



Small Area Plan

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

Phase One – Inventory and Analysis

April 27, 2017

Why prepare a small area plan?

AREA 2

North Willey St, Snyder St, and Richwood Ave

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



Phase One: Inventory and Analysis

Planning Area Profile - Develop profile of area including demographics, physical conditions, land use and zoning, and other information

Why prepare a small area plan?

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

Existing Conditions

- Large, predominantly residential area northwest of the Morgantown Central Business District.
- Encompasses 43.4 acres and 272 parcels.
- The 2013 Plan recommends the following:
 - Permit higher density residential patterns
 - Permit mixed uses
 - Incentives to assemble and consolidate parcels for redevelopment
 - Design standards that are appropriate for the location and scale of the corridor
 - Transition to lower density residential adjoining the Woodburn neighborhood
 - Infrastructure improvements including sidewalks, pedestrian crossings, and street lighting

Existing Conditions

- 210 structures situated on 272 parcels
- Main access is provided from Richwood and Willey Streets
- Estimate of 1,000 people residing in this area that will be affected by decision-making process

Land Use Types (according to Mon County Assessor in mid-1990s)

Land Use	Number of Parcels	Area (Acres)
Retail	3	1.1
Parking	13	2.1
Residential – Single Family	66	7.2
Residential – Two Family	63	5.9
Residential – Multi-Family	74	7.2
Public / Semi-Public	5	1.9
Vacant / Open Space	45	5.8
Vacant / Underutilized	3	1.6
TOTAL	272	32.8

Ground Truth Conditions



Willey 20.JPG



Allen & Cass north.JPG



Allen & Cass northeast.JPG



Allen & Cass southwest.JPG



Allen & Cass.JPG



Union & Marion east.JPG



Union & Marion north.JPG



Union & Marion south.JPG



Union & Marion west.JPG



Union & Marion.JPG



Allen & E Prcspct north.JPG



Allen & E Prospct south.JPG



Allen north.JPG



Allen south.JPG



Baird southeast 02.JPG



Union & Snider north 02.JPG



Union & Snider north.JPG



Union & Snider south.JPG



Union & Snider southwest.JPG



Union & Snider.JPG



Baird southeast.JPG



Battelle & E Prospect east.JPG



Battelle & E Prospect north 02.JPG



Battelle & E Prospect north.JPG



Battelle & E Prospect south.JPG



Union north 02.JPG



Union north.JPG



Weaver & A east.JPG



Weaver & A north.JPG



Weaver & A sidewalk.JPG



Battelle & E Prospect west.JPG



Battelle & E Prospect.JPG



Battelle facing Garrison & Oak.JPG



Battelle facing Garrison.JPG



Battelle southwest.JPG



Weaver & A south.JPG



Weaver & A.JPG



Weaver north.JPG



Willey & Oak auto repair.JPG



Willey & Oak east.JPG



Battelle & Cass north.JPG



Battelle & Cass south.JPG



Battelle & Cass southwest.JPG



Battelle & Cass.JPG



Battelle ditch.JPG



Willey & Oak north.JPG



Willey & Oak south.JPG



Willey 01.JPG



Willey 02.JPG



Willey 03.JPG



Battelle facing Snider from north.JPG



Battelle south 02.JPG



Battelle south.JPG



Central Place 02.JPG



Central Place from Willey.JPG



Willey 04.JPG



Willey 05.JPG



Willey 06 Motown Manor.JPG



Willey 07.JPG



Willey 08.JPG



Central Place prop corner 2.JPG



Central Place prop corner.JPG



Central Place.JPG



Chapman & Pine east.JPG



Chapman & Pine facing away from 1.JPG



Willey 09.JPG



Willey 10 pedestrian crossing 02.JPG



Willey 10 pedestrian crossing 03.JPG



Willey 10 pedestrian crossing.JPG



Willey 10.JPG

Current Plans - MMMPO

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

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



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

Figure 1: Study Area

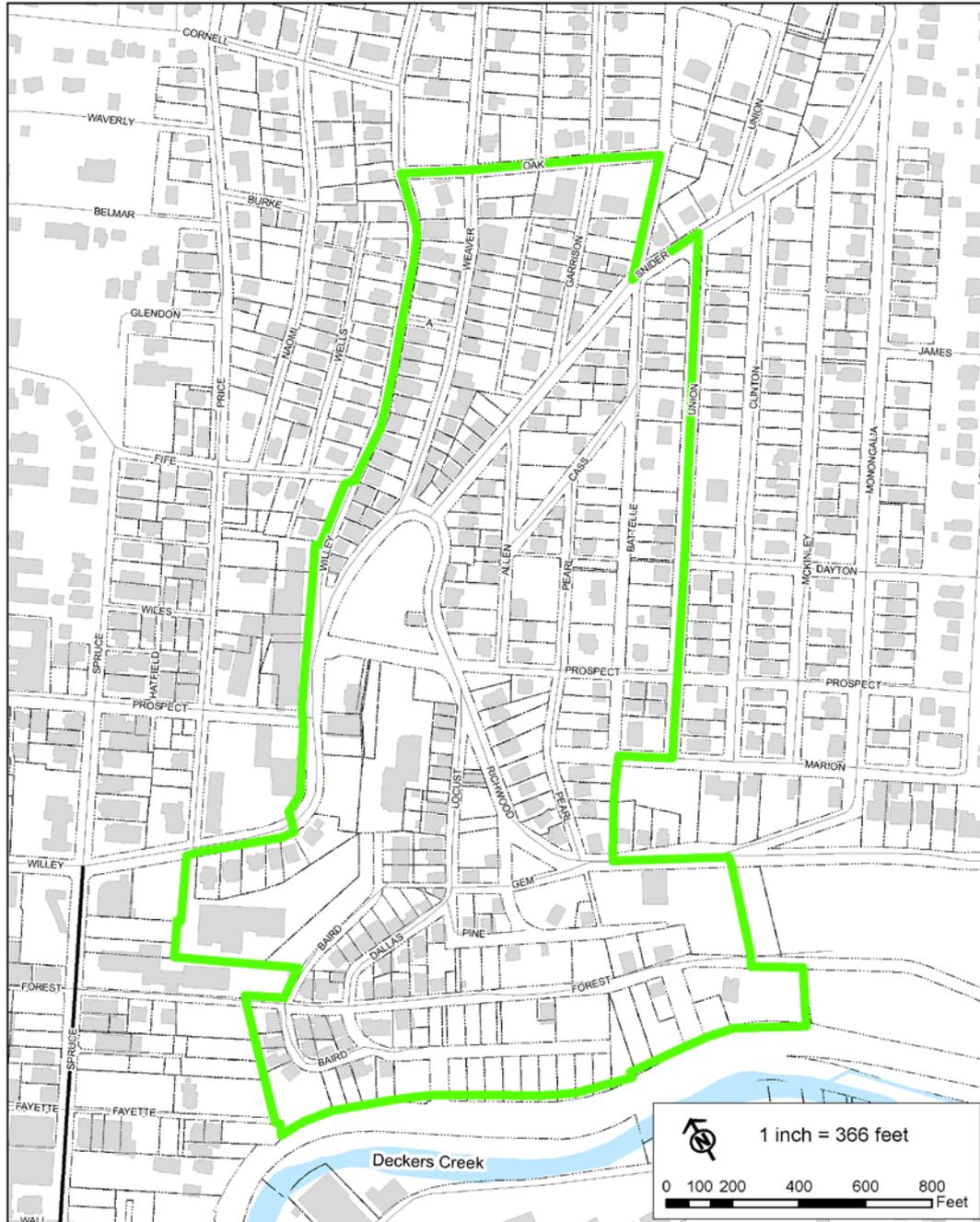


Figure 4: Population by Census Block

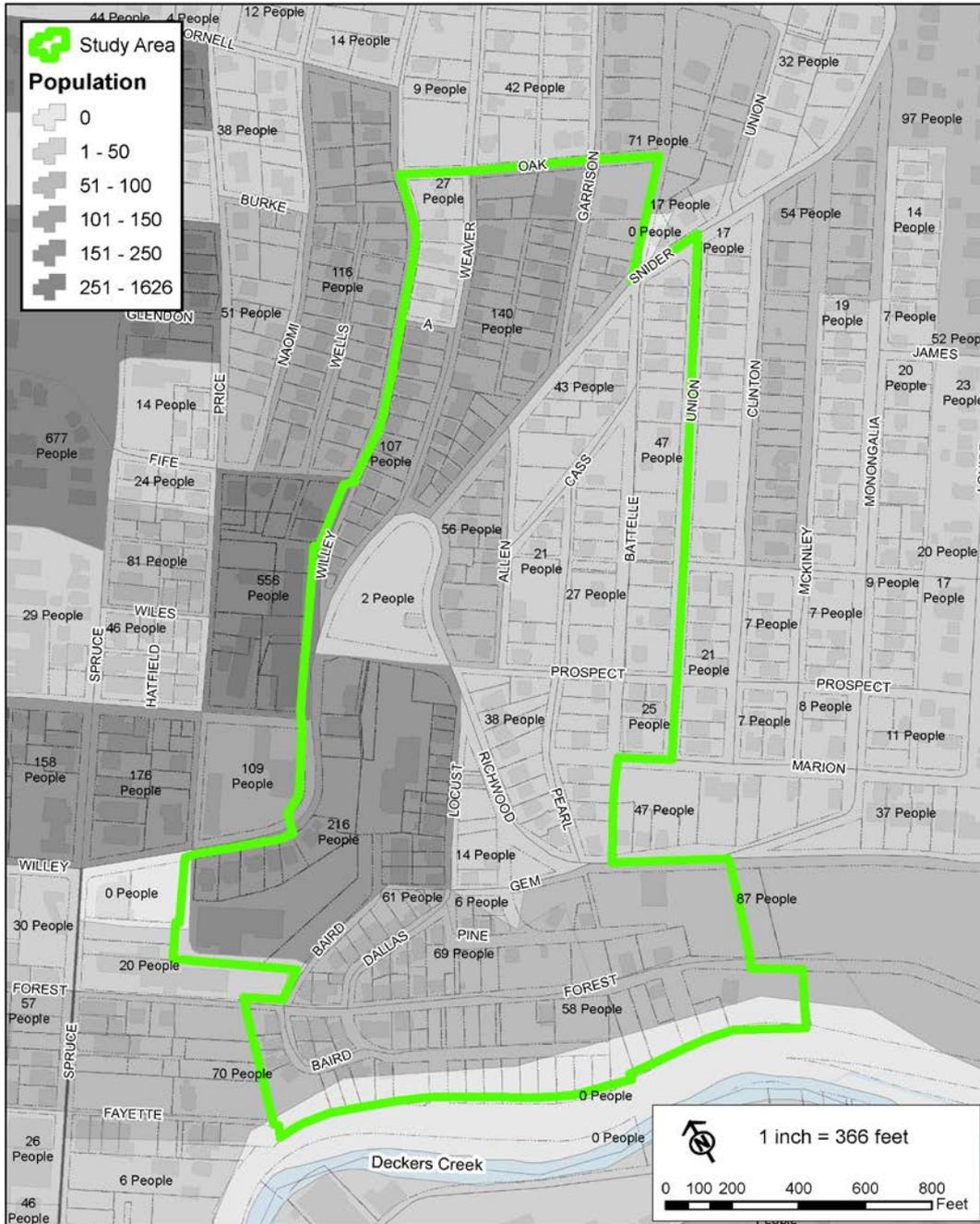
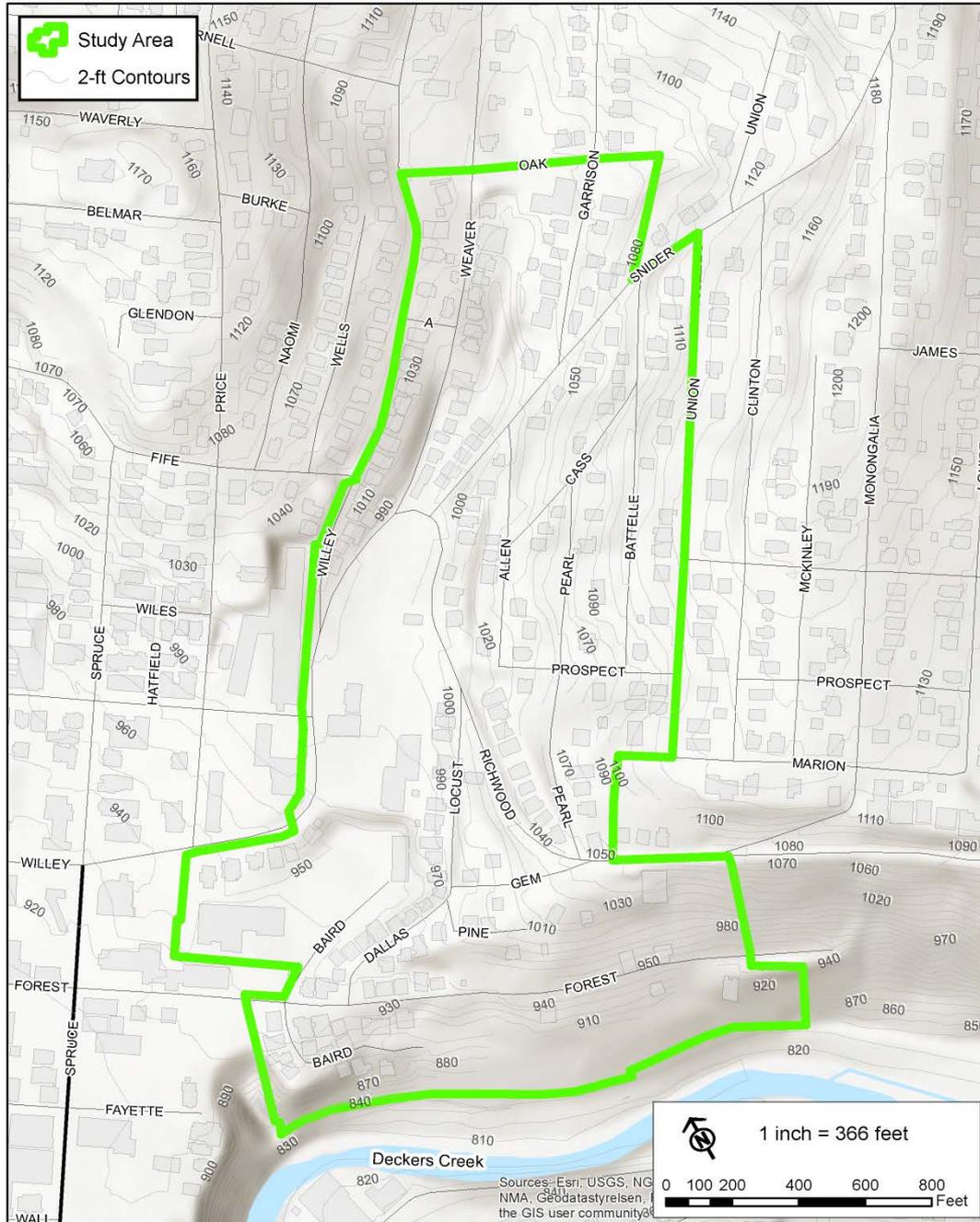


Figure 5: Topography



Small Area Plan #2

These are some of the things we want to further investigate:

- Arnold Hall is closing – what will take its place and does it need to be part of this study area?
- Are all the roads in the area necessary? Could there be some parcels combined to create new opportunities?
- Is there a need for further developed multi-use paths?
- We will develop additional datasets:
 - Tenancy
 - Existing land use

What else do we need to know?

Next Steps

Phase Two: Plan Development

1. Outreach - Inform residents, property owners, and business owners about the Small Area Planning process using mailings, flyers, press releases, City website, etc.
2. Public Participation - Facilitate participatory discussions on Land Use, Transportation, Parks and Recreation, and/or other topics as needed
3. Ongoing Review - Provide regular updates to Planning Commission, City Council, and Technical Advisory Group
4. Draft Plan Development - Develop draft plan, including alternative land use scenarios, based on public input

Next Steps

Phase Three: Review and Adoption

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



Small Area Plan

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

Questions?

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