



# MORGANTOWN PLANNING COMMISSION

March 12, 2015  
6:30 PM  
City Council Chambers

**President:**

Peter DeMasters, 6<sup>th</sup> Ward

**Vice-President:**

Carol Pyles, 7<sup>th</sup> Ward

**Planning Commissioners:**

Sam Loretta, 1<sup>st</sup> Ward

Tim Stranko, 2<sup>nd</sup> Ward

William Blosser, 3<sup>rd</sup> Ward

Bill Petros, 4<sup>th</sup> Ward

Mike Shuman, 5<sup>th</sup> Ward

Ken Martis, Admin.

Jennifer Selin, City Councilor

## **STAFF REPORT**

**CASE NO:** S15-03-III / CA Student Living / 494 Spruce Street

**REQUEST and LOCATION:**

Request by Lisa Mardis of Project Management Services, on behalf of CA Student Living, for approval of a Type III Major Development of Significant Impact (MDSI) Site Plan approval at 494 Spruce Street.

**TAX MAP NUMBER(s) and ZONING DESCRIPTION:**

Tax Map 26, Parcels 245 and 246; B-4, General Business District.

**SURROUNDING ZONING:**

South and West: B-4, General Business District

North and East: B-1, Neighborhood Business District

**BACKGROUND:**

The petitioner seeks to redevelop the VFW Post 548 site at the corner of Spruce Street and Willey Street. Addendum A of this report illustrates the location of the subject site.

The following generally summarizes the proposed development program illustrated in the petitioner's application documents.

- Twelve (12) levels with portions of the lowest three (3) levels below the adjoining grade.
- 89 "Mixed-Use Dwelling" units for a total of 331 bedrooms.
- A total of 7,649 square feet of non-residential space on three (3) at-grade levels with approximately 3,435 square feet of commercial/retail space on the lowest at-grade level (Level P1) facing Spruce Street.
- A total of 157 vehicle parking spaces on four (4) parking deck levels, one (1) truck loading space, and four (4) standard vehicle loading spaces. Only one (1) point of ingress from Willey Street will be provided for all four (4) parking deck levels. Egress for all four (4) parking deck levels will be provided at two (2) locations; one (1) on Willey Street and one (1) on Spruce Street. Additionally, 94 bicycle storage spaces are proposed in one common facility on Level P2 with access from Willey Street.
- Above ground utility facilities along the development site's Spruce Street and Willey Street frontages are planned for relocation to below ground utility service trenches or vaults.

**Development Services**

Christopher Fletcher, AICP  
Director

**Planning Division**

389 Spruce Street  
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The petitioner met with the Design Review Committee on 12 AUG 2014. No exterior design elements in the petitioner's Major Development of Significant Impact plans presently before the Planning Commission have been modified from those plans examined by the Design Review Committee on 12 AUG 2014.

The Planning Commission approved a Type III Development of Significant Impact (DSI) Site Plan application by the petitioner's for the subject site on 11 SEP 2014 under Case No. S14-07-III. However, the Board of Zoning Appeals decided on 16 OCT 2014 that:

"...the development of the VFW Post 548 site at the corner of Spruce Street and Willey Street by CA Student Living under Case No. S14-07-III is a 'Major Development of Significant Impact' as provided under Article 1329.02 of the City's Planning and Zoning Code and not a 'Development of Significant Impact' as determined by the Planning Division."

As such, the petitioner is now before the Planning Commission seeking site plan approval for a Major Development of Significant Impact (MDSI).

Minor subdivision approval to combine Parcels 245 and 246 of Tax Map 26 was granted to the petitioner by the Planning Commission on 11 SEP 2015 under Case No. MNS14-05.

Additionally, the petitioner has, in observance of Article 1351.01(I), incorporated design elements that preserve adequate light and airflow to public spaces including streets and sidewalks as demonstrated by the petitioner's air flow and sunlight distribution analyses and confirmed by the Board of Zoning Appeals on 17 SEP 2014.

**ANALYSIS:**

As recommended in Chapter 9 "Implementation" of the 2013 Comprehensive Plan Update, Addendum B of this report identifies how the proposed development program relates to the land management intent, location, and pattern and character principles of the current Comprehensive Plan. Additionally, Addendum B includes sections of the 2010 Downtown Strategic Plan Update.

Staff encourages the Planning Commission to review both Plans for guidance as Addendum B is not intended to represent a complete comparative assessment.

It should be noted that "shall" statements within the Comprehensive Plan or the Downtown Strategic Plan must be understood as desired objectives and strategies that do not have the force or effect of law unless incorporated into the City's Planning and Zoning Code.

The VFW Post 548 site represents a unique opportunity to strategically locate higher residential density in close proximity to West Virginia University's downtown campus. Because the site is well served by public transit and is within walking and biking distance of primary destinations, residents can access alternate modes of transportation thereby reducing auto dependency and mitigating increased traffic congestion created by

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commuting traffic from higher density residential development outside the City of Morgantown.

To this point, Land Management Objective LM 5.2 of the 2013 Comprehensive Plan Update provides, "Permit higher density development in areas that are well-supported by existing or planned transportation infrastructure or transit services."

### **STAFF RECOMMENDATION:**

Staff recommends approval of Case No. S15-03-III with the following conditions:

1. That the developer shall continue to consult with the Downtown Design Review Committee and accordingly address the Committee's comments and concerns where practicable.
2. That the development must meet all applicable federal Fair Housing and Americans with Disabilities Act standards as determined by the City's Chief Building Code Official.
3. That public sidewalks along the development site's Spruce Street and Willey Street frontages shall be reconstructed to the satisfaction of the City Engineer and, where practicable, incorporate design elements utilized in the High Street streetscape improvement projects and the planned Walnut Street streetscape improvement project.
4. That, as proposed by the petitioner, above ground utility facilities along the development site's Spruce Street and Willey Street frontages must be relocated underground; provided all affected utilities, the West Virginia Division of Highways, and the City Engineer approve development plans for same.
5. That the developer shall consult with the City Engineer in providing public trash receptacle(s) and bench(es) near retail entrance(s) that match existing facilities within the downtown; provided said street furniture does not reduce the width or obstruct public sidewalks.

Attachments: Addenda and Exhibits noted above.

Major Development of Significant Impact Site Plan application, plans/drawings, and accompanying documents submitted by the applicant.

### **Development Services**

Christopher Fletcher, AICP  
Director

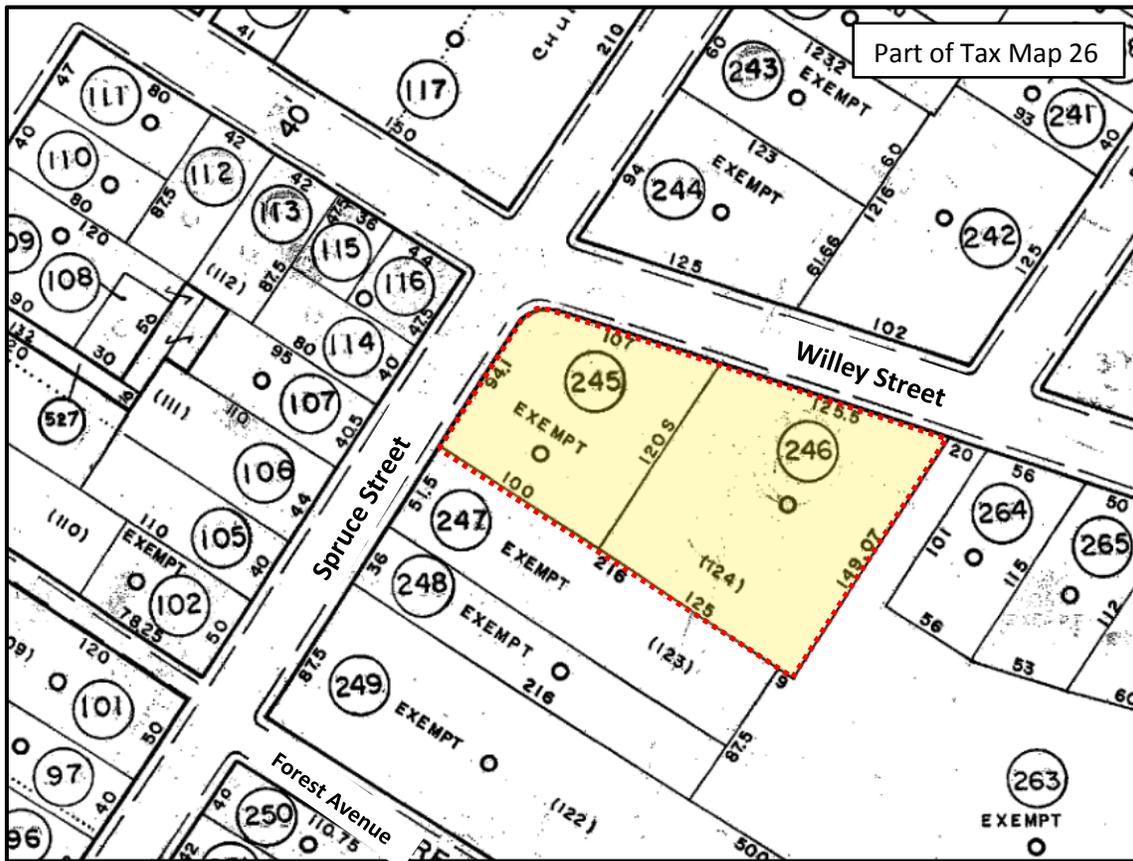
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**STAFF REPORT ADDENDUM A**  
**S15-03-III / CA Student Living / 494 Spruce Street**





## STAFF REPORT ADDENDUM B

### S15-03-III / CA Student Living / 494 Spruce Street

#### Concurrence with the 2013 Comprehensive Plan Update

The following narrative identifies where, in the opinion of the Planning Division, the subject development of significant impact is in concurrence and/or is inconsistent with the 2013 Comprehensive Plan Update.

<b>INTENT</b>	Development proposals will reflect the spirit and values expressed in the Plan's principals.
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#### Principles for Land Management

Principal 1	<p>Infill development and redevelopment of underutilized and/or deteriorating sites takes priority over development in green field locations at the city's edge.</p> <p><i>The VFW Post 548 site is located within the "Encouraged Growth" area, the "Core" pattern and character area, and the "Downtown Enhancement" area and is not located within a green field location at the city's edge.</i></p>	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
Principal 2	<p>Expansion of the urban area will occur in a contiguous pattern that favors areas already served by existing infrastructure.</p> <p><i>The VFW Post 548 site is located within the central urban core and appears to be supported by existing multi-modal transportation options and adequate utility infrastructure capacity.</i></p>	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
Principal 3	<p>Downtown, adjacent neighborhoods and the riverfront will be the primary focus for revitalizations efforts.</p> <p><i>The VFW Post 548 site is located within the B-4 District and appears to leverage its proximity with the University's downtown campus, which should further desired strengthening of the city's urban core in terms of walkability, customer-base, and proximity to residents' primary destinations.</i></p>	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
Principal 4	<p>Existing neighborhoods throughout the city will be maintained and/or enhanced.</p> <p><i>The VFW Post 548 site is not located within or adjacent to a "Neighborhood Conservation" area.</i></p>	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other

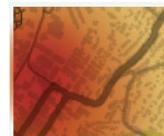
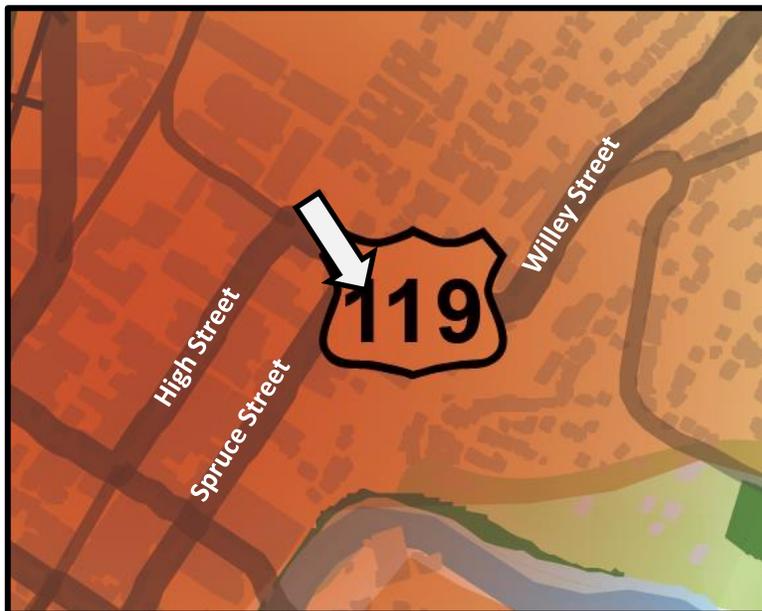
Principal 5	Quality design is emphasized for all uses to create an attractive, distinctive public and private realm and promote positive perceptions of the region.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<p><i>The developer's professional design team consulted with the Downtown Design Review Committee (DRC) and incorporated modifications that appear to address the Committee's comments and concerns in terms of architectural style, cladding material and color, window rhythm, upper floor setback, increased at-grade setback, etc. The DRC noted during its 12 AUG 2014 meeting that significant improvements were made from the proposal reviewed by the Planning Commission on 12 JUN 2014.</i></p>		
Principal 6	Development that integrates mixed-uses (residential, commercial, institutional, civic, etc.) and connects with the existing urban fabric is encouraged.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<p><i>The proposed development includes residential and street-level nonresidential uses. The urban fabric within the immediate built environment is heterogeneous given the various development pattern and character types, scales and densities, forms and functions, and construction periods.</i></p>		
Principal 7	Places will be better connected to improve the function of the street network and create more opportunities to walk, bike and access public transportation throughout the region.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<p><i>The VFW Post 548 site is well served by public transit along Spruce Street and Willey Street and is within walking and biking distance of the University campus, downtown PRT station, the downtown central business district. Redevelopment of the site to a higher residential density links residents to alternate modes of transportation thereby reducing auto dependency within the City and mitigating increased traffic congestion created by commuting traffic from outside the City. The proposed at-grade setbacks appear to functionally widen adjoining public sidewalks. Significant bicycle storage is provided.</i></p>		
Principal 8	A broad range of housing types, price levels and occupancy types will provide desirable living options for a diverse population.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<p><i>The proposed development program increases housing choice and diversity in the context of the immediate residential area, which includes the Courtyard East and Courtyard West multi-family developments (four and five stories respectively); the ten-story, multi-family high-rise, age-restricted Unity Manor building; the six-story Central Place multi-family development under construction; various duplex and triplex configurations; and, converted single-family residential units. Zoning ordinance dictates and/or guidelines concerning desired affordability and workforce opportunities have not been developed or enacted.</i></p>		

Principal 9	Residential development will support the formation of complete neighborhoods with diverse housing, pedestrian-scaled complete streets, integrated public spaces, connection to adjacent neighborhoods, and access to transportation alternative and basic retail needs.	<input checked="" type="checkbox"/> Concurrency <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<p><i>The VFW Post 548 site is within the B-4, General Business District and located within a two to five minute relatively flat walk to basic retail goods and services, civic, institutional, and public spaces located within the central downtown business district and University's downtown campus. Semi-public indoor and outdoor spaces have been incorporated to further quality of life, convenience, and enjoyment of the development's residents. Special design care appears to have been given to further the at-grade pedestrian level experience including materiality and orientation.</i></p>		
Principal 10	Parks, open space, and recreational areas are incorporated as part of future development.	<input checked="" type="checkbox"/> Concurrency <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<p><i>Semi-public indoor and outdoor spaces have been incorporated to further quality of life, convenience, and enjoyment of the development's residents. The proposed at-grade setbacks appear to functionally widen adjoining public sidewalks. Green-wall landscaping treatments along Willey Street and on the side wall adjoining the child development center should serve to soften the relationship between the public sidewalk realm and the building's at-grade edge. Additionally, physical barriers are planned to buffer the above-grade outdoor recreation space from the building edge.</i></p>		
Principal 11	Environmentally sensitive and sustainable practices will be encouraged in future developments.	<input type="checkbox"/> Concurrency <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Other
<p><i>Stormwater management best practices will be required for a large site currently lacking such measures. The developer's goals and objectives concerning sustainable construction techniques and industry accepted best practices have not been fully developed.</i></p>		

**LOCATION**

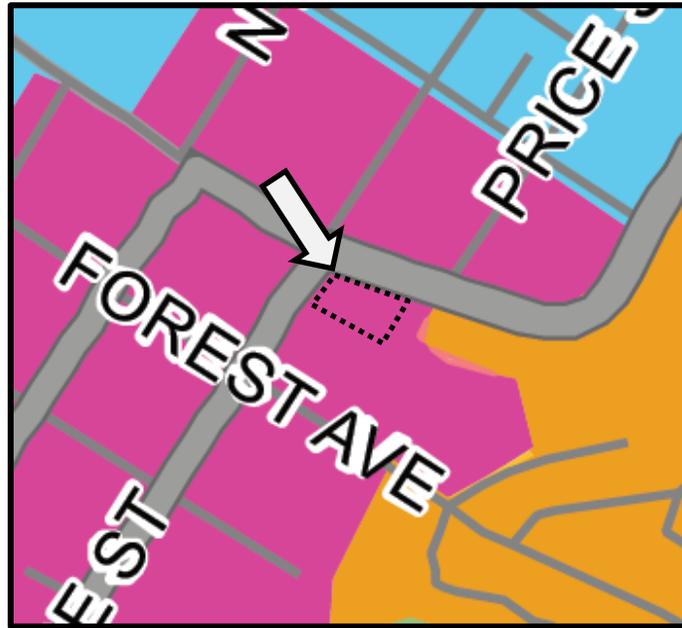
Development proposals will be consistent with the Land Management Map. If the proposal applies to an area intended for growth, infill, revitalization, or redevelopment, then it should be compatible with that intent and with any specific expectations within Areas of Opportunity. If the proposal applies to an area of conservation or preservation, it should be compatible with and work to enhance the existing character of the immediate surroundings.

The following graphic is clipped from the **Conceptual Growth Framework Map** included on Page 19 of the 2013 Comprehensive Plan Update. The subject development site is located within the “**Encouraged Growth**” area.



Encouraged Growth

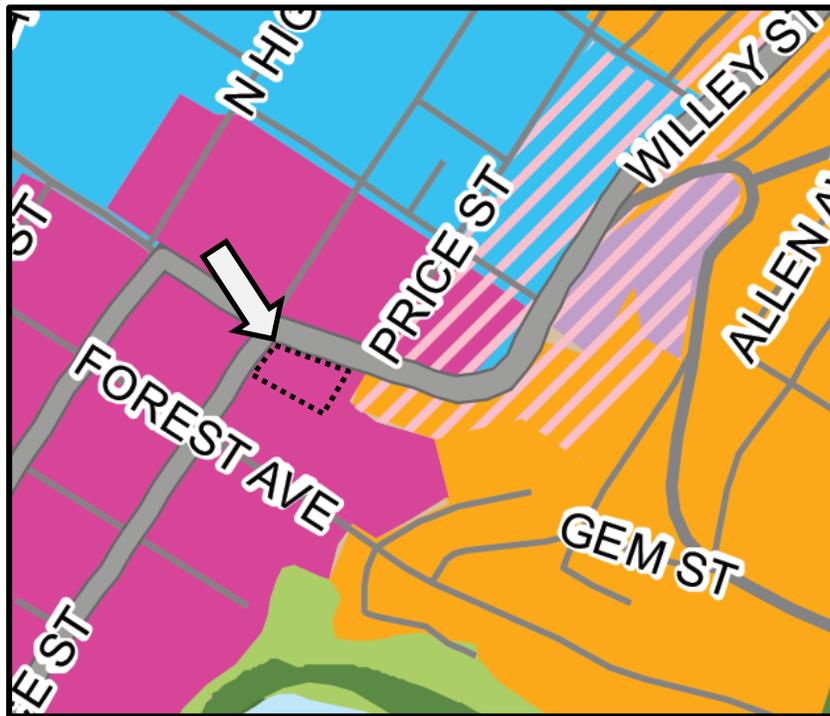
The following graphic is clipped from **Map 3 – Pattern and Character** included on Page 27 of the 2013 Comprehensive Plan Update. The subject development site is located within the “**Core**” pattern and character area.



**Core.** The Core is the zone of densest development and is generally defined as Downtown Morgantown. The area has the highest level of connectivity with a grid street pattern with short walkable block lengths. Buildings range from two to twelve stories and are located close to each other and to the street. A mixed-use district, the core contains a range of retail, office, institutional and residential activities, with many buildings containing multiple uses within them. The street, network, building density and mix of uses support a high degree of pedestrian mobility.



The following graphic is clipped from **Map 4 – Land Management** included on Page 39 of the the 2013 Comprehensive Plan Update. The subject development site is located within the “**Downtown Enhancement**” concept area.



- Downtown Enhancement:** Continued infill and redevelopment in the Downtown core with a mix of employment, civic, commercial and residential uses as described in the 2010 Downtown Strategic Plan Update.

**PATTERN AND CHARACTER**

Development proposals in growth areas will be consistent with preferred development types. Development in areas where growth is not intended should be compatible with the relevant Character Areas description and expectations for how those areas should evolve in the future.

The following graphics are clipped from Pages 41 through 43 of the 2013 Comprehensive Plan Update and identify the development types desired within the “Core Enhancement” concept area.

Appropriate Development Types

CONCEPT AREA	SF	TF	MF	C	NX	UC	CC	O	I	CD	OS
Core Enhancement			•	•	•	•					•

**MF Multi-family Residential**

Includes various forms such as apartment buildings where three or more separate residential dwelling units are contained with a structure and townhouse dwelling types. They vary considerably in form and density depending on the context – from four-story or larger buildings set close to the street in and at the edge of the downtown core and along major corridors, to smaller two- to four-story buildings with greater street setbacks in areas between the downtown core and single-family neighborhoods.



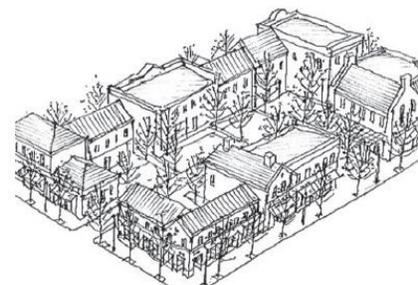
**C Civic and Institutional**

These sites include both public uses (government buildings, libraries, community recreation centers, police and fire stations, and schools) and semi-public or private uses (universities, churches, hospital campuses). Public uses should be strategically located and integrated with surrounding development. Civic and Institutional sites may be distinctive from surrounding buildings in their architecture or relationship to the street.



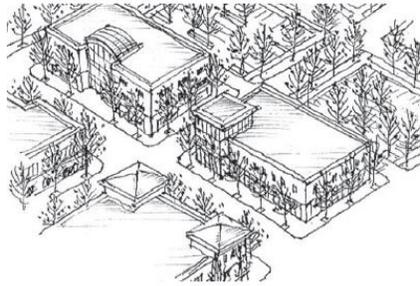
**NX Neighborhood Center Mixed-Use**

A mix of housing, office, commercial, and civic uses adjacent to one another or contained within the same structure (such as offices or apartments above ground-floor retail). Such uses should be compatible with and primarily serve nearby neighborhoods (within 1/2 mile). Parking should be located behind or to the side of buildings and may be shared between multiple uses.



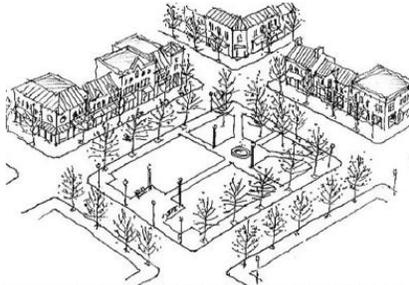
**UC Urban Center Mixed-Use**

A mix of housing, office, commercial, and civic uses located adjacent to one another or sharing the same building. Buildings are generally larger in scale than neighborhood mixed-use and contain more employment and commercial uses that serve the broader community. Buildings should be located near the street with parking provided on-street or in shared parking configurations behind or between buildings.



**OS Greenspace**

Includes formal parks, recreation areas, trails, and natural open space.



**OBJECTIVES  
AND  
STRATEGIES**

**Land Management**

**A. Goal**

Efficient and attractive use of land resources that strengthens the quality, character, and upkeep 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 relocate utilities from view of primary corridors, arterials, and collectors with emphasis on underground placement.

**OBJECTIVES  
AND  
STRATEGIES**

**Neighborhoods and Housing**

**A. Goal**

Attractive, well-maintained neighborhoods that offer a broad mix of desirable housing options and convenient access to services and amenities.

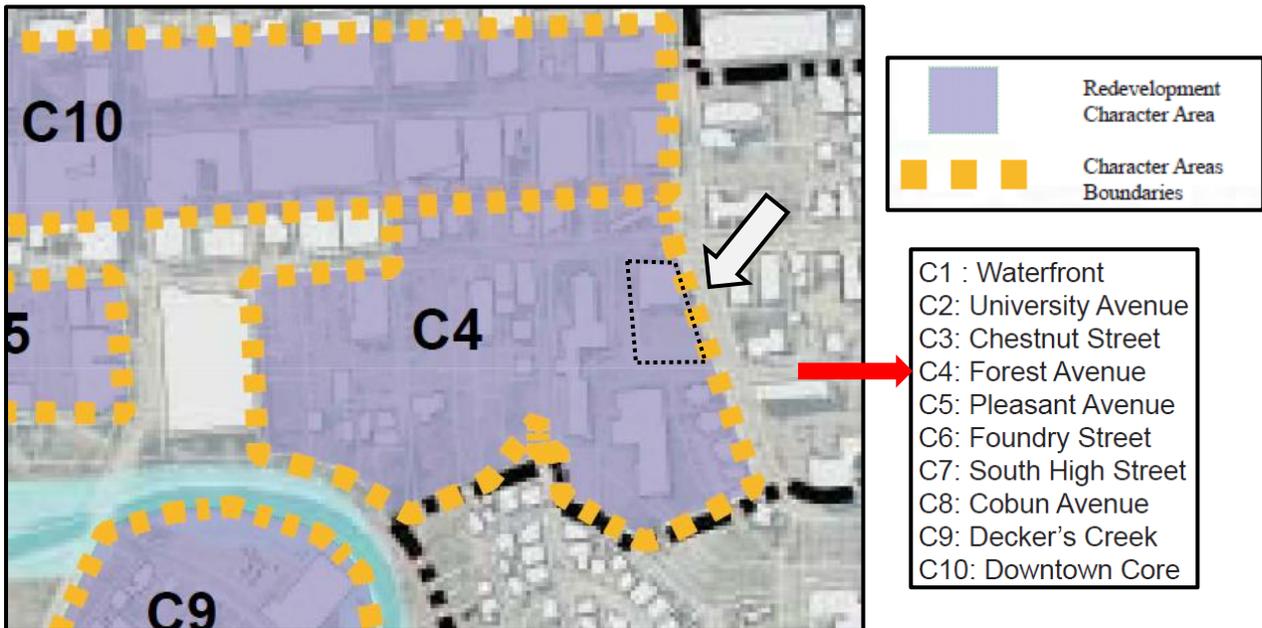
**Objective 4. Promote the development of a broad range of housing types and prices.**

➔ NH 4.1 Provide incentives to developers to encourage development of alternative housing types (i.e. higher density, live-work, mixed-use) in designated growth areas.

**2010 Downtown Strategic Plan**

**Concurrence with the 2010 Downtown Strategic Plan**

The following graphics have been clipped from the 2010 Downtown Strategic Plan.



Clipped from Page 89

## 6.0 Downtown Strategies

### 6.3.1.4 Character Area C4 – Forest Avenue

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Farmer’s Market.</li> <li>• Immediately adjacent to WVU campus.</li> <li>• Proximity to High Street retail.</li> <li>• Gateway and downtown access point both to and from Woodburn residential neighborhood.</li> <li>• Various historic architecture, churches, and homes provide scale and interest.</li> <li>• Access to Whitmore Park and trails with access to downtown and Sabraton.</li> <li>• Plans are currently underway for the redevelopment of the old Central School site.</li> </ul>	<p><b>CHALLENGES</b></p> <ul style="list-style-type: none"> <li>• Some areas of steep topography.</li> <li>• Poorly designed, planned and managed student housing.</li> <li>• Minimal lighting and sidewalks are in disrepair.</li> <li>• Underutilized existing properties and original street grid has been disrupted in some places.</li> <li>• Insufficient supply of off-street parking.</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• New mixed-use student housing village with live-work units for young professionals.</li> <li>• Additional mixed-use infill at the north end of Spruce Street.</li> <li>• Entertainment or cultural facilities.</li> <li>• Direct access to Deckers Creek and Deckers Creek Trail.</li> <li>• A cohesive sense of place in this area through urban design streetscapes, signage, lighting, art and landscaping.</li> <li>• Enhance the setting for the Farmer’s Market.</li> <li>• Promote the redevelopment of derelict student housing into new attractive student housing near campus.</li> </ul>	

### VISION / DEVELOPMENT THEME

A neighborhood with mixed-use live-work opportunities interspersed throughout, that is directly adjacent to downtown and the Farmer’s Market. This area will also incorporate townhouses along Deckers Creek and some high quality student/young professional housing sprinkled throughout the area.

### ACTIONS

- 6.3.1.4a Create a more permanent structure for the Farmer’s Market while still retaining the site’s principal parking use (i.e. covered parking stalls); study the feasibility of allowing evening parking for performances at the Metropolitan Theatre.



## 6.0 Downtown Strategies

- 6.3.1.4b Offer incentives to enable consolidation of parcels and consistency in development theme and pattern. These lot consolidation incentives options are;
- Offer an increased floor area ratio (FAR) bonus to properties requesting lot consolidation. The bonus incentives would apply to the gross square footage of a single parcel following consolidation.
  - Offer residential density bonus incentives. The density bonus incentives would apply to the gross square footage of a single parcel following consolidation.
  - At the discretion of the city, fee assistance and other financial incentives could be made available to encourage lot consolidation activities, subject to available resources. Financial incentives may include, but not limited to:
    - i. Permit fee assistance (waivers, reduced fees, etc.)
    - ii. Reductions in approval procedure timeline.
    - iii. Others as deemed appropriate by the Planning Commission
- 6.3.1.4c Create more green space around new residential development in order to manage and clean stormwater before it enters Deckers Creek and travels into the Monongahela River.
- 6.3.1.4d Expand the government service needs of Morgantown into this area, which is adjacent to the existing government core.
- 6.3.1.4e Adopt and enforce Main Street Morgantown Urban Design Guidelines and Design Guidelines for Public Projects.
- 6.3.1.4f Create specific design guidelines for the "Forest Avenue Character Area".

### DESIGN GUIDELINES CONSIDERATIONS:

#### General Intent / Goals

Dense pedestrian friendly village with buildings that are organized on an urban street pattern and along open space connections to Deckers Creek.

#### Planning Requirements

- ➔ Reinforce the urban quality by increasing the mass, density, and mixed-use quality buildings that front on well designed pedestrian streets.
- ➔ Maximize residential opportunities to take advantage of the location near WVU campus.
  - Create north-south pedestrian and bicycle access to the River at regular intervals at the ends of the alleys that extend to downtown.
- ➔ Create balance and harmony in the vertical and horizontal massing of buildings.
  - Create a consistent architectural style and palette of materials.
- ➔ Areas characterized as "New Mixed-Use Development" in Figure 17 will offer retail/commercial on the ground floor and either office or residential on the upper floors.

#### Building Height

- ➔ New buildings shall be a maximum height of four (4) stories or 50' or a minimum of three (3) stories or 30' in height to promote a mix of uses and a continuous urban edge.

*This is a guideline that does not have the force or effect of law unless codified in the City's Planning and Zoning Code.*



## 6.0 Downtown Strategies

### Setbacks

As described in B-4 zoning district.

### Parking and Access

As described in the B-4 standards with the addition of the City offering an option for reduced required parking amounts for downtown residential developers as described under Transportation Section 6.4.2.

### 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.
- ➔ • Buildings that front streets and open spaces should have a well designed and scaled first floor with human scaled elements, doors, windows, awnings, 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.



*Inspirational imagery for Action 6.3.1.4c taken from Bloomington, Indiana depicting a pocket park located between two condominium buildings.*



## 6.0 Downtown Strategies

### Materials

Materials should conform to existing B-4 standards and be consistent with the materials chosen for the existing historic buildings within the “Forest Avenue Character Area”. Materials, methods, treatment, and type for private projects should 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 should 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.

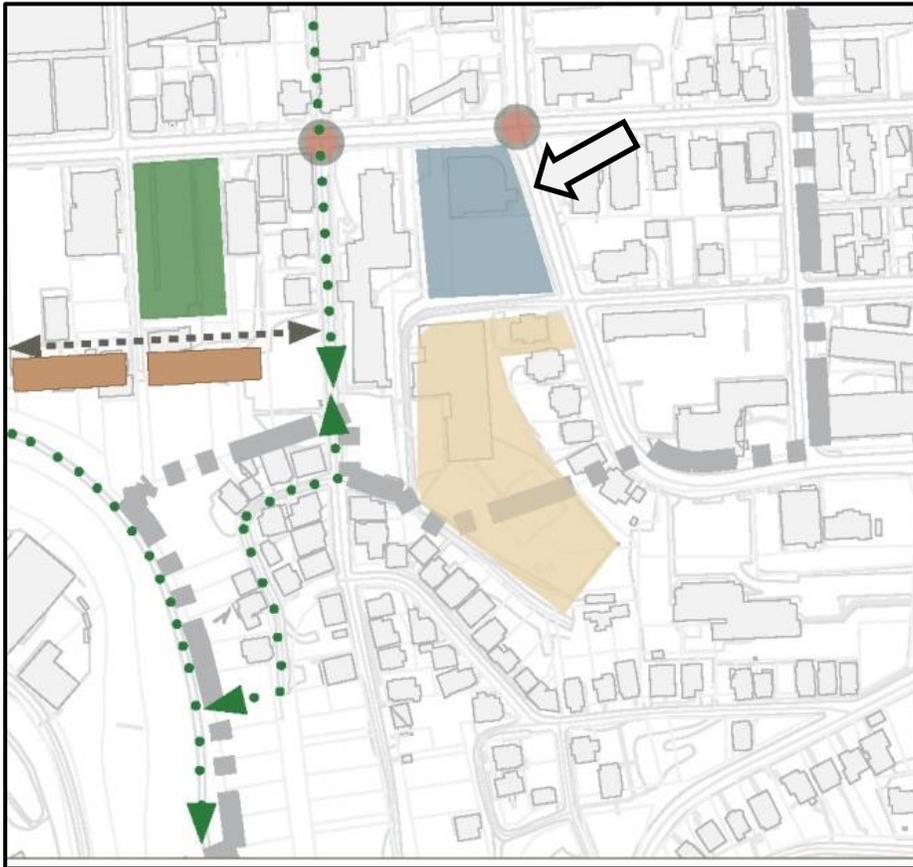
### Architectural Style

Encourage an architectural reference for the “Forest Avenue Character Area” that draws inspiration from the many historic buildings that are part of the downtown core as described within the Main Street Morgantown Urban and Public Projects Design Guidelines. Existing building renovations, rehabilitations, and adaptive reuses will follow the Main Street Morgantown Urban and Public Projects Design Guidelines.



*Inspirational imagery for Action 6.3.1.4a taken from Bloomington, Indiana depicting a Farmer’s Market space that also serves as a parking lot during the weekdays. They have built a set of permanent overhead structures that serve as shading devices for the various users of this space throughout the week.*





Clipped from Page 90

	New Mixed Use Development		Existing Planned Development
	New Residential Development		New Street Access
	Enhanced Streetscape and setbacks		Lane or Alley Access
	Enhanced Public Space or Park		Pedestrian Bridge
	Pedestrian Street (limited auto)		Enhanced Alley or multipurpose trail
	Future Government Services Expansion		Enhanced crosswalk

Clipped from Page 70

## 6.0 Downtown Strategies

### 6.6 Housing and Redevelopment

**Goal:** Redevelop vacant and underperforming properties throughout the downtown and promote a variety of mixed-use housing in order to increase density and diversify the demographics of downtown residents.

**Objectives:**

- ➔ • Increase the supply, diversity, range, and affordability of housing opportunities within the downtown.
- Increase the utilization of various tax credit programs that support the revitalization of existing buildings.
- Pursue the development of mixed-use and residential development along the Riverfront and Deckers Creek.
- Redevelop underutilized upper-floor spaces throughout the downtown to create 100-200 new housing units.

**Actions:**

- ➔ 6.6.1 Grow the downtown resident population by creating more, and a broader range of, housing opportunities. The following downtown and community-wide benefits are expected from the increase in housing:
  - Boost the captive market for community-serving retail goods and services downtown that will support new downtown residents and the residents of nearby neighborhoods.
  - Increase occupancy and mixed-uses of underutilized downtown buildings.
  - 24/7/365 living, activity, commerce, and energy will create a safer downtown.
- 6.6.2 Encourage the reuse and conversion of underutilized upper floors for new residential uses.

One of the functions of the recommended development subsidiary of Main Street Morgantown will be to provide property owners with historic rehabilitation and New Markets tax credit technical assistance that can cover a portion of rehabilitation costs. Technical assistance could be in the form of raising awareness of and participation in these and other similar financing tools; involving several property owners in aggregating their properties to make tax credit financing more efficient; identifying potential local tax credit investors; and, providing pro bono rehabilitation financing assistance.
- 6.6.3 Stimulate infill development of mixed-use buildings on vacant lots throughout the downtown.
- 6.6.4 Redevelop the areas along the Monongahela River in order to attract revitalization and infill projects in the downtown.
- 6.6.5 New housing should support and integrate a diversity of age groups and income levels.
- 6.6.6 Use development of new housing to better connect surrounding neighborhoods to the downtown.

Residents and workers in the surrounding neighborhoods pass through many of the downtown "Character Areas" when traveling to work, visiting businesses, and accessing recreational sites.

Developing housing along the Creek and the River will make these areas livelier and, in turn, will make the connections between the downtown and adjacent neighborhoods safer.

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City of Morgantown, West Virginia

**APPLICATION FOR  
TYPE III SITE PLAN REVIEW**

OFFICE USE	
CASE NO.	S15-03-III
RECEIVED:	05 DEC 14
COMPLETE:	06 FEB 15

The Morgantown Planning Commission is responsible for approving Type III Site Plan Review Applications. There are two categories of Type III Site Plans Review Applications, 1) Developments of Significant Impact and 2) Major Developments of Significant Impact. Please check the category that best describes your proposed development:

- Developments of Significant Impact (DSI):
  - Residential Projects:..... 12 to 99 dwelling units
  - Commercial Projects: ..... 15,000 square feet of gross floor area
  - Office / Institution Projects:.... 15,000 square feet of gross floor area
  - Industrial Projects.....0 square feet to 99,999 square feet of gross floor area
  - Mixed Use Projects ..... 15,000 square feet of gross floor area
- Major Developments of Significant Impact (Major DSI):
  - Residential Projects:..... 100 or dwelling units
  - Commercial Projects: ..... 100,000 or more square feet of gross floor area
  - Office / Institution Projects:.... 100,000 or more square feet of gross floor area
  - Industrial Projects..... 100,000 or more square feet of gross floor area
  - Mixed Use Projects ..... 100,000 or more square feet of gross floor area

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT			
Name:	CA Student Living	Phone:	304-994-1871
Mailing Address:	161 N. Clark Suite 4900	Mobile:	773-454-5780
	<small>Street</small> Chicago IL 60601 <small>City State Zip</small>	Email:	dhrankowsky@ca-studentliving.c
II. AGENT / CONTACT INFORMATION			
Name:	Project Management Services	Phone:	304-212-5256
Mailing Address:	160 Fayett Street, Suite 101	Mobile:	304-692-7116
	<small>Street</small> Morgantown WV 26505 <small>City State Zip</small>	Email:	pms160@comcast.net
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input checked="" type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	VFW Post #548	Phone:	304-292-3927
Mailing Address:	494 Spruce Street	Mobile:	304-685-9463
	<small>Street</small> Morgantown WV 26505 <small>City State Zip</small>	Email:	jeremywvu@gmail.com



APPLICATION FOR TYPE III SITE PLAN REVIEW

OFFICE USE	
CASE NO.	515-03-III
RECEIVED:	05 DEC 14
COMPLETE:	06 FEB 15

IV. SITE			
Street Address (if assigned):	494 Spruce Street	Zoning:	B-4
Tax Map(s) #:	26	Parcel(s) #:	245 / 246
Existing Use of Structure or Land:	Fraternal Organization		
Proposed Use of Structure of Land:	Mixed-use		

V. STRUCTURE			
Proposed Setbacks: Front:	ft.	Rear:	ft.
Side A:	ft.	Side B:	ft.
Proposed Height of Structure:	110'	No. of Proposed Off-Street Parking Spaces:	158 / 157
No. of Dwelling Units (if applicable):	89	No. of Bedrooms:	331
		No. of Employees:	TBD
Square Footage of all Proposed Structures (please explain):			
Far: 5.81   Lot Coverage: 84.8%   Bicycle storage: 97   Transparency, street frontage b/t 6'-8': 64% ok			
Total Gross Area: 224,119 SF   Total Gross excluding parking: 159,828 SF as listed on Sheet Z0.01			

VI. SITE PLAN REQUIREMENTS
All applications for Type III Site Plan Review must be accompanied by complete and accurate site plan exhibits that meet the requirements set forth in Article 510.08 of the Zoning Ordinance and provided herein as:
Addendum A.....Developments of Significant Impact
Addendum B.....Major Developments of Significant Impact

IX. ATTEST		
I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions.		
Lisa K Mardis		12/05/2014
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

- Applicants will be advised of the Technical Review Committee meeting date/time.
- Site Plan Review Fee – \$75 for first \$200,000 in construction costs; \$10 for each additional \$100,000



**City of Morgantown, West Virginia**  
**TYPE III SITE PLAN REVIEW ADDENDUM A**  
**DEVELOPMENTS OF SIGNIFICANT IMPACT**

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**Developments of Significant Impact** are those that have a citywide impact. Such impacts would typically involve the transportation network, environmental features such as parks or stream corridor, and local schools.

- (1) All applications for a Development of Significant Impact shall be accompanied by the following:
  - (a) A site plan (14 copies), drawn to scale, that includes the following for the use of the Planning Director:
    - (i) The actual dimensions, size, square footage, and shape of the lot to be built upon as shown on an actual survey by a licensed land surveyor or registered design professional licensed by the State of West Virginia and as authorized by West Virginia State law, said survey to be provided by the applicant.
    - (ii) The exact sizes and locations on the lot of existing structures, if any.
    - (iii) The location, square footage, and dimensions of the proposed structure or alteration.
    - (iv) The location of the lot with respect to adjacent rights-of-way.
    - (v) The existing and proposed uses of the structure and land.
    - (vi) The number of employees, families, housekeeping units, bedrooms, or rental units the structure is designed to accommodate.
    - (vii) The location and dimensions of off-street parking and means of ingress and egress for such space.
    - (viii) Height of structure;
    - (ix) Setbacks;
    - (x) Buffer yard and screening, if applicable;
    - (xi) Location of garbage collection area and screening;
    - (xii) Location of sign;
    - (xiii) Layout of all internal roadways;
    - (xiv) Location of stormwater management facilities;
    - (xv) Utility lines and easements; and
    - (xvi) Signature of applicant.
  - (b) Grading plans and drainage plans and calculations are not required for Planning Commission site plan review, but shall be required prior to issuance of any building permits. Such plans shall be prepared by a registered design professional licensed by the State of West Virginia, and as authorized by West Virginia State law; and shall also meet all applicable local, state and federal regulations.
  - (c) Parking plan
  - (d) Landscaping plan
  - (e) Sign plan
  - (f) Approved WV Division of Highways Access Permit, if applicable
  - (g) Any other such information concerning the lot or neighboring lots as may be required by the Planning Director to determine conformance with, and provide for the enforcement of, this ordinance; where deemed necessary, the Planning Director may require that in



City of Morgantown, West Virginia

TYPE III SITE PLAN REVIEW ADDENDUM A  
DEVELOPMENTS OF SIGNIFICANT IMPACT

the case of accessory structures or minor additions, all dimensions shown on plans relating to the size of the lot and the location of the structure(s) thereon be based on an actual survey by a registered land surveyor or registered design professional licensed by the State of West Virginia and as authorized by West Virginia State law, said survey to be provided by the applicant.

- (3) The Planning Director may require that the lot and location of the building(s) thereon shall be staked out on the ground before construction.
- (4) For uses which, in the opinion of the City Engineer, may create excessive negative traffic impacts on dedicated City streets in the immediate vicinity that serve the use, the City may require an analysis of the proposed development's impact on current or future traffic flows, at the developer's expense, prepared by a qualified professional engineer. The Planning Commission may also table consideration of a development and refer such development to the City Engineer to ask his or her opinion as to whether a traffic study may be warranted. If the study indicates that the projected traffic impact of the use would result in a two (2) full letter grade decline in the existing Level of Service (e.g., going from a Level of Service B to a Level of Service D) of any dedicated City street directly serving the use, such finding *may* be considered sufficient grounds for denial of the project, or a requirement that sufficient improvements be made to said streets, at the developer's expense, or that the project be reduced in size and scope to the point where no such negative impact on the Level of Service results. Level of Service refers to the traffic grading system described in the latest edition of the Highway Capacity Manual, published by the Transportation Research Board.
- (5) Site plans approved by the Planning Commission authorize only the use, arrangement, and construction set forth in such approved site plans and no other use, arrangement or construction. Furthermore, the approval of a site plan shall not be construed to be approval of any violation of the provisions of this ordinance. The issuance of a building permit based upon site plans given approval by the Planning Commission shall not prevent the Planning Director from thereafter requiring the correction of errors in said site plans or from preventing operations from being carried on thereunder when in violation with this ordinance. Site plan approval does not eliminate the need to obtain an approved building permit and the applicant's responsibility to meet all other requirements established by local, state and federal regulations.
- (6) One copy of the site plan submitted for a permit to the Planning Department shall be returned to the applicant after the Planning Director has marked such copy as either approved or disapproved as to the provisions of this ordinance and attested to same by his signature on such copy. The original, similarly marked, shall be retained by the Planning Director.

I hereby certify that I have read the site plan submission requirements provided herein and understand that failure to submit said exhibits constitutes an incomplete application which will result in application review delays.

Lisa K Mardis

12/05/2014

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date



**City of Morgantown, West Virginia**  
**TYPE III SITE PLAN REVIEW ADDENDUM B**  
**MAJOR DEVELOPMENTS OF SIGNIFICANT IMPACT**

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The review process for all **Major Developments of Significant Impact** shall be identical to that for Developments of Significant Impact, except as otherwise noted in the plan submission requirements listed below.

**Major Developments of Significant Impact** are those that are of such scope and scale that they have an impact on the region in terms of the transportation network, the environment, the schools, etc. Such projects could include regional shopping centers and large scale residential developments. **All** applications for a **Major Development of Significant Impact** shall be accompanied by a site plan submitted under the seal and signature of a registered design professional licensed by the State of West Virginia and as authorized by West Virginia State law. All sheets shall be 24" x 36" size drawn to scale at a minimum 1"=50' and a maximum 1"=10' with the exception of the maps on Sheet One, unless otherwise approved by the City Engineer. Eighteen (18) copies of the site plans shall be submitted for review and shall observe the following format:

**(1) Sheet One (Title Sheet)**

The following information shall be submitted as part of Sheet One:

- (a) Full legal description with sufficient reference to section corners and boundary map of the subject project, including appropriate benchmark references;
- (b) Name of the project;
- (c) Name and address of the owner, developer, and person who prepared the plans;
- (d) Total acreage within the project and the number of residential dwelling units or the gross square footage of non-residential buildings whichever is applicable;
- (e) Existing zoning of the subject land and all adjacent lands;
- (f) Boundary lines of adjacent tracts of land, showing owners of record;
- (g) A key or vicinity map at a scale of one inch equals four hundred feet or less, showing the boundaries of the proposed project and covering the general area within which it is to be located;
- (h) A statement of the proposed uses, stating the type and size of residential and non-residential buildings, and the type of business, commercial or industry, so as to reveal the effect of the project on traffic, fire hazards, or congestion of population;
- (i) Any existing or proposed covenants and restrictions affecting property owners and/or homeowners associations; and
- (j) Statement of proposed starting and completion dates for the project, including any proposed phasing and sequencing.

**(2) Sheet Two (Existing Site Conditions)**

The following information shall be submitted as part of Sheet Two:

- (a) Location, widths, and type of construction of all existing streets, street names, alleys, or other public ways and easements, street classifications as per the approved regional transportation plan, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low areas subject to



**TYPE III SITE PLAN REVIEW ADDENDUM B**

**MAJOR DEVELOPMENTS OF SIGNIFICANT IMPACT**

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flooding, permanent buildings, bridges, and other data considered pertinent by the Planning Commission or the Planning Director for the subject land, and within three hundred (300) feet of the proposed project;

- (b) Existing water mains, fire hydrants, storm sewers, sanitary sewers, culverts, bridges, and other utility structures or facilities within, adjacent to, or serving the subject land, including pipe sizes, grades, and exact locations, as can best be obtained from public or private records;
- (c) Existing contours based in U.S.G.S. datum with intervals of not more than two (2) feet. Elevations shall be based on sea level datum; and
- (d) The water elevation at the date of the survey of rivers, lakes, streams, or designated wetlands within the project or affecting it, as well as the approximate high and low water elevation of such rivers, lakes, streams, or designated wetlands. The plan shall also show the boundary line of the regulatory 100-year flood. The plan shall also show the base flood elevation of the regulatory 100-year flood at any building location along with the elevation of the lowest finished floor. All elevations shall be based on sea level datum;

**(3) Sheet Three (Proposed Site Conditions)**

The following information shall be submitted as part of Sheet Three:

- (a) Location, widths, and type of construction of all existing and proposed streets, street names, alleys, or other public ways and easements, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low areas subject to flooding, permanent buildings, bridges, and other data considered pertinent by the Planning Commission or the Planning Director for the subject land, and within three hundred (300) feet of the proposed project;
- (b) Existing and proposed water mains, fire hydrants, storm sewers, sanitary sewers, culverts, bridges, and other utility structures or facilities within, adjacent to, or serving the subject land, including pipe sizes, grades, and exact locations, as can best be obtained from public or private records;
- (c) Building setback lines, showing dimensions;
- (d) Full description and details, including engineering calculations, for provision of storm water drainage plans and facilities, as required by the City's stormwater management ordinance;
- (e) Internal and perimeter sidewalk system/pedestrian circulation plan; and
- (f) Proposed contours with intervals of not more than two (2) feet. The plan shall also show the contour line for the floodway fringe boundary.
- (g) Show the location and detail plans for all trash dumpsters.



**City of Morgantown, West Virginia**  
**TYPE III SITE PLAN REVIEW ADDENDUM B**  
**MAJOR DEVELOPMENTS OF SIGNIFICANT IMPACT**

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**(4) Sheet Four (Erosion Control Plan)**

The following information shall be submitted as part of Sheet Four and shall be reviewed prior to issuance of a building permit:

- (a) Location, widths, and type of construction of all existing and proposed streets, street names, alleys, or other public ways and easements, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low areas subject to flooding, permanent buildings, bridges, and other data considered pertinent by the Planning Commission or the Planning Director for the subject land, and within three hundred (300) feet of the proposed project;
- (b) Proposed contours with intervals of not more than two (2) feet.
- (c) Details of terrain and area drainage, including the identity and location of watercourses, intermittent and perennial streams, receiving waters, and springs, and the total acreage of land that will be disturbed.
- (d) The direction of drainage flow and the approximate grade of all existing or proposed streets.
- (e) Detailed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs, and other protective devices to be constructed with, or as part of, the proposed project, together with a map showing drainage area, the complete drainage network, including outfall lines and natural drainage ways which may be affected by the proposed development, and the estimated runoff of the area served by the drains.
- (f) A description of the methods to be employed in disposing of soil and other material that is removed from the grading site, including the location of the disposal site.
- (g) Measures for soil erosion and sediment control which must meet or exceed the methods and standards adopted by the West Virginia Department of Natural Resources and/or set forth in the West Virginia Handbook For Erosion Control in Developing Areas and which must comply with the design principles, performance standards, and requirements set forth in this chapter.
- (h) A schedule of the sequence of installation of planned erosion and sediment control measures as related to the progress of the project, including the total area of soil surface that is to be disturbed during each stage, the anticipated starting and completion dates, and a schedule for the maintenance of such measures.
- (i) Include the following notes on the sheet:
  - (i) "All erosion control practices shall be in accordance with the WVDNR "West Virginia Handbook For Erosion Control In Developing Areas" dated October 1992 and the SCS "Field Office Technical Guide."
  - (ii) "The City Engineer has the right to require additional erosion control measures in the field as conditions warrant."
- (j) Copies of the letter of intent and response from the Monongalia County Soil and Water Conservation District office for compliance, when required.
- (k) Any other information reasonably required by the Planning Commission or Planning Director to properly evaluate the plan.



**City of Morgantown, West Virginia**  
**TYPE III SITE PLAN REVIEW ADDENDUM B**  
**MAJOR DEVELOPMENTS OF SIGNIFICANT IMPACT**

**(5) Sheet Five (Landscape Plan)**

A landscape plan prepared to the standards specified in this zoning ordinance.

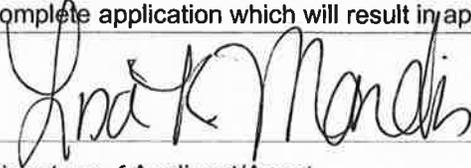
**(6) Sheet Six (Plat-like dedication sheet, if necessary)**

The following information shall be submitted as part of Sheet Five if a plat-like dedication document for easements and rights-of-way is deemed necessary by the Planning Commission or its authorized designee:

- (a) Parcels of land proposed to be dedicated or reserved for public use, or reserved for common use of all property owners within the project, with the proposed conditions and maintenance requirements, if any, shall be designated as such and clearly labeled on the plans;
  - (i) Radii, internal angles, points of curvature; tangent bearings and lengths of all arcs, chord, and chord bearings; and
  - (ii) Accurate location of all survey monuments erected, corners and other points established in the field in their proper places.

**(7) All sheets shall contain the following information:**

- (a) The proposed name by which the project shall be legally and commonly known;
- (b) Date of survey, scale, and north point;
- (c) All lots or outlots intended for sale or lease shall be designated with boundary lines and numbered or labeled for identification purposes;
- (d) Private parks, common areas, or excluded parcels shall be designated as such and clearly labeled on the plans;
- (e) A traffic impact study, if required by the City Engineer;
- (f) Such other information as may be deemed necessary for proper review of the site plan by the Planning Director, City Engineer, or Planning Commission;
- (g) All necessary reference points tying the subject property to the appropriate section corners;
- (h) Each sheet shall be sealed and signed by the professional preparing the drawings;
- (i) All sheets shall be tied to state plane coordinates for horizontal and vertical controls;
- (j) Names and addresses of the parties within 200 feet of the property; and,
- (k) The applicant must provide self-addressed stamped envelopes in sufficient quantities to provide notification to the parties identified in the item above. Return address is not required.

I hereby certify that I have read the site plan submission requirements provided herein and understand that failure to submit said exhibits constitutes an incomplete application which will result in application review delays.		
Lisa K Mardis		12/05/2014
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

# 494 Spruce Street / CA Student Living



- 494 Spruce Street
- Subject Site
- Located on the corner of Willey and Spruce Streets
- Dated underutilized building



- Subject site
- Spruce Street frontage
- Entrance off of Willey for First Presbyterian no longer exists.



- Subject Site
- Willey Street side



- 494 Spruce Street
- Corner of Willey and Spruce Streets

- 494 Spruce Street
- Building and parking area



- Willey Street
- Unity Manor in the background is currently a 10-story building



Property located directly across Spruce Street from subject site.

- Unity Manor
- Located on Willey Street
- 10 story building



- Arnold Hall
- Located on Willey Street
- 10 Story Building



**Water Commission Building**

- High Street
- 8 story building



**Citizen's Bank Building**

- High Street
- 7 Stories

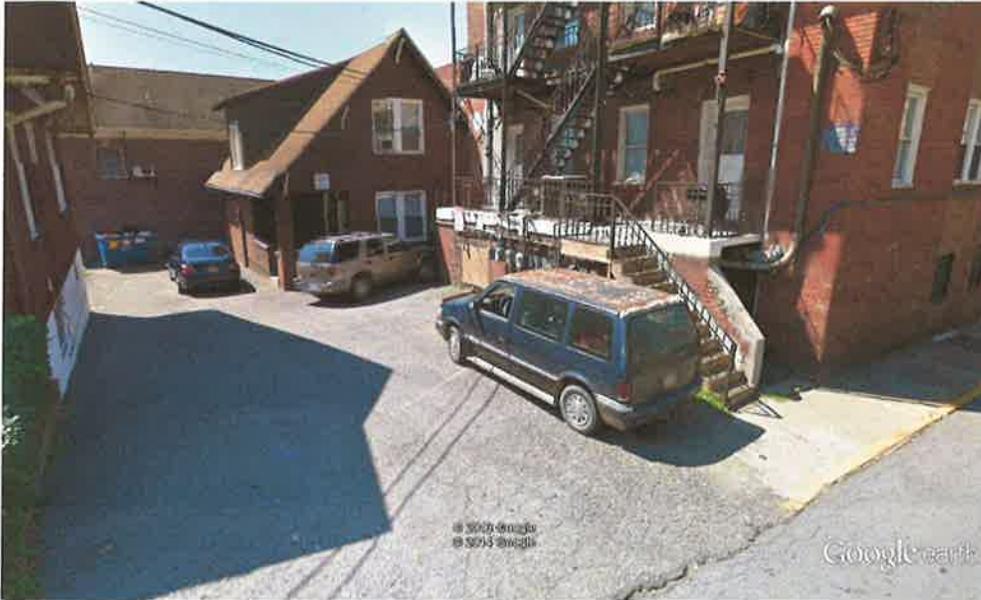


**Monongalia Building**

- High Street
- 8 Stories



- Hotel Morgan
- High Street
- 8 Stories



- Located at the corner of Spruce Street and Forest Avenue
- Buildings with little to no rear setback and full lot coverage



Examples of no rear setback and full lot coverage



# Examples of Urban or Street Canyons



Magnificent Mile, Chicago IL



Canyon of Heroes, Manhattan NY

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