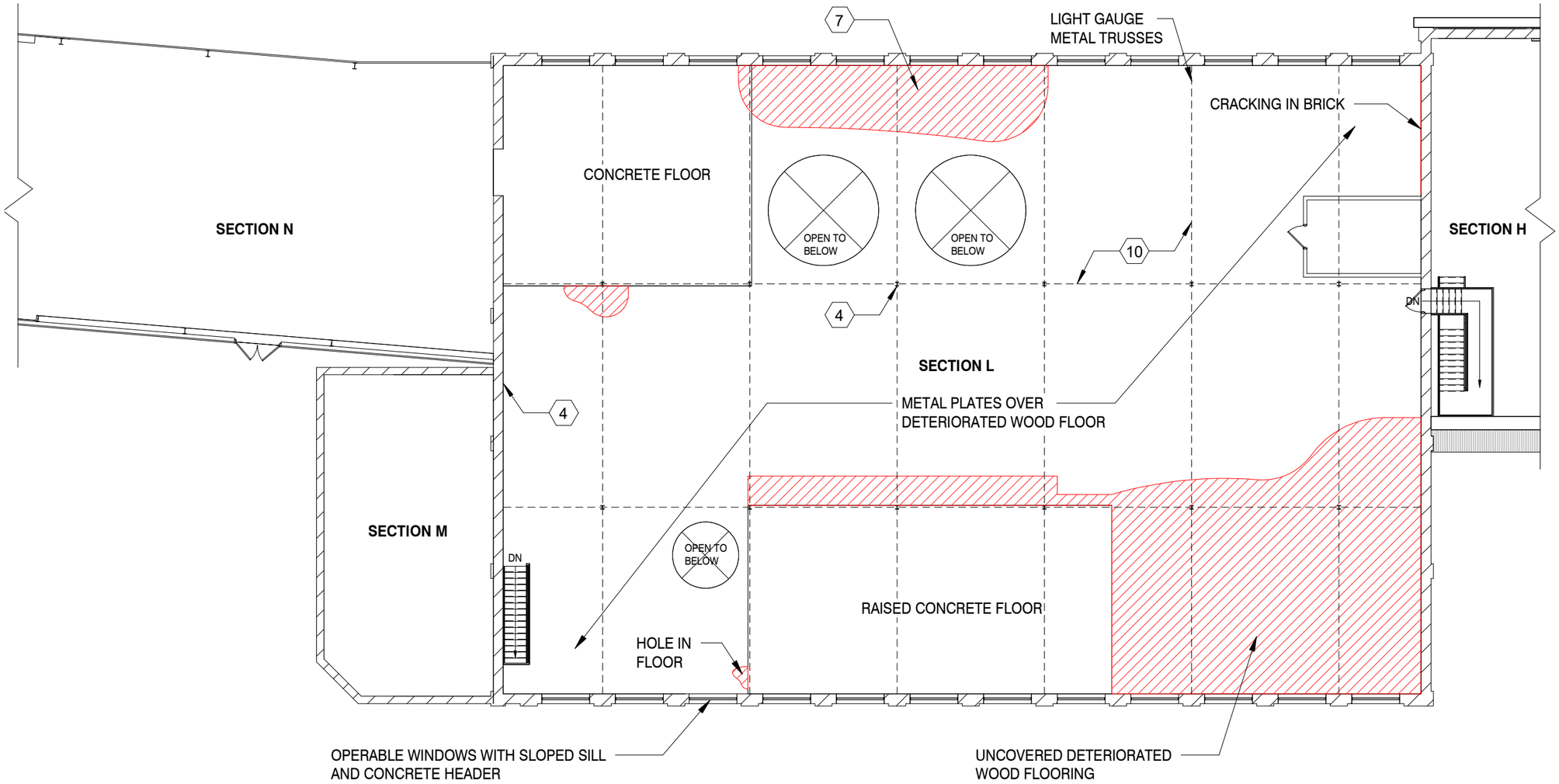
November 18, 2024

SECTIONS L,M,N EXISTING FIRST FLOOR PLAN

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

N



CONDITION NOTES	
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CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
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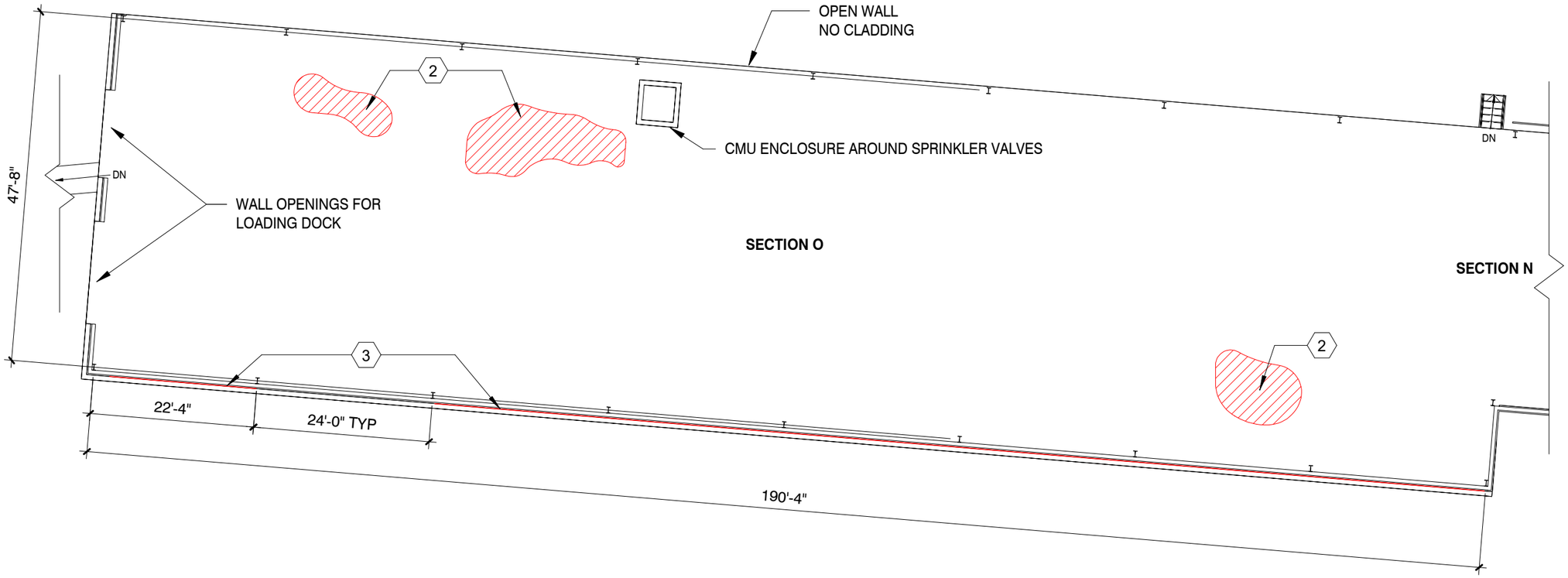
November 18, 2024

SECTION L EXISTING SECOND FLOOR PLAN

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

N



CONDITION NOTES	
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3	Damaged or missing cladding
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BONTEX/COLUMBIAN PAPER COMPANY
CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
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November 18, 2024

SECTION O FIRST FLOOR PLAN

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

N

GENERAL EXTERIOR NOTES

1. All painted surfaces exhibit degrees of deterioration.
2. Exterior masonry has varying degrees of deterioration on all elevations of the building, including cracks, spalling, failed joints, staining, and missing broken pieces. Areas noted on the drawings highlight the most critical areas.
3. All existing corrugated metal roofs exhibit varying degrees of leaks or deterioration. Areas noted on the drawings highlight the most critical areas.
4. All windows exhibit varying degrees of deterioration, including discoloration, broken concrete or stone headers/sills, replaced portions, broken/missing/replacement panes.

CONDITION NOTES	
1	Water damage
2	Standing water on floor
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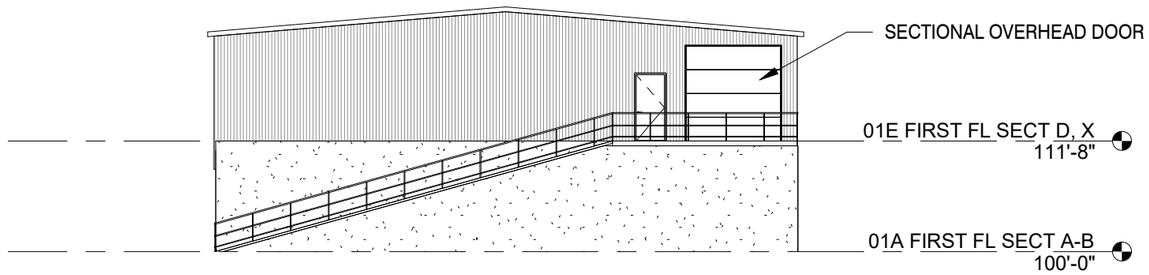
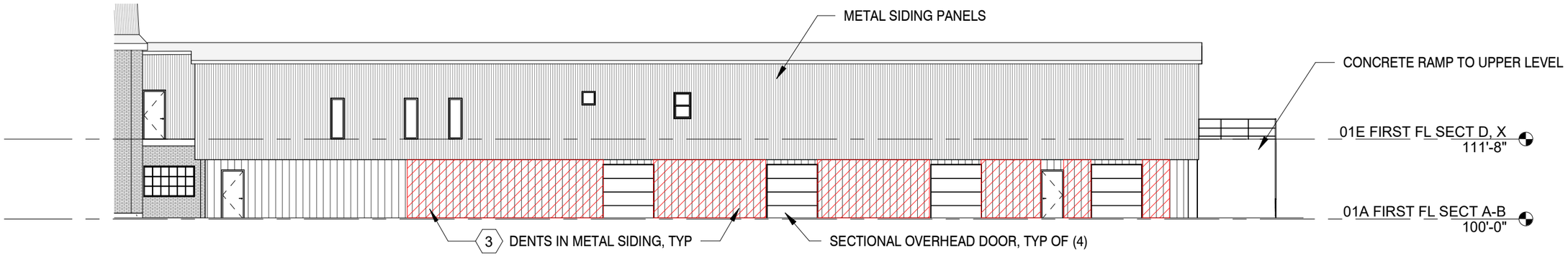
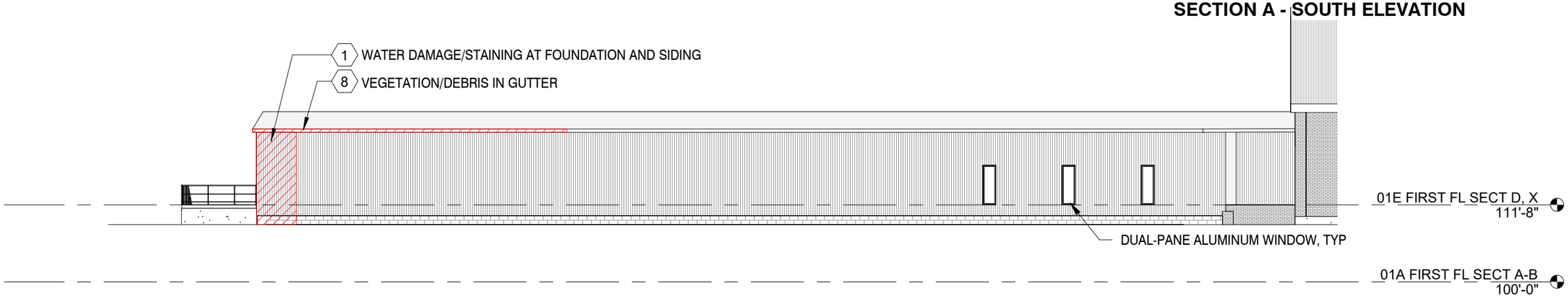
8	Vegetation growing at exterior walls
9	Deterioration of wood elements
10	Rust at metal elements and ceiling/roof structure



SECTION A - EAST ELEVATION



SECTION A - SOUTH ELEVATION



SECTION A - NORTH ELEVATION

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LM Architecture Historic Preservation Adaptive Reuse
LANDMARKS SGA, LLC

BONTEX/COLUMBIAN PAPER COMPANY
CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
24002.04
November 18, 2024

EXISTING ELEVATIONS - SECTION A

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

GENERAL EXTERIOR NOTES

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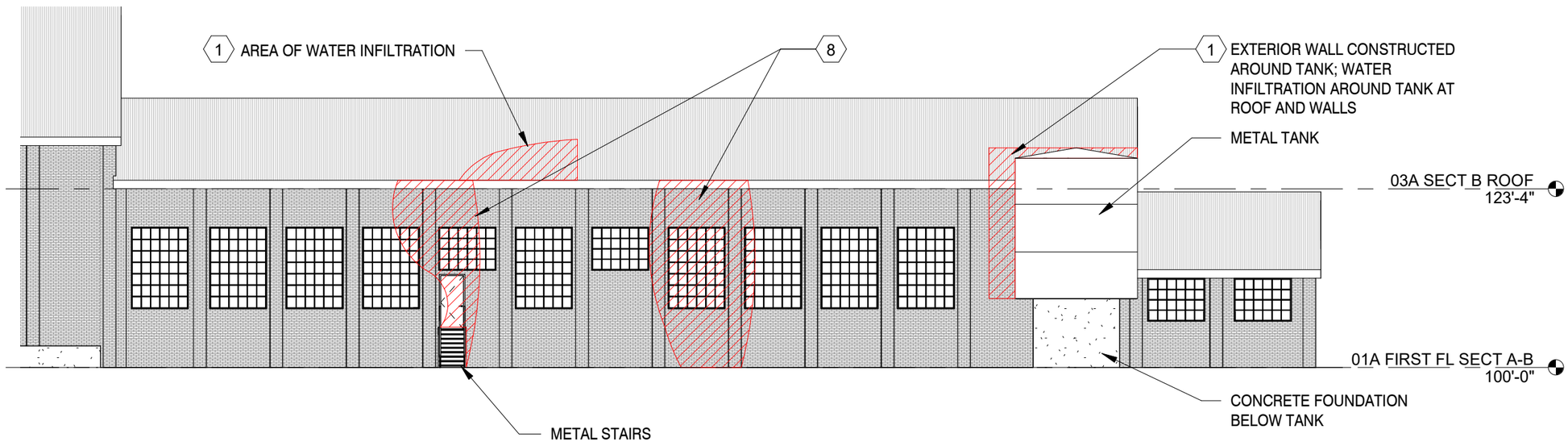
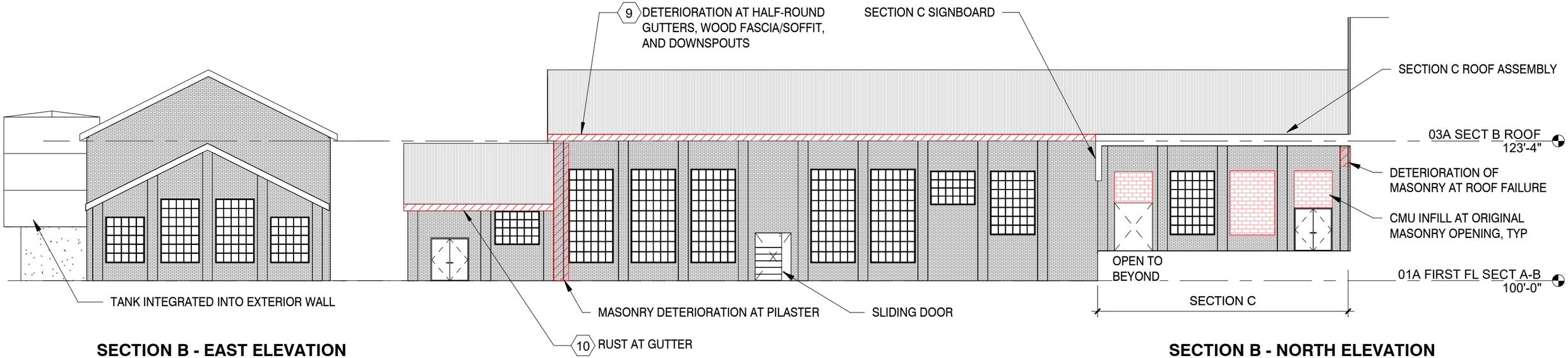
8	Vegetation growing at exterior walls
9	Deterioration of wood elements
10	Rust at metal elements and ceiling/roof structure

SECTION E/F



SECTION B - SOUTH ELEVATION



SECTION B - EAST ELEVATION

SECTION B - NORTH ELEVATION

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BONTEX/COLUMBIAN PAPER COMPANY
CONDITIONS ASSESSMENT
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24002.04
November 18, 2024

EXISTING ELEVATIONS - SECTION B

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

GENERAL EXTERIOR NOTES

1. All painted surfaces exhibit degrees of deterioration.
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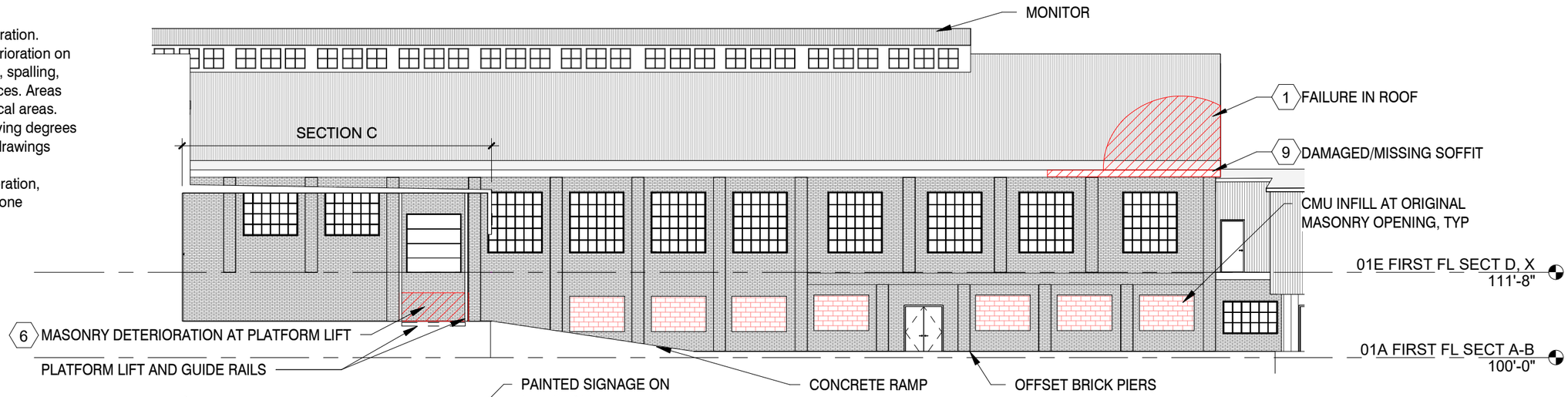
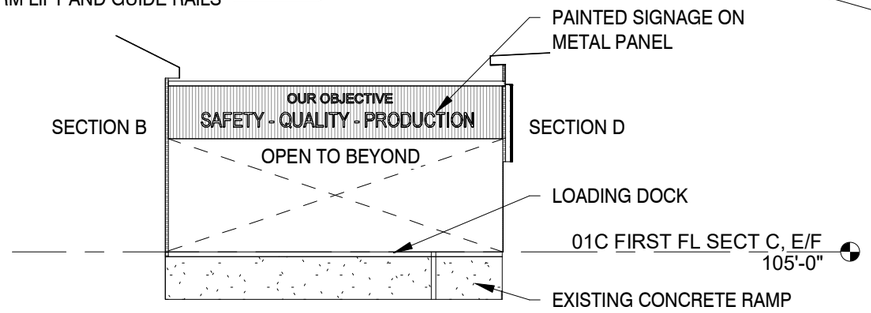
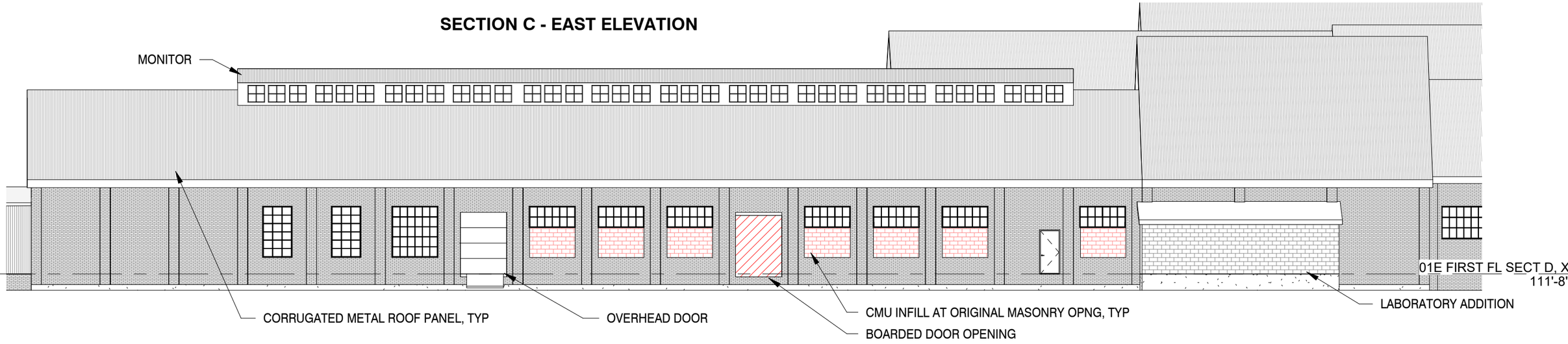


SECTION D - SOUTH ELEVATION



SECTION C - EAST ELEVATION



SECTION D - NORTH ELEVATION

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BONTEX/COLUMBIAN PAPER COMPANY
CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
24002.04
November 18, 2024

EXISTING ELEVATIONS - SECTIONS C, D

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

GENERAL EXTERIOR NOTES

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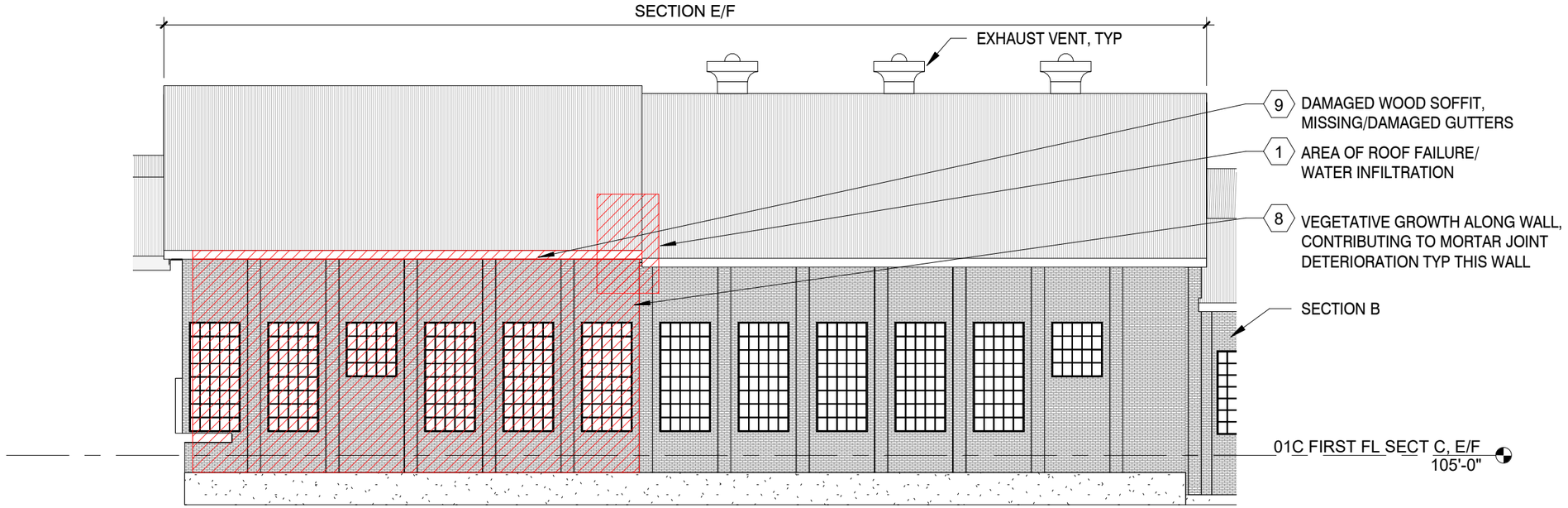
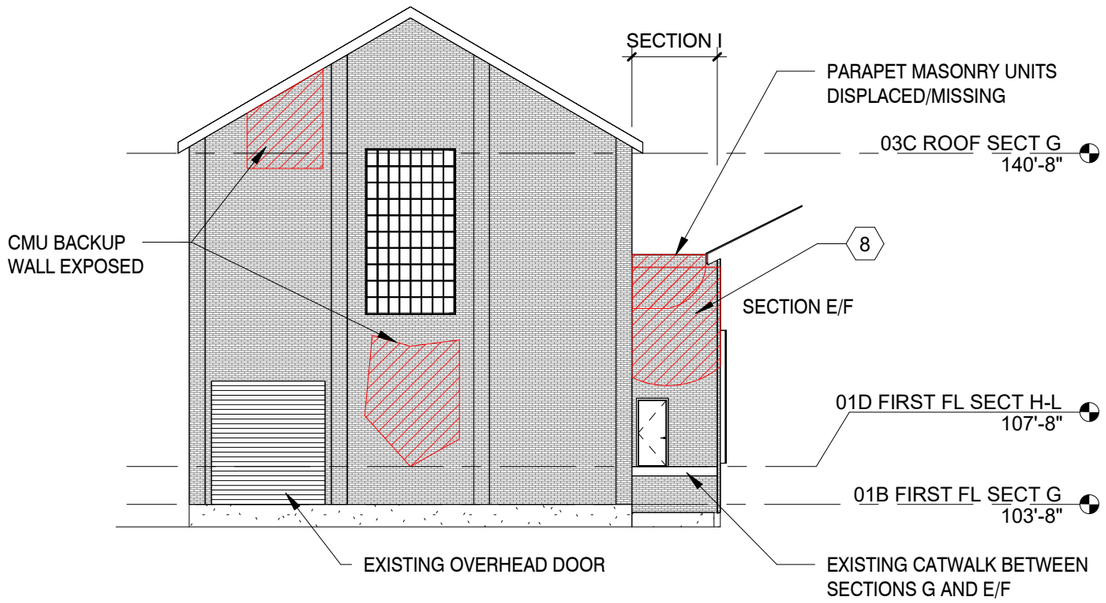
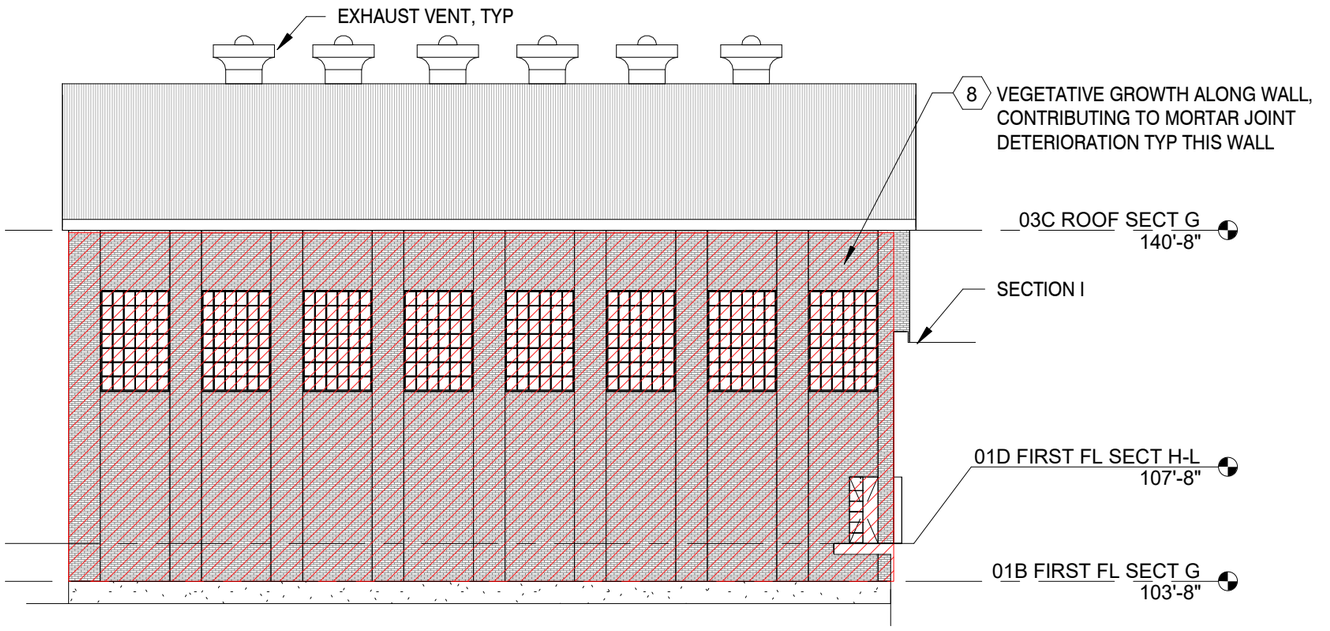


SECTION E/F - SOUTH ELEVATION



SECTION G - EAST ELEVATION



SECTION G - NORTH ELEVATION

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1 Bontex Drive, Buena Vista, VA
24002.04
November 18, 2024

EXISTING ELEVATIONS - SECTION E/F, G, I

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

GENERAL EXTERIOR NOTES

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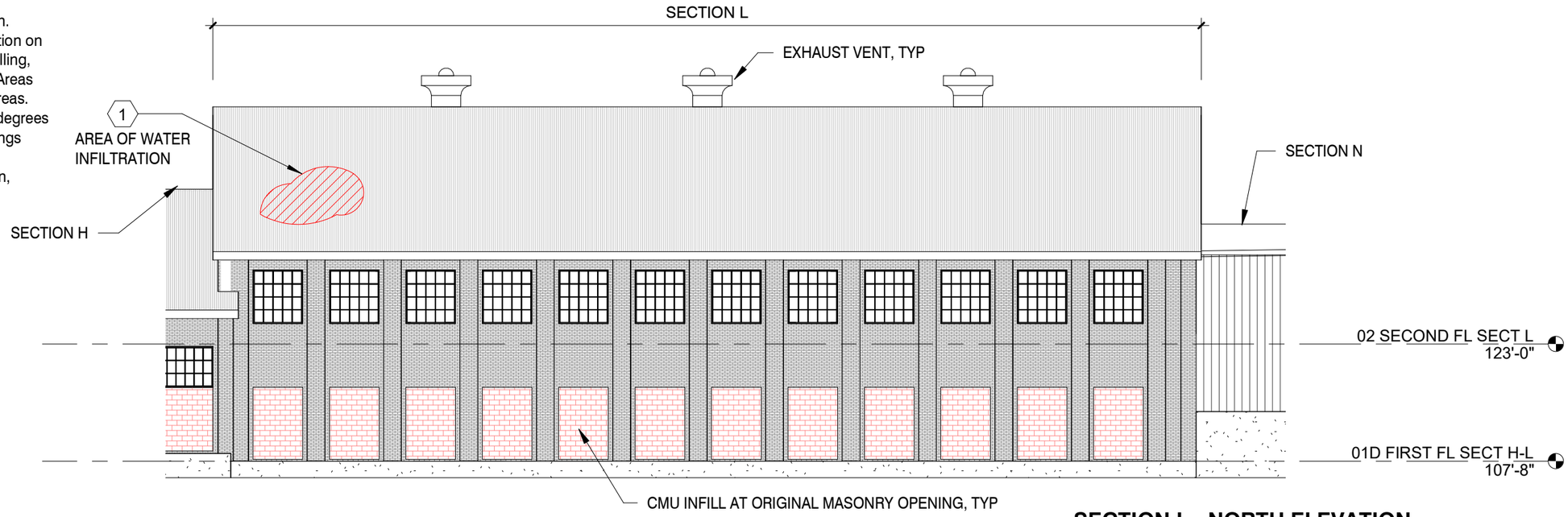
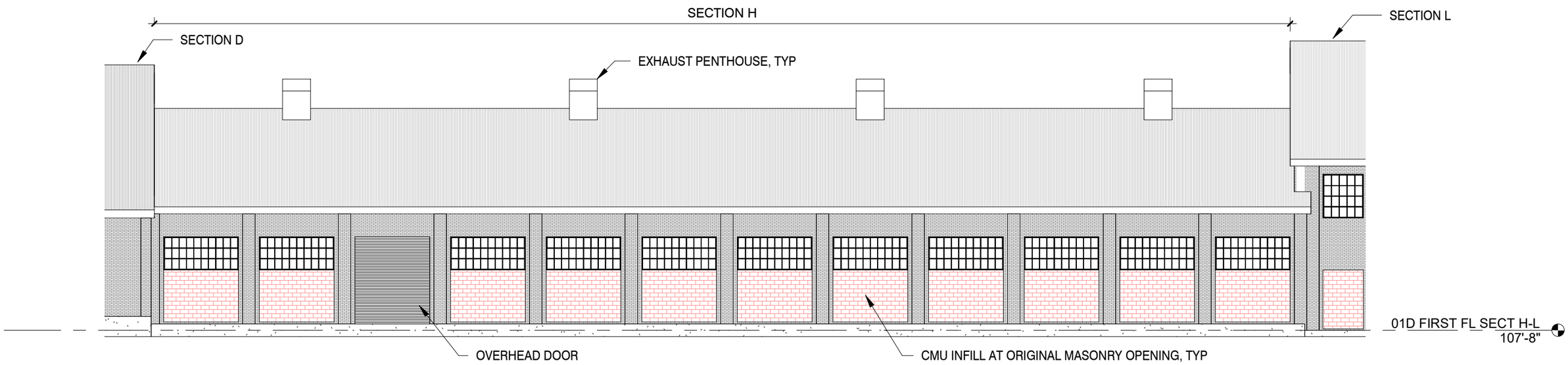


SECTION L - NORTH ELEVATION



SECTION H - NORTH ELEVATION

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BONTEX/COLUMBIAN PAPER COMPANY
CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
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November 18, 2024

EXISTING ELEVATIONS - SECTION H, L

0 8′ 16′ 32′
SCALE: 1/16″ = 1′-0″

GENERAL EXTERIOR NOTES

1. All painted surfaces exhibit degrees of deterioration.
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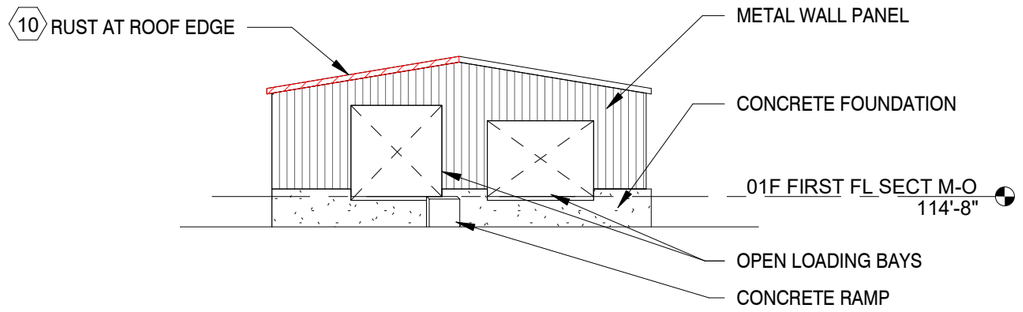
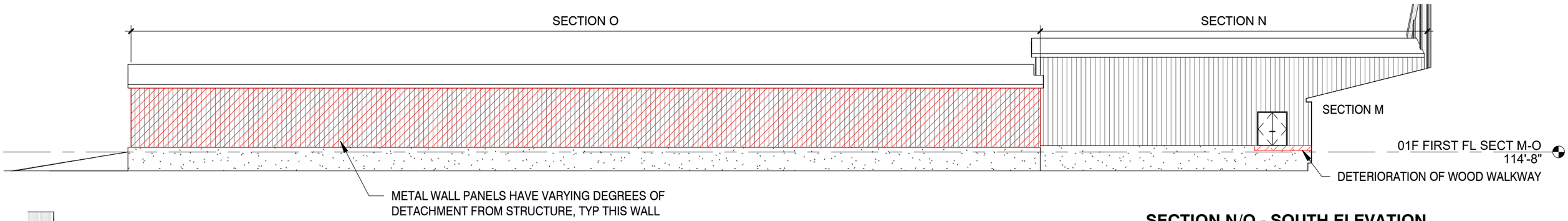
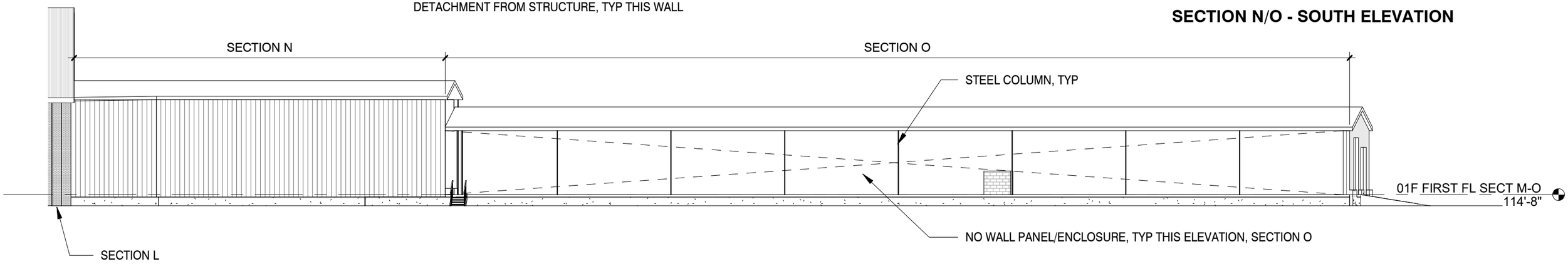


SECTION N/O - WEST ELEVATION



SECTION N/O - SOUTH ELEVATION



SECTION N/O - NORTH ELEVATION

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BONTEX/COLUMBIAN PAPER COMPANY
CONDITIONS ASSESSMENT
1 Bontex Drive, Buena Vista, VA
24002.04
November 18, 2024

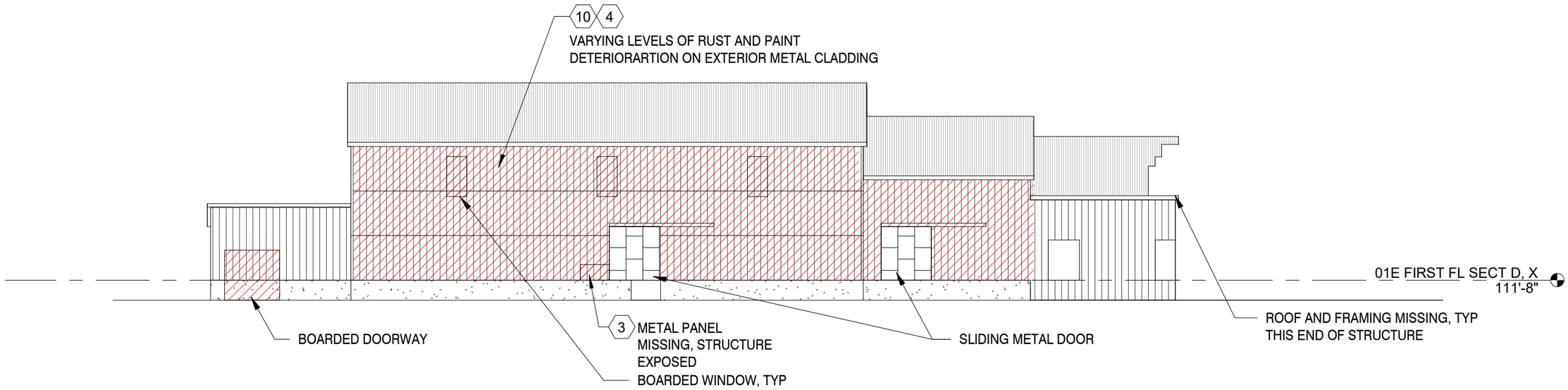
EXISTING ELEVATIONS - SECTION N/O

0 20′ 40′
SCALE: 1″ = 20′-0″

GENERAL EXTERIOR NOTES

1. All painted surfaces exhibit degrees of deterioration.
2. Exterior masonry has varying degrees of deterioration on all elevations of the building, including cracks, spalling, failed joints, staining, and missing broken pieces. Areas noted on the drawings highlight the most critical areas.
3. All existing corrugated metal roofs exhibit varying degrees of leaks or deterioration. Areas noted on the drawings highlight the most critical areas.
4. All windows exhibit varying degrees of deterioration, including discoloration, broken concrete or stone headers/sills, replaced portions, broken/missing/replacement panes.

CONDITION NOTES	
1	Water damage
2	Standing water on floor
3	Damaged or missing cladding
4	Paint peeling off surface; Typical of most painted brick and steel columns
5	Existing door casing remaining; Door panel removed
6	Deterioration of masonry joints
7	Excessive bird guano
8	Vegetation growing at exterior walls
9	Deterioration of wood elements
10	Rust at metal elements and ceiling/roof structure



BUILDING X - SOUTH ELEVATION

Appendix B

Market Assessment

BONTEX SITE REUSE STUDY

MARKET ASSESSMENT

Technical Memorandum

Prepared by:

URBAN PARTNERS

Prepared for:

Virginia Department of Environmental Quality

November 2024

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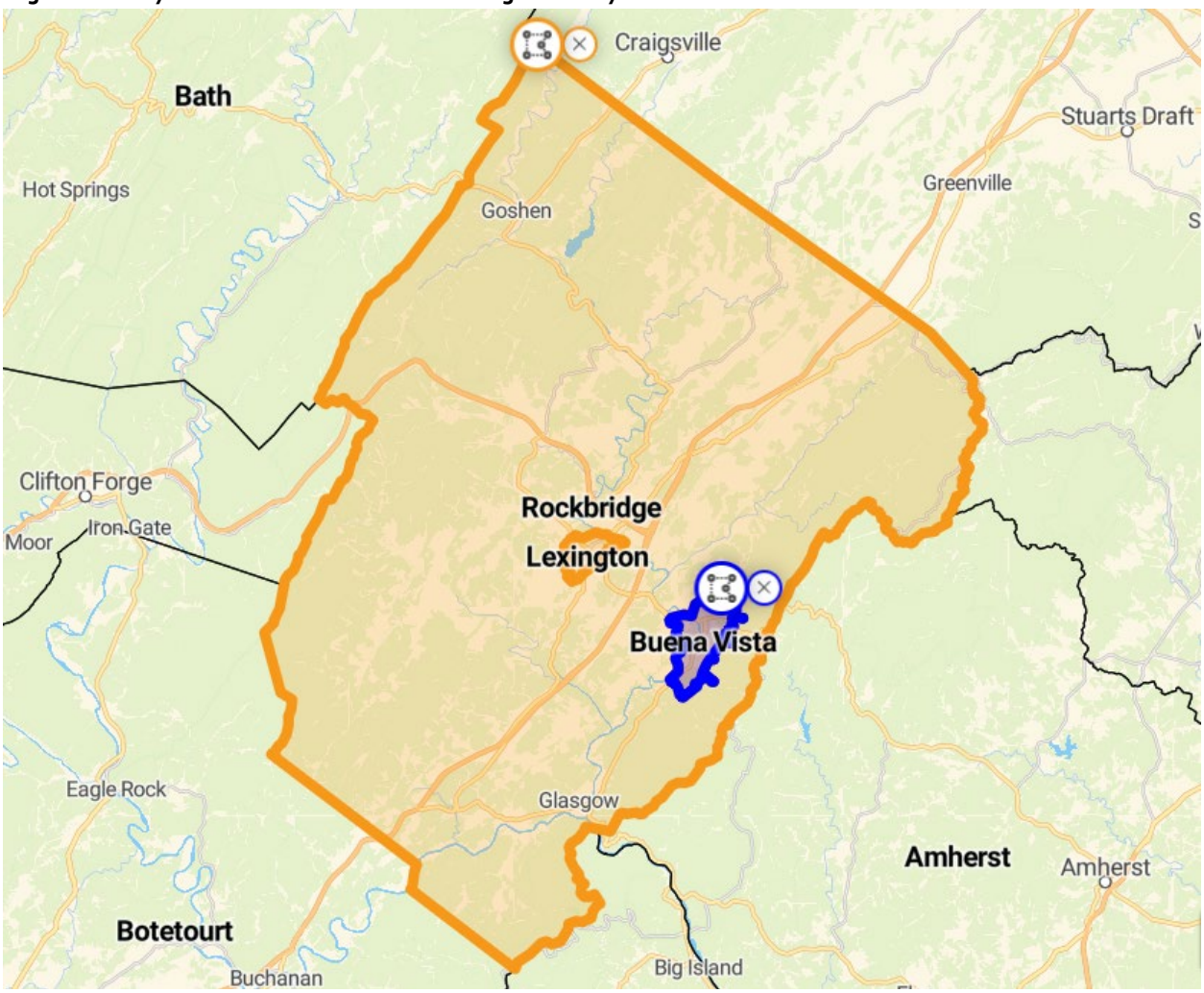
Introduction

The Virginia Department of Environmental Quality has retained a multi-disciplinary professional consulting team led by Stromberg/Garrigan & Associates (SGA) to prepare the Bontex Site Reuse Study. As part of this effort, Urban Partners has assessed the local and regional real estate market to determine the range and characteristics of viable new uses appropriate for the site that could potentially support a more vibrant local environment while strengthening the city and region's overall economy. Based on the community's desires, characteristics of the study area, and the known economic conditions of the surrounding region, we have focused on a variety of uses, including retail (particularly those supporting the recreational aspect of the region), outfitter/equipment rentals, event space, rental housing, and lodging (especially a small boutique hotel). For this assessment, we have examined the supply of similar uses through qualitative research within a radius of up to 25 miles, and the demand for such uses through quantitative secondary data analysis.

Socio-Economic Trends

For the purposes of this market analysis, we have examined demographic and economic conditions in the City of Buena Vista and Rockbridge County (see Figure 1), as well as in some cases, the Commonwealth of Virginia for comparison. The 2022 American Community Survey 5-Year Estimates (ACS) were used as the most current and reliable data source.

Figure 1: City of Buena Vista and Rockbridge County



Source: Policymap

Population and Household Characteristics

According to the ACS, the total 2022 population of the City of Buena Vista was 6,639, a decrease of 40 residents or 0.6% from 2012. In comparison, Rockbridge County increased by 1.4% (316 residents) and the Commonwealth of Virginia increased in population by 609,556 (a 7.6% gain. See Table 1 on the next page).

Table 1: Population Trends, 2012-2022

	2012 ACS	2022 ACS	% Change (2012-2022)	2012 ACS
City of Buena Vista	6,679	6,639	-40	-0.6%
Rockbridge County	22,357	22,673	316	1.4%
Commonwealth of Virginia	8,014,955	8,624,511	609,556	7.6%

Source: U.S. Census Bureau

In line with its population characteristics, the City of Buena Vista experienced a reduction in the number households (which equals the number of occupied housing units) from 2012 to 2022—a loss of 2.8%, or 77 households. Rockbridge County witnessed an increase of 3.0%. At the same time, the Commonwealth of Virginia had a 9.4% increase in households, also in line with its population gain.

Table 2: Household Trends, 2012-2022

	2012 ACS	2022 ACS	% Change (2012-2022)	2012 ACS
City of Buena Vista	2,732	2,665	-77	-2.8%
Rockbridge County	9,093	9,368	275	3.0%
Commonwealth of Virginia	3,006,219	3,289,776	283,557	9.4%

Source: U.S. Census Bureau

The City of Buena Vista experienced no change in average household size from 2012 to 2022 (2.29 people per household) despite its decrease in number of households. At the same time, household size in Rockbridge County decreased by 2.0% to 2.39 by 2022. The Commonwealth of Virginia witnessed a decrease in household size of 1.5%, still with a larger average household size (2.55) than the city or county (see Table 3).

Table 3: Average Household Size, 2012-2022

	2012 ACS	2022 ACS	% Change (2012-2022)
City of Buena Vista	2.29	2.29	0.0%
Rockbridge County	2.44	2.39	-2.0%
Commonwealth of Virginia	2.59	2.55	-1.5%

Source: U.S. Census Bureau

As of 2022, the City of Buena Vista has 91.6% of its population in households (non-group quarters), while it has the largest share of family households among examined jurisdictions, at 77.6%[1]. Rockbridge County has the lowest percentage of group quarters at 1.4%, while the Commonwealth of Virginia has the highest percentage non-family households (34.7%. See Table 4).

[1] *The Census Bureau classifies all people not living in housing units (house, apartment, mobile home, rented rooms) as living in Group Quarters, of which there are two types: 1) Institutional, such as correctional facilities, nursing homes, or mental hospitals; and 2) Non-Institutional, such as college dormitories, military barracks, group homes, missions, or shelters.*

Table 4: Population by Household Type, 2022

	City of Buena Vista	Rockbridge County	Commonwealth of Virginia
Total Population	6,639	22,673	8,624,511
In Households	6,080	22,366	8,387,705
In Households (% of Total)	91.6%	98.6%	97.3%
In Family Households (% of Total)	77.6%	69.2%	65.3%
In Non-Family Households (% of Total)	22.4%	30.8%	34.7%
In Group Quarters (% of Total)	8.4%	1.4%	2.7%

Source: U.S. Census Bureau

According to the Census Bureau, the ethnic/racial composition of the City of Buena Vista is majority White, though the city is growing increasingly more diverse. In 2022, 86.3% of Rockbridge County residents were White, followed by 6.9% Two or More Races, 4.1% Black or African American, and 1.5% Hispanic. From 2012 to 2022, the percentage of non-White residents increased from 10.0% to 13.7%. Compared to Rockbridge County, Buena Vista continues to maintain a slightly more racially/ethnically diverse population (see Table 5).

Table 5: Ethnic/Racial Composition, 2012-2022

	City of Buena Vista		Rockbridge County	
	2012 ACS	2022 ACS	2012 ACS	2022 ACS
White Alone	90.0%	86.3%	93.6%	90.6%
Black or African American Alone	8.0%	4.1%	3.1%	3.6%
American Indian and Alaska Native Alone	0.2%	0.1%	0.1%	0.1%
Asian American Alone	0.1%	0.5%	0.7%	0.7%
Native Hawaiian & other Pacific Islander Alone	0.0%	0.2%	0.1%	0.0%
Some other Race Alone	0.1%	0.3%	0.0%	0.9%
Two or More Races	0.6%	6.9%	1.0%	1.9%
Hispanic (All Races)	1.0%	1.5%	1.3%	2.1%

Source: U.S. Census Bureau

The City of Buena Vista has a lower educational attainment level of residents than Rockbridge County (see Table 6).

Table 6: Educational Attainment for Population 25 Years and Over, 2012-2022

	City of Buena Vista		Rockbridge County	
	2012 ACS	2022 ACS	2012 ACS	2022 ACS
Less Than 9th Grade	15.0%	5.6%	7.6%	3.6%
9th to 12th Grade, No Diploma	11.0%	13.2%	9.1%	5.8%
High School Graduate (Includes Equivalency)	37.3%	32.7%	36.7%	34.3%
Some College, No Degree	14.1%	19.5%	18.8%	20.0%
Associate's Degree	7.3%	7.7%	5.3%	6.2%
Bachelor's Degree	8.6%	13.1%	13.7%	15.6%
Graduate or Professional Degree	6.6%	8.3%	8.9%	14.5%

Source: U.S. Census Bureau

In the city as of 2022, 21.4% of the residents aged 25 and above have bachelor's degrees or graduate/professional degrees as the highest educational attainment, compared to 30.1% in the county. The percentage of residents with graduate/professional degrees increased in the city from 6.6% in 2012 to 8.3% in 2022, compared to an increase of 5.6 percentage points in the county.

According to the ACS and illustrated in Table 7 below, the largest age cohort in 2022 in the City of Buena Vista is adults aged 18 to 24 at 18.0%, followed by children aged 5 to 17 at 16.4%, with adults aged 55 to 64 in third at 11.4%. This is a significant shift from the prior decade when the largest cohort was adults aged 55 to 64, at 15.8% of the population. In Rockbridge County, the largest cohort is adults aged 55 to 64 at 16.2%. Senior adults aged 65 to 74 are the second highest at 14.8%, up significantly from 10.5% in 2012. In the city, seniors 75 years-of-age and older decreased to 7.8% of the population in 2022 from 9.3% in 2012.

Table 7: Distribution of Age, 2012-2022

	City of Buena Vista		Rockbridge County	
	2012 ACS	2022 ACS	2012 ACS	2022 ACS
Under 5 Years-of-Age	5.2%	4.9%	5.1%	4.0%
5 To 17 Years-of-Age	14.4%	16.4%	15.4%	13.9%
18 To 24 Years-of-Age	7.5%	18.0%	15.1%	7.0%
25 To 34 Years-of-Age	9.1%	10.5%	10.4%	10.1%
35 To 44 Years-of-Age	11.7%	9.7%	12.8%	10.3%
45 To 54 Years-of-Age	15.3%	11.2%	11.7%	11.9%
55 To 64 Years-of-Age	15.8%	11.4%	12.4%	16.2%
65 To 74 Years-of-Age	11.6%	10.1%	10.5%	14.8%
75 To 84 Years-of-Age	6.5%	5.2%	3.4%	8.0%
85 Years-of-Age & Over	2.8%	2.6%	3.3%	3.8%

Source: U.S. Census Bureau

Household Income & Poverty Characteristics

According to the 2020 ACS, 1,334 City of Buena Vista residents (or 21.9%) are living below the poverty level, compared to Rockbridge County's much lower poverty rate of 8.9% (see Table 8).

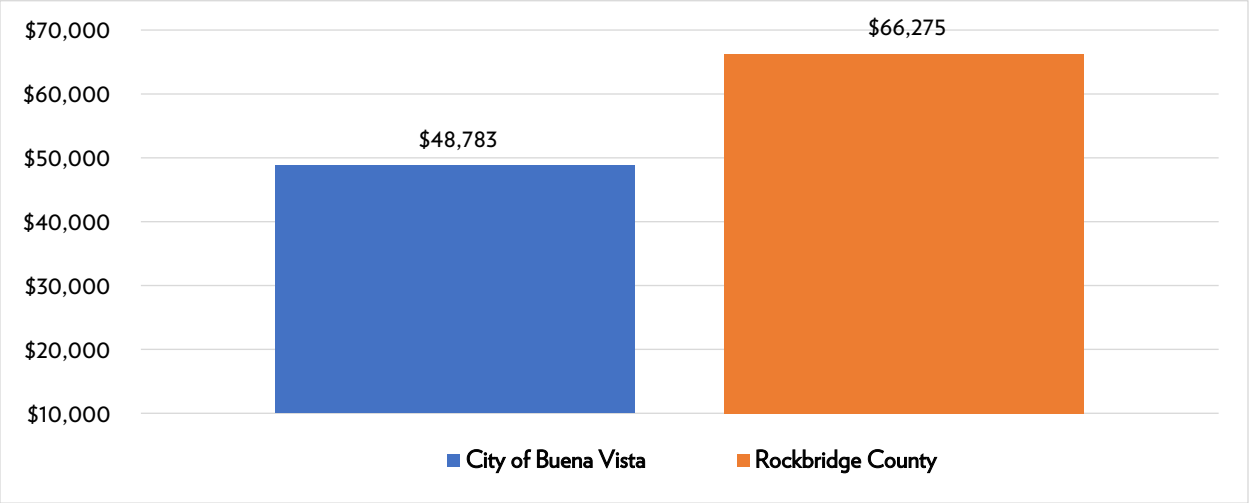
Table 8: Population Living Below Poverty Level, 2022

	City of Buena Vista	Rockbridge County
Population Below Living Poverty Level	1,334	1,983
Population Below Living Poverty Level (%)	21.9%	8.9%

Source: U.S. Census Bureau, Urban Partners

Further demonstrating that City of Buena Vista households are poorer than households in Rockbridge County, according to the ACS, the median household income for the city as of 2022 is $48,783, compared to $66,275 for the county (see Figure 2).

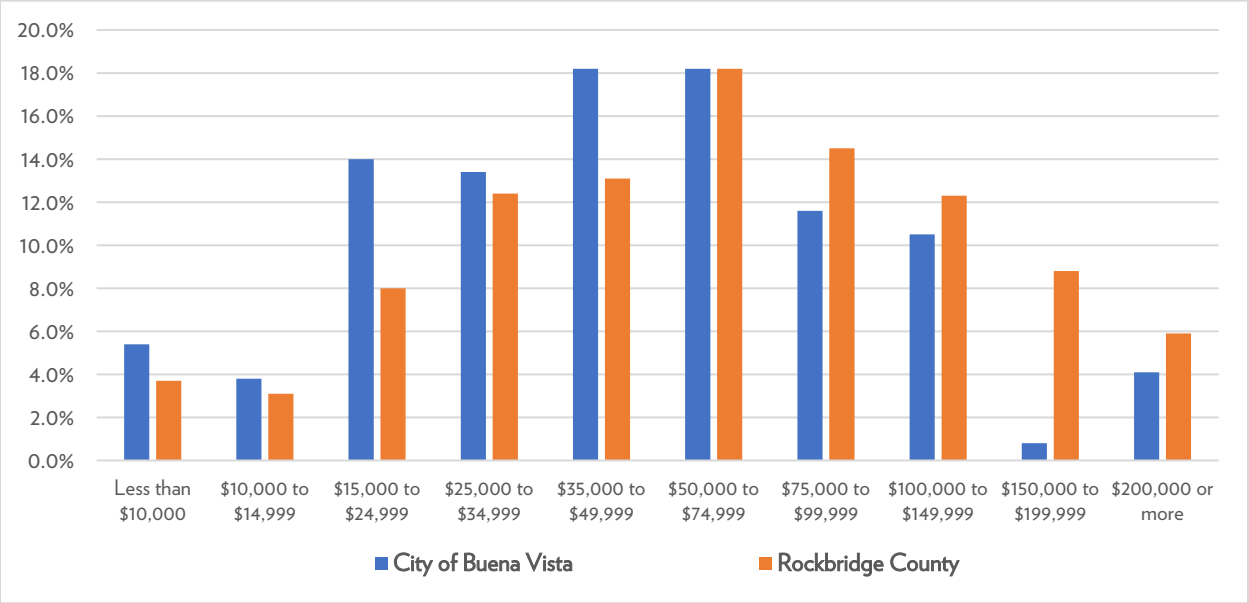
Figure 2: Median Household Income, 2022



Source: U.S. Census Bureau

In the City of Buena Vista, 23.2% of the households earn less than $25,000 annually, including 5.4% earning less than $10,000, compared to 14.8% earning less than $25,000 in Rockbridge County. Approximately 15.4% of all city households earn more than $100,000 annually, compared to 27.0% for the county. The largest income categories in Buena Vista are $35,000 to $49,999 and $50,000 to $74,999 (18.2%) while in Rockbridge County it is $50,000 to $74,999 (also 18.2%. See Figure 3).

Figure 3: Distribution of Median Household Income, 2022



Source: U.S. Census Bureau

The 2022 ACS reports that 19.4% of owner-occupant households in the City of Buena Vista pay more than 30% of their income toward housing costs (and thus are "cost-burdened"). At the same time, 44.1% of renter households are cost burdened (see Table 9).

Table 9: Tenure by Housing Costs – City of Buena Vista, 2022

	Owner Occupants	%	Renter Occupants	%
All Household Income Levels	1,533		1,122	
Less than 20%	882	57.5%	159	14.2%
20 to 29%	299	19.5%	202	18.0%
30% or more	298	19.4%	495	44.1%
Zero or negative income/no cash rent	54	3.5%	266	23.7%

Source: U.S. Census Bureau, Urban Partners

Housing Characteristics

From 2012 to 2022, the total number of housing units in the City of Buena Vista grew by just 0.3%. The vacancy rate increased to 9.7% with 286 vacant units in 2022, compared to 199 vacant units in 2012 (6.8%), an increase in vacant units of 43.7%. By comparison, Rockbridge County experienced a 1.3% increase in total housing units, while its vacancy rate decreased from 18.4% to 17.0% (see Table 10).

Table 10: Total Housing Units and Occupancy Status, 2012-2022

	2012 ACS	%	2022 ACS	%	Change 2012-2022	% Change 2012-2022
City of Buena Vista: Total Units	2,931	-	2,941	-	10	0.3%
Occupied Units	2,732	93.2%	2,655	90.3%	-77	-2.8%
Vacant Units	199	6.8%	286	9.7%	87	43.7%
Rockbridge County: Total Units	11,137		11,283		146	1.3%
Occupied Units	9,093	81.6%	9,368	83.0%	275	3.0%
Vacant Units	2,044	18.4%	1,915	17.0%	-129	-6.3%

Source: U.S. Census Bureau, Urban Partners

Table 11 describes changes in tenure, or owner/renter characteristics. The net total number of occupied housing units decreased by 77 units, or 2.8%, from 2012 to 2022—consisting of a reduction of 286 owner-occupied homes and an increase of 209 renter-occupied homes. As a result, the homeownership rate decreased from 66.6% in 2012 to 57.7% in 2022. By comparison, Rockbridge County's net total number of occupied housing units increased by 305, having gained 704 owner-occupied units while losing 429 rental units.

Table 11: Housing Tenure, 2012-2022

	2012 ACS	%	2022 ACS	%	Change 2012-2022	% Change 2012-2022
City of Buena Vista: Occ. Units	2,732	-	2,655	-	-77	-2.8%
Owner-Occupied Units	1,819	66.6%	1,533	57.7%	-286	-15.7%
Renter-Occupied Units	913	33.4%	1,122	42.3%	209	22.9%
Rockbridge County: Occ. Units	9,063		9,368		305	3.4%
Owner-Occupied Units	6,622	73.1%	7,326	42.3%	704	10.6%
Renter-Occupied Units	2,471	27.3%	2,042	21.8%	-429	-17.4%

Source: U.S. Census Bureau, Urban Partners

A detailed breakdown of the age of housing stock is shown in Table 12. Unlike many of its more historic peer communities, the City of Buena Vista has a relatively newer housing stock, with more than half (56.0%) of its homes built after 1970. Rockbridge County is even newer with 65.1% of its housing stock built after 1970. The decade of the most construction in the city was the 1970s, when 18.3% of housing units were constructed. In the county, a growth spurt occurred in the 1990s when 19.9% of its housing stock was built. In the city, no new housing has been built since 2014.

Table 12: Age of Housing Stock, 2022

	City of Buena Vista	Rockbridge County
Built 2014 or later	0.0%	0.6%
Built 2010 to 2013	2.3%	3.5%
Built 2000 to 2009	11.0%	16.7%
Built 1990 to 1999	10.3%	19.9%
Built 1980 to 1989	14.0%	9.7%
Built 1970 to 1979	18.3%	14.8%
Built 1960 to 1969	9.3%	9.8%
Built 1950 to 1959	17.2%	7.8%
Built 1940 to 1949	8.2%	3.8%
Built 1939 or earlier	9.4%	13.6%

Source: U.S. Census Bureau, Urban Partners

According to the ACS, the majority of homes (89.4%) in the City of Buena Vista are one-unit structures - both attached and detached types (see Table 13). The city's highest percentage of non-single units (4.2%) are in mobile homes. Rockbridge County also has a high percentage of units (79.7%) in one-unit structures as the city. Similarly to Buena Vista, the county has its highest percentage of non-single units (11.6%) in the form of mobile homes.

Table 13: Units in Structure, 2022

	City of Buena Vista	Rockbridge County
1 Unit, detached	88.1%	78.2%
1 Unit, attached	1.3%	1.5%
2 Units	0.8%	1.3%
3 or 4 Units	0.5%	1.2%
5 to 9 Units	1.1%	3.4%
10 to 19 Units	1.0%	1.5%
20 to 49 Units	2.3%	1.3%
50 or more Units	0.6%	0.0%
Mobile home	4.2%	11.6%
Boat, RV, van, etc.	0.0%	0.0%

Source: U.S. Census Bureau, Urban Partners

Retail Market

Urban Partners conducted a retail market analysis to characterize the performance of existing retailers in and around the City of Buena Vista as well as to identify gaps and opportunities for the potential development of new retailing at the former Bontex site, particularly retailers that could appeal to local families as well as visitors to the region for its recreational assets.

Retail Supply

For this retail market analysis, we are focused chiefly on retail stores engaged in selling merchandise for personal and/or household consumption and on establishments that render services incidental to the sale of these goods. All retail establishments in the area were classified by type of business according to the principal lines of merchandise sold and the usual trade designation. In general, this classification follows the numeric system established for both government and industry practice – the North American Industry Classification System (NAICS).

The term "retail store sales" in this analysis includes sales by establishments that are normally found in pedestrian-oriented retail shopping areas. This definition excludes the sales of automobile dealerships and repair facilities, service stations, fuel oil dealers, and non-store retailing. Banks and other financial establishments are also excluded from this assessment because banking activities – deposits, loans, etc. – cannot be added to sales volume data for other types of retail establishments.

Retail Demand

Consumer shopping patterns vary depending on the types of goods being purchased. For convenience goods purchased frequently, such as groceries, drugs, and prepared foods, shoppers typically make purchases at stores close to their home or place of work. For larger-ticket, rarely purchased items – such as automobiles, electronics, and large appliances – shoppers may travel anywhere within the metropolitan area or beyond to obtain the right item at the right price. For apparel, household furnishings, and other shopping goods, consumers generally establish shopping patterns between these two extremes, trading at a number of shopping areas within a 30-minute commute of their homes.

In analyzing the retail market demand within a portion of a larger metropolitan area, these behavioral observations translate into a series of analytical rules-of-thumb:

- Shopping for community-serving goods and services is generally confined to the immediate trade area.
- Expenditures made at full-service restaurants will occur chiefly within the immediate trade area, but some restaurant expenditures made by the trade area population will be lost to established restaurants located outside the immediate trade area. Similarly, some restaurant sales occurring in the immediate trade area will be attracted from residents who live elsewhere in the region.

- Expenditures made by immediate trade area residents for shopping good items (department stores, apparel, and most specialty goods) will more likely occur within the area if they exist, but a substantial proportion of these sales will occur outside the area. Similarly, significant sales will be attracted from residents outside the immediate trade area to any large, well-known stores located within a trade area.
- Specific high-quality stores within the immediate trade area may attract significant clientele from well beyond the trade area for highly-targeted, single destination trips for specialized purchases.

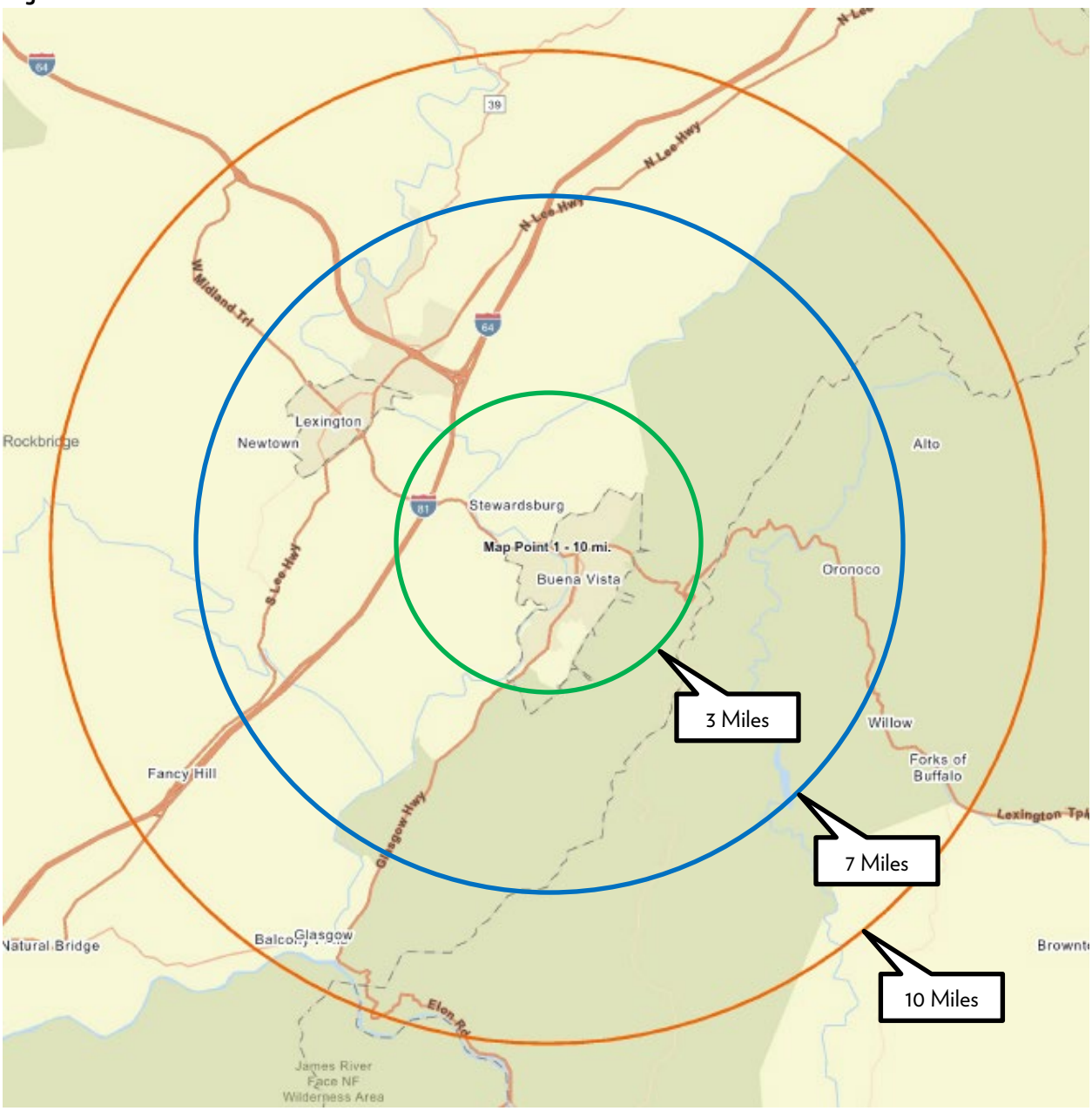
Retail Trade Area

To examine the entire range of retailers potentially feasible for the Bontex site, we have identified the Buena Vista Retail Trade Area from where potential customers would likely originate for the types of goods and services most typically available. Since retailing in Buena Vista functions within a larger regional marketplace, we have defined three trade areas centered on the Bontex site: a three-mile radius, a seven-mile radius, and a ten-mile radius (see Figure 4). This comparison enables us to identify the degree to which customers from each of these areas patronize retailers in the other respective areas, understand how this impacts the area's retail supply and demand, and confirm a primary trade area for Buena Vista.

The 3-Mile Trade Area encompasses the entirety of the City of Buena Vista and its urbanized area. Residents within this three-mile radius are likely to find most of their daily needs in several categories of goods and services and make most of their purchases, including supermarkets, convenience stores, pharmacies, and take-out restaurants. The 3-Mile Trade Area includes all of the city's locally-owned retailers and extends west to include the U.S. 60 interchange with Interstate 81 at Exit 188.

Beyond the 3-Mile Trade Area, the 7-Mile Trade Area is largely rural, though it includes the City of Lexington and its' downtown retailers. In addition, it includes the retailers in Lexington's suburban areas, such as Lexington Crossings (Wal-Mart and Lowe's) and the retailing between downtown and the U.S. 11 interchange with Interstate 64 at Exit 55. The 10-Mile Trade Area is also predominantly rural, extending to Rockbridge Baths on the north, Glasgow on the south, and Forks of Buffalo on the east.

Figure 4: The Bontex Site Retail Trade Areas



Source: Google, Environics Analytics, Urban Partners

Trade Area Supply and Demand Characteristics

In this section, we compare the current supply and demand for all retail goods and services by residents of the 3-, 7-, and 10-Mile Trade Areas surrounding Sayre. To determine the trade areas' supply and demand, we acquired information about the retail spending behavior of market study area residents from Environics Analytics, which acquires its data from the Nielsen Company—one of the national data services typically used by retail store location and real estate professionals. Table 14 outlines the supply and demand characteristics of the trade areas examined.

Table 14: Trade Area Retail Supply and Demand Characteristics

	Buena Vista Area 3-Mile			Buena VistaTrade Area 7-Mile			Buena Vista Trade Area 10-Mile		
	2024 Demand (Consumer Expenditures)	2024 Supply (Retail Sales)	Opportunity Gap/ Surplus	2024 Demand (Consumer Expenditures)	2024 Supply (Retail Sales)	Opportunity Gap/ Surplus	2024 Demand (Consumer Expenditures)	2024 Supply (Retail Sales)	Opportunity Gap/ Surplus
Total Retail Sales	**92,454,359**	**71,604,265**	**20,850,094**	**262,976,740**	**270,985,000**	**(8,008,260)**	**326,441,110**	**302,128,342**	**24,312,768**
Motor Vehicle and Parts Dealers-441	**2,770,514**	**2,528,736**	**241,778**	**7,795,874**	**7,876,067**	**(80,193)**	**9,720,295**	**8,054,230**	**1,666,065**
Automotive Parts/Accsrs, Tire Stores-4413	2,770,514	2,528,736	241,778	7,795,874	7,876,067	(80,193)	9,720,295	8,054,230	1,666,065
Furniture and Home Furnishings Stores-442	**2,777,362**	**774,552**	**2,002,810**	**8,170,500**	**6,343,411**	**1,827,089**	**10,208,915**	**6,615,653**	**3,593,262**
Furniture Stores-4421	1,594,418	446,133	1,148,285	4,688,370	4,111,068	577,302	5,864,651	4,267,902	1,596,748
Home furnishings stores - 4422	1,182,944	328,419	854,525	3,482,130	2,232,343	1,249,787	4,344,264	2,347,751	1,996,513
Floor covering stores - 44221	482,468	0	482,468	1,444,837	0	1,444,837	1,801,188	0	1,801,188
Other home furnishings stores - 44229	700,476	328,419	372,058	2,037,293	2,232,343	(195,049)	2,543,076	2,347,751	195,326
Electronics and Appliance Stores-443	**2,264,862**	**478,493**	**1,786,369**	**6,423,322**	**950,835**	**5,472,487**	**7,986,677**	**1,068,518**	**6,918,159**
Household Appliances Stores-443141	421,020	187,868	233,152	1,199,230	373,321	825,909	1,495,101	403,370	1,091,731
Electronics Stores-443142	1,843,842	290,625	1,553,216	5,224,092	577,514	4,646,578	6,491,576	665,148	5,826,428
Building Material, Garden Equip Stores -444	**9,923,619**	**9,531,285**	**392,334**	**28,496,196**	**36,513,472**	**(8,017,276)**	**35,635,336**	**44,864,016**	**(9,228,680)**
Building Material and Supply Dealers-4441	8,498,930	9,003,785	(504,855)	24,440,092	30,290,951	(5,850,859)	30,564,100	36,219,630	(5,655,530)
Home Centers-44411	4,702,196	4,019,924	682,272	13,523,113	14,448,413	(925,300)	16,904,334	16,572,859	331,475
Paint and Wallpaper Stores-44412	378,174	442,491	(64,316)	1,083,563	2,033,934	(950,371)	1,358,562	3,171,577	(1,813,015)
Hardware Stores-44413	743,403	307,861	435,542	2,134,905	3,605,093	(1,470,188)	2,670,032	4,722,234	(2,052,201)
Other Building Materials Dealers-44419	2,675,157	4,233,509	(1,558,352)	7,698,511	10,203,511	(2,505,000)	9,631,172	11,752,960	(2,121,789)
Lawn, Garden Equipment, Supplies Stores-4442	1,424,689	527,500	897,189	4,056,104	6,222,521	(2,166,417)	5,071,236	8,644,386	(3,573,150)
Outdoor Power Equipment Stores-44421	297,212	146,898	150,315	854,471	2,356,608	(1,502,137)	1,068,441	2,356,608	(1,288,167)
Nursery and Garden Centers-44422	1,127,477	380,602	746,875	3,201,633	3,865,913	(664,281)	4,002,795	6,287,778	(2,284,983)
Food and Beverage Stores-445	**19,533,989**	**9,561,125**	**9,972,864**	**54,549,528**	**54,999,743**	**(450,215)**	**67,478,558**	**58,891,080**	**8,587,478**
Grocery Stores-4451	17,627,741	9,028,630	8,599,111	49,242,490	47,965,040	1,277,450	60,921,443	51,851,153	9,070,290
Supermarkets, Grocery (Ex Conv) Stores-44511	16,896,209	6,181,606	10,714,603	47,190,335	40,476,176	6,714,159	58,389,042	42,998,848	15,390,193
Convenience Stores-44512	731,532	2,847,024	(2,115,492)	2,052,155	7,488,864	(5,436,709)	2,532,401	8,852,305	(6,319,904)
Specialty Food Stores-4452	484,680	532,495	(47,814)	1,355,231	1,865,675	(510,444)	1,676,008	1,870,899	(194,893)
Meat Markets-44521	148,468	286,671	(138,203)	416,590	569,656	(153,066)	515,254	572,468	(57,214)
Fish and Seafood Markets-44522	58,316	0	58,316	163,489	0	163,489	202,198	0	202,198
Fruit and Vegetable Markets -44523	101,009	245,824	(144,814)	281,115	488,486	(207,371)	347,660	490,898	(143,239)
Other Specialty Food Stores-44529	176,887	0	176,887	494,037	807,533	(313,496)	610,896	807,533	(196,638)
Beer, Wine and Liquor Stores-4453	1,421,568	0	1,421,568	3,951,807	5,169,028	(1,217,221)	4,881,107	5,169,028	(287,921)

Health and Personal Care Stores-446	**8,466,418**	**4,623,564**	**3,842,854**	**23,835,422**	**33,864,159**	**(10,028,737)**	**29,655,272**	**34,351,640**	**(4,696,368)**
Pharmacies and Drug Stores-44611	7,239,315	4,161,117	3,078,198	20,385,918	31,147,384	(10,761,466)	25,353,606	31,393,314	(6,039,709)
Cosmetics, Beauty Supplies, Perfume Stores-44612	528,243	192,338	335,906	1,486,932	386,398	1,100,534	1,849,856	483,800	1,366,056
Optical Goods Stores-44613	221,232	138,379	82,853	618,595	1,061,347	(442,752)	779,613	1,133,468	(353,856)
Other Health and Personal Care Stores-44619	477,628	131,730	345,898	1,343,977	1,269,030	74,947	1,672,197	1,341,058	331,138
Clothing and Clothing Accessories Stores-448	**6,608,581**	**3,604,834**	**3,003,747**	**19,234,986**	**5,577,469**	**13,657,517**	**23,780,915**	**5,885,276**	**17,895,639**
Clothing Stores-4481	4,721,952	445,016	4,276,936	13,760,591	1,457,540	12,303,051	17,004,845	1,644,620	15,360,225
Men's Clothing Stores-44811	172,794	0	172,794	516,195	0	516,195	637,543	0	637,543
Women's Clothing Stores-44812	791,678	0	791,678	2,307,782	213,590	2,094,192	2,853,421	213,590	2,639,832
Children's, Infants Clothing Stores-44813	212,724	0	212,724	582,204	0	582,204	714,094	0	714,094
Family Clothing Stores-44814	2,847,032	280,958	2,566,074	8,305,824	917,945	7,387,879	10,268,177	1,021,044	9,247,133
Clothing Accessories Stores-44815	266,702	74,992	191,711	787,143	149,019	638,123	972,597	188,094	784,503
Other Clothing Stores-44819	431,022	89,066	341,956	1,261,443	176,986	1,084,457	1,559,013	221,892	1,337,121
Shoe Stores-4482	693,855	936,196	(242,342)	2,015,354	1,060,353	955,001	2,482,699	1,071,710	1,410,989
Jewelry, Luggage, Leather Goods Stores-4483	1,192,774	2,223,622	(1,030,848)	3,459,041	3,059,576	399,465	4,293,371	3,168,946	1,124,425
Jewelry Stores-44831	784,404	2,223,622	(1,439,218)	2,256,146	3,059,576	(803,430)	2,807,819	3,168,946	(361,127)
Luggage and Leather Goods Stores-44832	408,370	0	408,370	1,202,895	0	1,202,895	1,485,552	0	1,485,552
Sporting Goods, Hobby, Book, Music Stores-451	**2,047,016**	**3,614,359**	**(1,567,343)**	**5,844,984**	**8,402,639**	**(2,557,655)**	**7,266,787**	**8,640,351**	**(1,373,564)**
Sporting Goods, Hobby, Musical Inst Stores-4511	1,780,155	2,138,333	(358,178)	5,087,316	4,274,230	813,086	6,328,220	4,435,850	1,892,370
Sporting Goods Stores-45111	1,192,653	2,022,704	(830,051)	3,448,276	3,576,668	(128,392)	4,287,965	3,704,475	583,490
Hobby, Toys and Games Stores-45112	419,453	0	419,453	1,172,034	0	1,172,034	1,457,745	0	1,457,745
Sew/Needlework/Piece Goods Stores-45113	63,625	0	63,625	178,412	0	178,412	223,333	0	223,333
Musical Instrument and Supplies Stores-45114	104,424	115,629	(11,205)	288,594	697,562	(408,969)	359,177	731,375	(372,199)
Book, Periodical and Music Stores-4512	266,861	1,476,026	(1,209,165)	757,668	4,128,409	(3,370,741)	938,567	4,204,501	(3,265,934)
Book Stores-451211	250,752	1,476,026	(1,225,274)	712,417	4,128,409	(3,415,992)	882,522	4,204,501	(3,321,980)
News Dealers and Newsstands-451212	16,109	0	16,109	45,251	0	45,251	56,045	0	56,045
General Merchandise Stores-452	**17,669,269**	**17,671,231**	**(1,962)**	**50,009,731**	**57,097,739**	**(7,088,008)**	**62,014,976**	**71,962,321**	**(9,947,345)**
Department Stores Excl Leased Depts-4521	2,265,672	520,354	1,745,318	6,585,419	1,116,071	5,469,348	8,145,806	1,344,440	6,801,365
Other General Merchandise Stores-4529	15,403,597	17,150,877	(1,747,280)	43,424,312	55,981,668	(12,557,356)	53,869,170	70,617,881	2,499,100
Warehouse Club and Supercenters-452311	14,049,216	13,220,532	828,684	39,594,789	46,776,307	(7,181,518)	49,116,442	59,112,820	(9,996,378)
All Other General Merchandise Stores-452319	1,354,381	3,930,345	(2,575,964)	3,829,523	9,205,361	(5,375,838)	4,752,728	11,505,061	(6,752,333)

Miscellaneous Store Retailers-453	**3,067,794**	**2,413,818**	**653,976**	**8,713,037**	**4,805,237**	**3,907,800**	**10,835,710**	**5,170,058**	**5,665,652**
Florists-4531	145,458	648,090	(502,632)	418,456	837,238	(418,783)	523,211	843,726	(320,516)
Office Supplies, Stationery, Gift Stores-4532	608,441	109,789	498,652	1,740,385	640,504	1,099,881	2,164,504	671,432	1,493,072
Office Supplies and Stationery Stores-45321	263,664	0	263,664	749,365	0	749,365	931,591	0	931,591
Gift, Novelty and Souvenir Stores-45322	344,777	109,789	234,989	991,020	640,504	350,516	1,232,913	671,432	561,480
Used Merchandise Stores-4533	436,797	1,266,409	(829,611)	1,239,133	1,764,223	(525,090)	1,543,820	1,907,798	(363,978)
Other Miscellaneous Store Retailers-4539	1,877,098	389,530	1,487,568	5,315,063	1,563,272	3,751,791	6,604,175	1,747,102	4,857,073
Pet and Pet Supply Stores-45391	544,174	102,828	441,346	1,519,046	357,710	1,161,335	1,889,053	395,477	1,493,576
Art Dealers-45392	269,770	0	269,770	764,967	105,594	659,373	953,111	105,594	847,517
All Other Miscellaneous Stores-45399	1,063,154	286,702	776,452	3,031,050	1,099,968	1,931,082	3,762,011	1,246,031	2,515,980
Foodservice and Drinking Places-722	**17,324,935**	**16,802,268**	**522,667**	**49,903,160**	**54,554,229**	**(4,651,069)**	**61,857,669**	**56,625,199**	**5,232,470**
Drinking Places -Alcoholic Beverages-7224	678,208	0	678,208	1,995,905	0	1,995,905	2,480,351	0	2,480,351
Full-Service Restaurants-722511	8,399,328	10,655,765	(2,256,437)	24,240,326	29,223,132	(4,982,806)	30,054,760	30,208,460	(153,699)
Limited-Service Eating Places-722513	6,998,748	6,137,304	861,443	20,086,667	24,835,141	(4,748,474)	24,886,957	25,902,136	(1,015,179)
Cafeterias, Grill-Buffets, and Buffets-722514	178,380	9,199	169,181	511,960	33,465	478,495	634,305	44,705	589,600
Snack and Nonalcoholic Beverage Bars-722515	1,070,271	0	1,070,271	3,068,302	462,491	2,605,811	3,801,296	469,898	3,331,398

Source: Environics Analytics, Urban Partners

According to this information from Environics Analytics in Table 14 about the retail spending behavior of market study area residents, stores within the Buena Vista 3-Mile Trade Area sell more than **$71 million** worth of retail goods annually, while the trade area's population spends approximately **$92 million** on retail goods annually. This retail spending includes:

- $19.5 million in Food and Beverage Stores,
- $17.7 million in General Merchandise Stores,
- $17.3 million in Eating and Drinking Establishments,
- $9.9 million in Building Material and Garden Stores,
- $8.5 million in Health and Personal Care Stores,
- $6.6 million in Clothing and Accessories Stores,
- $3.1 million in Miscellaneous Store Retailers,
- $2.8 million in Furniture and Home Furnishings Stores,
- $2.8 million in Auto Parts Stores,
- $2.3 million in Electronics and Appliance Stores, and
- $2.0 million in Sporting Goods, Hobby, and Book Stores.

By comparison, stores within the 7-Mile Radius trade area sell more than **$271 million** worth of retail goods annually, while that trade area's population spends approximately **$262 million** on retail goods annually. This retail spending includes:

- $54.5 million in Food and Beverage Stores,
- $50.0 million in General Merchandise Stores,
- $49.9 million in Eating and Drinking Establishments,
- $28.5 million in Building Material and Garden Stores,
- $23.8 million in Health and Personal Care Stores,
- $19.2 million in Clothing and Accessories Stores,
- $8.7 million in Miscellaneous Store Retailers,
- $8.2 million in Furniture and Home Furnishings Stores,
- $8.0 million in Auto Parts Stores,
- $6.4 million in Electronics and Appliance Stores, and
- $5.8 million in Sporting Goods, Hobby, and Book Stores.

Finally, stores within the 10-Mile Radius trade area sell more than **$302 million** worth of retail goods annually, while that trade area's population spends approximately **$326 million** on retail goods annually. This retail spending includes:

- $67.5 million in Food and Beverage Stores,
- $62.0 million in General Merchandise Stores,
- $61.9 million in Eating and Drinking Establishments,
- $35.6 million in Building Material and Garden Stores,
- $29.7 million in Health and Personal Care Stores,
- $23.8 million in Clothing and Accessories Stores,
- $10.8 million in Miscellaneous Store Retailers,
- $10.2 million in Furniture and Home Furnishings Stores,
- $9.7 million in Auto Parts Stores,

- $8.0 million in Electronics and Appliance Stores, and
- $7.3 million in Sporting Goods, Hobby, and Book Stores.

Retail Market Potential

The comparison of retail supply and demand for the trade areas reveals the retail surplus or gap/potential for additional retail stores in each category. The consumer demand for retailing in Buena Vista (included in the 3-Mile Trade Area) exceeds sales by more than a $20 million gap, indicating that the immediate area is undersupplied for its population, and the customer base must leave the trade area for many of its basic retail goods and services.

The 7-Mile Trade Area contains significantly more population and commercial centers, especially in and around Lexington. Residents of that community are not likely to travel to Buena Vista for most of their retail needs since they are likely to find them in Lexington. Within this 7-mile radius, total retail supply now exceeds demand—by an $8.0 million gap. This means a portion of the customer base, which could include visitors, comes from beyond this seven-mile ring for certain retail goods and services, highlighted in red in Table 14.

Several retail categories within that radius experience a significant opportunity gap also not being filled at the 10-Mile Radius. For those categories with a gap at the 7-Mile Radius that continues at the 10-Mile Radius, there appears to be sufficient demand for many new store types even though there may be existing trade area competition. Opportunities appropriate for the Bontex site include:

- A concentration of **clothing and apparel-related businesses** related to recreation;
- Selected **miscellaneous retailing** that could appeal to visitors as well as residents; and
- The potential to supplement the current restaurant offerings with additional **food and dining establishments.**

In most retail categories, these stores would occupy approximately 1,000 to 3,000 square feet of space, though restaurants and certain retailers can be larger. Opportunities that exceed these typical floorplates indicate that there could be potential to support multiple stores or a larger store in those respective categories.

Clothing and Apparel

There are opportunities in the 7-Mile Trade Area in several clothing and apparel categories that could provide amenities for both residents and visitors to Buena Vista. These include:

- **Family Clothing Stores**. The retail data suggests a gap of $7.4 million, which could support up to about 26,000 SF of store space. These stores could outfit the family with clothing geared toward the outdoors and recreation.
- **Women's Clothing Stores**. The gap of $2.1 million could support about 7,000 SF of store space. These stores could include specialty boutique stores that would appeal to visitors as well as residents.

- **Shoe Stores**. A $1.0 million gap in retail supply also exists for shoe stores. This leakage can support store space of approximately 3,000 SF. Shoe stores could include footwear more geared toward athletics, such as running and hiking, which would also lend themselves well to the recreational nature of the region.

Miscellaneous Retailing

There are substantial gaps in supply within the 7-Mile Trade Area in many miscellaneous retail categories, including:

- **Sporting Goods Store.** Within the trade area there is a $0.8 million opportunity for sporting goods stores, including an outfitter that sells equipment such as kayaks and bikes. This gap translates to a 3,000 SF store and the opportunity more than doubles to $1.9 million in the 10-Mile Trade Area.
- **Home Furnishing Stores.** There is more than a $1.2 million opportunity for home furnishing stores, which include such items as kitchen and tableware, bathroom accessories, lamps, and picture frames, etc. This gap translates to approximately 7,000 SF in store space.
- **Gift, Novelty, and Souvenir Store**. A $0.7 million gap in retail supply exists for gift, novelty, and souvenir stores. This leakage can support a 1,000 SF store, which would appeal to visitors.
- **Art Dealer.** The data indicates that $0.7 million in expenditures on art are leaving the trade area annually. This leakage can support 2,000 SF of gallery space. Art dealers could also appeal to visitors as well as area residents.
- **Pet Supply Store**. An opportunity also exists for pet stores. The $1.5 million gap translates to approximately 3,000 SF in store space.

Food/Dining Establishments

Within the 7-Mile Trade Area, opportunity exists for a variety of restaurants and establishments offering various foods that could serve both visitors and local residents. These opportunities include:

- **Drinking Place with Restaurant**. Opportunity exists for a beverage establishment, such as a local micro-brewery or distillery, that also serves food with full service. Up to 7,000 SF of such space could be supported by the $2.0 million gap.
- **Snack and Beverage Bars**. A gap of $2.6 million could support space totaling up to 8,000 SF. This could include a coffee shop, ice cream shop, and smoothie/juice bar.

Overall Retail Potential

Together, the total retail potential identified above approaches 67,000 SF of store space, including:

-- **36,000 SF** of additional **clothing and apparel businesses**;
-- **16,000 SF** of **miscellaneous retail businesses**; and
-- **15,000 SF** of additional **food establishments** and **restaurants**.

While the total demand likely exceeds what the Bontex site can physically accommodate, the various structures could potentially house a portion of the retail opportunities.

Outfitter/Equipment Rental Market

Complementing the retail opportunities for the Bontex site, Urban Partners examined equipment rental market opportunities to expand the region's recreation-oriented uses in Buena Vista. The Bontex site could be attractive to an operator of a local outfitter that supplies canoe, kayak, and tube rentals; bike/electric bike, scooter, and golf cart rentals; and camping equipment rentals. For this assessment, information has been collected about the pattern and location of other facilities within the region to understand proximity and potential competition for a new use at the Bontex site that specializes in such rentals.

Canoe and Kayak Rentals

As part of the outfitter/equipment rental market analysis, we examined the potential for the Bontex site to host canoe and kayak rentals. Within 25 miles of the site, there are six such outfitters, though two of them—Journey Outdoors in Lexington and Bob's Up the Creek Outfitters—sell the equipment as opposed to rent it. The closest canoe and kayak rental business is Paddle Rockbridge, located in Lexington. Maury River Smallmouth and Wilderness Canoe Company are located very close to one another in the Natural Bridge area. The farthest is Twin River Outfitters in Buchanan, about 22 miles from Buena Vista (see Table 15).

Table 15: Canoe and Kayak Rentals Located Within 25 Miles of the Bontex Site

Business Name	Address	Street	Location	Distance (Mi.)
Paddle Rockbridge		Moses Hill Rd	Lexington	5
Journey Outdoors	172	W. Midland Trl	Lexington	6
Maury River Smallmouth	24	Musket Loop	Natural Bridge	11
Wilderness Canoe Company	631	James River Rd	Natural Bridge Station	11
Bob's Up the Creek Outfitters	115	Sprouse Dr	Amherst	20
Twin River Outfitters	640	Lowe St	Buchanan	22

Source: Google Maps

Paddle Rockbridge, located directly on the Maury River in Jordan's Point Park, offers tours in addition to kayak, paddleboard, and canoe equipment rentals. Maury River Smallmouth offers guided kayak tours, bass fishing tours, and kayak and paddleboard rentals. The nearby Wilderness Canoe Company, located directly on the James River between Natural Bridge Station and Glasgow, provides short and long canoe and kayak trips, tube trips, and campsite rentals. In addition, they sell new and used canoes, kayaks, and tubes. Also situated directly on the James River is Twin River Outfitters in Buchanan, located adjacent to the Buchanan Boat Ramp. Twin River rents canoes, kayaks, and tubes as well as provides guided tours for each, including overnight trips.

Figure 5: Canoe and Kayak Rentals Within 25 Miles of the Bontex Site

Paddle Rockbridge

Wilderness Canoe Company

Twin River Outfitters

Source: Individual Mini Golf Centers

Canoe and Kayak Rental Potential

There are currently four canoe and kayak rental businesses within 25 miles of the Bontex site in Buena Vista. Some of these outfitters also rent tubes and paddleboards, and each offers guided tours in addition to the equipment rental. Although the nearest potential competition, Paddle Rockbridge, is just 5 miles away in Lexington, the Bontex site offers a unique location and a different portion of the Maury River for a different on-river experience. The complement of mixed uses planned for the site would further add to its appeal for this type of use.

The other potential competitors are at least twice as far away and focused more on the James River. Furthermore, Maury River Smallmouth and Wilderness Canoe Company are located within a mile of one another demonstrating that two outfitters can successfully operate in even closer proximity than Paddle Rockbridge is to the Bontex site. As with Lexington, Buena Vista offers other recreational, commercial, and entertainment attractions nearby. As a result, it appears that Buena Vista could support a canoe and kayak rental business at the Bontex site. Depending on the items available for rent, the inventory, and any combination with other equipment rentals (see next sections), this space could potentially occupy approximately 5,000 to 10,000 square feet.

Bike/E-Bike, Scooter, and Golf Cart Rentals

Another outfitter-type use examined for the Bontex site is one that rents bicycles and electric bikes, scooters, and golf carts, which are allowed on the streets in the City of Buena Vista. Within 25 miles of the site, only one business rents bikes and e-bikes. Scooter rentals are not available within this area at all, and just one location rents golf carts (see Table 16).

Table 16: Bike/E-Bike, Scooter, and Golf Cart Rentals Located Within 25 Miles of the Bontex Site

Business Name	Type	Address	Street	Location	Distance (Mi.)
Paddle Rockbridge	Bike/E-Bike		Moses Hill Rd	Lexington	5
A&S Custom Carts & Rentals	Golf Carts	190	Stone Creek Dr	Vesuvius	14

Source: Google Maps

Paddle Rockbridge is the only outfitter in the area that, along with kayak, paddleboard, and canoe equipment rentals, offers bikes and e-bikes for rent. Beyond 25 miles in each direction, there are two shops in Staunton, two in Lynchburg, and six in Roanoke that sell and/or rent bikes. Similarly, one must go to Lynchburg or Roanoke to rent a scooter. Within the 25-mile radius there is a golf cart rental business. A&S Custom Carts & Rentals in Vesuvius, approximately 14 miles from Buena Vista, rents and sells a variety of carts.

Bike/E-Bike, Scooter, and Golf Cart Rental Potential

There are currently just two businesses that rent bicycles and electric bikes, scooters, and golf carts within 25 miles of the Bontex site in Buena Vista. Although Paddle Rockbridge rents bikes and e-bikes just 5 miles away in Lexington, the Bontex site offers a unique location and proximity to the Chessie Nature Trail that could make it an ideal location for such an outfitter. The complement of mixed uses planned for the site would further add to its appeal for this type of use. With no other scooter renting businesses in the area, the Bontex site could capture that market. Cart rentals could complement this use as another mode of motorized transportation, with just one other competitor located a significant distance away. As a result, it appears that Buena Vista could support a bicycle and electric bike, scooter, and golf cart rental business at the Bontex site. This could be combined with canoe and kayak rentals in a shared space of 5,000 to 10,000 square feet.

Camping Equipment Rentals

Camping equipment rentals is another outfitter-type use examined for the Bontex site. Camping equipment for rent can include tents, sleeping bags, backpacks, and cookware. Within 25 miles of the site, there are no business that rent such gear. The closest renter of camping equipment is in Roanoke.

Camping Equipment Rental Potential

With the Bontex site surrounded by and in close proximity to multiple hiking trails, including the Appalachian Trail, as well as several campgrounds, including Oronoco and Shady Mountain, it could offer an ideal location for an outfitter that rents camping equipment. Considering the opportunity for a retailer that sells smaller-item hiking and camping gear along with outdoor-oriented clothing to operate at the site, the rental of various types of camping equipment could complement those sales, potentially run by the same business. As a result, it appears that Buena Vista could support a camping equipment rental business at the Bontex site. This could be combined with canoe, kayak, bike/e-bike, scooter, and golf cart rentals in a shared space of 5,000 to 10,000 square feet.

Event Space Market

With its industrial vibe and riverfront setting, the Bontex site also has the potential to provide a unique environment for events that stands out among other venues in Buena Vista and Rockbridge County. To determine the feasibility of the site for use as an event venue—including weddings and other social events such as meetings and parties—we examined market supply, demand, and pricing for existing venues that host such events throughout the greater region. Within a radius of approximately 25 miles from the Bontex site, we have identified 15 venues (see Table 17).

Table 17: Event Venues Located Within 25 Miles of the Bontex Site

Name	Address	Street	Location	Type	Max. Seated Guest Count	Wedding Starting Price for Venue Rental	Distance (Mi.)
Heartstone Retreat	1366	Stuartsburg Rd	Buena Vista	Lodge	150	N/A	3
New Field Farm	1364	Forest Grove Rd	Lexington	Barn	200	N/A	5
New Life Events	70	Hines Ln	Lexington	Hall	200	$2,000	5
Ecco Adesso Vineyards	340	Ecco Addesso Ln	Fairfield	Winery	150	N/A	7
Balcony Downs	55	Balcony Downs Ln	Buena Vista	Lodge	200	$8,500	8
Whistle Hollow Farm	65	Whistle Hollow Ln	Fairfield	Barn	200	$4,000	8
Big Spring Farm	104	Fredericksburg Rd	Lexington	Barn	150	$6,700	10
House Mountain Inn		Lonesome Dove Trl	Lexington	Barn	230	$8,000	13
The Barn at Willow Lake	80A	Willow Lake Loop	Raphine	Barn	200	$8,500	14
The Seclusion	375	Seclusion Ln	Lexington	Barn	175	N/A	14
Pharsalia	2333	Pharsalia Rd	Tyro	Barn	200	N/A	19
The Farm at Glen Haven	4301	Longdale Furnace Rd	Clifton Forge	Barn	200	$6,800	21
Lazy Days Winery	1351	N. Amherst Hwy	Amherst	Winery	500	N/A	21
Rebec Vineyards	2229	N. Amherst Hwy	Amherst	Winery	200	$1,000	22
Mont Shenandoah	218	Mont Shenandoah Ln	Millboro	Lodge	200	N/A	23

Source: Google, The Knot, Individual Websites

As indicated in Table 17, there are a variety of capacities and price-points among the numerous event venue options comparable to a potential venue at the Bontex site. These facilities exist in a variety of formats, including lodges, barns, banquet halls, and wineries. Each venue examined offers ceremonies on-site in addition to the reception. While some venues prepare food on-site through a preferred caterer, most allow and suggest outside caterers to serve their wedding events. In each instance, the venue charges a rate for the use of its space while food and drink costs are handled separately through the caterer.

The venues examined host between 150 and 500 people for weddings—the Ecco Adesso Vineyard in Fairfield and Big Spring Farm outside Lexington being the smallest and Lazy Days Winery in Amherst being the largest. Most of the venues described in Table 17 accommodate up to 200 guests.

Figure 6: Event Venues Within 25 Miles of the Bontex Site

Heartstone Country Retreat
Buena Vista, VA

New Field Farm at Timber Ridge
Lexington, VA

New Life Events
Lexington, VA

Ecco Adesso Vineyards
Fairfield, VA

Balcony Downs
Buena Vista, VA

Whistle Hollow Farm
Fairfield, VA

Big Spring Farm
Lexington, VA

House Mountain Inn
Lexington, VA

The Barn at Willow Lake
Raphine, VA

The Seclusion
Raphine, VA

Pharsalia
Tyro, VA

The Farm at Glen Haven
Clifton Forge, VA

Lazy Days Winery
Amherst, VA

Rebec Vineyards
Amherst, VA

Mont Shenandoah
Millboro, VA

Source: Google, The Knot, Individual Websites

Rates for use of the venues for weddings vary as well. While most of the venues charge the same rate regardless of the time of year, some charge more per person during typical peak wedding months—most commonly April through June and September/October. Similarly, most venues charge more for a Saturday wedding, while others charge the same rate no matter which day the wedding is held.

At the lower end of the price scale is Rebec Vineyards, which charges $1,000 for the largest wedding size of 200 for use of the space. The New Life Events center in downtown Lexington—the only banquet hall among the venues examined—charges $2,000 to rent the space for a wedding and $500 for parties and other events. At the upper end of the price scale are nearby Balcony Downs and the Barn at Willow Lake in Raphine which both charge $8,500 for weddings with the maximum capacity. Others range from $4,000 to $6,800. The mid- to upper-scale venues tend to offer various add-ons as part of a package included in the price. At many locations this includes on-site lodging for up to two nights and use of the entire site including out-buildings.

While only one venue posts fees for parties and other events besides weddings, such as retreats, most offer space for such events and host corporate events during the week. Fees for these types of events typically range from $100 to $500 for parties and $500 to $1,000 for corporate events.

Venue booking information was not available for any of the examined venues to identify demand. However, typically for mid- to upper-scale venues, all spring and fall weekends are booked for weddings, while summer weekends are half to ¾ booked. Other non-wedding events tend to average about five to 10 events a month.

Event Space Market Potential

Our research of the area event venue market identified a multitude of facilities of varying sizes, formats, styles, and price-points within a trade area of about 25 miles from Buena Vista. Within that radius, there are 15 potentially competitive venue—including banquet halls, barns, and wineries that host weddings and events.

What is missing among those options is an industrial-style building, such as a refurbished mill or factory building, often found in more urban locations. Furthermore, while the competitive venues offer mountain and valley settings and vistas, none have direct river access and views, and there are none within the city limits of Buena Vista.

Based on this information, it appears that the wedding and event market conditions in the region could support a new event venue at the Bontex site. With its unique setting on the Maury River, potentially combined with on-site retail, dining, and lodging, the site could offer an event space niche not found anywhere else in the region. The Bontex site, with a variety of space options both indoors and out, would likely attract an equally robust number of bookings as the other popular venues examined within the market area. Given that most of the competitive event venues evaluated in the region accommodate between 150 and 200 seated guests, event space at the Bontex site with a similar capacity would be advisable since that market has been tested and appears to be successful. The brewpub area could serve as this event space, potentially combined with outdoor areas. Smaller events could still be accommodated in the same space with a different arrangement of seating or could be held in a different portion of the site such as the main entry area.

Rental Housing Market

Urban Partners conducted an assessment of the rental housing market in the City of Buena Vista to determine the potential for new market-rate apartments as part of the Bontex site redevelopment. For this assessment we analyzed the characteristics of potentially competitive rental units in multi-family apartment buildings within the city and county currently listed for rent. We searched for newer and rehabilitated apartments to understand the types of units, amenities, and rents being commanded as an indication of the type of rental housing that could be supported at the Bontex site.

Within the City of Buena Vista, the only multi-family apartment buildings are income-restricted, either as HUD public housing projects or Low Income Housing Tax Credit projects, including Tremont Village Apartments, Vista Apartments, and Hillcrest Manor. Another complex, University Village, is student housing affiliated with Southern Virginia University. None of these are comparable to a new market-rate product.

With the lack of supply of market-rate rental housing in Buena Vista, we examined other nearby populated areas of Rockbridge County, particularly Lexington. As is the case in Buena Vista, much of Lexington's rental housing supply is in income-restricted apartment complexes as well as student housing affiliated with Washington and Lee University. While there are no new market-rate apartment complexes in Lexington, there is one complex containing renovated apartments that provide an indication of rental housing characteristics and demand (see Figure 7).

Figure 7: Renovated Apartment Complex in Lexington, 11/2024

Lexington Springs Apartments
95 Willow Springs Rd., Lexington

Total Units: 96
Unit Types:
- 1 BR: 600 SF – one available
- 2 BR: 660 SF – two available
- 3 BR: 864 SF – unavailable

Rent:
- 1 BR: $1,225/mo. ($2.04/SF)
- 2 BR: $1,275/mo. ($1.93/SF)
- 3 BR: $1,325/mo. ($1.53/SF)

Key Amenities:
- Laundry facility
- Basketball court
- Picnic area and grill

Source: Apartments.com

Lexington Springs Apartments is a renovated multi-family complex with 600 SF one-bedroom units, 660 SF two-bedroom units, and 864 SF three-bedroom units. Rents are listed at $1,225 per month for the one-bedroom unit ($2.04/SF), $1,275 per month for the two-bedroom unit ($1.93/SF) and $1,325 per

month for the two-bedroom unit ($1.53/SF). At the time of this research (November 2024), there was one one-bedroom unit and two two-bedroom units available.

With limited supply in Rockbridge County, we searched further afield from Buena Vista, specifically for new apartments to find the most comparable rental products to new apartments at the Bontex site in terms of size, rent, and amenities. There are four in the Lynchburg area constructed in the past two years. Table 18 describes the unit size and rents.

Table 18: New Apartment Complexes in the Lynchburg Area, 11/2024

Name	Address	Location	Total Units	Type	Price	Size (SF)	$/SF
The Overture Apartments	18442 Leesville Rd.	Lynchburg	252	1 Bedroom	$1,250	756 SF	$1.65
				2 Bedroom	$1,350-$1,675	983-1,142 SF	$1.37 to $1.47
				3 Bedroom	$1,700-$1,750	1,559-1,638 SF	$1.07 to $1.09
Rosedale Apartments	1600 Graves Mill Rd.	Lynchburg	720	1 Bedroom	$995-$1,125	578-730 SF	$1.54 to $1.72
				2 Bedroom	$1,325-$1,525	960-1,340 SF	$1.14 to $1.38
				3 Bedroom	$1,545-$1,625	1,424-1,502 SF	$1.08
Westyn Village	1154 Westyn Village Way	Forest	312	1 Bedroom	$1,195-$1,295	710-951 SF	$1.36 to $1.68
				2 Bedroom	$1,450-$1,465	1,041-1,090 SF	$1.34 to $1.39
				3 Bedroom	$1,495-$1,550	1,389-1,488 SF	$1.04 to $1.08
Town Center Apartments	4653 S. Amherst Highway	Madison Heights	108	1 Bedroom	$1,200	859 SF	$1.40
				2 Bedroom	$1,500-$1,600	1,234 SF	$1.22 to $1.30
				3 Bedroom	$1,700-$1,800	1,356 SF	$1.25 to $1.33

Source: Apartments.com

Figure 8 describes the unit features and amenities.

Figure 8: New Apartment Complexes in the Lynchburg Area, 11/2024

The Overture Apartments
18442 Leesville Rd., Lynchburg

Total Units: 252
Built: 2024
Type: 4-Story Mid-Rise

Key Unit Amenities:
- Stainless appliances
- Island kitchen
- In-unit washer/dryer
- Walk-in closets
- Balcony

Key Community Amenities:
- Pool
- Fitness center
- Clubhouse

Rosedale Apartments
1600 Graves Mill Rd., Lynchburg

Total Units: 720
Built: 2024
Type: 4-Story Mid-Rise

Key Unit Amenities:
- Stainless appliances
- In-unit washer/dryer
- Walk-in closets
- High ceilings
- Patio/balcony

Key Community Amenities:
- Pool
- Clubhouse
- Spa

Town Center Apartments
4653 S. Amherst Hwy., Madison Heights

Total Units: 108
Built: 2024
Type: 4-Story Mid-Rise

Key Unit Amenities:
- Stainless appliances
- In-unit washer/dryer
- Walk-in closets
- Storage space
- Patio/balcony

Key Community Amenities:
- Picnic area
- Extra storage

Westyn Village
11154 Westyn Village Way, Forest

Total Units: 312
Built: 2023
Type: 3-Story Mid-Rise

Key Unit Amenities:
- Island kitchen
- In-unit washer/dryer
- Walk-in closets
- High ceilings
- Patio/balcony

Key Community Amenities:
- Pool
- Fitness center
- Clubhouse
- Business center, conference rooms

Source: Apartments.com

The Overture Apartments, Rosedale Apartments, and Town Center Apartments were all built in 2024, while Westyn Village was completed in 2023. Rents at each of the complexes are similar, with the highest found at the Overture Apartments. There, rents are listed at $1,250 per month for the one-bedroom unit ($1.52/SF), $1,350 to $1,675 per month for a two-bedroom unit ($1.37 to $1.47/SF) and $1,700 to $1,750 per month for a three-bedroom unit ($1.07 to $1.09/SF). The other three complexes have slightly lower rents and, in some cases, smaller units. Three of the four complexes, except for the Town Center Apartments, also have similar amenities, including a pool, fitness center, and clubhouse.

Rental Housing Potential

Our rental housing market research has revealed that market-rate apartments in a multi-unit complex do not exist in Buena Vista, and only one exists in Lexington with just Lexington Springs Apartments, which has just three vacancies. We therefore examined the supply of rental housing outside Rockbridge County in the Lynchburg area for pricing and amenities, particularly for newly built apartments that would be comparable to new apartments at the Bontex site.

With no apartments in a multi-unit complex available in Buena Vista and just three in Lexington, it appears that demand for rental housing is high in the city. Furthermore, several new apartment complexes constructed in the past few years in the Lynchburg area demonstrates demand for a new rental product in the region. With Buena Vista's proximity to educational institutions, employment, and recreation, it is viewed as a desirable place to live. The Bontex site's uniqueness, including its riverfront access and eventual on-site amenities such as retail and dining, adds extra appeal to this site for housing. Because of the current lack of new or rehabbed rental housing options in the immediate area, it appears that new rental housing is a viable development opportunity, and it would be reasonable to conclude that some of this potential demand could be accommodated by new rental housing at the Bontex site as part of the redevelopment.

The number of housing units would likely depend on the physical capacity the Bontex site would have for a residential product considering the potential for other uses. However, there is likely demand for at least 50 units given the severe shortage in the county, especially one- and two-bedroom units. Considering the rents for similar brand-new rental units in the Lynchburg area, new apartments of this type in Buena Vista could likely command the following rents:

- $1,100 per month for 800 SF one-bedroom unit ($1.38 per SF)
- $1,350 per month for 1,050 SF two-bedroom unit ($1.29 per SF)

Amenities such as in-unit washer/dryers and an exercise facility should be considered to the degree possible to maintain a high status of the building.

Boutique Hotel Market

Urban Partners evaluated the Rockbridge County area boutique hotel market to identify the potential for a new small hotel or inn at the Bontex site. The Lexington and Buena Vista areas support numerous larger corporate chain hotels. However, the smaller, independent lodging types are the focus because they have proven to be successful in areas with a recreation-supported economy and are more appropriate in scale for the location being considered.

We examined boutique hotels, small inns, and bed and breakfasts (B&B) within a 10-mile radius of the Buena Vista to understand the types of facilities, room rates being commanded, and availability as an indication of what could be expected for comparable lodging at the Bontex Site (see Table 19).

Table 19: Select Boutique Hotels and B&Bs Located Within 15 Miles of the Bontex Site, 11/2024

Facility	Address	Location	# of Rooms	Rate Low	Rate High
The Georges	11 N. Main St.	Lexington	33	$ 190.00	$ 275.00
Sugar Tree Inn	145 Lodge Trl.	Vesuvius	11	$ 158.00	$ 278.00
Heartstone Lodge	1366 Stuartsburg Rd.	Buena Vista	10	$ 115.00	$ 198.00
House Mountain Inn	455 Lonesome Dove Trl.	Lexington	10	$ 135.00	$ 298.00
Shenandoah Manor B&B	325 Union Run	Lexington	8	$ 165.00	$ 175.00
Abigail Inn	408 S. Main St.	Lexington	7	$ 250.00	$ 310.00
B&B at Llewellyn House	603 S. Main St.	Lexington	7	$ 189.00	$ 259.00
The Inn at Forest Oaks	20 Houston Tavern Ln.	Natural Bridge	6	$ 149.00	$ 169.00
Fox Hill B&B	4383 Borden Grant Trl.	Fairfield	5	$ 189.00	$ 229.00
Osceola Mill B&B	352 Tye River Tpk.	Vesuvius	5	$ 125.00	$ 215.00
A Secret Garden on Jackson	306 Jackson Ave.	Lexington	5	$ 230.00	$ 299.00
Autumn Ridge Cottages	Autumn Ridge Ln.	Lexington	4	$ 225.00	$ 265.00
Stonegate House	601 S. Main St.	Lexington	3	$ 750.00	$ 750.00

Source: Google, Individual inn websites

Among these inns and bed & breakfasts, Heartstone Lodge, with a Buena Vista address, is the closest. The number of rooms range from 33 to 3. Average nightly rates, which fluctuate at some lodgings depending on the season and remain the same throughout the year at others, average from about $125 to $310. Stonegate House, with a nightly rate of $750, is in its own premium category. Otherwise, Abigail Inn in downtown Lexington has the highest rates that range from $250 to $310 per night. The Inn at Forest Oaks in Natural Bridge has the lowest rates.

In most cases, the nearby boutique hotels and B&Bs are housed in historic buildings or mansions. Common amenities include porches, original fixtures, fireplaces, lawns/gardens, walking paths, and in some cases, on-premises restaurants serving meals other than breakfast. The downtown Lexington accommodations are walking distance to dining, entertainment, and recreation. All rooms in these lodgings have private bathrooms.

Figure 9: Examples of Boutique Hotels and B&Bs Located Within 15 Miles of the Bontex Site, 11/2024

Heartstone Lodge, Buena Vista

The Abigail Inn, Lexington

Osceola Mill, Vesuvius

Source: Individual inn websites

Occupancy – or room demand – of the hotels depends on both the month and day of the week. Most of the lodgings examined have similar characteristics as of November 2024: active but not fully booked through the holidays, quiet if not closed during January and February, and some weekend bookings are starting to occur in spring and fall 2025. Two B&Bs in downtown Lexington—the Magnolia House Inn and Grace House—are either closing or are closed.

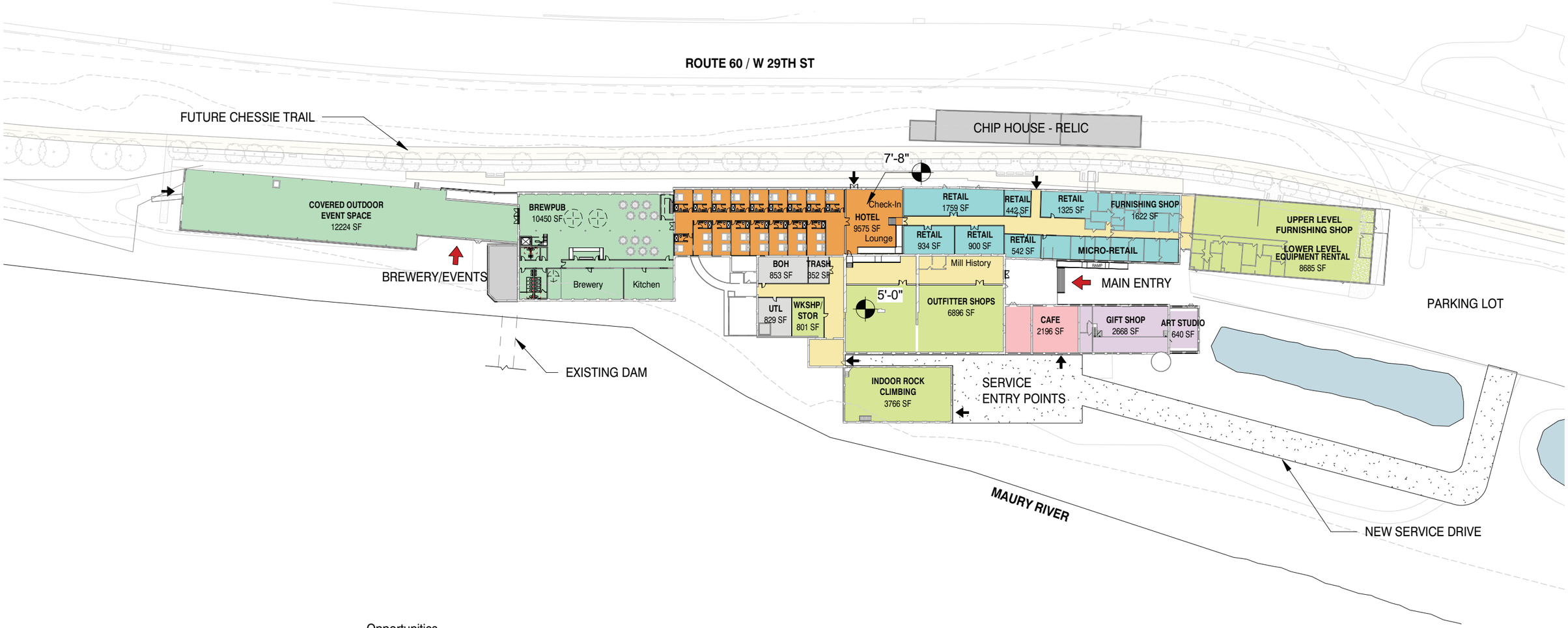
Boutique Hotel Potential

An examination of the boutique hotel and B&B supply within about 15 miles of Buena Vista reveals several facilities that could be considered comparable to the type of facility that the Bontex site would likely attract—smaller independently-owned lodgings with unique accommodations. As of November 2024, bookings at the hotels and B&Bs over the next several weeks are robust, especially weekends, with many lodgings sold out during the holidays. While bookings drop off significantly during the upcoming winter months, they begin to pick back up for Spring and Summer 2025, with some weekends already filling up for fall.

As with the other potential uses for the Bontex site, its industrial ambiance and unique setting on the Maury River would be a major asset as a location for lodging for many leisure travelers. Furthermore, the eventual on-site amenities such as retail and dining adds extra appeal to this site for lodging. Buena Vista itself offers travelers a unique visitor experience with nearby recreational attractions. Therefore, it appears that boutique lodging is a potentially viable development opportunity for the Bontex site. Based on nightly rates at nearby boutique lodging options, a small hotel at the site could likely command average nightly rates of $200 to $250. An ideal number of rooms would fall somewhere between the highest and lowest capacities of the competitive lodging in the area; smaller than a typical hotel but larger than a bed and breakfast. A room count of 10 to 20 rooms would capture a niche not available nearby. A room mix of single king beds and double queen beds would accommodate both couples and families.

Appendix C

Preliminary Reuse Options



OPTION 1

- All existing structures remain, and Sections N/O are utilized for covered outdoor event space.
- A variety of retail spaces and sizes are located along the bike trail.
- A cafe and local artist shop is located along an entry plaza.
- A 15-unit hotel is located in the center of the mill building, and can be accessed via the central plaza or the bike trail.
- A brewpub with full service kitchen and event space is located on the west end of the site.
- A new service drive creates access points along the southest of the mill building.

Opportunities

- All of the existing structures can be utilized for a new use.
- There is space to create new connections and access inside the mill building.
- Overhead heights and dynamic spaces present a variety of opportunities for reuse.

Limitations

- The building and site is long and skinny, which limits vehicular access and creates a longer path to access central parts of the building.
- While the building has interconnected first floor levels, accessibility and connection to each section of the building presents a challenge and opportunity for building-wide circulation.

Mesa Rim Climbing Center. Credit: Ullstein Bild

Brewery. Credit: Virginia Metalcrafters

stromberg garrigan associates

Architecture
Historic Preservation
Adaptive Reuse
LANDMARKS SGA, LLC

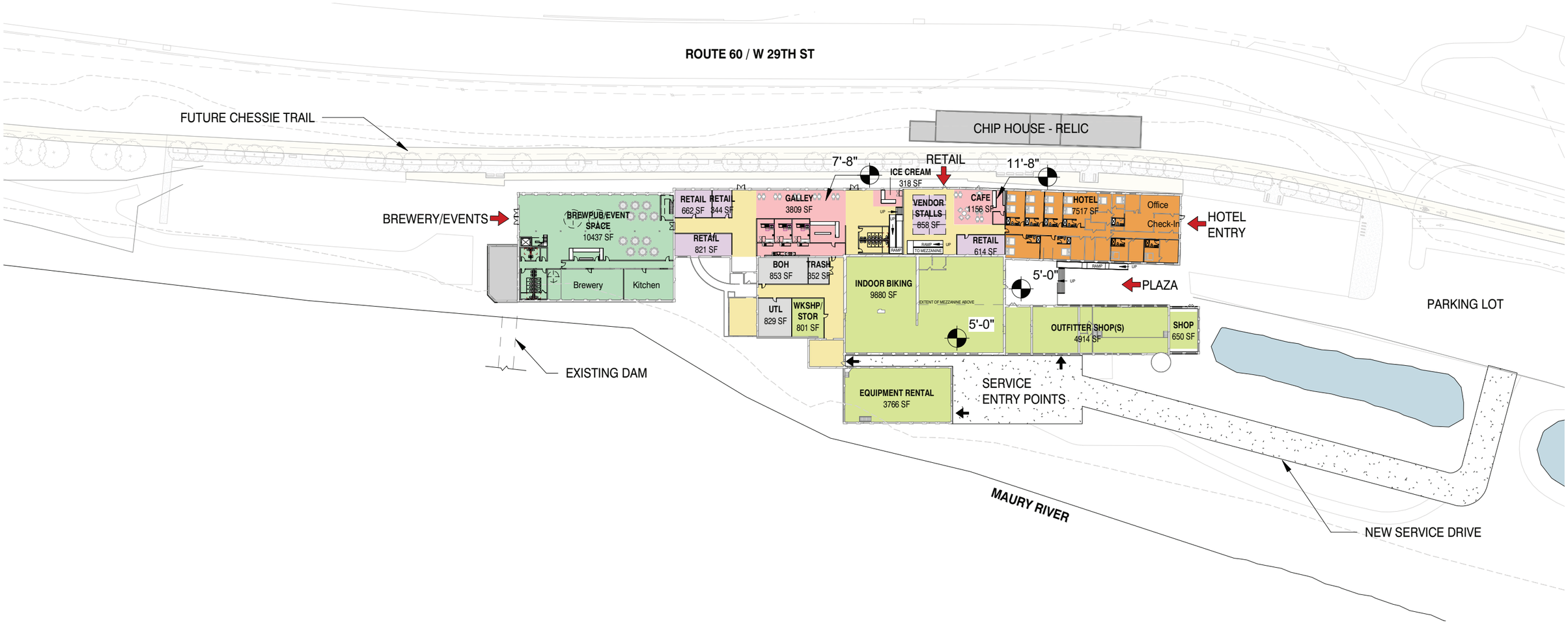
BONTEX/BUENA VISTA PAPER COMPANY REUSE PLAN

1 Bontex Drive, Buena Vista, VA
24002.04
December 2, 2024

OPTION 1 - OVERALL PLAN

0 80′ 160′
SCALE: 1″ = 80′-0″

N



OPTION 2

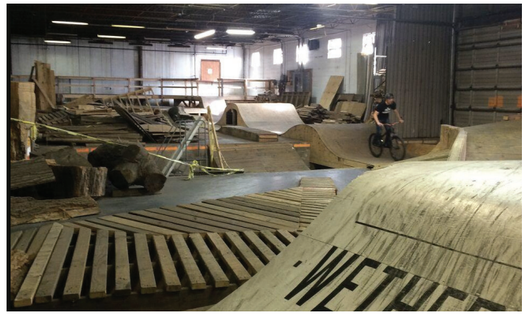
- Non-contributing Sections A and N/O are removed so that the structures from the period of significance remain.
- Recreation-related areas are located in the southeast of the mill building, and features an indoor biking center.
- A shared casual dining kitchen and retail spaces are located with direct access from the bike path.
- A 6-unit micro hotel is located within the historic offices, adjacent to parking/dropoff area.
- A brewery and event space is located on the west end of the site and includes a catering kitchen.
- A new service drive creates access points along the southest of the mill building.

Opportunities

- Engage directly with the Chessie Trail through multiple access points.
- Redesign the bookends of the site to improve access/entry

Limitations

- The central portion of the building is the most difficult to access - connectivity within the building and along the trail through programmatic layout and physical connections can turn this limitation into an opportunity.



The Wheel Mill, Pittsburgh, PA. Credit: The Wheel Mill

Station Square. Credit: Pittsburgh Post-Gazette

stromberg garrigan associates
LM Architecture Historic Preservation Adaptive Reuse
LANDMARKS SGA, LLC

BONTEX/BUENA VISTA PAPER COMPANY REUSE PLAN
1 Bontex Drive, Buena Vista, VA
24002.04
December 2, 2024

OPTION 2 - OVERALL PLAN

0 80′ 160′
SCALE: 1″ = 80′-0″

N