

6.0 Downtown Strategies

6.3.1.9 Character Area C9 – Deckers Creek

<p>STRENGTHS</p> <ul style="list-style-type: none"> • Interesting historic industrial and warehouse buildings that could be adaptively reused. • Located along Deckers Creek Trail. • Tucked away because of the change in topography. • Highly visible from both bridges. • Interesting rock and geological formations along Deckers Creek. • Near existing dog park. 	<p>CHALLENGES</p> <ul style="list-style-type: none"> • Access is difficult. • Steep topography. • Neglected buildings. • Lack of sidewalks and streetscaping and poor lighting. • Lack of access to Deckers Creek Trail.
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Arts and crafts district and artisan co-op similar to the successful “River Arts District” in Asheville, North Carolina. • Recreation-based housing development. • Create safer and easier vehicular access to this area. • Create a Deckers Creek creek-side park with easy access for the Greenmont neighborhood. • Increase accessibility to the Deckers Creek Trail through access improvements, signage, lighting, art, and other wayfinding means. • Construct a pedestrian bridge across Deckers Creek to connect Greenmont and South Park neighborhoods to the Deckers Creek Trail. 	



6.0 Downtown Strategies

VISION / DEVELOPMENT THEME

Retain the eclectic character of the neighborhood by preserving the historic buildings and closely spaced nature of the area. Capitalize on its adjacency to Deckers Creek Trail and its unique location in the downtown.

ACTIONS

- 6.3.1.9a Offer incentives to enable consolidation of parcels and consistency in development theme and pattern.
- 6.3.1.9b Create a master plan for the entire Deckers Creek corridor.
- 6.3.1.9c Create a master plan and specific design guidelines to ensure design continuity in the “Deckers Creek Character Area”.
- 6.3.1.9d Rezone areas adjacent to Decker’ Creek to PRO, and/or B-1. Rezone other areas to R-3.

DESIGN GUIDELINES CONSIDERATIONS

General Intent / Goals

New village that gains inspiration from historic Italian neighborhoods that existed in this location.

Planning Requirements

- Remove above ground utilities that are no longer functioning in order to create more vertical space for redevelopment.
- Create parks in the floodplain in order to help with stormwater management and to utilize unbuildable areas.
- Areas characterized as “New Mixed-Use Development” in Figure 21 will offer retail/commercial on the ground floor and either office or residential on the upper floors.

Building Height

A maximum of four (4) stories and a minimum of two (2) stories in building height.

Setbacks Considerations:

As described in the PRO, B-1 and R-3 Zoning Districts.

Parking / Access

As described in the PRO, B-1 and R-3 Zoning Districts

Building Placement

- Buildings should be oriented toward streets and open spaces along an established “build to line” so that an urban edge is created with the buildings.
- Buildings should exhibit continuity in the design of their facades and consistency in building style and materials.



6.0 Downtown Strategies

- Buildings that front streets and open spaces should have a well designed and scaled first floor with human scaled elements, doors, windows, and stoops.
- Buildings should consider pedestrian scaled rhythms along the street and open space network and provide architectural breaks or interest every 30 - 50 feet of horizontal distance.

Materials

Materials should conform to the existing PRO, B-1 and R-3 Zoning Districts and be consistent with the materials chosen for the existing historic buildings within the character area. Material methods, treatment, and type for private projects need to adhere to the Design Guidelines found under Section N of the Main Street Morgantown Urban Design Document. Materials, methods, treatments, and types for public projects need to adhere to Main Street Morgantown's Design Guidelines for Public Projects found in Sections II to V. Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district in terms of composition, scale, module, pattern, detail, texture, finish, color, and sheen.

Colors Palette

Warm and earth-toned colors will be encouraged predominantly. Brighter colors will be allowed but in limited accent areas.

Architectural Style

Encourage an architectural reference for the "Deckers Creek Character Area" that draws its inspiration from the historical residential architecture that is part of the neighborhood and the existing industrial era buildings as described within the Main Street Morgantown Urban and Public Projects Design Guidelines. Existing building renovations, rehabilitations, and adaptive reuses should follow the Main Street Morgantown Urban and Public Projects Design Guidelines.



Inspirational imagery depicting a Rail-Trail example with pedestrian benches and shade trees over the trail, both which invite the user to rest along the trail.



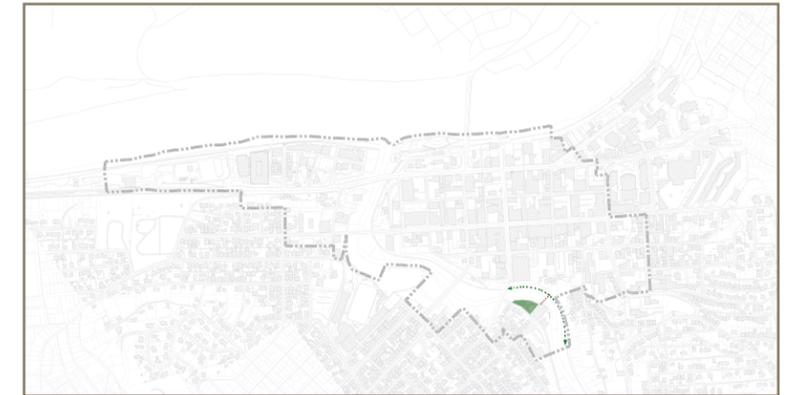
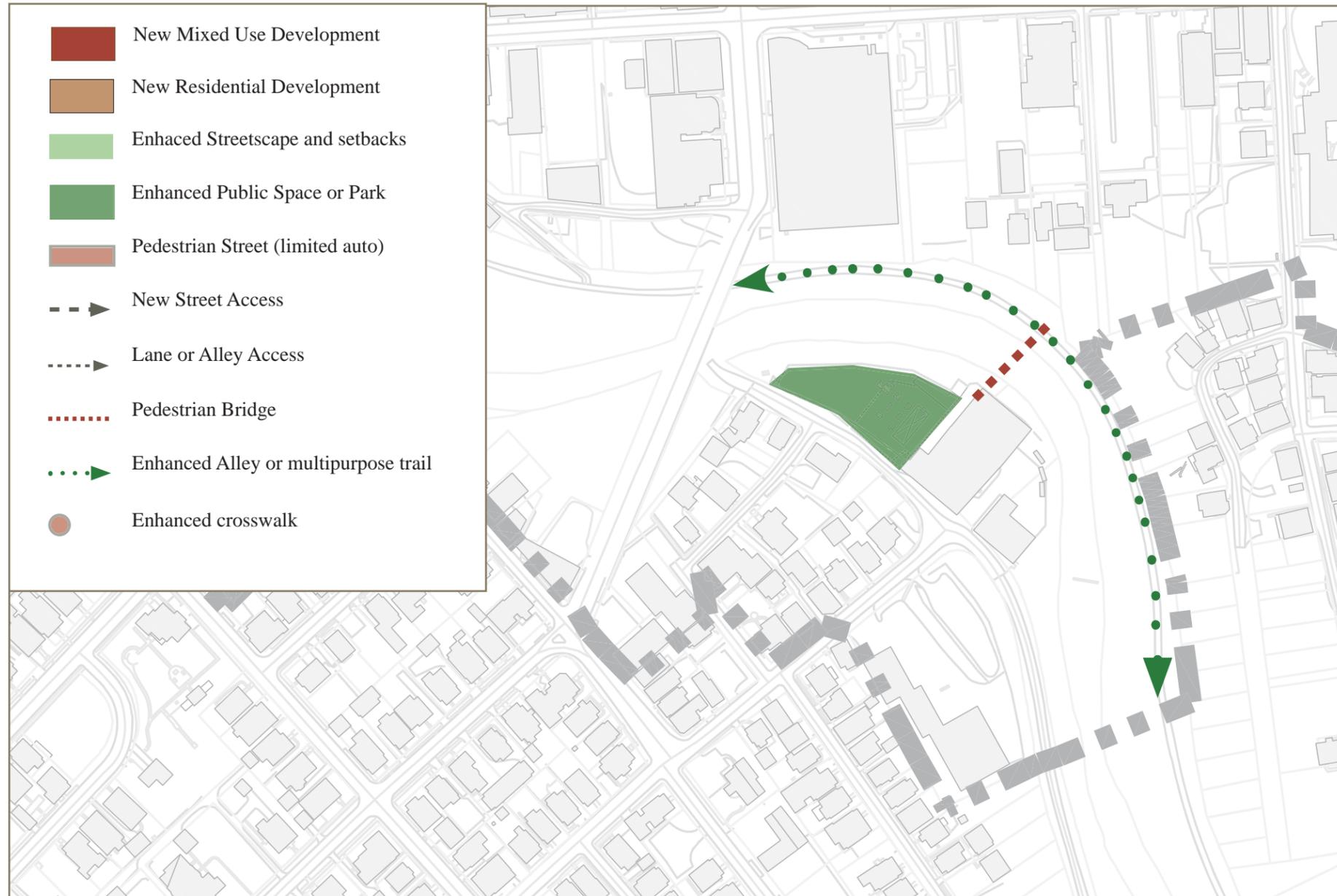
6.0 Downtown Strategies



Inspirational Imagery depicting an “Artist’s Co-op” District that adaptively reused abandoned and dilapidated warehouses along the French Broad River and is now called The River Arts District, located in Asheville, North Carolina.



6.0 Downtown Strategies



Location Map

Figure 22: Character area diagram for Decker's Creek