

ROUNDHOUSE SQUARE DEVELOPMENT PROJECT

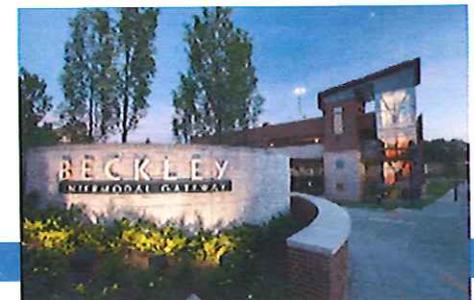
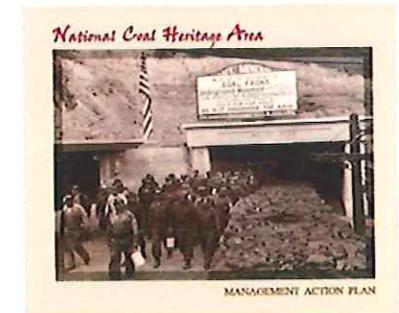
August 13, 2013 | Bluefield Board of Directors Briefing

Introductions

Planning & Design Team

Parsons Brinckerhoff (PB) | David Hafley, AICP

- Hatfield-McCoy Trail System
 - Economics
 - Planning
- Coal Heritage Trail National Scenic Byway
 - Planning
- National Coal Heritage Area
 - Planning
- Visitor Center – Beckley Exhibition Coal Mine
 - Planning
 - Design
 - Construction Administration
- Beckley Intermodal Gateway
 - Planning
 - Design
 - Construction Administration



Introductions

Pentree | John Tuggle, PE

- ❑ Transportation:
 - Bridges, Roads, Sidewalks**
 - Spanishburg Bridge
 - Montcalm Arch Bridge
 - Ambrose Lane/Route 460 Interchange
 - Stafford Drive Sidewalks

- ❑ Site Development:
 - Lot & Roadway Layout, Property Surveys, Drainage Design**
 - Wyndale
 - Quail Valley
 - Interstate 77/US Route 460 Tourist Information Center
 - District 10 Headquarters
 - Princeton Health & Fitness

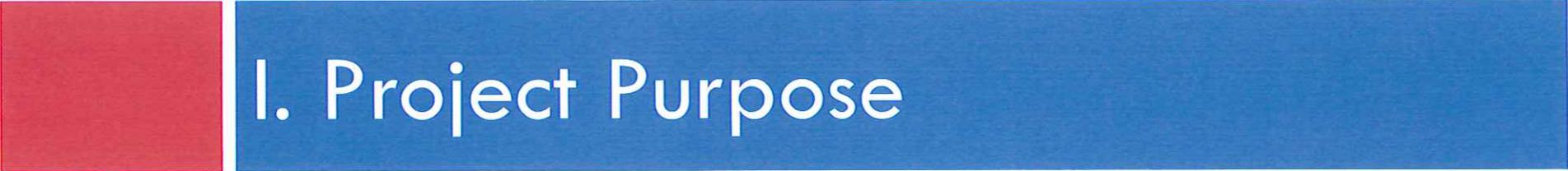
- ❑ Utilities:
 - Water Distribution & Treatment System Improvements**
 - Treatment Plant Design**
 - Wastewater Collection & Treatment System Improvements**
 - Green Valley - Glenwood Public Service District
 - Lashmeet Public Service District
 - Bluewell Public Service District



Agenda of Today's Briefing

- I. Project purpose
- II. Project overview
- III. Moving forward
- IV. Questions and discussion



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I. Project Purpose

Project Purpose

- A. Create catalyst for downtown redevelopment/investment;**
- B. Strengthen transit;**
- C. Utilize vacant city-owned property;**
- D. Support related downtown development initiatives;**
- E. Build partnerships with Bluefield | State of WV DOT | Federal Transit Administration; and**
- F. Demonstrate a commitment to Downtown Bluefield**





II. Project Overview

Project Overview: History

2009 – 2010: Planning Begins

Document of Effects Report Map (c. 1950)

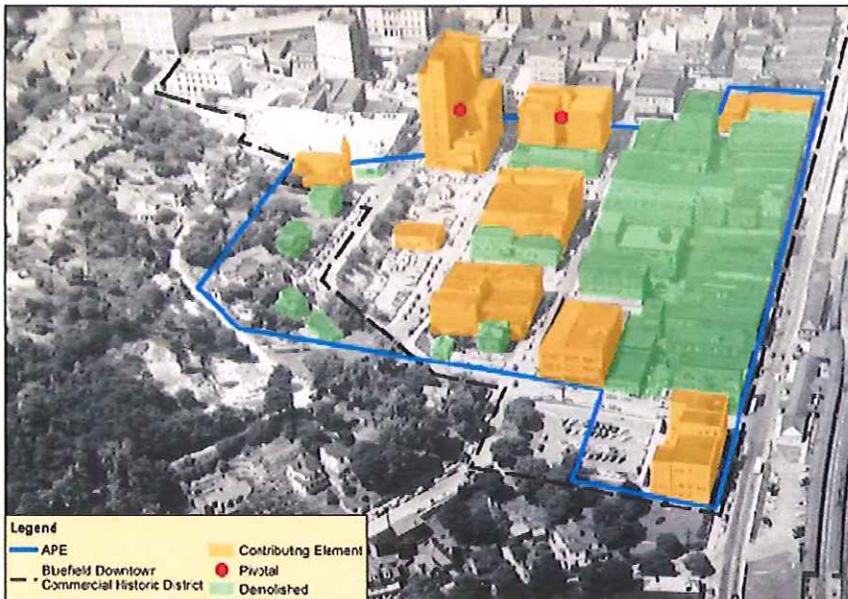
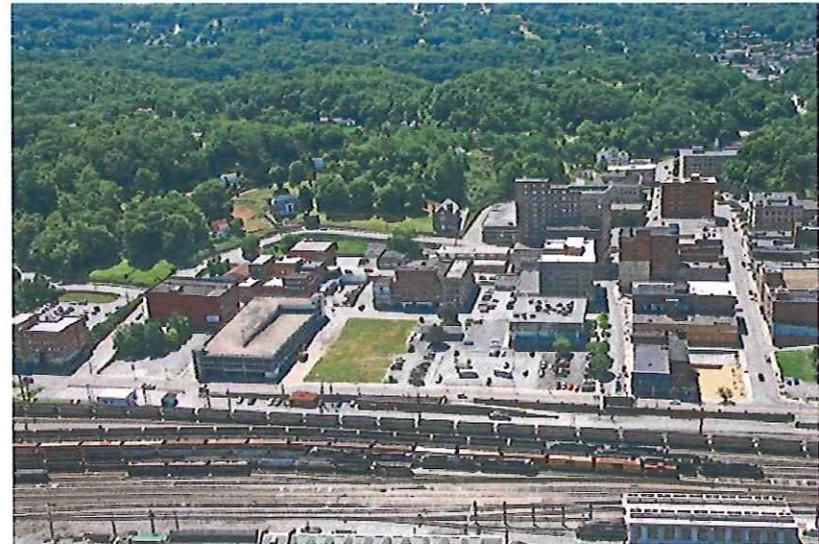


Figure 10. Portion of a circa 1950 filled aerial image showing the demolished and extant contributing elements to the historic district (Craik Memorial Library).

Aerial View of Site (c. 2010)



Project Overview: History

2010: Federal Transit Administration (FTA) awards \$600,000 grant for engineering design and environmental studies.

2010: Bluefield retains Parsons Brinckerhoff/Pentree Team for architecture/engineering/environmental services.

2010: Master Planning Begins

- **Steering Committee**
- **Public participation (interviews/meetings/website)**
- **Market Analysis**
- **Alternatives Analysis**
- **Master Plan**
- **Phasing & funding**



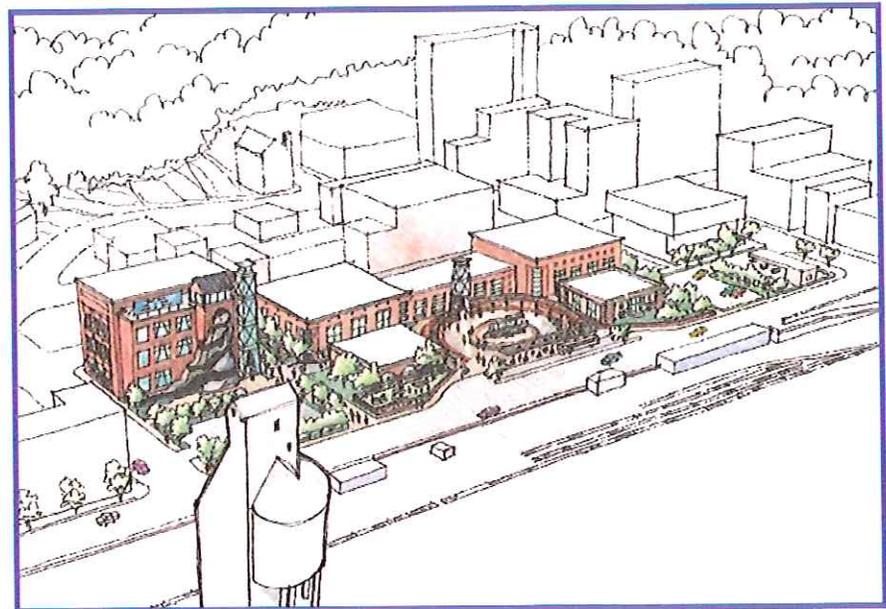
Project Overview: History

2011: Master Plan completed and adopted by Bluefield Board of Directors

Bluefield 2010



Bluefield 2020



Project Overview: History

2011: West Virginia Department of Transportation (WV DOT) awards \$150,000 in Toll Revenue Credits to match FTA Grant.

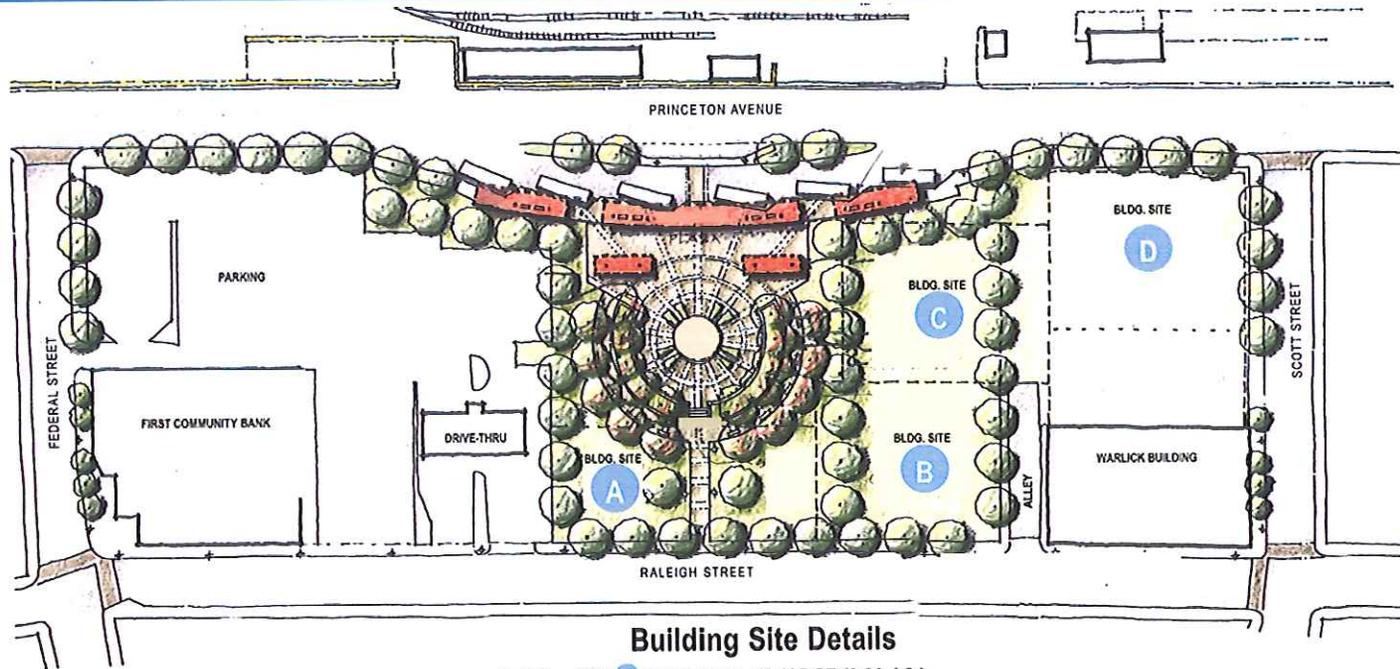
2012: FTA awards Bluefield official grantee status.

2013: FTA authorizes Bluefield to begin preliminary engineering and environmental studies.

2013: Bluefield Board of Directors approves preliminary engineering.



Project Overview: History



Building Site Details

- Building Site **A** gross area - 13,125 SF (0.30 AC.)
- Building Site **B** gross area - 14,040 SF (0.32 AC.)
- Building Site **C** gross area - 12,420 SF (0.29 AC.)
- Building Site **D** gross area - 23,625 SF (0.54 AC.)
- All Sites, gross area - 63,210 SF (1.45 AC.)

NOT TO SCALE



2013: Bluefield authorizes PB/Pentree to begin final design.



Project Overview: Objectives

Economic Development

- ❑ Leverage public funding to stimulate private investment in downtown Bluefield
- ❑ Create additional and more diverse downtown destinations
- ❑ Encourage development and investment that complements existing uses
- ❑ Increase economic productivity of downtown

Infrastructure

- ❑ Increase market attractiveness for underutilized downtown buildings
- ❑ Complete selective infrastructure improvements to support downtown development
- ❑ Remove dilapidated and/or functionally obsolete structures to facilitate redevelopment



Project Overview: Objectives

History

- Reflect Bluefield's railroad heritage in site and facility design
- Respect Bluefield's downtown architecture in facility and building design

Tourism

- Bring more tourists into downtown Bluefield
- Create a destination that supports cultural heritage and railroad tourism activities



Project Overview: Objectives

Downtown

- Bring a critical mass of people downtown day and night
- Create incentives for investment in downtown housing
- Provide a destination for outdoor activities

Transportation

- Create a central transit hub
- Increase access to transit
- Stimulate transit-associated development



Project Overview: West Virginia Examples

Pullman Square, Huntington



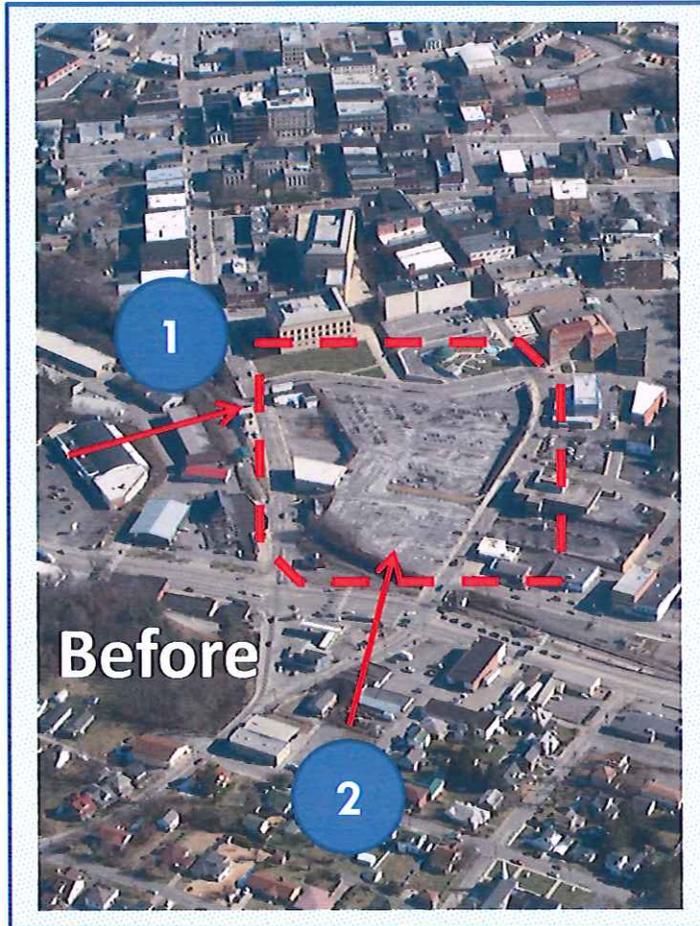
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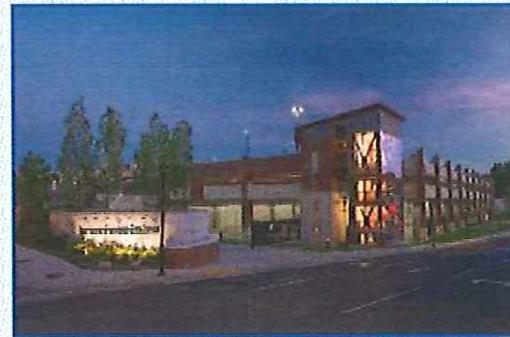
Today



Project Overview: West Virginia Examples



Beckley Intermodal Gateway



1

Today



2



Project Overview

What do Huntington, Beckley and Bluefield projects have in common?

- ✓ Economic development focus
- ✓ Transit backbone
- ✓ Re-use of vacant or underutilized city property
- ✓ Federal & State of West Virginia support
- ✓ Requires local leadership & commitment



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III. Moving Forward

Moving Forward

- ❑ Final environmental documents under review by West Virginia and Federal agencies
- ❑ Final design underway
- ❑ Seek funding partners
 - Federal (FTA and others)
 - State of West Virginia
 - Appalachian Regional Commission (ARC)
 - City of Bluefield
 - Private sector





IV. Questions & Discussion

