



Small Area Plan

Area 2 – North Willey St, Snyder St, and Richwood Ave

Phase Two – Plan Development

June 29, 2017

Why prepare a small area plan?

AREA 2

North Willey St, Snyder St, and Richwood Ave

MAP NUMBER	CURRENT ZONING	GENERAL DESCRIPTION	OBSERVATIONS
2	R-1A, R-2, B-1, B-2	North Willey Street, Snyder Street, and Richwood Avenue; adjoins the Woodburn Neighborhood.	<p>Current mix of residential and commercial zoning does not reflect existing uses or future potential.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none">• Permitting higher density residential patterns• Permitting mixed uses• Incentives to assemble and consolidate parcels for redevelopment• Design standards that are appropriate to the location and scale of the corridor• Transition to lower density residential adjoining the Woodburn Neighborhood.• Infrastructure improvements supporting higher densities including sidewalks, pedestrian crossings, street lighting.



Phase One: Inventory and Analysis

Phase Two: Plan Development

Phase Three: Plan Review

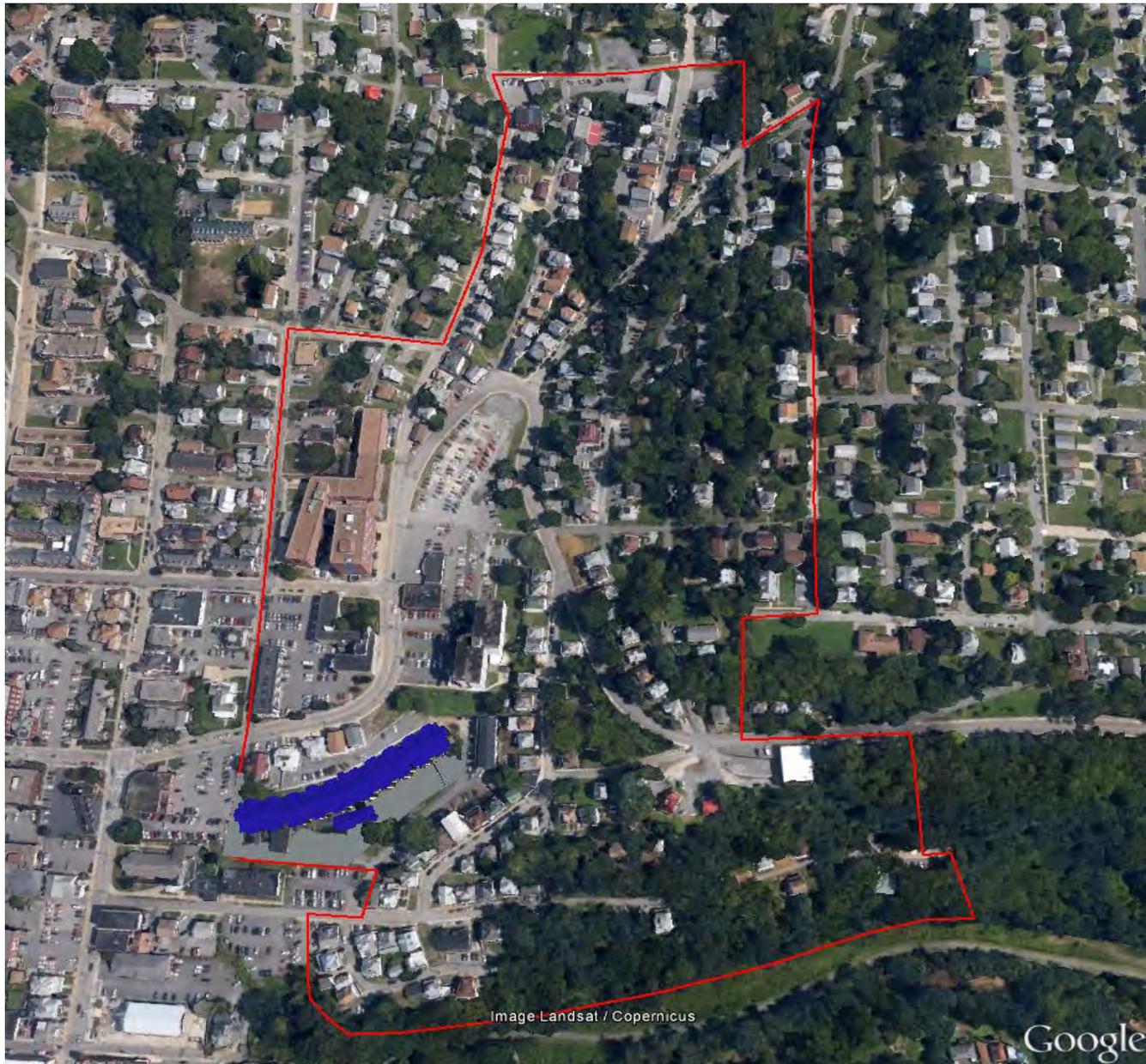
Why prepare a small area plan?

- Identified in the Comprehensive Plan
- Neighborhood-level approach
- Benefits such as:
 - Represent stakeholder and community vision
 - Provide neighborhood-scale recommendations
 - Enable proactive planning for neighborhoods
 - Guide investment for transportation, housing, environmental protection, open space, and other categories as defined through the process.

Existing Conditions

- Large, predominantly student rental housing area northwest of the Morgantown Central Business District.
- Encompasses 48.9 acres (includes right-of-way) and 295 parcels.
- The 2013 Plan recommends the following:
 - Permit higher density residential patterns
 - Permit mixed uses
 - Incentives to assemble and consolidate parcels for redevelopment
 - Design standards that are appropriate for the location and scale of the corridor
 - Transition to lower density residential adjoining the Woodburn neighborhood
 - Infrastructure improvements including sidewalks, pedestrian crossings, and street lighting

Area 2 Aerial View



Existing Conditions

- 224 structures situated on 295 parcels
- Main access is provided from Richwood and Willey Streets
- Estimate over 1,000 people residing in this area that will be affected by decision-making process

2012 Land Use	Number of Parcels	Area (Acres)	Area (%)
Retail	4	1.1	2.3
Parking	17	3.3	6.8
Residential – Single Family	69	7.6	15.5
Residential – Two Family	63	5.9	12.1
Residential – Multi-Family	73	10.0	20.4
City of Morgantown	2	0.05	0.1
Church	4	0.82	1.7
Vacant / Open Space	52	6.0	12.3
Vacant / Underutilized	2	0.5	1.0
WVU	9	1.6	3.3
Right-of-way	-	12.0	24.5
TOTAL	295	48.9	100%

Figure 1: Study Area

Extended study area border to Price St & Fife Ave

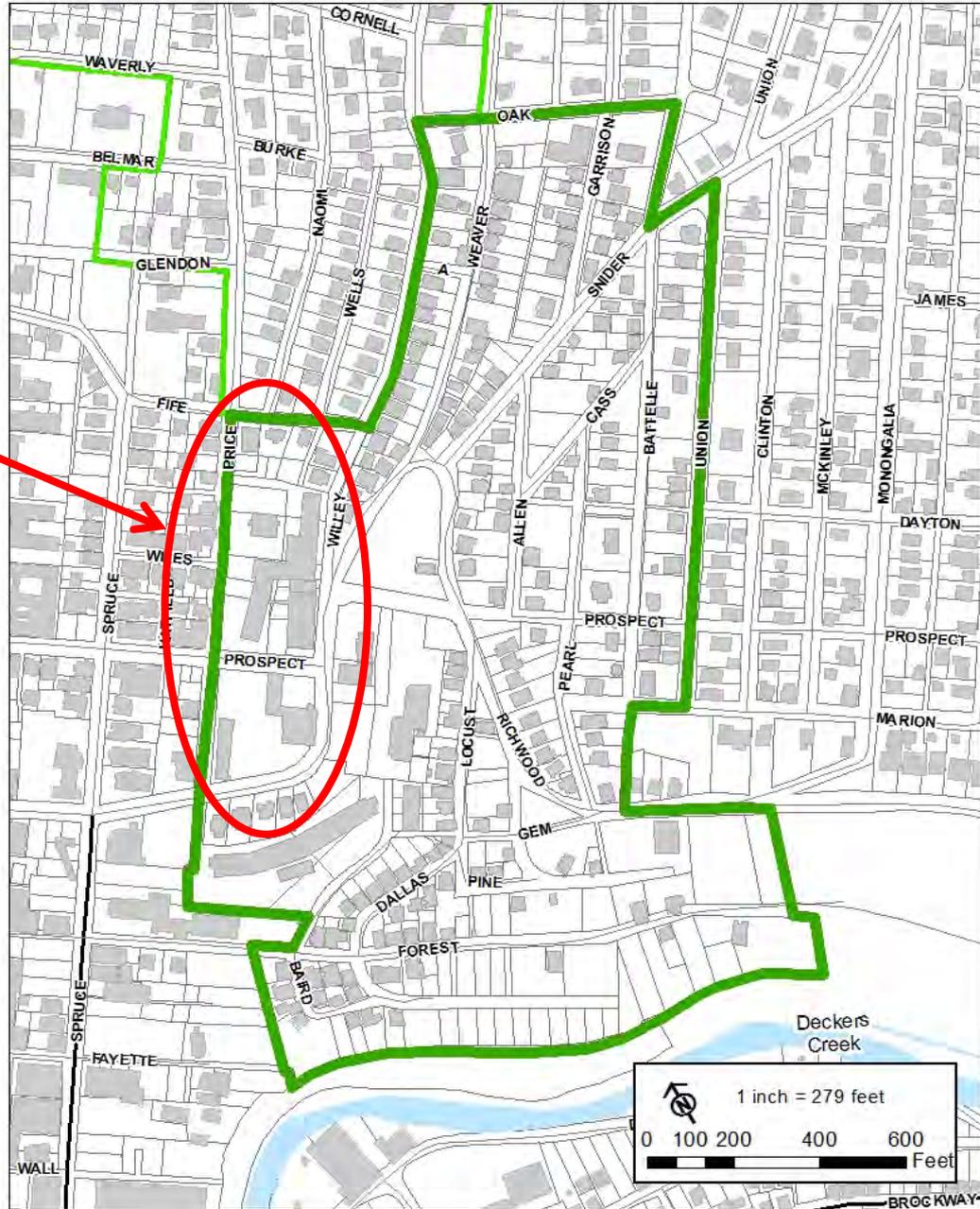
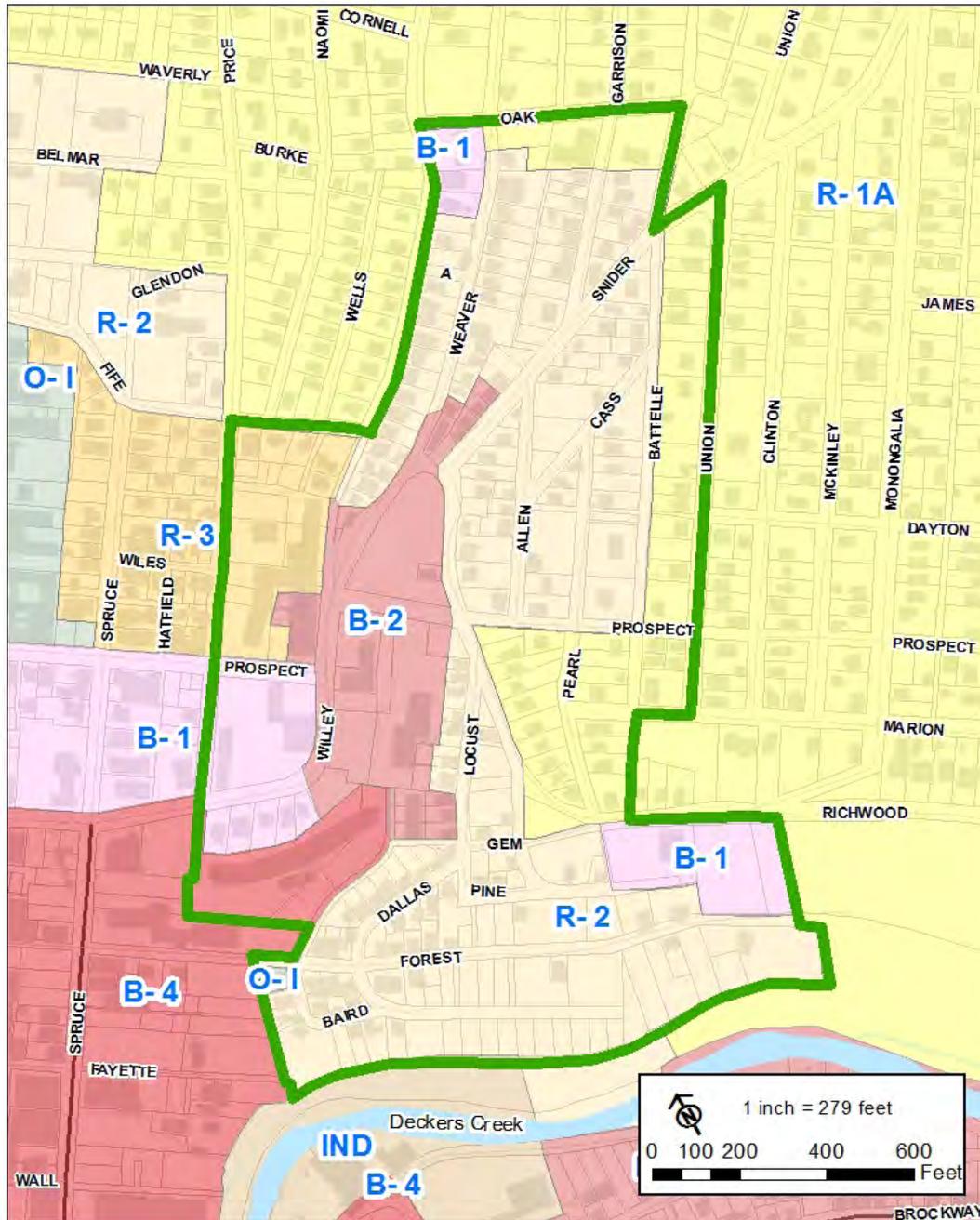
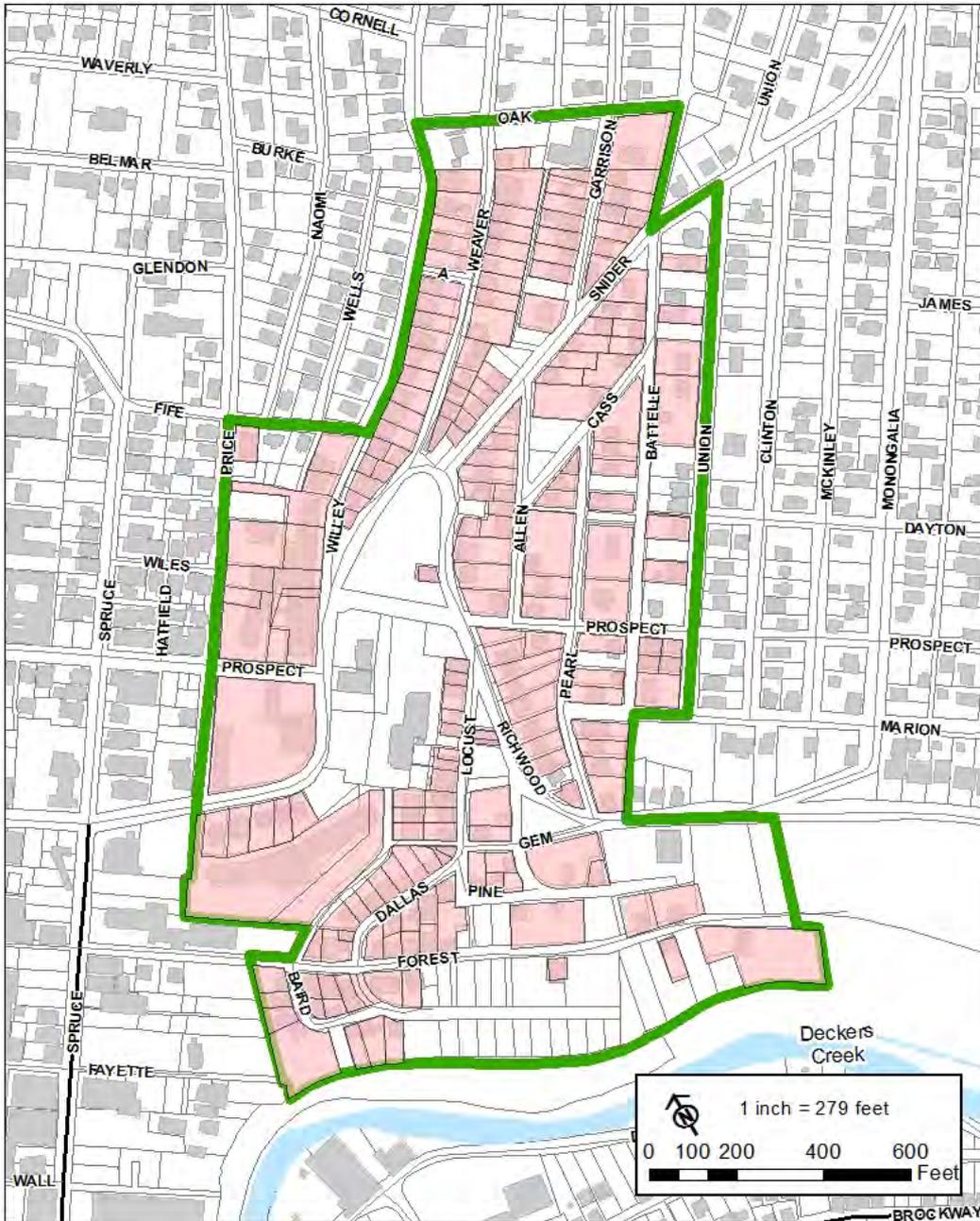


Figure 2: Existing Zoning Districts

R-2: 52%
R-1A: 16%
B-2: 12%
B-1: 10%
R-3: 5%
B-4: 4%
O-I: <1%



Residential Rental Properties



Rented # of Parcels

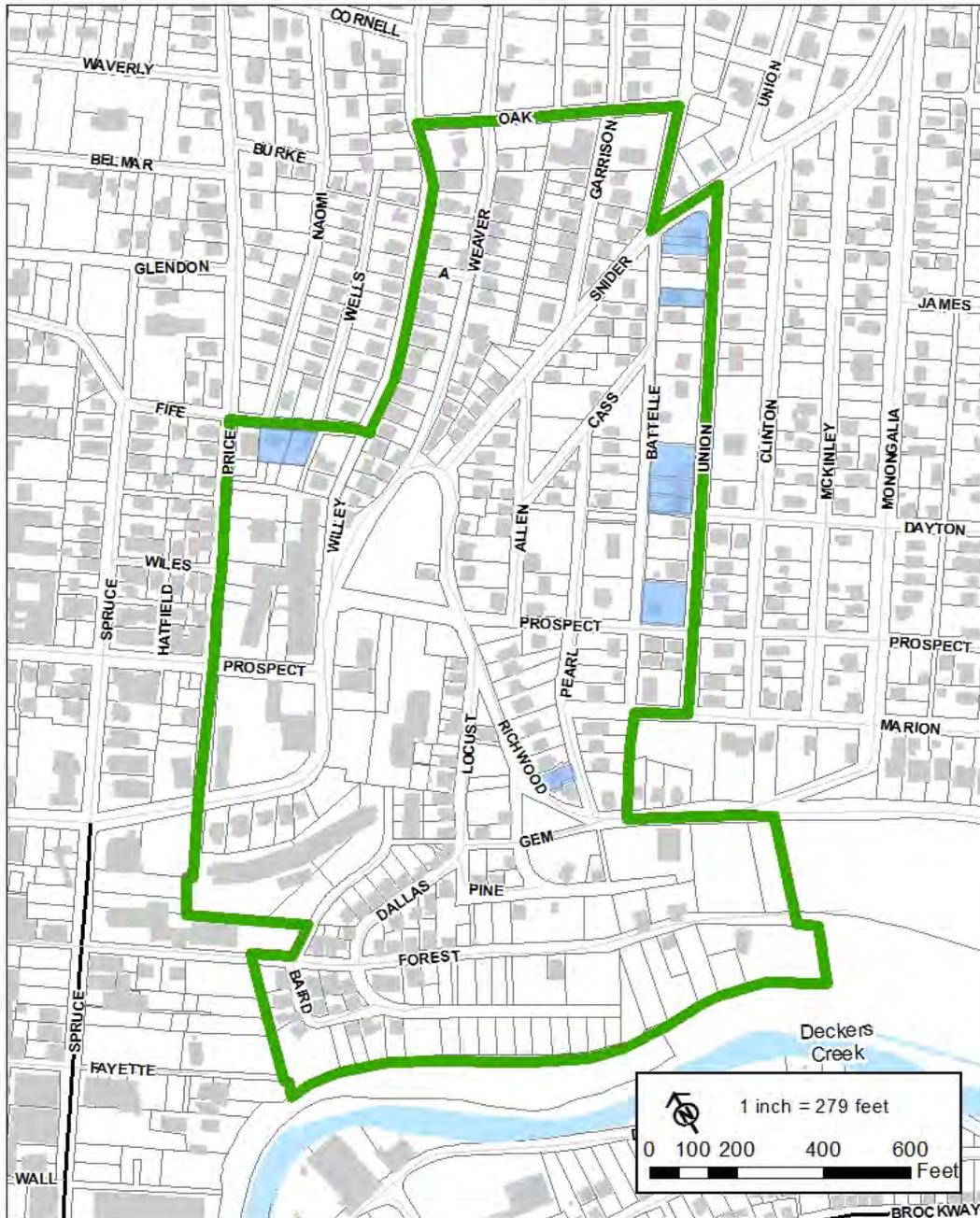
208 of 295 (70.5%)

Rented Area (Acres)

24.4 of 48.9 (51.1%)



Home-Owner Occupied Parcels



Owner Occupied Parcels

10 of 295 (3.4%)

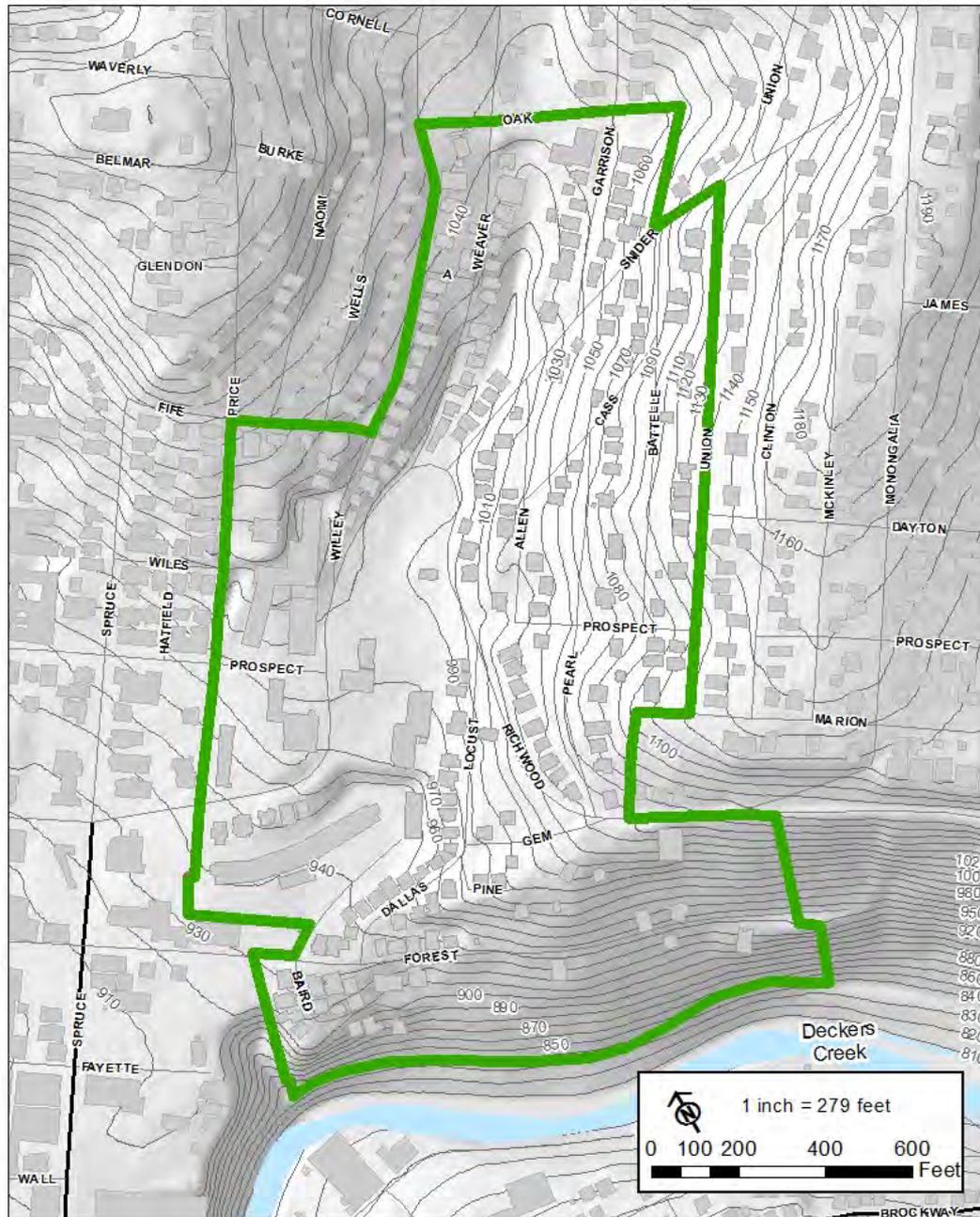
Area (Acres)

1.2 of 48.9 (2.4%)

of Home-Owner
Occupied Houses

9

Figure 5: Topography (10 ft Contours)



Current Plans - MMMPO

Project 25 (Tier 4) illustrates improved capacity and pedestrian and bike facilities for Willey Street. These improvements include:

- Add capacity through key turn lane additions and intersection improvements
- Add key connections to complete the sidewalks
- Widen lanes to 15 feet on inclines for adequate bicycle overtaking width
- Improve geometry (sight distance, curvature, lane widths, shoulders, etc.)
- Provide bus stops and shelters at key locations.



Tier 4 indicates that this project is at the lowest of the four priority categories according to the 2045 Metropolitan Transportation Plan

Neighborhood Meeting #1 Recap

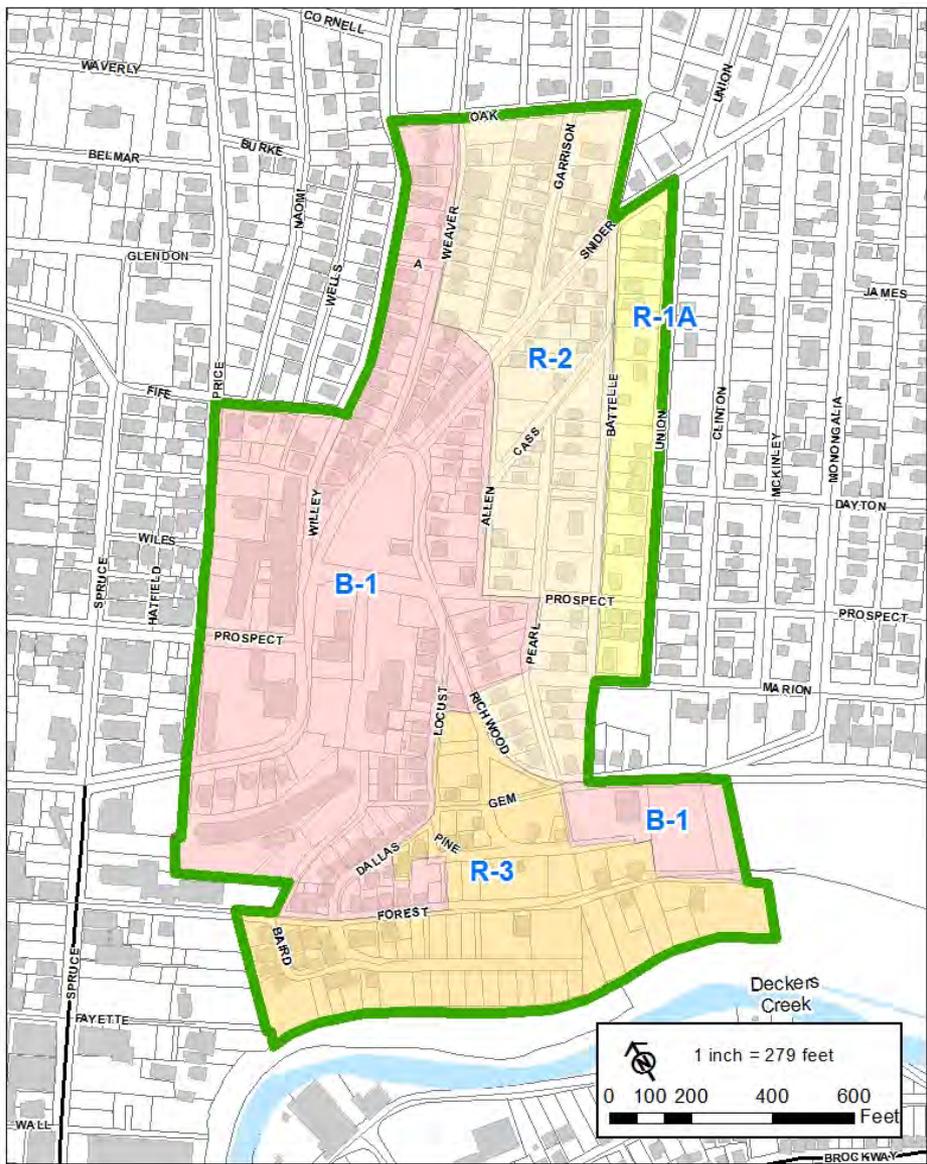
- Meeting held April 27, 2017 at Spruce Street UMC
- Introduced Small Area concept and planning approach
- Discussion of issues for community members:
 - 1) Density – no consensus on amount but majority support higher density
 - 2) Parking – facilities are not adequate to service existing/future density
 - 3) Homeownership Goal: Mix or Primarily Student Rentals?
 - Current housing types and condition not attractive to single families
 - Surrounding competition hurting area's home rentals
 - Morgantown Homecoming Program vs. higher density housing (or mix)
 - 4) General infrastructure
 - Major utility concerns (insufficient stormwater, sewage, gas lines)
 - Poor street lighting, retaining walls, sidewalks
 - Inadequate Trash Service (frequency, coverage)
 - 5) Lack of Desirable Features
 - Grocery Store
 - Park/Greenspace



Neighborhood Meeting #1 Recap

- 6) Blue-street parking would help alleviate parking problem
- 7) Favor of multi-level strategically placed parking garage
- 8) Request improved zoning to match existing development
 - Current multifamily homes on Forest Ave require zone change from R-2 to R-3
 - Disincentivized to tear down grandfathered structures due to recent setback rules
- 9) Bigger concern with larger student population than higher density increase
- 10) Area's proximity to campus advocates higher density student housing
 - No recognized incentive or capability for single families to repurpose existing rental homes
- 11) Discussed need for financial incentives that improve properties
 - Planned Unit Development (PUD) or overlay district

Major Property Owner Preferences - Alt 1



Major Property Owner Preferences - Alt 2

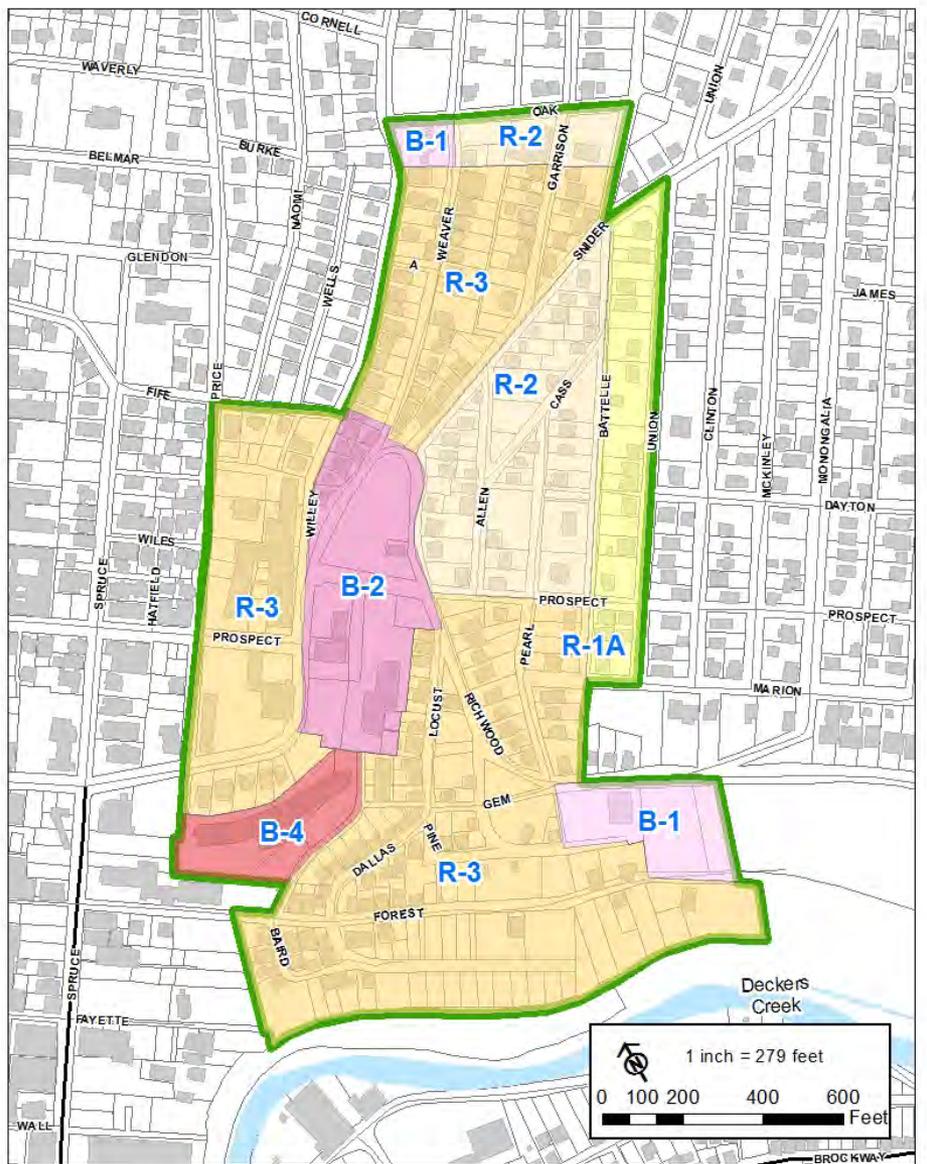
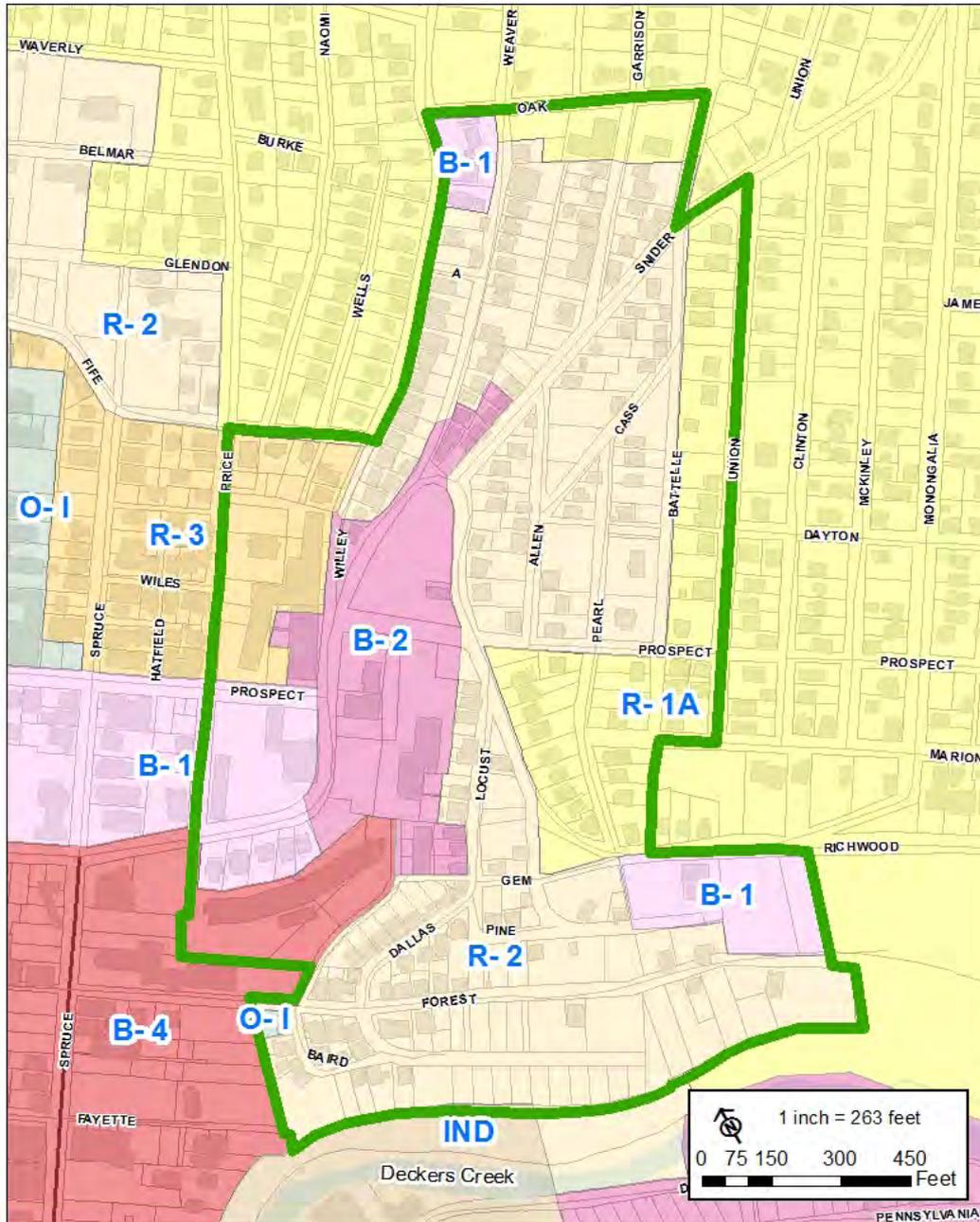


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Small Area Plan #2

These are some of the things we need to resolve:

- Arnold Hall is closing – what will take its place?
- Can access be improved anywhere?
- Can some parcels be combined to create new opportunities?
- Is there a need for further develop multi-use paths/greenspace? Where?

Small Area Plan #2

What Else?

Next Steps

Phase Three: Review and Adoption

1. Community Forum 3 - Facilitate a community-wide workshop to review the draft plan
2. Public Comment Period - Community stakeholders provide comments on the draft plan, through a variety of means (website, mail, etc.)
3. Inter-Agency Review - City departments and external agencies review the draft plan and provide cost estimates for action items
4. Planning Commission Hearing - Planning Commission conducts a public hearing to review the plan and to make a recommendation to City Council for plan adoption
5. Revise Draft Plan
6. City Council Hearing



Small Area Plan

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<http://www.morgantownwv.gov/future-study/>

Questions?

Chris Fletcher, AICP

Development Services Director

Third Floor, Office 12

City Hall

389 Spruce Street

304-284-7431

cfletcher@morgantownwv.gov

Chet Parsons, AICP CTP

Project Manager, AECOM

150 Clay Street

Suite 410

304-381-9261

chet.parsons@aecom.com

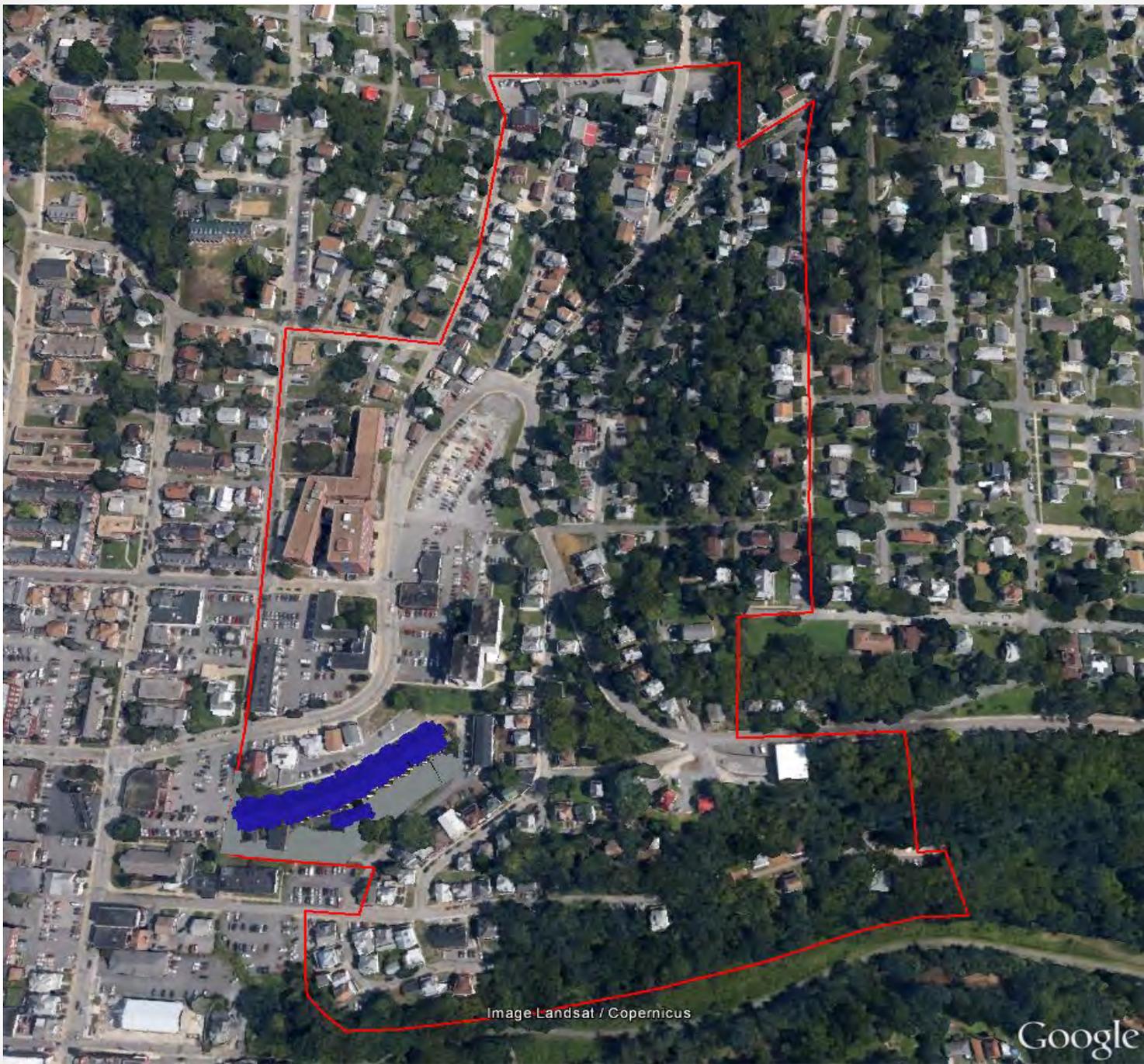


Image Landsat / Copernicus

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