

**COMMITTEE OF THE WHOLE MEETING January 26, 2016:**

The Committee of the Whole meeting of the Common Council of the City of Morgantown was held in the Council Chambers on Tuesday, January 26, 2016 at 7:00 p.m.

**PRESENT:** Mayor Marti Shamberger, Deputy Mayor Kawecki and Council Members, Ron Bane, Wes Nugent, Jenny Selin, Nancy Ganz, City Manager Jeff Mikorski, Assistant City Manager Glen Kelly and City Attorney Ryan Simonton. (Jay Redmond Absent)

Deputy Mayor Kawecki called the meeting to order.

**PRESENTATIONS:**

**1. 2016, “Year to go Green” A Path to a Cleaner Morgantown/Green Team Annual Report:**

Joey James, Chairman of Green Team, updated Council on programs and successes of 2015. He reported existing and new sustainability efforts in Morgantown in 2015/2016.

Holly Purpura, Executive Director, Friends of Decker’s Creek, informed Council that the Green Team will have a formal launch of “Year to go Green” in February. She noted that the Green Team aims to collaborate with area green organizations to broaden the impact.

**2. Annulling of Wall Street & Trail Parking Access License Presentation by Developer: (Exhibit A. attached for reference)**

John Williams, Williams & Associates/Engineering Firm, representing Standard & Landmark Properties, presented a power point and explained the details of the project summary. He mentioned that the project does meet the Comprehensive Plan and will improve the appearance of the downtown area.

Mr. Williams answered questions regarding the project from Council.

**PUBLIC PORTION:**

Matthew Cross, President of the Suncrest Neighborhood Association, discussed the Landmark Properties project and thanked them for making the Pedestrian Board part of the process.

Chin Wah Yip, 1389 University Avenue, presented Council with information and photos. He explained to Council why he is against the Landmark Property building near his property.

James Giuliani, 256 Prairie Avenue, commented on the Landmark Property presentation and stated he is against the project.

Deputy Mayor Kawecki asked if there was anyone else to speak during the Public Portion. There being no other presenters. Deputy Mayor Kawecki closed the public portion.

**ITEMS FOR DISCUSSION:**

**1. Annulling of Wall Street & Trail Parking Access License:**

Deputy Mayor Kawecki requested that City Manager Mikorski explain the Annulment. Council discussed the annulment and referred item to Regular Agenda by consensus.

**2. Ordinance amending article 1511 of the City Code relating to the Fire Prevention Board:**

Deputy Mayor Kawecki requested that City Manager Mikorski explain the Fire Prevention Code amendment. Council referred the item to Regular Agenda by consensus.

**3. RZ16-01 / Commercial Developers, LLC:**

Deputy Mayor Kawecki requested that City Manager Mikorski explain the zoning change. Council referred the item to the Regular Agenda by consensus.

**4. RZ16-02 / Wes Banco Bank, Inc.:**

Deputy Mayor Kawecki requested City Manager Mikorski explain the requested zoning change. Council referred the item to Regular Agenda by consensus.

**5. Met Theatre Management and Duties of Met Commission:**

Deputy Mayor Kawecki requested City Manager Mikorski explain Met Theatre management & duties. The City Manager noted this item was presented for information and there is no direction needed at this time. City Council asked questions and expressed concerns about this issue. No action taken.

**6. Ordinance accepting conveyance of rights, title and interest of Airpark, Inc.:**

Deputy Mayor Kawecki requested City Manager Mikorski explain the ordinance. Council discussed the ordinance and referred it to Regular Agenda by consensus.

Council adjourned the Committee of the Whole meeting at 9:30 pm.

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City Clerk

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Mayor

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# THE S STANDARD





LANDMARK  
PROPERTIES

THE STANDARD AT MORGANTOWN

BKV  
GROUP

# Project Team



## Project Summary

- 1.95 acres
- 276 units
- 866 beds
- 8,500 SF commercial space
- Two outdoor resident amenity areas
- Bike Storage
  - 276 spaces
- Kayak/Boat Storage
- Design incorporates landing area for future pedestrian bridge over University Avenue

# Reason for Request

- Assemblage incorporates all of the property on both sides of the requested right of way annulment
- Dimensions of internal parking deck will not fit on either side of right of way
- The site features physical constraints requiring design proposed
  - Topography
  - PRT extending over a large portion of the site
  - Environmental
    - Shell Gas Station
    - Former gas station adjacent to Vic's Garage
    - Current junkyard/tow storage
- Our proposed project is what is required to economically develop the project in terms of density and design.

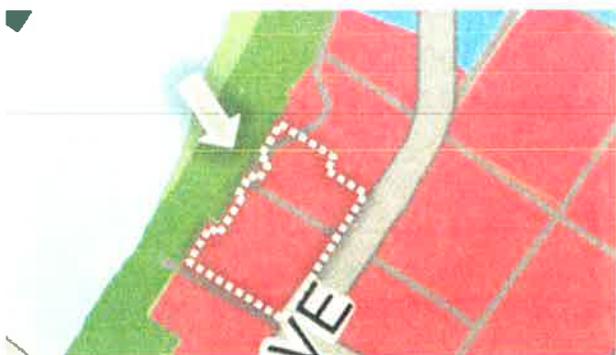
Request – Annulment of Wall Street



# Existing Site Photos



# Benefits to Downtown



Core



Encouraged Growth

1. Puts density in area identified by strategic plan for increased density, mixed use redevelopment
2. Adds to population base downtown to support downtown businesses
3. Utilizes and supports existing infrastructure downtown
4. Removes use that does not benefit downtown or the Caperton Trail
5. Burial of above ground utilities and improvements to sidewalk and trail access improves pedestrian accessibility
6. Environmental remediation of junkyard, gas station, and Wall Street ROW

# Concurrency with Morgantown Comprehensive Plan

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## OBJECTIVES AND STRATEGIES

### Land Management

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#### **A. Goal**

Efficient and strategic use of land resources that strengthens the quality, character, and resilience of the built environment while balancing redevelopment and strategic expansion with open space preservation.

#### **Objective 1. Strengthen Downtown.**

- LM 1.5 Create incentives for developers to build residential units downtown that will serve a broad age and socioeconomic range

#### **Objective 5. Encourage land use patterns that support improved transportation choice and efficiency.**

- LM 5.2 Permit higher density development in areas that are well supported by existing or planned transportation infrastructure or transit services

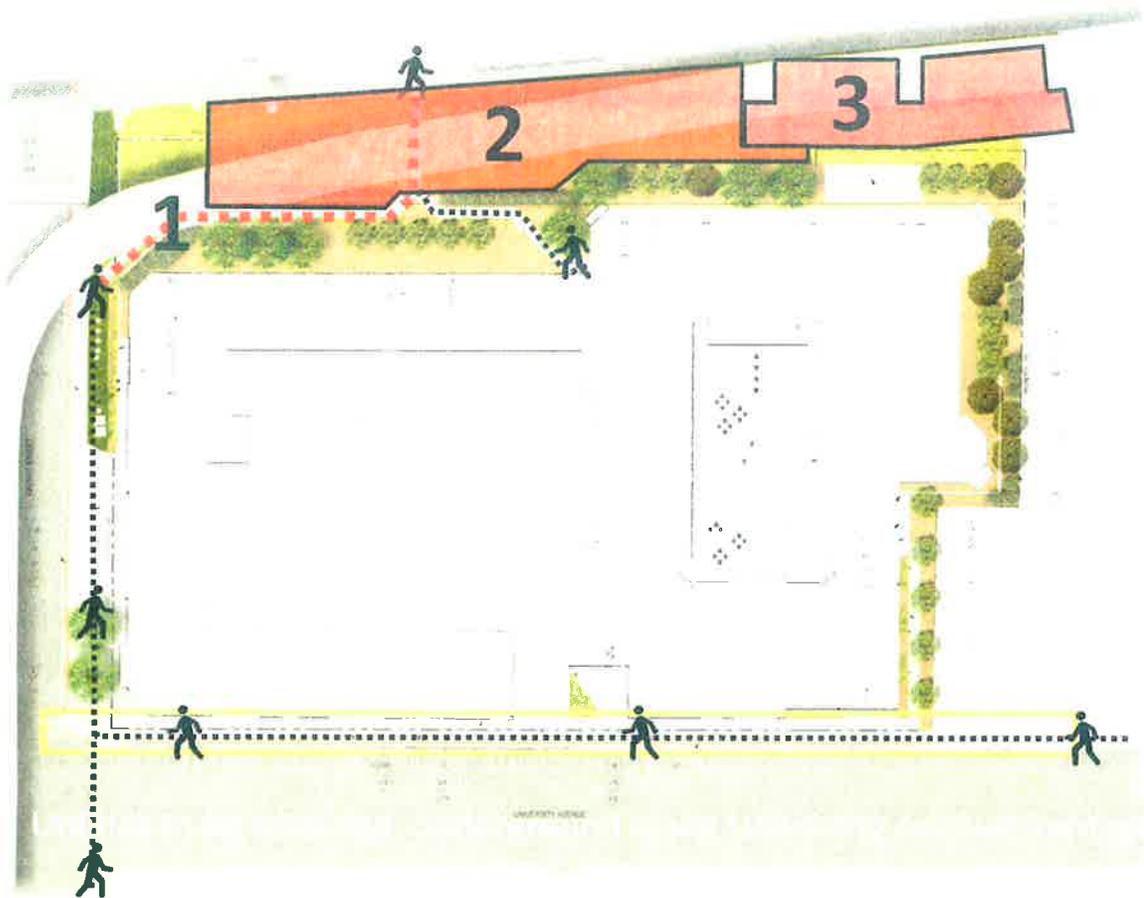
#### **Objective 6. Improve community appearance, particularly at city gateways.**

- LM 6.5 Encourage major redevelopment projects to locate utilities from view of primary corridors, arterials, and collectors, with emphasis on underground placement





## Proposed Improvements to Access



1. Caperton Trail Access (640 SF)   2. Landscaped Public Area (6,000 SF)   3. Public Parking (4,900 SF)

## Current vs. Proposed Public Space

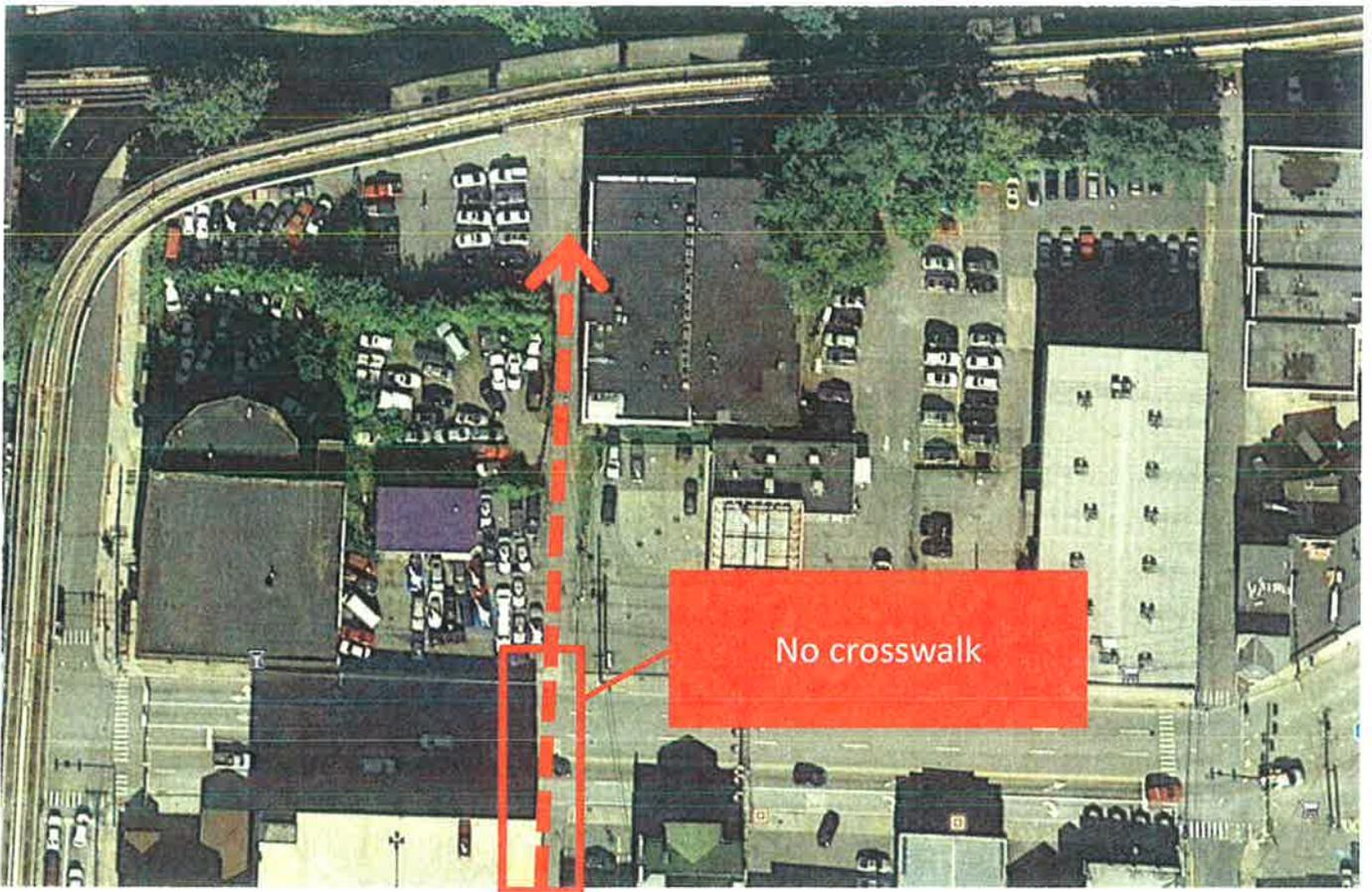
Use	Current Public Area	Proposed Public Area
Wall Street ROW	2,900 SF	n/a
Caperton Trail Access (1)	n/a	640 SF
Landscaped Public Area (2)	n/a	6,000 SF
Public Parking (3)	n/a	4,900 SF
Total	2,900 SF	11,540 SF

- Public access will be provided by permanent access agreement between the development and the City of Morgantown
- Developer will construct and maintain areas governed by the access agreement
- Developer will be responsible for all environmental remediation of Wall Street ROW

## Current Gap in Wall St. Pedestrian & Bike Access

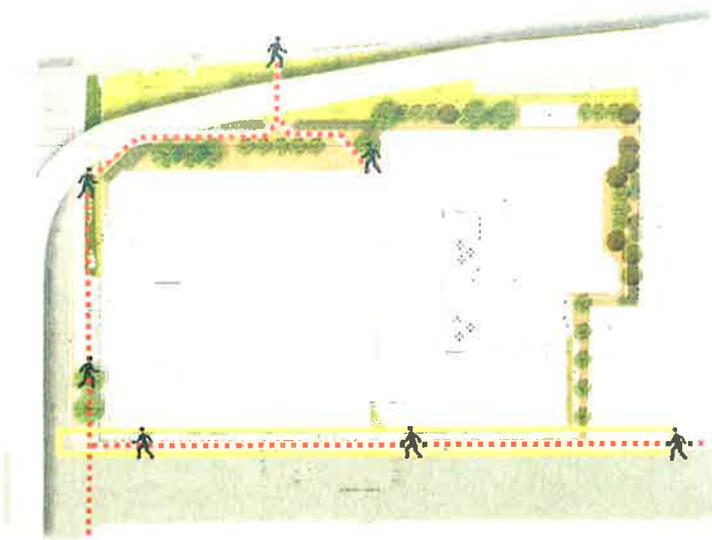


## Current Use



1. Vehicular access to private parking
2. Pedestrian access to Caperton Trail

## Public Benefits



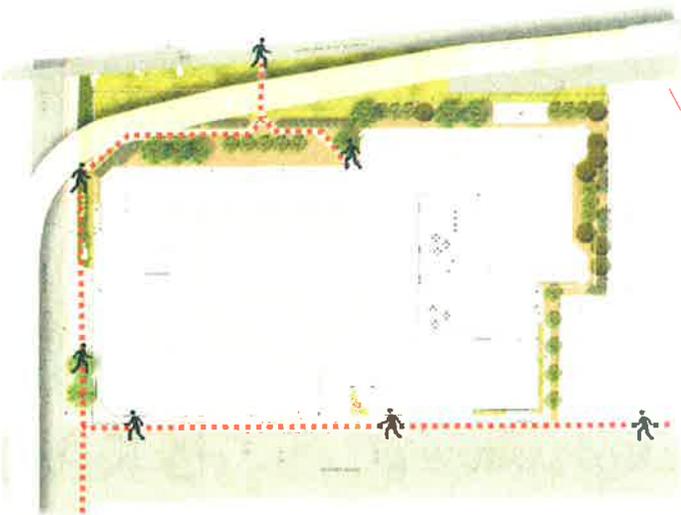
1. Promotes safe enjoyment of Caperton Trail by removing junkyard/vacant gas station, installing lights and security cameras along University, Walnut, and the trail
2. Improves University Avenue sidewalk
  1. Burying utilities
  2. Expanding and improving sidewalk
  3. Active retail use along University Avenue
  4. Takes four full access vehicular entrances and combines into one "right in right out" entrance
3. Improving Caperton Trail access with ADA accessible, developer maintained pathway
4. Removal of car storage on CSX leased property, assumption of lease by developer and improvement area for use as public parking and landscaping for Caperton Trail for a net public gain of 8,640 SF of public area
5. Environmental remediation
6. Removing existing use which is an eye-sore



Existing



Proposed





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