Brownfields in the Classroom: Partnering with your Local University

LANDSCAPE ARCHITECTURE PERSPECTIVES

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Definition and Engaged Scholarship

**Participatory design** (originally known as 'Co-operative Design') is an approach to design that attempts to actively involve all stakeholders (e.g. employees, partners, customers, citizens, end users) in the design process to help ensure that the product designed meets their needs and is usable.

The term is used in a variety of fields e.g. software design, urban design, architecture, landscape architecture, product design, sustainability, project design, planning or even medicine as a way of creating environments that are more responsive and appropriate to their inhabitants' and users' cultural, emotional, spiritual and practical needs.

The key attribute of participatory design is that it is a process which allows multiple voices to be heard and involved in the design, resulting in outcomes which suit a wider range of users.
history- characteristics

A defined methodology and systematic learning process.

Multiple perspectives, diversity.

Group learning process: interaction and analysis.

Context specific.

Facilitating experts and stakeholders.

Leading to change.
history-- Measuring Success

Ladder of Citizen Participation (Arnstein 1969)
- Citizen Control
- Delegated Power
- Partnership
- Placation
- Consultation
- Informing
- Therapy
- Manipulation
PAST EXPERIENCES: THREE MODELS

Community: Ronceverte, WV- Jacob Bennett 2012

Focus of project:
To revitalize Bendix Building and create community connectivity

Community: 5th Ward- Wheeling, WV. Ben Stout, Josh Smith, Eric Holly 2012

Focus of project:
To revitalize waterfront and industrial district

Community: Sustainable Urban Redevelopment through Interpretive Design, Brownfield Reclamation and Mixed Uses. Morgantown, WV- Maria Juliana Lloreda 2013

Focus of project:
To revitalize riverfront brownfield and create public space
SITE DESCRIPTION
The Bendix (Lewisburg Wholesale) Building has been a priority for redevelopment. In 2012, the city approached the owner of this building and began discussions about the acquisition of the property. The building was donated to the city for redevelopment that year. It became part of the WV Brownfield Community Plan, which was created to encourage redevelopment. The New Urban Development Corporation, through its affiliation with the city, was tasked with responsible for redevelopment efforts. They were approached by two investors looking to convert the property into housing for veterans. These aims are still ongoing.

PROJECT SUMMARY
The Bendix Building offers a unique opportunity for redevelopment. The building is located in the downtown area near several other ongoing projects including a community aquatic center and a "hidden" walking bridge connecting the downtown to 22 acre "Island Park". The building is a three-story, brick structure constructed circa 1920.

POTENTIAL USES
The Bendix Building offers a unique opportunity for redevelopment. The building is located in the downtown area near several other ongoing projects including a community aquatic center and a "hidden" walking bridge connecting the downtown to 22 acre "Island Park". The building is a three-story, brick structure constructed circa 1920.

REPROGRAMMING OF THE BENDIX BUILDING:
- FIRST FLOOR: OFFICE SPACE AND INTERPRETIVE ELEMENTS
- SECOND FLOOR: COMMUNITY ACTIVITY SPACE
- THIRD FLOOR: ART STUDIOS, PRODUCTION & SALE WITH ATTACHED APARTMENTS
- BRIDGE CONNECTION ON THE SECOND FLOOR

LOCATION:
- Located at 400 block of Chelsea Street and South Ridge Avenue
- Lewisburg, WV
- County: Greenbrier
- Size: 45,000 sq ft

INFRASTRUCTURE:
- Highway: 500 ft. from State Road 219
- Airport: 9 miles from Greenbrier Valley Airport
- Rail: 500 ft. to depot, 5.6 mi. of active rail, CSX regional hub
- River: 250 ft. to public river access

PROJECT CONTACT:
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sallybowerlewisburg@gmail.com
PROGRAMMATIC USES FOR THE BI-LINE: Community members recognize the power of the views from the BI-LINE in interpreting local and regional heritage. With the addition of Historical Rails at Viewpoints, the views would be exposed to the buried past of Thurmont and the green future of the community. Themes revealed on the BI-LINE will include: lumber heritage, river and railroad heritage. A new vision of the community as a green destination will be created with renewable energy production facilities and green infrastructure situated on the bridge. As a pedestrian friendly route with multi-modal paths, not only does the BI-LINE provide a link to Island Park but also a link between the past and future of Thurmont.

Specific Themes and Views for Interpretation on the BI-LINE:
- Industrial History—Bendix Building (C)
- Lumber History—Lumber Lawler’s Beer and Manufacturing Company, now Midland Lumber and Flooring (D)
- Railroad History—Ceiling Span and Depot (E)
- Commercial History—Historic District Some Points
- Landmark Churches
- Thurmont’s Grand Theater (E)
- Island Park
- 11th Building (F)
- Future’s Square Center

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Bi-line Bridge Park: Inclusive and Programmable Opportunities

(C. Fred Workman Memorial Bridge)

The Bi-line Bridge is the most significant connector route in Roanoke and can serve as a strong tie binding together commercial and recreational resources. The downtown commercial district is currently disconnected from Blakemore Park and its recreational resources: the amphitheater, walking trail, skate park, ball fields and other uses. The future Acute Center and renovated Benfield building will benefit greatly from pedestrian and bicycle access from town. Historically, walking through Roanoke from upland neighborhoods to the commercial district; the waterfront; the Benfield building and banker mill was formulated by various overhanging down from the ridge. The Bi-line Bridge; three raised cuts passage across the railroad tracks. Re-establishing the route is a priority for Roanoke.

The Bi-line Bridge Park center miles would circulation path, niches and niches for stoppage and viewing historic elements, parking areas for trail watching, and green space. The green wall has cut through for viewing to the west; though the primary visual orientation is to the historic features of town.

Potential Visitor's Experience as described by community members at a public meeting would include the following sequence. Each of the sequences would include a walk over the Bi-line Bridge.

Eat breakfast, walk at park, go to rec. center, rest rooms, museum, bike, eat lunch, shop, entertainment, dinner, dessert, bed and breakfast.

Coming into Roanoke; coming down the hill, the hill is the cleanest portal to this charming city; the key to our history and forging a new path into various historic district means sustainable energy and fed by a recreational/art motion.

Stop to charge car; pet ice cream, walk downtown, note Bi-line, enter Benfield Building; decide to stay the night.

Follow sign to eat and shop and charge car: Spend day at Parks; swimming pool; river; museum, etc.

Section D-P: planters and a green wall with view cuts looking west

Section C-D: light shelters, planters and a green wall with view cuts looking east

Section B-A: show paths and raised beds looking to the west from the pedestrian route

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West Virginia University
Redevelopment Collaborative
Issues

- Blight, vacant and abandoned properties.
- Open spaces used as parking lots, and lack of parking.
- Lack of mixed use design, open space and gathering places in Morgantown.
- Impairment of the Beaumont area as brownfield site.
- Disconnection of the site to the Caperton trail, the River and the downtown campus.
- Non-pedestrian character of the site.
- Under-utilization of views that the site provides.
- Existing sense of place that could be enhanced.
- Lack of sustainable stormwater management.

Goals and Objectives

- Propose high density mixed use design, including residential, commercial, recreational and open space.
- Recommend brownfield remediation processes.
- Plan for recreation and gathering places.
- Offer pedestrian oriented site and biking circulation networks.
- Design accordingly to strengthen the views to and from the site.
- Create relationships and interactions of the site with the downtown campus.
- Propose access to Monongahela River.
- Plan strategies to reinforce the sense of place through interpretive design.
- Plan for innovative stormwater management.

Methods

- Identify the public, and categorization of site depending on the location
  - North relationship to Sunnyvale
  - South relationship to campus.
- Apply high density mixed use design. Develop residential units. Offer parking garages. Relocate existing commercial and offer more spaces.
- Create access to river and rail trail.
- Design according to historic elements and industrial heritage in Morgantown.

Places for Students
- Student housing
- Student parking
- Gathering plazas
- Beach volleyball courts
- Tennis courts

River Access
- Water dock / Marina
- Water taxi landing
- Kayaking
- Boating

Places for the Community
- Housing / Parking
- Recreate the Beaumont building as shopping plazas, restaurants, museum and glass making demos.
- Outdoors glass sculpture area.
- Parks and open spaces
- Kids' play areas
- Community gardens
- Signage along Caperton trail with info on B&O Railroad

Beechurst Improvements
- Streetscape improvements
- Pedestrian crosswalks
- Vegetation infill
- Bioswale infill where allowed
- Aesthetics of power poles and elevated lines
- Street lighting

Program of Needs
Goals in Student Brownfield Projects

Accomplish Service-Learning- Land Grant Mission

Create Community/University Partnerships

Facilitate Authentic Student Experience with ‘Client’

Facilitate Meaningful Community Experience- towards Action

Demonstrate Innovation in Redevelopment- Visioning and Best Practices

Generate Positive Impacts towards Project Development
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