

Ranson

The Transformation of a Town

Presenter:

Dawn Seeburger – Environmental
Resources & Consulting, LLC

Grants to Date:

2001	– EPA Hazardous Assessment	- \$ 250,000
2004	– EPA Hazardous Assessment	- \$ 145,000
2006	– EPA Hazardous Assessment	- \$ 200,000
2010	– EPA Area-wide Planning	- \$ 175,000
2010	– DOT Tiger II / HUD Challenge	- \$1,400,000
2011	– EPA Clean-up (Kidde)	- \$ 200,000
2011	– HUD 108 Grant	- \$1,500,000
2011	– <u>HUD BEDI Loan</u>	- \$3,000,000

Each grant and each success builds upon itself...

1st – You need Visionaries

P. David Mills
Ranson City Manager



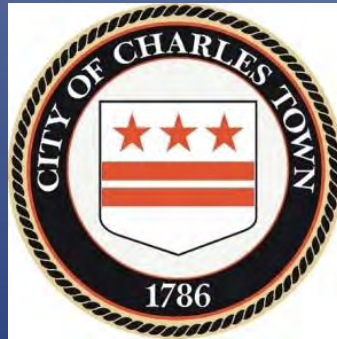
Matt Ward
Sustainable Strategies



Andy Blake – Acting City Manager and City Attorney, Ranson

www.cityofransonwv.net

www.ransonrenewed.com



2nd – Engage the Community

Offer them the Kool-Aid and

Begin to Create Dreams...



3rd – Plan for the Future

Commerce Corridor Vision & Revitalization Plan



Target Investment Areas

- A. New Community Park
- B. Civic Center/Recreational Complex
- C. Commercial Office & Technology Center
- D. Commercial/Entertainment Center
- E. Parking Garage
- F. County Complex
- G. Infill Housing

For more information
see **Detail** on facing page

- Ranson Civic Center
- Bicycle Trail
- Boys & Girls Club
- Stormwater Management Area
- Infill Housing (17 Lots)
- Multi Use Path System (along stream and beyond)
- Ball Fields

Beltline Upgrade

- 1. Industrial Enhancements
- 2. Bikeway

- Lakeland Place**
- 1. Transportation Corridor
 - 2. Park/Recreation
 - 3. Housing

The Revitalization Corridor

These schematic drawings represent the vision and plan for revitalization of the Commerce Corridor. The Commerce Corridor Project has identified a series of potential improvements to revitalize a core area of Charles Town and Ranson, which could include over \$50 million in transportation, commercial office, retail, recreation and other projects. The planning process that has established this vision has demonstrated that this plan is viable and feasible from an economic, market, environmental, land use, zoning, infrastructure, and community standpoint. Investors, landowners and citizens should know that this plan is only a vision, intended to spark revitalization and set an overall framework for future projects – not a mandate. The locality remains open to other ideas and projects that are consistent with this overall vision. The community seeks to use this vision to prime the pump for revitalization and facilitate

private sector actions and investment in the Commerce Corridor. Together, we can create jobs, increase the tax base, and create an increased quality of life for the citizens of this Jefferson County community.

Private and local development partners will be key to the initiation and implementation of this initiative. The Cities of Charles Town and Ranson are also dedicated to seeking funding from federal, state and local government to supplement these private investments. Moreover, the local government will continue to facilitate cleanup, revitalization and investment by providing zoning and development incentives, facilitating infrastructure upgrades, conducting further planning and environmental assessments, and attracting partners and support.

Commerce Corridor Detail





4th – Make Concepts a Reality

So Now Let's Connect the Dots (aka Grants) ...

2001	– EPA Hazardous Assessment	- \$ 250,000
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EVITTS RUN PARK

CIVIL ENGINEERING - LAND PLANNING
 SURVEY - LANDSCAPE ARCHITECTURE
 SITE SECURITY CONSULTING - GIS
 William H. Gordon Associates, Inc.



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| 4. RESTROOMS | 18. DOCK |
| 5. BASKETBALL COURT | 19. AMPHITHEATER / WATER FEATURE |
| 6. PEDESTRIAN CROSSING | 20. GREAT LAWN |
| 7. PEDESTRIAN TUNNEL | 21. DOG PARK |
| 8. SKATE PARK | 22. ELEVATED / TEXTURED |
| 9. CONCESSION / RENTALS / RESTROOMS | CONCRETE (SPEED CONTROL) |
| 10. ACTIVE RECREATION | 23. DROP OFF / TURN AROUND |
| (BOCCIE BALL, TABLE TOP TENNIS, ECT...) | 24. PRE-TEEN LOT |
| 11. PEDESTRIAN ROUTE | 25. INTERACTIVE FOUNTAINS |
| 12. REFLECTING POOL | 26. PAVILIONS |
| 13. STREAM WALK | 27. FUTURE TRAIL CONNECTION |
| 14. PEDESTRIAN BRIDGE | ● SIGNAGE |



PARK MASTER PLAN

CITY of CHARLES TOWN & CITY of RANSON, WEST VIRGINIA
 SEPTEMBER, 2009





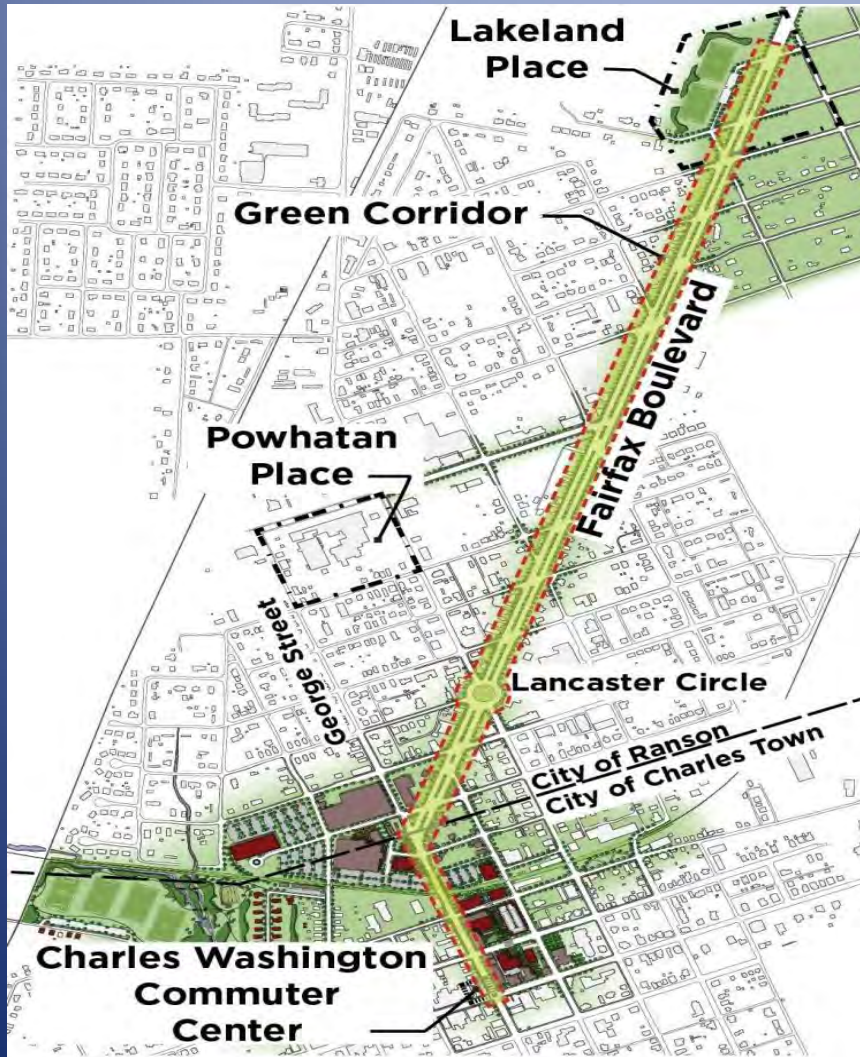
Connecting the Dots...

2010 – EPA Area-wide Planning - \$ 175,000

DOT and HUD bringing it all together...

2010 – DOT Tiger II / HUD Challenge - \$1,400,000

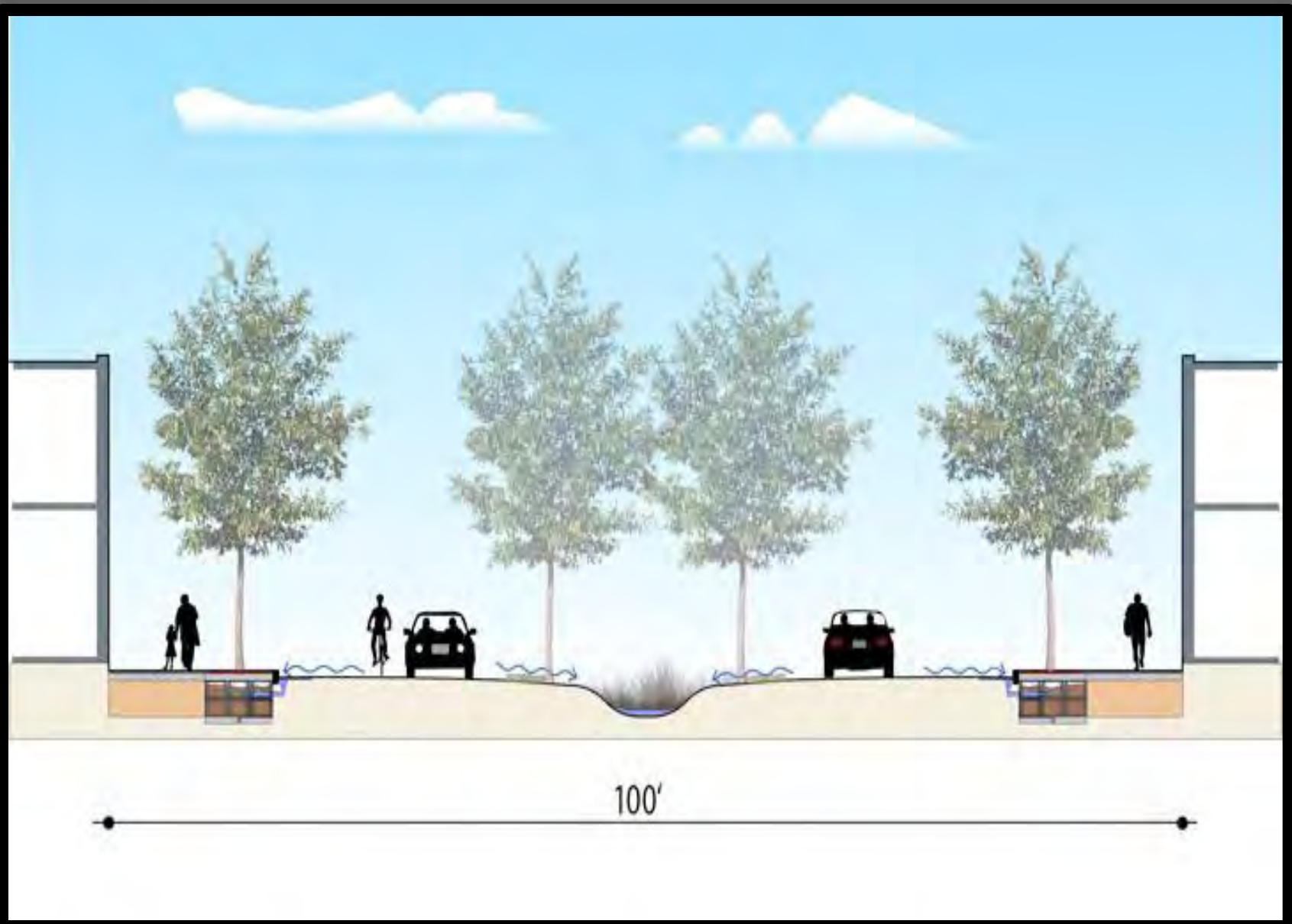
Fairfax Boulevard Completion...



Redesign Fairfax into a Complete Street.

DOT TIGER II Grant for \$800,000 for complete design, engineering, construction documents.

Will be shovel ready and provide a vital link from major thorough-fare to Commerce Corridor.



100'

Charles Washington Hall Commuter Center (DOT TIGER II)



The grant pays for the design, engineering and construction documentation to repurpose the Charles Washington Hall into a Regional Commuter Center to facilitate access to regional rail and bus transit.

Implementation of Form-Based Zoning (HUD Challenge)



Develop a new, form-based “Smart Code” that links a green downtown overlay district with a new zoning approach for the undeveloped areas of the city.

Emphasis on form (design)

Provides for mixing of uses

Promotes diverse environments

More emphasis on administrative approvals

So Let's Connect the Dots...

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