

City of Philippi Comprehensive Plan

Adopted November 2018



Acknowledgements

There are many people and organizations that have participated in the City of Philippi Comprehensive Plan process. The planning commission, a volunteer body tasked with preparing the comprehensive plan, was instrumental in leading the community through the process. The planning commission met several times over the course of the last 2+ of years to discuss the various components that help form the comprehensive plan.

As elected officials, the Mayor and City Council are responsible for adopting the comprehensive plan, and have a large role in the implementation of the comprehensive plan after adoption. City staff, including the City Manager, also proved to be instrumental during the comprehensive plan process by obtaining information, organizing meetings, and providing the necessary support to complete the comprehensive plan. Countless citizens also provided input, filled out stakeholder surveys, or spoke with planning commissioners and elected officials. This input was crucial in achieving a community-wide comprehensive plan.

The Land Use and Sustainable Development Law Clinic at the West Virginia University College of Law assisted Philippi in the completion of the comprehensive plan. The Clinic facilitated meetings, assisted in ensuring that all required components and objectives were sufficiently met, helped develop surveys, and drafted the comprehensive plan.



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Chapter 1: Introduction



Introduction

Philippi, West Virginia, lies in the heart of Barbour County. The Tygart Valley River winds through the historic city, as does the historic B&O Railroad that provided key transportation routes during the Civil War. Today, the City of Philippi is home to approximately 3,000 residents. Similar to many other West Virginia cities and towns, Philippi is challenged by the exodus of the coal industry and by a stagnation in population. However, Philippi's strengths, including Alderson Broaddus University and the city's status as the county seat, position Philippi well to address these challenges. One of the ways in which Philippi is planning for the future is through the development of a comprehensive plan.

A comprehensive plan is a community's roadmap for future land use. Planning is required in everyday activities—people plan for vacations, retirement, and large expenditures. Likewise, a city should plan for the future. A useful plan is comprised of attainable goals with practical objectives and action steps.

In 2011, the planning commission distributed surveys that asked general questions about issues in the city and what can be improved upon. It was found that many of the responses in the surveys differed from the recommendations of the original 1995 Comprehensive Plan. At that time, city officials determined that the 1995 plan was out of date and that a new comprehensive plan would be needed.

The process of creating a new comprehensive plan started in 2015. The City of Philippi requested the services of the WVU Land Use and Sustainable Development Law Clinic to assist in completing a new comprehensive plan.

Through this collaborative process, the planning commission held an open house, regular planning commission meetings, solicited stakeholder surveys, and attended special events in the community in order to provide transparency and provide people with an opportunity to give feedback. The planning commission was able to obtain the necessary input to develop a comprehensive plan that addresses the current and future needs of the community in a reasonable and straightforward manner.



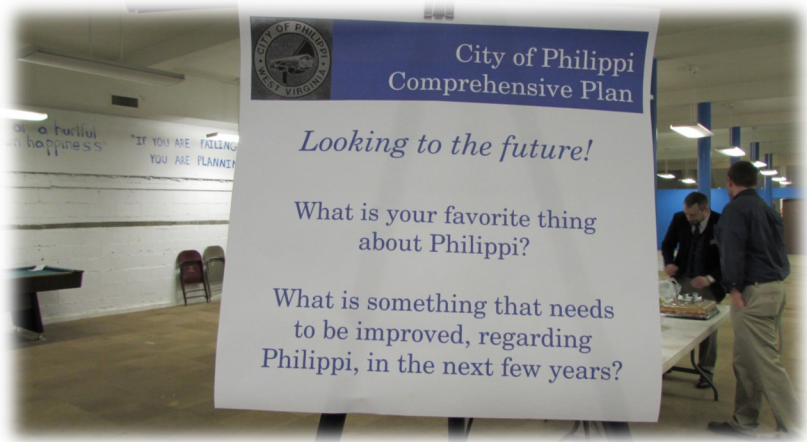
Opportunities for Public Input

Open House

The Philippi Planning Commission hosted an open house in December 2016. The goal of this open house was to solicit public input for the comprehensive plan. Attendees were asked to participate in a series of exercises pertaining to quality of life and desired allocation of tax dollars, as well as describing the best part about living in Philippi. The feedback received during the open house can be found in Appendix B.

Stakeholder Surveys

Stakeholder surveys were sent to nearly 30 organizations, businesses, government units, and service providers. The stakeholder surveys focused on identifying existing needs and asked the stakeholders if they had any ideas for improvement. The feedback solicited by the stakeholder surveys is incorporated into the content of Philippi's Comprehensive Plan.



Blue and Gray Day Reunion

Additionally, staff from the Land Use and Sustainable Development Law Clinic, as well as members of the Philippi Planning Commission, handed out surveys to solicit public input during the 2016 Blue and Gray Reunion. The planning commission received over 100 survey responses in one day. The results of these surveys can be found in the appendix.

Who determines the content of a comprehensive plan?

“A planning commission shall prepare a comprehensive plan for the development of land within its jurisdiction. A planning commission shall then recommend the comprehensive plan to the appropriate governing body for adoption” (West Virginia Code, Chapter 8A-3-3(a)).

The West Virginia Code §8A-3-4: Land Use Planning outlines mandatory components of a comprehensive plan. Some of these requirements include a statement of goals and objectives, land use maps, and projected population growth and decline. The Land Use and Sustainable Development Law Clinic took care to ensure that every required component was addressed in Philippi's Comprehensive Plan.

While comprehensive plans are required to include specific components, the content of a plan is as unique as a community itself. The Philippi Planning Commission, consisting of nine members, was tasked with preparing the comprehensive plan. Over the course of 2+ years, the planning commission held meetings, planned an open house, and reached out to stakeholders. Upon completion of the comprehensive plan, the Philippi City Council voted to adopt the plan.



Vision Statement and Goals

Early in the planning process, the Philippi Planning Commission completed a SWOT Analysis, which identified the Strengths, Weaknesses, Opportunities, and Threats (i.e. the SWOTs) in the community (Appendix A). Using the SWOT results, the planning commission established a vision statement.

Vision statements are positive, forward thinking, and capture the values of a community. As the comprehensive plan was developed, the planning commission frequently referenced Philippi's Vision Statement. Likewise, during implementation of the comprehensive plan, elected officials can refer to the vision statement to ensure that decisions align with the goals and objectives enumerated in the plan. A goal is an idea or concept that broadly addresses an identified issue and is consistent with the overall vision of the community. An objective is a specific subset of a goal and often provides a measurable strategy of achievement.

Vision Statement

"Our city of Philippi is an attractive residential community that values sustainable growth. Our citizens are our greatest asset. Delivery of services are effective and efficient. We support economic growth with the intent of making residency viable. Recreational, cultural, and historical activities accommodate all citizens and encourage visitors. Transportation and housing are available for all with reliable public services. Philippi offers us the opportunity to enjoy our recreational and cultural activities with an emphasis on our historical heritage."

Goal 1

Encourage neighborhood and property improvements

Goal 2

Facilitate the creation of new jobs and new businesses

Goal 3

Improve infrastructure

Goal 4

Work with appropriate agencies to address drugs, education, and provide youth activities

Goal 5

Increase tourism and recreational opportunities

Goal 6

Address additional needs

Introduction

Required Objectives for a Comprehensive Plan

W. VA. Code §8A-3-4(b)(1)-(7)

| Code Provision | Chapter |
|--|-------------------------------------|
| Statement of goals and objectives | Chapter 3 and 4 |
| Timeline on how to meet short and long-term goals and objectives | Chapter 4—Implementation Matrix |
| Action plan with implementation strategies | Chapter 4 |
| Recommendations of a financial program for necessary public funding | Chapter 4—Implementation Matrix |
| Statement of recommendations concerning future land use and development policies | Chapter 3 and 4 (Goals 1, 3, and 6) |
| A program to encourage regional planning, coordination, and cooperation | Chapters 3 and 4 |
| Maps, plats, and/or charts - that present basic information on the land, including present and future uses | All Chapters |



| Required Components for a Comprehensive Plan | |
|---|-----------------------|
| W. VA. Code §8A-3-4(a) | |
| Code Provision | Page # |
| Land Use | |
| Different land uses (including, for example, residential, agricultural, historic, conservation) | 23,24,59 |
| Population density and building intensity standards | 16 |
| Growth or decline management | Throughout Plan |
| Projected population growth or decline | 16 |
| Constraints on development (including identifying flood-prone and subsidence areas) | 31 |
| Housing | |
| Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities) | 58-59 |
| Identify the number of projected housing units and land needed | 22 |
| Address substandard housing | 34-35 |
| Rehabilitate and improve existing housing | 67 |
| Adaptive reuse of buildings into housing | 22, 36, 68 |
| Transportation | |
| Vehicular, air, transit, port, railroad, river, and any other mode | 56-57 |
| Movement of traffic and parking | 28, 57 |
| Pedestrian and bicycle systems | 43,44,46, 53,54 |
| Intermodal transportation | 30 |
| Economic development | |
| Analyze opportunities, strengths and weaknesses | Appendices A & B |
| Identify and designate economic development sites and/or sectors | 69,70 |
| Identify types of economic development sought | 40, 68 |
| Miscellaneous Components | |
| Infrastructure | 41-44 |
| Public Services | 25-30 |
| Rural | 63 |
| Recreation | 52-56 |
| Community Design | 36, 44 |
| Preferred development areas | 61, 62 |
| Renewal and/or redevelopment | 36, 68, 81 |
| Financing | Implementation Matrix |
| Historic preservation | 58 |

Chapter 2: Community Overview



Community Overview

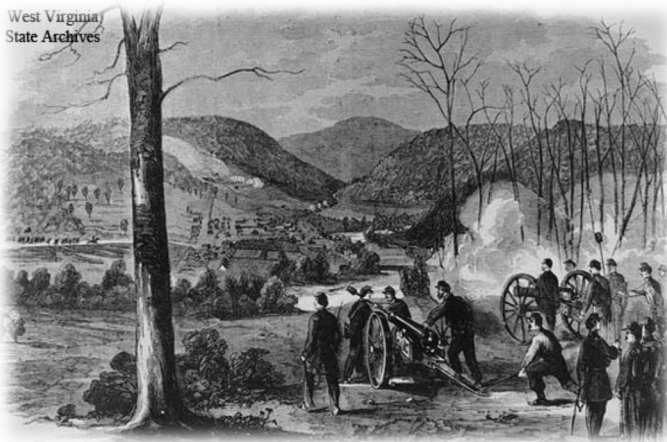
History

The City of Philippi is located in Barbour County, West Virginia. Though Native Americans previously used the area as hunting grounds, Philippi was formally settled in the 1780s by Jack Lawrence and Daniel Booth, with Booth operating a ferry on the Tygart River at the turn of the Century. The city, chartered in 1844, is named after Philip Pendleton Barbour, a Supreme Court justice from Virginia.

The City of Philippi is home to a significant historic event: the first land battle of the United States Civil War. The battle occurred on June 3, 1861.

Seeking to protect communication between the West and Washington, as well as critical lines of transportation offered by the Baltimore and Ohio Railroads, Union forces led a surprise attack on Confederate troops in Philippi. The confederate troops quickly retreated, such that the battle came to be known as the "Philippi Races." Union forces were led by Colonel Benjamin Kelley, and Confederate troops were led by Colonel George A. Porterfield.

The battle lasted approximately 20 minutes and no fatalities occurred. Following the battle, Union troops took command of the Philippi Covered Bridge, which was then used as Union barracks. The battle fortified the Union's position in western Virginia while reducing the threat of secessionist activity.



The Philippi Covered Bridge was built in 1852, although it would undergo much construction over the years. A regional landmark, the bridge was built of yellow poplar and was designed by Lemuel Chenoweth, a renowned American architect. Upon completion, users could access the bridge by paying a toll: 10 cents for a horse and rider; 25 cents for a carriage and 2 horses; 1.5 cents for a head of cattle; and 5 cents for a score of sheep.

In 1972, the Philippi Covered Bridge was placed on the National Register of Historic Places. While seventeen covered bridges are in existence in

Community Overview



West Virginia, the Philippi Covered Bridge is the only two-lane covered bridge in the federal highway system.

Today, Philippi's history, as exemplified by the Philippi Covered Bridge, is celebrated at the City's Blue and Gray Day Reunion, held at the beginning of June. The first land battle of the Civil War is commemorated through reenactments, parades, and several community activities, including a craft fair, 5k run, and live music. The Blue and Gray Reunion is a tradition that brings pride to Philippi and attracts visitors from both Barbour County and elsewhere.

Philippi's rich history can be noted in the neighborhoods that contribute to the town's character. The City is made up of several neighborhoods that serve as smaller, discrete community units. Some of the neighborhoods have historical significance while others are relatively new subdivisions. Acknowledging these places within the larger context of the City help reinforce the historical importance of "place."

For more than 144 years, Alderson Broaddus University, formerly known as Alderson Broaddus College, has served as a key part of the City of Philippi. The University was established in 1871 and has since been a leader in health-related fields and the liberal arts. Alderson Broaddus developed West Virginia's first four-year nursing and radiologic technology programs in 1945. In 1968, the University developed the first four-year physician assistant program in the US. In 2017, Alderson Broaddus had 1,020 students enrolled. The University offers a wide range of majors and minors in addition to several graduate degree programs.

Philippi Neighborhoods

- North Philippi
- South Philippi
- Anglins Run Addition
- Dayton Park
- Tygart Glen
- Broaddus Knolls
- Mansfield
- Meadow Heights
- Woodsborough Hill
- Reservoir Hill
- Maple Brooke

City of Philippi, West Virginia

Interesting Facts

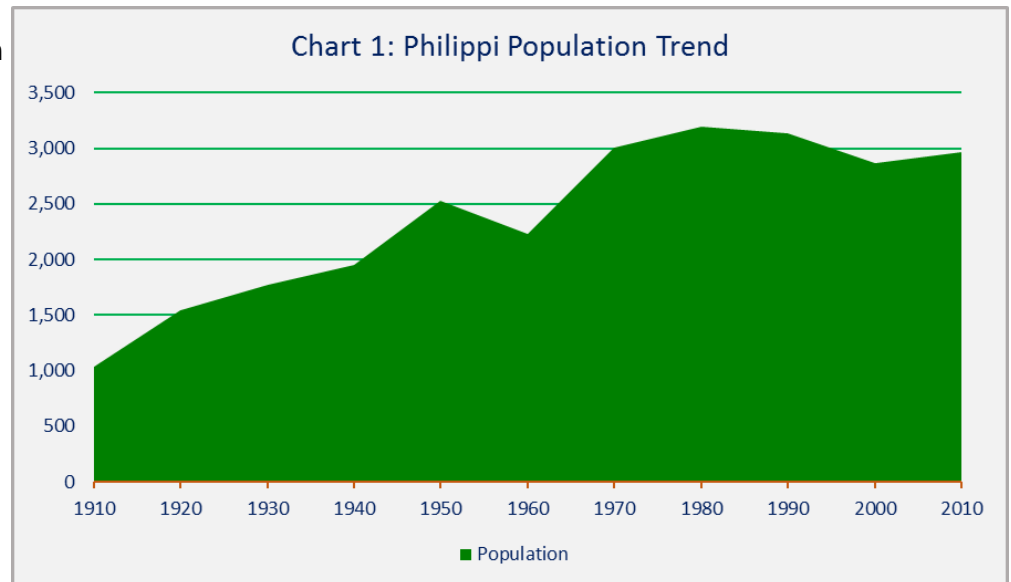
- James Edward Hanger became the first amputee of the Civil War during the “Philippi Races.” After returning home, Hanger constructed himself a prosthetic leg. In 1891, the US granted Hanger a patent for his prosthetics. Hanger, Inc. is now a nationally recognized company.
- Farmer Graham Hamrick bought three cadavers from the Weston State Hospital in 1888. Hamrick mummified the cadavers, seeking to master the preservation process. After touring Europe with P.T. Barnum, the mummies made their way back to Philippi, where they can now be viewed for only a few dollars. However, only two mummies remain, as one of the mummies was washed away during the record flood of November 1985.

Community Overview

Population Characteristics

[Unless noted otherwise, the following information comes from the 2015 US Census Data Estimates]

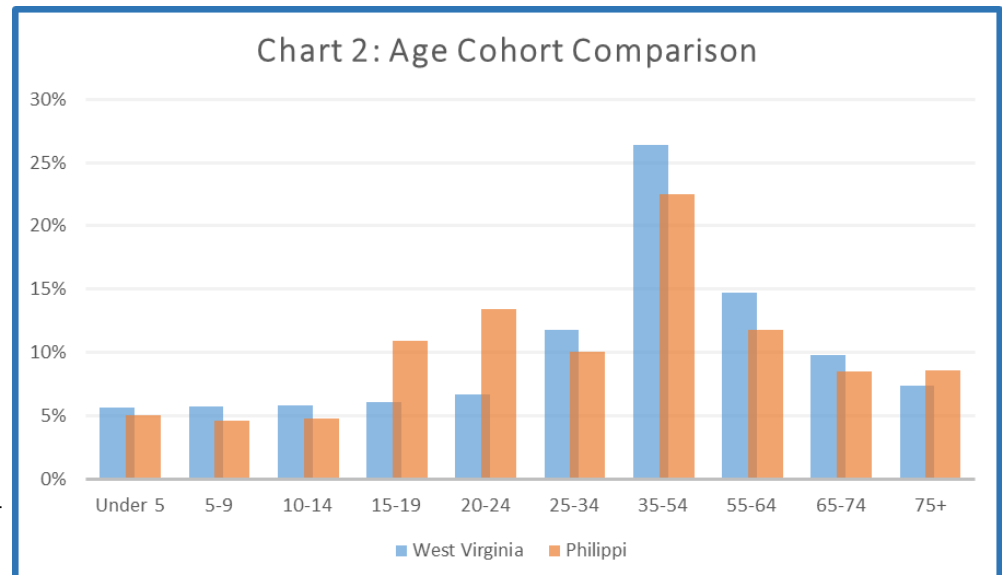
Philippi's population grew steadily in the early-mid 20th century, peaking in the 1980s, and then experiencing a small decline between the peak and 2000. From 2000 to 2010, Philippi's population experienced a slight increase. In 2010, Philippi's population was 2,966 residents.



The median age in Philippi, West Virginia is 36.3, while the median age in West Virginia is 41.8, thus indicating a more “youthful” population. The presence of ABU likely factors into the City's lower median age as compared to the State. The population density of Philippi was 1,037 people per square mile in 2010. In terms of population growth or decline, Barbour County is projected to stay around 16,000. Barring something unforeseen, It is likely that Philippi's population will hover around 3,000 residents.

Age Distribution

Chart 2 compares age cohorts in Philippi and West Virginia. Age cohorts group the population into categories that help to indicate the ages of the majority of a city's residents. A city should consider age cohorts when planning for the future, as different age groups require different types of services. For ex-



Community Overview

ample, an aging population may need more options for senior living.

As Chart 2 indicates, the child rearing age cohort (35-54 years old) accounts for the highest proportion of citizens in Philippi, as well as West Virginia, with 631 Philippi residents in this category. Philippi needs to consider an aging population when planning for the future, as many of the residents in this category will move to the pre-retirement age cohort in coming years and have different needs than they may have had earlier in life.

Another large age cohort in Philippi is between the ages of 20-24. Approximately 398 residents are in this category, which comprises well over 10% of the total population and is much higher than the state's proportion for this cohort. However, the number of residents in the childbearing cohort (25-34 years old) is lower in Philippi than in West Virginia. A significant number of the population, 383 residents, or about 12% of the Philippi population, is in the pre-retirement age cohort (55-64 years old), however this proportion is lower than the statewide proportion of the pre-retirement cohort, which stands at 15%.

Chart 3: Age Cohorts

Preschool: under age of 5

Primary school: 5-9

Middle school: 10-14

High school: 15-19

Post-secondary: 20-24

Childbearing: 25-34

Childrearing: 35-54

Pre-retirement: 55-64

Younger retired: 65-74

Older retired: 75+

Race and Language

The City of Philippi's population is relatively homogeneous. 92.2% of Philippi's population identifies as white, while approximately 3.7% of Philippi's population identifies as black or African American. 96.7% of Philippi's residents speak only English, whereas 1.8% of residents speak Spanish, and 3.3% of residents speak a language other than English (this percentage includes the 1.8% of Spanish-speaking persons).



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Economic Characteristics

Employment

The top employers in Barbour County are displayed in Chart 4 and are listed in no particular order. Some of the top employers in Barbour County include Wolf Run Mining Company, Mountain Hospice Inc. in Belington, and Broad-dus Hospital Association, in Philippi.

The median income in Philippi, West Virginia is \$21,698, a little more than half of West Virginia's median income of \$41,751. The median income in Barbour County is \$37,066, slightly less than the state's median. The relatively low median income in Philippi may be a reflection of the predominance of college students, which typically have little to no income, being counted in the Census.

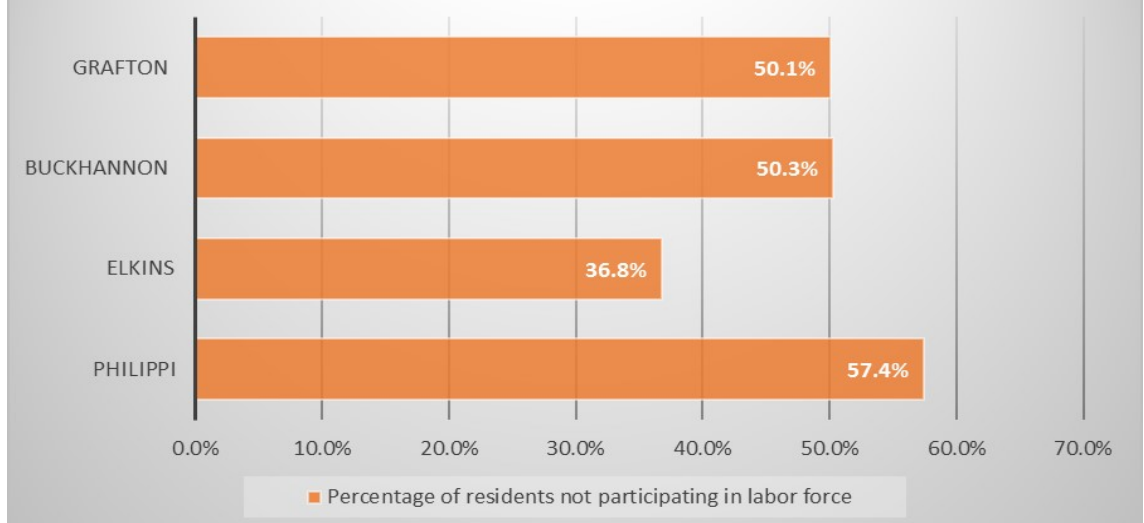
Chart 4: Top Employers in Barbour County, WV

- Broaddus Hospital Association, Inc.
- Alderson Broaddus University
- Barbour County Board Of Education
- Wolf Run Mining Company
- Mountain Hospice, Inc.
- Shop n' Save
- Division Of Environmental Protection
- Snyder Industries
- Good Samaritan Society - Barbour County
- Philippi, City Of
- Delta Cooling
- Barbour County Senior Center, Inc.

The unemployment rate in Barbour County peaked in 2011. Beginning that year, and mirroring the national unemployment rate, the County rate began to decline. 2015 Census Data indicated a 5.0% unemployment rate in Barbour County.

West Virginia's unemployment rate in 2015 was an estimated 4.2%, while the unemployment rate in the US was at 5.2%. Thus, the unemployment rate in Barbour County is similar to the United States' fig-

Chart 5: Percentage Not in Labor Force

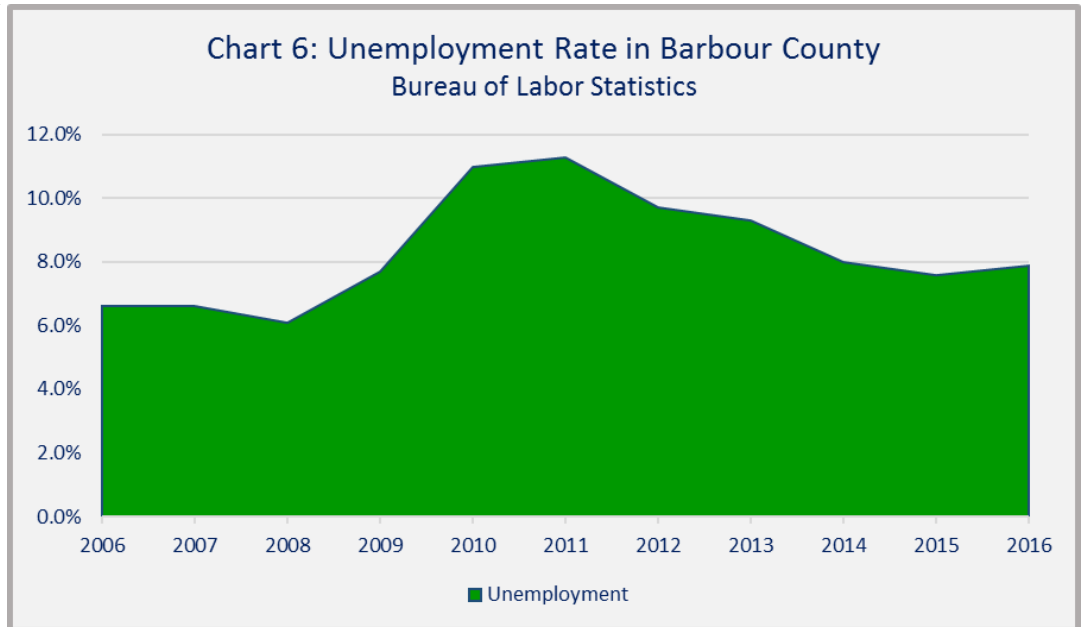


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ure and slightly higher than West Virginia's.

According to 2016 Census Estimates, in Philippi, 57.4% of residents over the age of 16 were not participating in the labor force. An aging population may account for the high number of residents not participating in the labor force, as many retirement-aged citizens are no longer work-

ing. Additionally, young adults have been entering the labor force at later ages than previous generations. If the Census counts college students in Philippi who are going to school and not working as residents, that issue would explain part of the labor participation rate.



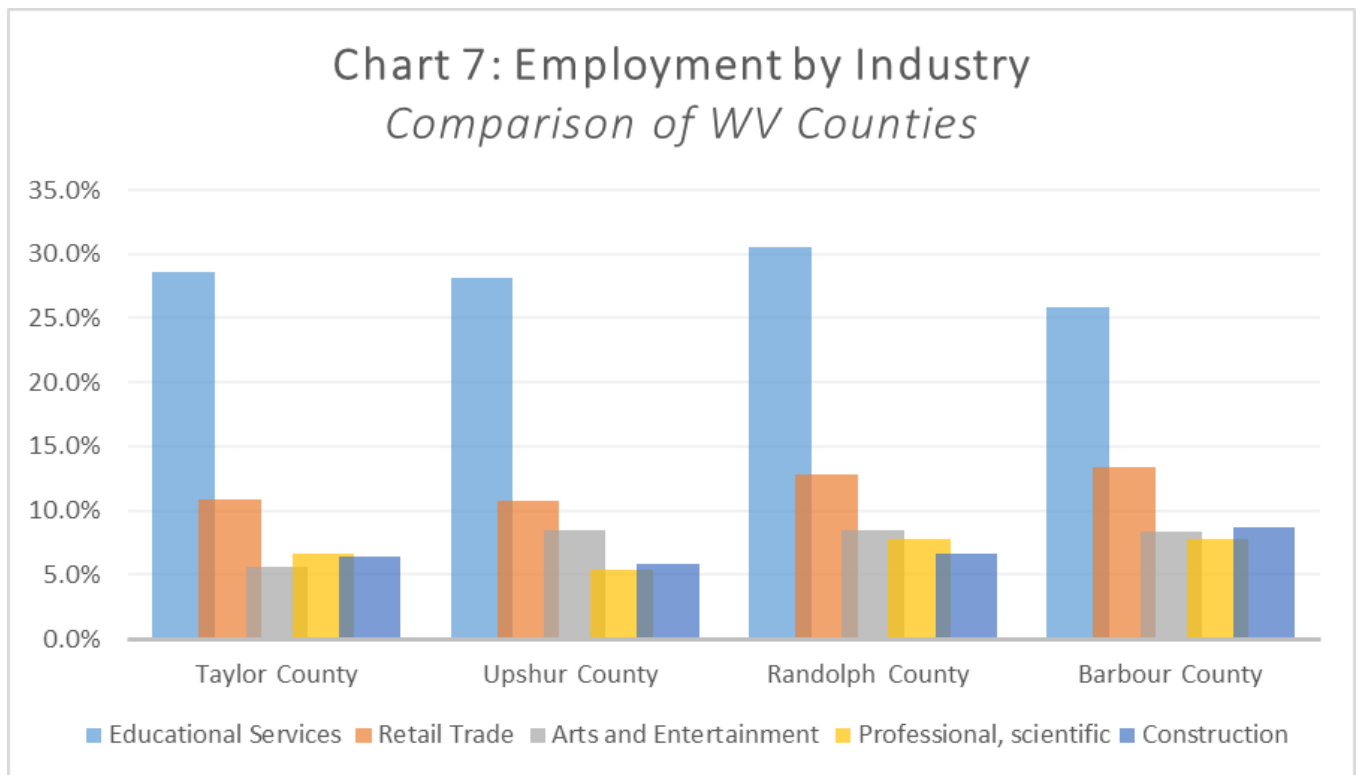
The percentage of West Virginia residents not participating in the labor force is 46.1%, significantly lower than noted in Philippi. However, the cities of Grafton and Buckhannon have a similar rate of residents that are not participating in the labor force. While nearby Buckhannon has a higher population than Philippi (5,639 residents compared to Philippi's 2,966), both cities are home to institutions of higher education. The post-secondary age cohort in both cities is also above 12%, suggesting that the high number of residents not participating in the labor force may correlate to a higher concentration of residents between ages 20-24.

The mean travel time for Philippi residents who commute to work is 21.7 minutes. Approximately 85% of Philippi residents in the work force (985 residents) commute to work and 652 of these commuters drive alone. No residents use public transportation to travel to work.

Community Overview

Business and Industry

Chart 7 compares some of the largest industry employers in Barbour County to nearby counties in West Virginia. The counties display similarities when comparing employment by industry, although a higher percentage of Barbour County residents work in the construction industry than in other counties. Educational services, healthcare, and social assistance employ the highest percentage of any industry in both Barbour County and surrounding counties.



Information provided by the U.S. Bureau of Labor Statistics

Chart 8 breaks down Barbour County, West Virginia and U.S. employment by industry for 2015. Similar to West Virginia and the US, education services, health services, and social assistance employ the highest number of workers in the County with 25.9% of workers in these categories. Retail trade employs 13.4% of residents in the workforce. The percentage of residents employed in the construction industry is higher in Barbour County than in the US or West Virginia.

Community Overview

Chart 8: Employment by Industry 2015

| | Barbour County | | West Virginia | United States |
|---|----------------|---------|---------------|---------------|
| | Number | Percent | Percent | Percent |
| Agriculture, forestry, fishing and hunting, and mining | 393 | 6.2% | 5.1% | 2.0 |
| Construction | 552 | 8.7% | 6.2% | 6.2 |
| Manufacturing | 434 | 6.8% | 8.1% | 10.4 |
| Wholesale Trade | 163 | 2.6% | 2.2% | 2.7 |
| Retail Trade | 849 | 13.4% | 12.6% | 11.6 |
| Transportation, warehousing, and utilities | 409 | 6.4% | 5.4% | 5.0 |
| Information | 142 | 2.2% | 1.7% | 2.1 |
| Finance and insurance, real estate, rental, and leasing | 194 | 3.1% | 4.1% | 6.6 |
| Professional, scientific, management, administrative, waste management services | 391 | 6.2% | 7.8% | 11.0 |
| Educational services, health care, social assistance | 1641 | 25.9% | 26.7% | 23.1 |
| Arts, entertainment, recreation, accommodation, and food services | 527 | 8.3% | 9.2% | 9.6 |
| Other services, except public administration | 212 | 3.3% | 4.3% | 4.9 |
| Public administration | 438 | 6.9% | 6.7% | 4.8 |

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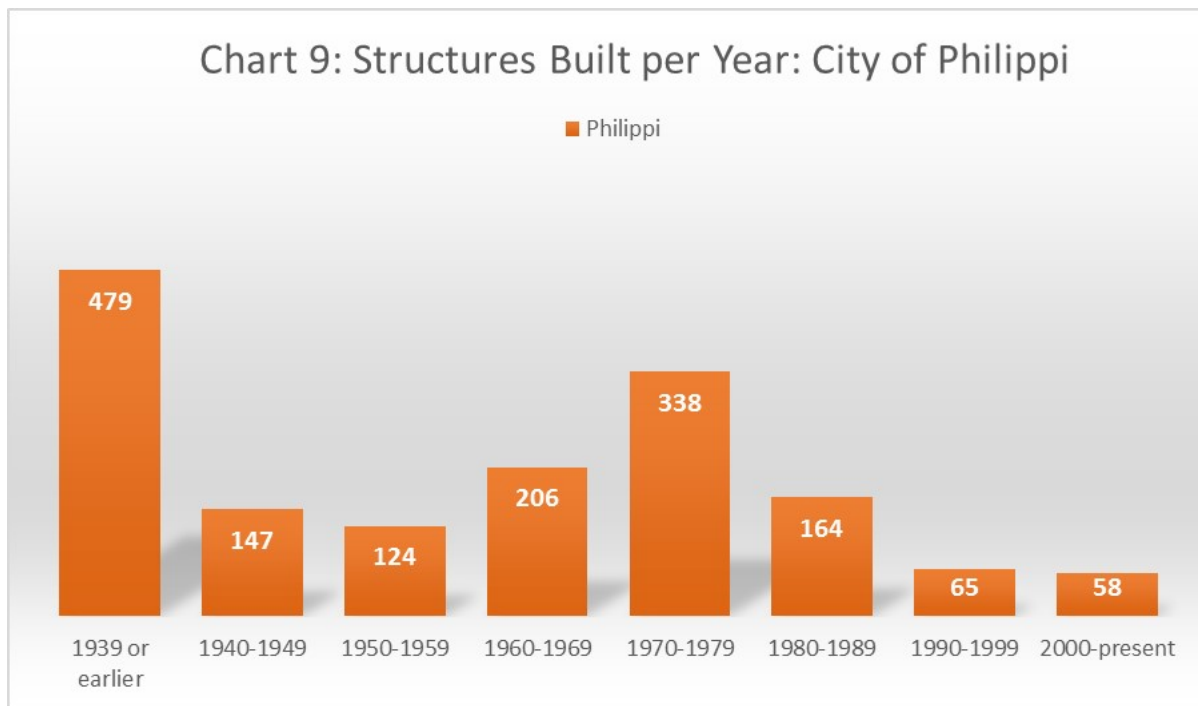
Housing

According to US Census Data, the City of Philippi has 1,581 housing units. Of these, 1,299 houses are occupied. Thus, approximately 282 (17.8%) vacant properties are present in Philippi. Some of these vacant properties may also be classified as abandoned and dilapidated.

As Chart 9 indicates, the majority of Philippi's structures were built before 1939. Older structures pose a challenge, as many older buildings require a higher level of maintenance and upkeep than newer homes. Philippi experienced an uptick in construction from 1970-1979, as 338 homes were built during that decade, but construction of housing units has slowed in recent years. Only 58 homes have been built since 2000. There will likely not be many new housing units needed in the next 10-15 years. Adaptive reuse of vacant building structures and redevelopment of existing housing units will likely be sufficient to keep the housing supply adequate.

The median residential rent, as of 2016, was \$464 in Philippi, while the median rent in West Virginia was significantly higher at \$658. The median value of owner occupied housing units is \$98,300 in Philippi, as compared to the State median of \$107,098. The median monthly mortgage costs for Philippi homeowners is \$766, whereas the State's median is \$977.

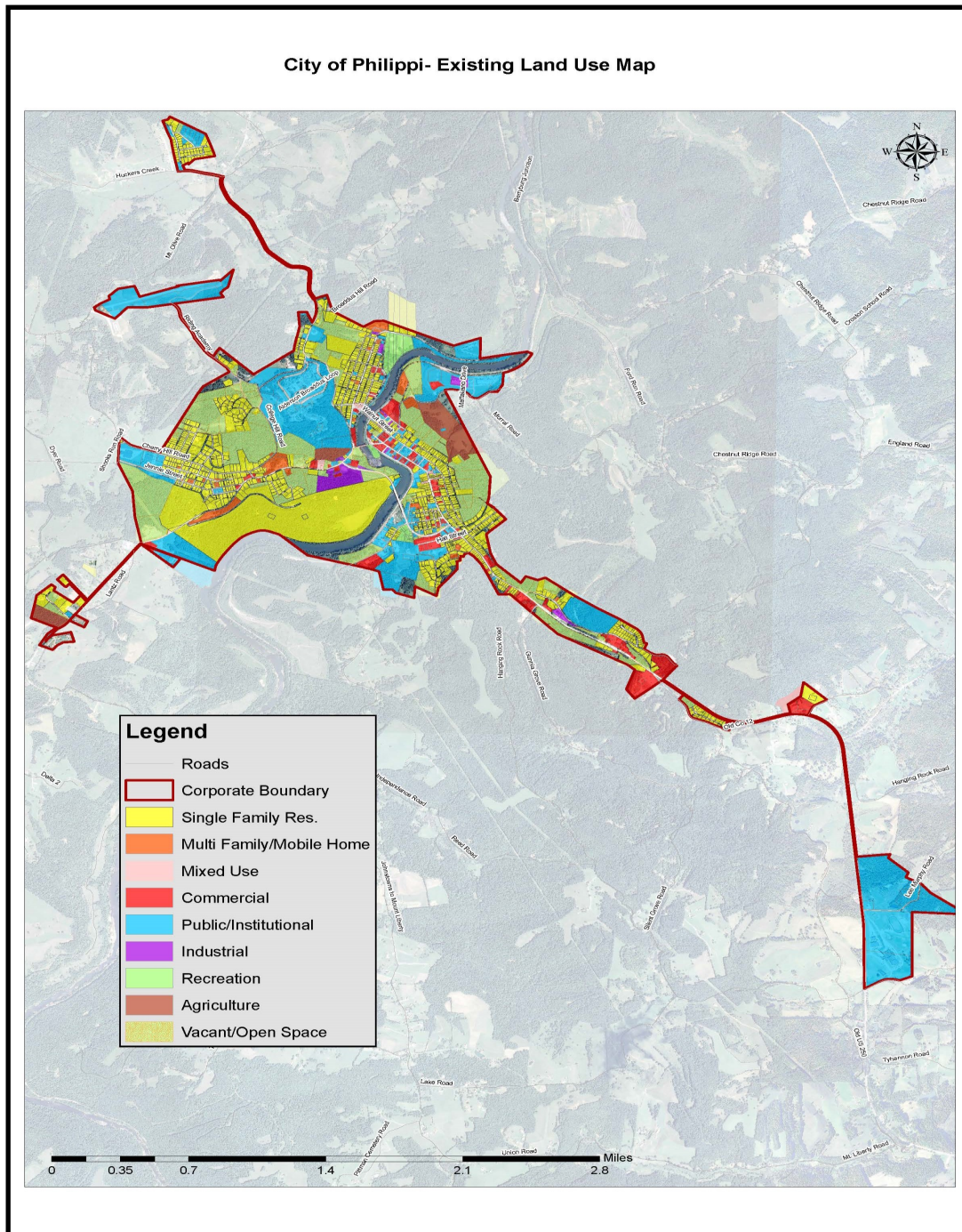
17.3% of residents have lived in their housing unit since before 1979, and 65.4% of residents have lived in their housing unit since at least 2000. The majority of housing in Philippi was developed before 1940 or during the 1970s. A very low proportion of housing in Philippi has been built from 1990 to present.



Community Overview

Existing Land Use Map

The Existing Land Use Map indicates how land is currently being utilized in Philippi. This map is created by utilizing tax assessor information, aerial photography, ground truthing, and local knowledge.



Community Overview

Governance and Public Services

The City's government was originally established by the 1844 City Charter. The city government consists of a Mayor / City Council form of government, with the City Manager position added around 1965. Additionally, there is an Assistant City Manager position. The City Council is made up of 5 members, each elected "at large," however each serves a specific ward within the City. The Mayor, also elected at large, serves a 4-year term. No term limits exist for the Mayor or for City Council members. The City Clerk is also elected at large for a 4-year term, and serves in place of the Mayor, if the Mayor cannot be present.

City Council appoints the City Manager. The City Manager is responsible for the day-to-day operations of the City, including the hiring and firing of all city employees, except for the city police. The Mayor is the chief executive officer, has control over the City Police Department, and is generally responsible for Public Relations.

The City also employs a City Attorney, and a Chief of Police. Department heads oversee the functions of several City Departments, including Streets, Water, Wastewater, Electric, Solid Waste, Code Enforcement and Warehouse.

The "Director of Public Works" serves as an intermediary between the department heads and the City Manager. Four full-time and 2 part-time employees work at City Hall. The City employs about 40 full time employees, and 10 to 15 seasonal employees. The City's general fund has a budget of about \$1.3 M/year, however this does not include any of the utility budgets. The City is required by law to have a balanced budget.



Community Overview

The street department holds responsibility for approximately 24 miles of streets within Philippi. Supported with general funds, the street department is responsible for street cleaning, snow removal, street patching, parking meters, mowing, and some signage. Paving is typically done by private contractor.

In 2015, a \$2 million dollar project began to make repairs to the covered bridge by the WV Division of Highways. The Covered Bridge was closed for over a year and, in 2016, it was re-opened for traffic.



The City of Philippi Police Department employs 6 fulltime staff members. The Police Department serves the City of Philippi, which is approximately 5 square miles, and received 2,362 calls in 2016. The police department has mutual service agreements with the Barbour County Sheriff's Department, Belington Police Department, Junior Police Department, and the Barbour County Park Police. The department sponsors programs such as street patrol, Tipline, Citizen Police Academy, an internship program, and various school activities.

The Police Department is assisted by the Philippi Police Task Force, which is made up of about 10-15 volunteers. The Task Force assists the full-time officers to provide security and traffic control during fairs and festivals, parades, the art stroll, the Blue and Gray Reunion, and similar events. The Police Task Force operates under the authority of the Police Department.

SafeWise, the authority on safety and home security news, has released their fourth annual Safest Cities in West Virginia Report. Philippi was ranked the 11th safest city in West Virginia for 2017.

Commerce and Business Development

The Barbour County Chamber of Commerce is another organization that is committed to the betterment of Philippi and the surrounding areas. The Chamber has 22 Board members with no paid staff. The Chamber supports the Economic Development Authority as well as local businesses. Main concerns include the decline in Main Street, lack of jobs, and the need for more local investment.

Health and Wellness

Hospitals are a significant asset to the community. Broaddus Hospital has 63 support staff along with registered nurses, physicians, and pharmacists which provide dozens of jobs in the healthcare profession. The hospital recently renovated the whirlpool/spa tub area as well as the Broaddus

Community Overview

Mansfield Place Dining Room. The hospital sees incentivizing new business development as well as educating the citizenry about healthy eating and exercising as two of the major goals for the City moving forward.

For birthing and other more complex medical procedures, Philippi residents will often travel to Buckhannon (St. Joseph), Bridgeport (United Hospital Center), Elkins (Davis Medical Center), or Morgantown (Ruby Memorial and Mon General). A wellness center in nearby Belington includes a lap pool, fitness center, and water aerobics.

Two medical clinics are located in Philippi.

Fire and Emergency Management

The privately owned and operated Barbour County Emergency Squad provides emergency services to the residents of Philippi and Barbour County. The Emergency Squad seeks to provide training for disaster staffing, maintain an integrated countywide emergency system, and update and maintain an effective Emergency Operations Plan (from Barbour County OEM website).



The Philippi Fire Department is made up entirely of volunteers. The department's service area covers 80 percent of Barbour County. The Philippi Fire Department receives approximately \$75,000 from the city for utilities, gasoline, payments on loans for equipment and Worker's Compensation. Additionally, there is a \$5 per household fire fee which goes to help fund the fire department's budget.

Garbage and Recycling

All waste collection and recycling is done by the City. The service is available anywhere inside the City limits and costs \$23.75 per month. The City picks up trash and sends it to the landfill in Harrison County.

Utilities

Philippi's electric service is one of only a few municipally owned electric power systems in the state. The city purchases power wholesale and resells it to city customers. The average residential electricity rate in West Virginia is 9.85 cents per kWh, while the City of Philippi provides a lower rate of 8.58

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cents per kWh. Citizens perceive that the City is more responsive to the community and its customers than a larger company might be. As with all public utilities in West Virginia, the Public Service Commission controls the rates.

Broadband/Municipal Website

The TV/cable franchise is held by Citynet. Citynet also provides dial-up and broadband internet services. The City has employed Citynet to create a new website and it is currently up and running. The new site is still under construction but events are being kept up to date by city employees who have received training. Frontier DSL is also available in the city.



Parking

The City has meter parking throughout town. 186-metered spaces in five (5) municipal metered parking lots produce approximately \$15,000 worth of revenue annually. Each meter operates with a 9-volt battery, and the parking cost is 25-cents per hour.

Several places along Main Street provide free parking. No off-street parking issues were identified in any residential areas.

Ample free parking exists on many streets around the City, most within a few blocks from Main Street. Downtown Philippi also offers free parking in metered spaces on Saturdays, Sundays, holidays, and during weekdays after 5pm and before 8am.

Events and Festivals

City events include the Blue and Grey Reunion, Smokin' on the Tygart Chili Cook-off, the antique car show, the citywide yard sale, Fall Fest, the 5K race, a motorcycle Poker Run, and an art stroll along Main Street. Just outside of the City are the Barbour County Fairgrounds, which holds one of the largest county fairs in the State.

Recreational Opportunities

Dayton Park includes the city pool, a playground and basketball courts. North Philippi Park features baseball, softball, and soccer fields, as well as a skateboard park, walking trail, and playground.

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The Vietnam Veterans Park, which commemorates the service of local Vietnam Veterans, sits along the Tygart River. Directly across the river, sits the Blue and Gray Park, which was established at the site of the first land battle of the Civil War.

Farmer's Market

The Community Garden Market provides an opportunity for local gardeners and bakers to earn money by selling their fruits, vegetables, meats, eggs, baked goods, honey, and other specialty items. The market promotes the health and well-being of the community, not only from a nutritional standpoint, but economically, as well as socially.

As a participant in the WV Farmer's Market Nutrition Program (FMNP), the market is a place where senior citizens and WIC recipients may purchase produce with coupons designed to encourage better nutritional choices. The market also now accepts SNAP benefits (food stamps).

The Garden Market has grown steadily since opening in 1992. A new facility built by volunteers from Christ United Methodist Church in 2003 improved the market dramatically and in 2013 the market moved to its current location, The Market Place at 107 South Main Street. The Garden Market sold more than \$74,000 in produce, meat, eggs, baked goods, and plants during the 2016 season and had over 150 local participating producers.

Library

The Philippi Public Library, founded in 1966, has one full-time director and three part-time Library Clerks. There are also approximately 12 volunteers that assist in day-to-day library operations. In 2017, the library offered 136 programs and services to the community, and emphasizes literacy. Some of the programs currently available are teen programs, adult literacy, and job/resume training.

The library also provides cultural programs such as "Meet Your Local Artist/Author" and is a host site for Philippi Main Street's Art Stroll.

Transportation

Philippi sits at the intersection of US Route 250 and US Route 119. Route 250 goes from Sandusky, Ohio 514 miles southeast all the way to Richmond, Va. US Route 119 travels in northeast-southwest alignment that goes from Sandy Township, PA 585 miles to Pineville, Ky. Philippi is less than 20 miles from Interstate 79.



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The closest airport is the Philippi/ Barbour County Regional Airport, located just outside the City of Philippi corporate limits. The airport includes one asphalt runway that is 3,275 x 60ft. The airport is publicly owned and averages 77 aircraft operations per week. Ten (10) aircraft are based on the field and fuel is available.

In 2017, City Council offered a \$10,000 match to grants needed for the repair and the replacement of the Philippi/Barbour County Regional Airport's taxiway that leads to the hangars. The airport can now start to file the paperwork needed to acquire the grant. The FAA will pay 80 percent of the total grant funds needed to cover the repair and replacement of the taxiway, the State will contribute 10 percent, and the city and the county will split the final 10 percent needed to fund the construction.

Other airports within a short distance include the North Central Regional Airport, which includes service to both central Florida and Myrtle Beach, South Carolina. Philippi is approximately two hours away from the Pittsburgh International Airport.

Here & There Transit operates a special bus service in Philippi -The Blue & Gray Loop. With 9 daily, weekday trips to locations throughout Philippi, citizens can take the Loop to their destination or buy an unlimited monthly pass. The company also provides out-of-county, non-emergency medical transport to Elkins, Grafton, Buckhannon, Clarksburg and Weston. Citizens can travel within Belington, Junior, and Philippi for a reasonable fare.

Intermodal Transportation

No transfer points for goods exist within the city, therefore, there is no intermodal transportation occurring in Philippi. However, trains carrying goods, including coal, pass through the City. Trucks and other vehicles also carry goods through the city.



Constraints on Development

“Karst terrain” means a terrain, generally underlain by limestone or dolomite, in which the topography is formed chiefly by the dissolving of rock and which may be characterized by sinkholes, sinking streams, closed depressions, subterranean drainage, and caves. While there are some karst formations in the very eastern portions of Barbour County, there are not any identified karst formations in or near the City of Philippi.

Floodplains pose additional constraints to development. Several areas of Philippi are situated within the Special Flood Hazard Area. The town does have a history of flooding— many residents remember the flooding that occurred in 1985. Discussion of a plan for mitigating future flood-related damage is found in Chapter 3 of this comprehensive plan.



Chapter 3: Needs Assessment



Needs Assessment Introduction

A comprehensive plan is a community's vision for the future. By documenting and assessing the needs of a community, the comprehensive plan can address issues and recommend realistic strategies to fulfill a community's vision.

Public meetings, surveys, and other community engagement activities are vital in obtaining feedback from community members. This information is integrated into the goals and objectives of the comprehensive plan. Through the comprehensive planning process, several needs were identified. The following prioritized list shows the issues that have been reiterated in Philippi.

Top Prioritized Issues

- 1) Property Improvement
- 2) Jobs/Enticing New Businesses/Marketing
- 3) Infrastructure/Sidewalks/Water Distribution
- 4) Drugs/Enforcement/Youth Activities/Education
- 5) Tourism and Recreation



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Issue 1: Property Improvement

The need to improve abandoned or dilapidated properties is a key issue identified during the comprehensive planning process. Abandoned and dilapidated structures are found throughout the city, and several rental properties are not being adequately maintained. In addition, many of the owners of these properties cannot be identified.

Philippi is unique amongst municipalities in rural West Virginia in that the population has been relatively steady at approximately 3,000 people since the 1970s. However, the City has experienced a pronounced loss of business in Philippi. Several storefronts, especially along Main Street, are vacant and in various stages of dilapidation. While high numbers of vacant residential properties do not exist, as in other places in West Virginia, Philippi still needs to address dilapidated residential and commercial structures.

The City could implement several tools to address abandoned and dilapidated structures. Philippi enforces the International Property Maintenance Code (IPMC). The IPMC is part of the West Virginia State Building Code. The West Virginia State Fire Commission, the agency tasked with promulgating rules for the State Building Code, has enabled local governments to choose to enforce the "IPMC only," as opposed to the entire building code, which consists of eleven different code standards. The IPMC specifically addresses abandoned and dilapidated structures, as well as other external property nuisances. The city should ensure that all publicly owned facilities comply with the IPMC and other relevant codes to show that property maintenance and improvement are top priorities.

In order to adequately understand the issue, the City should maintain their inventory of vacant and dilapidated structures in Philippi. The inventory allows officials, along with other groups and agencies, to identify appropriate tools to address the properties. An opportunity may exist for the City to encourage the development of abandoned or dilapidated structures, especially downtown.

W. Va. Code §8-12-16c gives all West Virginia municipalities the authority to establish a registration program for vacant properties within their jurisdiction. If a property meets the definition of "vacant" under the ordinance, the property can be listed on the registry. As part of being placed on a registry, the property owner may be required to pay an annual registration fee. Fees collected through the vacant property registry are required to be utilized for administration of the program and for improving



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public safety. Many communities show success with this program by encouraging property owners to renovate or demolish the property, or by transferring the property to a responsible party. The disadvantages of the registration program include the resources it takes to enforce the program. The municipality may need to go to court and file a lien to collect any unpaid vacant property registration fees.



Philippi also has the ability to place a lien for debris removal after a fire. While the applicability of this authority is narrow in scope, the ability to place a lien can be very helpful for a community cleaning up damaged property after a fire. The WV Leap Toolkit provides additional information on this tool. “When a property owner files an insurance claim for a real property loss due to fire, a statutory lien is created in favor of the local government to ensure the proceeds are used for clean up.” (WV LEAP Toolkit) This option can be helpful in quickly getting the damaged property back into productive use and can help local governments mitigate some of the costs they often are burdened with in demolition and debris removal.

The City can also use injunctive relief to address the issue of abandoned or dilapidated buildings. Philippi could declare the property a public nuisance and proceed through the circuit court for injunctive relief. This option would require Philippi to enact a nuisance ordinance that defines what constitutes a public nuisance. The nuisance ordinance should reference other health and safety codes. The nuisance provisions could also be used in conjunction with the IPMC. While addressing a property through a nuisance code does not require a certified building inspector, it will likely require the utilization of legal counsel.

While the demolition of dilapidated properties might be necessary in some cases, the community should encourage, when appropriate, refurbishment of properties. Many of these properties are historic in nature and are characterized by having architecture that is appealing to many folks, including tourists. Historic preservation must be balanced with the ability to infill land with new structures.

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Likewise, the city should encourage redevelopment and infill development within Philippi, particularly the downtown area. Groups such as the Northern Brownfields Assistance Center (NBAC), the Woodlands Development Group, the Barbour County Development Authority, Philippi Main Street, and the City of Philippi Development Authority have been working on redevelopment, infill, and adaptive reuse projects in Philippi.

The focus of these groups has often been on downtown revitalization, where several projects have already been completed along Main Street. An effort to try to develop residential dwelling units situated above the storefronts in the downtown area is underway. Groups have been utilizing historic tax credits to redevelop the downtown Philippi, which is recognized on the National Register of Historic Places. As a way to bring in additional investment, the City should also evaluate service and utility costs, especially compared to other communities in the region.

The City of Philippi Development Authority, established in 2015, is working with the NBAC to redevelop the old Marathon Service station and to create a mural on the old NAPA store by utilizing adaptive reuse techniques. These beautification projects are situated at one of the main gateways to the downtown area. Although final plans for the Marathon property are still being decided, creating an updated visual upon crossing the covered bridge will enhance the downtown area. The City needs to ensure that all murals are consistent with local signage laws.



The old retaining wall on Route 57, right before coming into town, is seen as an eyesore by many and, although not in city limits, is positioned in such a way that the wall could act as a gateway into the city. As a beautification and gateway project, Philippi could work with the county commission and WV Division of Highways to create a mural on the retaining wall.

Downtown Philippi should be redeveloped and renovated to entice both commercial and residential occupants. The improvements should be concentrated outside the special flood hazard area, with the assurance that redevelopment is completed soundly and with long-term stability.

Issue 2: Economic Development– Jobs, Enticing Business, and Marketing

Economic development is often a top priority for a community, whether the community seeks to bring in new business, retain current businesses, or develop jobs. Community members indicated that the lack of jobs, an empty Main Street, and the lack of things to do all represent weaknesses and threats in Philippi.

A review of city ordinances and tax structure could ensure that the city is not discouraging new businesses from locating in Philippi. This review would include a review and update of the existing zoning ordinance. The City should ensure that the uses permitted “by-right,” setbacks, and supplemental provisions are consistent with the comprehensive plan and facilitate business development and retention in Philippi.

Increasing Partnerships

The City should work with groups such as the EDA, Chamber of Commerce, CVB, County Commission, and other organizations to find solutions that will bring businesses downtown, create sustainable well-paying jobs, and continue to market the city for commerce.



One of the most commonly identified issues is the lack of jobs and industry in the area. Coal has historically been a significant source of employment in the area. However, the number of coal-related jobs has been in decline for some time. Several organizations focus on job and business creation and retention in Philippi and Barbour County such as the Barbour County EDA, Philippi Main Street, Woodlands Development, Barbour CVB, and the Barbour County Chamber of Commerce.

ABU recently received a grant from the US Commerce Department's Economic Development Administration (EDA) to start a business incubator. The University is in the very initial stages of developing the incubator on campus. Renovations were made to a former arts studio to provide the physical space. The incubator can be utilized by local entrepreneurs as well as students who have de-

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veloped a business plan. There will be physical space for desks, computers and wall dividers . ABU can help with marketing, helping students develop a business model, and will have the technology necessary for creating commercials. One of the long-term goals is to develop businesses in the ABU incubator then work with the Philippi community to find a physical space in town for that business to grow. The City of Philippi should support the efforts of ABU to develop the incubator and assist businesses going through the program to find physical space in Philippi .

The Barbour County EDA focuses on entrepreneurship and supports new businesses. The agency would be a good partner to both ABU and the City, particularly in encouraging new startup companies. Facilitating the development of a business incubator is one way to encourage and promote startup companies. The city could assist an incubator by leasing or allowing access to city-owned space to the company or organization operating the incubator.

Furthermore, groups such as Woodlands Development provide financing packages with banks and other lenders for business owners that might not qualify through traditional lenders. These groups are concerned with job growth in the region and should be utilized as a resource to the community. The City should encourage conversations about improving Philippi's relations with local banks.

The need to better prepare youth for life after graduation emerged as a community concern during the comprehensive planning process. The Fred Eberle Technical Center, established in 1968 as the state's first "multi-county" vocational school, serves the students of Barbour, Lewis and Upshur Counties. The City should work with the Center and develop ways that Philippi can provide opportunities for students at the Technical Center to apply their trade. The City could use the Center's carpentry class to renovate publicly owned facilities. The computer networking technology class could likewise assist with maintaining the City's network and website.

Appeals to the Student Population

Survey responses from the Blue and Gray Reunion noted the lack of places, especially for ABU students, to dine or grab a late night snack.



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However, several restaurants lie along Main Street. Within Philippi, Italian, Mexican, and Chinese cuisine choices exist, as well as several other restaurant establishments. For example, Arden Garden, which is moving into the Garden Market, is an established business that provides home cooked meals and catering services. Better marketing of existing establishments may be needed, especially to ABU students. Late night and every day alternatives to fast food and convenience store food items would be a welcome option.

Some of the ABU students surveyed, during the Blue and Gray Reunion, said that they do not visit downtown Philippi because they believe there are no activities for them in town. The students often travel to the Clarksburg/Bridgeport area, approximately 30 minutes away.

The community can create a booklet that includes all the restaurants and shops in town. The booklet could be given out to the students each year at orientation and include coupons or other incentives for students to try local restaurants. The businesses should also consider having specials or back-to-school sales at the beginning of each school year to promote their business to ABU students.

Resources are scarce for almost all local governments in West Virginia. Philippi is no exception. However, the community is unique in that ABU is located right at the City's doorstep. Since experiential learning, the process of learning through experience, is becoming more mainstream, and in some cases required, the City and the university should take advantage of each other to provide such opportunities. Interns can work on parks and recreation activities and provide programs for youth. The City could establish a grant writing internship position. Creating an internship program with the students at ABU will not only strengthen the relationship between the school and the City, but will also provide the City with additional services at little to no cost.



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Diversification of Industry

The diversification of industry in Philippi and the region is important for its long-term viability. The burgeoning craft beer industry can help provide some diversity at a small-scale. Microbreweries, distilleries, and cideries form a fast-growing business sector, particularly in West Virginia, and could be appropriate to encourage in Philippi, especially in empty storefronts.

These businesses are regulated by the State and must adhere to health and safety regulations. The businesses can operate in a few different ways. First, some only produce beer, whiskey, or hard cider on site, with no onsite consumption. Others include a “taproom” where tasting can occur. Many establishments sell a host of food items in a restaurant or tavern style setting. Permitting and promoting these types of businesses can be an effective strategy to attract tourists.

Partnerships with community organizations often yield positive outcomes. The Garden Market, started by Heart and Hand, is an existing amenity that the City should promote. The Garden Market, which initially began as a farmers market, offers year-round opportunities to buy and sell crafts and produce. Free Wi-Fi access is available at the market.

The City should also focus on encouraging companies invested in the community to locate in the industrial park. An example of such a company is Delta Cooling Towers, Inc., which recently announced plans to expand their operations at the Industrial Park and hire an additional 25 employees.

The City of Philippi should promote job diversification throughout the community, with a focus on additional industrial jobs and possible expansion of job opportunities at ABU and with government agencies.



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Rebranding

The need to actively market and rebrand Philippi emerged during the comprehensive planning process. Rebranding may include the development of a new logo, slogan, or motto that captures the true character and identity of Philippi.

Effective branding considers different audiences and contributes to a city's appeal, from both an economic development and recreation/tourism standpoint. The City can work with individuals or organizations that have the expertise to develop a positive and effective message to be widely conveyed.



Issue 3: Infrastructure, Sidewalks, and Water Distribution

The operation and maintenance of infrastructure, including water and wastewater treatment facilities, is one of the most essential functions of local government. Communities in West Virginia often need significant repairs to both their water and wastewater facilities. These facilities usually rank very high on a community's priority list because of the importance of these facilities to future growth and development.

Providing adequate stormwater facilities is often a concern as well, as standing water and flooding can be dangerous and significantly reduce the longevity and structural integrity of a community's infrastructure.

Water

The water treatment plant in Philippi was constructed in 1959 and was upgraded in 1979 when it received a new filtration system. In April 2013, a brand new water treatment plant replaced the old plant and began operation. The City of Philippi has over 55 miles of water lines which provide water to residents and businesses throughout the community.

Approximately 70% of the people in Barbour County receive their drinking water from the City of Philippi. According to the West Virginia Public Service Commission, the City of Philippi ranked 165 out of 367 entities for lowest water utility costs, putting the city's water utility near the middle of water service providers in West Virginia. (Water Utility Cost Ranking for 3,400 gallons, in 2017).

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During the comprehensive planning process, the planning commission noted that there had been serious issues with water storage tanks. The Street Tank Replacement Project is scheduled to begin in 2018. Two High Street tanks and two ABU tanks will be replaced, while one new tank will be installed along Rt. 250. This replacement project will complement the Mansfield and Cherry Hill areas, which have newer water tanks that are less than five years old.

Replacement of some of the older water mains within the city should be a priority. A 2013 survey found that the City of Philippi system was losing about 60% of its water due to leaks. Several places in town have old cast-iron pipes that consistently leak.

The Reservoir Project on Little Laurel Run, outside of the city limits, would provide additional water supply for Philippi. The planning and engineering for the dam has already been completed. The reservoir was initially projected to hold 400 million gallons of freshwater, though that number was later reduced to 300 million. Funding is needed for this project's implementation.



Wastewater

Philippi has long had its own wastewater treatment plant (originally constructed in 1929), operated by the sanitary board. In 1987, the engineering firm of Burgess & Niple oversaw the rebuilding of the City of Philippi Wastewater Treatment Plant, utilizing FEMA funds available after the 1985 flood. In 2015, the plant was upgraded with a new belt filter press as part of the treatment system for dewatering sewage sludge. The Philippi system includes roughly 26 miles of sewer lines. In 2015, the City also acquired a sludge hauling truck used to transfer sludge.

According to the West Virginia Public Service Commission's "Sewer Utility Cost Ranking for 3,400 gallons," the City of Philippi ranked 48 out of 321 entities, putting it in the top 15% in the state, in terms of lowest costs for wastewater treatment services.

GIS mapping of all Philippi utilities and infrastructure should be prioritized. Mapping wastewater lines will provide a much-needed convenience to employees in regards to maintenance and servicing. The City should map the water and wastewater lines, pump stations, manholes, and all other relevant appurtenances.

The city has capacity to handle waste from Recreational Vehicles (RV) for a fee. The city should collaborate with local partners to inform citizens and tourists about this service, which could be a

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revenue generator for the City. The city should also continue to utilize and to better market the sewage sludge compost, which can be sold for farming and gardening applications.

Stormwater

The City of Philippi still has a combined sewer system that receives both sanitary waste and storm run-off. The City intends to find the funds to complete the work to separate facilities, starting with the area near the Walnut St. Bridge, which has been problematic over the years.

Places also exist within the city where runoff and standing water are issues, especially after a period of moderate/heavy rain. The City should consider addressing standing water issues when existing work such as sewer or water line maintenance, separation of combined sewers, or any other municipal work is being completed in close proximity to areas with poor drainage.

Stormwater concern areas include:

- Chestnut Street
- Main Street and Pike Street
- Cherry Hill and John Street
- 3rd Street and Boyles Street
- Grate on "ABU Trail"

Sidewalks

In order to promote a healthy community, the City should encourage the creation and maintenance of sidewalks throughout town. Several sidewalks, throughout the city, are not being well maintained. Additionally, some properties within city limits lack sidewalks adjoining a public right of way. Inaccessibility for persons in wheelchairs has been identified in places where sidewalks are not ADA compliant.

Property owners are responsible for sidewalk maintenance, which may explain why some sidewalks are not being maintained. The city should remind homeowners of their responsibility to maintain sidewalks adjoining their property by sending a periodic reminder with utility bills. The same reminder should include a link to the municipal website, or provide a number to call, for residents that are unable to maintain or repair their sidewalks.

Recently, the City has placed curb cuts at intersections, especially on downtown sidewalks. Main Street's sidewalks are generally in good condition, and pedestrian safety has been enhanced

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since the crosswalk improvements were made. The City should continue to add curb cuts when funding becomes available.

Walking on Route 119 and other roads with no sidewalks, especially in the Broaddus Knolls and Mansfield areas, proves to be dangerous. Many of these areas receive high-volume, high-speed traffic and present several safety concerns. It has been identified that currently no acceptable pedestrian route exists between downtown Philippi and ABU.

The Barbour County Development Authority has applied for a design grant to connect the ABU campus to downtown Philippi in a safe and efficient manner. If the Authority receives the funding, ABU will likely administer the project, as the majority of the walking surfaces lie on land owned by the University. Currently, a dirt path exists between ABU and downtown that is not well used or safe.

Capital Improvement Plan

In order to systematically plan for infrastructure projects, their costs, and completion dates, a Capital Improvement Plan (CIP) should be developed by the city. A CIP provides structure and prioritization, while identifying means of financing specific projects. The CIP should be a straightforward, easy-to-use plan that provides long-term benefit to the city.



Issue 4: Substance Abuse, Youth Activities, and Education

Addressing substance abuse, education, and lack of youth activities proves to be difficult for many communities. Solving these issues will likely take a multifaceted, cross-jurisdictional approach. If a community provides youth activities and applies effective education strategies in school, substance abuse, especially in local youth populations, may be lowered.

Substance abuse is an issue across the United States, and especially in West Virginia. In some places around the state, this problem has reached epidemic proportions, with abuse and mortality rates from overdose that are several times higher than the national average. The Philippi community has identified the interrelatedness of improving education, providing more youth activities and lowering substance abuse as important goals to achieving the overall vision of the community.

Youth Activities

"Lack of youth activities" was consistently cited as a weakness in Philippi during the comprehensive planning process. The City currently has three baseball fields, the city pool, city gym, one soccer field, the walking/biking trail along the river, two outdoor basketball courts, a shuffleboard court near Baughman Towers, two pavilions, two tot lots, and three boat launches. The two main recreational parks in the city are North Philippi Park and Dayton Park. The City plans to install a putt-putt golf

Society's conventional response to problems of young people—such as teenage pregnancy, school dropout, substance abuse, juvenile delinquency, and violence—is to target a specific problem and develop intervention or prevention programs for individuals who manifest the problem or are at high risk of it. Research shows that overlapping risk and protective factors affect the occurrence of all of these problems and that prevention strategies aimed at enhancing youths' development, reducing communities' specific risks, and strengthening protective factors are likely to be more successful than programs addressing the problem behaviors themselves. Among such strategies deserving wider consideration are "comprehensive community initiatives" that create collaborative partnerships among public officials, service providers, primary institutions, and citizens to promote the well-being of children, youths, and families. Youths and Communities: Toward Comprehensive Strategies for Youth Development (William H. Barton, PhD, Marie Watkins, PhD, Roger Jarjoura, PhD)

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course in the future, as well.

Philippi's organized sports, including Little League baseball, a basketball league, youth soccer, and the Barbour County Swim Team, are held in cooperation with the city. However, the City should consider ways to encourage non-athletic recreation, including performing and creative arts, nature, science and technology. Additionally, a venue for youth bands to play and practice would aid in providing youth activities.

The City should engage the community's youth in local government functions. The city could appoint an ad hoc youth committee that reports quarterly to the City Council, with the intent to bring attention to youth issues. This committee could be part of the curriculum for civics students at Philip Barbour High School.

Recently, FFA students at Philip Barbour High School presented their ideas on creating a local community garden, to be maintained by the students. The students would create four (4) raised gardens for community members' use. The students would also provide knowledge about growing food. The gardens could be an ideal project for land that is in the Special Flood Hazard Area (SFHA). On FEMA mitigation lots, where structures have been demolished, cleared, and given to the city, gardening is one of the few permitted activities.

Creating a "splash pad" could also increase youth activity downtown. An alternative to a downtown location is to create the splash pad near the Dayton Park Pool. Access to the splash pad should be free, easily accessible, and seen as a tool to bring people downtown or to Dayton Park. The splash pad could also be converted into an ice skating rink during the winter months.

Creating bicycle paths that extend to recreational areas such as Dayton Park and North Philippi Park should be considered a priority. Main Street or another parallel street could have designated bike lanes that connect with the river trail so that the youth can safely traverse from one end of downtown Philippi to the other. The City would need to work with the WV Division of

"For strong public participation and buy-in, collaboration and input are needed from community members and leaders, partners, and stakeholders. This collaboration might include mayors, town planners, public works departments, recreation department staff, school officials, church leaders, business owners, healthcare and public health professionals and advocates, architects, parents, senior citizens, and youth." ["Promoting Active Living in Rural Communities." Active Living Research, 2015]

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Highways to ensure signage and striping are sufficient, if along Main Street.

The City should encourage programs like “Girls on the Run” and other afterschool activities that promote health and wellness. “Girls on the Run is a 10 -week program in which girls from 3rd through 8th grade work with coaches, who are members of the community, to develop an appreciation for health and fitness. Throughout the 10 weeks, girls train and are empowered to run an end-of-season 5k.” (Girls on the Run Website) Girls on the Run-North Central West Virginia is already involved in Barbour County, at Kasson Elementary in Moatsville. The community should encourage Philippi Elementary to participate in this program.

While a lack of youth activities is a significant concern of the community, the city should also keep the large elderly population in mind and encourage, with the Barbour County Senior Center in Philippi, recreational activities for our seniors.



Relationship with Alderson Broaddus University

Universities can be economic drivers for a community. The City of Philippi and Alderson Broaddus University should collaborate on projects and funding opportunities that benefit both the City and ABU. Naturally, the entire community is stronger if the City and ABU work together as opposed to in their own “spheres.” One issue that was identified throughout the comprehensive plan process was the need to bring the University and the Philippi community closer together, especially on projects and programs that could be mutually beneficial.

ABU employs approximately 235 people and offers degrees in nursing, business, education, sports management, pre-health and much more. ABU has recently made significant renovations, including renovations to the student center and music building. In 2013, the University constructed four (4) new residence halls, increasing bed capacity from 400 to 1,000 beds. Also in 2013, ABU completed construction of a multi-purpose stadium, where several ABU teams participate. The University has plans to renovate the Old Hospital building to house the optometry program and for the construction of housing for graduate students.

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Pairing a local youth with an undergraduate student from ABU for a semester/year, based on mutual interest, could have a positive impact on the local youth and help strengthen the relationship between the City and University. ABU students have diverse backgrounds and would provide a unique and positive perspec-



tive to local children. A mentoring program could be formally established to target at-risk youth, or may be established more informally as community service hours to help bridge the gap between the University and the city.

City Hall should continue to host ABU and high school interns, ensuring that the programs help and not hinder the efficiency of the city government. For example, an ABU student could assist in finding and filling out relevant grant applications on behalf of the City or local organizations that provide a public purpose.

Local Schools

Improving and setting high standards for local schools is a paramount concern to the community. While the City of Philippi is not responsible for public schools, the City and its citizens should try to facilitate the improvement and the quality of schools in Barbour County.

One way the City can promote quality is by submitting an application with Barbour County Schools to start a Safe Routes to School Program. The city can submit an application for infrastructure or non-infrastructure grants. Non-infrastructure grants are used to promote safety in and around schools. Infrastructure grants would include bike racks at schools, a bike lane or bike trail from residential areas to the school, or traffic calming devices. Non-infrastructure grants, which are more easily attained, could include bicycle helmet giveaways, a bicycle safety course, or funding for educational programs related to bicycle safety.

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The Library

The Philippi Public Library acts as a hub for the community. The library provides several resources to folks in the region. It is important for the community to support the library, so that it can continue to provide services and to expand and enhance programs offered. The library developed a "Strategic Plan 2018-2020," which recommends the creation of a multipurpose smart room for classes, meetings, and fundraisers. There are also recommendations in the Strategic Plan to develop a kitchenette, restrooms, office, and storage area.

The City maintains the driveway and parking lot of the library. The parking area should be repaved, the curbs need to be replaced, and the lines for the parking stalls should be repainted.

There are also accessibility concerns at the library. There are concerns that the bathrooms, doors and ramp may need to be replaced to ensure adequate accessibility.

Safe Routes to School (SRTS) programs are sustained efforts by parents, schools, community leaders and local, state, and federal governments to improve the health and well-being of children by enabling and encouraging them to walk and bicycle to school.

SRTS programs examine conditions around schools and conduct projects and activities that work to improve safety and accessibility, and reduce traffic and air pollution near schools. As a result, these programs help make bicycling and walking to school safer and more appealing transportation choices thus encouraging a healthy and active lifestyle from an early age.

Substance Abuse

The drug epidemic in West Virginia is complex, and no "one solution" exists. The issue poses debilitating challenges to communities when looking at future growth and development. The West Virginia Department of Health and Human Resources estimates that, between 1999 and 2004, deaths from prescription drug overdoses rose 550% in West Virginia, the largest increase in the United States.

Throughout the comprehensive plan process, substance abuse was cited several times from stake-

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holders as an important issue to address. The City of Philippi wants to ensure the safety of citizens and provide help and support folks' need to be free from drugs and become productive community members. Ensuring that health care providers and substance abuse counselors are welcome in Philippi is one small step the community can take.

Existing public health resources in the community include the Appalachian Community Health Center, which has an office in Belington and is a comprehensive, fully licensed, behavioral health center. The Health Center provides substance abuse services, as well as youth and mental health services for Barbour, Randolph, Tucker, and Upshur Counties. Ensuring that Philippi residents have easy access to substance abuse assistance is a critical need and a high priority for the community.

One tool to address opioid abuse is Naloxone. Naloxone is a medication used to block the effects of opioids, especially in overdose. West Virginia's legislature passed a bill that would allow pharmacists to dispense naloxone without a prescription. The U.S. Food and Drug Administration approved NARCAN Nasal Spray, the first nasal spray version of naloxone. West Virginia University is working with police agencies around the State to distribute this life-saving drug to first responders who provide immediate assistance in case of overdose. Philippi first responders should have access to the nasal spray, as well as the opportunity to receive proper training for the spray's administration. (Source: WVU) Naloxone can be expensive, especially for communities in West Virginia that are operating with a very small budget. Therefore, the community needs to decide whether they should dedicate general funds to be set aside or try to find grant funding.

Providing easy to use receptacles, throughout town, for depositing unused prescription medication would ensure that painkillers are deposited properly. The National Prescription Drug Take Back Day provides a safe, convenient, and responsible means of disposing of prescription drugs, while also educating the public about the potential for abuse of medications. The Barbour County Courthouse presently has a receptacle where prescription drugs can be deposited.

The West Virginia Department of Health and Human Resources (WV DHHR) has created a Strategic Action Plan that could affect communities such as Philippi.



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Identified goals of the action plan included an increased utilization of existing programmatic resources, exploring alternative funding methods and partnerships to include voucher programs and community based non-treatment support programs, and expand Screening, Brief Intervention and Referral to Treatment (SBIRT) in primary health care and other medical settings that see individuals who may have or develop substance abuse treatment needs.

To address the substance abuse issue in Philippi, the community is taking a multi-faceted approach that includes assessing the need for more youth activities, supporting our local schools, providing law enforcement with the tools they need, and creating an environment where quali-

How can rural communities combat substance abuse?

Prevention programs can help control substance abuse in rural communities, particularly when focused on adolescents. Programs using evidence-based strategies within schools and churches that involve parents may discourage alcohol use by younger adults.

Counselors, healthcare professionals, teachers, parents, and law enforcement can work together to identify problems and develop prevention strategies to control substance abuse in rural communities by:

- *Holding community or town hall meetings to raise awareness of the issues*
- *Training law enforcement regarding liquor license compliance, underage drinking, and detection of impaired drivers*
- *Inviting speakers to talk to school-aged children and help them understand the consequences*
- *Routine screening in primary care visits to identify at-risk children and adults*
- *Collaborating with churches and service clubs to provide a strong support system for individuals in recovery, which might include support groups and tobacco quit lines*
- *Training adults as volunteers to identify and refer individuals at risk*
- *Developing a formal substance abuse prevention or treatment program for the community*
- *Providing care coordination and patient navigation services for people with substance use disorders*
- *Providing specialized programs and counseling to discourage substance use by pregnant women*
- *Collaborate with human services providers and local service organizations to ensure families affected by substance abuse have adequate food, housing, and mental health services*

(The Rural Health Information Hub)

fied health care professionals can provide the services needed for folks dealing with substance abuse issues.

Law Enforcement

Part of creating a safe and healthy environment is ensuring that the City has a well-trained police department that serves and protects the community. To ensure that the police department can carry out their mission, they need proper tools and certain facilities.

The City of Philippi's police interview room needs updating, and the impound lot should be replaced. The police department identified the following equipment as needs in the near future: three (3) vehicles, in-car cameras, patrol rifles, and office furniture. The City should also consider the utilization of a public information officer, two (2) additional certified police officers, and an administrative assistant.

Issue 5: Tourism and Recreation

Philippi already boasts several tourist attractions, including the Covered Bridge and the Barbour County Historical Museum, with its famed mummies. Alderson Broaddus University, an institute for higher learning, also brings people from all over the region into the Philippi area. The City should collaborate with organizations such as the Philippi CVB, the Barbour County and Philippi EDAs, Philippi Main Street, the Chamber of Commerce, and ABU to expand on these attractions.

Philippi's Civil War history is unique in West Virginia and has been promoted fairly well over the years. The expansion of new and ancillary tourism activities, as well as recreational opportunities related to Civil War history, should be something that the community prioritizes over the next 5-10 years.

"Located at the east end of the Covered Bridge in Philippi; in a restored train depot and opening in 1985, the Barbour County Historical Museum contains Civil War and other historical memorabilia, including the nationally renowned mummies from Barbour County." (CVB Website)

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Another issue tied to both tourism and recreation are bicycle facilities. According to a recent news article, "A recent partnership with the City and the Barbour County Chamber of Commerce will result in new signage and the addition of bike racks in two locations in downtown Philippi. Bicycles will be in racks, located at Barbour County Bank and Mace's Pharmacy, for people to use to tour downtown." (The Inter-Mountain) Additionally, a bike rack was recently purchased by the Philippi Public Library through a grant received by the Barbour County Foundation. Encouraging both residents and tourists to ride their bicycles in town promotes both recreation and tourism and should be a high priority for Philippi.

If the City is going to promote more recreation and tourism opportunities, there also need to be more options for overnight lodging. Only one hotel currently exists in the city. One hotel might be sufficient at present. However, the development of additional tourism and recreational amenities could require additional lodging facilities. Such facilities could include bed and breakfasts, cabins, hotel/motels, or hostels. City officials should analyze future needs as to lodging during the review and update of the city's zoning ordinance.

River Trail Development

The one-mile North Philippi Nature Trail is frequented by many people in the area. The City has engineered plans to extend the existing recreational trail and now needs funding. The hope is to construct a rail trail from Philippi to Arden, adding over 15 miles of recreational trails. Plans for a trail along the Tygart River were originally completed in the 1990s, and plans to extend the river trail towards the post office and the water treatment plant have been considered. The construction of



footbridges may be required, at points, along the trail.

Local groups such as the Woodlands Development and the Barbour County Development Authority are currently working with the city on the trail project to Arden. The Barbour County Development Authority has also applied for a design grant to complete the trail to Arden, complementing plans that were previously completed. Creating a trail along the Tygart River to Arden would be a significant recreational and tourist amenity and should be considered a high, short-term priority for Philippi.

River Access

A few places already exist for small boat access, along the Tygart River, in Philippi. A boat landing is located near Philippi's Covered Bridge. Another boat landing is at the Hansen property, located south of the covered bridge near the bypass. Philippi Park is in need of a boat ramp; an additional ramp would provide adequate river access in the northern part of the city for people seeking a short kayak or canoe trip. Parking and access to the river is already available at North Philippi Park. The landing could be surfaced with pavers or with gravel to keep development costs low, as well as to minimize the addition of impervious surfaces.

Newman Bottom

The City owns Newman Bottom, a 300-acre tract of land situated outside of the Philippi corporate boundary. A portion of the property is currently being used as a shooting range. However, plans were created in the early 2000s to develop the property as a recreational area. Public water is already available at the property. Security at the property remains a concern, however.

Newman Bottom could be utilized as a permanent *Tough Mudder/ Spartan Race/ Warrior Dash* racecourse. A 2015 article notes that "permanent courses are popping up all over the country, mimicking the growth of the sport in general. One of the advantages that creators of "perma-courses" enjoy is that many of the operational costs – especially obstacle construction – can be amortized, which makes it easier to remain solvent. In addition, by avoiding the typical obstacle build and teardown cycles, operators have the latitude to create the unique obstacles" (thebattlegrounds.com, May 3, 2015). The permanent course could also be used as a year-round training center for these types of races. This type of permanent racecourse would be unique in West Virginia and the entire region. Coordination between these race representatives is important to ensure that what the City could provide is what these companies desire.

Plans for Newman Bottom originally contemplated a multi-use recreational facility that included ac-

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tivities such as camping, hiking, mountain biking, and ATV trails. Another possibility, given the size of the property, is a paintball center. A portion of the land could be leased to a private operator, or the City could operate its own paintball park. The City would need to look into liability issues with both options; however, a paintball center could be a large regional attraction.

The City needs to review completed plans, talk to industry experts in paintballing, extreme racing, and recreation and then formulate a prioritized plan for the utilization of Newman Bottom.



Similarly, the City could encourage use of the fairgrounds to serve as the location for a car show. If the show is hosted by the City, the City would need to consider liability issues, show financing, signage, advertising, vendors, and more. The City could use successful car shows, such as those in Carlisle, Pennsylvania, as a case study on developing car shows.

Other Identified Recreation and Tourism Needs

The need for Philippi and ABU to provide additional recreational opportunities was identified during the comprehensive planning process. ABU would benefit from utilizing the City Gymnasium for intramurals or general recreation, and the community could benefit from some of ABU's facilities. Therefore, both the University and community should consider a mutually beneficial, cooperative agreement. For example, the Barbour County Swim Team presently uses ABU facilities.

The Healthy Community Collaborative in Philippi is working with the City to identify a location for an accessible fishing ramp along the Tygart River. Ideally, the fishing ramp would be located within the city. The Collaborative is searching for an engineer and needs to raise the funds to complete the project.

Creating an amphitheater has been discussed as a possibility at the Blue and Gray Park. An amphitheater at the Blue and Gray Park could hold plays, music events, and other community activities. One of the main concerns for placing the amphitheater at the Blue and Gray Park is the vehicular noise from the roads and bridge.

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In order to promote both the beautification of the city and healthy living, Philippi should reactivate the citywide “Garden Club.” The City could sponsor contests for best garden, best landscaping, or best décor.

The Barbour County Development Authority applied for a grant to create a Barbour County Historic Bus Tour, in which the City of Philippi would figure prominently. As part of this grant, tour guides would be trained, and at least one guide would be stationed at the Barbour County Historical Museum and Covered Bridge in Philippi.

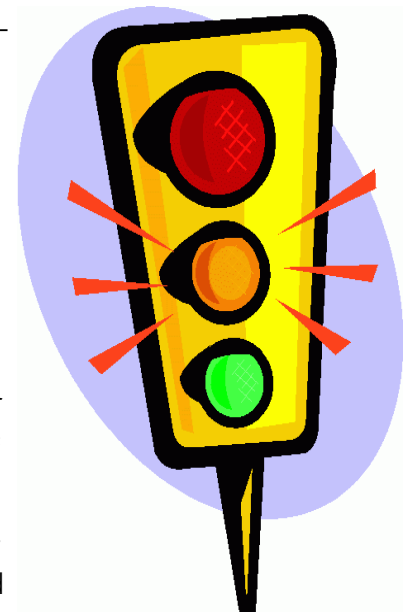
Additional Needs

Securing funds for the “shovel ready” projects is very important for Philippi. Over the last several years, the city has completed several engineering studies and plans for various projects, and only lacks financial resources for implementation. City staff or an intern should be responsible for identifying and applying for relevant grant funds on a weekly or bi-weekly basis. Many of the needs identified in this plan can be addressed with very little financial investment. Other recommendations will require significant capital and will only be completed with the utilization of grant funds.

Transportation

Providing regular transportation between the ABU Campus and downtown Philippi was viewed by many as an important step towards catering more to the students and having them become integrated into the community. Here and There Transit Inc. could offer a routine shuttle service to and from the ABU campus to downtown Philippi. The shuttle would only run during certain times of the day and on certain days of the week to promote the connection between the community and school. Here and There Transit should work with the University and the city to identify which stops should be included on the shuttle route.

Many community members see the Blue and Gray Expressway Bypass as an asset to Philippi. The bypass allows through-traffic to circumvent downtown congestion and allows the free flow of vehicular traffic when a train is coming through Philippi. However, both ends of the bypass bridge are low spots that are periodically inundated with floodwater. Inundation of the roadway makes traveling very dangerous and can lead to unnecessary traffic accidents. The City will need to work with WVDOH transportation officials.



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Traffic

No significant issues exist with traffic or the flow of traffic, other than when a few larger events are held throughout the year. The City Police department indicated that accidents were a concern at the intersection of Route 119 and Cherry Hill Road, and the intersection of South Main Street and the US Route 250 bypass.

The 1995 comprehensive plan identified the need for a caution light at the intersection of Cherry Hill Road and Route 119. Since Route 119 is a state-controlled highway, the WV Division of Highways is responsible for any planning and installation of traffic calming devices at that intersection. However, City Council should petition the State for a traffic control light at that intersection.

The Planning Commission noted that the three-way stoplight installed along the intersection of N Main Street and Pike Street near Sheetz unnecessarily delays traffic. Flashing light traffic signals would likely be sufficient at this intersection. The City should work with the WV Division of Highways to determine the impact of the stoplight on traffic and whether the light is needed. On the other hand, a stoplight at the intersection of Route 250 and S Main Street, near the firehouse, has been identified as a need.

Completion of the bypass has had both positive and negative impacts to Philippi. The bypass has given drivers an alternate route around downtown Philippi and has relieved some traffic downtown. The bypass also allows vehicles, including ambulances, to cross over the Tygart River while a train is going through town. However, the bypass has allowed people to skip the commercial downtown area and thus reduces visibility of the downtown business area. Improved signage might encourage folks that might want food, or a place to stretch their feet to go through the downtown rather than around the downtown.

Corridor H, a four-lane highway that will eventually stretch from I-79 in West Virginia to I-81 in Virginia, may also have an adverse impact on Philippi. While por-



tions of the Corridor have been complete for several years, the road only recently opened in other areas east of Barbour County. The completion of Corridor H, which has an east-west orientation, may have adverse impacts to the city, as it passes through the very southern portion of Barbour County well over 15 miles away from the city.

Historic Preservation

The City of Philippi has a rich history. Philippi is often identified by its Covered Bridge and the city's Civil War History, but the city also has a large historic business district, including the Barbour County Courthouse.

Additionally, the historic Adaland Mansion is located just outside of the city. Adaland Mansion was constructed in 1870 and boasts Piedmont-style architecture. Adaland has been home to notable residents, including the original owner Augustus Modisett, and later, Ira E. Robinson, a Justice of the West Virginia Supreme Court and Chairman of the Federal Radio Commission.

The Philippi Convention and Visitor's Bureau (CVB) plans to replace over 30 historical markers in the city. There has also been some discussion regarding the creation of an audio version of the historic tour, which can be placed on the city's website for use with smartphones as an interactive app.

The City's Building Commission, working with the Northern Brownfields Assistance Center (NBAC) and other groups, is proposing a Philippi Historic District Gateway Project. The groups involved are looking at beautification and pedestrian-scale development. The City should also consider other gateway signage or features, from Route 119 to Buckhannon and Hodgesville, and Route 250 from Belington.

Housing

The planning commission indicated that single-family homes are needed, as are more townhouses within easy walking distance to the downtown area. Residents may be leaving the city because of the lack of single-family homes.

The City should encourage a diversity of housing options that are well constructed, in good repair, and available for purchase or rent in Philippi. The City should understand and inventory the current housing stock and develop programs and policies that are consistent with

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the overall vision of the community.

The 2015 West Virginia Statewide Housing Need Assessment, completed by Vogt Santer Insights, for the West Virginia Housing Development Fund indicated that the greatest need for housing in Philippi is student and staff housing for Alderson Broaddus University. Many faculty members commute from neighboring towns and counties into Philippi. The statewide assessment noted a lack of adequate rental housing that exists in Philippi, leading many employees and some students to live outside of Philippi and commute into the city.

Elderly residents want to downsize, have accessible housing, and be able to walk easily downtown. Thus, more retirement, senior, or assisted living, as well as accessible housing options, should be encouraged. One floor single-family housing located in close proximity to downtown should be permitted under zoning. Additionally, the minimum lot size should be lowered to accommodate appropriate infill development.



Land Use

The utilization of land is often a central issue when developing a comprehensive plan. Thoughtful and sustainable growth and development are key concepts for future land use in the city. Understanding the constraints on future development is important while also finding ways to increase trade and commerce as well as expand and enhance residential opportunities throughout the community. This section identifies and assesses Philippi's land use needs in the next 5 to 10 years.

The City of Philippi should update their zoning ordinance for consistency with the updated comprehensive plan. The zoning ordinance must include a "Study and Report on Zoning" that addresses concerns pertaining to adequate housing and redevelopment and encourages appropriate and sustainable businesses in town.

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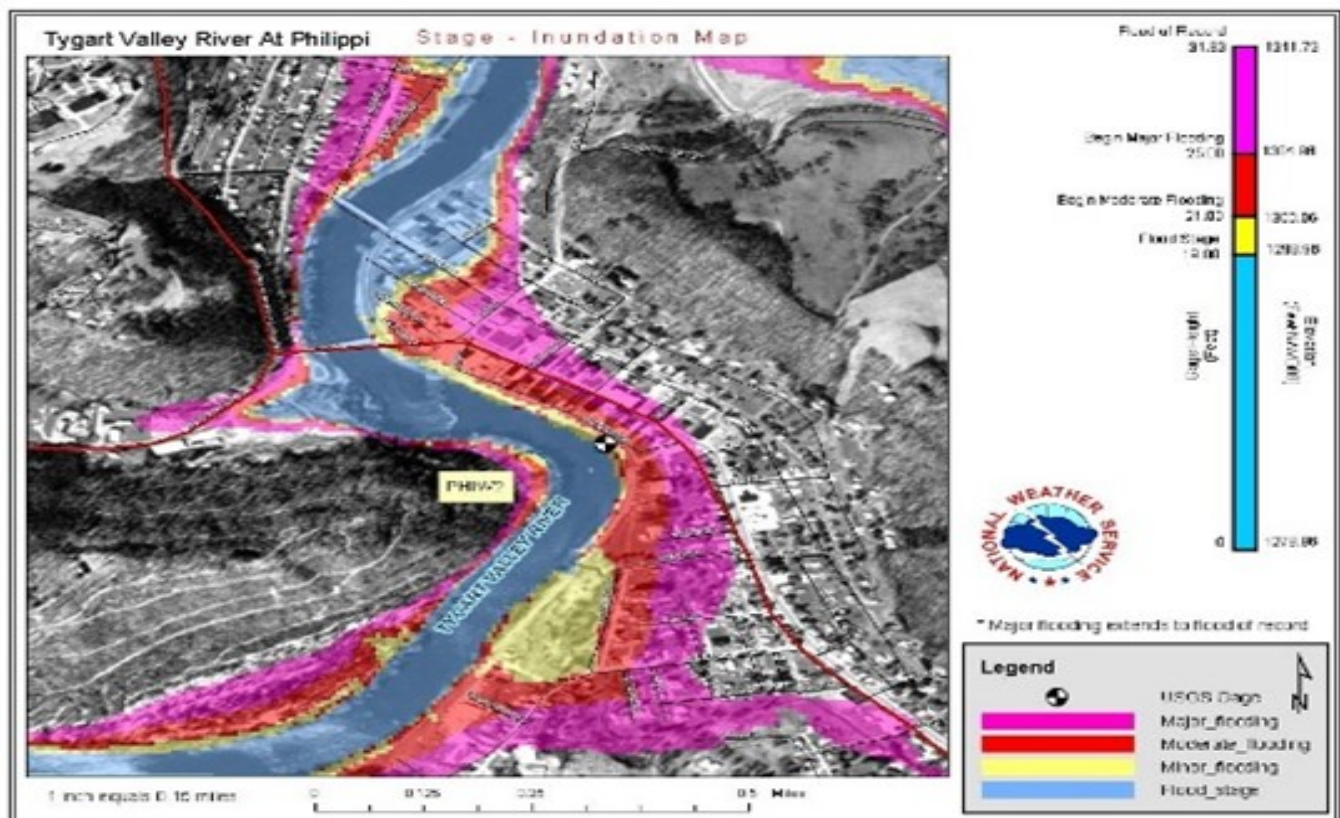
Floodplain Management

The historic flood of 1985 profoundly impacted the central and eastern part of the State, including Philippi. The Tygart River is a strength, weakness, opportunity, and a threat. Ideally, the community will minimize the threats and maximize the opportunities of the Tygart and its surrounding tributaries. One way the City can minimize the threats of the river to community is through active flood hazard mitigation. Flood mitigation can take many forms including a retaining wall, encouragement of development and redevelopment outside the floodplain, and educating the community on the hazards of living in the floodplain.

A significant portion of the city sits within the special flood hazard area ("the floodplain"). Several years ago, the US Army Corps of Engineers prepared a floodwall plan for the city. The plan estimated that the floodwall would cost approximately \$10 million to complete and would go from the bypass all the way to the North Philippi Park. The city should review the plan, reevaluate its need, and, if identified as a high priority, seek funds to complete the project.

At flood stage, the bypass bridge approaches are approximately three feet underwater. The west

Figure X. Special Flood Hazard Area- City of Philippi



end side of the bridge is a particular concern. The city should work with the WV Division of Highways to fix the approaches of the bypass bridge to mitigate the impact of future high water events.

Philippi is currently a Community Rating System (CRS) member. Participation in the CRS program requires an audit every 5 years. Therefore, the City should review the CRS policies to see if any activities have been completed that might raise Philippi's point totals in the program, while identifying additional programs or activities that the City could complete to raise their point totals. Additional activities increase safety and flood insurance policy holders could also see a decrease in their annual flood insurance premiums.

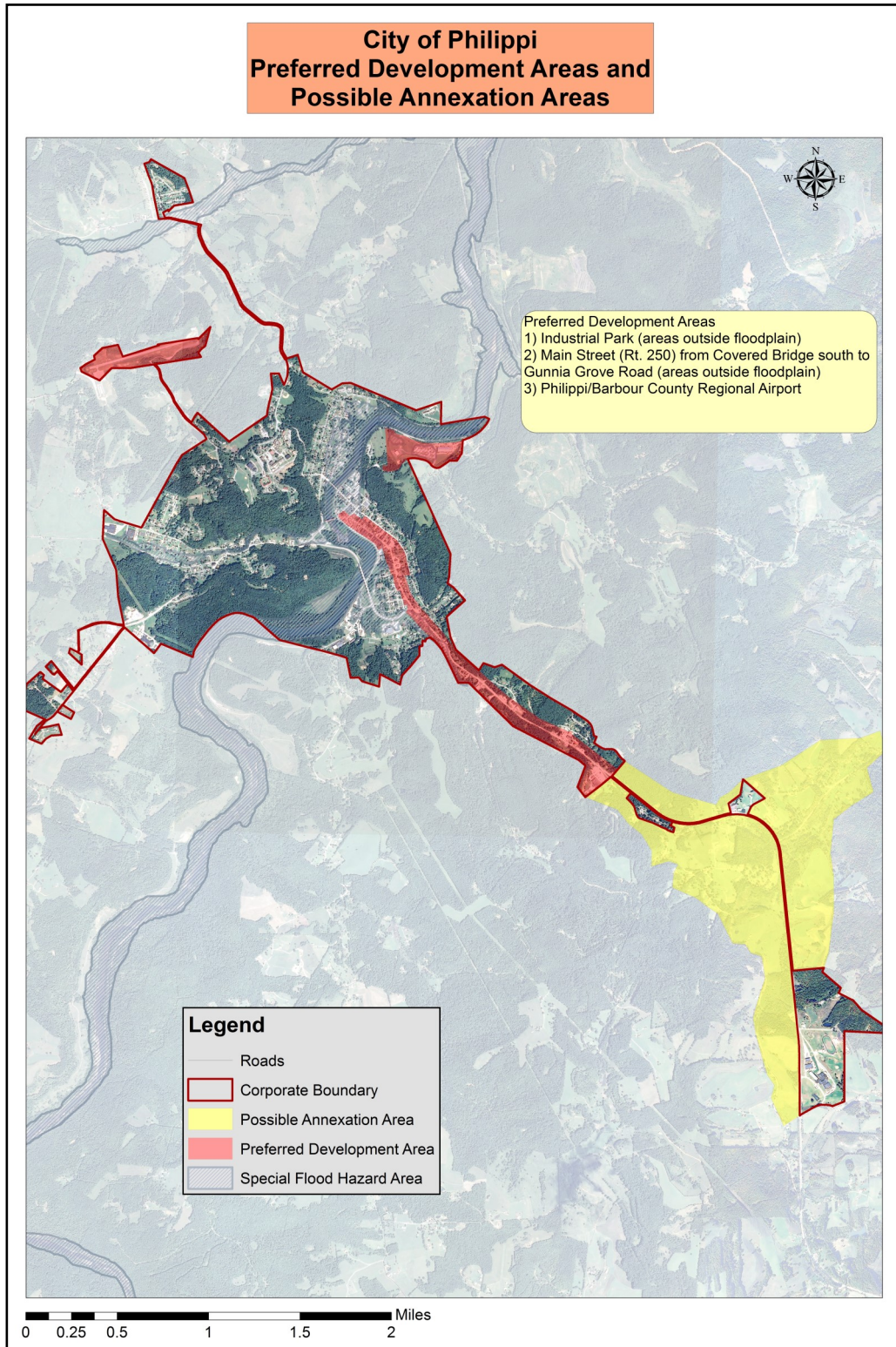
The community has already removed flood prone housing on Chestnut Street (40 houses), and installed multiple back-flow valves that allow sanitary waste to leave a home and not re-enter.

Annexation and Preferred Development Areas

The City lacks adequate space for new housing, thus indicating a need to analyze annexation of land on the periphery of the city. Annexation proceedings can be contentious, complex, and laborious. The City needs to understand all the different methods of annexation that are currently enabled in West Virginia. Philippi officials should also work with affected property owners and hear any concerns they have in an informal open house style setting.

The City is required to "identify [preferred development] areas where incentives may be used to encourage development, infill development or redevelopment in order to promote well designed and coordinated communities and prevent sprawl." W. Va. Code 8A-3-4 (10). There are three areas that have been identified as preferred development areas. The industrial park (areas of the park outside of the floodplain), Main Street from the Covered Bridge to Gunnia Grove Road, the Philippi-Barbour County Regional Airport.

Future development in the identified preferred development areas should be encouraged, however new development or redevelopment should be done in a way that is consistent with the comprehensive plan and is harmonious with the surrounding properties.



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Rural Land

Only a few areas within the current corporate boundaries are considered rural lands. However, limited growth and development should be encouraged in some of these areas.

Anglin Run consists of 29 wooded acres. Anglin Run is within the current corporate boundary along Route 250, behind the Builders Center. 25 total acres in the Industrial Park are also planned for urban growth. Newman Bottom, which has been leased to Vigilant Securities, is a reclaimed surface mine of roughly 300 acres and is currently rural land that may, at some time, be partially developed; however, much of that land will continue to remain rural in character. The remaining portions of Philippi are largely built out, with the exception of small pockets of land that may be suitable for infill development. Riparian areas are better served by remaining undeveloped.



Chapter 4: Action Plan



Action Plan Introduction

Chapter 4- Action Plan provides objectives and action steps to achieve the goals identified in Chapter 3- Needs Assessment. The goals and objectives listed in this chapter seek to achieve the overarching goals of the community. Several issues were identified; however, only five (5) issues were prioritized, with the remaining issues listed generally and in no particular order.

Top Issues, Prioritized

- 1) Property Improvement**
- 2) Jobs/Enticing New Businesses/Marketing**
- 3) Infrastructure/Sidewalks/Water Distribution**
- 4) Drugs/Enforcement/Youth Activities/Education**
- 5) Tourism and Recreation**



Chapter 4 identifies a goal that corresponds with each listed issue. Each goal is accompanied by several objectives and action steps. Philippi will better be able to achieve their overarching goals by addressing the objectives and taking specific action steps. Objectives are more specific and measurable than the goals, while action steps are discrete and provide straightforward instruction for achievement.

Chapter 4 concludes with an Implementation Matrix. The implementation matrix prioritizes all action steps, while detailing information about the organization responsible, potential partners, funding sources, and estimated costs of completion. The implementation matrix will mirror the language contained in Chapters 3 and 4 of this comprehensive plan.

The format for Chapter 4 is as follows:

Goal X

Objective X.1

Action Step X.1.1

Each goal is made up of objectives and each objective contains specific action steps that, if completed, will help achieve the overarching goal.



Goal 1- Address safety and aesthetic concerns regarding property in Philippi

Objective 1.1- Address abandoned and dilapidated structures in Philippi

Action Step 1.1.1. Continue to enforce provisions of the International Property Maintenance Code (IPMC) for both residential and commercial structures.

Action Step 1.1.2. Maintain the inventory of vacant and dilapidated structures in Philippi.

Action Step 1.1.3. Encourage the development of specific vacant and dilapidated properties, especially near downtown Philippi.

Action Step 1.1.4. Continue to enforce the Vacant Property Registry.

- Fees collected through the Vacant Property Registry are required to be utilized for administering the program and to improve public safety.

Action Step 1.1.5. Place a lien for the costs incurred by the city for debris removal after a fire, in certain circumstances.

- This tool can be helpful in more quickly getting a fire-damaged property back into productive use and can help Philippi mitigate some of the costs associated with demolition and debris removal.

Action Step 1.1.6. Declare a condition on a property to be a public nuisance and proceed through the circuit court for injunctive relief.

- Going through circuit court for injunctive relief requires Philippi to enact a nuisance ordinance that defines what constitutes a public nuisance and references other health and safety codes.

Action Step 1.1.7. Ensure that all city-owned facilities comply with the International Property Maintenance Code (IPMC) and other relevant codes, to serve as examples that property maintenance and improvement are top priorities for the city.

Objective 1.2- Encourage the rehabilitation of certain properties, as well as redevelopment and infill development throughout the city

Action Step 1.2.1. Encourage mixed-use development and focus on encouraging people to live downtown.

- Continue efforts to develop residential dwelling units located downtown especially above storefronts.

Action Step 1.2.2. Evaluate service and utility costs, especially compared to other communities in the region, to incentivize new infill and redevelopment projects.

Action Step 1.2.3. Work with groups to beautify gateways and other visible places around town.

- The City of Philippi Development Authority, created in 2015, is working with the Northern Brownfield Assistance Center (NBAC) to redevelop, through adaptive reuse, the old Marathon Service station and to create a mural at the old NAPA store.
- Ensure that the mural is consistent with local signage laws.
- Work with the WV Division of Highways and other state officials to redevelop the old retaining wall on Route 57 coming into town.



Goal 2- Promote and market Philippi in a way that sustains current businesses and encourages new business growth

Objective 2.1- Entice new businesses, while supporting existing business growth

Action Step 2.1.1. Review city ordinances and tax structure to ensure that new businesses are not discouraged from locating in Philippi.

- Review and update the existing zoning ordinance.
- Ensure that uses permitted “by right,” setbacks, and supplemental provisions are consistent with the comprehensive plan and facilitate business development and retention in Philippi.

Action Step 2.1.2. Consider subsidizing utilities for new businesses, for a specified timeframe, as an incentive for new businesses to relocate.

The City would need to understand the legal and practical implications of such an incentive.

Action Step 2.1.3. Work with Alderson Broaddus University (ABU) to facilitate the development of the business incubator.

The City can facilitate this process by leasing or letting the incubator use city-owned space.

Action Step 2.1.4. Encourage community members to utilize partners, such as Woodlands Development, and with banks and other lenders who are providing financial packages to business owners who might not receive funds through traditional lenders.

Action Step 2.1.5. Communicate with local banks about methods for encouraging growth in the city.

Action Step 2.1.6. Encourage better marketing of existing retail and eating establishments, especially to ABU students.

Action Step 2.1.7. Work with ABU to identify, more clearly, what kinds of food and business establishments would be utilized by ABU students.

- The community can create a booklet that includes all the restaurants and shops in town. The booklet could be distributed to students each year at orientation and include coupons or other incentives for students to try the restaurants.
- The businesses should also consider having specials or back-to-school sales at the beginning of each school year to promote their business to ABU students.

Action Step 2.1.8. Encourage the development of new business ideas and businesses that may not be found in Philippi or the surrounding area.

- Business sectors that are growing, especially in West Virginia, include microbreweries, distilleries, and cideries which are all state regulated.

Objective 2.2- Encourage job-training skills and provide internship opportunities.

Action Step 2.2.1. Form a partnership with the Fred Eberle Technical Center to provide technical skills training.

- The City could use the carpentry class to renovate publicly owned facilities in need of maintenance.
- The computer networking technology class can assist with maintaining the city's network and updating its website.

Action Step 2.2.2. Work with ABU to establish a formal internship program with Philippi.

- Interns can work on parks and recreation activities and provide programs for youth.
- Establish an internship position for grant writing through ABU.



Objective 2.3- Market and Brand the City

Action Step 2.3.1. Work with the Philippi CVB, the Chamber, and other partners in continuing to market and promote Philippi and the surrounding area.

- Philippi should establish an *ad hoc* committee tasked with creating a slogan or motto. This committee should analyze the current city seal to ensure that the seal captures the true character of Philippi.

Action Step 2.3.2. In conjunction with the CVB, Main Street, Economic Development Authority, and Chamber of Commerce, emphasize to prospective small business owners, companies, and new residents that Philippi has broadband throughout the City via Citynet and Frontier.

- Since broadband is available, the City's zoning ordinance should encourage home occupations that have "low" or "no" impact to the surrounding neighbors but need dependable high-speed internet access.

Action Step 2.3.3. Focus on encouraging community-oriented companies to locate in the industrial park.

Action Step 2.3.4. Work with partners to promote existing amenities in Philippi.

- For example, the Garden Market, started by Heart and Hand several years ago, provides a great service to the community.



Goal 3– Improve Infrastructure, Sidewalks, and Water Distribution

Objective 3.1- Address water utilities and distribution challenges

Action Step 3.1.1. Prioritize replacement of older water mains, particularly in the downtown area.

- A 2013 survey found that the City of Philippi's system was losing about 60% of its water during distribution. Several places in town have old cast-iron pipes that consistently leak.
- The total cost of the project is approximately \$5-10 million dollars.

Action Step 3.1.2. Review the feasibility of the dam project on Little Laurel Run.

- Planning and engineering for the dam has already been completed. The purpose of the dam is for water supply.

Objective 3.2 Address wastewater concerns

Action Step 3.2.1. Work with the Region VII Planning and Development Council to create utilities and infrastructure mapping.

Action Step 3.2.2. Collaborate with local partners to inform citizens and tourists about the city's capacity to handle waste from Recreational Vehicles (RV) for a fee, which could be a revenue generator for the city.

Action Step 3.2.3. Continue to utilize and better market the sewage sludge compost, which can be sold for farming and gardening applications.

Objective 3.3 Alleviate standing water and stormwater concerns

Action Step 3.3.1. Identify funding necessary to separate sewer and stormwater facilities.

- The area near the Walnut St. Bridge has been identified as the highest priority.

Objective 3.4 Address areas that lack suitable sidewalks

Action Step 3.4.1. Inventory sidewalks throughout Philippi to identify sidewalk availability, sidewalk condition, and sidewalk accessibility.

Action Step 3.4.2. Work with the Barbour County Development Authority and ABU to seek funding options to update the pedestrian path from campus to downtown Philippi.

Action Step 3.4.3. Send a reminder to residents that sidewalk maintenance is a homeowner's responsibility. This reminder could be distributed in a utility bill. The reminder could also include a link to the municipal website, or phone number, where residents unable to repair their sidewalks can request assistance.

Objective 3.5 Create and maintain a Capital Improvement Plan

Action Step 3.5.1. Create a Capital Improvement Plan (CIP) to address, systematically, infrastructure needs, including water, wastewater, stormwater, flood mitigation, streets, and sidewalks.

- The CIP should be a straightforward, easy-to-use plan that provides guidance to the city as to which municipal projects should be completed, as well as their timeline and funding source.



Goal 4- Address Substance Abuse, Youth Activities, and Education

Objective 4.1. Provide a range of youth activities

Action Step 4.1.1. Encourage athletic and non-athletic recreation, including the performing and creative arts, outdoor activities, and a venue for youth bands to play and practice.

Action Step 4.1.2. Engage the community's youth to get involved in local government functions.

- This could include the appointment of an ad hoc youth committee that reports periodically to city council. The committee's report would serve as an agenda item that brings attention to youth issues. This committee could be part of the curriculum for civics students at Philip Barbour High School.

Action Step 4.1.3. Work with ABU to encourage STEM camps that target local youth during the summer months, at little to no cost.

Action Step 4.1.4. Work with students to utilize undeveloped land to create community gardens.

- Develop an inventory of all land that could be used for the planting of gardens.
- Work with the high school to create an agreement about placement, maintenance/upkeep, and other logistical issues.

Action Step 4.1.5. Create a “splash pad” either downtown, near the courthouse, or near the Dayton Park Pool.

- The splash pad should be free, easily accessible, and seen as a tool to bring people downtown or to the park.
- The splash pad could be turned into an ice skating rink in the winter months.



Action Step 4.1.6. Develop safe downtown bicycle paths extending to recreational areas such as Dayton Park and North Philippi Park.

- Main Street or another parallel street could have designated bike lanes that connect with the river trail, so that youth can safely traverse from one end of downtown Philippi

to the other.

- Need to work with the WV Division of Highways to ensure that signage and striping for this project are sufficient.

Action Step 4.1.7. Encourage programs such as “Girls on the Run” and other afterschool activities that promote health and wellness in Philippi.

- The community should encourage Philippi Elementary to participate in Girls on the Run.

Objective 4.2 Support and encourage high learning standards and results

Action Step 4.2.1. Facilitate at least quarterly meetings among representatives from the city, county, Board of Education, and ABU to discuss any updates and to develop strategies that will be mutually beneficial to all involved.

Action Step 4.2.2. Work as a liaison or provide physical space for a mentoring program between ABU students and local youth.

- Youth can be paired with an undergraduate student for a semester/year based on mutual interest. ABU students have diverse backgrounds, and their perspective and insights could have a positive impact on the youth.



Action Step 4.2.3. Continue to have ABU and high school students intern with the city.

- Ensure that the program would help and not hinder the efficiency of city government.
- Create a grant writing internship for an upperclassman at ABU. The intern could find and apply for relevant grants on behalf of local organizations or the city.

Action Step 4.2.4. Submit an application in conjunction with Barbour County Schools to establish a Safe Routes to School Program (SRTS) at Philippi's schools.

- Apply for non-infrastructure grants. These grants are more easily attained and could include bicycle helmet giveaways, a bicycle safety course, or funding for educational programs related to bicycle safety.

Action Step 4.2.5. Support the Philippi Public Library to ensure it remains a vital resource to the community.

Action Step 4.2.6. Make necessary improvements, including paving, to library parking lot and entrance.

Action Step 4.2.7. Support the completion of accessibility upgrades to the library.

Objective 4.3 Confront Substance Abuse

Action Step 4.3.1. Ensure that health care providers and substance abuse counselors are welcome in Philippi.

- Ensure that the zoning ordinance provides adequate allowances for these healthcare facilities to be located in town "by right."

Action Step 4.3.2. Philippi first responders should have access to Naloxone, as well as the opportunity to receive proper training for the medication's administration.

- Naloxone is a medication used to block the effects of opioids, especially in overdose.
- WVU is working with police agencies around the state



to distribute Naloxone to first responders so that they can provide immediate assistance.

Action Step 4.3.3. Work with local businesses to participate in “drug take back days” to provide for a responsible means of disposing of prescription drugs, while also educating the public about the potential for abuse of medications.

- The Barbour County Courthouse already has a bin where prescription drugs can be deposited; this resource should continue to be utilized.

Goal 5- Expand Tourism and Recreation Opportunities

Objective 5.1 Increase opportunities for tourism

Action Step 5.1.1. Prioritize the expansion of new and ancillary tourism activities, as well as recreational opportunities, related to Civil War history over the next 5-10 years.

Action Step 5.1.2. Review the zoning ordinance to ensure that the city accommodates short-term lodging options.

- Currently, one hotel might be sufficient; however, the development of additional tourism and recreational amenities could necessitate the development of additional lodging facilities.
- Additional lodging facilities could include bed and breakfasts, cabins, hotel/motels, or hostels.



Objective 5.2 Increase recreational opportunities

Action Step 5.2.1. Continue discussions into the feasibility of extending the North Philippi Trail to Arden.

Action Step 5.2.2. Support the Barbour County Development Authority, who has applied for a design grant to complete a trail to Arden, complementing plans that were previously completed.

Action Step 5.2.3. Develop a small boat landing at North Philippi Park, so that people can take a short kayak or canoe trip to Philippi.

- Parking and access to the river is already available at North Philippi Park.
- The landing could consist of concrete pavers or gravel to keep development costs low.



Objective 5.3 Utilize Newman Bottom as an asset to the community

Action Step 5.3.1. A permanent Tough Mudder/ Spartan Race/Warrior Dash racecourse could be developed at Newman Bottom.

- The permanent course could be used as a year-round training center for extreme races such as Tough Mudder, Spartan and Warrior Dash.

Action Step 5.3.2. Continue to assess feasibility of Newman Bottom as a multi-use recreational facility to include activities such as camping, hiking, mountain biking, and ATV riding.

Action Step 5.3.3. Assess the feasibility of utilizing the county's fairgrounds for a car show or car auction. This would complement the car show that is held annually the weekend after the Blue and Gray Reunion.

Objective 5.4 Address other recreational and tourism needs

Action Step 5.4.1. Work with ABU to provide recreational opportunities throughout town.

- ABU would benefit from utilizing the City Gymnasium for intramurals and other activities, and the community could benefit from some of ABU's facilities.
- Facilitate conversations with ABU faculty, staff, and students in an effort to further connect the community.
- Both the City and ABU should brainstorm methods for effectively sharing events and other recreational opportunities.

Action Step 5.4.2. Support the Healthy Community Collaborative as they identify a place for an accessible fishing pier along the Tygart River.

- The Collaborative is searching for an engineer and needs to raise funds to complete the project.

Action Step 5.4.3. Create amenities near the Covered Bridge for tourists.

- The creation of an amphitheater has been discussed as a possibility at the Blue and Gray Park.
- One idea from the Northern Brownfields Assistance Center (NBAC) is to create a designated photo spot situated at either the Blue and Gray Park or the Veteran's Memorial Park, so that people have a place to take pictures with the Covered Bridge in the background.

Action Step 5.4.4. Work with interested citizens to reactivate the citywide "Garden Club" to beautify the city.

- Sponsor contests for best garden, best landscaping, best décor, etc.

Action Step 5.4.5. Support the Barbour County Development Authority as they try to secure funding for a "historic bus tour."

- As part of this grant, tour guides would be trained, and stationed at the Barbour County Historical Museum and Covered Bridge in Philippi.

Goal 6– Address Additional Needs

Objective 6.1 Analyze Transportation and Traffic Issues

Action Step 6.1.1. Work with “Here and There Transit Inc.” to offer a routine shuttle service from the ABU campus into the downtown area.

Action Step 6.1.2. Coordinate with the WV Division of Highways to find solutions to frequent road inundation on either side of the bypass bridge.

Action Step 6.1.3. Work with the WV Division of Highways to install a caution light at the intersection of Cherry Hill Road and Route 119.

- Attempts to install a light were unsuccessful in the past. However, this effort should be reinstituted.

Action Step 6.1.4. Work with the WV Division of Highways to determine the continued need for the stoplight at the intersection of N Main Street and Pike Street, near Sheetz. Flashing light traffic signals may be sufficient at this intersection.

Action Step 6.1.5. Work with the WV Division of Highways to install a stoplight at the intersection of Route 250 and S Main Street, near the firehouse.

Objective 6.2 Preserve and promote Philippi’s historical resources

Action Step 6.2.1. Identify and analyze any relevant state historic preservation grants, including façade improvement grants, to determine their application to the goals and objectives identified in the comprehensive plan.

Action Step 6.2.2. Continue to review, with the assistance of the Historic Landmarks Committee, the historic district boundaries and structures.

- The original designation as a historic district in the national registry was made almost 30 years ago and should be reviewed and updated accordingly.

Action Step 6.2.3. Work with the Philippi Convention and Visitor's Bureau (CVB) to replace



the historical markers found within the city.

Action Step 6.2.4. Develop an audio version of the historic tour, which could be placed on the city's website for use with smartphones as an interactive app.

Action Step 6.2.5. Pursue the proposal of the city's building commission, working with the Northern Brownfields Assistance Center and other groups, to develop a Philippi Historic District Gateway Project.

Objective 6.3 Encourage diverse housing options in Philippi

Action Step 6.3.1. Understand and inventory the current housing stock, then develop programs and policies that are consistent with the overall vision of the community.

Action Step 6.3.2. Work with ABU administrators to identify student, faculty, and staff's needs and preferences for off-campus housing.

Action Step 6.3.3. Encourage more retirement, senior, or assisted living, as well as accessible housing options.

- Focus on retaining ABU professors as residents in town, in addition to encouraging them to retire in Philippi.

Objective 6.4 Develop sound land use strategies


Action Step 6.4.1. Update the zoning ordinance for consistency with the updated comprehensive plan.

- Create a "Study and Report on Zoning" that addresses concerns pertaining to adequate housing and redevelopment and encourages appropriate and sustainable businesses in town.

Action Step 6.4.2. Understand how annexation proceedings should occur.

- Ensure that all parties involved in the process understand the advantages and disadvantages of annexation.

Action Step 6.4.3. Review the plan that was developed by the US Army Corps of Engineers for a floodwall along the Tygart River. Reevaluate its need and seek funds to complete the project.



Action Step 6.4.4. Identify activities and programs, under the Community Ratings System (CRS), that will allow Philippi to lower their current classification and thus receive a discount on their flood insurance premium.

| City of Philippi Comprehensive Plan- Implementation Matrix | | | | | | |
|---|----------|-----------|---------------------|--|---|--|
| Recommendation | Priority | Timeframe | Page # Reference | Recommended Partners | Estimated Costs | Funding Sources |
| Goal 1: Address safety and aesthetic concerns regarding property in Philippi. | | | | | | |
| Continue to enforce provisions of the International Property Maintenance Code (IPMC) for both residential and commercial structures. | High | Long-term | 66 | WVU Land Use and Sustainable Development Law Clinic | Staff Time | General Fund |
| Continue to update and monitor the inventory of vacant and dilapidated structures in Philippi. | High | Long-term | 66 | WVU Land Use and Sustainable Development Law Clinic, BAD Buildings Program | Staff Time, time to complete inventory, map the inventory | General Fund, Grants |
| Continue to enforce the vacant property registry, update fee schedule periodically. | High | Long-term | 66 | WVU Land Use and Sustainable Development Law Clinic, BAD Buildings Program | Staff Time | Funds from fees of program, Grants |
| Create an ordinance that allows Philippi to place a lien for debris removal after a fire, in certain circumstances. | Moderate | Long-term | 66 | private demolition companies | Staff Time, Demolition Costs | General Fund, funds from insurance company |
| Actively enforce public nuisance ordinances and proceed through the circuit court for injunctive relief. | Moderate | Long-term | 66 | N/A | Staff Time | General Fund |
| Ensure that all publicly owned facilities comply with the IPMC and other relevant codes. | Moderate | Long-term | 66 | Land Use and Sustainable Development Law Clinic | Staff Time | General Fund |
| Encourage mixed-use development and encourage people to live downtown in units above commercial. | Moderate | Long-term | 67 | Land Use and Sustainable Development Law Clinic | Staff Time | General Fund |
| Evaluate service and utility costs, especially compared to other communities in the region, to incentivize infill and redevelopment projects. | Low | Long-term | 67 | Land Use and Sustainable Development Law Clinic | Staff Time | General Fund |
| Work with groups to beautify gateways and other visible places around town. | Low | Long-term | 67 | Barbour County Commission, WV DOH | costs dependent on size and scope of project | General Fund, Grants |

| Goal 2: Promote and market Philippi in a way that sustains current businesses and encourages new business growth. | | | | | | |
|--|----------|------------|---------------------|---|--|--|
| Recommendation | Priority | Timeframe | Page # Reference | Recommended Partners | Estimated Costs | Funding Sources |
| Review its ordinances and tax structure to ensure that new businesses are not discouraged from locating in Philippi. | High | Long-term | 68 | Land Use and Sustainable Development Law Clinic can assist in limited ordinance review | Staff Time | General Fund |
| Consider subsidizing utilities for new businesses, for a specified timeframe, as an incentive for new businesses to relocate. | High | Mid-term | 68 | N/A | N/A | N/A |
| Work with Alderson Broaddus University (ABU) to facilitate the development of the business incubator. | Moderate | Short-term | 68 | Alderson Broaddus University (ABU) | Costs to develop program curriculum, hire staff, rent/purchase space | General Fund, ABU Fund, Grants |
| Encourage community members to utilize local partners, such as Woodlands Development, who are providing financial packages with banks and other lenders to business owners that might not receive funds through traditional lenders. | Moderate | Long-term | 68 | Woodlands Development, Local Banks | N/A | N/A |
| Communicate with local banks about methods of encouraging financial sound growth in the city. | Moderate | Long-term | 68 | Local Banks | N/A | N/A |
| Encourage better marketing of existing retail and food establishments, especially to ABU students. | Moderate | Long-term | 68 | Local Retail Shops and Restaurants | Costs of marketing dependent of type and breadth of marketing. | Grant funding, General Funds, Funds from local businesses. |
| Work with ABU to identify food and business establishments that would be utilized by ABU students. | Low | Long-term | 68 | Alderson Broaddus University (ABU) | Dependent on scope of project | N/A |
| Encourage the development of new business ideas and businesses that may not be found in Philippi or the surrounding area. | High | Long-term | 69 | Chamber of Commerce, Main Street, Philippi CVB | N/A | N/A |

City of Philippi- Implementation Matrix

| Recommendation | Priority | Timeframe | Page # Reference | Recommended Partners | Estimated Costs | Funding Sources |
|--|----------|------------|---------------------|--|--|--------------------------|
| Form a partnership with the Fred Eberle Technical Center to assist in providing technical skills training. | Low | Long-term | 69 | Fred W. Eberle Technical Center | Dependent on scope of project | General Fund, Grants |
| Work with ABU to establish a formal internship program. | Moderate | Long-term | 69 | Alderson Broaddus University (ABU) | Dependent on scope of project | General Fund, Grants |
| Work with the Philippi CVB, the Philippi EDA, the Chamber of Commerce, and other partners in continuing to market and promote Philippi and the surrounding area. | High | Long-term | 70 | Philippi CVB, the Chamber, and other marketing partners, Philippi Economic Development Authority (EDA) | Dependent on scope of project | General Fund |
| Emphasize that Philippi has broadband throughout the community, via Citynet and Frontier. | High | Short-term | 70 | Citynet, Frontier | Formal interactions with prospective business owners and residents; cost minimal | N/A |
| Focus on encouraging community-oriented companies to locate in the industrial park. | Moderate | Long-term | 70 | Development Authority, Chamber of Commerce, Potential "community oriented" companies | N/A | N/A |
| Work with partners to promote existing amenities in Philippi. | Moderate | Mid-term | 70 | Philippi CVB, Chamber of Commerce | N/A | N/A |
| Goal 3: Improve infrastructure, Sidewalks, and Water Distribution | | | | | | |
| Replace older water mains within the city. | High | Mid-term | 71 | 3rd party construction company, Philippi Water Department | Dependent on scope of project | IJDC loans, General Fund |
| Review the feasibility of the dam project on Little Laurel Run. | Moderate | Mid-term | 71 | US Army Corps of Engineers | Dependent on scope of project | General Fund |
| Work with the Region VII Planning and Development Council to create utilities and infrastructure mapping. | Moderate | Long-term | 71 | Region VII Planning and Development Council | N/A | N/A |

City of Philippi- Implementation Matrix

| Recommendation | Priority | Timeframe | Page # Reference | Recommended Partners | Estimated Costs | Funding Sources |
|---|----------|------------|---------------------|---|--|--|
| Continue to collaborate with local partners to inform folks about waste collection service, which could be a revenue generator for the city. | Low | Long-term | 71 | Local RV camping grounds, CVB | Staff time to administer. Program could be self-sustaining from user fees. | User Fees |
| Continue to utilize and better market the sewage sludge compost, which can be sold for farming and gardening applications. | Low | Long-term | 71 | N/A | service can be largely self-sufficient. | Funds from selling the compost. General Fund |
| Identify funding necessary to separate sewer and stormwater facilities. | High | Long-term | 71 | WV DEP, EPA | Dependent on scope of project. Separating Sewers can be costly. | EPA Grant Funding, General Fund |
| Inventory sidewalks throughout Philippi to identify sidewalk condition, and sidewalk accessibility and work with property owner to find ways to address issues. | Moderate | Mid-term | 72 | N/A | Staff time to complete inventory. | General Fund |
| Work with the Barbour County Development Authority and ABU to find funding to update the pedestrian path from campus to downtown Philippi. | Moderate | Long-term | 72 | Barbour County Development Authority, ABU | Dependent on scope of project | General Fund, Grants |
| Send periodic reminders to residents that sidewalk maintenance is a homeowner's responsibility. . | High | Short-term | 72 | N/A | Staff Time | General Fund |

City of Philippi- Implementation Matrix

| Recommendation | Priority | Timeframe | Page # Reference | Recommended Partners | Estimated Costs | Funding Sources |
|---|----------|-----------|---------------------|--|---|--|
| Create a Capital Improvement Plan (CIP) to address, systematically, infrastructure needs, including water, wastewater, stormwater, flood mitigation, streets, and sidewalks. | High | Mid-term | 72 | Third Party Consultant | Costs to create a plan initially could be around \$5,000 or more depending on depth and level of specificity. | General Fund |
| Goal 4: Address Substance Abuse, Youth Activities, and Education | | | | | | |
| Continue to encourage athletic and non-athletic recreation, including the performing and creative arts, outdoor activities, and a venue for youth bands to play and practice. | High | Long-term | 73 | Youth clubs and organizations, local non-profit and faith-based organizations | costs dependent on size and scope of project | Grants, fundraising, donations. |
| Encourage the community's youth and ABU students to get involved in local government functions. | Moderate | Long-term | 73 | Philippi City Council, ABU, Philip Barbour High School and clubs, Youth groups | N/A | N/A |
| Work with ABU to encourage STEM camps that target local youth during the summer months, at little to no cost. | Low | Long-term | 73 | Alderson Broadbudds University (ABU) | Dependent on scope of project | General Fund, Grants |
| The city should work with students to inventory and then utilize undeveloped land to create community gardens. | Low | Long-term | 73 | Philip Barbour High School, Youth groups, local greenhouses | Dependent on scope of project | General Fund, Grants, donated materials and plants |
| Create a "splash pad" either downtown, near the courthouse, or near the Dayton Park Pool. | Low | Long-term | 73 | Barbour County Commission | Costs could be \$20,000-\$60,000 or greater depending on size | General Fund |
| Develop safe downtown bicycle paths extending to recreational areas such as Dayton Park and North Philippi Park. | Moderate | Mid-term | 73 | N/A | Dependent on scope of project | General Fund, Grants |

City of Philippi- Implementation Matrix

| Recommendation | Priority | Timeframe | Page # Reference | Recommended Partners | Estimated Costs | Funding Sources |
|--|----------|------------|---------------------|--|--|------------------------------|
| Encourage programs such as "Girls on the Run" and other afterschool activities that promote health and wellness in Philippi. | Moderate | Long-term | 74 | Philippi Elementary, Philippi Middle, Philip Barbour High School, Girls on the Run North Central West Virginia | Dependent on scope of project | General Fund, Grants |
| Representatives from the city, county, Board of Education, and ABU should meet at least quarterly to discuss any updates and to develop strategies that will be mutually beneficial to all involved. | Moderate | Long-term | 74 | County, Board of Education, ABU (President) | N/A | N/A |
| Work as a liaison to provide physical space for a mentoring program between ABU students and local high school and middle school students. | Moderate | Long-term | 74 | Philip Barbour High School, Philippi Middle School, ABU | N/A | N/A |
| Continue to have ABU and high school students intern with the city. | Low | Long-term | 75 | Philip Barbour High School, ABU | Minimal costs, primarily staff time | General Fund |
| Submit an application in conjunction with Barbour County Schools to establish a Safe Routes to School Program (SRTS) at Philippi's schools. | Low | Short-term | 75 | Barbour County Schools | Staff Time | N/A |
| Support the Philippi Public Library to ensure it remains a vital resource to the community. | High | Long-term | 76 | Philippi Public Library | Staff Time | N/A |
| Make necessary improvements, including paving, to library parking lot and entrance. | Moderate | Mid-term | 76 | Philippi Public Library, City of Philippi Public Works | Funds for labor and materials. | General Fund |
| Support the completion of accessibility upgrades to the library. | High | Short-term | 76 | Philippi Public Library, City of Philippi, and/or 3rd Party Contractor | costs for labor and development of accessibility measures. | Grant funding, general funds |
| Ensure that healthcare providers, substance abuse counselors, and other related practitioners are welcome in Philippi. | High | Mid-term | 75 | Healthcare providers and Substance Abuse Counselors | N/A | N/A |

City of Philippi- Implementation Matrix

| Philippi first responders should have access to the nasal spray version of Naloxone, as well as the opportunity to receive proper training for administration of the medicine. | High | Short-term | 75 | Philippi First Responders | Dependent on scope of project | General Fund |
|---|----------|------------|---------------------|---|--|---------------------------------|
| Work with local businesses to participate in "drug take back days." | Moderate | Long-term | 76 | Local businesses | N/A | N/A |
| Goal 5: Expand Tourism and Recreation Opportunities | | | | | | |
| Recommendation | Priority | Timeframe | Page # Reference | Recommended Partners | Estimated Costs | Funding Sources |
| Support the expansion of new and ancillary tourism activities, as well as recreational opportunities, related to Civil War history should be prioritized in the next 5-10 years. | Low | Long-term | 76 | Philippi CVB, local historians Philippi Main Street | Dependent on scope of project | General Fund, Donations, Grants |
| The zoning ordinance should be reviewed to ensure that the city accommodates short-term rentals. | Low | Short-term | 76 | Land Use and Sustainable Development Law Clinic, Board of Zoning Appeals, Planning Commission | Staff, BZA, and PC volunteer Time | N/A |
| Continue discussions regarding the feasibility of extending the North Philippi Trail to Arden. | High | Short-term | 77 | Arden Residents, local trail supporters, Barbour County Development Authority | Dependent on scope of project, surfacing/base materials. | General Fund, Grants |
| Support the Barbour County Development Authority, who has applied for a design grant to complete a recreational trail to Arden, complementing plans that were previously completed. | High | Mid-term | 77 | Barbour County Development Authority, 4H | Most of the costs will likely be through grant funding. | Matching Funds, Grants |

City of Philippi- Implementation Matrix

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|--|----------|-----------|------------------|--|--|---|
| Develop a small boat landing at North Philippi Park, so that people can take a short kayak or canoe trip. | Moderate | Mid-term | 77 | Army Corps of Engineers | ~\$5,000-\$10,000, dependent on materials used | General Fund, Recreational Grant Funds |
| Assess feasibility of establishing a permanent <i>Tough Mudder/ Spartan Race / Warrior Dash</i> racecourse at Newman Bottom. | Moderate | Long-term | 77 | Event planners/clubs of Philippi, Outdoor Recreation/Exercise Groups/Representatives of race companies | Dependent on scope of project | General Fund, Participation Fees, Corporate Sponsorship |
| Continue to assess feasibility of Newman Bottom as a multi-use recreational facility to include activities such as camping, hiking, mountain biking, and ATV riding. | High | Long-term | 77 | Local Recreational Enthusiasts | Staff Time | General Fund |
| Recommendation | Priority | Timeframe | Page # Reference | Recommended Partners | Estimated Costs | Funding Sources |
| Assess the feasibility of utilizing fairgrounds for a car show or car auction. | Moderate | Long-term | 77 | Barbour County Fair Board Member | Staff Time | General Fund |
| Work with ABU to provide recreational opportunities throughout town. | Moderate | Long-term | 78 | Alderson Broaddus University (ABU), Philippi Parks/Rec Authority | Dependent on scope of project | General Fund, ABU Funds |
| Support the Healthy Community Collaborative as they identify a place for an accessible fishing pier along the Tygart River. | Low | Long-term | 78 | City of Philippi, Army Corps of Engineers; Healthy Community Collaborative | Dependent on size and materials used, but should not exceed \$50,000 | Grant Funding |
| Create amenities near the Covered Bridge for tourists. | Moderate | Long-term | 78 | Philippi CVB | Dependent on scope of project | General Fund |
| City officials should work with interested citizens to reactivate the citywide, "Garden Club." | Low | Mid-term | 78 | Philippi Garden Club, Local Flower shops; Interested Citizens | Dependent on scope of project | Club fees, Flower donations |

City of Philippi- Implementation Matrix

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|---|----------|-----------|---------------------|---|-------------------------------|--|
| Support the Barbour County Development Authority as it tries to secure funding for a "historic bus tour." | Low | Long-term | 78 | Barbour County Development Authority | Dependent on scope of project | Grant Funding |
| Goal 6: Address Additional Needs | | | | | | |
| Work with "Here and There Transit Inc." to offer a routine shuttle service between the ABU campus and downtown Philippi. | Moderate | Long-term | 79 | Here and There Transit, Inc. | Dependent on scope of project | Grant Funding, Shuttle fees |
| Coordinate with the WV Department of Highways to find solutions to mitigate frequent inundation of the road on either side of the bypass bridge. | High | Long-term | 79 | WV Department of Highways | Dependent on scope of project | State Highway Funds |
| Recommendation | Priority | Timeframe | Page # Reference | Recommended Partners | Estimated Costs | Funding Sources |
| Work with the WV Division of Highways to install a caution light at the intersection of Cherry Hill Road and Route 119. | High | Mid-term | 79 | WV Division of Highways | Dependent on scope of project | General Fund, State Transportation Funds |
| Look at the state's historic preservation grants, including façade improvement grants, to determine their application to the goals and objectives identified in the comprehensive plan. | Moderate | Long-term | 79 | Philippi Historic Landmarks, Main Street Philippi | Staff Time | General Fund, Grants |
| Continue to review, with the assistance of Historic Landmarks Committee, the historic district boundaries and structures. | Moderate | Long-term | 79 | Historic Landmarks Committee | Staff and Volunteer Time | N/A |
| Work with the Philippi Convention Visitor's Bureau (CVB) to replace the historical markers in the city. | High | Mid-term | 79 | CVB, Historic Landmarks Committee | N/A | N/A |

City of Philippi- Implementation Matrix

| | | | | | | |
|--|----------|-----------|---------------------|--|---|----------------------|
| Develop an audio version of the historic tour, which could be placed on the city's website for use with smartphones as an interactive app. | Low | Mid-term | 80 | CVB, Historic Landmarks Committee | Costs for development and for reproduction and publication | General Fund, Grants |
| The city's building commission, working with the Northern Brownfields Assistance Center and other groups, is proposing a Philippi Historic District Gateway Project. | Moderate | Mid-term | 80 | Northern Brownfields Assistance Center, City of Philippi Building Commission | Dependent on scope of project | General Fund, Grants |
| Understand and inventory the current housing stock, then develop programs and policies that are consistent with the overall vision of the community. | High | Long-term | 80 | Land Use and Sustainable Development Law Clinic, BAD Buildings Program | Staff or consultant time to complete the inventory | General Fund, Grants |
| Work with ABU administrators to identify student, faculty, and staff's needs and preferences for off-campus housing. | Moderate | Mid-term | 80 | Alderson Broaddus University (ABU) | Staff Time, ABU Administration Time | General Fund |
| Recommendation | Priority | Timeframe | Page # Reference | Recommended Partners | Estimated Costs | Funding Sources |
| Encourage more retirement, senior, or assisted living housing, as well as accessible housing options. | Moderate | Mid-term | 80 | Randolph County Housing Authority | N/A | N/A |
| Update the zoning ordinance for consistency with the updated comprehensive plan. | High | Mid-term | 80 | Land Use and Sustainable Development Law Clinic | Staff Time, Normal Costs to complete a zoning ordinance can exceed \$20,000 | N/A |
| Analyze annexation of land on the periphery of the city. | Moderate | Mid-term | 80 | Land Use and Sustainable Development Law Clinic | Staff Time, City Attorney's time | General Fund, Grants |
| Review a plan that was developed by the US Corps of Engineers for a floodwall along the Tygart River. | Moderate | Long-term | 80 | US Army Corps of Engineers | Staff Time | General Fund, Grants |

City of Philippi- Implementation Matrix

| | | | | | | |
|---|------|----------|----|--|------------|--------------|
| Identify activities and programs, under the Community Ratings System (CRS), that will enable Philippi to lower their current classification and thus receive a discount on their flood insurance. | High | Mid-term | 80 | West Virginia Division of Homeland Security and Emergency Management | Staff Time | General Fund |
|---|------|----------|----|--|------------|--------------|

Timeframe

Short Term = adoption of comp plan to 2 years out

Mid-Term = 3-7 years to completion

Long Term= 8+ years to completion

Appendices



Appendix A: SWOT Analysis

Philippi Planning Commission

August 2015

SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats)

Strengths

- Small town charm
- Water/sewer/ utilities (City-owned)
- Historical significance of city
- Low crime rate
- Natural beauty
- Alderson Broaddus University
- Existing businesses
- Industrial Park
- New (relatively) High School
- Parks and Recreation
 - o Facilities
- New Hospital
- Low Tax Rates
- “Garden Market”
- County Seat/Courthouse
- River
- Covered Bridge
- Library
- Location- as regional hub
- Low property costs
- Good fire department
- Most necessities are here in town
- Our churches
- Fiber (broadband) throughout town
- 3 phase electricity throughout city

Weaknesses

- Entertainment
 - o Culture and Arts
- Lack of some consumer goods and services
- Lack of labor force
 - o 40% cannot pass drug test
- Deindustrialization
 - o Natural resource extraction (coal/gas) in large part has left the area

- Other local businesses dependent on these industries.
- Trade jobs- hard to find someone to do little jobs around the house
- River (flooding)
- Condition of downtown businesses
- CAVE (Citizens Against Virtually Everything) people.
- Parks and Recreation
- This area attracts people who are not going to enter the labor forces
 - Because of the county's generous support to those in need.
- Lack of housing

Opportunities

- Industrial Park/Newman Bottom
- Growth of Alderson Broaddus University
- River
 - If utilized properly as a tourist attraction
- Parks & Recreation
- Historic Preservation
 - Philippi Historic District Gateway
- Influence of pro-active community citizens
 - What's Next Barbour County
- Implement Existing Plans
 - Trail
 - Flood mitigation
- Downtown Economic Opportunity (Old Meyers Clinic)
 - Need players with \$\$\$
 - Look at 1st floor commercial, 2nd floor residential
- Get buildings identified as Brownfields for funding purposes
- City-owned airport

Threats

- Drugs
- Brain Drain
- Youth leaving...not coming back
- Alderson-Broaddus, if they close the doors it would be devastating to city
 - Other large employers leaving
- Lose tax base
- Lose businesses, cost borne to residents
- Another big flood
- Lose volunteers from the fire department

Appendix B: Open House Results

City of Philippi

Open House 12/15/16

The City of Philippi, West Virginia is in the process of developing a comprehensive plan. The Planning Commission hosted an open house on December 12, 2016 to gather citizen input. Attendees were asked to participate in a series of exercises pertaining to the City of Philippi. Their responses follow.

Bubble Station

Spend my tax dollar on... to improve the quality of life in Philippi"

- To get rid of the old, dilapidated buildings/homes
- Business incentives to bring jobs and businesses here
- Change downtown stoplight timing to 30 seconds.

Looking to the Future

What is your favorite thing about Philippi?

- Small town

What is something that needs to be improved, regarding Philippi, in the next few years?

- Businesses, how the town looks: old, rundown
- Empty buildings
- City needs to be more business friendly
- The properties owned by City of Philippi & the county should be examples of how our leaders want our town to look. Right now, most are an eye-sore.
- The dilapidated retaining fence at the intersection of 57 & 119 needs to be torn down! It has been falling down for decades. When coming into Philippi from Clarksburg, that falling down structure seems to say, "Declining town → this direction!"
- Lack of pride
- Animals running loose

SWOT: Strengths, Weaknesses, Opportunities, and Threats

Instructions: 1) Place a red dot next to the greatest strength, weakness, opportunity, and threat. 2) Place a blue dot next to the second greatest strength, weakness, opportunity, and threat.

Strengths

- Small town charm ●●●
- Covered bridge ●
- Alderson Broaddus University ●
- Low tax rates and low property costs ●
- Historical significance of city ●

- Natural Beauty ●
- New hospital ●

Weaknesses

- Lack of housing ●●
- Lack of high paying jobs for those with a college education ●●
- River ●●
- Condition of streets and sidewalks ●●
- Condition of downtown businesses ●

Opportunities

- Growth of Alderson Broaddus University ●●
- River, if utilized properly as a tourist/recreational attraction ●
- Look at 1st floor commercial, 2nd floor residential ●
- Redevelop abandoned and dilapidated structures ●
- Parks & Recreation ●
- Need investors with funds ●

Threats

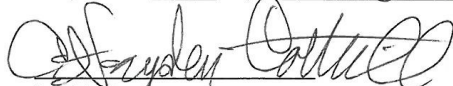
- Drugs ●●
- “Brain drain” Youth leaving...not coming back ●
- Alderson-Broaddus, if they close the doors it would be devastating to city ●●
- No housing for those who work and don’t qualify for low housing ●


**City of Philippi, West Virginia
Planning Commission
The Comprehensive Plan Procedures for Public Input**

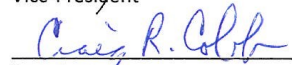
Pursuant to the requirements of W. Va. Code § 8A-3-6(c), the Planning Commission (hereinafter "Commission") of the City of Philippi, West Virginia (hereinafter "City") hereby adopts the following procedures to encourage and promote public participation in the drafting of the City's comprehensive plan. The comprehensive plan is being drafted pursuant to W. Va. Code § 8A-1-1.


- (1) Prior to recommending a new or amended comprehensive plan, the Commission will hold a public meeting on the new comprehensive plan. The purpose of a public meeting is to gather input from the general public as to the City's strengths, weaknesses, opportunities and threats as they pertain to matters in the comprehensive plan.
- (2) The Commission will request input from other affected governing bodies and units of governments that may be affected by the adoption of the comprehensive plan.
- (3) Under W. Va. Code § 8A-3-6(b), once the Commission has completed a draft of the comprehensive plan, and before submitting a plan to the City Council for adoption, it must publicize and hold a public hearing on the draft of its plan.
 - a. More particularly, under W. Va. Code § 8A-3-6(b), at least thirty(30) days prior to the date set for the public hearing, the Commission will publish a notice of the date, time, and place of the public hearing as a Class I legal advertisement in compliance with the provisions of article three, chapter fifty-nine of the West Virginia Code. The notice shall run in a general circulating publication, the publication area will be the area that will be covered by the comprehensive plan.
 - b. In addition to the requirements at W. Va. Code § 8A-3-6(b), above, the Commission will publish its draft of the comprehensive plan at least thirty (30) days prior to the public hearing. Specifically, the Commission will post a draft of the plan on the City's website, and will post hardcopies for public review at Philippi City Hall.
- (4) For purposes of this comprehensive planning process, the Commission considers the "community" of the City of Philippi to be broader than just full-time residents within the corporate borders. For input into the comprehensive planning process, the Commission will look to business owners who live outside the corporate borders, part-time residents, university students and employees, those who are employed in the City but live outside the corporate borders, visitors, and others.
- (5) Public notice of Commission meetings will be given pursuant to the West Virginia Open Governmental Proceedings Act, where applicable.
- (6) No provision herein shall be construed as limiting the Commission's ability to engage in additional public participation efforts as the Commission deems appropriate. No provision herein shall prohibit the Commission from amending these procedures.

Adopted this 13 day of AUGUST, 2015.



President


Vice-President


Secretary


Member


Member


Member

Member

Member

Member