A photograph of a two-story brick building, identified as the former Rupert Elementary School. The building has a central gabled section and multiple windows. An American flag is flying on a pole to the left. The foreground shows a grassy area with patches of snow and a paved path.

REPURPOSING THE FORMER RUPERT ELEMENTARY SCHOOL RUPERT, GREENBRIER COUNTY, WEST VIRGINIA

*A project of
Meadow River Valley Association, Inc.*

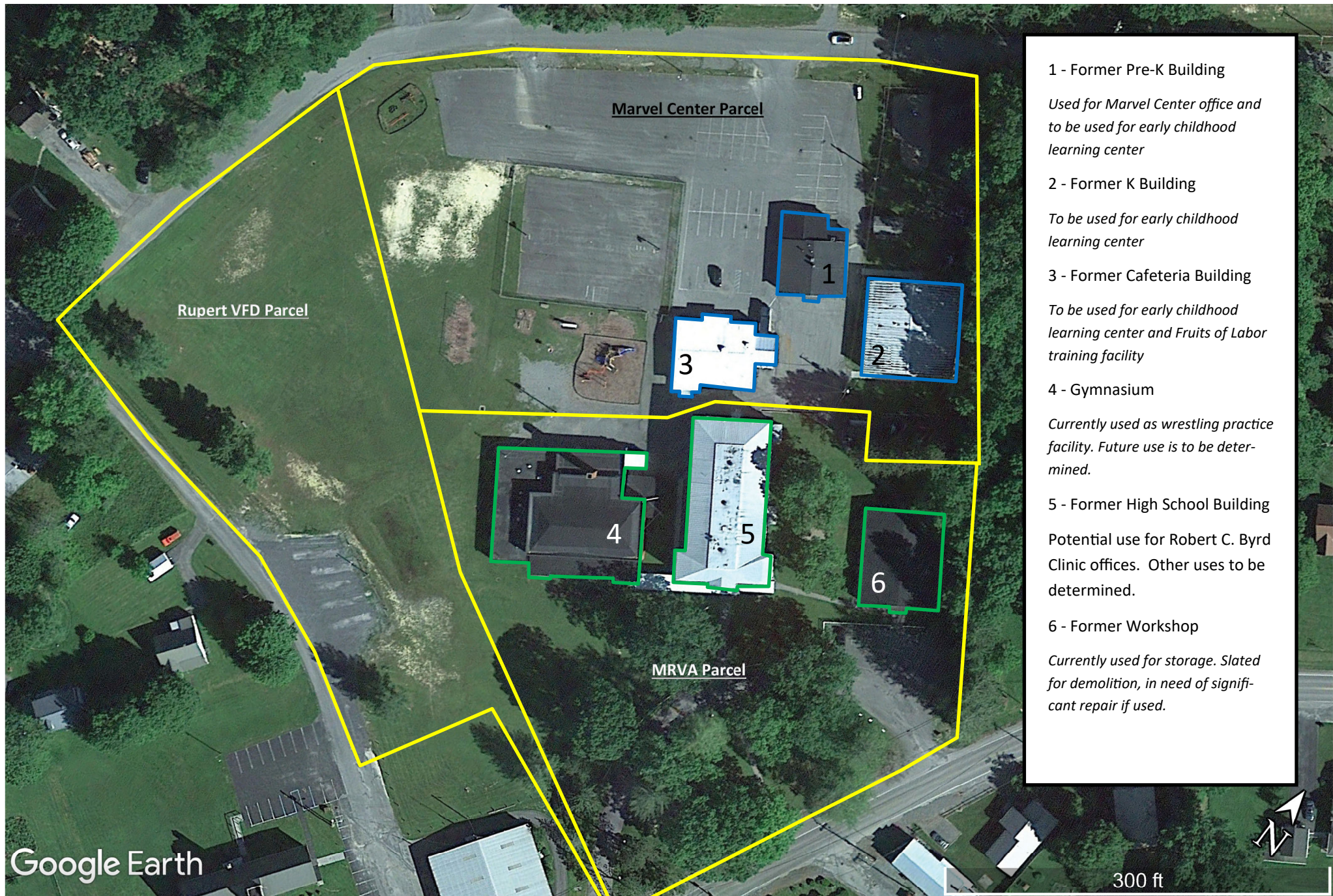
Marvel Center, Inc.

Rupert Volunteer Fire Department

In partnership with Greenbrier County Schools

www.meadowriver.org

CAMPUS OVERVIEW



PROJECT TIMELINE

- June 2016 - Historic flooding which resulted in funding for Greenbrier County Schools to construct a new Rupert Elementary School on another property, which is next to Western Greenbrier Middle School. The school was not flooded by standing water, but surface flow from the upgradient hillside entered some of the buildings on the campus.
- April 2019 - Leadership from Meadow River Valley Association, Inc. (MRVA), Marcel Center, Inc. (Marvel), and Rupert Volunteer Fire Department (RVFD) met with representatives from Greenbrier County Schools. All parties agreed in principal to development of a Memorandum of Understanding (MOU) that would allow Marvel and RVFD to acquire their proposed parcels as soon as surveying and environmental due diligence were complete. It was also agreed that the MOU would give MRVA one year from execution of the agreement to develop a plan for their proposed parcel before having to take ownership. In the interim, Greenbrier County Schools would cover the costs associated with insurance, utilities, etc. Marvel plans to open an early childhood development center. RVFD will be constructing two helicopter pads to serve as emergency landing zones. MRVA is working develop plans to repurpose the former high school building as a mixed-use site with a clinic on the first floor and residential apartments on the second and third floors. A long-term plan for the gymnasium is needed; however, it is currently being used by Western Greenbrier's wrestling and baseball teams.
- Summer 2019 - MRVA received \$5,000 grant from the Greenbrier Valley Community Foundation to assist with surveying and environmental due diligence costs.
- December 2019- MRVA received \$5,000 FOCUS WV grant from the WV Brownfields Assistance Center for an architectural evaluation and feasibility assessment.
- January 2020 - The proposed parcels for Marvel and RVFD were deeded to each organization by Greenbrier County Schools. MRVA, RVFD, Marvel, and Greenbrier County Schools signed the MOU, which started the one year clock for MRVA to develop a plan for their parcel.

MRVA met with HUD's regional administrator to discuss the Rupert Elementary School repurposing and other MRVA initiatives.

MRVA hosted a tour of the campus and facilitated discussions with a potential anchor tenant, Robert C. Byrd Clinic and our architect, Bryson VanNostram.

FORMER HIGH SCHOOL BUILDING



FRONT

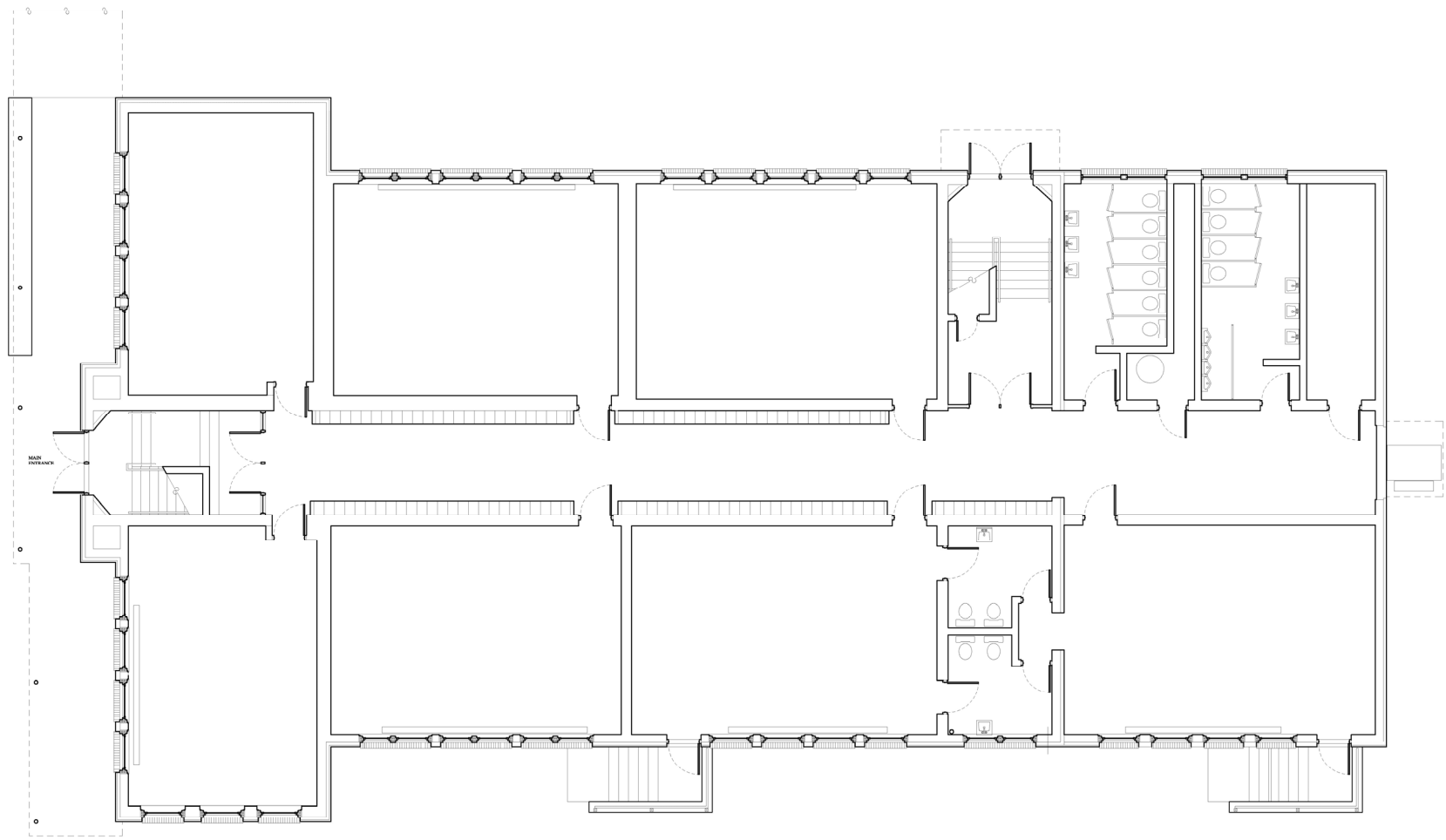
EXISTING 1ST FLOOR - 7223 SF
EXISTING 2ND FLOOR - 7223 SF
EXISTING 3RD FLOOR - 7223 SF
TOTAL 21,699 SF



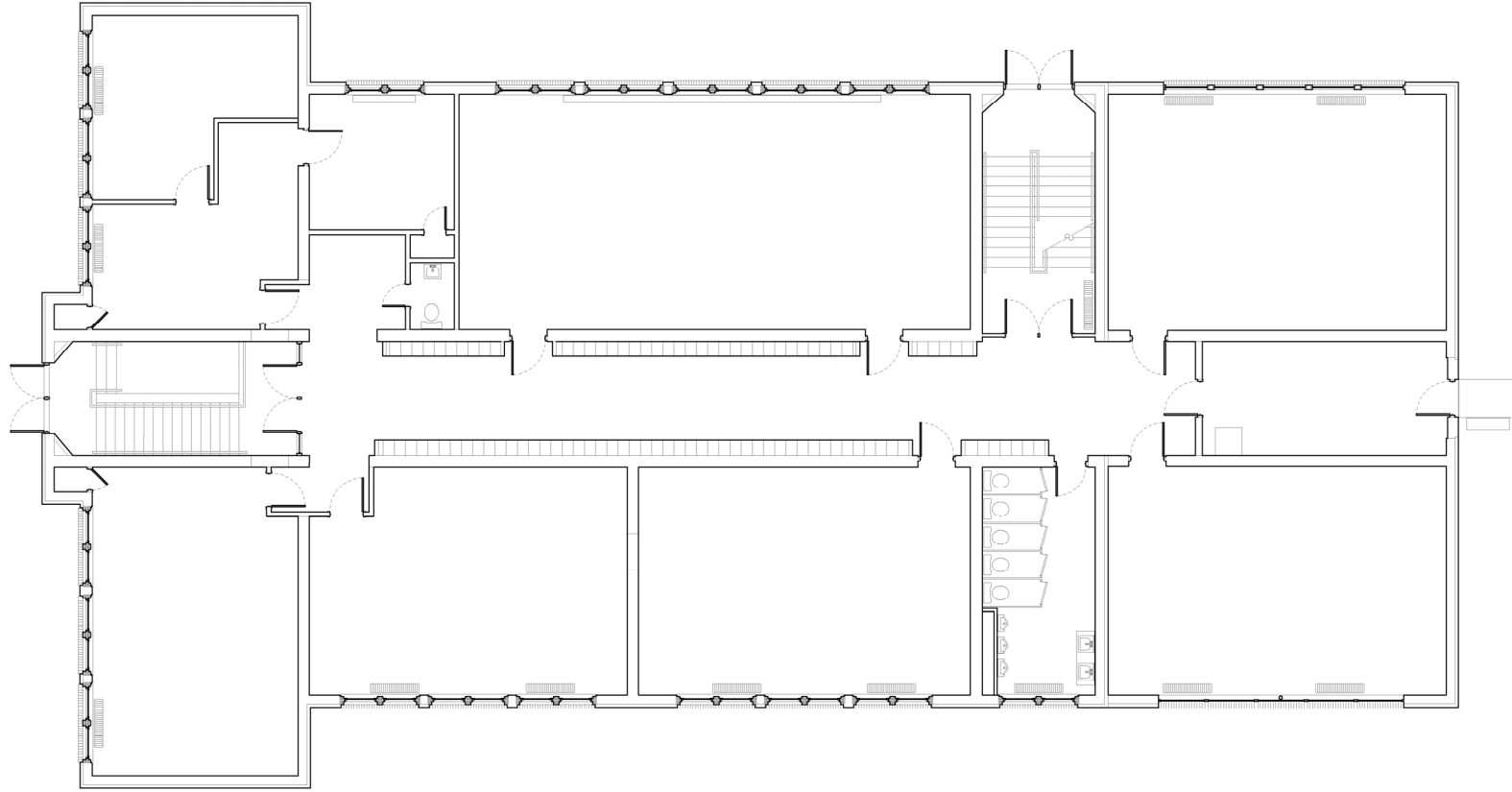
SIDE

REV	DATE	DESCRIPTION

DATE:	DATE:
BY:	BY:
CHECKED:	CHECKED:
APPROVED:	APPROVED:



EXISTING 1st FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"



VANNOSTRAND
ARCHITECTS
39 S. MAIN STREET, STE. 4
R.D. BOX 410
BUCKHARTS, NY
518.475.0333
2020

FEASIBILITY STUDY - MEADOW RIVER VALLEY ASSOCIATION
RUPERT ELEMENTARY SCHOOL - REHABILITATION
255 CHURCH STREET
RUPERT, WEST VIRGINIA 25984

REV	DATE	DESCRIPTION

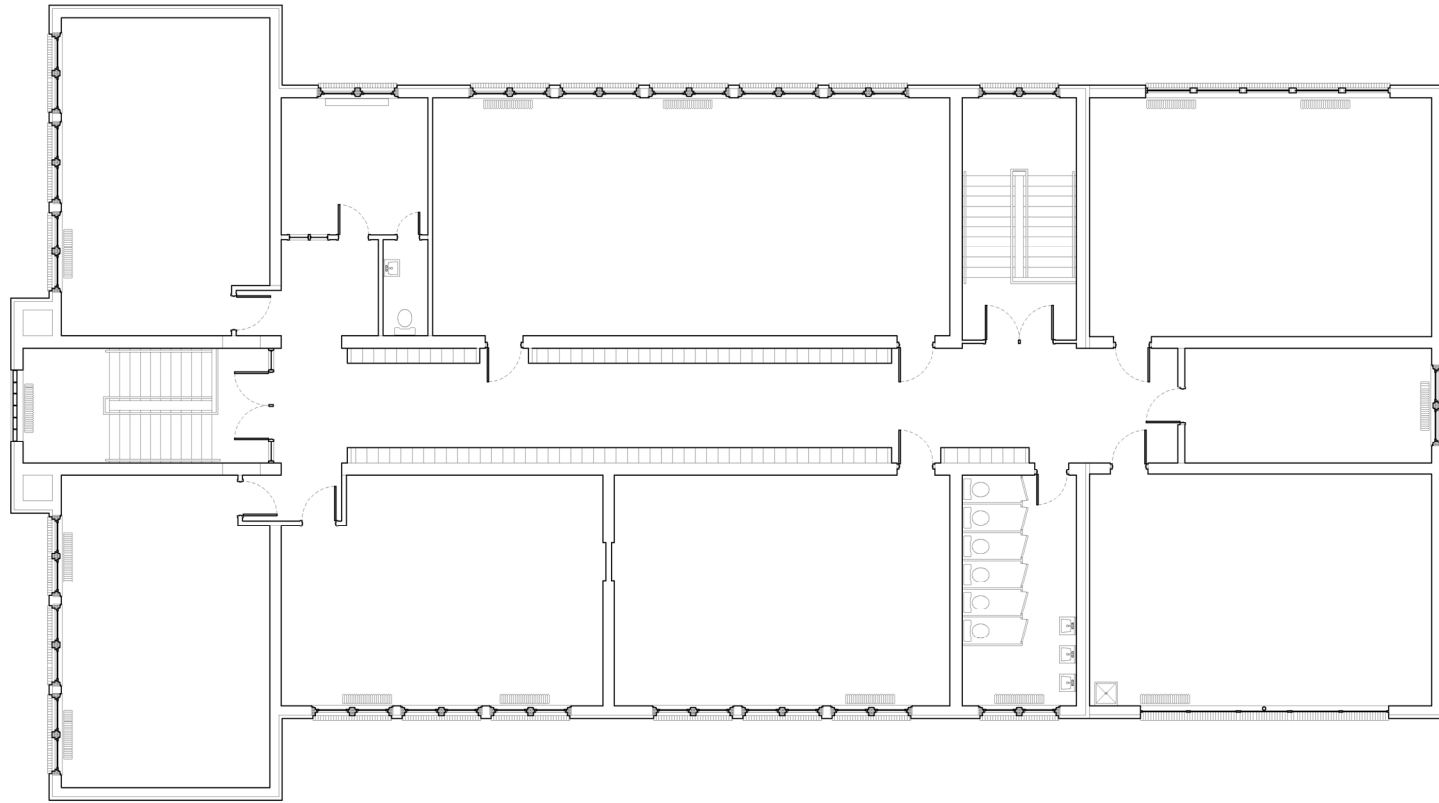


DATE: 11/15/2019
BY: JVC
CHECKED: JVC
DATE: 11/15/2019
SCALE: AS SHOWN

SHEET

AB.2

2 OF 3



EXISTING 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"



VANNOSTRAND
ARCHITECTS
316 MAIN STREET, STE 4
PO BOX 875
BUCKLAND, VT 05601
304-475-0333

FEASIBILITY STUDY - MEADOW RIVER VALLEY ASSOCIATION
RUPERT ELEMENTARY SCHOOL - REHABILITATION
253 CHURCH STREET
RUPERT, WEST VIRGINIA 25984

NO.	DATE	DESCRIPTION



DATE: 01/10/2009
DRAWN: KAC
CHECKED: BYN
DATE: 11/10/2009
PROJECT: 03-0100000

SHEET
AB.3
3 OF 3

2/3/2020 Press Release: Robert C. Byrd Clinic Considers Former Rupert School for Meadow River Valley Expansion

More than a year of planning by the Meadow River Valley Association, Inc. (MRVA) and their partners, the former Rupert School is being repurposed as a community hub for the Meadow River Valley. Parcels were recently granted to the Marvel Center—an early childhood development center—and the Rupert Volunteer Fire Department. MRVA is continuing to work with Greenbrier County Schools to repurpose the remainder of the campus. As the project has developed, interested parties are coming forward as potential partners and tenants of the building. MRVA is now focusing on the gymnasium and former high school building.

Recently, Scot Mitchell, Chief Executive Officer with Robert C. Byrd Clinic approached MRVA with an interest in first-floor space of the former high school building. “We already have a facility in Rupert offering primary care and family medicine,” states Scot Mitchell. “We have outgrown our current space and are looking to find something that is large enough to meet our needs.”

Central to the region, the clinic is looking at all aspects of a potential move to the former school. “Infrastructure will be important in the decision-making process. We’ll need the right physical layout, a space that’s easy to access and of course, it must be financially viable.” They are in the initial phases of expanding their service in the Meadow River Valley and are considering all options.

Matt Ford, MRVA board president, is looking to keep the conversation going. He notes, “We want to fill the former school with services and facilities that are supported by the community and are compatible with the Marvel Center. We think the Robert C. Byrd Clinic is just the right fit for its future success.” MRVA is currently working with the West Virginia Abandoned School Coalition and an architect, Bryson VanNostrand, to market the property and develop conceptual plans for the former high school building. Although the gym is currently being used by the western greenbrier wrestling program, MRVA is still working on long-term plans for use.

About Meadow River Valley Association, Inc.: A 501(c)(3), the organization was formed in 2018 out of the need for hope and a new beginning, starting with a campaign that rebranded the western end of Greenbrier County as the Meadow River Valley. Its mission is to promote, advocate for, support and manage community collaboration and economic development in the Meadow River Valley including Quinwood, Rainelle, Rupert and other unincorporated townships within the valley. For more information or details about the Meadow River Valley Association, visit MeadowRiver.org.