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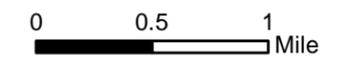
MAP 11 City of Morgantown Existing Character

- Planning Boundaries
- Morgantown Boundary
- Interstate
- US Routes
- State Routes
- Collector
- Local Roads
- Railroads
- Buildings
- Water Bodies
- Streams
- Incorporated Areas

Character Areas

- Core
- Corridor
- Commercial Node
- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Neighborhood 4
- University District
- Special District
- Natural
- Rural

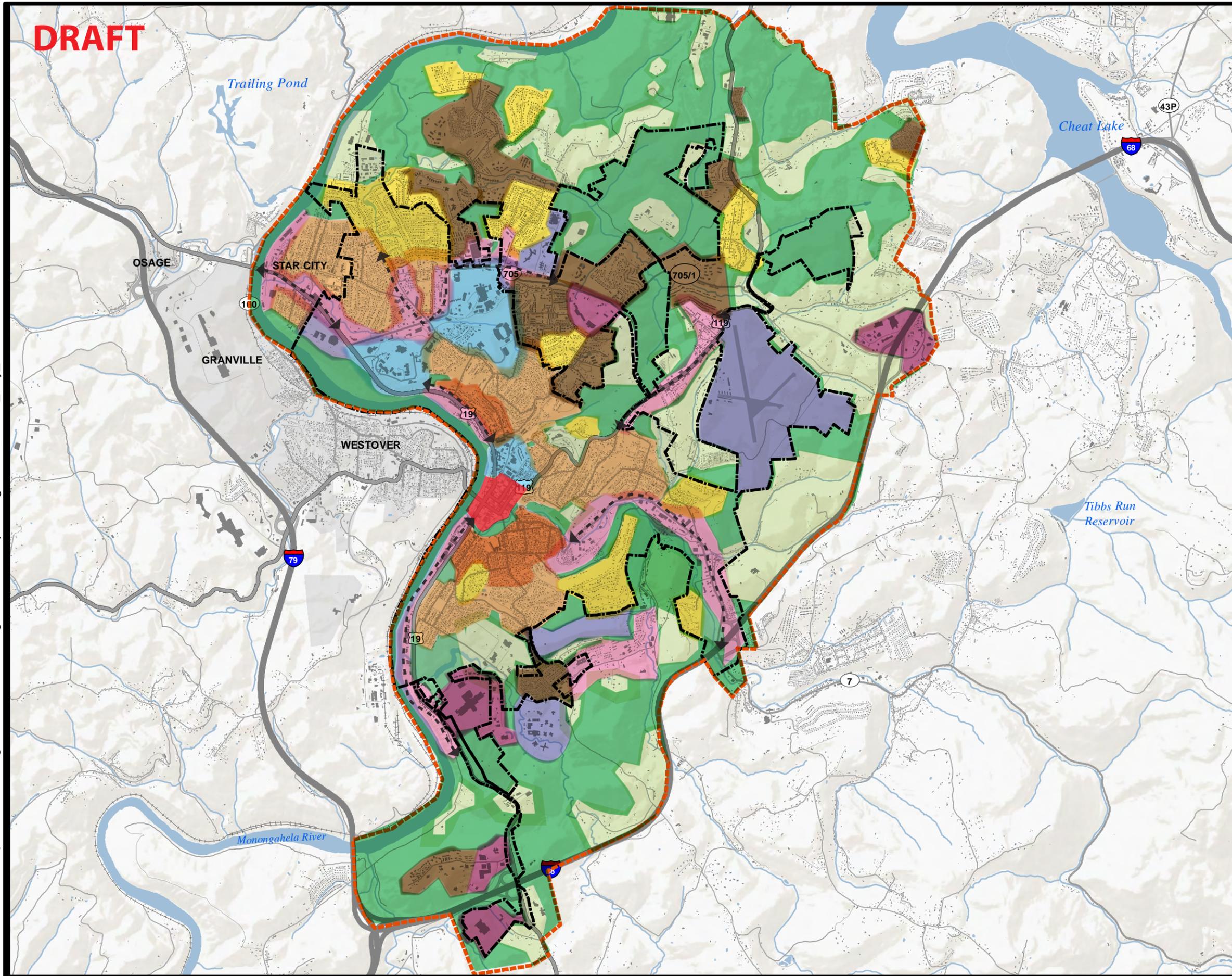
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Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

Revised : 4/5/2012

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Memo

May 7, 2012

To: Morgantown Comprehensive Planning Committee, Chris Fletcher
From: Michael Curtis
Cc: Gianni Longo, Jamie Greene, Steve Thieken, Jamie Snow
Re: Conditions and Trends Technical Report 2

This is the second of two technical reports on existing conditions and trends related to the Morgantown Comprehensive Plan. The report is organized into the following structure:

II. Understanding Growth and Development

A. Transportation

III. Understanding Community Amenities and Quality of Life

A. Housing

B. Public Services and Utility Infrastructure

C. Parks, Recreation, Environment

D. Historic Preservation

IV. Putting Plans to Action

A. Zoning Overview

B. Annexation Overview

The first technical report, shared on April 17 covered:

I. Understanding Regional Context and Community Demographics

A. Regional Context

B. Demographics

II. Understanding Growth and Development

A. Land Use and Development Patterns

B. Economic Development

Understanding the amenities that are available to residents of Morgantown and the county is important when planning for the future. These community amenities and quality of life indicators including housing, public services, parks and recreation, and environmental quality must be evaluated in a comprehensive plan process.

This memorandum builds upon Technical Report 1 with an overview of transportation conditions in the area and then provides an analysis of various quality of life and place-based indicators, as well as an overview of past plan implementation, zoning and annexation.

II. UNDERSTANDING GROWTH AND DEVELOPMENT (CONTINUED)

C. TRANSPORTATION

The following are highlights of the transportation existing conditions report for Monongalia County prepared by Burgess & Niple as part of the Long Range Transportation Plan effort, which is underway concurrent to the comprehensive plan process. The complete report is attached to this memo.

- **19.5 miles or 5.1 percent of the county's roadways are operating at levels above their efficient capacity.** 18 separate corridors were identified as operating with capacity deficiencies. These include US 19, SR 705, US 119 and others.
- **Crash Statistics.** The City of Morgantown has averaged 3 to 4 accidents per day on its roadways between June 2008 and December 2011. Patterson Drive at the Monongahela Blvd. intersection had the highest incident rate with 188 crashes occurring at this intersection over the study period.
- **The Mountain Line Transit Authority (MLTA) offers a weekday bus service and is planning to increase service frequency and ridership.** Ridership on the system is expected to increase by 15 percent between 2013/2014, and 6 percent between 2014/2015. This would increase ridership by 373,395 passengers.
- **WVU also provides transit alternatives for its students and faculty with the unique PRT line and multiple shuttles.** The PRT Facilities Plan outlines a strategy for improvements to the PRT along with costs and funding.
- **57 percent of the total population of the county has access to transit services.** More than 12,000 jobs, and 27,540 people are within a ¼ mile of a bus stop or ½ mile of a PRT station.
- **Despite shortcomings in the city's pedestrian infrastructure, Morgantown has a higher percentage of residents walking to work than any other community in the state.** 16.8 percent of commuters walk to work daily. Yet, sidewalks are limited or non-existent in many areas of the city. Also many of the city's sidewalks are not sufficiently maintained and have fallen into disrepair, and others are not fully ADA-compliant.
- **The Pedestrian Safety Board was established in 2007,** to promote a walkable environment throughout the city by developing safe, attractive and accessible walkways that connect neighborhoods and destinations. The board produced the Morgantown Pedestrian Safety Plan which established nine goals for pedestrian accessibility in Morgantown.
- **The city currently has limited bicycle infrastructure, yet Morgantown has taken significant steps in the past few years to support progress towards improving bicycling in the city.** The lack of infrastructure is due, in part, to the challenges with the City's hilly topography and limited rights-of-way on roadways. Efforts to improve bicycling include the creation of a Bicycle Board, the development of the Greater Morgantown Bicycle Plan, and the adoption of a "Complete Streets" policy.

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III. UNDERSTANDING COMMUNITY AMENITIES AND QUALITY OF LIFE

A. Housing

The following section summarizes the housing characteristics in the community with data provided by the U.S. Census. It also includes highlights of the Analysis of Impediments to Fair Housing Choice created by BBC Research and Consulting and the Comprehensive Housing Market Analysis report for Morgantown prepared by the U.S. Department of Housing and Development. The first report was generated as a requirement for the City of Morgantown to receive federal housing and community development block grant funding.

- Older housing stock.** Over 50 percent of residential structures in Morgantown were built before 1960, whereas only about 30 percent of those in the county are that old. 1,487 residences in Morgantown (12.4 percent) were built since the year 2000. In the county, there are over 8,075 homes that age (comprising about 19 percent of the housing stock).

Table 10. Age of Housing Stock

	Morgantown		Monongalia County		West Virginia	
	Actual	Percent	Actual	Percent	Actual	Percent
2005 or later	823	6.9%	3,967	9.3%	27,798	3.2%
2000 to 2004	664	5.5%	4,108	9.6%	46,948	5.3%
1990 to 1999	760	6.3%	5,399	12.6%	118,127	13.4%
1980 to 1989	790	6.6%	5,230	12.2%	118,551	13.4%
1970 to 1979	1,097	9.1%	6,554	15.3%	151,612	17.2%
1960 to 1969	1,393	11.6%	4,659	10.9%	86,736	9.8%
1950 to 1959	1,900	15.8%	4,779	11.2%	100,836	11.4%
1940 to 1949	1,366	11.4%	2,630	6.2%	77,491	8.8%
Before 1940	3,219	26.8%	5,436	12.7%	153,735	17.4%

Source: U.S. Census

- Morgantown's home values consistently higher than county and state values, but not the national median.** The median home value in Morgantown (\$176,700) is 15 percent higher than the county median and 85 percent above the state's median value. It is very close to the national median of \$179,900.
- Somewhat limited range of home values in Morgantown.** There is a smaller percentage of low-value homes (under \$100,000) in Morgantown than compared to county, state and national numbers. Morgantown has a larger proportion of high-value (over \$500,000) than the state average, but relatively less than compared to the county and nation. Seventy-five percent of the housing stock is concentrated between \$100,000 and \$300,000, whereas county, state, and national values are more evenly disbursed across the spectrum of values.

Table 11. Housing Value of Owner-Occupied Units 2010

Value	Morgantown		Monongalia County		West Virginia		United States	
	Actual	Percent	Actual	Percent	Actual	Percent	Actual	Percent
Median Value	\$176,700	--	\$153,500	--	\$95,400	--	\$179,900	--
Less than \$50,000	221	6.0%	3,595	17.8%	123,786	22.5%	6,439,216	8.6%
\$50,000 to \$99,999	295	8.0%	3,048	15.1%	164,946	29.9%	11,369,692	15.2%
\$100,000 to \$149,999	933	25.4%	3,182	15.7%	94,306	17.1%	11,993,019	16.0%
\$150,000 to \$199,999	953	25.9%	3,765	18.6%	72,928	13.2%	11,374,609	15.2%
\$200,000 to \$299,999	854	23.3%	3,738	18.5%	59,301	10.8%	13,950,049	18.6%
\$300,000 or \$499,999	329	9.0%	1,932	9.6%	25,600	4.6%	11,920,245	15.9%
\$500,000 to \$999,999	88	2.4%	811	4.0%	7,143	1.3%	6,268,081	8.4%
\$1,000,000 or more	0	0%	156	0.8%	3,199	0.6%	1,558,461	2.1%

Source: U.S. Census

- Mortgages make up less than ¼ of monthly expenses for many of Morgantown’s property owners.** The table below shows 73 percent of Morgantown’s property owners as devoting 25 percent or less of their monthly expenses to a mortgage. The table, however, represents a sample - 61 percent of Morgantown’s owner-occupied units.

Table 12. Monthly Cost as a Percentage of Household Income for Owner-Occupied Units 2010

	Morgantown		Monongalia County		West Virginia	
	Actual	Percent	Actual	Percent	Actual	Percent
Less than 20 percent	1,399	61.8%	5,911	55.0%	139,741	50.4%
20 to 24.9 percent	262	11.6%	1,829	17.0%	40,871	14.7%
25 to 29.9 percent	295	13.0%	970	9.0%	27,272	9.8%
30 to 34.9 percent	77	3.4%	422	3.9%	18,346	6.6%
35 percent or more	229	10.1%	1,611	15.0%	51,008	18.4%
Not computed	16	--	80	--	897	--
Total Specified Units	2,262	--	10,743	--	277,238	--

Source: U.S. Census

- Many Morgantown renters devote considerable portion of income to rent.** Of the 4,643 rental units surveyed, nearly 60 percent spend at least 35 percent of their income on rent. The county, state and national numbers who spend the same amount on rent are between 8 and 20 percent lower than in Morgantown. It is unclear if a portion of the sample includes college students, who traditionally have very limited incomes, or if they represent other Morgantown residents.

Table 13. Gross Rent as a Percentage of Household Income 2010

	Morgantown		Monongalia County		West Virginia		United States	
	Actual	Percent	Actual	Percent	Actual	Percent	Actual	Percent
Less than 15 percent	521	11.2%	1,833	14.9%	28,284	18.1%	4,285,632	11.9%
15 to 19.9 percent	322	6.9%	1,221	9.9%	18,407	11.8%	4,412,121	12.2%
20 to 24.9 percent	328	7.1%	1,112	9.0%	16,627	10.6%	4,573,256	12.7%
25 to 29.9 percent	479	10.3%	1,073	8.7%	17,129	10.9%	4,199,446	11.6%
30 to 34.9 percent	231	5.0%	744	6.0%	13,447	8.6%	3,307,837	9.2%
35.0 percent or higher	2,762	59.5%	6,320	51.4%	62,623	40.0%	15,340,153	42.5%
Not computed	1,184	--	3,098	--	34,431	--	2,920,826	--
Total Specified Units	4,643	--	12,303	--	156,517	--	36,118,445	--

Source: U.S. Census

Table 14. Gross Monthly Rent of Renter-Occupied Units 2010

Value	Morgantown		Monongalia County		West Virginia	
	Actual	Percent	Actual	Percent	Actual	Percent
Median Value	601	--	656	--	556	--
Less than \$200	0	0.0%	142	1.0%	8,656	5.4%
\$200 to \$299	105	1.9%	274	1.9%	11,600	7.2%
\$300 to \$499	1,559	27.7%	3,108	21.7%	43,363	26.8%
\$500 to \$749	1,801	32.0%	5,855	40.8%	63,229	39.1%
\$750 to \$999	1,172	20.8%	2,804	19.5%	23,378	14.5%
\$1,000 or \$1,499	747	13.3%	1,690	11.8%	9,829	6.1%
\$1,500 or more	245	4.4%	473	3.3%	1,729	1.1%
No Cash Rent	198	--	1,055	--	29,164	--
Total Specified Units	5,629	100%	14,346	100%	161,784	100%

Source: U.S. Census

- **Multifamily homes in Morgantown comprise a greater share than compared to the county and state.** With the major presence of West Virginia University, it is not surprising that housing units with five or more units make up almost of quarter of Morgantown's housing structures.

Table 15. Dwelling Units per Structure

	Morgantown		Monongalia County		West Virginia	
	Actual	Percent	Actual	Percent	Actual	Percent
1 unit, detached	5,545	46.2%	20,925	48.9%	629,138	71.3%
1 unit, attached	230	1.9%	1,692	4.0%	15,662	1.8%
2 to 4 units	3,051	25.4%	4,882	11.4%	45,067	5.1%
5 to 9 units	802	6.7%	3,004	7.0%	25,101	2.8%
10 or more units	2,139	17.9%	6,310	14.8%	35,661	4.0%
Mobile home, trailer, other	245	2.0%	5,949	13.9%	131,205	14.8%
Total Units	12,012	100%	42,762	100%	881,834	100%

Source: U.S. Census

- **Morgantown's housing market is skewed toward WVU students.** Eighty percent of WVU's student body lives off-campus, and those students make up two-thirds of Monongalia County's renters. Few of the new housing developments in Morgantown since 2000 have been single family homes or buildings with two to five units. The City of Morgantown issued building permits for 1,185 housing units between 2000 and 2010. Of these, 80% were for developments with five or more units, which according to stakeholders, are intended as student rentals. These developments are also built with amenities like gyms and pools, which are also targeted toward students and drive rent prices higher.
- **Renters dominate the housing scene in Morgantown.** The presence of the university is again evident seeing that only 37 percent of Morgantown's occupied units were owner occupied. In contrast, the average rates of owner occupied housing in the U.S. and West Virginia are 65.4 percent and 74.6 percent, respectively.
- **Permitting for multi-family housing construction significantly outpaced permitting for single-family homes in the 2000's.** Multi-family construction permitting for buildings with 5 units or more outpaced smaller multi-family development. This type of residential construction averaged 81 permits per year over the decade (2000-2010) and climbed to 291 permits issued in 2010. Single-family permitting was much lower through the decade with an annual high in 2006 of 32 permits and a low in 2010 of 16 permits. In recent years, the multi-family developments have been very large, many comprising hundreds of new dwellings per project.
- **Demand within the rental market is expected to be greatest for two bedroom units.** From 2011 to 2014, there is an anticipated demand for 630 two bedroom units, compared to 420 one bedrooms and 350 three or more bedrooms. Nearly half the demand for two bedrooms should be for units whose gross price is between \$850 and \$1,049 per month.

- **Balanced sales housing market in the Morgantown Housing Market Area.** In 2011, there were 58,950 housing units in the Morgantown Housing Market Area. Between 2011 and 2014, demand is expected for 2,900 new housing units, 1,500 of which would be sales units and the remainder for rentals. Most of the demand for sales units should be fulfilled through some of the area's 3,700 vacant units (1.7 percent vacancy rate) reentering the market; only 10 sales units were under construction as of July 2011. The demand should be highest for homes priced between \$125,000 and \$175,000.
- **White females with children held the most Section 8 vouchers.** In 2011, the Fairmont/Morgantown Housing Authority issued 503 Section 8 vouchers and had 137 applicants on its waiting list. Of all the voucher holders, 87.1 percent were white followed by 12.7 percent being African American. Only 4 percent of Morgantown's population is African American, which shows high participation amongst African Americans in the Section 8 program. Additionally, 77.7 percent of voucher holders were women, 31.4 percent of households had someone with a disability, 9.3 percent had elderly occupants, and 56.9 percent had children present.
- **There are several impediments identified by residents to fair housing in Morgantown.** A survey conducted by BBC Research and Consulting found discrimination against Morgantown's low income and disabled residents regarding available housing. Respondents reported several barriers to fair housing, which included the following:
 - Can only find affordable housing in certain areas;
 - Lack of affordable housing to purchase;
 - Lack of affordable housing to rent;
 - Cannot find housing in good condition to rent;
 - Residents do not know about fair housing rights;
 - Landlords and property managers do not know about/understand fair housing rights.

B. Public Services and Utility Infrastructure

This section considers the services that are available to city residents and the city's utility infrastructure. These services and facilities are vital to the city's quality of life and play an important role in its potential for growth, yet many of these services are not provided directly by the city but by regional entities, and thus are beyond the control of city policies.

Schools

- By state law, schools are county-wide independent districts and are not subject to municipal regulations.
- Monongalia County Board of Education offers one of the best public school systems in the United States. Recently rated among the best 100 school systems in the country and among the top ten of West Virginia Districts (*Offspring* and *Expansion Management* magazines).
- Districts are required to submit 10-year facilities plans to the State. The 2010 plan included the following recommendations:

- Close Easton Elementary School and Woodburn Elementary School and build a new school facility on a new site.
- Renovate and repair individual facilities according to specific facility condition assessments.

Water and Sanitary Sewer

- **The Morgantown Utility Board.** MUB is the primary provider of water, sanitary sewer, and stormwater services throughout the Morgantown urbanized area and to portions of rural Monongalia County. They were established in 1987 by the City of Morgantown. Board members are appointed by city council, but MUB's day-to-day operations are independent from the city. The Utility Board aims to provide a high quality of service and infrastructure investments at competitive costs to customers. MUB offers the lowest water and sewer service rates in the state of West Virginia to both residential and commercial customers.
- **Water Service.** MUB water system currently processes 14 million gallons per day and distributes to almost 24,000 customers. Their primary sources of water are the Monongahela River, which provides 90 percent of the water they intake, and the Cobun Creek Reservoir, which provides the remaining 10 percent. Map 12 displays water coverage within the study area. The water coverage GIS data was provided by the West Virginia Water Development Authority (WVWDA) and is a draft data set that may not be entirely complete or fully accurate in all particulars. The data contained in the map was provided to WVWDA by utilities for planning purposes only.
- **Sanitary Sewer Service.** MUB operates two sewer systems, the primary Morgantown system and a separate system serving the Cheat Lake area. Map 13 details the locations for most of the sanitary sewer lines. This data was also provided by WVWDA and has the same caveats as mentioned with the water line data.

Extension of service. Extension of utility service, particularly sewer service, is an important tool that communities use to manage growth. In many cities, utility service areas are designated where future water and sewer service will be provided. In these cities, utilities are typically not extended beyond the designated service area thereby controlling where urban growth will take place in the future. Also, extension of utility service to a property is part of an annexation agreement that brings the property into the municipality. MUB's policy is to provide for the extension of service anywhere a customer is willing to pay for that extension within 20 miles of the city's boundary. That approach is permitted by State Code:

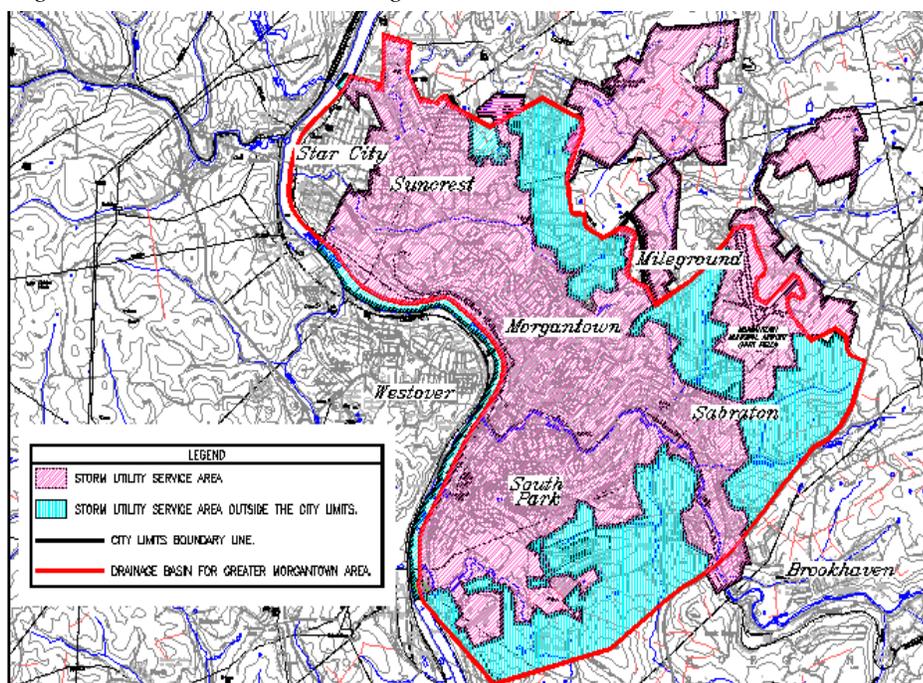
8- 20-1(c) Notwithstanding the provisions of any other law or charter to the contrary, any such municipality may serve and supply the area included within twenty miles outside its corporate limits with either the water, sewer or stormwater services, any combination of such services or all such services, of its combined waterworks, sewerage and stormwater system; provided that such water, sewer or stormwater services and facilities shall not be served or supplied within the corporate limits of any municipality without the consent of the governing body of such municipality: Provided, That for stormwater systems, within the twenty miles

beyond the municipality's corporate limits the only areas the municipality may serve and supply shall be those areas from which stormwater affects or drains into the municipality.

MUB is the exclusive provider of water and sanitary sewer service in the Morgantown area. If a property owner or developer wants to extend service to their property, they must work with MUB, who will determine the cost of extending service. If the property owner or developer agrees to MUB's cost proposal, MUB hires contractors to lay sewer lines to and within a site. Developers are not permitted to install sewer lines within a site and then deed that system to MUB (which is contrary to common practice in many communities).

- Stormwater.** MUB also provides stormwater management. In 2001, the West Virginia Legislature authorized municipalities to regulate stormwater, in part to comply with the Federal Clean Water Act and to improve water quality in urban watersheds. In 2003 MUB became the state's first stormwater utility. All properties in the Morgantown watershed are required by law to participate in the stormwater utility, regardless of whether the property is within or outside the City limits. As with other utility service, fees are based on the amount of service provided. Stormwater fees are based on the amount of water that runs off of a property and into the watershed. Single-family residential properties must pay a flat monthly fee of \$5.30, while other properties are assessed based on the actual square footage of impervious surfaces on the property. Rates are set by Morgantown City Council. The fees pay for capital improvement program to improve and expand drainage systems in the urban watershed, construction site runoff control, and post-construction stormwater runoff management from new developments located in the watershed.

Figure 1. MUB Stormwater Management Area



Source: Morgantown Utility Board

City-provided Services

- **Trash collection.** The City of Morgantown contracts with Allied Waste for weekly curbside trash and recycling collection.
 - **High Density District.** On September 6, 2005 The Morgantown City Council amended the ordinance regarding trash service in the “Trash District” formerly the “Everyday pick up area”. In this Trash District, BFI/Allied Waste provides customers with “Back Door Service”. This service will eliminate having trash bags or cans out on the streets. Residents in this District are required to use a heavy-duty 90-gallon toter provided by BFI/Allied Waste. The toters are to be placed in the rear or side of the residence so it is out of view from the general public.

- **Police Department and Crime Rates.** There are many factors underlying the ideal size of a police force. On average in the U.S., for cities with populations between 25,000 and 49,999, there are 2.3 officers per 1,000 inhabitants (Federal Bureau of Investigation, 2004). Morgantown police force employs 61 officers and 11 support staff, providing about 2.1 officers per 1,000 residents. Several national studies have indicated that there is not a direct relationship between the size of a police force and crime rates.

- **Fire Department.** Morgantown has the only full-time fire department in the county. It employs 47 fire fighters, with a minimum of 10 on duty at any given time. In addition to firefighting, the department provides medical first responder, disaster response, rescue, and fire safety and inspection services. Stations and equipment are generally replaced as their life expectancy is approached. The northern station (Wiles Hill) was recently replaced with a new facility.

C. Parks, Recreation, Environment

This section looks at the parks and recreation amenities available to Morgantown residents as well as the area's environmental quality indicators.

- **More parks for Morgantown's residents.** The National Recreation and Park Association (NRPA) sets a "target of excellence" of between 6.25 to 10.5 acres of park land per 1,000 persons in urban areas. The 2002 BOPARC Master Plan reported Morgantown's distribution of parks as 10 acres per 1,000 people. After the acquiring Dorsey's Knob, a 71-acre park, and factoring in the current population growth, Morgantown now has approximately 11.4 acres per 1,000 people. BOPARC's facilities are shown on Map 14 and listed in Table 15.

- **Progress on the 2002 Master Plan.** By the 2008 Master Plan Update, Morgantown made improvements to many of its parks with additions like picnic tables and a one-acre dog park at Caperton Trails. During that time, Morgantown also acquired over 70 new acres of park space. The City took ownership of the Metropolitan Theatre in 2004, which originally opened in 1924 and after renovation seats 933 people. Dorsey's Knob Park was a major addition of 71 acres. This park offers proximity to the Monongahela River, picturesque views, picnic areas and a trail system. BOPARC also took ownership of the Wharf District Marina and Boathouse Restaurant in 2007.

- **City residents pleased with the parks.** As part of the 2008 Master Plan update, BOPARC surveyed city residents about their current park use and interests in park improvements. The survey yielded the following results:
 - *Parks used mostly for active recreation.* Hiking/walking was the most common activity reported by park users with swimming, cultural activities and fitness being other frequent uses.
 - *Desires for both future indoor and outdoor activities.* Playgrounds, dog parks, indoor swimming, square dancing and racquetball were all suggested as future additions within the parks.
 - *The community likes the parks.* Respondents gave the park system favorable feedback about maintenance, BOPARC's image and park programs.
 - *An indoor community recreation center is what people want most.* A new indoor recreation center was prioritized higher than new green space, new trails, pool improvements and additional athletic fields.

Community-Wide Facilities			
ID	Name	Distance/Area	Main Amenities
1	Caperton Trail	5 miles	Biking/Hiking Trails, Boating/Fishing Ramp, Fitness Trail, Green Space, Handicap Accessible Areas, Outdoor Amphitheatre
2	Deckers Creek Trail	19 miles	Biking/Hiking Trails, Boating/Fishing Ramp, Green Space, Fitness Trail, Handicap Accessible Areas, Outdoor Amphitheatre
3	Dorsey's Knob Park	70 acres	Biking/Hiking Trails, Conference Room, Disc Golf Course, Lodge, Picnic Shelter, Restrooms
4	Hazel Ruby-McQuain Riverfront Park		Biking/Hiking Trails, Boating/Fishing Ramp, Fitness Trail, Green Space, Handicap Accessible, Outdoor Amphitheatre, Picnic Tables, Riverfront, Restrooms
5	Jerome Park	3 acres	Basketball Court, Green Space, Picnic Tables
6	King Street Park	1 acre	Green Space, Handicap Accessible, Picnic Tables, Playground
7	Krepps Dog Park		Benches, Fenced-In Exercise Area
8	Krepps Park	36 acres	Athletic Fields, Basketball Courts, Biking/Hiking Trails, Green Space, Handicap Accessible Areas, Playground, Picnic Shelter, Restrooms, Sand Volleyball Courts, Swimming Pool, Tennis Courts
9	Marilla Park	45 acres	Baseball Fields, Basketball Courts, Outdoor Swimming Pool, Paved Trail, Picnic Shelter, Playgrounds, Restrooms, Skate Park, Tennis Courts
10	Marina		Boat Slips
11	MEA Fishing Pier	1 acre	Benches, Fishing Pier, Picnic Tables
12	Stanley's Spot Dog Park		Benches, Paved Trail, Small Dog/Large Dog Areas, Water
14	West Virginia University Healthcare Waterfront Web Park		Fit Stop, Green Space, Paved Trail, Playground
15	White Park	170 acres	Athletic Fields, Basketball Courts, Biking/Hiking Trails, Fitness Trail, Green Space, Handicap Accessible Areas, Horseshoe Pits, Ice Arena, Picnic Shelter, Playground, Restrooms

16	White Park Trails	3 miles	Biking/Hiking Trails
Neighborhood Parks			
ID	Name	Distance/Area	Main Facilities
17	Suncrest Lake Park	½ acre	Green Space, Handicap Accessible Areas, Picnic Tables, Playground
18	Jack Roberts Park	4 acres	Athletic Fields, Basketball Courts, Green Space, Handicap Accessible, Picnic Tables, Playground
19	Whitmoore Park	8.6 acres	Basketball Court, Biking/Hiking Trails, Picnic Tables, Playground
School Sites			
ID	Name	Distance/Area	Main Facilities
20	Morgantown High School		Gym, Stadium
21	University High School		Gym
22	Mountaineer Middle School		
23	South Middle School		Playfield
24	Suncrest Jr. High School		Baseball Field
25	Mountainview Elementary		Equipment, Baseball Field
26	North Elementary School		
27	Suncrest Primary School		Equipment
28	Woodburn Elementary		Equipment

Air Quality

Ambient Air quality is measured through a set of standard indicators of known toxic substances. Ground-level ozone, particulate matter, and sulfur dioxide are three substances for which the EPA has developed ambient quality standards and are the three substances that of most concern for residents of West Virginia. These standard minimums define the permissible levels that may be present in the breathable atmosphere without regulatory action. Air pollutants have been a focus of national environmental policy because of their harmful effects, especially for the very young and elderly.

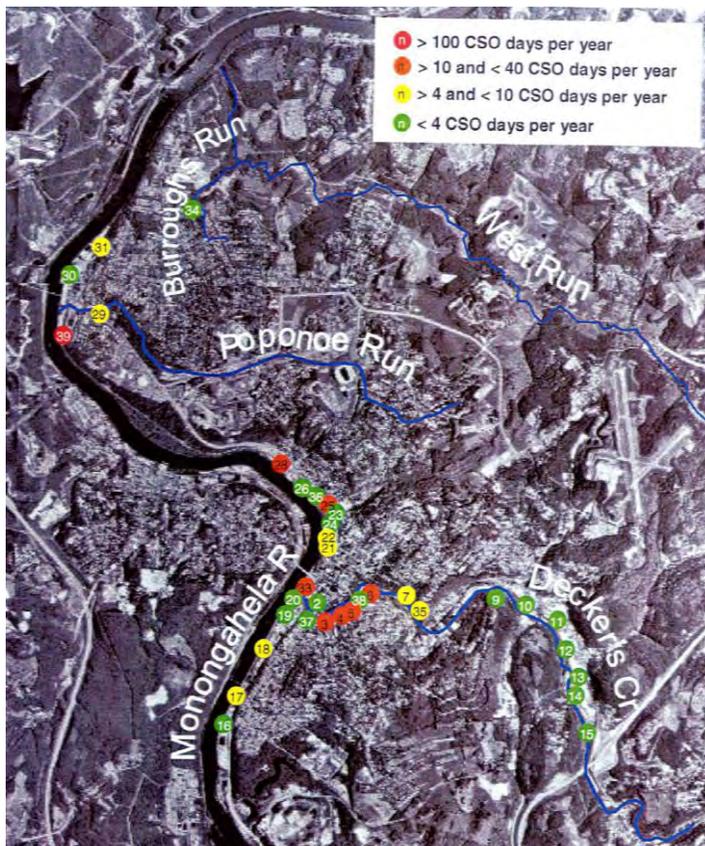
- Regulating.** Unlike water quality, air quality is extremely difficult to effect at a local level. The complexity of wind patterns and the dispersion of polluters means the regulatory approach to such problems is best handled at the state or federal level. Morgantown is then heavily dependent on the actions of these policymakers for improvements to its air quality standards. Stricter emission standards for the state have decreased pollutant output from the largest sources including electric utilities and chemical manufacturing. Pollutant creators like cars and small businesses are addressed by state or federal policy.
- Morgantown's Air.** The emissions of coal fired power plants coupled with the hilly topography of the region make for higher than normal levels of ground-level ozone and sulfur dioxide. Compared with other cities in the state, Morgantown's ambient air quality consistently ranks near the middle of major metropolitan areas. Its levels for Ozone, as measured between 2005-07, are fifth worse in West Virginia but still well within ambient air quality standards set by the EPA. Similarly, its levels of sulfur dioxide are fourth among large cities in the state. This metric has steadily fallen over the past two decades.

Water Quality

Water quality is a complex measure that can be affected by a number of direct and indirect sources. The West Virginia Department of Environmental Protection define a stream's health based on six measures of benthic macroinvertebrate health. The vitality of this community of organisms is an appropriate indicator for the overall health of the stream. These communities can be affected by a number of pollutants, but are most commonly disturbed through three polluting processes.

1. **Acid mine drainage (AMD)** - When pyrite is exposed in mining operations to the water infiltration or direct run-off it reacts to form sulfuric acid. This dissolves through rock layers to free heavy metals such as lead. This lead is in turn carried into the stream, lowering the pH significantly. This is a major issue for many streams in West Virginia including Deckers Creek. As the creek runs through the abandoned Richard Mine area it picks up these heavy metals and takes on a reddish hue. The low pH is toxic to many of the streams organisms and greatly reduces its overall health.
2. **Combined Sewage Overflow** - In dramatic rain events sewage systems and storm water systems combine and flow, untreated, out of large discharge pipes into the waterways such as Decker's Creek and the Monongahela River. While these events occur infrequently their effects can linger long after. The increase in fecal coliform bacteria decreases the dissolved oxygen of the stream and greatly reduces its overall health.

Figure 2. Combined Sewer Overflows



Source: Morgantown Utility Board

3. **Urban Run-off** - The vast tracks of impervious surfaces associated with urban development speed up the run-off of water in large rain events. The resulting torrent of discharge into accepting streams increases their speed and turbidity. This causes increased erosion, sedimentation, and ultimately decreases its overall health.

Conservation

- **Mon River Trails Conservancy.** Is a not for profit volunteer organization founded in 1991 to acquire, develop and manage the Mon River and Decker's Creek Rail-Trail system. The trail system is not overseen by a public agency.
- **Environmentally-sensitive areas and passive open space.** Morgantown has large areas of steep slopes that are unsuitable for development. These areas serve an important function of providing passive open space, serve as habitat for wildlife, and provide a buffer between development and urban waterways, which contributes to healthy waterways. While sites with steep slopes are subject to additional development standards within Morgantown, outright protection of steep slopes is not codified in Morgantown or in the county, leaving these sensitive areas vulnerable.

D. Historic Preservation

This section looks at efforts to preserve aspects of Morgantown's historic past.

- **Historic Buildings.** In Morgantown, 29 buildings are listed on the National Register of Historic Places (NRHP). NRHP is a federal program managed by the National Park Service that recognizes sites and buildings of historic significance. Potential sites can be nominated by historical societies, property owners, local government or other groups, but property owners must approve of the nomination. Eligible sites are usually at least 50 years old, maintain much of their original appearance, and are often associated with historically significant events, people, or a community's development. These sites are shown in Table 16 and ordered by the date listed on the register.
- **Historic Districts.** There are five districts listed on the National Register of Historic Places within Morgantown (See Map 15). They are shown in the Table 16 and ordered by the date listed on the register. For an area to receive Historic District Listing, a majority of property owners in that area must approve. The most recent addition to the Register is the Greenmont Historic District, which was listed in 2005.
 - A NRHP listing does:**
 - Recognizes and documents a site or building's historic significance, thereby facilitating preservation efforts
 - Makes a site or building eligible for historic preservation grants, special financing, tax credits, or alternatives to international building code standards
 - Does not:**
 - Does not restrict rights of property owners
 - Invoke any historic district zoning or other regulatory restrictions

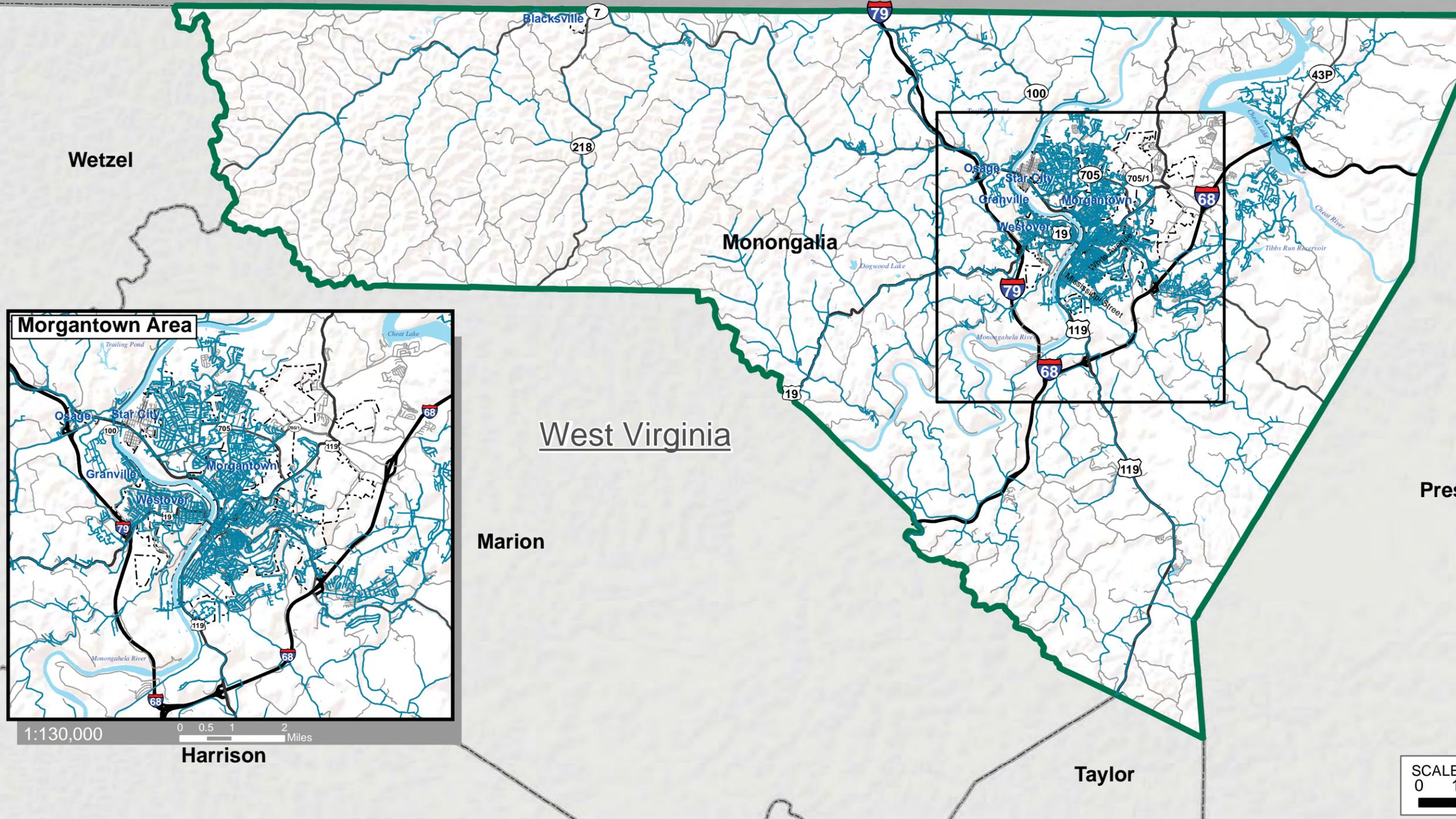
- Landmarks Commission** – Morgantown has established a historic landmarks commission, as authorized by the West Virginia Division of Culture and History. The commission is eligible for grants to assist with rehabilitation/restoration of buildings, archeology, heritage education, guidelines for architectural and design review, National Register nominations, and preservation planning.

Table 16. Morgantown Historic Sites (National Register of Historic Places)

Building Name or Site Name	Address	Date Listed
Wade, Alexander, House	256 Prairie Street	10/15/1966
Old Stone House	313 Chestnut Street	12/27/1972
Woodburn Circle	University Ave, WVU downtown campus	12/04/1974
Old Morgantown Post Office	107 High Street	03/28/1979
Stewart Hall	University Ave, WVU downtown campus	06/25/1980
Waitman T. Wiley House	128 Wagner Road	04/15/1982
Walters House	221 Wiley Street	08/18/1983
Judge Frank Cox House	206 Spruce Street	01/12/1984
Harner Homestead	1818 Listravia Street	01/12/1984
Metropolitan Theatre	371 South High Street	01/12/1984
Rogers House	293 Wiley Street	12/04/1984
Brown Building	295 High Street	07/08/1985
Monogalia County Courthouse	243 High Street	07/08/1985
Women's Christian Temperance Union Community Building	160 Fayette Street	10/30/1985
Elizabeth Moore Hall	University Ave, WVU downtown campus	12/19/1985
Oglebay Hall	University Ave, WVU downtown campus	12/19/1985
Purinton House	University Ave, WVU downtown campus	12/19/1985
Seneca Glass Company Building	709 Beechurst Aveune	12/19/1985
Stalnaker Hall	Maiden Lane, WVU downtown campus	12/19/1985
Men's Hall	Prospect & High Streets	02/05/1990
Vance Farmhouse	1535 Mileground	11/21/1991
Second Ward Negro Elementary School	White & Posten Avenues	07/28/1992
Kern's Fort	305 Dewey Street	04/09/1993
Ford House	310 Ford Street	11/15/1993
D.I.B. Anderson Farm	3333 Collins Ferry Road	03/25/1994
Dering Building	175-177 Walnut Street	11/04/1994
Kincaid & Arnett Feed and Flour Building	156 Clay Street	07/21/1995
Hackney House	89 Kingwood Street	07/01/1999
Fourth Ward School (Wiles Hill School)	287 Eureka Drive	08/25/2004

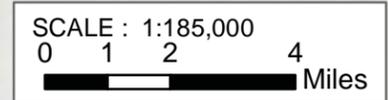
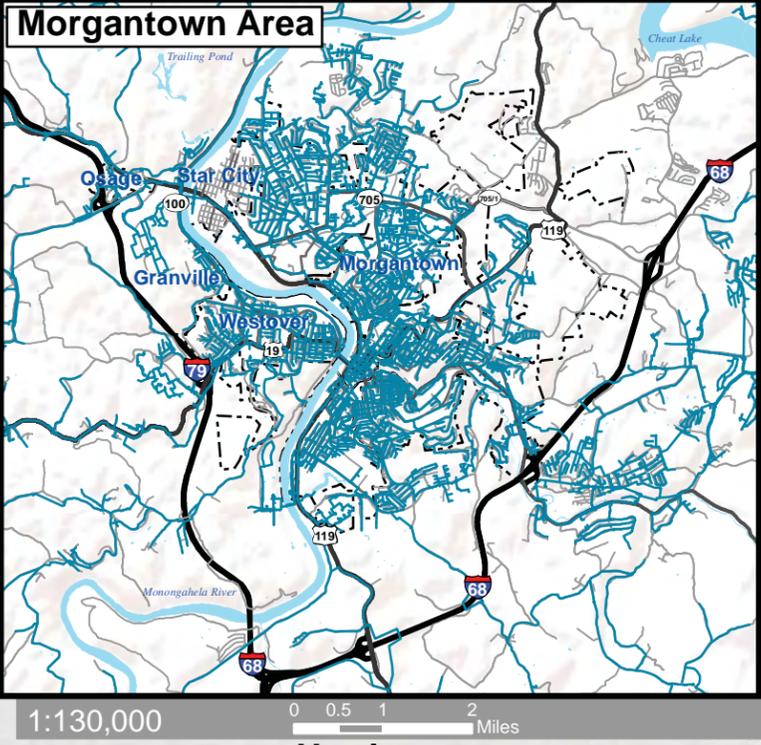


Pennsylvania



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West Virginia



Legend

- Water Lines
- Monongalia Co Boundary

Water Infrastructure Map

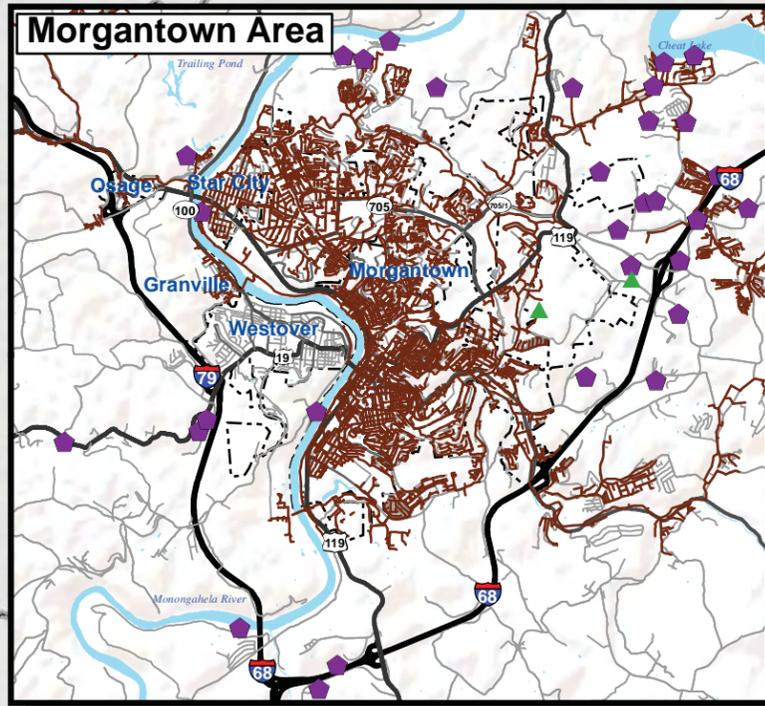
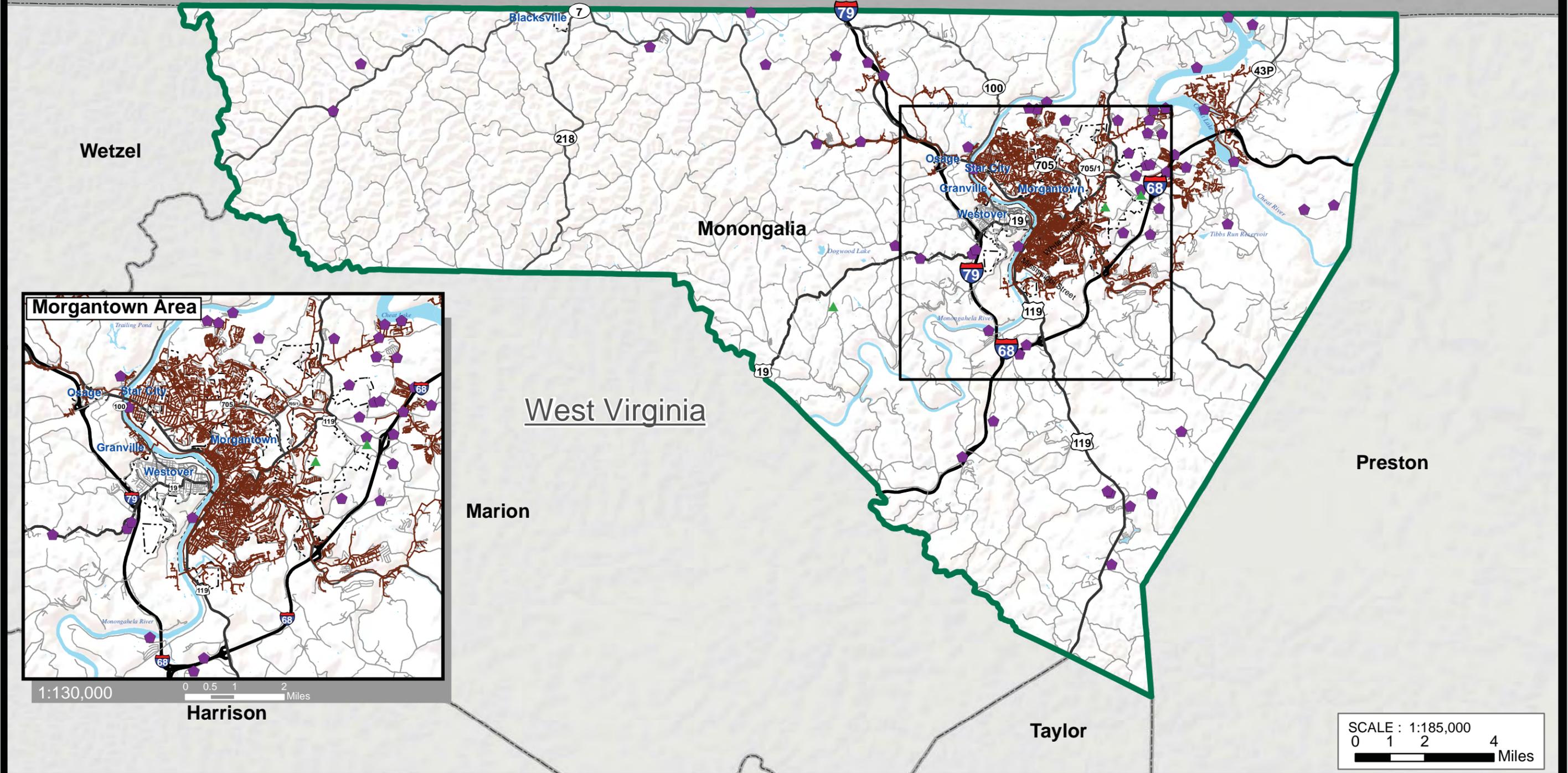
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Pennsylvania



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Legend

- ▲ Solid Waste Facility Points
- Sewer Treatment Plant Points
- SewerLines
- Monongalia Co Boundary

Sewer Infrastructure Map

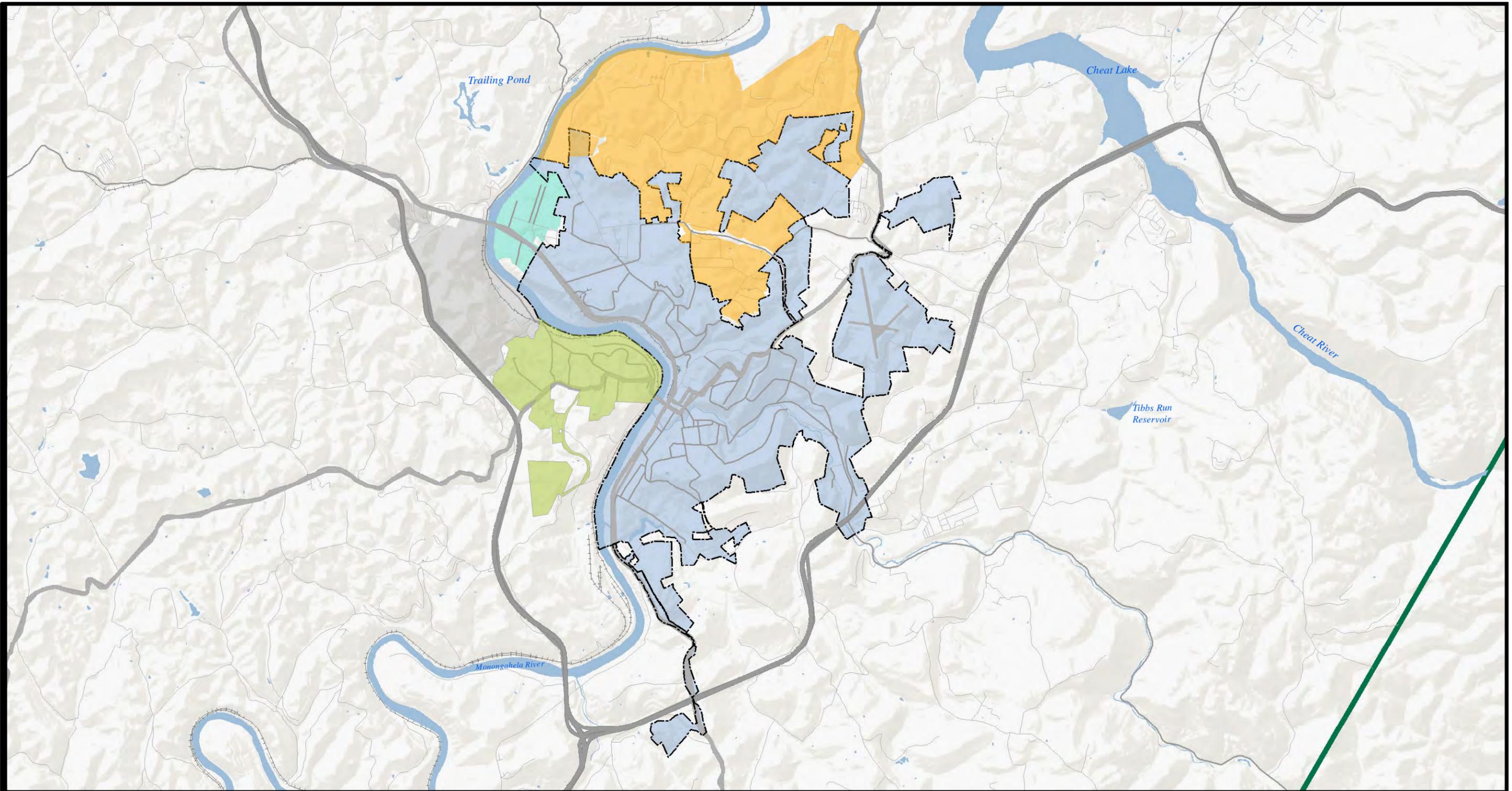
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MAP 13

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MAP 16 County Zoning Areas

Revised : 5/7/2012

- | NAME | |
|--------------------------------------------------------------------------------------|----------------------------|
|  | Westover |
|  | Morgantown Zoning |
|  | Star City Zoning |
|  | West Run Zoning |
|  | Morgantown Boundary |
|  | Monongalia County Boundary |
- | | |
|---------------------------------------------------------------------------------------|--------------|
|  | Interstate |
|  | US Routes |
|  | State Routes |
|  | Collector |
|  | Local Roads |

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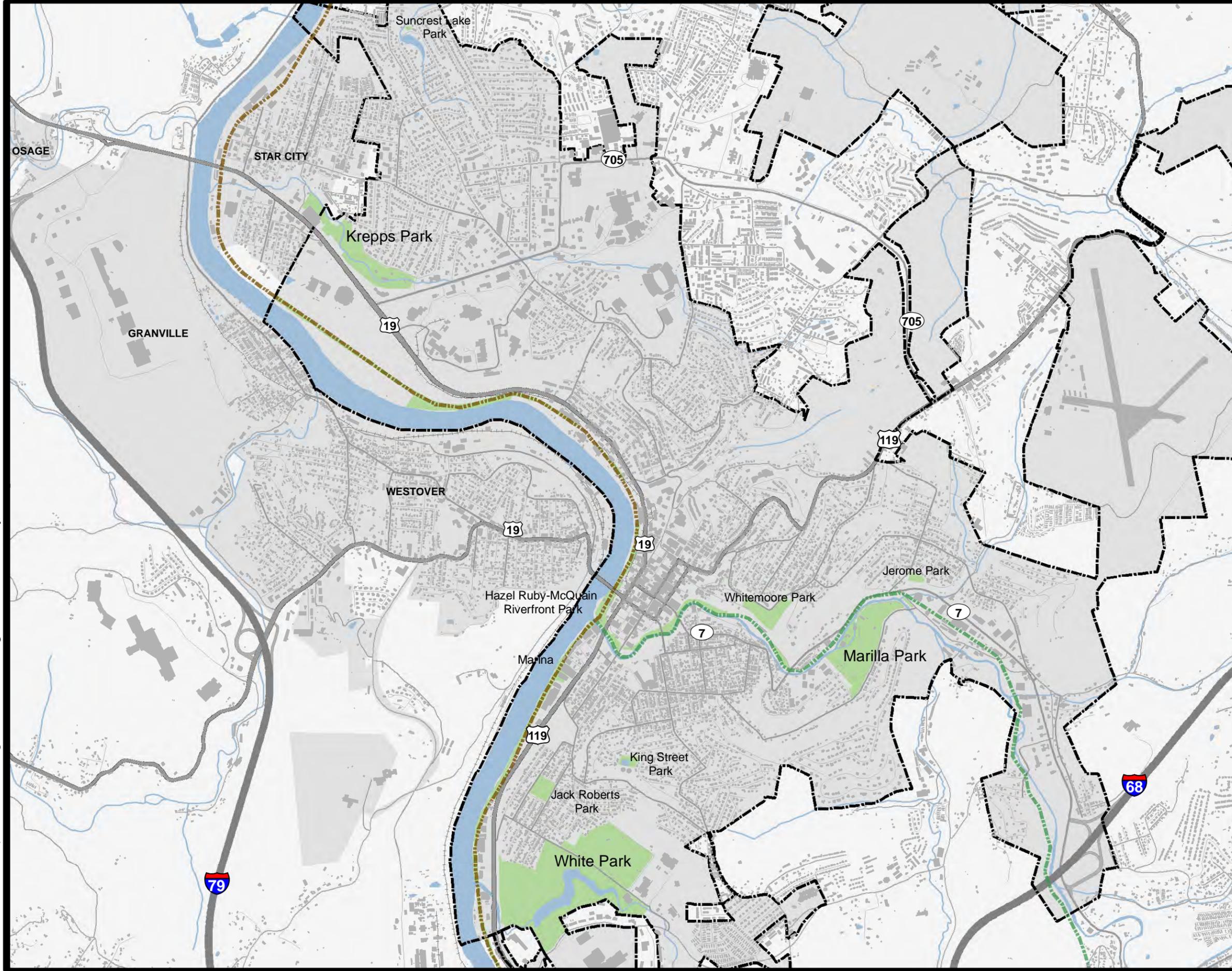
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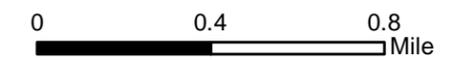
MAP 14 City of Morgantown Parks and Recreation

TYPE

- Buildings
 - Parks
 - Morgantown Boundary
 - Interstate
 - US Routes
 - State Routes
 - Collector
 - Local Roads
 - Railroads
 - Water Bodies
 - Streams
 - Incorporated Areas
- Multi-use Trails**
- Deckers Creek Rail-Trail
 - Caperton Rail-Trail



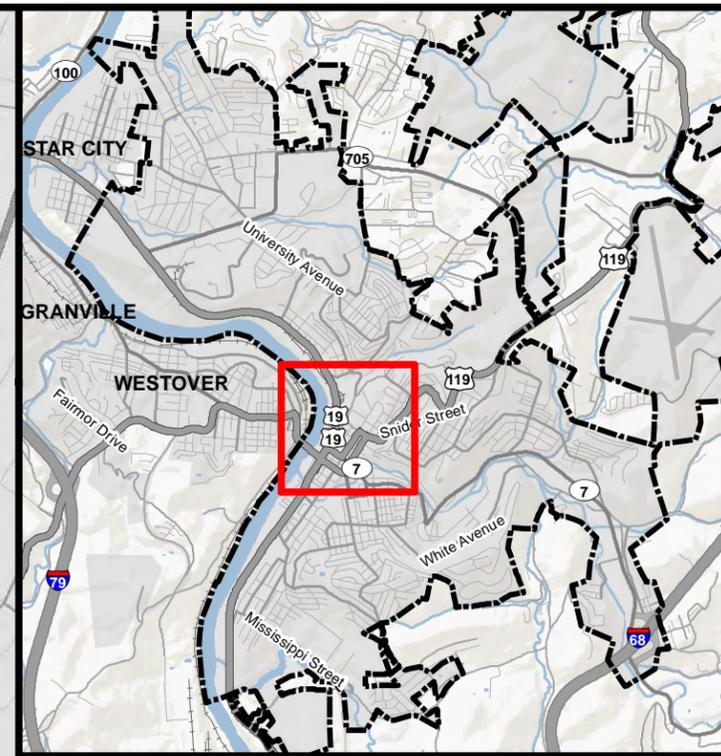
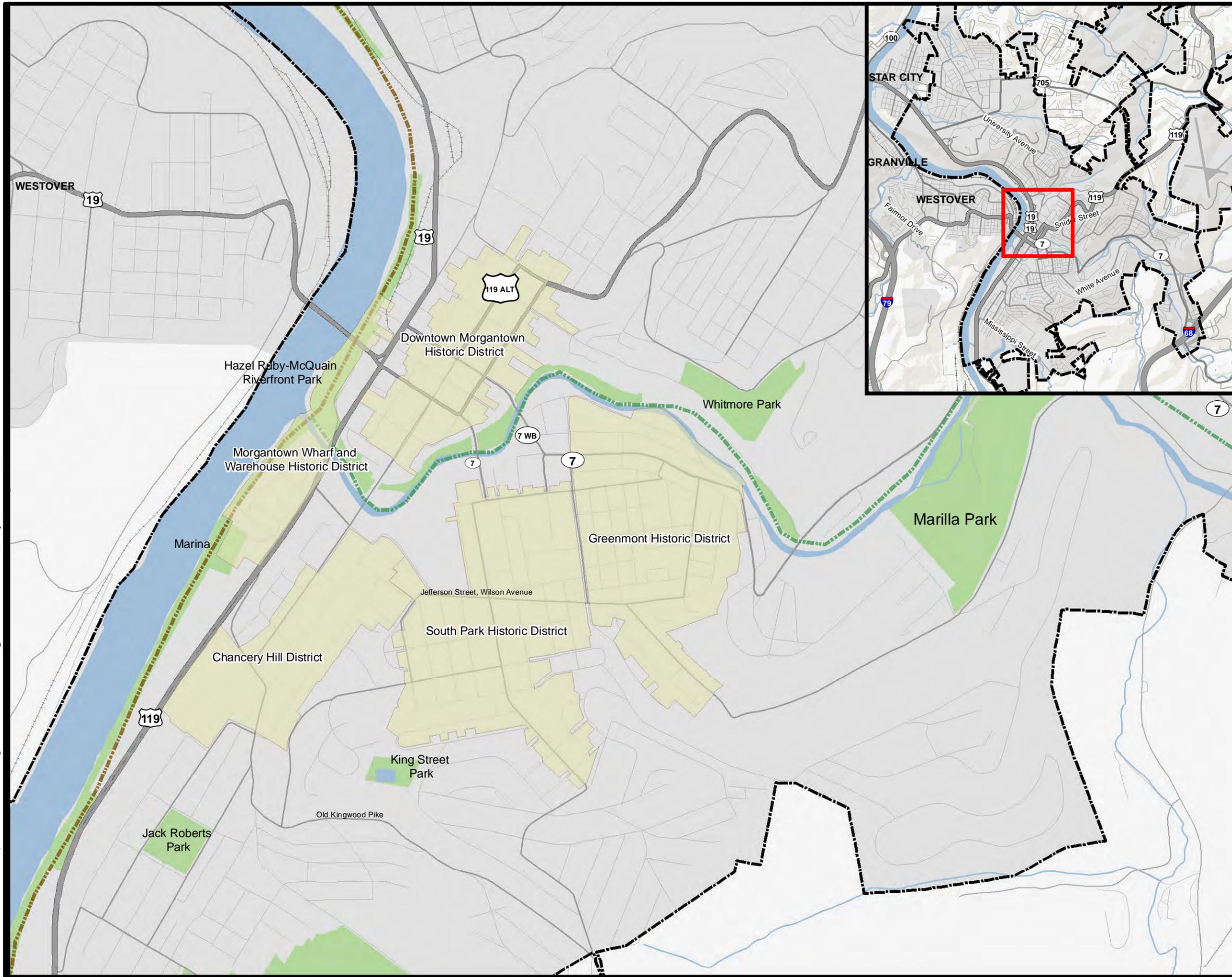
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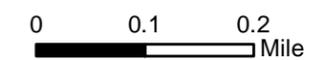
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MAP 15 City of Morgantown Historic Districts

- Morgantown Historic Districts
 - Parks
 - Morgantown Boundary
 - Interstate
 - US Routes
 - State Routes
 - Collector
 - Local Roads
 - Railroads
 - Water Bodies
 - Streams
 - Incorporated Areas
- Multi-use Trails**
- Deckers Creek Rail-Trail
 - Caperton Rail-Trail

SCALE : 1:10,654



Coordinate System: NAD 1983 UTM Zone 17N
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Datum: North American 1983
Units: Meter

Revised : 5/4/2012