

# 2014



NORTHERN WEST VIRGINIA BROWNFIELDS ASSISTANCE CENTER  
**ANNUAL REPORT**

# Brownfields Redevelopment

## WAYNE COUNTY EDA

Community-wide hazardous substances grant will be used to expand and inventory brownfields, conduct environmental site assessments, and evaluate sites for cleanup opportunities. EDA will also host workshops and educational sessions and develop communications materials as part of outreach to the community.

## WYOMING COUNTY EDA

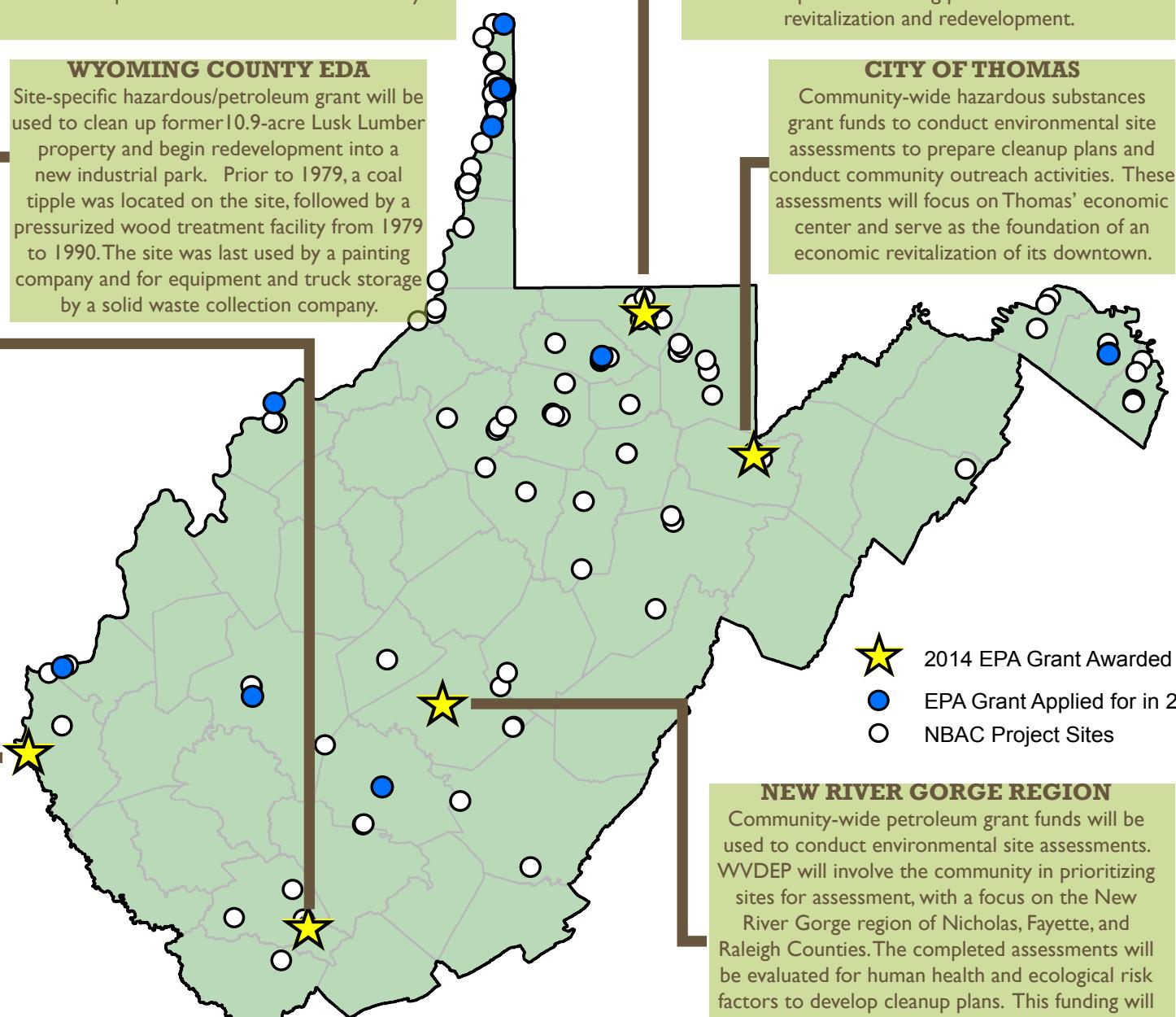
Site-specific hazardous/petroleum grant will be used to clean up former 10.9-acre Lusk Lumber property and begin redevelopment into a new industrial park. Prior to 1979, a coal tipple was located on the site, followed by a pressurized wood treatment facility from 1979 to 1990. The site was last used by a painting company and for equipment and truck storage by a solid waste collection company.

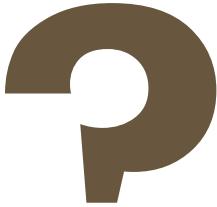
## CITY OF MORGANTOWN

Community-wide hazardous substances grant will be used to conduct environmental site assessments and to review cleanup strategies and support community engagement activities. The City plans to prioritize properties which address community needs/concerns as well as provide a strong potential for economic revitalization and redevelopment.

## CITY OF THOMAS

Community-wide hazardous substances grant funds to conduct environmental site assessments to prepare cleanup plans and conduct community outreach activities. These assessments will focus on Thomas' economic center and serve as the foundation of an economic revitalization of its downtown.





The Northern West Virginia Brownfields Assistance Center (**NBAC**) promotes economic development and environmental and public health protection through innovative redevelopment of brownfield sites in West Virginia's 33 northern counties. The NBAC is housed in the West Virginia Water Research Institute at the National Research Center for Coal and Energy at West Virginia University.

## what IS A BROWNFIELD?

**A brownfield is a property that has actual or perceived contamination and an active potential for redevelopment or reuse.**



The NBAC provides general technical assistance through:

- An inventory of Brownfield sites;
- A website to provide education and information on WV brownfields development;
- Training and educational opportunities such as the annual WV Brownfields Conference;
- Grant writing assistance,
- Technical expertise on site assessments, remediation plans, community engagement, and site preparation;
- Coordinating efforts to secure federal brownfield funding;
- Coordinating with WVDEP and WVDO to establish and track key brownfield economic statistics.



The Brownfields, Abandoned, and Dilapidated (BAD) Buildings Program addresses barriers to identifying, prioritizing, and redeveloping BAD Buildings and provides a model to create abandoned buildings programs at the community level.



The West Virginia Redevelopment Collaborative (WVRC) assembles multi-disciplinary teams of academic faculty, public agency, and private sector experts to provide West Virginia communities with expertise and guidance through the redevelopment process. WVRC Financial Analysis & Strategies Teams (FAST) Track helps develop project funding and marketing strategies to implement Collaborative Redevelopment Plans.



The Site Ready Program is a collaborative, regional effort to accelerate the redevelopment of former industrial sites in the Ohio River Valley.



# WVRC

## WV REDEVELOPMENT COLLABORATIVE

### WVRC MAIN STREET PROJECTS PLAN DOWNTOWN REVITALIZATION

In 2014, the West Virginia Redevelopment Collaborative (WVRC) worked closely with three Main Street communities on site planning and design for three major downtown revitalization projects. Teams of academic, agency, and private sector experts worked to complete environmental assessments, structural studies, conceptual designs, and feasibility studies to prepare projects for implementation.



**Main Street Martinsburg** worked with private environmental consultants, the West Virginia University Landscape Architecture Program, the Carey School of Business at Johns Hopkins University, and the WV Development Office to evaluate opportunities to convert Matthews Foundry into a local brewery and event venue. The currently dilapidated property is strategically positioned to become a majestic gateway to Martinsburg's downtown, with its proximity to the Historic Roundhouse and an active commuter rail line. With the studies and planning documents created by the WVRC team, Main Street Martinsburg is now positioned to market the site to potential developers, investors, and entrepreneurs.

**West Side Main Street** in Charleston worked with local and professional experts, as well as the site owner, to conduct planning activities at the former site of a Sunoco station. The team worked closely with the WV Department of Environmental Protection to research the environmental history of the site, and with the Urban Renewal Authority to answer questions related to neighborhood zoning and comprehensive planning efforts. West Side is working with site owners to identify opportunities as they evaluate plans for the site.



**Main Street Fairmont** worked with collaborators from Fairmont State University, the City of Fairmont, WV Wesleyan College, and the WV Development Office, as well as local artists and business owners, to identify needs and potential uses for the historic Fairmont Firehouse. The team is working to transform the site into the Firehouse Arts Center, which will house visual artists, music organizations, and video production companies while also providing a venue for performances from local groups, partners at Fairmont State University, and traveling music and theater groups. Using the work of the WVRC team as a springboard, Main Street Fairmont is working to identify additional partners and potential developers to finance the redevelopment of this iconic Fairmont structure.

The great progress of these three projects was featured at the 2014 Spring Training for Main Street and ON TRAC communities, hosted by the WV Development Office.

## **WVRC LAUNCHES PROGRAM FOCUSED ON FINANCE STRATEGIES**

The NBAC received \$174,000 from the Claude W. Benedum Foundation in 2014 to expand the WVRC to focus on financing and marketing strategies for Collaborative projects. Since 2012, the WVRC has worked with communities to capture the maximum economic, environmental, and social benefit from the remediation and adaptive re-use of brownfields and other strategically located properties. The WVRC Financial Analysis and Strategies Teams (FAST) Track program will build upon the momentum of redevelopment planning in the first rounds of the WVRC to develop project funding strategies to accelerate existing sites into successful redevelopment. Working with new teams with expertise in project financing, communities will learn to identify, evaluate, and implement private and public funding opportunities for redevelopment projects. The WVRC awarded four grants in the first round of WVRC FAST Track in 2014 and will award another 12 in 2015. All projects that received funding through the WVRC since its launch in 2012 are eligible for FAST Track.



WVRC FAST Track will move projects past the planning stage and into project financing.

## **WVRC MODEL FEATURED AT INTERNATIONAL CONFERENCE**

WVRC Coordinator Carrie Staton traveled to Glasgow, Scotland this June to present at *Community is the Answer*, the 2014 conference of the International Association for Community Development featuring over 400 attendees from 32 countries. *Community is the Answer* showcased community-based solutions from around the world, allowing community members, activists, practitioners, researchers, and policy makers to come together and examine what matters to people, how to measure it, and how to place it at the core of community development work.



Staton's session explored how the WVRC's collaborative model for redevelopment applies the principles of asset-based community development to catalyze lasting change in the face of obstacles perceived as insurmountable. The session illustrated how this model has increased the likelihood of community development success in WV communities while building local community capacity to sustain future projects.

# BAD BUILDINGS PROGRAM

## BAD BUILDINGS TECHNICAL ASSISTANCE IN EIGHT COMMUNITIES

The NBAC awarded eight West Virginia communities with technical assistance grants valued at \$10,000 each. These grants are part of the BAD (Brownfields, Abandoned, Dilapidated) Buildings Program and will enable the eight grant recipients to address barriers to the reuse and redevelopment of abandoned and dilapidated buildings within their communities.

The 2014 BAD Buildings Communities are:

- Town of Weston
- Middleway Conservancy Association, Inc.
- City of Kenova
- City of Shinnston
- City of Fairmont
- City of Point Pleasant
- Downtown Wheeling, Inc.
- City of Ronceverte



The BAD Buildings Program is a statewide initiative developed by the NBAC to provide technical assistance and site analysis tools to develop and enhance abandoned/dilapidated buildings programs in West Virginia communities. The program addresses barriers to identifying, prioritizing, and redeveloping BAD buildings and is based on the Center's successful model of brownfield site redevelopment.

BAD Buildings Communities implement the program in a step-by-step process. First, the community forms a core group of local volunteers who are then trained on the issues and opportunities that problem properties bring to their community, as well as how to survey and identify these properties. The Team then creates a BAD Buildings Inventory that includes compiled site information and prioritization based on community-defined priorities. Finally, the Team creates a BAD Buildings Redevelopment Plan including next steps to begin revitalizing target high-priority properties as well as strategies to address broader issues, such as improving local building codes, implementing prevention programs, improving local aesthetics and beautification, or creating land reuse agencies or urban renewal authorities.



## NBAC HOSTS BAD BUILDINGS SUMMIT

The NBAC held the 2014 BAD Buildings Summit in early October as a gathering point for stakeholders across the state working on blight and problem properties. The Summit, a 3-day long intensive workshop, was hosted by the City of Huntington at the newly revitalized Marshall University Visual Arts Center. Eleven communities from across the state sent teams of volunteers to receive intensive training on the issues faced when dealing with abandoned, dilapidated, and vacant properties as well as tools, resources, and support to address these properties and how to implement them in their communities. The Summit was made possible by partners such as BB&T, Abandoned Properties Coalition, Center for Community Progress, Coalfield Development Corporation, Edward Tucker Architects, Inc., WV Community Development Hub, City of Huntington, and the Huntington Urban Renewal Authority.

The Summit brought together 87 participants including community leaders, state legislators, funders, and resource providers. The 11 community teams were from:

- Fairmont
- Huntington
- Nicholas County
- Alderson
- McDowell County
- Morgantown
- New Cumberland
- Ravenswood
- St. Albans
- Terra Alta
- Wheeling

The Summit featured national experts on abandoned/dilapidated buildings from the Center for Community Progress.



Frank Alexander, CCP ED, addresses summit attendees

Frank Alexander, Co-Founder, Kim Graziani, Vice President, and Tarik Abdelazim, Associate Director, attended the Summit and brought a wealth of expertise, research, tools, and resources from across the nation to assist participating communities. The Summit's agenda focused on real-world problem solving with topics including exploring the tools and approaches to addressing local problem properties, statewide agency programs and support, legislative reforms, and building a local plan. In addition, speakers from the WV Housing Development Fund and WV Affordable Housing Trust Fund presented information on their organizations and the programs offered to help address problem properties. The Summit culminated in each team creating a preliminary redevelopment plan for properties in their community as well as identifying the specific tools, resources, and partners to utilize in each plan's first steps.



# PROJECT HIGHLIGHTS

## BB&T, WESBANCO SUPPORT COMMUNITY PROJECTS

In 2014, BB&T and Wesbanco banks provided support for brownfields projects through the WV Redevelopment Collaborative. This funding helped communities host visioning events, conduct environmental testing, and create conceptual designs for priority projects with substantial public input.

In **Vienna**, the NBAC is working with city officials to develop plans for remediation and development at the **Johns Manville** site, a former fiberglass plant on the Ohio River. The City purchased the site in 2014 with plans to develop part of the site into a public greenspace and to attract a private developer for the remaining portion of the 35-acre site. The NBAC facilitated a visioning event where stakeholders identified priorities for the site, including an amphitheater, river access, passive and active recreation opportunities, housing, retail, and office space. The City applied for a \$200,000 US EPA Brownfields Cleanup grant to fund remediation at the site. The City continues to engage with potential developers, the WVDEP, and other partners to further facilitate redevelopment at this site.



In **Charleston** the NBAC awarded a grant for environmental work at the **Staats Hospital** site, a priority historic property on the West Side. The NBAC is working with the Charleston Area Alliance, the WV Development Office, West Side Main Street, and the property owner to address the dilapidated and potentially contaminated state of the property. The project has also been awarded a grant from the State Historic Preservation Office for restoration work at the site, as well as support from the property owners and the Charleston Urban Renewal Authority. When completed, this project will save a historic landmark and create a mixed-use development to help revitalize West Side Charleston.

In **Salem**, the NBAC is working with city officials to create a redevelopment plan for **Stamm's Service Station**. This small gas station site is in a key location to meet a major need in the community: an emergency medical service, as there are currently no public or private ambulance services within the city limits. The City is working with the NBAC to host a visioning event to engage key stakeholders from the City, Chamber of Commerce, WVU, and others.



In **Kingwood**, the NBAC is working with city officials on the **Penmarva** site, a former grocery wholesale building with potential to become a recycling facility. The City has outgrown its existing recycling facility and is looking for a location that would allow them to continue that work as well as expand efforts through education and awareness building in Kingwood and surrounding communities. The NBAC will work with the City to host community meetings, develop a conceptual design, and pursue redevelopment opportunities at this important site.

# OUTREACH

## 2014 WV BROWNFIELDS CONFERENCE

The 9th Annual WV Brownfields Conference was held September 11th and 12th at the Big Sandy Superstore Arena in Huntington. The event was opened by Huntington Mayor, Steve Williams, who highlighted many of the recent redevelopment efforts throughout the city. There was a lunch keynote presentation given by EPA Region III Administrator, Shawn Garvin. Throughout the event, nearly 200 project stakeholders and redevelopment professionals attended and presented sessions including "Agricultural Opportunities on Brownfields", "Making Good on BAD Buildings", and "Getting Funders' Attention", among others, with a conference focus on collaboration.



## STUDENT WORK

The NBAC partners with professors and students to help bring important resources to WV communities. Our placement at WVU allows us to hire top quality graduate and undergraduate students from diverse disciplines to share their skills.

During the spring semester, WVU Law Student, **Andrew Vodden** worked on identifying the legal issues related to the reuse and redevelopment BAD buildings. His work was instrumental in informing policy advocates working to establish land banking legislation in the 2014 Legislative session.

Throughout the year, WVU Landscape Architecture Student, **Anna Withrow**, worked on behalf of the center with the Morgantown and Star City River Town Program Action Teams, on developing the framework for a program master plan that focuses on the redevelopment of underutilized, industrial waterfront properties into park and commercial spaces.

Beginning in May, WVU Law Student, **Alyson Furey** has worked on the Keyser and Fairmont Coke Works projects. In Keyser she worked on community engagement events and met with local officials about the project. She also compiled the Administrative Record for Fairmont Coke Works, which officials are now using in their pursuit of remediation at the site.

WVU Graphic Design Student, **Austin Isinghood** joined the NBAC team in the fall. Austin has been working on program logos and document layouts for the center, as well as designs for a mural at the Brooke Glass site in his hometown of Wellsburg.



# NBAC PARTNERS

## West Virginia Department of Environmental Protection

The West Virginia Department of Environmental Protection (WVDEP) houses the Division of Land Restoration which manages the remediation of lands that have been environmentally contaminated. The NBAC works in conjunction with the Division's 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.



Center for Environmental,  
Geotechnical and Applied  
Sciences (CEGAS)

## The Center for Environmental Geotechnical and Applied Sciences

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

## West Virginia Development Office

The West Virginia Development Office (WVDO) 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 WVDO 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.



## U.S. Environmental Protection Agency

The U.S. Environmental Protection Agency (USEPA) 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 U.S. EPA's programs and that standards are being met at the state level.

## ADVISORY BOARD

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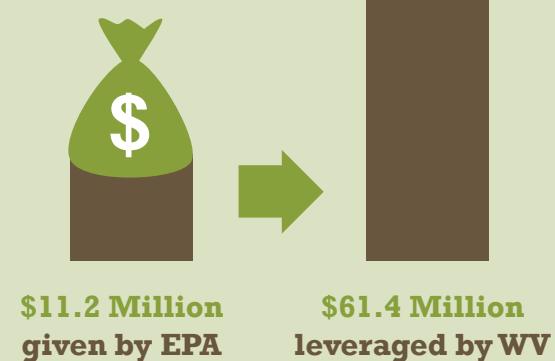
# BY THE NUMBERS

## EPA FUNDING AND WEST VIRGINIA

**WV properties assessed with  
US EPA Brownfields Funding**



**Grant money  
leveraged**



**7.43 jobs** are leveraged  
Nationally per \$100,000  
of public US EPA  
Brownfields Funding.



**8.5 jobs** are leveraged  
in West Virginia per  
\$100,000 of public  
US EPA Brownfields  
Funding.



# BROWNFIELDS ASSISTANCE

The Northern West Virginia Brownfields Assistance Center provides help to overcome redevelopment barriers on brownfield sites such as old gas stations, abandoned schools, and former glass or pottery factories. If you're not sure if a property is a brownfield, please call us and ask!



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