



# The Basics of Being BAD

Accelerate WV Communities

July 22, 2024

# Overview



**The BAD (Brownfield, Abandoned, Dilapidated) Buildings Program is a statewide initiative that provides technical assistance and site analysis tools to enhance abandoned and dilapidated building programs in communities.**



# What are BAD Buildings?



**Brownfield**



**Abandoned**



**Dilapidated**

# Transforming the BAD into the good

## Impacts of BAD Buildings

### **THE BAD:**

- Increased crime
- Health and safety hazards
- Reduced tax revenue
- Slowed economic development
- Impacts adjacent property values



### **THE GOOD:**

- Create new, local jobs
- Increase property values
- Preserves Greenfields
- Eliminates eyesores
- Community assets

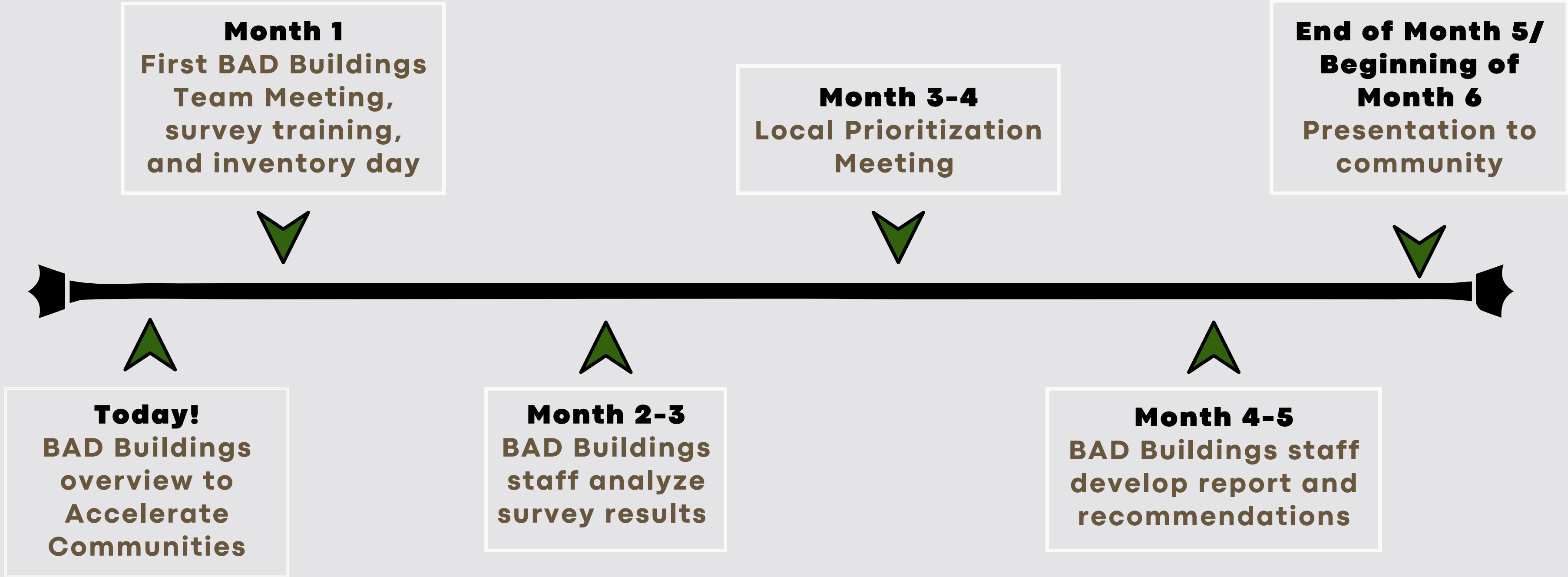
# The BAD Buildings Model



- Step 1** Form BAD Buildings Team
- Step 2** Train BAD Buildings Team
- Step 3** Develop Building Inventory

- Step 4** Create Redevelopment Plan
- Step 5** Implement the Plan

# A Quick Timeline





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# Creating your BAD Buildings Team

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# Team Basics

## What you'll need:

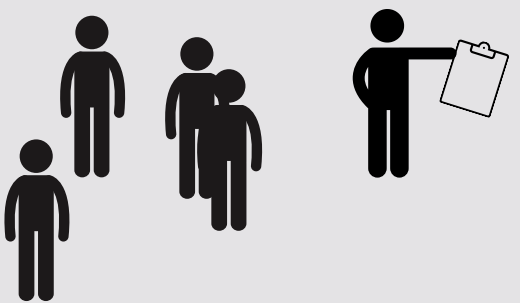
- **A local champion and other advocates to recruit a team.**
- **A diverse group of**
  - **Stakeholders**
  - **Govt. officials**
  - **Business owners**
  - **Concerned citizens**
  - **Religious leaders**
  - **Other interested parties (i.e. regional groups)**
- **A name for your team!**

- **To complete the survey process, you'll need teams!**
- **Remember: Making your teams from a diverse array of stakeholders will help in the prioritization process later on and provide input from a broader range of community members!**
- **Many hands make for light work!**



# Learning to Survey

## BAD Buildings



# Why do we do survey?

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**Best Understanding  
of the Properties**



**Avoid Potential  
Complications**

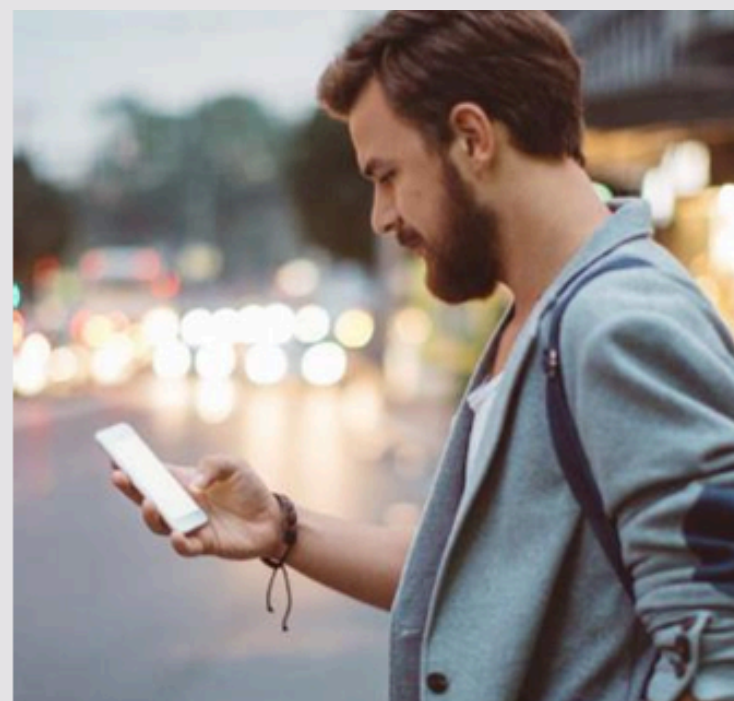


**Determine the Best  
Course of Actions**

# Basics of BAD Buildings Surveying

## BAD Buildings Surveys are “Windshield” Surveys

- ✓ Survey in teams of at least 2-3 people
- ✓ Record at best possible what you can see from the sidewalk
- ✓ Do not go onto or into the property. We do not condone trespassing
- ✓ If property owners or others ask about what you’re doing. Explain briefly and politely



# Survey Structure



## Property Description

- Property Type
- Additional Data (if accessible). This can be completed by the WVU BAD Buildings team during the survey analysis stage.

## Structural Condition Checklist

- Building Frame/Structure
- Roof/Chimney/Gutters
- Windows/Doors
- Siding/Veneers/Paint
- Porch/Overhang/Entrance

## Definition of Structural Condition

- Read and summarize the definition of each property condition
- Then circle one that applies

Good      Fair      Poor      Should be demolished

## Definition of Vacant Condition

- Read and summarize the definition of each property condition
- Then circle one that applies

Good      Fair      Poor      Should be demolished

## Vacant Building Indicators

- A structure that appears vacant may not be vacant, but the likelihood of it being vacant increases with the number of indicators applied. Read through all and circle all that apply.

Neglected Yard posted notice      Piles of mail  
Signs of vandalism      Signs of being burnt  
For Sale' signage      Etc.

Garbage In



Garbage Out

# Survey Mapping Software

**1**

**Regrid Property  
Mapping Software**



**Loveland Technology  
Detroit, Michigan in 2009**

**Assembled parcel data  
throughout the U.S.**

- Property boundaries
- Building footprints
- Addresses
- Ownerships
- More...

**2**

**ArcGIS Pro/  
ArcGIS Online**



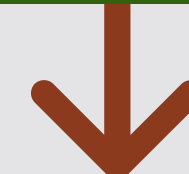
**Esri  
Redlands, California in 1969**

**Spatial Analysis and  
Visualization**

- Mapping
- Analyzing
- Documenting
- Communicating
- More...

**3**

**County GIS  
Sites**

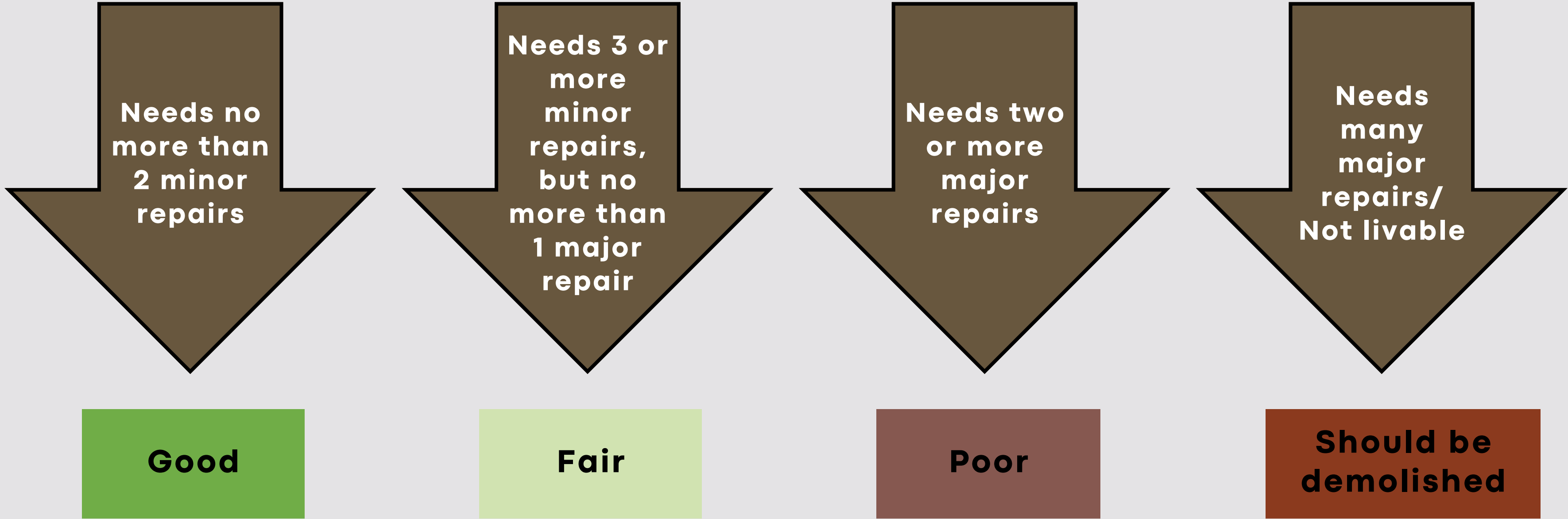


**Different Vendors  
e.g. Interactive GIS, Inc.**

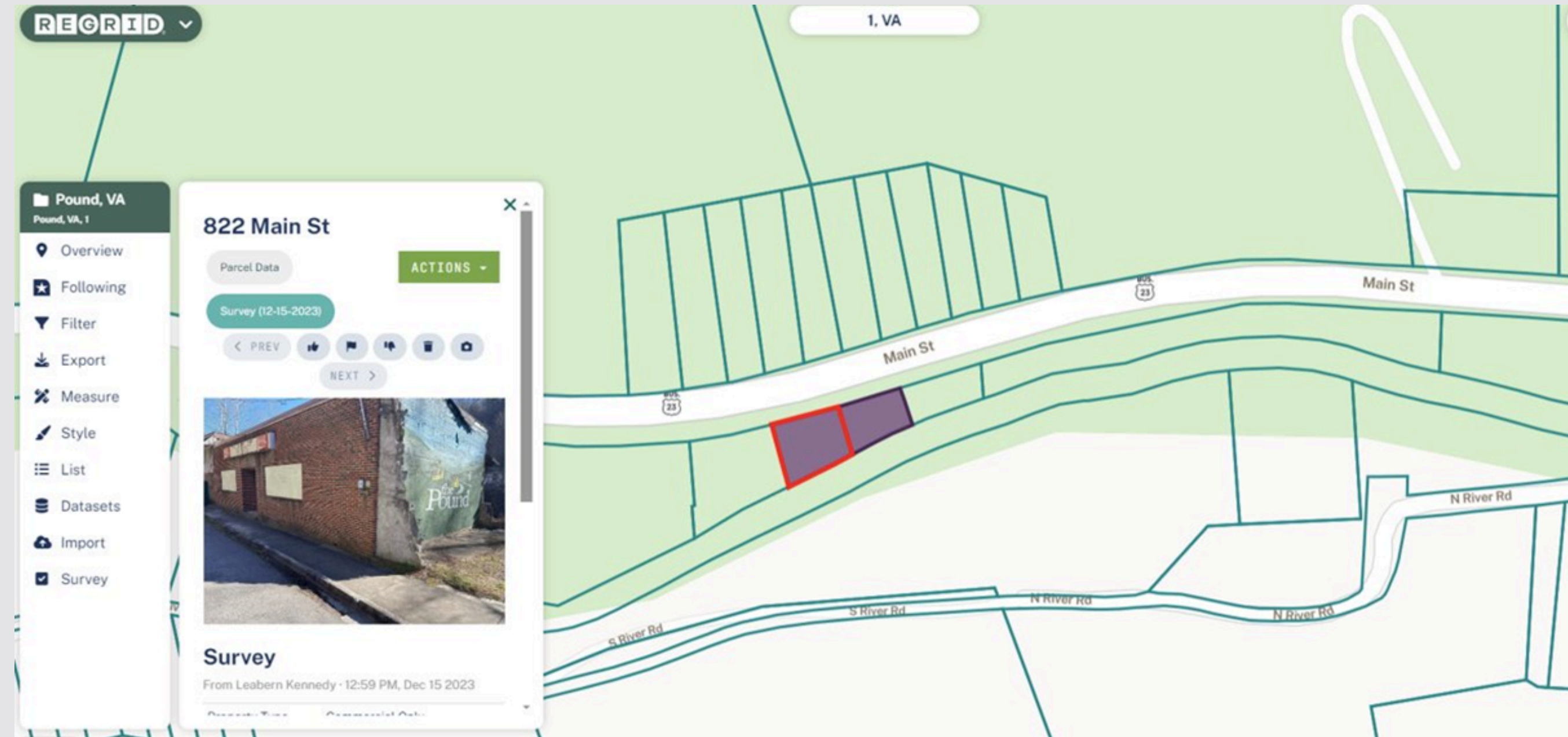
**Identification/Verification**

- More...

# Prioritizing Properties



# A Regrid Survey Example



# Example of Surveying BAD Buildings



- **Building Frame/ Structure – Minor Problems**
- **Roof/Chimney/Gutters – Major Problems**
- **Windows/Doors – Major Problems**
- **Siding/Veneer/Paint – Major Problems**
- **Porch/Entrance Overhand – Major Problems**

**Good**

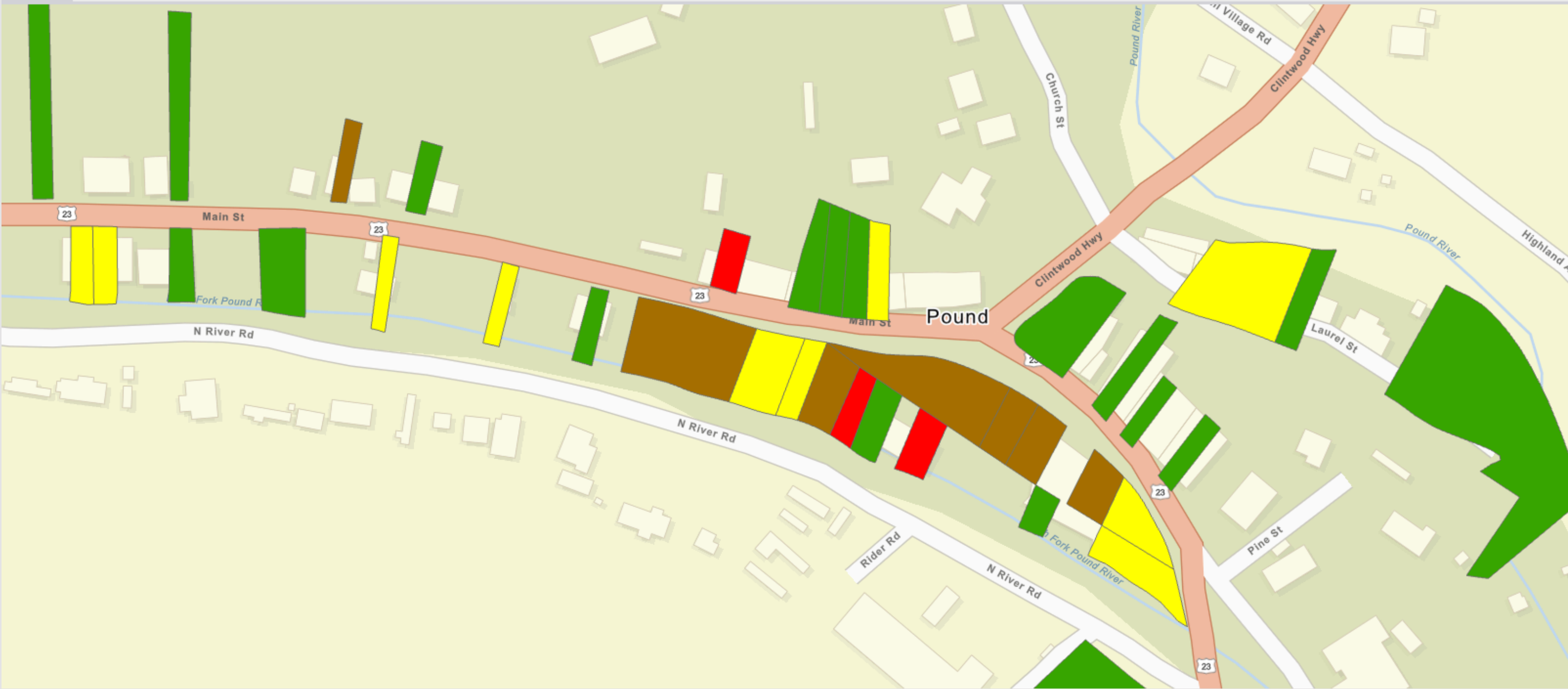
**Fair**

**Poor**

**Should be demolished**



# Example of Mapping Surveyed BAD Buildings



Good

Fair

Poor

Should be demolished

# Benefits of Surveying BAD Buildings

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- **Opportunity to learn new techniques**
- **Comprehensive and visual inspection/review**
- **Better understanding of the blighted properties**
- **Build/Strengthen community consensus**
- **Planning/Decision-making**
- **Designing/Developing**
- **Grant writing/applying**
- **Stand out/Stay competitive**
- **Potential access to demolition funds**



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# BAD Buildings: Next Steps

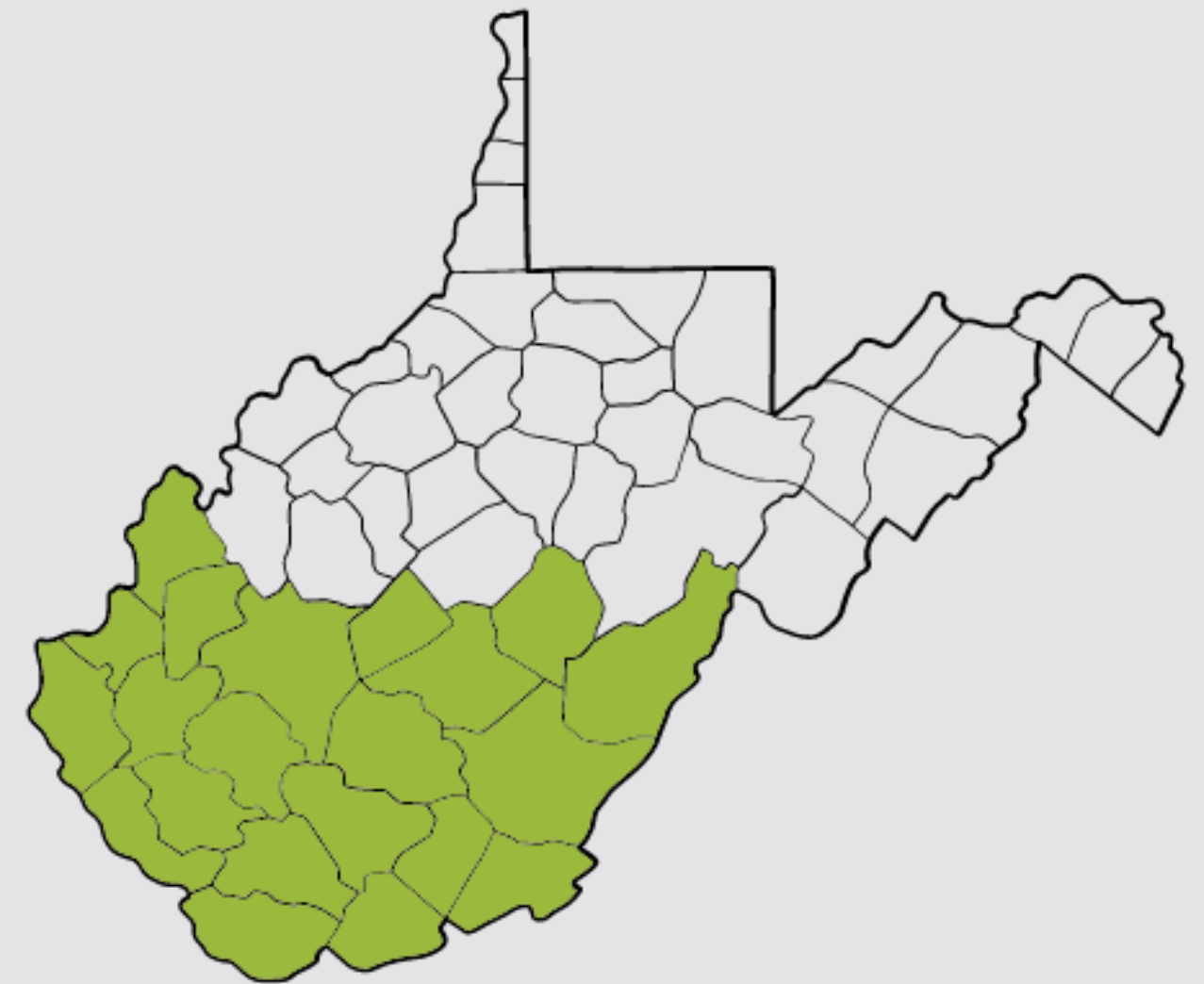
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# Currently Seeking Communities

We are currently seeking communities for participation!

Our priority communities are in the ACT Now Coalition's 21-county footprint.

- Boone
- Cabell
- Clay
- Fayette
- Greenbrier
- Kanawha
- Lincoln
- Logan
- Mason
- McDowell
- Mercer
- Mingo
- Monroe
- Nicholas
- Pocahontas
- Putnam
- Raleigh
- Summers
- Wayne
- Webster
- Wyoming



# Don't Despair!

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**If you are not in  
those counties,  
REACH OUT!**

**We may be able to  
assist you with other  
other resources.**



# I'm in! Now what do I do?

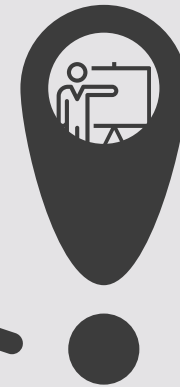
Contact BAD Buildings to let us know that you're in.



Schedule a community meeting for us to help educate stakeholders!



Work with BAD Buildings to build your team(s) and schedule a Training & Inventory Day



# We're here to help!

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## Contact Us!



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**BAD Buildings Website**  
<https://badbuildings.wvu.edu>