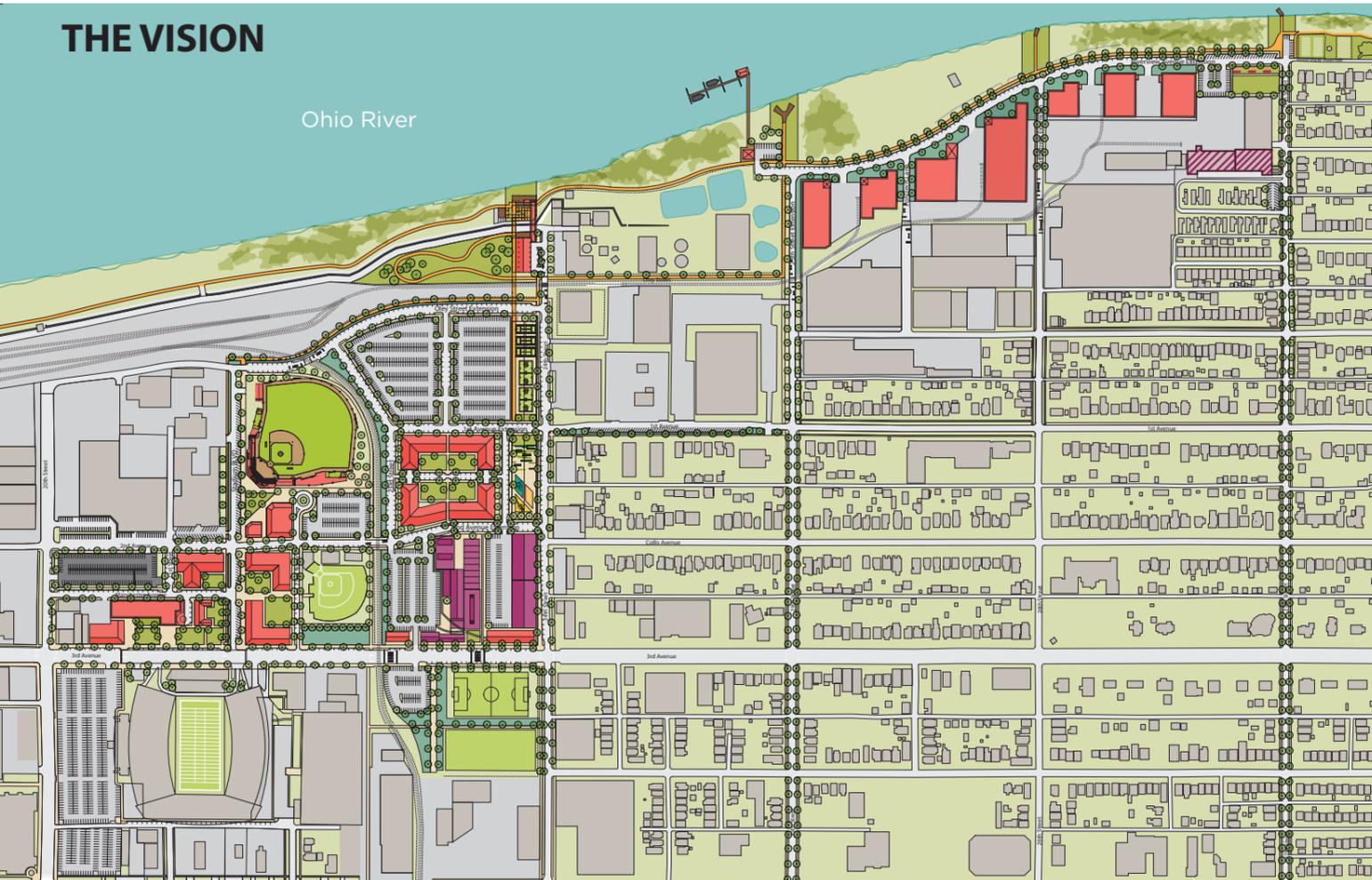


The Huntington Brownfields Innovation Zone (H-BIZ)

A Strategy for Riverfront Revitalization in the Highlawn Neighborhood

Planned for the former ACF Industries, McGinnis, and Ingram Barge Industrial Sites in Huntington, WV

THE VISION



Huntington seeks participants for a major, mixed-use urban investment located between Marshall University, the Ohio River, and the downtown.

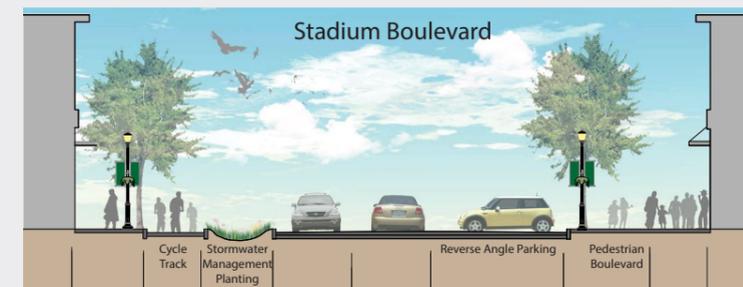


Brownfield Redevelopment Zones - The H-BIZ Master Plan calls for four distinct but interrelated development areas.

Huntington is ready to move forward on the Huntington Brownfield Innovation Zone. The city seeks support from local institutions and the public, the State of West Virginia and our federal partners. Huntington now seeks potential investors, developers, and businesses that may seek to become part of this development project.



Manufacturing Center - As part of the largest inland port in America, the former Ingram Barge site on the Ohio River is well-positioned for new manufacturing and industrial investments, as well as advanced R&D and technology centers given the site's proximity to Marshall University including its Robert C. Byrd Biotechnology Science Center and the Arthur Weisberg Family Applied Engineering Complex, the Robert C. Byrd Center for Advanced Manufacturing, and other assets. This Manufacturing Center will be connected to the core street grid and the Paul Ambrose Trail for Health (PATH) system.



"Our city is ready to move H-BIZ forward. Huntington will make no little plans for the future and we encourage you to be part of this bold initiative."

- Mayor Steve Williams



Livable Streets Promote Walking, Biking and Sensitive Stormwater Management - The plan proposes a series of critical transportation improvements. Stadium Boulevard serves as a new central spine of the University Park development area and Riverview Avenue will provide industrial access with a riverfront multi-use trail. Integrated green infrastructure is proposed throughout the redevelopment area.



The City of Huntington was recognized as 'America's Best Community' in a national challenge contest culminating in 2017, built in large part on its H-BIZ initiative. Visit:

www.AmericasBestCommunities.com

For info contact the Office of the Mayor of Huntington / Huntington Municipal Development Authority at 304.696.5509 or hmda@cityofhuntington.com. See the H-BIZ master plan at www.CityofHuntington.com/hbiz.



VISION & PLAN

The City of Huntington and the Huntington Municipal Development Authority (HMDA) have used resources from the U.S. EPA, the Appalachian Regional Commission, and philanthropic foundations to create a bold vision and solid master plan for the transformation of old factory properties and brownfields in the Highlawn neighborhood into the 'Huntington Brownfields Innovation Zone' or 'H-BIZ'. With strong community and government backing, H-BIZ is planned for a major, mixed-use development in the prime area between the Ohio River, Marshall University and the downtown. The H-BIZ Master Plan calls for 75 acres and 1,000,000+ square feet of revitalization including up to 379,000 square feet of mixed-used development including a new hotel and conference center; 27.7 acres/181,000 square feet of advanced manufacturing expansion; 97,300 square feet of retail; and 400,000+ square feet of parks, open space, athletic and recreational facilities including a baseball stadium for Marshall University and regional use.

Huntington calls on potential investors, developers, and future users of the H-BIZ sites to get involved in this exciting project. Huntington stands ready to put its resources and support into this endeavor.

History & Context: For more than 100 years, this area of Highlawn was the center of manufacturing and industrial uses which are now gone. These include the ACF Industries rail car manufacturing plant, the Ingram Barge former coal docking property, and the McGinnis industrial property, totaling approximately 75 acres.

To address these brownfields, HMDA has worked with the WV Department of Environmental Protection, U.S. EPA, the WV Development Office, the Appalachian Regional Commission, the Just Transition Fund, the Claude Worthington Benedum Foundation, and key local parties to assess and manage brownfields contamination, to identify needed infrastructure and neighborhood upgrades, and to create a highly-viable and market-ready plan for redevelopment. HMDA is underway with plans to acquire and assemble these sites, and is seeking private sector partners to carry the development plan forward.

Proposed Redevelopment Strategy: Huntington has crafted a widely-supported redevelopment plan, and also wants to make clear that the City is open to other like-minded proposals for this area.

• **Area Improvements:** Huntington is prepared to make area improvements to foster revitalization. The plan calls for re-establishing a street grid between 20th Street & 27th Street from 3rd Avenue to the riverfront in order to create one comprehensive, mixed-use development that meshes seamlessly with the Highlawn neighborhood and Marshall University. Huntington can foster a traditional, walk-able commercial zone by clustering retail/office uses along 3rd Avenue, by deploying streetscaping, traffic calming, public spaces, and green/stormwater infrastructure to create a desirable and environmentally responsive neighborhood.



University Place and Foundry Center – *The redevelopment of the McGinnis and ACF sites is the key to connecting the Highlawn neighborhood with the rest of the City as well as providing access to the river and accomodating additional recreational opportunities. This area in the core community along 3rd Avenue can provide a vibrant mix of new uses ranging from retail, sports and entertainment, institutional, and office development to industrial and manufacturing facilities, creating a catalyst for much broader community revitalization.*

- **Mixed-Use Commercial/Retail/Institutional:** Huntington is prepared to support new development that could include a hotel and conference center, retail and commercial businesses, and institutional uses such as new academic buildings or student housing.
- **Recreational:** The H-BIZ plan envisions new recreational facilities that could include a baseball stadium for Marshall University and other recreational and entertainment uses, and connections to the community-wide Paul Ambrose Trail for Health (PATH).
- **Manufacturing Reuse:** The envisioned plan calls for industrial manufacturing reuse at the 27.7-acre Ingram Barge site on the Ohio River, a property served by infrastructure including river docking rights. Huntington has secured resources to commence a new industrial access road and other transportation facilities.

Benefits & Impacts: The H-BIZ project will revitalize a long-blighted and under-utilized neighborhood that is located in a prime location in Huntington. The H-BIZ plan calls for 1,000,000+ square feet redevelopment and up to \$200,000,000 in public and private sector investment that could produce as many as 3,000 jobs including 1,250 permanent jobs and 1,750 construction jobs. Huntington can reclaim an abandoned riverfront, expand Marshall University's powerful athletic program, and restore a struggling neighborhood.



Foundry Center - *New development and adaptively reusing some of the ACF structure allows for the creation of a unique mixed-use setting that includes: offices, research, housing, retail, maker-space, and destination recreational and event venues.*