



# CHARGE OF THE COMMITTEE

Study the Redevelopment Potential of the Woodburn School Property and provide recommendations to the City

Process:

Worked with stakeholders to:

- ✚ Create and Complete Community Survey
- ✚ Engage the WV Redevelopment Collaborative as a project partner
- ✚ Facilitate 2 Community “Reimagine Woodburn” Meetings

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**Provide Recommendations on Next Steps**

# WV REDEVELOPMENT COLLABORATIVE

Addressing redevelopment problems on specific projects:

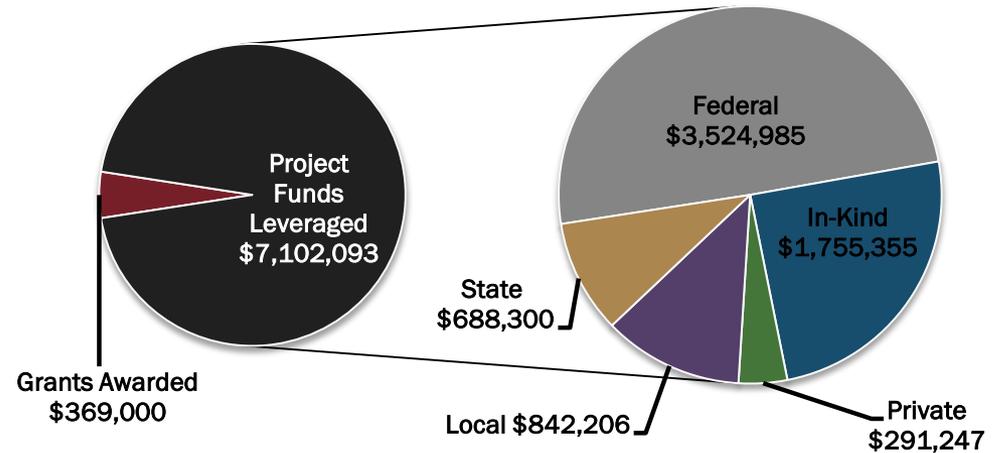
- Multi-disciplinary approach to redevelopment issues
- Awards project funding, plus travel expenses for Team Members

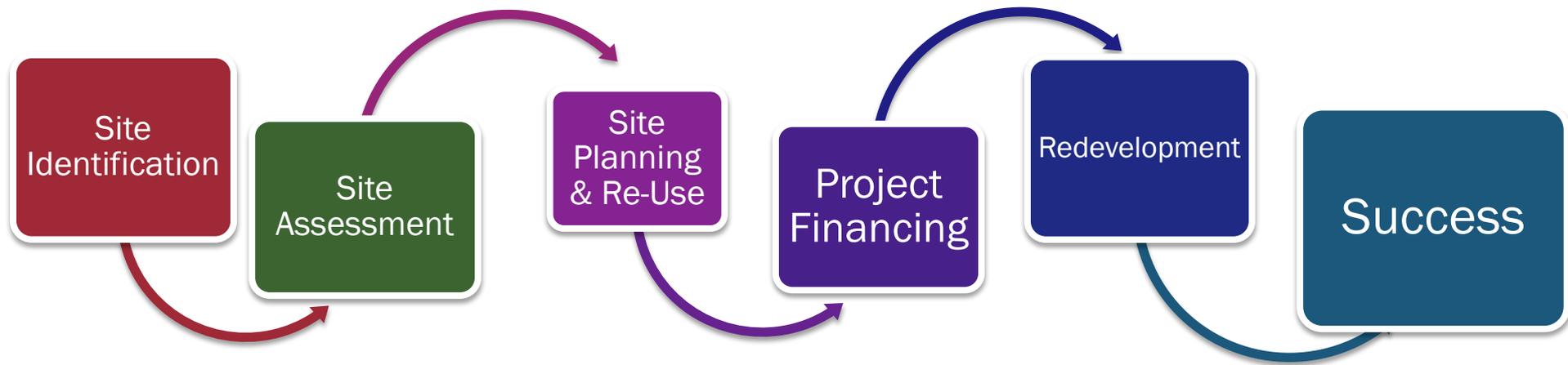


# LEVERAGING FUNDING

- TS&T Pottery
  - Chester
  - 10 acres
  - \$1.14 M leveraged
- Powhatan Place
  - Ranson
  - 4 acres
  - \$1.7M leveraged
- North Park Landfill to Recreation
  - Wheeling
  - \$8 M leveraged
- Rowlesburg School
  - School to Community Center
  - \$50,100 leveraged

Project Funds Leveraged



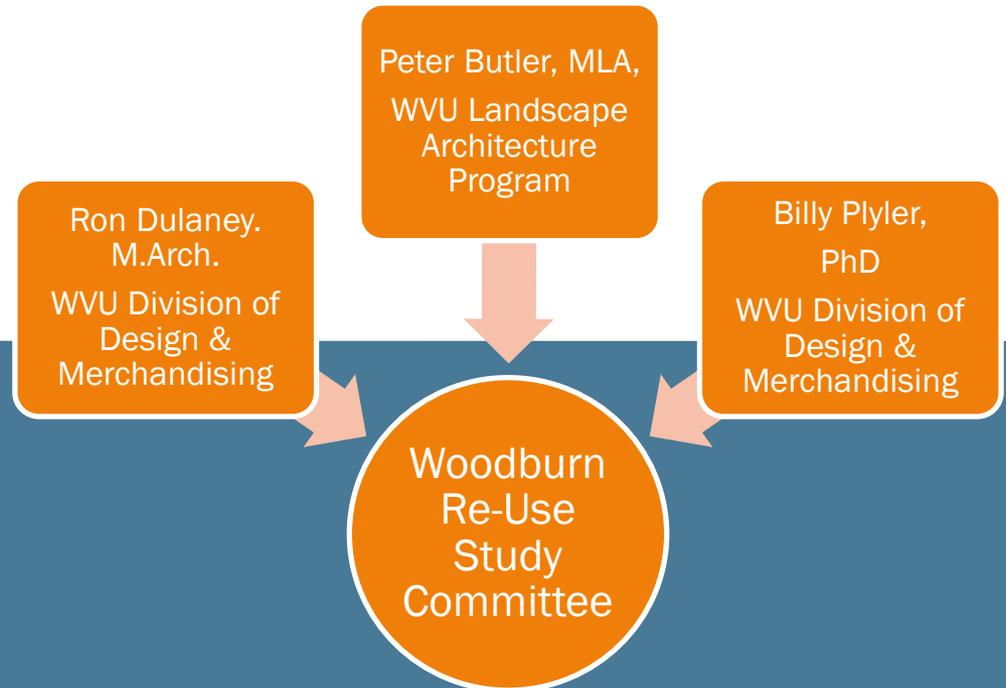


## REDEVELOPMENT PROCESS

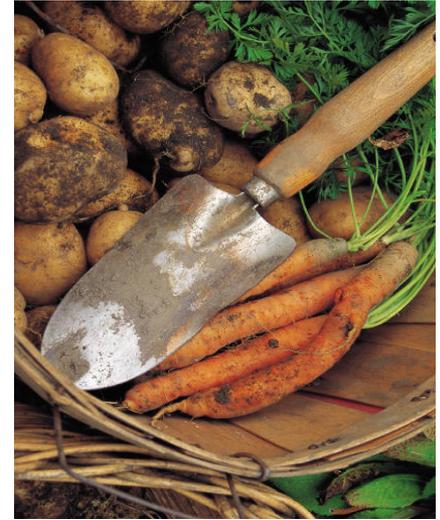
# WVRC IN WOODBURN



- Community Meetings
  - Facilitated by WVRC team
  - 95 people over two nights, representing most Morgantown communities and several nonprofit organizations
  - Activities designed to empower participants and to identify community needs and priorities



# IDEAS/CONCEPTS GENERATED



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## Facilities/Structures

- Repurposing original buildings
- Taking down and replacing with other specialized buildings
- Removing original school, leaving others
- Adding new mixed use buildings on Charles St.
- Housing (as part of mixed use plans)
  - Artist live/work space

## Recreation

- Highly Developed ↔ Passive Recreation
- Arts programming and space
- Swimming/water feature
- Sledding

# IDEAS/CONCEPTS GENERATED

## Urban Landscape Focus

- Urban food production
- Community gardening
- Sustainability education

## Community Services

- Nonprofit Center
- After school programs
- Adult education programming
- Community meeting/activity space

# **WOODBURN REUSE IN CONTEXT**

- **CROSSROADS MASTER PLAN**
- **CITY BUDGET: VALUE CREATION**
- **BOPARC MASTER PLAN**

# CROSSROADS MASTER PLAN

Objective CF2.3



Objective CF 3.4



Objective C4.1



# CITY BUDGET: VALUE CREATION

- Long Term of growth of the City Budget
- Increased property values
- Cost saving for services
- Quality of Life
- Smart Growth/Infill



# BOPARC 2012 MASTER PLAN

## *Summary Of BOPARC's Recreation Survey*

*92 surveys were returned from both the web site and the newspaper in 2007 and 2008.*

*Question 4 asked the public to rank 5 priorities for BOPARC to address. The rankings were as follows:*

- 1 -Build an Indoor Community Recreation Center*
- 2- Acquire additional open green space*
- 3- Develop additional hiking/biking trails*
- 4- Add aquatic spray/play area at pool improvements*
- 5- Develop additional athletic fields for Soccer/Baseball*



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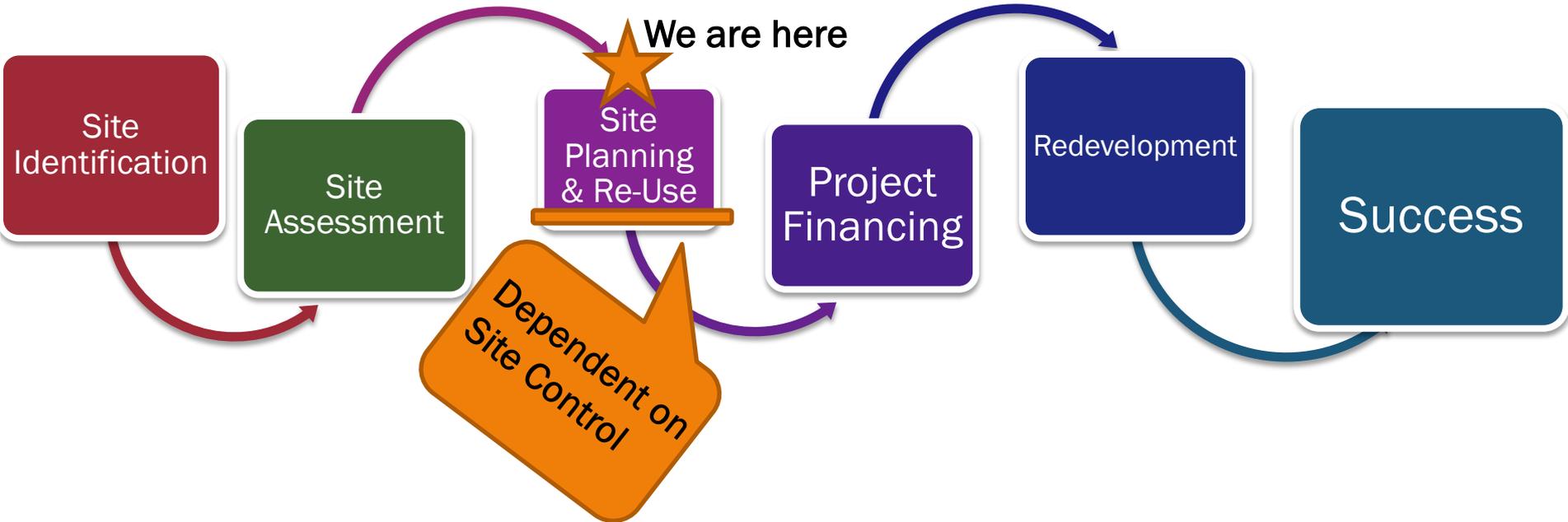
\$490,000 Over 7 years

\$17 Per Resident (Total)

\$2.50 Per Resident Per Year (For 7 Years)

19 Cents Per Resident Per Month (For 7 Years)

# NEXT STEPS



# DECISION POINT

## CITY ACTS (COMMITTS)

### Hone Plan Development

- Ready-made partners
- Shovel-ready uses
- Interested funders

### Identify Potential Funding

- Network of funders
- Local support
- Crowd funding

## CITY REACTS

### Opportunity Cost

- Replacement?
- Neighborhood disinvestment
- Vacant building problems

### Unknown Development Plan

**THANK YOU!**