



# FOCUS WV

*Program Handbook*

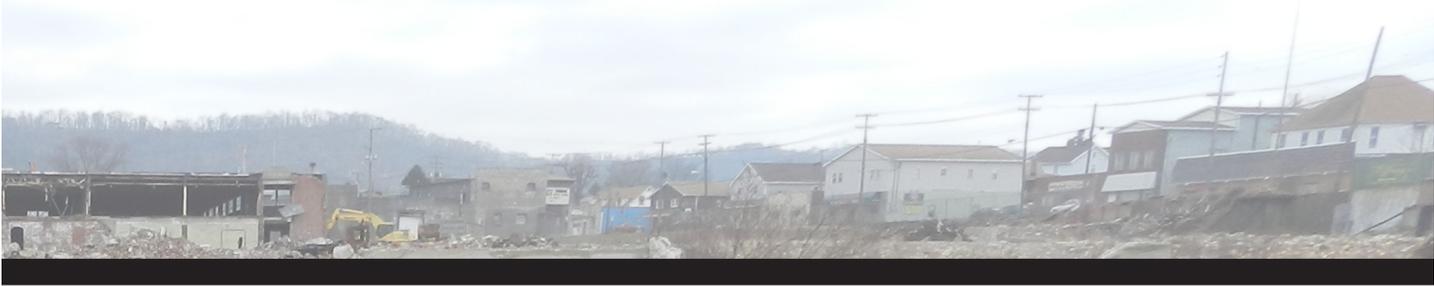
The Northern WV Brownfields Assistance Center would like to thank the Claude Worthington Benedum Foundation for their support of the FOCUS WV Program. The FOCUS WV Handbook has been made possible through their support.

**The Northern West Virginia Brownfields Assistance Center is a program of the  
West Virginia Water Research Institute at West Virginia University.**

For more information about the NBAC, find us online at: [wvbrownfields.org](http://wvbrownfields.org)



West Virginia Water Research Institute  
West Virginia University  
PO Box 6064  
Morgantown, WV 26506  
FAX (304) 293-7822  
<http://wwwri.org/>



---

# TABLE OF CONTENTS

<b>Introduction</b>	Page 4
What is a Brownfield?	Page 5
Brownfields in West Virginia	Page 6
NBAC Support Organizations, Partners, and Funding Sources	Page 7
<b>FOCUS WV Grant Program</b>	Page 8
Results of the FOCUS Program	Page 9
Lessons Learned	Page 10
Best Practices for Redeveloping Brownfields	Page 11
<b>WV Brownfield Redevelopment Resource Guide</b>	Page 14
<b>FOCUS Case Studies</b>	
Fairmont YMCA/Moose Lodge	Page 18
Adamston Flat Glass Revitalization	Page 19
Barton Bench Ecological Restoration	Page 21

# FOCUS WV

## Program Handbook



## INTRODUCTION

The purpose of this handbook is to provide a tool to West Virginia communities seeking to redevelop and revitalize their local brownfield properties.

Communities across West Virginia are impacted by brownfield properties and face significant challenges to successfully returning these sites to productive use. Brownfields negatively impact downtown vitality and economic opportunity, pose health and environmental risks to nearby

neighborhoods, reduce property values, and spread blight. Rural WV communities must face these challenges with limited local resources and capacity.

This Handbook draws upon the work of projects from the Northern WV Brownfields Assistance Center's (NBAC) Foundations Overcoming Challenges and Utilizing Strengths (FOCUS) WV Program. It illustrates the reality of brownfields in West Virginia, including funding opportunities, lessons learned, successful redevelopment models, and other redevelopment resources available. The Handbook also serves as an outreach and educational tool for potential new redevelopment projects and a compelling illustration for future funders to see the need and utility for supporting effective WV brownfield redevelopment projects.

The Handbook includes a Project Redevelopment Pipeline Model based on the FOCUS WV Program. This model will highlight effective ways to generate, catalyze, and support to completion brownfield redevelopment projects in local West Virginia communities. A Funding Pipeline will also be discussed to help community and project leaders support current and future brownfield projects through effective leveraging of local, state, and federal funding and technical assistance programs.

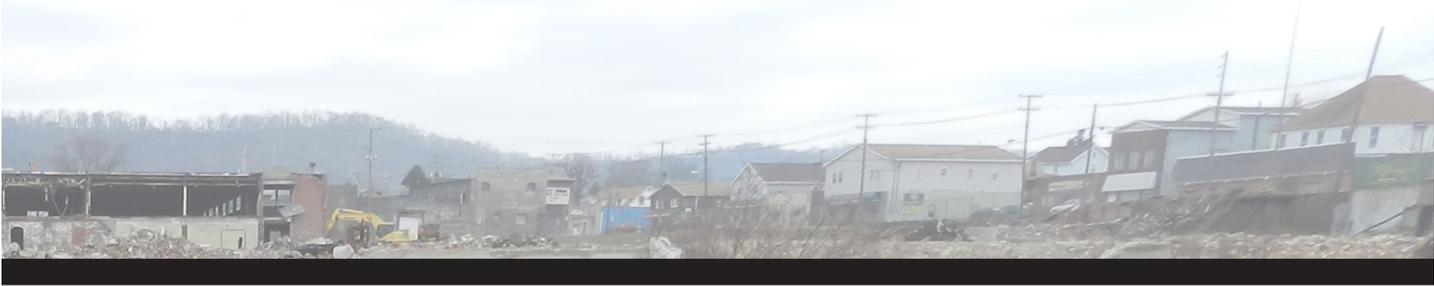
### Brownfield QuickFacts

On average, **\$18.01** is leveraged for each public grant dollar from the US EPA

**7.43 jobs are leveraged per \$100,000** of public US EPA funding. As of April 2012, **75,590 jobs** have been leveraged through the EPA Brownfields Program.

Residential **property values increased** between 2 - 3 percent once a nearby brownfield was assessed or cleaned up.

Environmental benefits, such as a reuse of infrastructure, preservation of green space, reduced travel (air emissions), and reduced stormwater runoff are additional results of brownfield reuse.



## What is a Brownfield?

“A brownfield is a property where expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Examples include non-working factories and manufacturing facilities, service stations, landfills and buildings containing potentially hazardous components.”

- EPA, Small Business Liability Relief & Brownfields Revitalization Act

Brownfields are officially defined by the federal government in the Small Business Liability Relief and Brownfields Revitalization Act of January 11, 2002. According to the act, brownfields are any “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contamination.”

Common examples of brownfields in West Virginia include abandoned gas stations,

old factory and mill complexes, foundries, junkyards, mine-scarred lands, train depots, and other under-utilized or abandoned properties. Many older buildings in West Virginia, such as schools and commercial properties, contain asbestos, lead, and other hazardous building materials that may qualify them as potential brownfields.

Brownfield redevelopment exists at the intersection of land use, public health, and economic development. Brownfields are often abandoned properties that owners no longer maintain and frequently fail to pay taxes on. They may also be eyesores that attract vandalism and illegal dumping and detract from a pleasant community aesthetic, and may also pose risks to the environment or public health.

Productively reusing these brownfields can reduce urban sprawl, increase the tax base, and clean up the environment. It may also encourage urban revitalization and create jobs for the community and surrounding areas. Perhaps most valuably, brownfields redevelopment links economic vitality with environmental protection through community coalition building and partnerships for success.



Former TS&T Pottery site in Chester, WV. A typical brownfield property located within a residential neighborhood with significant reuse potential.

# FOCUS WV

## Program Handbook

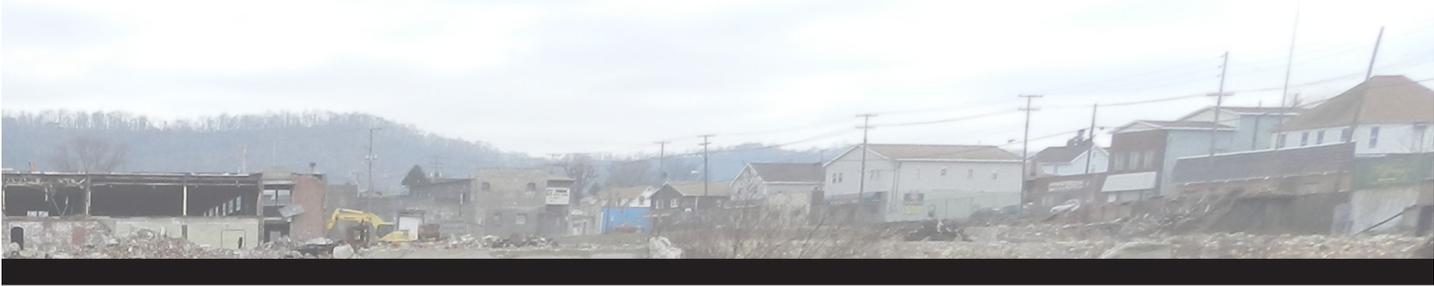
### BROWNFIELDS IN WEST VIRGINIA

In 2005, the West Virginia State Legislature created the Northern and Southern Brownfields Assistance Centers (WVBACs) to support community efforts to return brownfields to productivity through redevelopment projects founded on local capacity building, community education, and entrepreneurship. Support from the WVBACs can be used to help groups find and apply for grants and low-interest loans for site assessments, clean-ups, and environmental job training. The Centers can also provide technical support for preliminary legal and redevelopment planning activities as well as reuse visioning and community engagement. Additionally, the Northern WV Brownfields Assistance Center (NBAC) promotes site redevelopment support to spur the completion of community-based brownfields projects in Northern West Virginia. The NBAC works to partner with communities that approach projects in a comprehensive, community-wide development plan and are interested in integrating brownfields redevelopment into their efforts.

The NBAC is funded by the West Virginia State Legislature as well as the Claude Worthington Benedum Foundation, a non-profit organization providing grant funding for West Virginia and Pennsylvania to projects that focus on economic development, community development, education, health and human services, and civic engagement.



The West Virginia Brownfields Assistance Centers support brownfield redevelopment projects in communities across WV through community and local government education efforts and by providing technical assistance to specific local communities interested in the future potential of the brownfields in their areas. Programs such as FOCUS WV and the WV Redevelopment Collaborative allow the Center to bring funding and content experts from a wide variety of disciplines into rural communities to move redevelopment projects toward success.



## NBAC PARTNERS

### West Virginia Department of Environmental Protection (WVDEP)



The West Virginia Department of Environmental Protection is the state agency which houses the Division of Land Restoration which manages the remediation of lands that have been environmentally contaminated. The NBAC works in conjunction with the DEP Office of Environmental Remediation which directs the State's Voluntary Remediation Program; this program aids property owners in identifying and assessing possible brownfield contamination on property.

### The Center for Environmental, Geotechnical, and Applied Sciences (CEGAS) at Marshall University

NBAC's counterpart is the West Virginia Brownfield Assistance Center at Marshall University, which serves 22 counties in southern West Virginia. Both the NBAC and the BAC are supported by CEGAS located at Marshall University. CEGAS works to provide complete assistance to the state, and coordinates and shares information between the two Brownfield Assistance Centers.



### The West Virginia Development Office (WVDO)



The West Virginia Development Office is the State's chief economic and community development agency. This agency works to "improve the quality of life for all West Virginians by strengthening the state's communities and expanding its economy to create more and better jobs." The NBAC works with the Community Development Division of the West Virginia Development Office on their shared goal

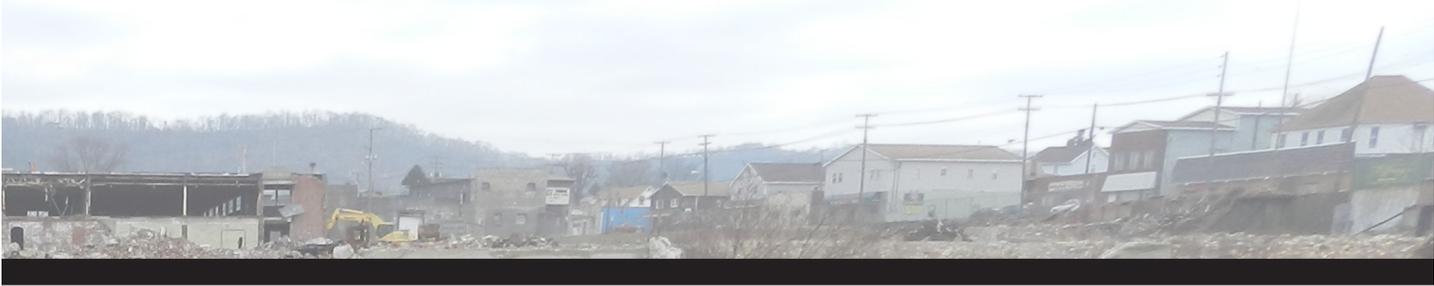
of strengthening civic engagement and the management of programs intended to improve the quality of life in communities throughout West Virginia, including brownfield redevelopment.

### US Environmental Protection Agency (EPA) Region 3

The Environmental Protection Agency is a federal agency that uses an extensive range of programs to protect and promote human health and the environment. The NBAC and the EPA's regional offices work together to ensure the proper execution of the federal EPA's programs and that standards are being met at the state level.







## RESULTS OF THE FOCUS WV PROGRAM

The FOCUS WV program provided funding and technical assistance to over 40 brownfield redevelopment projects in communities across West Virginia. From these projects, the NBAC has identified common themes and trends, including project challenges, lessons learned, and best practices. The following section reviews some of these trends and identifies regular challenges to redevelopment efforts, lessons learned from projects, and best practices to overcome challenges and enhance redevelopment efforts.

### Project Trends

- FOCUS projects receiving multiple years of funding (FOCUS Stage I and Stage II funding) and technical assistance have had a high level of success
- Projects with a high level of community involvement have yielded more successful results. Sites with a social end-use have found a high level of community involvement critical to the success of their projects.
- Cleanup activities on brownfield sites funded by EPA Brownfield Cleanup Grants have been completed much faster than anticipated 3-year cleanup timelines.
- Varied leadership structures are common in brownfield projects – some are hierarchical in structure with a strong executive board while others have been more collaborative with decentralized boards and a community-led ‘Task Force’ approach.

## COMMON CHALLENGES TO WV BROWNFIELD REDEVELOPMENT

Every community is distinct, with individual features and specific conditions, but they are not unique. Many communities share common challenges related to brownfield redevelopment and these challenges must be recognized in order to develop strategies and identify resources to overcome them. Common challenges to West Virginia’s communities identified through the FOCUS WV program include:

- Limited and over-stretched social resources, including limited project capacity and project leadership, as well as a lack of local willingness to commitment beyond verbal support of a project;
- Few professional project leaders or development/redevelopment experts locally;
- Limited access to local, state, and federal funding. This includes a lack of funding programs themselves, as well as limited access to existing programs due to a lack of knowing about programs and how to tap into these programs, or the highly competitive nature of existing programs.
- Communication challenges exist between local, municipal, state, and federal agencies as well as the local support and non-profit organizations leading downtown redevelopment efforts.

# FOCUS WV

## Program Handbook

### LESSONS LEARNED

While every brownfield project will be unique, regular “lessons learned” were reported by grantees each year. These lessons can be evaluated and incorporated into future projects to avoid pitfalls and enhance projects.

**Lesson 1: Site control is key!** A property owner’s willingness to work with local organizations focused on revitalization of a property is a critical factor to the level of success of a redevelopment project. A project cannot succeed if a property owner is unwilling to negotiate sale/donation

**Lesson 2: Build a coalition of project partners and organizations.** Support from local municipal and county government entities serves a key role in brownfield redevelopment as both a source of project funding/resources as well as well as stakeholder partners with access to a wide network of technical support.

**Lesson 3: Engage all of your project stakeholders early and often.** Strong support from a wide variety of interests, such as local government, businesses, non-profits, and citizen groups both strengthens the end result of a project and attracts project funders and developers.

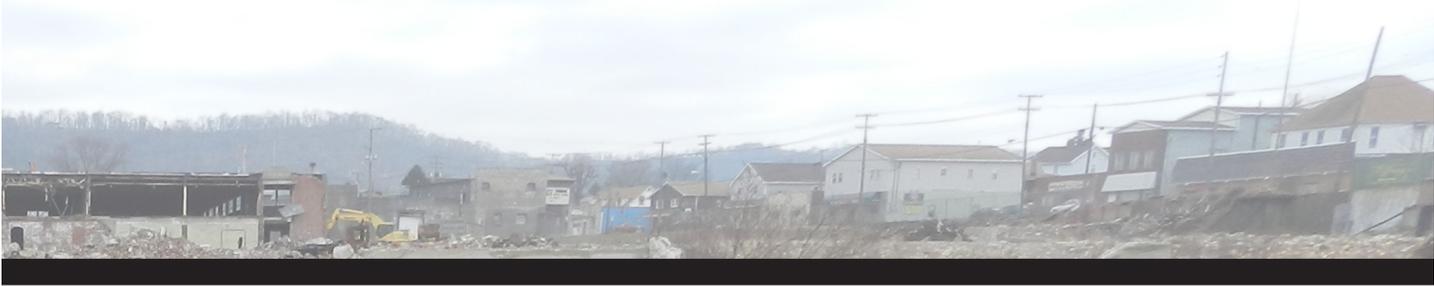
**Lesson 4: Leverage your successes aggressively, no matter how small.** For many projects, a first-in funder is the most challenging project partner to attract. By providing ‘seed’ or ‘catalyst’ funding, the FOCUS program provides ‘legitimacy’ to a redevelopment project which encourages other organizations and funders to commit resources to a project.

**Lesson 5: The project network is vital.** A project without a well-mapped local stakeholder and project partner network faces far more initial challenges in both effectively identifying project ‘first steps’ and utilizing funding available to their project.

**Lesson 6: A project will fail to thrive unless its momentum is actively managed.** Most of the work of a brownfield project is behind the scenes — holding meetings, doing research, and writing grants. The visible aspects of a project — constructing/demolishing a building or cleaning up contamination — require months of planning, local interest, and momentum must be maintained during this process.



Volunteers working to restore the abandoned Rowlesburg High School celebrate the award of a FOCUS WV grant.



## BEST PRACTICES

In order to overcome the common challenges identified above, many FOCUS projects approached their projects in uniquely creative and effective ways. Based on the lessons learned throughout the program, the NBAC has identified best practices to put in place in any redevelopment project. Included below are some of the best practices used in FOCUS projects.

**Addressing site control must be a first step in any successful brownfield project.**

Lack of adequate site control is consistently one of the biggest challenges for a redevelopment project. This includes unknown ownership records, inaccurate ownership information, unresponsive or uncooperative ownership, multiple parties with partial ownership, and owners who are not ‘bought in’ to the idea of redeveloping their property. Site owners must be a key project partner from the first stages of the redevelopment.

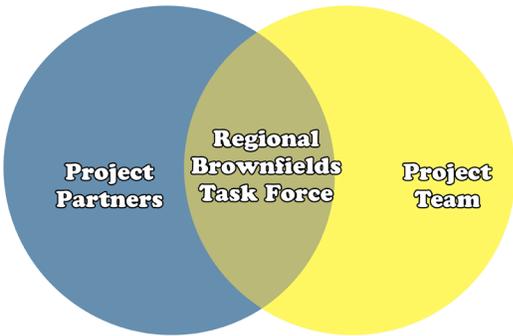
Understanding the viewpoint of the site owner is critical. Why does the individual or entity own the property? How did they come into possession of the site? What do they know about the site and their obligations? What do they want to get out of the ownership, such as a financial investment, release from liability, or input on the end use of the property.

**Engage the community and build a strong core ‘project team’.**

Community engagement is crucial to any project that serves a community or social function and is not designed to generate significant profit to attract developers and investors. A dedicated group of local citizens and organizations is needed to ensure these projects have the local leadership in place and are committed to seeing a project through for 3-5 years (the length of a typical brownfield redevelopment project). An economically-oriented project will also benefit from community engagement and leadership by identifying viable reuse options and attracting developers interested in locating long-term in a community that supports their business.

**Consider forming a regional Brownfields Task Force.**

Forming a local or regional Brownfield Task Force has proven effective in several areas of West Virginia. A Task Force can be dedicated to a particular redevelopment project or support multiple projects across a defined geographic area. These Task Forces are comprised of key players from area business, government, non-profit service providers, and educational institutes and are able to identify new redevelopment opportunities as well as leverage significant support to see a brownfield project through to success.





# FOCUS WV

## *Program Handbook*

### **Provide opportunities for community education**

Education on the redevelopment process of brownfields for the community is an important catalyst to build significant project momentum. Education entails many aspects. Hold open and honest discussions with your community and try to answer fundamental project questions:

- What problems exist with the site? In what ways can the site be valuable?
- Who is most interested in the site? Why?
- How does everyone involved feel about the prospects for the area?
- What are all the roadblocks to its eventual change?

Having an educated community increases the amount of suggestions and comments available. Such information benefits development by not only providing for new development ideas, but also by identifying the character of the area and the expectations for the site. People have ideas, hopes, and dreams, but creating these aspects requires a base of knowledge for the community so that they may become actionable and aid redevelopment.

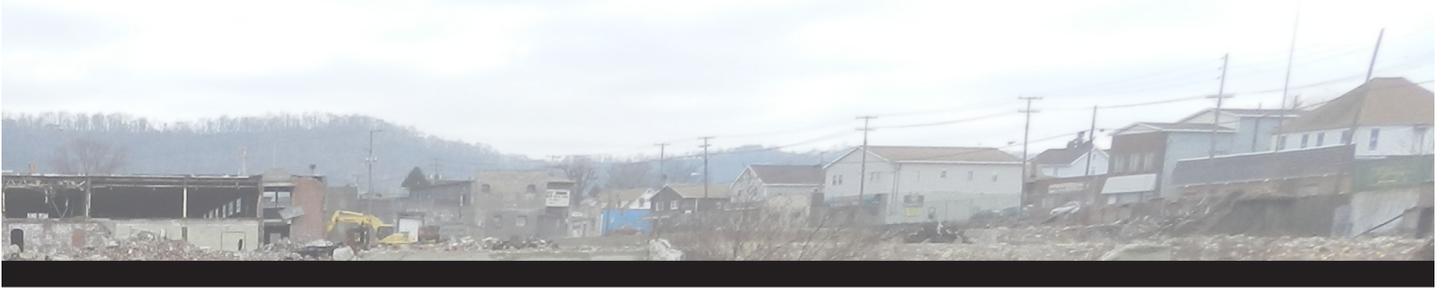
As an added bonus, increased education can help with community buy-in so that more people are involved in the manner of emotional support for the area and what the future may mean for the community.

### **Communicate regularly with stakeholders**

Much of the success and progress on local redevelopment projects relies on good communication. Many stakeholders are involved for every brownfield site, regardless of size or scope. Good communication will encourage volunteer participation, open doors for technical support and funding opportunities, and drive project momentum forward. Good communication requires:

- Time – Timely and up-to-date communication
- Accuracy – Correct information going to the right people
- Medium – The appropriate way to communicate with each
- Scope – The extent of information given to a party

These challenges speak to the need for a dedicated project leader to focus on them to keep them in control.



### **Build a strong network of project partnerships and cast a wide net.**

One of the first steps of any successful brownfield project is to create a “network map” of local stakeholders and project partners. Be sure to include local government entities, businesses, non-profit organizations, state organizations, local community groups, religious groups, service fraternities, schools, hospitals, and anyone living near the brownfield site. Contact stakeholders early and involve them from the beginning of a project. Keep in touch with these stakeholders through project updates and regular opportunities to get involved in the planning process by providing insight and feedback. Levels of involvement will vary depending on the stakeholder and project partner. For example, the WV Department of Highways is a crucial stakeholder in any project that will impact state or county roadways and should be consulted throughout project visioning. The DOH may become a funding partner for a reuse vision that addresses their potential concerns.

### **Celebrate milestones and keep project momentum high!**

Brownfield redevelopment projects can take 3-5 years to achieve success. To keep local interest and involvement in the project, leaders must stay engaged and regularly announce project updates and milestones. Every step forward on a project, no matter how small, should be announced and celebrated. Keep track of your milestones to highlight them when talking to new potential partners, investors, or funders. Celebrate milestones such as:

- Submitting or receiving grant funding;
- Developing a reuse vision;
- Hiring a consultant and receiving their finished product;
- Beginning site cleanup or building demolition - celebrate each step as well when buildings come down, when parts of the site are cleaned, and when cleanup is complete.



Governor Tomblin celebrates the demolition of former TS&T Pottery buildings with local stakeholders and community volunteers.



Heritage artifacts recovered from site demolition are showcased to the community and donated to regional heritage museums.



# FOCUS WV

## *Program Handbook*

## WV BROWNFIELD REDEVELOPMENT RESOURCE GUIDE

### National Organizations

**US Environmental Protection Agency (EPA) Region 3** is a federal agency that uses an extensive range of programs to protect and promote human health and the environment. The NBAC and the EPA's regional offices work together to ensure the proper execution of the federal EPA's programs and standards are being met at the state level. EPA's brownfield grants program includes:

#### **Area-Wide Planning Pilot Program**

The grant funding and direct assistance (through Agency contract support) will result in an area-wide plan which will inform the assessment, cleanup and reuse of brownfields properties and promote area-wide revitalization.

#### **Assessment Grants**

Assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites.

#### **Revolving Loan Fund Grants**

The purpose of Revolving Loan Fund Grants is to enable States, political subdivisions, and Indian tribes to make low interest loans to carryout cleanup activities at brownfields properties.

#### **Cleanup Grants**

Cleanup grants provide funding for a grant recipient to carry out cleanup activities at brownfield sites.  
Targeted Brownfields Assessments

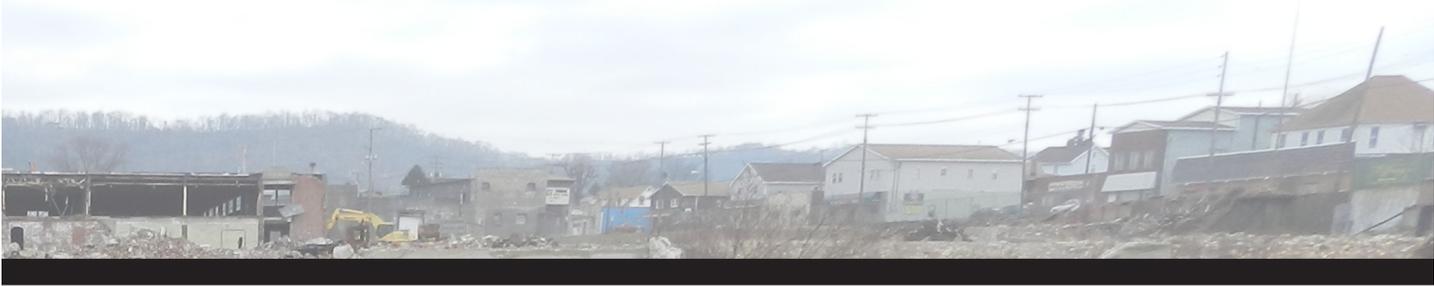
#### **The Targeted Brownfields Assessment (TBA) program**

TAB is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Pilots/Grants—minimize the uncertainties of contamination often associated with brownfields.



**AmeriCorps VISTA, NCCC and State/National programs** are a great way to access talented individuals who are looking to serve the community. AmeriCorps members can be used for volunteer work, planning and capacity building, and organizational support. Members are housed by state, national, and local organizations that are given federal matching funds to support their working stipend.

More information can be found at: [http://www.volunteerwv.org/nd/index\\_ameriCorps.cfm](http://www.volunteerwv.org/nd/index_ameriCorps.cfm)



## State Agencies

Specific State Agencies are useful resources depending on the needs of your project. Some examples include: **The State Historic Preservation Office (SHPO)**, which offers grants and technical assistance to projects that include historical preservation activities and **The West Virginia Division of Tourism** supports initiatives that involve tourism in the state.

**The Community Development Division of the West Virginia Development Office** encourages strong civic engagement in the administration of programs designed to improve the quality of life in communities throughout West Virginia. State and federal funding sources and programs promote private-sector investment, revitalize commercial and residential areas, provide public services and facilities, and assist state and local governments in developing solutions within our communities.

Information can be found on their website at <http://www.wvcommerce.org/people/communityresources/default.aspx>

**The West Virginia Department of Environmental Protection (DEP)** The West Virginia Department of Environmental Protection is the state agency which houses the Division of Land Restoration which manages the remediation of lands that have been environmentally contaminated. The NBAC works in conjunction with the DEP Office of Environmental Remediation which directs the State's Voluntary Remediation Program; this program aids property owners in identifying and assessing possible brownfield contamination on property. The Voluntary Remediation and Redevelopment Act (VRRRA) encourages voluntary remediation and redevelopment through limiting enforcement actions by DEP, providing financial incentives to entice investment in brownfield sites, and limiting liability under environmental laws and rules for those who remediate sites under the standards provided in the Rule. The Voluntary Remediation Program Liability Relief Provisions offers Certificates of Completion (COC) that provide liability relief. Any person demonstrating compliance with the applicable standards, whether by remediation or where the site assessment shows that the contamination at the site meets applicable standards, will be relieved of further liability for the remediation of the site. Contamination identified in the remediation agreement submitted to and approved by the DEP will not be subject to citizen suits or contribution actions.

More information can be found at: <http://www.dep.wv.gov/dlr/oer/voluntarymain/Pages/default.aspx>

**The Center for Environmental, Geotechnical, and Applied Sciences (CEGAS)** at Marshall University is the NBAC's southern counterpart, which serves the remaining 22 counties in West Virginia. Both the NBAC and the BAC are supported by CEGAS located at Marshall University. CEGAS works to provide complete assistance to the state, and coordinates and shares information between the two Brownfield Assistance Centers.



# FOCUS WV

## *Program Handbook*

### Foundations and Other State Agencies

Foundations with local interest that support certain aspects of a project can be useful sources of funding. Examples that have been utilized by past FOCUS projects include the Arbor Day Foundation for projects involving tree-planting or the Norah Roberts Foundation for projects that involve literacy.

**The National Institute for Chemical Studies (NICS)** is a nonprofit organization, working as a quasi-governmental organization that is based in Charleston, West Virginia. NICS works through federal, state, county, and local governmental agencies along with independently owned businesses on an array of projects that relate to researching chemical risks in communities.

**The West Virginia Redevelopment Collaborative (WVRC)** assembles multi-disciplinary teams of faculty and experts to provide West Virginia communities with expertise and guidance to capture the maximum economic, environmental, and social benefit from the remediation and adaptive re-use of brownfields and other strategically located properties. Funded by the Claude Worthington Benedum Foundation, the WVRC is a program of the Northern WV Brownfields Assistance Center, which 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, WV.

More information on the WVRC can be found online at: <http://wvdevelopment.org/>

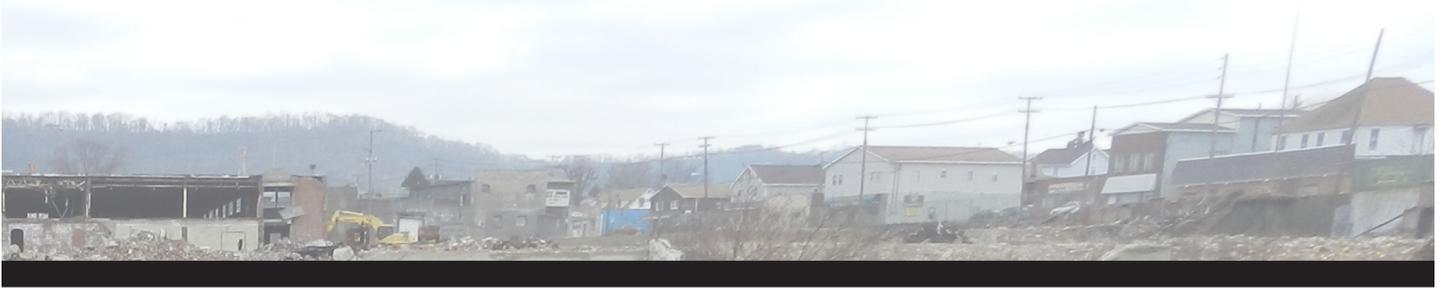
**The WV Community Development Hub** is a statewide non-profit organization that works to engage communities and organizations in a system of community development that is locally-determined and directed, continuous, intentional, and aligned across all three sectors of society (public, private and civil). Through that system, the Hub builds the capacity of communities and organizations by pursuing the following goals:

- Catalyze community development in West Virginia;
- Act as a liaison to strengthen relationships among community development stakeholders;
- Build community development capacity; and
- Develop and distribute resources for community development efforts.

The Hub's website can be located at: <http://www.wvhub.org/>.

**WV Grantmakers** represents the diversity of grantmaking institutions based in and serving West Virginia. As West Virginia's leading voice and a premiere resource for philanthropy, WVGA is committed to helping its members fulfill their charitable goals.

Information about their programs can be found online at <http://www.wvgrantmakers.org/>



## Local Leverage

**Planning and Development Councils** (regional, county wide, or local) are always interested in redevelopment projects. They can be an effective networking tool as well as a venue to access information and technical assistance.

**City Governments and Municipal Organizations** such as fire departments or solid waste authorities are often very invested in the future of brownfields projects under their jurisdictions. They can be a great means of accessing community support and connections, as well as providing equipment, resources, and technical assistance.

**Conservation Districts and Resource Conservation & Development Councils** can offer technical assistance as well as funds for projects that deal with natural resource conservation. There are 14 conservation districts in the state and 5 RC&D councils.

More information can be found at: [http://www.wvcommerce.org/business/businessassistance/business\\_resource\\_directory/organization/rpdc.aspx](http://www.wvcommerce.org/business/businessassistance/business_resource_directory/organization/rpdc.aspx) and <http://www.wv.nrcs.usda.gov/programs/rc&d/rc&d.html>

**County Commissions and Chambers of Commerce** can be a resource for funding and community connections, as well as an outreach to businesses and a networking jump-off point.

**Community Volunteer Organizations** such as the Lion's Club, Rotary, Scouts, and Church volunteer groups are good sources of sweat equity. Likewise are groups that are already formed around a specific interest relevant to your project. Examples might include watershed groups such as Friends of Decker's Creek, special interest or hobby clubs, parent or student associations, and cultural heritage groups. Not only might these groups offer leveraged funds in the form of volunteer hours or donations, they often have an existing organizational infrastructure and network that can be utilized to access further resources and grants or to handle outreach and capacity building.

### Did you know?

Many private companies such as Wal-Mart, Lowes, the Home Depot, and Mircale-Gro will offer small grant funding to community development projects as well as in-kind donations of materials and supplies. Consider contacting the local branch in your area.



The Business Development Corporation accepting a grant from the State of West Virginia to support brown-field redevelopment

# FOCUS WV

## Program Handbook



## FAIRMONT MOOSE LODGE/ FORMER YMCA CASE STUDY

### Background

Located in downtown Fairmont, this building represents a rich history of a thriving local community. The building was constructed in 1907 as a YMCA contained dormitories, a pool, bowling alley, library, and other amenities for local males in the area. In 1941, the building was acquired by the Fairmont Moose Lodge #4 and was utilized until 2008. Today, the building is part of Historic Downtown Fairmont. An entire community has rallied around the project in hopes that it can be restored while maintaining its integrity and image.

### Vision and Plan (Approach and Implementation?)

Renovating, remediating, and restoring the Fairmont YMCA building is a project that can impact an entire local community. Eleven local citizens/groups were engaged in the redevelopment of the YMCA building: New Mystics Theatre Company (local artists), local developers and realtors, Urban Renewal Authority, BB&T Bank, Main Street Fairmont, Marion County Commission, WV Development Office, City of Fairmont, Fairmont State University (FSU), and Pierpont Community & Technical College (PC&TC).

### Project Funding

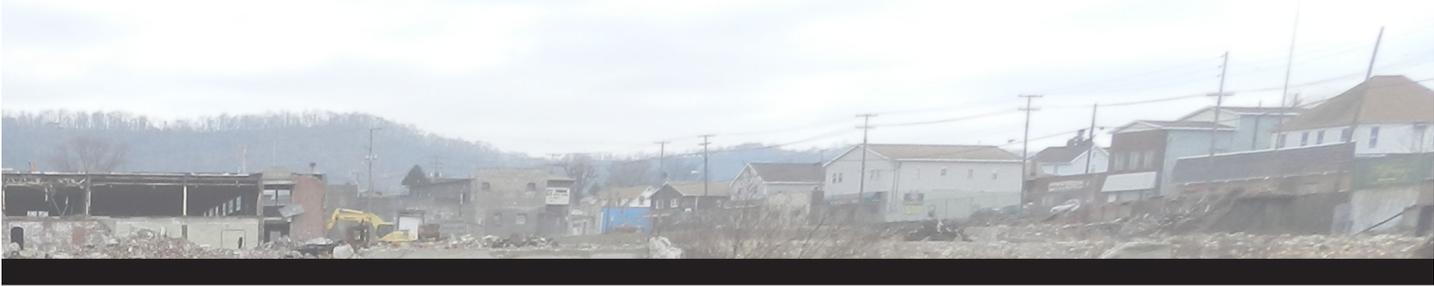
\$10,000 Community Participation Grant  
\$8,000 Flex-E Grant  
\$3,000 Grant from BB&T

### Project Results and Current Status

A new roof was installed on the building by means of a grant from the WV State Historic Preservation Office and a due-on-sale loan from the Marion County Commission totaling approximately \$100,000. Through a grant received by Main Street Fairmont, community volunteers will also be creating a 3-D exterior and interior model of the Building using Google SketchUp, as part of the National Trust for Historic Preservation's "Main Streets in 3-D" project.

### Lessons Learned

Economic revitalization in Fairmont can happen by unlocking the doors of the past and restoring its beauty. Vacant and deteriorated properties on the 100 block of Fairmont Avenue have had a negative influence on Fairmont's downtown climate for over 20 years. Seven of the thirteen properties in this area are now unoccupied. Many of the buildings are in need of repair and maintenance. Upkeep of the area and surrounding infrastructure has been neglected and contributes to the suffering business and real estate values. Without civic intervention, it is not anticipated that the area will improve.



## ADAMSTON FLAT GLASS CASE STUDY

### Project Background

The Adamston Flat Glass Factory in Clarksburg sat on a 5.6-acre parcel located at Adams Avenue and North 26th Street. Today, this area is clear and ready for development.

This former factory was a flat glass production facility where windowpane and sheet glass was manufactured from the early 1900s until 1986. In 1970, the factory began operating under Fourco Glass Company, which later merged with AFG Industries. Asahi Glass America, parent company of AFG Industries, ran the factory until 1986.

At that time, all operations were ceased and the property was sold to Princeton Enterprises, Inc. All buildings, except two process stacks and a storage facility, were demolished in 1987.



Beginning in 1989, the factory site was subjected to numerous environmental investigations including sampling of demolition debris, soil, groundwater, storm water drains, and drainage pipes. Lead, arsenic, and asbestos were all identified. Much of the contaminated material was removed, but in some places, concentrations exceeded cleanup levels and were capped to prevent their migration.

### Vision and Redevelopment Plan

The City of Clarksburg ultimately acquired the site from the US Bankruptcy Court in 2006. In 2010, cleanup at this site was completed, marking a great turning point for the property. In November 2011, the property was sold to TEDA J Family LTD

Partnership, yet another key step in the redevelopment of this former brownfield. In collaboration with Thrasher Engineering, a local company, the site has been fully cleaned up and revitalized, resulting in a highly visible site off of Route 50 and providing a significant impact to the local community.

# FOCUS WV

## *Program Handbook*

### **Project Results & Current Status**

The site has been redeveloped into Adamston Commons, a commercial shopping plaza located adjacent to the Adamston neighborhood. Today, a Shop-N-Save grocery store featuring a fresh deli and bakery and a Save-A-Lot grocery store have brought 130 new local jobs as well fresh, affordable food to the Adamston community. Additional retail and commercial space is being marketed to attract more businesses and community services.

The site cleanup was completed in July 2010. Construction of the retail shopping plaza began in December 2011. The Save-A-Lot supermarket celebrated its grand opening in April 2013 and the Shop-N-Save celebrated its opening a month later in late May. A Dollar Tree is scheduled to open its doors in July 2013.

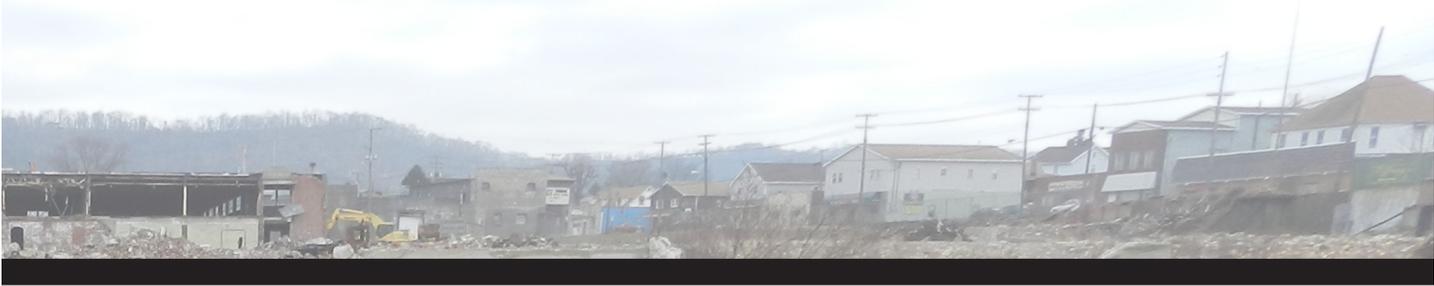
The Adamston Flat Glass Revitalization project is one of three brownfields redevelopment projects and leading the way toward redeveloped and reinvigorated communities within the Clarksburg area. This project has already created 130 new jobs and paved the way for future projects in Clarksburg despite limited resources and a population of approximately 16,000 residents.

The City of Clarksburg successfully leveraged \$200,000 in Brownfields Cleanup Grant funding from the EPA, contributed an additional \$40,000 in matching funds, and partnered with a private developer who invested an additional \$5,000,000.

This project has created over 180 jobs (130+ permanent jobs) and a community retail outlet, as well as increased property taxes by placing the property back in private ownership and also adding to the City's TIF (Tax Increment Financing) District.

The Adamston Flat Glass Revitalization project benefits the local community in numerous ways. First and foremost, it was an opportunity to restore an abandoned and dilapidated property to useful life and to remove environmental contamination in the community. This is an overall improvement to the neighborhood. The property is now back on the tax roll which will bring a funding source to the City, County, and State. The property was previously valued at \$0 when owned by the City and abandoned and is now valued in excess of \$5 million through effective redevelopment and reinvestment.





## BARTON BENCH ECOLOGICAL RESTORATION CASE STUDY

### Project Background

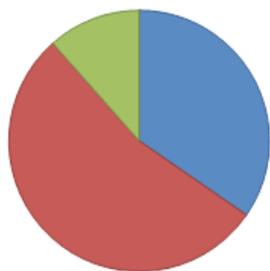
The original FOCUS application was submitted by Jason Teets of the WesMonTy Resource Conservation and Development Council. A soil scientist who had worked extensively in native spruce forests, Jason was successful at garnering a great deal of support for the proposed project. Additionally, the Monongahela National Forest, WVDNR, and NRCS Alderson Plant Material Center had already been working closely together to propagate native species for use in ecological restoration projects in high elevation habitats such as those proposed in the Barton Bench Ecological Restoration Project. At the time of application, many stakeholders had already been contacted regarding the restoration of the Barton Bench project area and had expressed support for the proposed project. Several groups had pledged assistance in developing a restoration plan that would restore the area to an environmentally healthy and diverse ecosystem that provides recreational opportunities for the local community. Their involvement and expertise proved crucial to the success of this project.

### FOCUS Stage I

FOCUS Stage I funding was used for meetings and outreach. Through these activities, a large network of interested parties was developed. The Monongahela National Forest designated a team to complete the environmental analysis of the proposed project area. Team members completed analysis on multiple aspects of the site, including archaeology, botany and ecology, soil analysis, recreation, watershed protection, silviculture, and wildlife preservation. Additional assistance was provided by the Office of Surface Mining Reclamation and Enforcement. The team discovered that the soil was extremely compacted and that this was the single greatest environmental barrier limiting restoration of flora and fauna on this site.



Additional funding was then secured from the US Forest service to prepare the site for replanting using a deep-ripping machine. US Forest Service Wildlife Biologist Shane Jones and Silviculturist Glen Juergens then developed a plan for native tree planting. The seedlings were purchased through a grant from the Arbor Day Foundation.



- Government Agencies
- Conservation Organizations
- Civic Organizations

On April 30, 2011 the US Forest Service, CASRI, WesMonTy RC&D, ARRI, OSM, and AmeriCorps NCCC planned a volunteer tree planting day on Barton Bench in conjunction with Arbor Day and Let's Move Outside. The event showcased the project and partners involved. Volunteers planted over 4,000 trees during the day and lunch was provided by Appalachian Forest Heritage Area. The event was covered by local media. The event provided another outlet to encourage public investment in the site.

# FOCUS WV

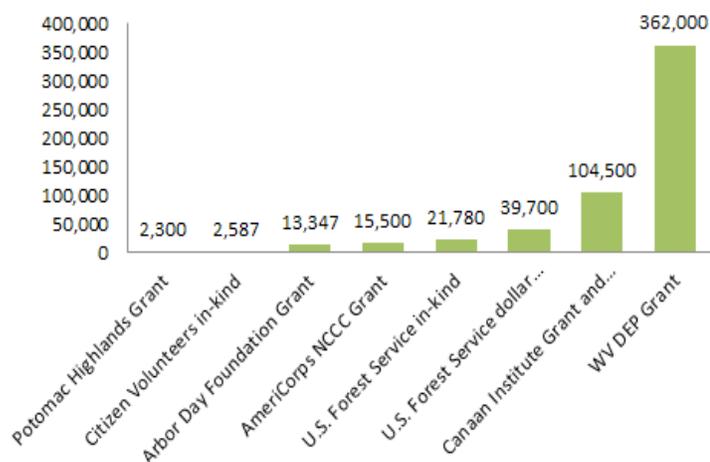
## Program Handbook

### FOCUS Stage II

FOCUS Stage II funding was used for public outreach and marketing of the site. As Barton Bench and the larger Mower Tract area are popular for hunters and recreationalists, a 3-panel informative kiosk was created and installed on the site. Visitors can read about the natural history of the area as well as the revitalization efforts that have taken place. Brochures and flyers were also created to increase public awareness and the recreational appeal of the area.

Resources and momentum gained from Stage I activities also sparked an interest in wetland restoration at Barton Bench. The Nature Conservancy and the West Virginia Department of Environmental Protection attended a site field trip to inspect retention ponds left over from the mining activities.

The U.S. Forest Service and The Nature Conservancy submitted a proposal to the WVDEP to fund wetland restoration projects including stream channel redesign and the creation of over 100 vernal pools. The WV DEP approved the design and granted \$362,000 to do the work. Tom Biebighauser and the Center for Wetlands and Stream Restoration were consulted and contracted to create the vernal pools and redesign the stream channel on Barton. The vernal pool work was completed in July 2011. Almost 150 vernal pools and wetlands were created as a result of this design and leveraged funding.



### Lessons Learned

The utilization of a variety of stakeholders and partnerships in this project made it particularly successful. Through networking, outreach, and organization, the invested parties were able to leverage a substantial amount of additional resources in the form of funding, volunteer hours, and in-kind donations. Engaging the public in the restoration effort was also beneficial in garnering support and future engagement with the site.