

# BROWNFIELDS POST

September, 2012

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## Momentum Grows, Structures Demolished, on TS&T Site

The former Taylor Smith & Taylor (TS&T) Pottery site has been a source of misconception and frustration for the citizens of Chester, a small town in the Northern Panhandle of West Virginia, for many years. From 1900 to 1982, the site was the home of a pottery manufacturing company. After the pottery facility closed, the site was used primarily for the storage of liquid petroleum products, materials, and supplies related to a barge cleaning business that operated at this location on the Ohio River through the 1990s. In subsequent years, many misconceptions and rumors formed about the status of the site, due in part to a lack of information among community members and elected officials. These misconceptions and the resulting lack of trust culminated in 2010, when a company hired to demolish the buildings was discovered by officials to be using improper procedures for containing asbestos contamination. It was at this point, at the height of community distrust, that the Northern West Virginia Brownfields Assistance Center (NBAC) became involved in the project.

Since 2005, the NBAC at West Virginia University (WVU) and its southern counterpart, the West Virginia Brownfields Assistance Center at Marshall University, have worked with community stakeholders to promote economic development and environmental and public health protection through innovative redevelopment of brownfield sites. Working closely with local project leads, the Centers help address major issues on brownfields sites, including issues surrounding site control and community engagement.

In January of 2011, NBAC awarded a Foundation for Overcoming Challenges and Utilizing Strengths (FOCUS) grant to the Brooke Hancock Regional Planning and Development



**Business Development Corporation of the Northern Panhandle Receives Clean Up Grant from US Environmental Protection Agency**

Council (BHRPDC) to bring together local citizens, business owners, city officials, and property owners to learn more about the history of the site and its potential for redevelopment. In July 2011, the site was purchased by the Business Development Corporation of the Northern Panhandle (BDC), a local economic development organization. This resolution of the issue of site control, a key component in redevelopment success, contributed significantly to project momentum.

At the same time that NBAC and the BHRPDC were tracking down the answers to vital site ownership questions, they were also building momentum by engaging community stakeholders to form the Rock Springs Riverfront Redevelopment Committee (RSRRC). Through the RSRRC, stakeholders of all backgrounds and experience were invited to participate in open, public meetings where NBAC staff facilitated a discussion on the community's vision for the future of the TS&T site. In October 2011, the RSRRC hosted a visioning workshop where a diverse group of more than 50 community stakeholders worked together to discuss the progress at the site, identify the concerns of the local community, and develop a vision

for the site's future. This visioning event showcased the importance and the potential for positive impact from community engagement on a complicated redevelopment project such as the one at TS&T.

With the broad support of the community of Chester, the BDC has successfully pursued funding from local, state, and federal sources. In December 2011, the BDC received a grant from the NBAC that included technical assistance from a multi-disciplinary Brownfields Redevelopment Team of faculty experts assembled by the Center to conduct feasibility studies and create a conceptual redevelopment design for the 9-acre site based on community input. The BDC also recently received a \$200,000 low-interest loan from West Virginia Governor Earl Ray Tomblin by way of the WV Infrastructure Jobs and Development Council and a low-interest loan of \$500,000 from the Hancock County Commission to redevelop the derelict property. To complete the funding package, the project received a \$200,000 Cleanup Grant from the US Environmental Protection Agency for the environmental remediation of the site in preparation for future development.

Since its start in January 2011, the

hard work of the organizations and community stakeholders involved on the TS&T redevelopment project has yielded many significant successes. The BDC is currently demolishing the derelict buildings and moving forward on the cleanup of the site, working in close collaboration with community stakeholders toward their shared dream of a revitalized riverfront property.

This project is an illustration of how the Brownfields Assistance Centers at WVU and Marshall University promote economic development and environmental clean up.

**THEN**



**NOW**



**INSIDE**

- 2 PARTNERS
- 3 IMPACT
- 4-5 REDEVELOPMENT COLLABORATIVE

- 6-7 WV FOCUS PROGRAM
- 8 BROWNFIELDS INVENTORY
- 9 BAD BUILDING PROGRAM
- 10 COMMUNITY PROJECTS
- 11 RENEWABLE ENERGY

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# 2 | PARTNERS

BROWNFIELDS POST

## The West Virginia Brownfields Assistance Centers

The West Virginia Brownfields Assistance Centers promote economic development and environmental and public health protection through innovative redevelopment of brownfield sites. The Centers coordinate and advance the development of brownfield property by providing training and technical assistance, facilitating site preparation

efforts and community involvement, as well as helping communities with grant writing and leveraging project funding.

Many small communities in rural West Virginia do not have the staff or technical expertise to undertake brownfields redevelopment projects on their own. The Brownfields Assistance Centers were created by the State

Legislature to empower communities to plan and implement brownfields redevelopment projects. In an effort to provide comprehensive assistance to communities throughout West Virginia, the two centers coordinate by producing state-wide conferences, collaborating on regional projects, and by sharing current brownfields information.



### West Virginia Development Office

As the State's chief economic and community development agency, the WVDO improves the quality of life for all West Virginians by strengthening the State's communities and growing its economy to expand, retain and create more and better jobs.



### Center for Environmental, Geotechnical and Applied Sciences (CEGAS)

The West Virginia Brownfields Assistance Center at Marshall University, located in Huntington, is housed within The Center for Environmental, Geotechnical, and Applied Sciences (CEGAS).

CEGAS was established in May 1993 through a cooperative effort between Marshall University and the West Virginia Graduate College, which have since merged.

The goal of the center is to forge close relationships among the business community, higher education institutions, and government agencies in technology-based endeavors.

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### Northern West Virginia Brownfields Assistance Center at West Virginia University

The Northern West Virginia Brownfields Assistance Center is housed in the West Virginia Water Research Institute (WV WRI) at the National Research Center for Coal & Energy at West Virginia University in Morgantown, West Virginia.

Under Federal legislation, the United States Geological Survey (USGS) supports a Water Research Institute in each U.S. state and territory. The West Virginia Water Research Institute has been in existence since 1967 and has served as a statewide vehicle for performing research related to water issues.

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### Forty-Plus Years of Water Research



WVWRI is the premier water research center in West Virginia and, within selected fields, an international leader. WVWRI serves as the coordinating body for the following programs: the National Mine Land Reclamation Center, Appalachian Clean Streams Initiative, Acid Mine Drainage Technology Initiative, Geo-Technical Center, Northern West Virginia Brownfields Assistance Center, and Hydrology Research Center.



### WV Department of Environmental Protection

The WVDEP manages the remediation of lands that are affected by contamination under the Division of Land Restoration. The WVDEP Office of Environmental Remediation oversees the State's voluntary Remediation Program, assisting property owners in identifying and addressing potential contamination of brownfield property.



### US Environmental Protection Agency Region 3

EPA is a Federal agency that aims to protect human health and the environment through a wide variety of programs. Under the Brownfields program, EPA provides technical and financial assistance for community revitalization through an approach based on four main goals: protecting the environment, promoting partnerships, strengthening the marketplace, and sustaining reuse. Region 3 serves the Mid-Atlantic States including West Virginia.

### Check us out on Facebook and Twitter!



As always, check out our Facebook and Twitter pages for valuable information including grants and deadlines, brownfields news, job postings, trainings and webinars, and fun facts related to brownfields.

[www.wvbrownfields.org](http://www.wvbrownfields.org)



BROWNFIELDS POST

## The EPA Brownfields Program Produces Widespread Environmental and Economic Benefits

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely cleanup, and sustainably reuse brownfields. Revitalizing brownfield sites creates benefits at the site and throughout the community.

**Leveraging Money for Assessment, Cleanup and Revitalization of Brownfields:** Based on data from grantee reporting and through the Program's Assessment, Cleanup and Redevelopment Exchange System (ACRES) database, through fiscal year 2011, on average, \$18.01 is leveraged for each EPA Brownfields dollar expended at a brownfield from Assessment, Cleanup, and Revolving Loan Fund cooperative agreements since Program inception.

**Leveraging Jobs from EPA Brownfields Dollars Spent to Assess, Clean and Revitalize Brownfields:** Based on data through fiscal year 2011, on average, 7.43 jobs are leveraged per \$100,000 of EPA Brownfields funding expended on Assessment, Cleanup and Revolving Loan Fund cooperative agreements since program inception.

As of April 2012, 75,590 jobs have been leveraged through the Brownfields Program including the State and Tribal 128(a) program since its inception.

**Environmental (Air and Water) Benefits of Brownfields Redevelopment:** The EPA Brownfields Program has conducted five pilot studies, which concluded that redeveloped brownfield sites tend to have greater location efficiency than alternative development scenarios at greenfield sites, resulting in a 32 to 57 percent reduction in vehicle miles traveled associated with these sites and a reduction in air pollution emissions, including greenhouse gases. These same site comparisons show an estimated 47 to 62 percent reduction in stormwater runoff. The studies suggest a range of impacts due to regional variation in development and travel patterns.

**Additional Benefits of Brownfields Redevelopment:** The EPA Brownfields Program has funded a study to assess the impact, or economic benefit, of Brownfields grants on residential property values. The study concluded that residential property values increased between 2 and 3 percent

once a nearby brownfield was assessed or cleaned up. The study further concluded that cleaning up a brownfield can increase overall property values within a one mile radius by \$0.5 to \$1.5 million. Additionally, initial anecdotal surveys indicate a reduction in crime in recently revitalized brownfield areas.

**Opportunity to Expand Assessment Program and Leverage from Benefits of Agency's Removal Program:** As is apparent from the numbers there is a huge demand for site assessment work. The Program can expand upon recent policy clarifications to use site assessment dollars for environmental site assessments in conjunction with efforts to promote area-wide planning among areas and corridors of brownfield sites. The use of funds for these purposes is particularly important for economically distressed areas to enable the identification of infrastructure capacity along with potential end uses. Also, in certain instances when environmental site assessments reveal immediate threats to the environment or human health, a more programmatic use of EPA Removal funds to address these threats could be implemented.

Source: US EPA

## Impacting Communities...

"Any kind of economic development to a small town – a town like Reedsville – affects the community. Anything that you do to revitalize, anything you do to bring business into the area, is progress for us."

—Anthony Perris, City Councilman, City of Reedsville

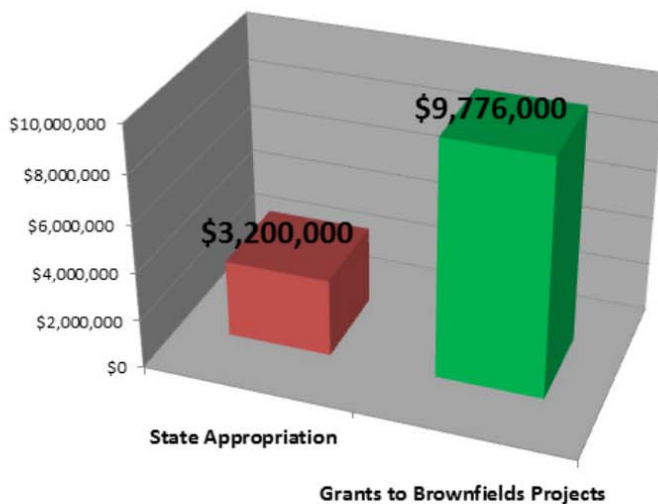
"[Through working with the NBAC,] I had the opportunity to work with a great team of individuals; I learned more about Brownfields and potential ways to manage and potentially reuse valuable post-industrial property."

—Jennifer Selin, Coordinator, WVU Community Design Team

"The City of Huntington is indebted to the West Virginia Brownfield Assistance Centers. The assistance and expertise we received from them has proven invaluable toward the City of Huntington securing and administering the 2008 Brownfield Assessment grant. Thank you for all that you have done for the City of Huntington and we look forward to working with you on future projects."

—Charles Holley, Executive Director of Development and Planning, City of Huntington

**Bang For Your Buck  
Brownfields Funding 2005-2012**



Over the past 7 years, the West Virginia Brownfields Assistance Centers have provided an over 200% return on investment from the State's investment into community and economic redevelopment of brownfields.



# 4 REDEVELOPMENT COLLABORATIVE

BROWNFIELDS POST

## WV Redevelopment Collaborative Models a Multi-Disciplinary Approach

In 2011, the Northern WV Brownfields Assistance Center introduced the West Virginia Redevelopment Collaborative (WVRC), a new initiative funded by the Claude Worthington Benedum Foundation, designed to use a team approach to tackle obstacles involved in redeveloping brownfields. The WVRC seeks to integrate the many services and expertise that exist in West Virginia so that government and nonprofit programs are more effective and successful in the communities they serve.

The WVRC works closely with specific projects and communities through a targeted collaborative effort facilitated by Brownfields Redevelopment Teams (BRTs). These teams are composed of area experts, most of whom are faculty members at one of West Virginia's institutes of higher education. Teams are assembled by the WVRC and matched with specific projects that can benefit from their expertise and capture the maximum economic, environmental, and social benefit from the remediation and adaptive re-use of brownfields and other strategically located properties.

In 2012, the WVRC assembled funding and BRTs for four brownfields projects across West Virginia. These teams were the first step in the creation of a model for collaboration on redevelopment projects. Using the successes, best practices, and lessons learned from the pilot projects, the staff of the NBAC is developing several tools to be used by future BRTs, including:

- A predictable flow of services in the redevelopment process;
- A model of the collaborative, team approach to catalyze success in redevelopment projects;
- A network of area experts interested in working with communities on real-world projects; and
- A list of resources and contacts for communities across West Virginia.

The WVRC is celebrating the successes of its first round of projects and looking forward to funding a new round of projects in 2013.

## Parkersburg Team Plans to Transform Little Kanawha Riverfront



West Virginia University Landscape Architecture students created a vision for the Little Kanawha Riverfront site in Parkersburg. The City of Parkersburg intends to create a destination center along the river that residents and non-residents can utilize.

The City of Parkersburg is currently working with a Brownfields Redevelopment Team (BRT) through the first round of WVRC funding. Throughout 2012, the team has been working on a plan for a site along the Little Kanawha River. The 8-acre site was identified as a potential public greenspace with recreational amenities by the City's conceptual land use plan.

As part of the first round of WVRC funding in 2012, the City of Parkersburg was matched with a BRT composed of faculty members from West Virginia University and WVU-Parkersburg to tackle the obstacles to making the City's plan for the site a reality. WVU Landscape Architecture professor Kathy Wittner, Community Design Team Coordinator Jennifer Selin, and WVU-Parkersburg marketing instructor Torie Jackson joined Ann Conageski and Rickie Yeager from the City of Parkersburg in the pursuit of a community victory on the Little

Kanawha River.

Professor Wittner immediately engaged several of her students in the project, taking two undergraduates and one graduate student on the initial site visit in the early spring. The students joined the team on a walking tour of the site and of the greater Parkersburg community to provide context for the project and the City's intentions, which are to create a destination center along the river for residents and non-residents alike.

The team has also traveled to communities outside West Virginia who have successfully completed waterfront redevelopment projects. Searching for inspiration for Parkersburg, the team met with local officials to learn how these projects came to fruition and what partnerships were involved in the planning and development process.

Using inspiration from those site visits, the team, which has grown to include several students, has developed

plans for Agate Marble Park to be developed at the site. Proposed amenities at the Park include a new public marina and restaurant, natural ecology center and wetland boardwalk, and light commercial and retail opportunities such as boat and kayak rentals.

The team is now sharing the plans with the community. Armed with project ideas and specifics, the City is ready to find ways to work with project stakeholders to make the Agate Marble Park project a reality. "The Collaborative work done thus far has really elevated the conversation about the AMP site," says Parkersburg Planning Administrator Rickie Yeager. "This will enable us to talk with more stakeholders going forward in a way that would not otherwise be possible – we have something tangible to show people. And most importantly, the plan is practical and obtainable."



# REDEVELOPMENT COLLABORATIVE | 5

BROWNFIELDS POST

## Team Parkersburg Roster

The WVRC team in Parkersburg relies heavily on the different expertise of each team member, from city official to college faculty. The mix of their different specialty areas has led to the development of an exciting plan for Agate Marble Park.

• **ANN CONAGESKI**

Ann Conageski is the Development Director for the City of Parkersburg. Ann has worked closely with the Brownfields Redevelopment Team, sharing her extensive knowledge of the City of Parkersburg, as well as the development needs of its citizens.

to plan for multi-faceted development on a human scale to suit local needs.

• **RICKIE YEAGER**

• **KATHRYN WITTNER**

Kathryn Wittner is an Assistant Professor in the Landscape Architecture Program, Resource Management Division, Davis College of Agriculture at WVU. Her areas of interest are urban design and planning, placemaking, outdoor classroom design and education, and ecological planning and design. She works to advance the application of placemaking and ecological theories in planning and design.

Rickie Yeager is the City Planner for the City of Parkersburg. As the lead contact for the project, Rickie has worked closely both with the team and with the WVRC. Working with the team and using the collaborative approach has not only moved the project along, Rickie says, "this experience taught me how to be a better project manager! Going forward, I look forward to putting these new insights to work on this project and others in the community."

• **TORIE JACKSON**

• **JENNIFER SELIN**

Jennifer Selin is the Community Design Team Coordinator at WVU. She is a professional mediator and has a background in Education, Recreation and Law. Her work experience includes work for a non-profit, the county, and several park districts, all in coordinator roles. She has strong interest in working with communities

Twelve years of experience in the media, marketing and communication fields led Torie Jackson to an educator position at WVU Parkersburg. She is currently finishing her doctorate dissertation researching methods of interactivity and student engagement in online classrooms. She frequently utilizes projects in the classroom that provide students with practical and "real-world" experiences, including service learning projects



The plans for Agate Marble Park include a wetland boardwalk and boat and kayak rentals.



Join the WV Redevelopment Collaborative on November 29 at the Erickson Alumni Center in Morgantown, West Virginia as we recognize the buzz around the 2012 WVRC projects. This interactive celebration will help the 2012 Brownfields Redevelopment Teams hone their skills for pitching their project success to future funders.

For more information contact WVRC Coordinator Carrie Staton at [carrie.staton@mail.wvu.edu](mailto:carrie.staton@mail.wvu.edu) or (304) 293-7071.

## City of Shinnston Engages Stakeholders of All Ages on Park Project

The City of Shinnston is working with a Brownfields Redevelopment Team to create a plan for recreation at the site of a former city garage. The City hopes to capitalize on the site's location near residential neighborhoods and historic downtown to create a small park that will complement its major recreational complex, Ferguson Memorial park, two miles from the site.



Local children help develop vision for future Shinnston Activities Park.

The site of the future park is adjacent to the City's Little League field, a popular spot for families and children. Because of this clear tie to recreation and children, the team in Shinnston has found new and creative ways to engage one group of stakeholders that is commonly overlooked: children. "The one thing I have learned from working on this site," says City Financial Officer Emma Clarke, "is that children know what they want and that if we can encourage them to share, the answers are there."

ideas in clay, Clarke worked with children enrolled in programs run by Harrison County Parks and Recreation to identify how they'd like to be involved. The children decided that a television interview format – with children at the helm – was how they wanted to contribute. A core group of seven children assumed roles ranging from journalist to producer to camera operator. The children interviewed their peers on what they'd like to see at the park, all while learning about the interview process and skills reporters need. At the end of the project, a local reporter from WBOY-TV joined the students at a celebratory pizza and ice cream party to discuss their interviews and share more tips on life as a television news reporter.

Clarke has worked with the Team and the City's existing programs for children to encourage input from children of all ages. In their work, they've found that it's important to remember that children may not prefer to communicate in the same ways adults do. "As adults we often unwittingly limit children. It is not intentional, but we need to get on their playing field to communicate," recommends Clarke. "In other words, break out the Play-Doh together!"

Using the visions and ideas shared by these children, as well as those shared by adults, the Brownfields Redevelopment Team can now help the City of Shinnston create a plan for the site that incorporates the needs and preferences of stakeholders of all ages.

In addition to more traditional approaches like drawing or modeling



# 6 | FOCUS WV PROGRAM

BROWNFIELDS POST

## 2012 FOCUS WV Grantee Spotlight



Site of future Morgan County Recreational Complex

**Morgan County Commission (MCC)** is working on the Morgan County Recreation Complex, a nine acre property along Route 522 outside Berkeley Springs. The MCC has partnered with the West Virginia Department of Environmental Protection (WVDEP) to conduct environmental site assessments and answer outstanding contamination questions, which will allow the Commission to move forward with cleanup planning. The Commission is also organizing a visioning workshop in mid-October to gather critical input from the community to help make the final decisions and create a community-supported site vision. The FOCUS grant activities will help the Commission prepare a site reuse plan and seek the funding needed to remediate the property and build a recreational complex for use by citizens throughout the county.



Staats Hospital in Charleston's West Side

**Charleston West Side Main Street, Inc. (CWSMS)** is tackling the former Staats Hospital property in downtown Charleston. CWSMS is working with the property owners, as well as local community members and site neighbors, to create a reuse vision and attract a site developer to develop the site into a mixed use property which will be a cornerstone to revitalizing the neighborhood. CWSMS is also working closely with the West Virginia State Historic Preservation Office to maintain the historic nature of the structure as well as prevent any site degradation.



FOCUS WV Program Manager Luke Elser presents \$5,000 to the Town of Wardensville

**Town of Wardensville** is working to redevelop the Former Wardensville School Cafeteria building. Wardensville's FOCUS WV grant has been used to identify site contaminants, including asbestos and lead. They have also partnered with the Region VIII Planning & Development Council to investigate a number of demolition or renovation options in order to prepare the site for use as a business center to meet the needs of regular business travelers who frequently pass through Wardensville. The Town is currently working with Alpha Architects & Engineers to conduct a feasibility study for adapting the current structure, the findings of which will be presented to the community in a series of public workshops.



Former Brooke Glass Factory and adjacent Yankee Rail Trail

**Brooke Hancock Regional Planning & Development Council (BHRPDC)** has partnered with the City of Wellsburg to revitalize the former Brooke Glass plant in downtown Wellsburg. This facility, built in 1869 in a residential neighborhood, closed its doors in 2001 and has been as an eyesore ever since. However, the BHRPDC, along with the Mayor and City Manager, have reached out to the property owners and are working to identify outstanding environmental concerns. This project is gaining momentum, thanks to the cooperation of the property owners and the creation of the Wellsburg Urban Redevelopment Authority (WURA), which is tasked with redeveloping the Brooke Glass property. The Town held a visioning workshop, facilitated by the NBAC, in early August which saw approximately 30 community members voice their wants and needs for the future of the site. The WURA and BHRPDC are now working to create a site vision based on community input and is seeking additional cleanup funding to prepare the site for redevelopment.



View overlooking the Highlander Village Inn

**Woodlands Development Group (WDG)** is working to revitalize the Highlander Village Inn, a retail property in the small town of Davis in Tucker County along the Blackwater River, near Blackwater Falls and only 10 miles from Canaan Valley State Park. The property, formerly a switch-out yard for a sawmill, store, gas station, and restaurant, has sat vacant since 2005. WDG believes the biggest challenge to the property is the fact that it is held within the estate of a recently deceased property manager. WDG has worked diligently with the FOCUS program to build a partnership with the estate owners and begin preliminary environmental site assessments. This assessment information will help WDG create a realistic reuse plan and attract developers and investors to purchase and redevelop the property, potentially as a mixed-use housing/retail center to take advantage of its visible location and proximity to the area's recreation amenities.



Representatives from the City of Thomas accept a \$5,000 FOCUS WV grant

**City of Thomas** has partnered with a local community organization, New Historic Thomas, to develop the Thomas Riverfront Park. This 15-acre property lies on both sides of the North Fork of the Blackwater River and had previously been identified in a comprehensive development plan in 2004. The City and New Historic Thomas are working with the United States Forest Service, which owns portions of the property, to create a reuse vision for the property that would include walking/biking trails along the river, public greenspace and facilities, and additional parking for Thomas' downtown businesses. The City has completed a Phase I Environmental Site Assessment and is working with the WVDEP to conduct additional site assessment to prepare and plan for site cleanup.

### 2012 Features Eight New FOCUS Grantees

Eight brownfield redevelopment projects were funded in 2012 through the NBAC's FOCUS West Virginia grant program. Spanning seven counties across the state, these projects are mobilizing local community members, addressing site contamination issues, and creating reuse visions to drive their projects forward. FOCUS WV was developed in 2009 in partnership with the Claude W. Benedum Foundation to help build the capacity of West Virginia's communities to tackle brownfield sites and turn them into entrepreneurial opportunities.



# FOCUS WV PROGRAM | 7

BROWNFIELDS POST

## SPOTLIGHT

Continued from PAGE 6



Potential rail trail in front of the Kern Valley Railroad Maintenance Facility

**Friends of the Cheat, Inc. (FOC)** partnered with the Preston Rail Trail Committee and the Preservation Alliance West Virginia to redevelop the former Kern Valley Railroad Maintenance Facility on the outskirts of Kingwood, West Virginia. FOC recently held a series of community workshops to gather input from area residents on what they would like to see the site turned into, such as taking advantage of the rail trail adjacent to the site and incorporating it into the reuse of the property. FOC has also partnered with the Preston County Parks and Recreation Commission to help manage long term maintenance of the property and to seek additional funding through the West Virginia Department of Highways' Recreational Trail grant program. Finally, FOC is working with adjacent property owners and is seeking to have additional land donated to expand upon the reuse vision of the site.



FOCUS WV Program Manager Luke Elser presents a check for \$5,000 to the Upshur County Commission

**Upshur County Commission** is using a FOCUS WV grant to conduct environmental site assessments and reuse planning activities on a 25,000 square foot former wood alcohol processing plant. The Commission would like to characterize the environmental concerns on the site, conduct cleanup, and use parts of the property to expand the nearby Upshur County Youth Camp to meet the growing needs of area 4-H groups, church activities, fraternal and civic organizations, and school activities. The Commission has partnered with the Region VII Planning & Development Council for assistance in working with engineering firms and creating a reuse plan for the property.

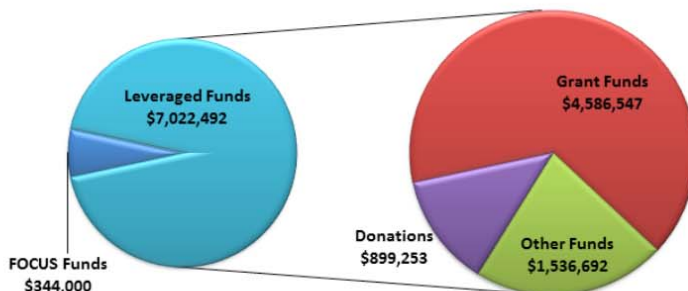
## What Does FOCUS Stand For?

Foundation for Overcoming Challenges and Utilizing Strengths

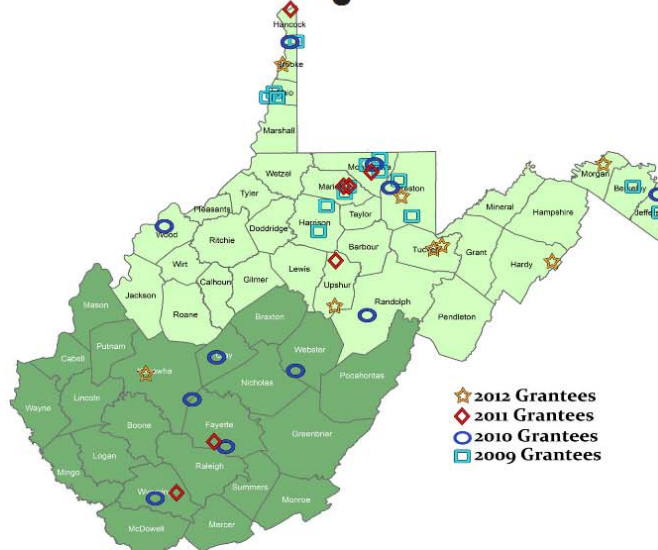
The FOCUS WV Brownfields Program has four objectives:

- 1) Promote reuse and redevelopment of brown fields.
- 2) Enable communities to market and/or reposition challenging, but strategic, sites.
- 3) Enhance communities' capacity to engage in community redevelopment through education and entrepreneurship.
- 4) Increase communities' ability to develop and implement a redevelopment vision

## FOCUS WV Program Leveraged Funds



## FOCUS WV Program Grantees





# 8 | BROWNFIELDS INVENTORY

BROWNFIELDS POST

## Brownfields Inventory Coming Soon

The Northern West Virginia Brownfields Assistance Center, in coordination with our southern counterparts at the West Virginia Brownfields Assistance Center at Marshall University, is moving the West Virginia Brownfields Inventory into an online, publicly searchable spatial platform.

One of the key objectives of the Brownfields Assistance Centers is to promote enhanced economic development by maintaining our statewide Brownfields Inventory to identify and track current and potential brownfield properties. The existing Inventory is being used to analyze existing economic and development indices in order to prioritize sites and identify strategic opportunities for site redevelopment.

Derek Springston, Program Assistant, was hired in September

2011 to guide the transition of the existing Inventory into a sustainable and long-term Geographic Information System database. The existing internal Brownfields Inventory was created using ESRI's ArcGIS® software and currently includes approximately 90 properties with site names, ownership information, spatial locations, addresses, notes, environmental assessments completed, zoning or property use types, utilities present, and other valuable information. The staff at the Centers will dynamically expand the number of properties mapped and the attached data types through the existing framework, which was constructed for simple data entry, storage, expansion, and maintenance. Significant progress in 2011 paved the way for an expected release of the public Brownfields Inventory in the late fall of 2012.

The public Brownfields Inventory

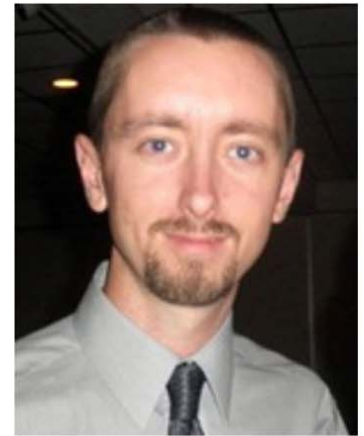
will utilize ESRI's ArcGIS® Viewer for Flex. This viewer will allow users to query sites for most or all information currently stored internally at the Brownfields Centers. It will also allow users to print maps and extract site data, among other interactive mapping tasks.

The expanded Brownfields Inventory will increase access and decrease response time to site inquiries and improve the quality of data served to developers, investors, and stakeholders providing momentum for brownfields redevelopment. Visit our websites, Facebook pages, or sign up for our e-Newsletter for up-to-date information on the Brownfields Inventory.

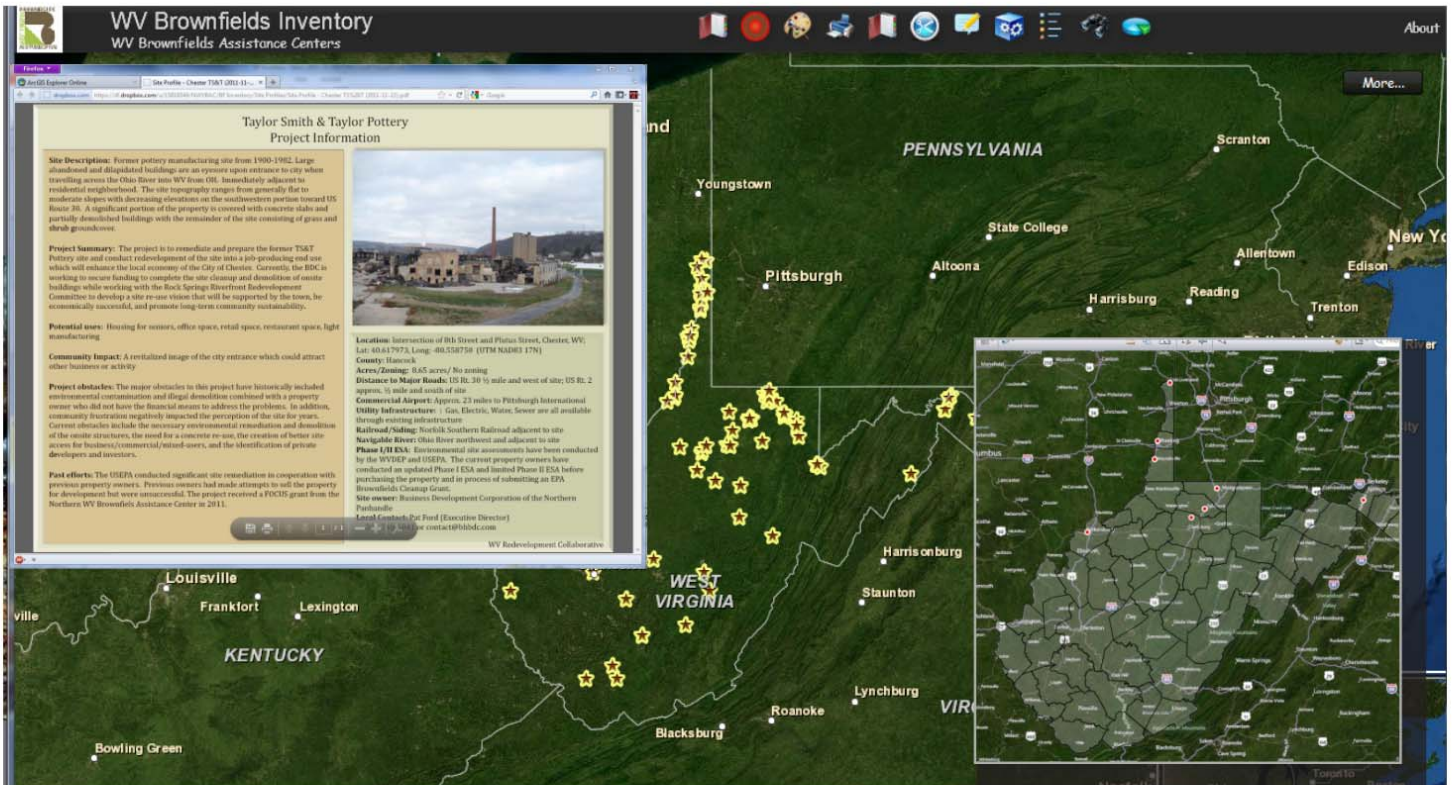
Submitting your site for inclusion in the West Virginia Brownfields Inventory can help you connect to potential developers, funding networks, and redevelopment professionals.

If you have a site you would like

us to consider listing in the West Virginia Brownfields Inventory, please contact **Derek Springston** at Charles.Springston@mail.wvu or 304-293-7068.



Springston joined the NBAC staff in September of 2011.



The internal Brownfields Inventory was created using ESRI's ArcGIS software (pictured above) and currently includes 90 properties with site names, ownership information, spatial locations, addresses, notes, environmental assessments completed, zoning or property use types, utilities present and other valuable information.



# BAD BUILDING PROGRAM | 9

BROWNFIELDS POST

## Decision Enhancer Tool

The Decision Enhancer Tool is a resource to help facilitate the redevelopment of underutilized and abandoned properties that may be contaminated in West Virginia's communities. The Tool can help local governments, community groups, and development authorities consider land reuse options and think about future uses for complex sites that are economically and environmentally sustainable.

The information gathered through the use of the Tool helps users assess the strengths and weakness of particular parcels of land and prepare proactive strategies that lead to productive redevelopment of these properties.

The Land Use Decision Enhancer Tool is part of a three-stage planning process for developing sites:

• Land Use Decision Enhancer Tool:

The Tool is a dynamic spreadsheet-based resource that supports the evaluation of reuse options for sites undergoing revitalization. By collecting community and site-specific data in a comprehensive and organized way, the Land Use Decision Enhancer Tool provides guidance to communities about what to consider when identifying potential reuse options for a site.

• Redevelopment Planning Exercise:

After using the Land Use Decision Enhancer Tool to identify potentially viable land use options, users will consider the potential land use options and develop a conceptual

site plan that identifies the size, scope and characteristics of a potential development. The final output of this phase is referred to as a redevelopment concept.

• Financial Feasibility Analysis: Pro Forma: The final phase of the site reuse planning process is to perform a simple pro forma or financial feasibility analysis on the selected redevelopment concept to determine the potential financial feasibility of a real estate project. The pro forma provided in this Land Use Decision Enhancer Tool is a simplified "back-of-the envelope" worksheet that allows communities to perform a quick evaluation of the viability of a reuse option on a site. It is recommended that multiple reuse scenarios, or concepts, be evaluated for financial feasibility.

Each community and redevelopment site in West Virginia is unique, and not all sites are at the same stage in the redevelopment process. This Tool was developed to encourage community discussion, professional planning, and sound decision making. Communities can use this process to gain a better understanding of each property's potential and the factors affecting its redevelopment.

For more information on how you can use the Decision Enhancer Tool, contact Luke Elser at [Luke.Elser@mail.wvu.edu](mailto:Luke.Elser@mail.wvu.edu) or (304) 293-6990.



Be ready to answer the question: Why should we invest in "this" site

Learn how to collect the data needed for your "site story"

Improve your project's chance for success by having options for re-use ready

Learn the vocabulary to attract developers to your community

Decision Enhancer Tool Check List

## \$10,000 Flex-E Grant Starts BAD Building Program

The West Virginia Community Development HUB, in partnership with WVU's Northern WV Brownfields Assistance Center (NBAC), were awarded a \$10,000 FLEX-E Grant to implement its new Brownfields, Abandoned, Dilapidated (BAD) Building Program in select pilot communities across West Virginia. The BAD Building program is being implemented in Webster Springs and Cowen, two rural communities in Webster County, and the city of Thomas in Tucker County.

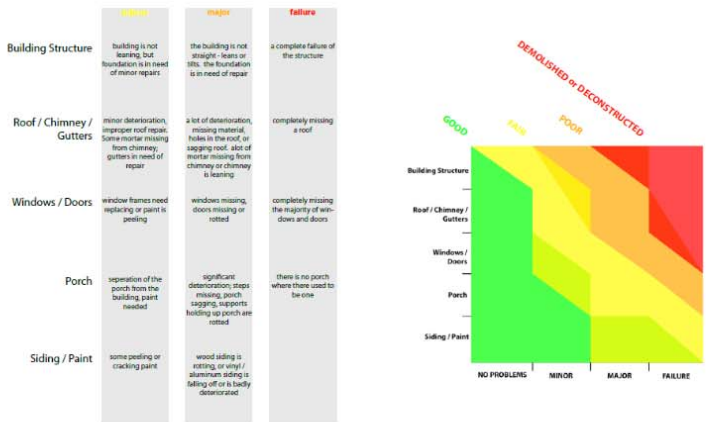
The goal of the program is to develop and prove a community-based model to address abandoned and dilapidated (including potential brownfield) properties in small towns throughout the state. Webster County Economic Development Authority and the New Historic Thomas community group are working with the NBAC to provide

programmatic and technical assistance as well as hands-on training to the volunteer groups in these towns. This assistance will help the communities build abandoned/dilapidated buildings inventories and begin taking steps at the citizen, business, and local government levels to address properties identified as high priorities.

The Abandoned and Dilapidated Toolkit, available for free to West Virginia communities online, is being used to address the eyesores, safety hazards, and economic depressants that are dilapidated buildings.

Check out the tool kit at: <http://www.wvhub.org/vacant-and-dilapidated-building-toolkit>

If you are interested in receiving assistance in addressing abandoned and dilapidated structures in your community, contact Patrick Kirby [Patrick.kirby@mail.wvu.edu](mailto:Patrick.kirby@mail.wvu.edu)



Assessing Overall Condition Chart

Health & Safety	Visibility	Obsolescence	Blight Concentration
0 not applicable	0 not applicable	0 not applicable	0 not applicable
1 poses minimum to no health concerns to potential inhabitants, neighboring structures, and passersby	1 located on a side street majority frequented by street's residents	1 viable building type use and viable structure condition	1 three or less vacant properties on a single street or intersection
2 poses health concerns to potential inhabitants, although not a health concern to neighboring structures or passersby	2 located on a through street to a less frequent destination such as the Thomas Education Center or the Buxton Landstreet Building.	2 either viable building type use or viable structure condition	2 four or more properties on the same street or intersection where the average condition of the buildings is fair
3 health concern to potential inhabitants, neighboring structures and passersby.	3 located on a major thoroughfare such as Front or Spruce streets	3 neither viable Building type use or structural condition	3 four or more properties on a street or intersection where the average condition of the properties is poor

The four factors of preliminary prioritization of a property



# 10 | COMMUNITY PROJECTS

BROWNFIELDS POST

## Wayne County EDA Redeveloping Closed Garment Manufacturing Facility



Above photo showing rear of Corbins building, which will be “deconstructed” to salvage structural materials.

The Wayne County Economic Development Authority has taken bold steps to transform a closed industrial site into new productive use. Known as the Corbin property and closed for more than 10 years, the site was home to a stove manufacturing company

beginning around 1910. Later, Corbins, a garment manufacturing company, used the property for numerous years. The property is located in the Westmoreland section of Huntington, just off I-64, in a mixed residential and industrial use area. The closed facility

has become a detriment to the local area, with illegal dumping and building component theft occurring. Due to past site use, potential environmental impacts were also of concern.

Through a combination of discussions and activities by the property owner (Coastal Management Group), the Wayne County EDA, the City of Huntington, the WVDEP’s Division of Land Restoration, and the West Virginia Brownfields Assistance Center at Marshall University, the 3.7-acre multi-parcel site is now headed for redevelopment. Initial environmental assessment work was conducted by the City of Huntington using their EPA Brownfields Assessment grant. Additional environmental assessment work was conducted by the WVDEP’s Division of Land Restoration. After further discussions and arrangements, the property owner agreed to donate the property to the Wayne County EDA. Both parties agreed to work together to remove a non-regulated underground storage tank from the site as part of property transfer negotiations. All but one parcel of the site has been cleared for redevelopment; continued investigations are on-going in that area.

Now that the site is under the

Wayne County EDA, planning and site activities are taking place. Some general site cleanup has occurred, and the EDA is looking at “deconstruction” opportunities for the structure. The Wayne County EDA has entertained several ideas for property redevelopment, with construction of a shell building and/or warehousing facility being a prominent choice. Don Perdue, Wayne County EDA Director, has indicated there is extensive interest in the site for warehousing-type operations, as there is a great deal of interest in this type of business in the area, mainly from the forthcoming Prichard Intermodal facility, also being located in Wayne County and just starting construction. This facility is on the Norfolk Southern Heartland Corridor Rail Line, connecting Norfolk, Virginia and east coast shipping to Columbus, Ohio, Chicago, Illinois and throughout the upper Midwest. The Prichard Intermodal facility will need satellite warehousing to feeds its operations, and the former Corbins property is an excellent fit for this type of reuse.

## Charleston’s Urban Renewal Authority Advancing Toward East End Community Park Construction

The Charleston Urban Renewal Authority has been working toward development of a greatly needed community park in a major residential area in the eastern part of Charleston. The planned East End Community Park, located along Nancy and Dixie Streets and close to Laidley Field, has been a potential project for a number of years, but the first phase of construction is now on the horizon, pending the outcome of a current environmental assessment study and finalization of park plans. The community has had significant involvement in the project, providing park lay-out and amenity suggestions which are being used to complete the approximately 3-acre park design. Park amenities are expected to include a basketball court, skate park, gazebo, playground areas, and extensive green space for picnicking and general use.

An initial Environmental Assessment of the property was conducted by the

City of Charleston using funds from an EPA brownfields petroleum assessment grant. The WVDEP, working in conjunction with James Edwards, Executive Director of the Charleston Urban Renewal Authority, and staff from the West Virginia Brownfields Assistance Center at Marshall University, has now stepped up to provide crucial additional subsurface assessment information that will be used in finalizing park design details. Patty Hickman, Program Manager with the WVDEP’s Office of Environmental Remediation, has been the WVDEP lead contact on this project. The WVDEP is using part of their EPA brownfields hazardous assessment grant funding for project assessment activities. The first phase of the park’s construction is expected to begin later this year. GAI Consultants is assisting the Charleston Urban Renewal Authority on developing park plans.



Future Entrance to the East End Community Park in Charleston, West Virginia



# RENEWABLE ENERGY | 11

BROWNFIELDS POST

## Sustainable Energy Parks: A New Post Mine Land Use



An illustration of how a Sustainable Energy Park might be situated next to the proposed King Coal Highway and future Coalfield Expressway on the McDowell County EDA's Industrial Park site.

Production of alternative energy on post mined land in Appalachia has the potential to change the economic and environmental landscape of small communities over a large region. Researchers at West Virginia University (WVU) and Marshall University (MU) completed a joint effort with USEPA Region III to assist communities in realizing opportunities for using post mined land as alternative energy sites which project researchers refer to as Sustainable Energy Parks (SEPs). The development of an SEP in former coalfield communities can take advantage of existing energy and industrial transportation infrastructure; large, contiguous tracts of land; a labor force that is familiar with processing natural resources; and a location suitable for the production of a range of alternative energy resources.

The research efforts produced an inventory of 612 mine-scarred land sites throughout West Virginia that are viable options for the development of SEPs. The researchers identified a pilot site in McDowell County, West Virginia and implemented assessment, planning and analysis for the development of an SEP on the former surface mined site. Researchers also created a framework by which communities, regional development authorities, state agencies and developers can evaluate sites, develop plans, and attract financing to convert former surface coal mines into engines for continued cash flow into the host communities.

A SEP fact sheet can be found on the West Virginia Water Research Institute's website at, [www.wv.wri.nrcce.wvu.edu/docs/BF-09 fact sheet 1012.pdf](http://www.wv.wri.nrcce.wvu.edu/docs/BF-09%20fact%20sheet%201012.pdf).

## Solar Energy Demonstration Projects Completed at Two WV High Schools

The West Virginia Division of Energy's Office of Coalfield Community Development and Marshall University's West Virginia Brownfields Assistance Center teamed with two West Virginia high schools to install solar panel arrays for renewable energy generation and education. Both projects are part of a larger renewable energy demonstration effort involving former surface mine lands, funded by the Appalachian Regional Commission, West Virginia Division of Energy, and project partners.

Mount View High School, located on a reclaimed surface mine in McDowell County, had a 5 kW solar panel collection system and monitoring equipment installed in the Spring of 2012. The



Above photo shows the completed rooftop solar panel array at Mount View High School

solar panel array is located on a safely accessible rooftop section of the school with extensive "sky-view" to maximize solar power generation. Here students, faculty, parents, and the community can see the solar panel collection array up close. In addition, real time system monitoring and performance can be viewed in the classroom, which is being incorporated into science programs and after-school activities.

University High School is located on a reclaimed surface mine in Monongalia County. This facility had a 6 kW solar panel array installed in the Summer of 2012. The solar panels were installed using a canopy-type racking system, located on the south facing wall of the school gymnasium. This system also includes real time system monitoring and performance, with data used in the classroom as part of a multi-focused energy production science class.

George Carico, Environmental Manager with the West Virginia Brownfields Assistance Center at Marshall University, assisted in locating suitable sites on former surface mine lands where solar panels could be installed for demonstrating this type of renewable energy. Carico stated that



Above photo shows the awning-style solar panel array installed at University High School

"while these projects provide a small amount of renewable energy power to the schools in the form of solar energy, they provide a far greater project component in their education aspect." There continues to be a great deal of interest across the state in renewable energy coming from solar panels. While this technology continues to evolve, there are still many challenges, with initial system cost and rate of financial return being the largest hurdle. These demonstration projects will help people better understand the various aspects, both positive and negative, of

utilizing this type of renewable energy. Carico also said "we sincerely appreciate the assistance provided by Matt Sherald of West Virginia based PIMBY Energy. Matt not only oversaw installation of both systems, but provided valuable input into the design to maximize the educational aspects of each project."

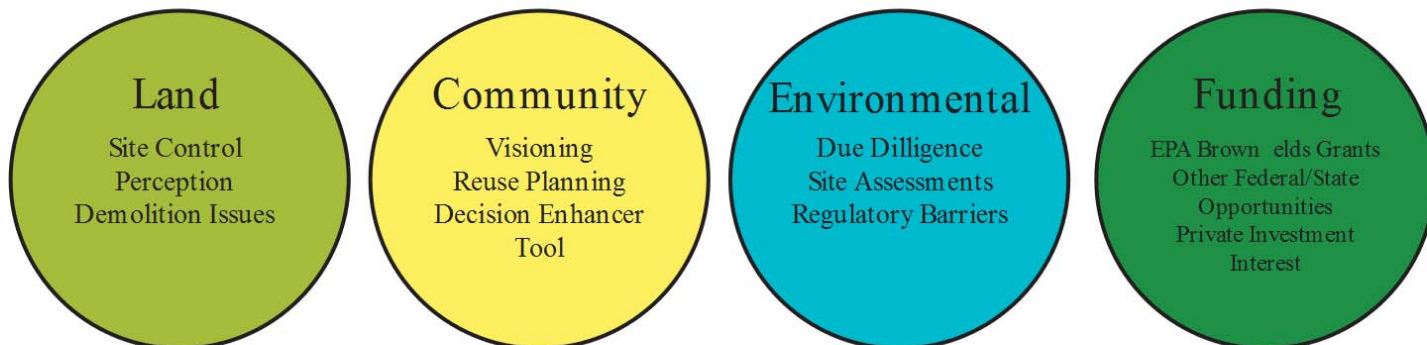
Later in 2012, operational information from both systems will be provided to the WVDOE for inclusion on their website ([www.wvcommerce.org/info/aboutcommerce/energy](http://www.wvcommerce.org/info/aboutcommerce/energy)) for public viewing and educational use.



# 12 | WHAT IS A BROWNFIELD?

BROWNFIELDS POST

A Brown field is a site, or a portion of a piece of property, that has actual or perceived contamination and an active potential for redevelopment or reuse. Many areas across the country that were once used for industrial and commercial purposes have been abandoned or are under-used for their location — some are also contaminated.



## Services Provided by the Brown elds Assistance Centers

- \*Grant Writing
- \*Grant Programs
- \*Project Assistance
- \*Brown elds Inventory
- \*Educational Workshops and Conferences
- \*Clearinghouse for Brown eld-Related Reports and Research
- \*Resource Coordination with Academic Professionals and State Agency Programs

## Examples of Brown elds

- Former service stations
- Land lls
- Former dry cleaners
- Vacant warehouses & factories
- Formerly mined lands
- Former glass plants
- Old steel mills

**[www.wvbrownfields.org](http://www.wvbrownfields.org)**