



Program Development



A Regional Framework to
Accelerate Redevelopment
in the Ohio River Valley

Managed by the Northern West Virginia Brownfields Assistance Center at WVU

“Underutilized industrial properties throughout Appalachia are an important economic asset for communities, however there are many barriers that must be overcome to realize these assets. With the Site Ready Program, WV Brownfields Assistance Center provides tools and assistance to project stakeholders in order to catalyze the process of property reuse throughout the region, and contribute to a renewed and robust economy for many years to come. “

- Patrick Kirby, Director
Northern Brownfields Assistance Center at West Virginia University



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Process

The industrial history and development trends of the Ohio River Valley region has created the need for a brownfield-to-development ready program. With upcoming trends, available funding, and proper research, the Brownfields Assistance Center is leading the establishment of such a program.

Research began in 2012 with graduate students of West Virginia University. The graduate teams researched and documented existing site certification programs in other states and regions, reviewed application processes, and compiled their findings into two successive documents. The final document contained a suggested process and application based on successful and relatable regions' programs.

Program Phases

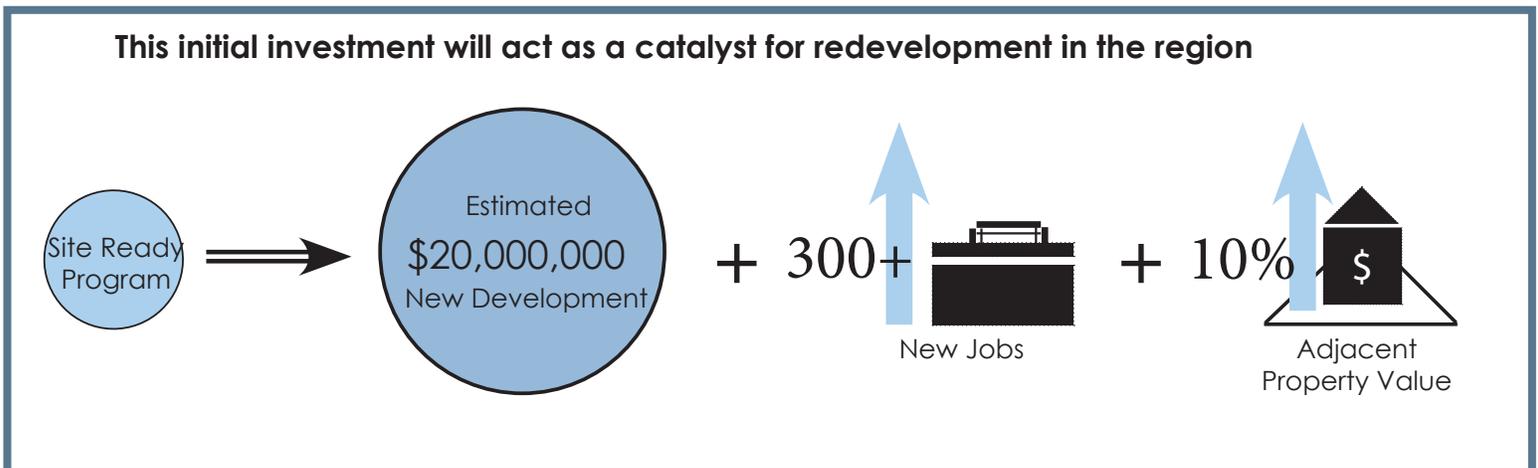
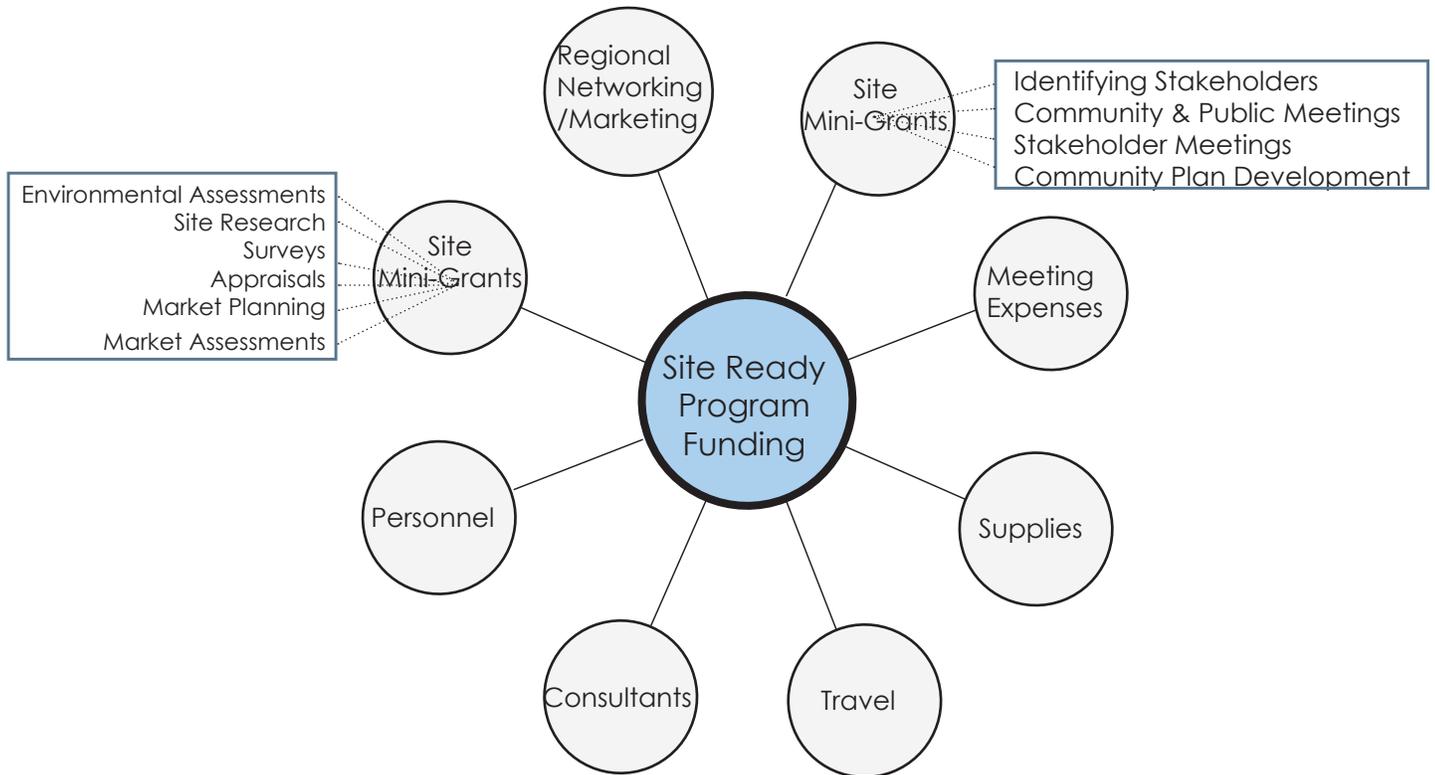
- 1 Establish Site Ready Regional Platform
- 2 Build Regional Capacity through Technical Assistance and Leveraging through Collaboration
- 3 Capitalize on the Current Regional Market Demand for Industrial Sites along the Ohio River
- 4 Program Evaluation and Tracking Impact

The natural gas industry, together with a more **robust economy**, has generated **opportunities** for **reinvestment** in Western Pennsylvania and West Virginia. Now that our region has **prospects** for **growth**, we have an unprecedented opportunity to reinvest in older **communities**.

The Site Ready Program increases the capacity of the economic development authority (EDA) partners by providing a new regional approach to brownfield site prioritization, research, and marketing those EDAs can continue to apply within their organizational frameworks.

The redevelopment of the target sites will generate a new revenue for the EDAs and the municipal governments that will supplement the needed resources to reposition future sites.

The **Site Ready Program**, funded by the **Claude Worthington Benedum Foundation**, launched in 2014, with a focus on the western Pennsylvania and northern West Virginia **Ohio River Valley**. Northern West Virginia Brownfields Assistance Center (**NBAC**) partnered with the Business Development Corporation of the Northern Panhandle (**BDC**) and the Riverside Center for Innovation (**RCI**) for the three year program term to facilitate **Site Selection, Analysis, Marketing, and Planning** as means of promoting **regional industrial redevelopment**.



Partner Collaboration

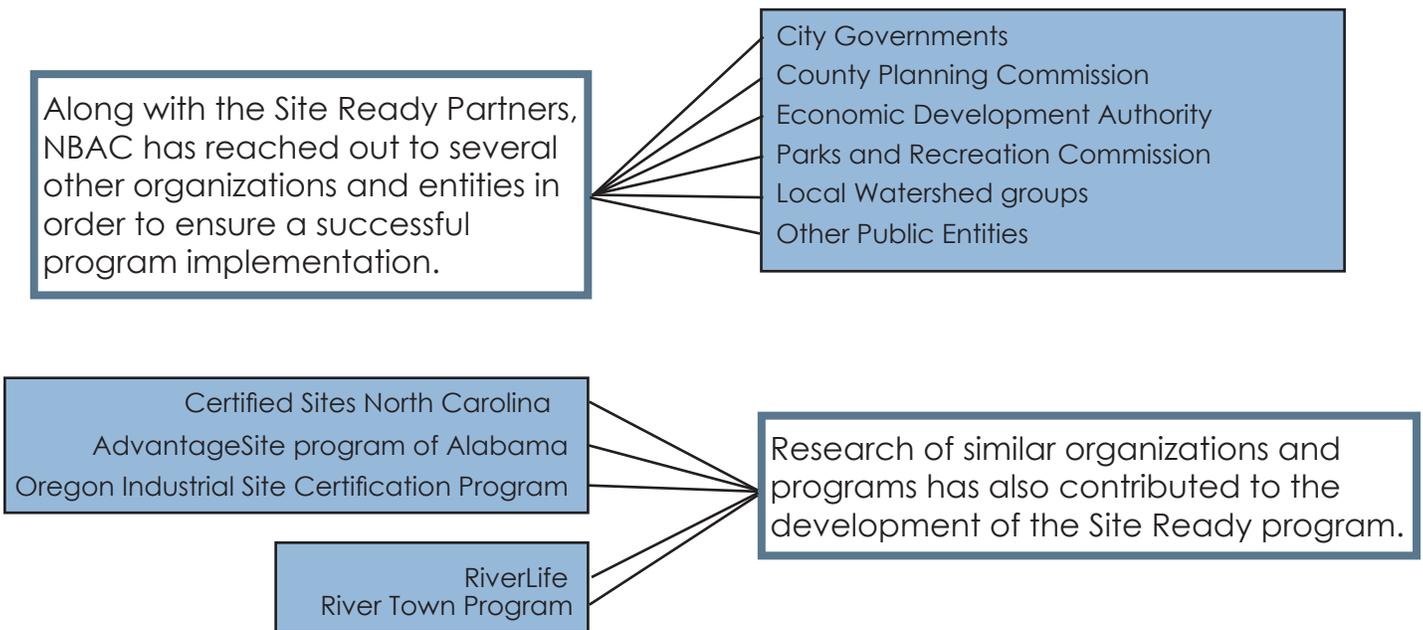
Site Ready is a **collaboration** of two successful **revitalization** efforts that have a common **link** to the Ohio River and a shared goal of **redeveloping** brownfield sites and **revitalizing** their respective Ohio River towns.

“Chartered as a 501-C3 organization, BDC has established Brooke & Hancock counties as a Certified Development Community. By leveraging private and public resources, they are the catalyst for creating and maintaining a diverse economy. The BDC produces leadership required to stimulate investments and coordinate partnerships to foster the growth of good jobs and enhance to quality of life in the Tri-state region.”



“A nonprofit company that has generated over half a billion dollars in economic impact and supported more than 3,500 jobs. With office space, networking events, and programs that support diversity, veterans, health technology, brownfield redevelopment, and minority construction firms, the Riverside Center for Innovation is a hub for the entrepreneurial spirit of Pittsburgh.”

Other Affiliates & Relatable





Site Research

Site Tours



BDC

**Collaboration
Shared Resources
Shared Networks**

NBAC

RCI

Community
Outreach



Selecting Sites

Beginning with NBAC's inventory of previous used industrial sites, several sites were analyzed and considered for program entry. Because each site has a unique situation regarding ownership status, previous use, etc., which may or may not reflect what the situation may seem to be, the process of selecting 'standard' Site Ready sites was a challenging and important part of the program activities. Between regional tours, meetings, and conference calls, and site research, several sites were analyzed and considered for program entry. The following sites have much redevelopment potential and could benefit from Site Ready Program activities. However, they did not meet all the site qualifications required for the program. Non-Site Ready site data that was collected as a by-product of the selection process can be valuable information for agencies to market and facilitate property reuse.

Potential Site Ready Program Candidates

Former Oak Glen High School Stadium (Newell, Hancock County)

Described as prime property along State Route 2 in Newell, WV. A site which hosted football games for over 50 years, home to the Golden Bears, the last football game was played in 2011. The school board recently worked to develop a new sports complex, and therefore the property is now surplus; however the board hopes to sell the property to see a new development that may benefit the community positively.

Former American Bridge Headquarters (Coraopolis, Beaver County)

The headquarters to a civil engineering firm, built in 1903, located in Coraopolis, PA. This building was abandoned, became neglected and vandalized, and soon was scheduled for demolition in early 2014. Located adjacent to the Ohio River, and 20 minutes from Pittsburgh International Airport, it is in a prime location for redevelopment. Community members hope to see something of significance replace the once iconic gateway building. Local officials are anxious to assist developers in a variety of ways to ensure a successful redevelopment.

Former P&LE site (McKee's Rocks, Allegheny County)

McKee's Rocks Community Development Corporation has been working for the past 10 years on the redevelopment of the former Pittsburgh & Lake Erie Railroad brownfield site. In 2011 The U.S. EPA announced the launch of the redevelopment, and has been providing funding for the necessary environmental assessments. The redevelopment plan includes rehabilitation of existing building space, and almost 400,000 sf of new construction. Potential uses include wholesale, office, warehouse, and manufacturing.



A member of the BDC who is knowledgeable about the local development opportunities gave NBAC a tour of potential candidates of the Site Ready Program.

NBAC worked closely with BDC and RCI to select 10 Site Ready project sites. Project Sites were selected based on these criteria

- Previous Use For Industry
- Redevelopment Rediness
- Need For Reuse Planning
- Marketing Potential
- Cooperation of Property Owner
- Community Impacts

Other Potential Site Ready Program Candidates

Old Weirton Post Office (Weirton, Hancock County)

Ohio Riverfront (Rochester borough, Beaver County)

Route 18 Corridor Riverfront (Beaver County)

Ohio Riverfront (Midland, Beaver County)

Allegheny Riverfront (Azcon, Allegheny County)

St. Johns School (Wellsburg, Brooke County)

Gen Pak Site (Wellsburg, Brooke County)

14th Street (Ambridge, Beaver County)

AL Solutions Inc. (New Cumberland, Hancock County)

Resources

For More Information, please use these resources as guides:

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<http://bhbdc.com/>

RiverSide Center for Innovation

<http://www.riversidecenterforinnovation.com/>

Brownfield Listings

<https://brownfieldlistings.com/>

EPA

<https://www.epa.gov/brownfields>

WVDEP

<http://www.dep.wv.gov/>
Twitter: @DEPWV

PADEP

<http://www.dep.pa.gov/>
Facebook: @PennsylvaniaDEP

Acknowledgments

We would like to thank

***West Virginia
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***Business Development Corporation
of the Northern Panhandle***

Riverside Center for Innovation

RiverLife

***All the community members who were the
champions for these projects***

**Without this collaboration,
the program could not succeed**

