



## City Forest Credits

### Preservation Project Application

#### 1. Project Name

Callen Property Project

#### 2. Project Operator

Organization: West Virginia Land Trust

Address: P.O. Box 304

City: Morgantown

State: West Virginia (WV)

Zip: 26507

Primary and/or secondary contact(s):

Primary: Rick Landenberger, 304-692-6172, rick@wvlandtrust.org

Secondary: Brent Bailey, 304-685-3481, brent@wvlandtrust.org

#### 3. Project Location

*Project must be in or adjacent to one of the following. Describe which one of the criteria the project meets and provide the name of the city, town, or jurisdiction where project is located. Provide the parcel numbers.*

- “Urban Area” per Census Bureau maps

The project lies within an Urban Area as defined by the U.S. Census Bureau, along the boundary of Morgantown, West Virginia. The project area is an inholding that lies immediately adjacent to industrial and residential property within the Morgantown municipal boundary and faces high development pressure. The parcel number is 08-8002700020000 (8-8-27.2), and the link to the property is [here](#)<sup>1</sup>.

Property Centroid: 39.632519, -79.921855

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<sup>1</sup> Note that some of the information at the link is incorrect – C.D.C Development does **not** own the property.

#### 4. Project Description

*Provide a short narrative of the project goals, Project Area acreage, land ownership, forest characteristics, and land use/zoning. Provide details about when the property was acquired or potential timeline for acquisition. Include information about when carbon crediting was first introduced into the overall project scope.*

The West Virginia Land Trust is conserving 28 acres of forestland on the Callen Property in Monongalia County, WV, as part of a carbon project. The 36.6-acre Callen property was *donated in fee* to the West Virginia Land Trust in September, 2022, by the Callen family, well-known developers and land conservationists in the state. It is *entirely unencumbered*, and has a recent appraisal associated with the donation that estimates the current market value, based on potential development, at \$1.2 million. As mentioned above, the property is an inholding in the City of Morgantown's municipal boundary.

The property is not currently zoned for any use, strengthening the case for multiple development uses due to the surrounding commercial and residential land use. In 2018, the property was partially developed, with the apparent goal being townhouses in a largely forested tract adjacent to the Norwood neighborhood to the south and the growing Morgantown Airport to the east. This partial development resulted in deforestation and loss of much of the topsoil on an eight-acre subset of the total 36.6 acres. The remaining 28 acres, which comprises the Project Area of closed-canopy forest, ranges from 40 to 80 years old and is a mixture of Red and Sugar maple, Yellow poplar, Black cherry, Red/Black/White oak, Eastern sycamore, Shagbark / Pignut / Mockernut hickory, American beech, Black birch, Sassafras, Cucumber magnolia, Sweet buckeye, and several other species. Sugar maple, Red maple, American beech, and various hickories comprise most of the scattered subcanopy and are found along the edges and in the few canopy gaps.

From the West Virginia Land Trust's standpoint, the project is an excellent example of 'stacking multiple benefits'. One of our goals as a non-profit conservation landowner is to understand and maximize the direct and indirect benefits (to humans and the environment) of healthy forest ecosystems, meaning the ecosystem services and human uses that are consistent, in this case, with urban greenspace.

#### 5. Project Impacts

*Provide a short narrative of the environmental, social, and health impacts this project will achieve. Examples include how the project addresses increased access to green spaces for under-resourced communities, flood control or watershed protection, benefits for human health and well-being, improved recreation opportunities, or protects bird and wildlife habitat.*

In dramatic contrast to our flipping the property for development, establishing a CFC project on the Callen donation would yield multiple benefits that will only increase in value as the surrounding land becomes ever more developed.

From an ecological standpoint, the project would ensure long-term, high-quality wildlife habitat (especially for species that require some degree of interior forest), nutrient cycling, hydrologic 'stability' / runoff abatement, air quality improvement (heightened by proximity to the airport and traffic on Hartman Run Road), and various dynamic processes such as forest succession and other evolutionary processes. The social (human) benefits include the above, to more well-known benefits associated with urban greenspace, including outdoor recreation (hiking/biking/running/cross country-skiing, ice skating), dog-walking, cleaner air, reduced summer energy costs, less industrial noise from the expanding airport, and the health and wellness benefits of having blocks of forest in other urban settings (relaxation, beauty, diversity of landcover types, greenness, etc.).

## 6. Additional Information

*Provide additional information about your project. If the Project Area is part of a larger program or preservation effort, include one sentence with more information. Examples include collaboration with other partners to preserve forestland or how this project fits into a regional initiative.*

We would welcome the opportunity to assess and explore the human 'quality of life' and wildlife benefits associated with the role of the canopy *in aircraft noise reduction*. Can this dramatic, measurable positive 'buffering' impact of an intact mature forest be monetized? We raise this possibility because it has become abundantly clear that the existing closed-canopy forest greatly reduces the noise from aircraft landing and departures, particularly but by no means exclusively to the adjacent Norwood and nearby Woodburn neighborhoods. The instant that aircraft drop below the canopy (most notable during the 'leaf-on' season from late April to early November), leaves, branches, and trunks greatly dampen aircraft engine noise. WVLT has noticed this dramatic improvement in the sonic environment during field visits. We look forward to exploring this exciting possibility with CFC.

## 7. Map

*See attached Map 1 showing the project area and immediate surroundings.*

### PROJECT OPERATOR SIGNATURE

Signed on October 27<sup>th</sup>, in 2023, by Rick Landenberger, West Virginia Land Trust Science and Management staff, for the West Virginia Land Trust



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Signature

Printed Name: Rick Landenberger, Ph.D., Science and management Specialist, WV Land Trust

Phone: 304-692-6172

Email: [rick@wvlandtrust.org](mailto:rick@wvlandtrust.org)



**Map 1.** Project area shown with a yellow boundary lying immediately south of the Woodland Terrace trailer court, immediately west of the Morgantown Airport's runway extension, and immediately north of the Norwood neighborhood.

