



Downtown Revitalization Accomplishments



Brownfields Program

With an industrial legacy stretching back to the late 1800's and years of unregulated industrial production, many Downtown properties potentially contain environmental contaminants. This uncertainty represents a significant barrier to private sector investment due to the costs associated with site analysis and possible contaminant clean up.

To help overcome this unknown, the City was awarded a \$400,000 EPA Community-wide Assessment Grant in 2012. The City's Brownfield Assessment Program will determine the extent of environmental contamination on selected Downtown properties. Many of the properties are expected to receive a clean bill of health. Those properties that do not will then become the focus of a remediation effort.

All of the properties will be subject to Re-use/ Revitalization Plans geared towards spurring further economic activity and clarifying the community's long-range vision for these corridors. The bulk of the planning work will occur during the Summer of 2013.



Broad Street Bridge Rehabilitation Project

Originally built in 1956, and widened in 1965, the Route 250 Broad Street Bridge is a main road in and out of Downtown Waynesboro. It carries about 10,000 vehicles

daily with a high percentage of heavy trucks. According to annual maintenance inspections, the bridge was rated in serious condition, and plans were generated to replace the superstructure, including deck, beams and railings. The project is estimated to cost about 3.2 million, a million of which comes from a revenue sharing matching grant through Virginia Department of Transportation with the remainder funded through the City of Waynesboro. The renovation began in February 2013, and the completion of the project is expected to be November 2013.



Casco Cold Storage Plant

Located in the middle of the Race Avenue Corridor, this 8-story building was built as an apple cold storage facility in the 1930s. Abandoned for the past 20 years, redevelopment of this one acre site will create ground floor commercial space, 20 to 30 apartments, and a rooftop restaurant or club with a fantastic view of the mountains.

Using a Virginia Main Street Grant, the City has worked with the owner and consultants to: (A) determine the structural stability of the building; (B) perform an environmental site assessment; (C) complete a code analysis; (D) create a detailed project Pro Forma; and (E) hire an analyst firm to determine the market demand for downtown housing.

These studies were completed in April, 2012 and served as the groundwork for a \$300K State Industrial Revitalization Fund (IRF) low interest loan which was awarded in January 2013. The building owner is currently securing financing and completing the architectural plans. The project is slated to begin construction in Summer of 2014.



Main Street Bridge Replacement Project

VDOT has completed the preliminary engineering for the \$9 million West Main Street Bridge Replacement Project. The project's construction is

scheduled for 2016. The project will eliminate McElroy Street from Constitution Park and construct a new Race Avenue at the edge of the Park. A new Race Avenue provides an excellent possibility to develop new residential and mixed-use projects in Downtown because it will provide road access to numerous undeveloped or under utilized properties between Main Street and the Mill at South River. Redevelopment possibilities are further enhanced by the new Greenway Trail, improvements to Constitution Park, and Kroger's recent reinvestments in its site. VDOT held a public meeting for the project on November 15, 2012 to receive inputs from the general public.

For more information, please visit our website:
<http://www.revitalizingdowntownwaynesboro.com/>

The City, working with Waynesboro Downtown Development and Housing Redevelopment Authority, has been awarded 30 grants totaling over \$3.11 million. Combining these grants with more than \$1.46 million in matching City funds, these grant funded projects will transform the Downtown Waynesboro over the next several years. By completing these projects at roughly the same time, we hope to achieve a "tipping point" where momentum builds and the private sector is encouraged to reinvest in existing businesses and create new housing, job, and tourism opportunities.

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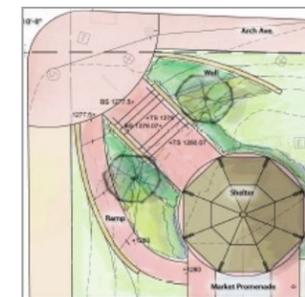


Downtown Streetscape

Waynesboro is reinvesting and revitalizing its downtown streets with new sidewalks, brick accents in key areas, street trees, benches, bike racks, trash cans, planters, and street lights. Together these features redefine and brand the Downtown. These improvements are a highly visible commitment of

the City's willingness to invest in Downtown and thus promote private sector confidence to invest in future residential, business, and retail growth. Three phases of the Downtown Streetscape projects include:

- **Main Street Phase 1:** Main Street 400 block (Arch Avenue to Wayne Avenue). The project was completed in 2007.
- **Main Street Phase 2:** Main Street 500 block (Wayne Avenue to Church Street). The project will start in June 2013 and is anticipated to be completed by December 2013.
- **Wayne Avenue:** Federal Street to West Broad Street. The project will start in June 2013 and is anticipated to be completed by December 2013.



Constitution Park

McCormick Taylor/ LPDA is also developing a master plan for the northern and southern halves of Constitution Park in concert with Phase 2 of the greenway. City Staff presented this plan to the Planning Commission on November 20, 2012, to the City Council on December 10, 2012,

and a public meeting was held in January, 2013. The project is expected to be bid and constructed in Spring of 2014 in conjunction with the second phase of the greenway. The park project will increase access to the South River, create an outdoor amenity space for Downtown residents and workers, and provide a high-quality venue for festivals and our farmer's market.



South River Greenway

Beginning on Arch Avenue near the YMCA, South River Greenway Phase 1 runs about 0.88 miles along the South River to the Dominion Virginia Pavilion in Constitution Park. This project was completed in 2011 and was open to the public in March 2012. The

trail has been overwhelmingly popular with City walkers, joggers, and bicyclists.

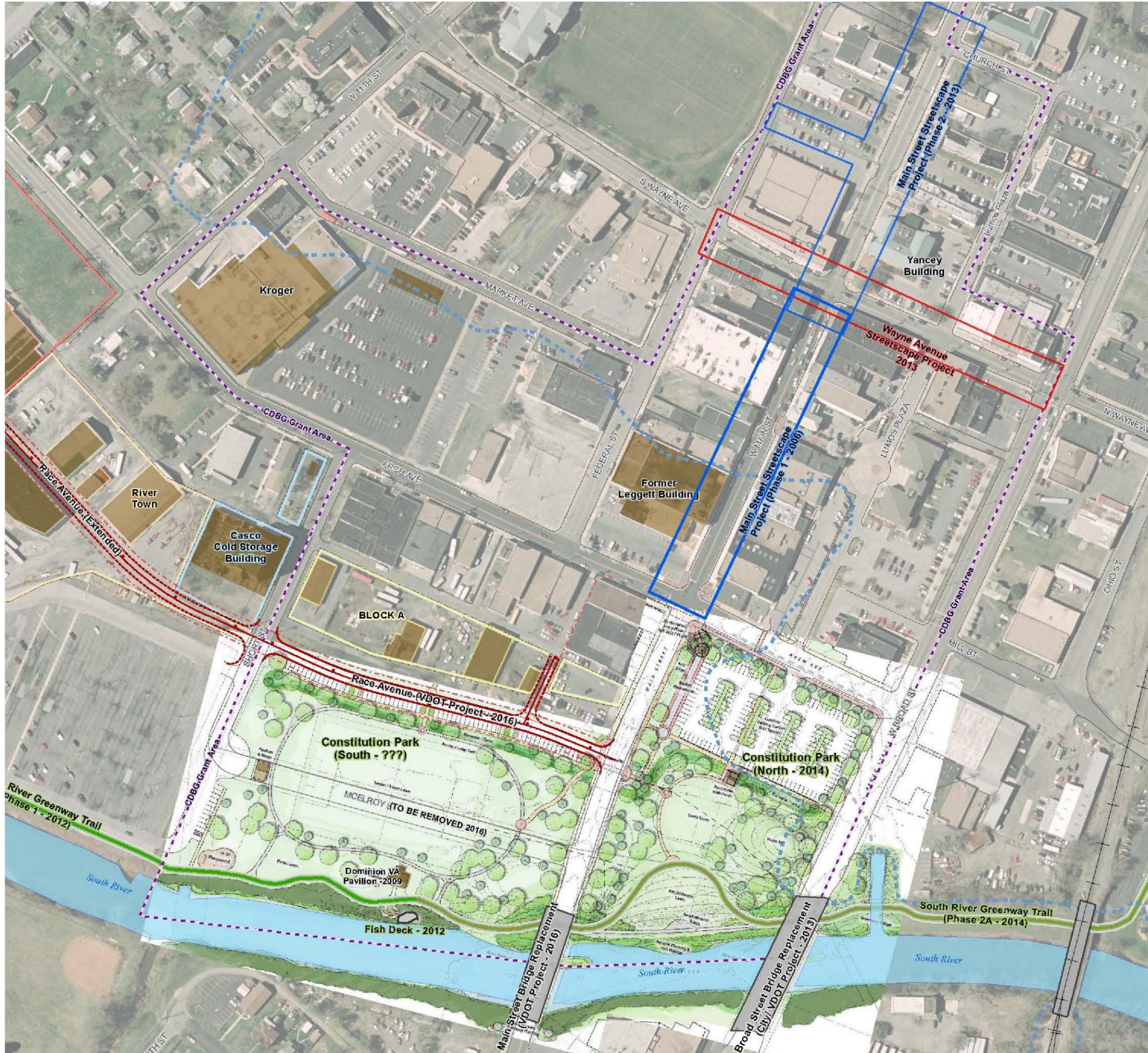
In 2011 and 2012, the City received grants that will fund Phase 2 of the South River Greenway Trail, a 1.2 mile trail connecting Constitution Park to North Park. The City's engineering consultant, McCormick Taylor/ LPDA, are now in the process of developing concept plans and working with affected property owners. A Design Public Hearing is scheduled for May 23, 2013. Construction is slated to start in Spring of 2014.



CDBG Façade Program

The Waynesboro Redevelopment and Housing Authority (WRHA) is working with Frazier Associates and Downtown building owners to design façade renovations that will restore up to 25 buildings within the Downtown.

An extensive effort to reach out to Downtown property owners has resulted in eight façade improvement projects in the first round which are currently under construction. The second round of bid cycle will start soon.



Project Name	Budget	Funding Source	Construction Period	Current Status	Contact Person
Main Street Phase 1		TE ¹ & City	Completed in 2007	Completed	Michael Barnes
Main Street Phase 2	\$978,945	TE & City	June 2013 - Dec. 2013	Ready for construction	Michael Barnes
Wayne Avenue	\$303,161	CDBG ² & City	June 2013 - Dec. 2013	Ready for construction	Michael Barnes
Greenway Phase 1	\$1.1 m	TE & City	Completed in 2011	Completed	Dwayne Jones
Greenway Phase 2	\$1.14m	TE & City	To be started in 2014	Planning and Engineering	Dwayne Jones
Constitution Park (North)	\$177,000	CDBG & City	To be started in 2014	Planning and Engineering	Dwayne Jones
Brownfields Program	\$400,000	EPA ³	2013 to 2015	Ongoing	Michael Barnes
CDBG Façade Program	\$350,000	CDBG & Private	2012 to 2014	Under construction	Tom Carlsson
Casco Cold Storage Plant	\$4-6 M	IRF ⁴ & Private	2013 to 2014	Planning and Engineering	Michael Barnes
Broad Street Bridge	\$3.2 M	VDOT ⁵ & City	Feb 2013 - Nov. 2013	Under construction	Brian McReynolds
Main Street Bridge	\$9M	VDOT & City	2016 to 2018	Planning & Engineering	Michael Barnes
Center for Coldwater	\$75,000	VMS ⁶ & Private		Demonstration facility	Kimberly Watters

1. TE: Transportation Enhancement Grant; 2. CDBG: Community Development Block Grant; 3. EPA: U.S. Environmental Protection Agency; 4. IRF: Virginia Industrial Revitalization Fund; 5. VDOT: Virginia Department of Transportation; 6. VMS: Virginia Main Street

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