

The BAD Buildings Model

The BAD (Brownfield, Abandoned, Dilapidated) Buildings Program is a West Virginia statewide initiative that provides technical assistance and site analysis tools to enhance abandoned and dilapidated building programs in WV communities. Failure to address BAD Buildings imposes severe social and economic costs on neighborhoods. This program helps to identify, prioritize, and redevelop such buildings.



The BAD Buildings Program Phases and Steps

The program is broken down into 2 phases. In **Phase 1** the team will focus most of its time and energy gathering information. After this is complete, the team uses that information in **Phase 2** to help make objective decisions and choose the best courses of action for the community which will be outlined in the redevelopment plan.

Step 1: Form BAD Buildings Team

Members of the BAD Buildings Program help a community to mobilize and create a dedicated BAD Buildings Team comprised of local stakeholders, volunteers, elected officials, civic organizations, and business owners.

Step 2: Train BAD Buildings Team

Members of the Program train the community Team on how to identify, survey, and research local BAD Buildings. The BAD Buildings Team is comprised of local citizens, elected officials, and other stakeholders.

Step 3: Develop BAD Buildings Inventory

The Team creates an inventory which includes compiled site information and a ranked list based on community-defined priorities and feasibility.

Step 4: Create BAD Buildings Redevelopment Plan

The BAD Buildings Redevelopment Plan defines next steps to efficiently use local and leveraged resources to address high priority sites. The plan includes: a prioritized BAD Buildings Inventory; list of identified high priority properties with significant economic redevelopment potential; redevelopment options for high priority sites including demolition, deconstruction, rehabilitation, and adaptive reuse; and next step recommendations for property owners, revitalization groups, businesses, and the municipal government to address BAD Buildings.

Step 5: Implement the Redevelopment Plan

Once you've created a BAD Buildings Redevelopment Plan, you are ready to find funding and implement reuse ideas for the properties. Visit our resources page at wvbadbuildings.org/resources/ to find tools and strategies specific to your project's needs.

A **BAD Buildings Survey** is a preliminary visual survey of all properties within the target area to identify potential BAD Buildings. Additional site research will be conducted to determine if specific properties are abandoned, vacant, or dilapidated and should be added to the **BAD Buildings Inventory**, which is the compilation of all properties surveyed and researched.

The BAD Buildings Program includes tools to help communities address properties that are **brownfields** (properties with real or perceived environmental contaminants), **abandoned** (owner has given up responsibility for the property), **vacant** (owner does not occupy/cannot find tenants for the property), or **dilapidated** (properties with significant aesthetic or structural impairments).

Teams create a **BAD Buildings Redevelopment Plan** which includes a complete BAD Buildings Inventory as well as the identification of prioritized, high value properties for targeted redevelopment. The Plan also includes specific next steps to begin addressing the BAD Buildings, such as the creation of owner outreach, marketing, and prevention strategies. The plan also identifies key team leaders who will lead the project going forward to implement the strategies and continuation of redevelopment efforts.

Five Key Principles within the BAD Buildings Program

1. The Program prepares property for reuse and reintroduction into the local market.
2. Local teams use a transparent and efficient process to identify, evaluate, and prioritize buildings targeted for demolition, deconstruction, or rehabilitation.
3. Local stakeholders determine priority criteria in order to most efficiently use limited resources targeted toward sites that will have the highest redevelopment impact.
4. An effective local effort includes all stakeholders throughout each step of the process.
5. An engaged and supportive local municipal government plays a vital role in the success of a BAD Buildings Program.

