

Wood County, WV

Comprehensive Plan Update

Wood County Commission
Adopted May 14, 2007



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ACKNOWLEDGEMENTS

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CONSULTANT: Gannett Fleming, Inc. with the assistance of the Mid-Ohio Valley Regional Council

To the Residents of Wood County

What will Wood County look like in 20 years? How and where will the county grow? Will it be a community that retains young families and attracts new residents, new businesses and new jobs? Will the county maintain its bountiful natural resources? Will it work closely with other units of government to foster regional and cooperative approaches to issues and initiatives? Can Wood County become a sustainable community in the 21st Century?

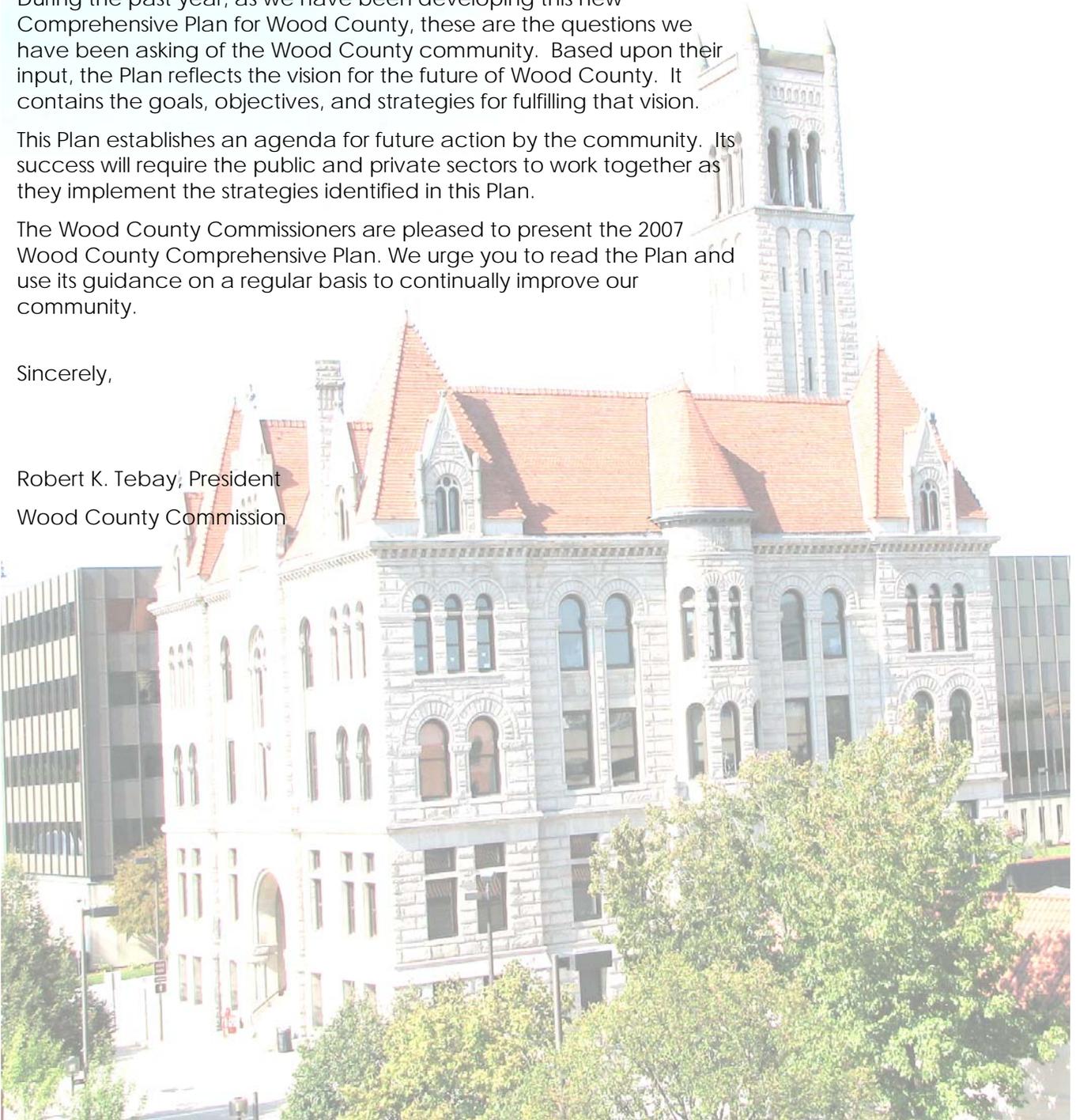
During the past year, as we have been developing this new Comprehensive Plan for Wood County, these are the questions we have been asking of the Wood County community. Based upon their input, the Plan reflects the vision for the future of Wood County. It contains the goals, objectives, and strategies for fulfilling that vision.

This Plan establishes an agenda for future action by the community. Its success will require the public and private sectors to work together as they implement the strategies identified in this Plan.

The Wood County Commissioners are pleased to present the 2007 Wood County Comprehensive Plan. We urge you to read the Plan and use its guidance on a regular basis to continually improve our community.

Sincerely,

Robert K. Tebay, President
Wood County Commission



1 The Role and Purpose of Comprehensive Planning

The West Virginia Code, Chapter 8A states that the general purpose of a comprehensive plan is to “guide a governing body to accomplish a coordinated and compatible development of land and improvement within its territorial jurisdiction, in accordance with present and future needs and resources.” It also identifies nine specific purposes of the Comprehensive Plan:

Set goals and objectives for land development, uses, and suitability for a governing body so that the governing body can make an informed decision.

1. Coordinate all governing bodies and units of government to ensure that all comprehensive plans are compatible.
2. Create conditions favorable to health, safety, mobility, transportation, prosperity, civic activities, recreational, educational, cultural opportunities and historic resources.
3. Reduce the wastes which result from haphazard development, congestion or scattering of population.
4. Reduce the destruction or demolition of historic sites and other resources by reusing land and buildings and revitalizing areas.
5. Promote a sense of community character and identity.
6. Promote the efficient utilization of natural resources, rural land, agricultural land and scenic areas.
7. Focus development in existing areas and fill in vacant or underused land near existing developed areas to create well designed and coordinated communities.
8. Promote cost-effective development of community facilities and services.

The Comprehensive Plan evaluates the existing land use, transportation systems, housing, community facilities and services, and natural and cultural resources within the county. It projects future trends based on these analyses and proposes the best possible land use and implementation tools to accommodate change while protecting the county's natural, cultural, and community resources.

WHAT THE COMPREHENSIVE PLAN DOES:

- Focuses on current trends and issues within Wood County and addresses them with appropriate solutions.
- Provides the best possible projection on future conditions based on current patterns and identifies strategies to help create a more desirable and sustainable future.
- Directs future change through a vision of community potential.
- Establishes the framework for consistency between future land use policies and land use regulatory measures.
- Assists county officials in their decision making processes.

RELATIONSHIP BETWEEN THE COMPREHENSIVE PLAN AND OTHER PLANS IN WOOD COUNTY

The Wood County Comprehensive Plan is a broad policy document that provides guidance for future decision making. The plan shows a relationship with other plans that have been developed in the community. The Comprehensive Plan reflects these plans and is developed to provide consistency with them.

The following is a partial list of those plans that were considered during the development of the Comprehensive Plan.

- Wood County Comprehensive Plan, 1964
- City of Parkersburg Comprehensive Plan, 2001
- 2003 Comprehensive Long Range Multimodal Transportation Plan for Wood County, WV and Washington County, OH
- Wood County Airport (Mid-Ohio Valley Regional Airport) Master Plan Update, 2003
- Wood County Board of Education Plans

RECOMMENDED REVIEW PROCESS

The Wood County Comprehensive Plan will only be useful if it is regularly used and updated. Therefore, it is recommended that the County Commissioners and the Planning Commission perform the following actions:

- Every other year evaluate the Comprehensive Plan and, if necessary, make modifications to ensure it provides adequate guidance regarding future growth in the county.
- Identify potential new strategies and funding opportunities to achieve stated goals.

- Prepare a written summary of the evaluation process. The report should also include a record of the major activities undertaken since the last review, as well as a list of the activities scheduled for the next two years.
- This is also an ideal opportunity to identify any new issues or concerns that may have an impact on the county.

FREQUENTLY ASKED QUESTIONS

How will the Plan be used?

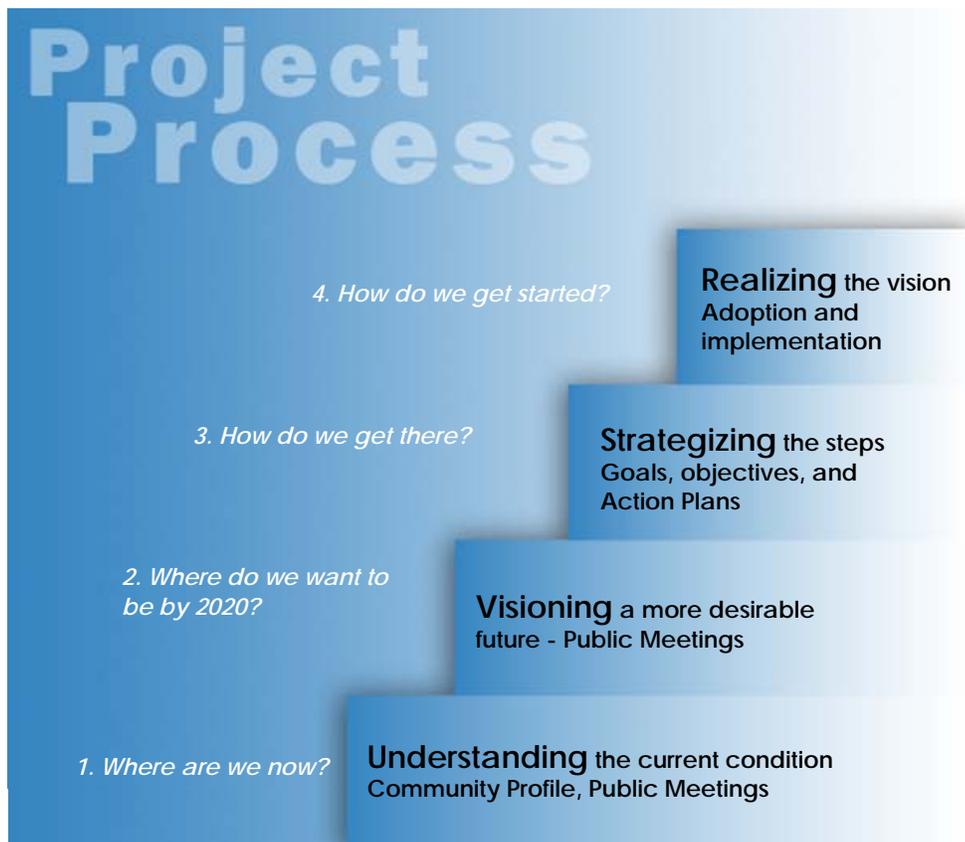
The Plan will be used by county and local municipal officials, citizen volunteers, land owners, and developers to evaluate proposed changes against the Plan's goals and objectives.

Who is in charge of making this Plan work?

While the County Commissioners, Planning Commission, and municipal officials will implement this Plan, public support for the recommendations will also be needed.

How was the plan developed?

The comprehensive planning process involved the participation of county staff and officials, the Wood County Planning Commission, and the general public. The following four step process was used.



2 Location and Regional Context

Wood County is located on the western border of the state of West Virginia in the Mid-Ohio River Valley. It is surrounded by Pleasants County to the northeast; Ritchie and Wirt Counties to the east and Jackson County to the south. Washington County, Ohio is across the river, as are the Cities of Marietta and Belpre.

The vast majority of the county's land area is rural. In fact, just over 70 percent of Wood County is classified as either farmland or forest. (See the Existing Land Use Profile in Appendix A). However, most of the county's residents – 73 percent - live in one of the three cities located on the Ohio River: Parkersburg, Vienna, and Williamstown. Parkersburg is the County Seat and is centrally located at the confluence of the Ohio and Little Kanawha Rivers. Vienna is just north of Parkersburg, and Williamstown is located at the northern tip of the county.

Wood County is well situated for regional commerce as Pittsburgh, Columbus and Charleston are within 250 miles. The major eastern cities – New York, Philadelphia, Baltimore, Washington, DC and Richmond are within 600 miles, as are the cities of Atlanta, Savannah, Nashville, and Chicago. It is also blessed with excellent transportation access via a variety of transportation modes, including Interstate 77 and US 50 (aka Corridor D of the Appalachian Highway System), CSX Rail service, The Ohio River, and the Mid-Ohio Valley Regional Airport



Figure 1 - Regional Location of Wood County
Source: www.parkersburgchamber.com

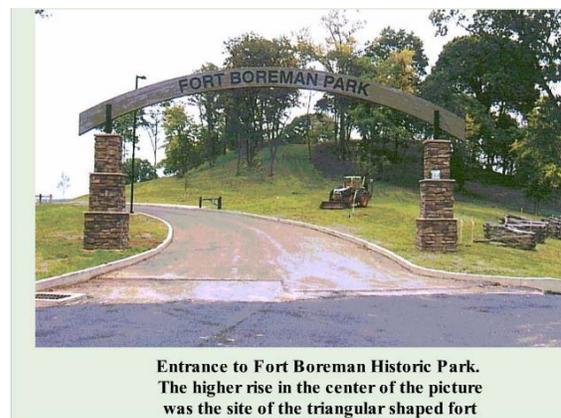
A BRIEF HISTORY OF WOOD COUNTY¹

Wood County was originally a neutral hunting ground for several Native American tribes, including the Iroquois, Cherokee, and Shawnee. The French were the first Europeans to explore the area in the late 1600s and throughout the first half of the 1700s, hunters and trappers regularly visited the Mid-Ohio Valley. During this time, many new colonists marked claims in the area, including George Washington. However, due to the Indian Wars of the Revolution, there were no permanent settlements until the 1760s. Between 1769 and 1785, many individuals laid claim to 400 acre tracts, including Robert Thornton, who claimed the land that is now Parkersburg. Dr. John Briscoe, IV claimed 5,600 acres along the Ohio in 1773, which is now Vienna, and Joseph Tomlinson, Jr. claimed 400 acres and an adjoining 1,000 acres, which is now Williamstown.

Small settlements sprang up and the area became part of August County, Virginia. Then, in 1776, Monongalia County was formed and included most of what is now northern West Virginia. In 1798, the Virginia General Assembly passed the act that created Wood County. Originally 1,233 square miles, the county had 1,217 residents most of whom had settled in the bottomlands along the rivers and creeks. Parkersburg was named the county seat and was surveyed in 1810. Much of the county's history is tied to the growth and development of the City of Parkersburg.

During the first half of the 19th Century, Parkersburg became a center for trade and industry. This was largely due to improvements in transportation. The first Ohio River steamboat stopped for refueling in the city in 1810. The Northwestern Turnpike, which connected Parkersburg to Winchester, VA, was finished in 1838 and the Staunton-Parkersburg Turnpike was finished in 1847. Then, in 1857, the southern branch of the B&O Railroad was completed and Parkersburg became the transportation hub of the Mid-Ohio Valley.

Oil was discovered just north and east of Parkersburg in 1859, which would lead to an era of unprecedented growth and prosperity for Parkersburg and Wood County. During the Civil War Parkersburg became a major troop transfer and supply center for the Union Army. A fort was constructed on Mount Logan across the Little Kanawha River from Parkersburg that was perfectly sited to protect the city. It was completed just as the new state of West Virginia was created in 1863. It was named Fort Boreman in honor of the state's first governor, Arthur I. Boreman, one of Parkersburg's most prominent citizens.



Source: Wood County Historical and Preservation Society website, www.wchps.com

¹ Two key sources were used for this section – *Wood County Reflections – a Pictorial History* by Philip Sturm (2005) and *“The Historic Guide to Wood County West Virginia”*, a publication of the Parkersburg/Wood County Convention and Visitors Bureau.

LOCATION AND REGIONAL CONTEXT

After the war, Parkersburg and Wood County became a center of the oil refining and natural gas industries, with dozens of oil companies headquartered in the city during the latter half of the century. Records indicate that by 1900 oil production in the county had subsided, but the use of natural gas was increasing. By the 1930s, competition from western oil fields was too much for many of the eastern producers and in 1937, the last oil refinery in Parkersburg closed. However, natural gas was produced in the county until the 1970s.

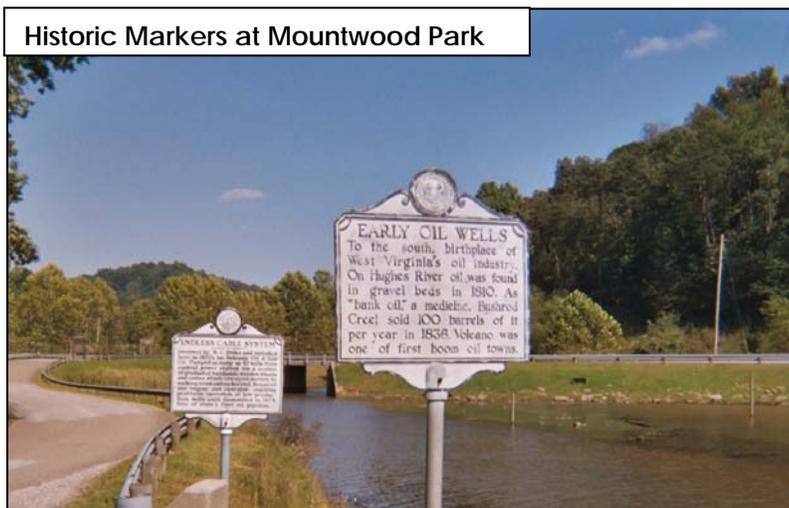
Fortunately for Wood County there were other industries that continued to operate, including manufacturers of glass, rayon, silk thread, and drilling and rigging equipment. After the depression and the Second World War, Wood County became a center for the chemical, plastics, metal, and fiberglass industries, a position still held today.

The Cities of Vienna and Williamstown are also in the county. Vienna was founded in 1794 by Dr. Joseph Spencer on land he received for services as a physician during the Revolutionary War. When the city lost its bid for the county seat to Parkersburg in 1800, it reverted to a prosperous farming community. It wasn't until the electric railway was constructed and roads were improved between Parkersburg and Marietta in the early 1900s that Vienna became a desirable residential area. Today, Vienna is still a desirable residential area; however, it has also become the primary shopping area for the region.

Williamstown was founded by Isaac Williams, who originally settled on 400 acres owned by his wife Rebecca Tomlinson Martin. It has always had stronger ties to the City of Marietta, Ohio, which is just across the river, than to Parkersburg. Williamstown, like Vienna, has been primarily a residential community, although Fenton Art Glass continues to operate within the city limits. There are also smaller businesses that serve the local population.

Other important communities in Wood County's history include Waverly, Lubeck, Mineral Wells, Washington Bottom, and Volcano. Only Volcano

no longer exists. This boom town came to life after oil was discovered in 1865. Records indicate that the town had several thousand residents, an opera house, stores, hotels, saloons, two newspapers, two schools, and a post office. It burned to the ground in 1879 and was never rebuilt to its former glory. Volcano has returned to its natural state and is located in Mountwood Park, which hosts an annual "Volcano Days" festival to celebrate its past.



QUICK FACTS ABOUT WOOD COUNTY, WEST VIRGINIA

Location: Along the Ohio River, approximately 80 miles north of Charleston

Major Cities: Parkersburg (County Seat), Vienna, and Williamstown

Date of Establishment: May 1, 1799 as a county of Virginia

Size: 367 square miles

Total Population

2000 Census: 87,986

2005 Estimate: 87,047

Population Density: 239.6 persons per square mile

Median Age 2000: 39.3

Primary Watersheds: The Middle Ohio North
The Middle Ohio South
The Little Kanawha

Major Surface Waters: The Ohio River
The Little Kanawha River
Pond Creek, Tugart Creek, Lee Creek,
Worthington Creek, Stillwell Creek and
Walkers Creek

Major Recreation Areas: Ohio River Islands National Wildlife Refuge,
Mountwood Park, Blennerhassett Island Historic State Park, McDonough
Wildlife Refuge, Veterans Memorial Park, Fort Boreman Park

Major Highways: Interstate 77; US Route 50 (ARC Corridor D); WV Routes
14, 68, 95, and 47.

3 Summary of Trends and Issues

INTRODUCTION

The first phase of the comprehensive planning process focused on gaining an understanding of Wood County as it is today. This chapter summarizes the key trends and issues that were used to guide the development of the plan's goals and objectives.

The summary is based on a series of background profiles that were developed using data from a variety of sources, including the Census Bureau, the Wood County Assessor's Office, the Mid-Ohio Valley Regional Planning Commission, the Planning Advisory Committee, and many of the key agencies and organizations that are currently working in the county. There are eight profiles: demographics, housing, natural resources, economics, historic and cultural resources, existing land use, transportation, and community facilities, which are located in the Appendix to this plan. In addition, a stakeholder's workshop was conducted to further understand current issues.

DEMOGRAPHIC

- The county's population is estimated to have grown by less than one half of one percent since 1990.
- Residents are moving around within the county. According to Census Bureau data, almost 60% of county residents lived in the same house in 2000 as in 1995. Of those who moved, approximately 69% stayed in Wood County.
- The county's population is aging. Census data indicates that the median age of Wood County residents has gone from 36.0 in 1990 to 39.3 in 2000. This is also a national trend.
- Educational Attainment data shows a dramatic increase in the number of county residents that have attended college. However, only 21% of residents over the age of 25 have some type of college degree.
- When adjusted for inflation, per capita incomes in the county have increased by just over 12 percent. This is a higher rate than for the United States as a whole.



HOUSING

- Wood County's housing supply increased by approximately six percent between 1990 and 2000 despite a decrease in total population. This may be partly a reflection of smaller household sizes.

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- Most of the county's housing stock, around 67 percent, is "owner-occupied".
- Census data indicates that 58 percent of the housing stock in Wood County was built prior to 1970.
- Almost 75 percent of the housing stock is classified as single family detached. This leaves few choices for residents such as single adults, young families, and senior citizens who may not want, or simply can't afford this type of housing.
- The 2000 Census data indicate that 14 percent of the county's homeowners and 36 percent of renters are considered "cost burdened", meaning they spend 30 percent or more of their monthly income on housing.

NATURAL RESOURCES

- More than 60 percent of Wood County's land area is covered by slopes with a grade of 15 percent or greater. These are considered steep slopes by most planning standards and are prone to higher erosion rates and require special attention during the development process.
- Wood County communities continue to work closely with DuPont and the Department of Environmental Protection to resolve the issues and concerns surrounding the discovery of C-8 in local water supplies in 2001.
- As development continues in the county, special attention to storm water management must be a priority in order to protect the county's surface and ground water resources.
- The Parkersburg WV – Marietta OH Metropolitan Statistical Area (MSA) is one of five designated 8-hour ozone non attainment areas in the state of West Virginia according the WV DEP Air Quality Annual Reports. This means that the area has or contributes to ozone levels higher than allowed under EPA's standards, which are designed to protect the public from exposure to ground-level ozone. The Clean Air Act requires state and local governments to take steps to control ozone pollution in non-attainment areas, including but not limited to stricter controls on industrial facilities, additional planning requirements for transportation sources and vehicle emissions inspection programs.
- Most of Wood County's most sensitive resources are privately owned and their protection is dependent upon the owners complying with current state and local regulations and Best Management Practices (BMPs).



Wood County as seen from I-77

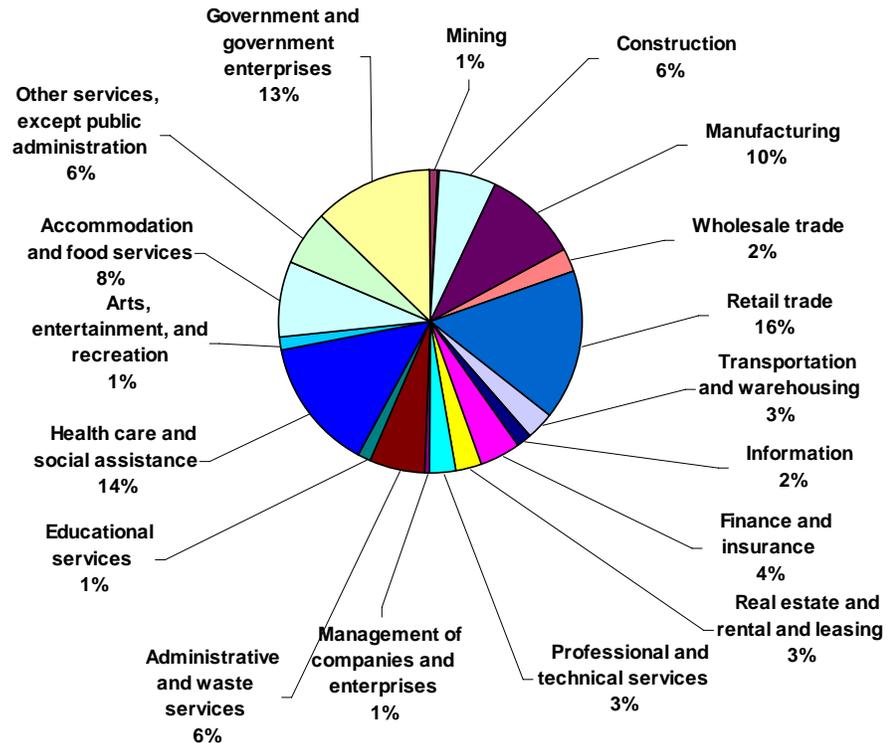
ECONOMIC DEVELOPMENT

- Data from the US Bureau of Economic Analysis indicate there has been a moderate increase in total employment in the County since 1980. This primarily reflects the loss of many manufacturing jobs, few of which have been replaced.
- The retail trade sector comprised 16 percent of the county’s total employment in 2004 but only 9 percent of earnings. At the same time, manufacturing comprised approximately 10 percent of total employment, but 22 percent of earnings. This clearly illustrates the wage differential between these two sectors.
- Based on the number of new jobs created between 2001 and 2004, the top growing industries in Wood County are ambulatory health care services (308 new jobs), Warehousing and storage (268 new jobs), and construction of buildings (230 new jobs).
- Approximately 84 percent of Wood County residents work in the county. The top industries in which they are employed are educational, health and social services (21 percent), manufacturing (19 percent), and retail trade (15 percent). Top occupations are management, professional and related occupations (30 percent) and sales and office occupations (29 percent).

Employment as a Percent of Total Employment

Wood County, 2004

Source: US Bureau of Economic Analysis



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HISTORIC AND CULTURAL RESOURCES

- Currently there are 44 properties in Wood County that are on the National Register of Historic Places. Of these, 42 are located in the City of Parkersburg. There are also four historic districts in the county – Avery Street, Julia-Ann Square, Parkersburg High School/Washington Avenue, and Blennerhassett Island.
- There are 26 State Historical Markers that have been placed throughout the county. However, eleven of these are now missing and there is no state funding in place to repair or replace markers.
- Two key organizations are working to preserve the county's history. The Wood County Historic and Preservation Society, organized in 1980, preserves and restores historically significant buildings, monuments, documents, and other significant county artifacts. The Wood County Historical Landmarks Commission was formed in the 1970s to designate, inventory and prepare publications concerning historic properties in the county.
- The county also has a wide variety of cultural activities, including the Actor's Guild of Parkersburg, the Smoot Theater, and the Mid-Ohio Valley Ballet.



JULIANA ST, PARKERSBURG, W.VA.

Source: Julia-Ann Square Historic District Restoration Master Plan Presentation

EXISTING LAND USE

- The Wood County Assessors Office has compiled an electronic database of property information that includes current land use. The data was used to create and analyze an existing land use map for the comprehensive plan. The table below shows a breakdown of land uses within the county. The map is located in the appendix.
- As shown, the vast majority (72 percent) of the county is classified as Agriculture/Woodland. Residential uses rank second and cover approximately 18 percent of the county’s land area. None of the remaining land uses account for more than 2 percent of the total.

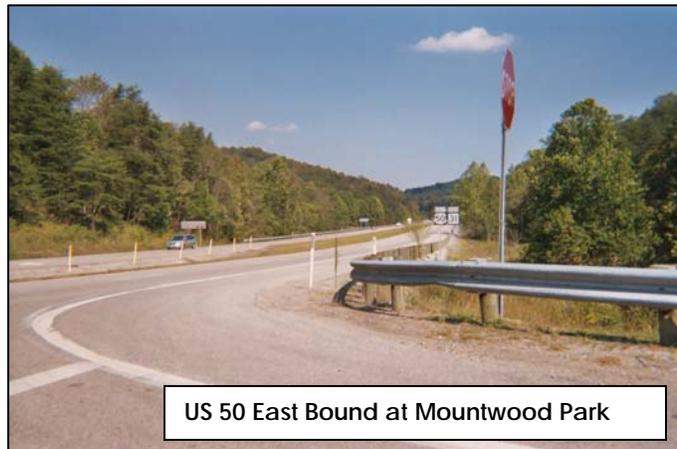
Land Use	Acreage	% of Total
Residential	42,992	18%
Commercial	4,493	2%
Industrial	2,959	1%
Agriculture/Woodland	170,902	72%
Recreation	1,486	<1%
Community Facilities	5,304	2%
Water	2,486	1%
Transportation	4,715	2%
Undeveloped	66	<1%
Vacant Commercial	1,509	<1%
Vacant Industrial	413	<1%
Vacant Exempt Land	1,549	<1%
Total	238,874	100%
Source: Gannett Fleming & Wood County Assessors Office		

- The county has limited tools available to manage growth in the county, particularly at the new interchanges along Corridor D. While there are Subdivision and Land Development Regulations, there is no zoning in the unincorporated areas of Wood County.
- Annexation activity in the county is significant. Each of the incorporated areas, Parkersburg, Vienna and Williamstown has expanded their boundaries through annexation activities. Annexation requests come from land owners who wish to acquire city services for sewer, water and fire and police protection.

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TRANSPORTATION

- Improvements to Corridor D (US 50), including a new bridge over the Ohio River are nearing completion. This project will eliminate much of the through traffic from downtown Parkersburg, as well as improve travel times to destinations throughout the county.
- Transportation planning in the county is done by The Wood, Washington, and Wirt Interstate Planning Commission, also known as Triple W. This organization is the federally designated Metropolitan Planning Organization for the Parkersburg-Marietta MSA. Their most recent Comprehensive Long Range Multimodal Transportation Plan for the region was completed in 2003-04.
- The plan identifies a wide variety of improvement projects that have been prioritized as short-, mid-, and long-term priorities. Short-term priorities included a Parkersburg Traffic Circulation Study, construction of a South Vienna connector to Interstate 77, and a variety of improvements along WV 14 both north and south of the Little Kanawha River. Other improvements include adding new lanes to Rosemar Road and Emerson Avenue, and also WV2. Funding for most of the proposed improvements has not yet been secured.



COMMUNITY FACILITIES AND SERVICES

- Police protection is provided by the Wood County Sheriff's Department, the West Virginia State Police, and the Police Departments of the Cities of Parkersburg, Vienna, and Williamstown.
- The county is divided into 11 fire service areas that are served by volunteer fire companies, with the exception of the City of Parkersburg. First response to medical emergencies is provided by Camden-Clark and St. Joseph's Hospitals. Emergency Medical Services are also provided by the Parkersburg Fire Department and other volunteer fire companies as needed.
- The Wood County Board of Education lists a total, uncertified enrollment of 13,876 students for 2004-05. The board is responsible for 19 elementary schools, five junior high schools, and three high schools. Currently, the board is in the midst of a \$60 million renovation/upgrade program and will be reconfiguring the grades in 2008/09 school year.
- There are also nine private schools within the county, as well as the West Virginia University – Parkersburg, The Ohio Valley University, and the Mountain State Business College.
- In addition to the two primary hospitals, Camden-Clark and St. Joseph's, there are a wide variety of health care providers. These

include a Regional Rehabilitation Hospital, several assisted living and long-term care facilities, and nursing homes. However, as the county ages, there may be a need for more.

- Library services in the county are primarily provided by the Parkersburg and Wood County Public Library System, which operates four libraries. The main library is located in Parkersburg and there are branches located in South Parkersburg, Williamstown and Waverly. The City of Vienna operates its own library on River Road.
- The Wood County Solid Waste Authority is responsible for planning and coordination with providers to ensure the best services are available to county residents. The Northwestern Landfill on Dry Run Road east of Parkersburg is the permitted disposal site in the county. It has an expected life of 40 more years at current disposal levels.
- At the present time, only Parkersburg and Vienna are mandated by state law to provide curbside, source-separated recycling programs. Williamstown has a contract with Waste Management to pick up municipal residential waste. Outside of these areas, county residents are required to contract directly with the waste haulers.
- Public Sewer and Water Services are provided by five separate public service districts (PSD), as well as the Cities of Parkersburg, Vienna and Williamstown. Representatives from each of the districts meet regularly to discuss relevant issues and concerns.
- In addition to Blennerhassett Island Historical State Park and the Ohio River Islands National Wildlife Refuge, there are many county and municipal recreational facilities available to residents and visitors. These facilities are directed by a variety of organizations, including the local governments, the Wood County Parks and Recreation Commission (Mountwood Park), the Fort Boreman Historical Park Commission, and the Wood County Recreation Commission (recreation programs only).



Tomlinson Park, Williamstown

4 Wood County Planning Strategies

INTRODUCTION

The second phase of the planning process established the specific goals and objectives that the comprehensive plan should address. These were established through a series of public meetings, as well as through additional interviews and data collection. Once established, the third phase could begin. This phase involved developing a series of policies and actions the county should implement in order to achieve the stated goals.

This chapter begins with a summary of the results of the Visioning/Goal Setting Workshop that was held in July 2006. The summary is followed by the planning strategies. The strategies are organized into the following “plans” that address each of the traditional functional planning elements.

- ➔ Housing Plan
- ➔ Natural Resources Plan
- ➔ Economic Development Plan
- ➔ Historic and Cultural Resources Plan
- ➔ Future Land Use Plan
- ➔ Transportation Plan
- ➔ Community Facilities and Services Plan

Each plan includes a narrative and a summary matrix, which lists each of the strategies, a recommended priority level, appropriate lead and partner organizations and potential funding sources.

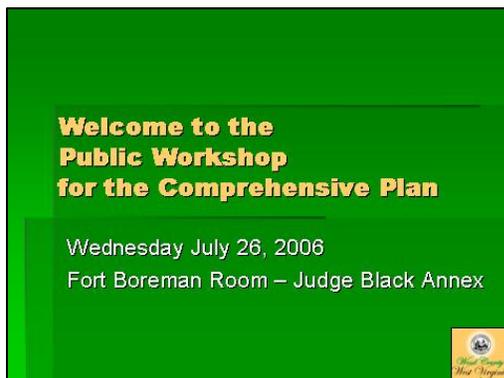
VISIONING WORKSHOP – JULY 26, 2006

A Visioning Workshop for the Comprehensive Plan was held on Wednesday July 26, 2006 in the Fort Boreman Room of the Judge Black Annex in Parkersburg. The workshop was designed to inform the public about the plan and to stimulate discussion about the future of the county.

The workshop began with a brief presentation that outlined the planning process and also presented some of the key statistical data collected as part of the first phase of the plan’s development.

The bulk of the session was devoted to the completion of a “Direction Setting Exercise”, during which attendees were asked to help prioritize possible directions for the County to focus on over the next 15 to 20 years.

Several options were presented for each of the planning elements based the results of the Stakeholders Meeting held in May, as well as the background profile. There was also an opportunity to add other items to the list. Attendees ranked the options and the results were tallied and discussed.



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The worksheet is included in the appendices. Those receiving the highest priority, i.e, those items with an average score above 3.5, are listed below:

- Protect sensitive areas from unwanted development through public policy and land preservation. (3.6)
- Ensure the availability of affordable education and training opportunities for county residents. (4.1)
- Improve the county's cultural, recreational, and other assets to help attract new businesses. (3.8)
- Adopt and enforce land use management ordinances, such as zoning, to ensure land use compatibility. (3.6)
- Work with the Cities of Parkersburg, Vienna and Williamstown to improve coordination and planning for the annexation of new land. (3.7)
- Encourage sound housing maintenance through code enforcement. (3.6)
- Encourage development of affordable housing. (3.8)
- Ensure adequate emergency services. (3.8)
- Ensure adequate educational facilities to meet varied needs, including technical skills and workforce training. (4.2)
- Expand water and sewer service areas. (3.7)
- Make travel safer: improve dangerous road conditions, provide sidewalks and crosswalks, provide bike lanes, etc. (4.0)
- Promote cultural resources as a basis for expanding tourism opportunities in the county. (3.8)
- Maintain existing park system. (3.9)

Other priorities that were mentioned include the following:

- Building codes enforcement
- Convention/activities building
- Housing development on near Pettyville
- Heavy Industries
- Consolidate county/city services for efficiency
- Partnership/collaboration of all Wood County

"Desired Futures": Direction Setting Exercise

Several questions were asked regarding Wood County's future direction with several potential directions listed under each question. Attendees were asked to **identify the top priority direction, based on their understanding of the County's existing conditions, by placing a number between 1 and 5 in the adjacent box (with 5 being the highest priority and 1 being the lowest).**

The average scores for each are shown below; other ideas are highlighted on the final page.

1. Which priority (of the following) is most important regarding the County's natural resources?	
3.0	Promote best management practices for protecting natural resource among private landowners
3.6	Protect sensitive areas from unwanted development through public policy and land preservation
3.4	Protect the county's waterways, including the Ohio River, the Little Kanawha, and their tributaries
	Other: <i>Develop access to resources while protecting them; preserve natural beauty</i>
2. Which priority (of the following) is most important regarding County economic development?	
4.1	Ensure the availability of affordable education and training opportunities for county residents.
3.8	Improve the county's cultural, recreational, and other assets to help attract new businesses.
2.9	Maintain viable downtown business districts in Parkersburg, Vienna, and Williamstown.
	Other: <i>cooperative efforts to attract business; promote changes in tax structure</i>
3. Which priority (of the following) is most important regarding the County's future land use?	
3.6	Adopt and enforce land use management ordinances, such as zoning, to ensure land use compatibility
3.7	Work with the Cities of Parkersburg, Vienna, and Williamstown to improve coordination and planning for the annexation of new land.
3.4	Ensure new development at interchanges on I-77 and along Corridor D is sensitive to the surroundings.
	Other: <i>NO zoning in the County; preserve natural beauty</i>

GOALS AND OBJECTIVES OF THE PLAN

The results of the visioning workshop were used to formulate the following specific goals and objectives for the comprehensive plan. These were then reviewed during a Planning Advisory Committee Workshop in September 2006 and revised accordingly. The following goals and objectives were used to complete the planning strategies for the 2006 Wood County Comprehensive Plan Update.

Housing Plan

Goal: Provide sound, affordable and diverse housing for the residents of Wood County

Objectives:

- Encourage the development of affordable housing in the County
- Encourage the development of a diversity of housing types.
- Neighborhood preservation, i.e., improve the quality of the county's existing urban housing stock.

Natural Resources Plan

Goal: The County's natural resources are protected from inappropriate and *unwanted* development.

Objectives:

- Promote the use of Best Management Practices for forest management, agricultural activities, and stream protection among private landowners.
- Develop "limited-impact" access to the county's water resources, particularly the Ohio and Little Kanawha Rivers.
- Develop public policies and land management tools that are appropriate for Wood County to protect natural resources.

Economic Development Plan

Goal: A diverse and sustainable local economy.

Objectives:

- Ensure the availability of affordable education and training for county residents.
- Improve and enhance the county's cultural, recreational, and other assets to help attract new business.
- Support the revitalization efforts of the Cities of Parkersburg, Vienna, and Williamstown.

WOOD COUNTY COMPREHENSIVE PLAN

- Help local entrepreneurs start new businesses in the county.
- Support and expand tourism efforts in the county.
- Support the continued growth and development of the Polymer Alliance Zone

Cultural Resources Plan

Goal: The County's historic and cultural resources are well known and used by residents and visitors.

Objectives:

- Support the preservation of the County's historic resources.
- Promote cultural resources as a basis for expanding tourism in the county.

Land Use Plan

Goal: Land uses throughout the county are generally compatible, particularly in areas adjacent to the Cities of Parkersburg, Vienna and Williamstown.

Objectives:

- Encourage residential, commercial, and industrial development activities to locate within or adjacent to the Cities/Town Centers in the county
- Create industrial investment centers to focus limited development resources
- Provide land use strategies and management tools for future land uses along the new Corridor D (US Route 50 interchanges) and along I-77 Interchanges
- Plan for managed growth and development in the Mineral Wells and Pettyville area
- Coordinate and plan for future annexation initiatives in Wood County
- Develop land use management implementation tools

Transportation Plan

Goal: Travel is safer throughout the county for all modes of transportation

Objectives:

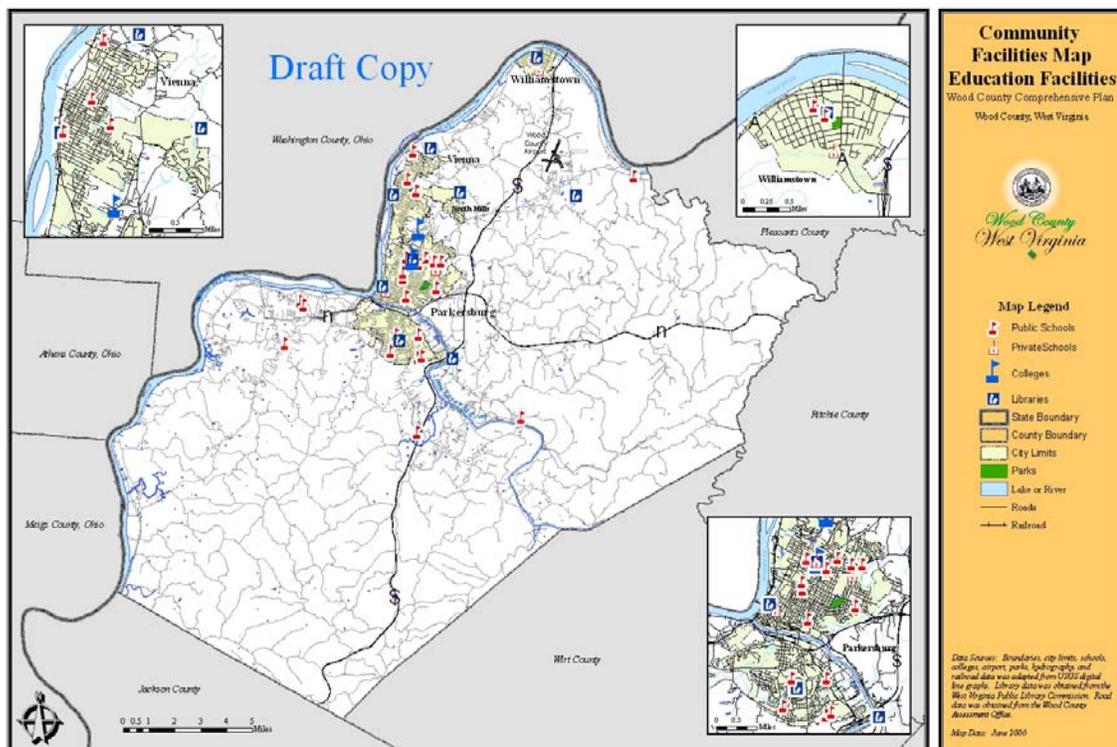
- Improve dangerous road conditions and increase capacity
- Develop bike and pedestrian facilities in appropriate locations
- Improve access to the interstates.
- Improve transit services to meet community needs

Community Facilities and Services Plan

Goal: A mix of community facilities and services that continue to meet resident’s needs.

Objectives:

- Assure that county residents and businesses receive public safety services that are efficient in response time and have adequate numbers of professional providers
- Ensure adequate educational facilities in Wood County.
- Assure access to adequate health care and wellness services.
- Invest in quality facilities for public libraries in the county.
- Provide comprehensive solid waste services, including recycling and trash disposal throughout the county.
- Manage and expand sewer and water systems in a way that is consistent with sound land use and environmental planning practices.
- Maintain and improve the county’s existing park system. Provide recreational opportunities for county residents and tourists that meet both current and future needs.



ACTION PLANS FOR WOOD COUNTY

For Wood County to achieve the goals it has defined, a number of policy changes or revisions must occur. These changes are outlined in the following action plans. Each action plan corresponds to specific regional planning activities (e.g., land use, transportation, housing, etc.).

Action Plans answer the question “How can we change what we do today in order to become the community we want to be?” The Action Plans build on the goals and objectives developed earlier in the planning process to identify and recommend policies for decision making and tasks for making change. There are seven Action Plans that address each of the components of community planning:

- The Housing Plan
- The Natural Resources Plan
- The Economic Development Plan
- The Historic and Cultural Resources Plan
- The Future Land Use Plan
- The Transportation Plan
- The Community Facilities and Services Plan

Each plan begins with an introduction and a statement about the goal of the plan. Each of the specific objectives is then presented along with the associated recommendations. The plans conclude with a summary matrix that identifies a priority level, a lead organization, a list of appropriate partners, and potential funding sources.



*Wood County
West Virginia*



The Housing Plan

CURRENT HOUSING CHARACTERISTICS

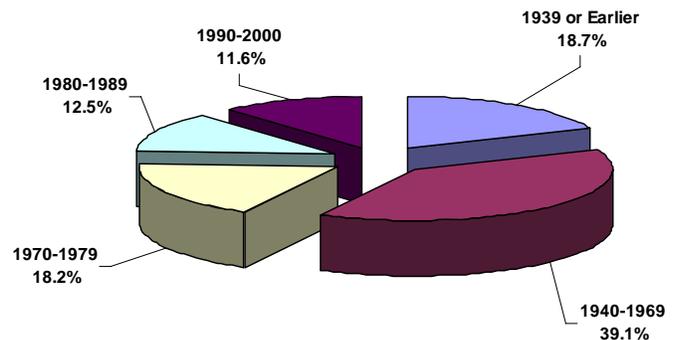
During the period from 1980 to 2000, Wood County's housing stock grew by 3,614 housing units or 10 percent. This increase came despite relatively modest increases in population over the same period. The increase was larger than in Wirt County (1,244 units) but smaller than in Washington County, Ohio (3,800 units). The percentage increase for Wood County was less than for West Virginia (12.9 per cent) and well below the national housing growth rate of 31.1 per cent. Housing growth since 2000 has remained fairly consistent. Data provided by the Wood County Assessor's Office shows 132 new housing starts in 2004, 170 units in 2005, and 158 units as of June, 2006.

Most of the existing and new housing in Wood County is single family. The 2000 Census data indicate that 75 per cent of the County's housing stock was single family detached. Multi-Family housing with 2 to 9 units are the second largest component of the housing stock and accounted for 11 per cent of the total in 2000. Most of these multi-family units are located in the three river cities of Parkersburg, Vienna and Williamstown. Mobile homes account for 8.9 per cent of the total housing stock.

Age of Housing

Over 50 per cent of the housing stock in Wood County was built prior to 1969. The largest percentage (39.1 percent) was built during the period from 1940 – 1969. This housing was built to support growing manufacturing employment and population increases in the county. Each decade since 1970 has seen fewer housing units being built. Much of the older housing is located in the Cities of Parkersburg, Vienna and Williamstown. However Vienna and Williamstown have seen some increases in new housing over the past 30 years.

Year Structures Were Built in Wood County
Source: US Census Bureau



WOOD COUNTY COMPREHENSIVE PLAN

Cost/ Affordability of Housing

The median value of owner occupied housing in Wood County in 2000 was \$77,500. This represents all owner-occupied housing in the county not just homes listed for sale. Sales of owner occupied homes in Wood County have increased moderately since 2000. According to local realtors in the County, the average selling price was \$97,800 in 2001. By 2005 the average sale price had increased to \$117,000.

In the Housing Analysis for Wood County, the data illustrates that in 2000 over 18 per cent of home owners are either cost burdened or extremely cost burdened.¹ These numbers are comparable to other counties in the region and are well below West Virginia and the United States. This indicates that despite the fact that Wood County housing costs are increasing, the number of families who are cost burdened are comparable to other neighboring areas. However, the data does not reveal how many families would like to buy a home but cannot because of the cost barrier.

Rental housing is a much different picture. Less than 25 per cent of the housing stock in Wood County is rented. According to 2000 Census Bureau data, the median contract rent was \$337 and has almost certainly increased in the intervening six years. The Housing Affordability analysis indicates that in 2000 over 50 per cent of families who rent are cost burdened. This clearly indicates a need for more affordable rental housing in Wood County.

Affordable Housing Rental Programs

There are essentially two rental programs for eligible low income families in Wood County.

- **Public Housing** – The Parkersburg Housing Authority has one public housing complex - Homecrest Manor. This complex has 146 units of varying sizes. The waiting period for a unit has increased recently to 4-6 months. Currently, there are about 50 people on the waiting list. The Parkersburg Housing Authority has no plans to build additional units.
- **The Housing Choice Voucher Program** – Formerly know as Section 8, this is a federal government rental assistance program for low income families. Tenants who are eligible to participate in this program can choose and lease privately owned rental housing. According to the Parkersburg Housing Authority, approximately 400 Housing Choice Vouchers have been issued annually during recent years.

¹ A homeowner (or renter) is considered cost burdened if they must spend 30 percent or more of their monthly income on housing.

FUTURE HOUSING NEEDS

The following table illustrates the housing that will be needed to accommodate the projected population for Wood County. This table indicates that at the 2000 Census level of persons per housing unit (2.39), Wood County will require an estimated 3,326 additional units to meet projected demand through 2025. Some of this has already been built since the Census was completed as data from the assessor's office indicates that an estimated 900 + new housing units were built in Wood County between 2000 and 2005. These new units were built despite Census estimates that indicate Wood County's population has decreased by 939 persons during the same time period. However, the County is expected to gain approximately 5,753 persons between 2005 and 2025 and an estimated additional 2,407 housing units will be needed to accommodate this population growth.

More housing could be required if the persons per household continues to fall from the current level of 2.39. The table below illustrates the amount of housing that will be needed in order to accommodate the projected population growth in the county based on the 2000 rate of persons per household. Of course housing starts could be negatively impacted by high mortgage rates, as well as increasing land values and housing costs. Also, the required *mix* of housing is not known. The Housing Plan emphasizes the fact that different types of housing must be available for the current and future residents of Wood County.

	Estimates/Projections			Change			
	2000 Census	2005	2025	2000 - 2005		2005 - 2025	
				No.	%	No.	%
Population	87,986	87,047	92,800	-939	-1.1	5,753	6.6
Housing Units @ 2.39 Persons per Housing Unit	39,785	40,704	43,111	919	2.3	2,407	5.9
Source: Triple W 2003 Long Range Multimodal Transportation Plan							

ACTION STRATEGIES FOR HOUSING IN WOOD COUNTY

The key to a good housing plan is to provide diverse and affordable housing that will appeal to different age and income groups. Over the next 20 years there will be a demand for at least another 2,500 new housing units in Wood County. It is important that community and real estate leaders in the county provide housing choices that appeal to a wide diversity of income and age groups.

The focus of this Housing Plan is identifying ways for Wood County to encourage choices in the housing market: choices for the types, the locations and the cost of housing. The Housing Plan also provides strategies for those who choose to improve their current neighborhoods or move into mature neighborhoods.

Goal for the Housing Plan: Provide sound, affordable and diverse housing for the residents of Wood County

Objective: Encourage the development of affordable housing in the County

As land and housing costs continue to increase in Wood County, it is important to consider the overall affordability of housing that is available. There are a number of strategies that should be considered to increase the availability of affordable housing units in Wood County.

Action Strategies

Adopt Smart Growth Techniques – Incorporate the following Smart Growth techniques into the county’s Subdivision Regulations:

- Designate growth areas close to services and employment
- Designate higher density target areas that require minimum lot sizes that support such densities and can be serviced by the Easy Rider transit system
- Increase building heights and allow for mixed uses
- Include language that allows for new uses of old properties so that owners can revitalize their neighborhoods.

Revitalization – Promote urban infill, redevelopment, and higher density development in and adjacent to the Cities of Parkersburg, Vienna and Williamstown. In addition to new homes, there are also opportunities to increase the housing supply in existing single family neighborhoods. Accessory Dwelling Units – spaces above garages, finished basements and attics with separate entrances – are potential homes for the elderly, single adults and small families. When rented, they

SMART GROWTH PRINCIPLES

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair and cost effective
10. Encourage community and stakeholder collaboration in development decisions

Source: *Getting to Smart Growth*, a Publication of the Smart Growth Network

can provide the homeowner a source of income that makes the home more affordable.

Incorporate Inclusionary Housing Requirements into the Subdivision and Land Development Ordinances – These require that new developments have a specific percentage of units that are affordable for low to moderate income households. A review and update of the Subdivision Regulations and recent demographic changes in the county will be necessary to identify the appropriate target percentages.

Work with builders and developers to encourage the building of alternative housing styles. Lofts, live/work units, condominiums and apartments are needed to meet the needs of young adults, singles, and empty nesters in the county. These types of units are far more affordable for many segments of the workforce. Incentives such as the permitting of higher densities in certain areas or the streamlining of the development review process for these types of projects could be used to encourage these types of developments.

Develop and expand affordable housing programs – Expand and publicize programs to assist with first time home buyers. For example; The *Parkersburg/Wood County HOME Consortium*, which administers HOME funds from the US Department of Housing and Urban Development for Wood County and the Cities of Parkersburg, Vienna and Williamstown. These funds are used for owner-occupied rehabs, new construction and loans to first time home buyers. Also expand relationships with mortgage providers such as Fannie Mae to provide additional homeownership opportunities; create a housing trust or foundation to funnel private funds for affordable housing; increase available resources to assist low and moderate income families with locating and financing adequate housing, and conduct an annual housing summit that develops ideas for partnerships, funding, design and construction of affordable housing.

Collect data and share information about available programs and funding sources - An important role in effective housing policy is staying on top of the data. Housing starts, mortgage rates, housing costs, housing markets, rental rates, vacancies and other data are usually captured from diverse sources and disseminated by equally diverse methods. This information is usually not widely distributed nor is it available for policy decision making. Wood County, in cooperation with the real estate community, should collect, analyze and distribute this information. WVU – Parkersburg could

be another partner and act as a clearing house for the collection and distribution of this information.



Mid-rise Apartments in North Parkersburg

Objective: Encourage the development of a diversity of housing types

Over 75 per cent of the housing stock in Wood County is single family detached housing. However, it may not

WOOD COUNTY COMPREHENSIVE PLAN

always be affordable or meet the needs of changing demographics in the county. In order to meet the housing needs of young adults, new families and an aging population it is important to increase the diversity of housing available in Wood County

Action Strategies

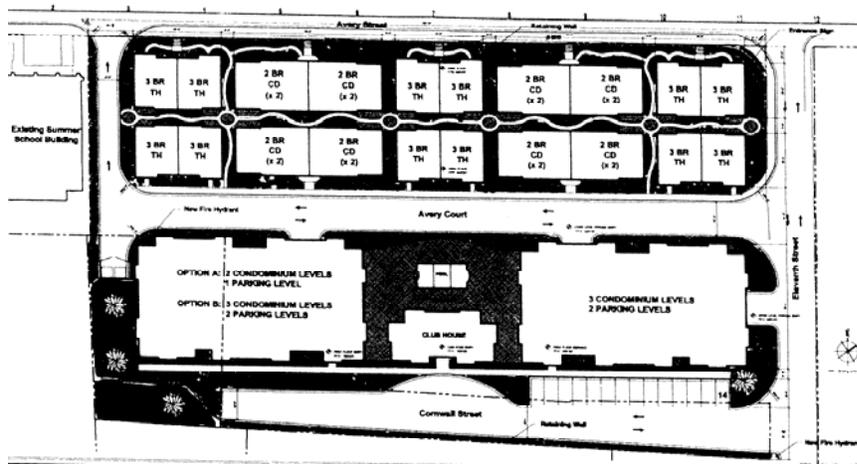
Develop incentive programs that will help make the development of affordable and diverse housing styles a more profitable venture for the development community. Incentives could include prioritized review processes, reduced development fees, or density bonuses. In addition, an awards program could be established to recognize developers who are providing high-quality, affordable housing that meets the needs of a wider variety of county residents.

Grow the rental market – There are two types of rentals/apartments. Market rentals serve those who can afford to pay the full cost of a rental contract. Low-cost rental is made affordable with a tax credit or subsidy to close the gap between what it costs to operate the apartment and what the resident can pay. Both types of rentals are needed. Accessory dwelling units can be an important component of the rental market.

Closely monitor the need for housing for seniors and review existing ordinances to ensure they facilitate its development. As the population ages the demand for this type of housing will increase. Amendments to the subdivision regulations should ensure that any barriers are removed from the regulations to allow for the development of senior oriented housing.

Give priority to smart growth projects and programs that foster smart growth in the allocation of federal housing and community development block grants and other funds. Examples include

- Mixed use developments that includes high density housing in settings with commercial and service centers in and around Parkersburg, Vienna and Williamstown.



Preliminary plans for Avery Court in Parkersburg include a mix of town homes and condominiums.

- Partnerships with not-for-profit housing providers that incorporate inclusionary housing.
- Development and rehabilitation of homes near job centers so that residents can live close to where they work and where transit service is available.

Objective: Neighborhood Preservation. Improve the quality of the county's existing urban housing stock to encourage continued use and re-use in order to preserve the character and quality of residential neighborhoods

Over 50 percent of Wood County's current housing stock was built prior to 1969. Attention should be given to revitalizing older neighborhoods. These neighborhoods can be revitalized through reinvestment and the rehabilitation of older buildings, particularly underutilized and vacant buildings, making them assets for the community.

Action Strategies

Infill development – Promote infill development of new housing, which will act as an incentive for improvements of adjacent neighborhoods.

Reinvestment – Direct public and private reinvestment of funds and resources into neighborhoods to spark revitalization.

Tax Increment Financing (TIF) – Utilize Tax Increment Financing (TIF) to stimulate the reuse of vacant and underutilized buildings.

State and Federal Programs – Leverage appropriate state and federal funding sources related to community and economic development to stimulate revitalization efforts.

Property maintenance codes – Establish and enforce realistic property maintenance codes in the county and the municipalities.

Historic building restoration and rehabilitation – Seek out funding programs that will support the rehabilitation of historic buildings and develop programs to train a core of craftsmen and contractors in historic building restoration and rehabilitation

Streetscape improvements – Incorporate streetscape improvements that provide traffic calming techniques, provide for adequate parking for residents and visitors, allow for safe movement of pedestrians and improve the aesthetics of the street with street trees, sidewalks and curbing.

Parks, walkways and open space – Encourage the development and redevelopment of parks, walkways and open spaces that will connect neighborhoods to each other and to commercial centers.

WOOD COUNTY COMPREHENSIVE PLAN

Housing Plan - Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Provide techniques and tools that will increase the availability of affordable housing in Wood County.	Ongoing	Wood County Commission	Parkersburg Housing Authority, Real estate and development community, Cities of Parkersburg, Vienna and Williamstown	HOME Funds
Adopt smart growth techniques and inclusionary housing tools such as linking housing to jobs and transportation and housing revitalization that will improve the availability of affordable housing in Wood County communities.	High	Wood County Commission	Wood County Planning Commission; Development Community; Cities of Parkersburg, Vienna and Williamstown	County, City, CDBG, Private Development Community, and non-profit organizations
Create a diversity of housing by providing for different housing styles, growing the rental market and providing housing directed at segments of the population such as seniors and young people searching for housing.	High	Wood County Commission	Real estate and development community and Cities of Parkersburg, Vienna and Williamstown	HOME funds
Encourage reinvestment and rehabilitation to stimulate neighborhood revitalization and preservation	High	Cities of Parkersburg, Vienna and Williamstown	Wood County Commission, Development Community; financial institutions, realtors;	County, City, Banking Community, HOME, private developers
Provide programs, regulations and incentives that will encourage both the public and private sectors to support and develop affordable housing for the residents of Wood County	High	Wood County Commission	Cities of Parkersburg, Vienna and Williamstown, bankers/mortgage providers, Fannie Mae, home builders associations. Wood County and City Planning Commissions	County, City, Banking/Mortgage providers, federal and state grants, private developers
Develop housing around the WVU-Parkersburg Campus	High	Wood County Commission; WVU	Wood County Planning Commission; Development Community	
Use a combination of tools to preserve existing neighborhoods, including property maintenance codes and streetscape improvements	Med	Wood County Commission	County & City Planning Commissions, Homeowners Associations, neighborhood groups, local business owners	County and City
Expand financial assistance programs for first time home buyers and low to moderate income families searching for affordable housing.	Ongoing	Parkersburg/Wood County HOME Consortium	Banks and other lending institutions; Wood County Commission; Development Community;	Banking community ; State of West Virginia, County, City, Section 8 Vouchers, HOME

Natural Resources Plan

The Natural Resources Plan focuses on protection of the county's sensitive resources, while not excluding their use or enjoyment. The county's role in this plan is primarily that of providing information, as well as supporting local efforts to improve and enhance these resources. In addition, the county needs to look closely at their Subdivision and Land Development Ordinance and consider some changes that would further protect the most sensitive of these resources. The Plan begins by stating the main goal of the plan and is followed by several objectives. For each objective, there is one or more recommended action strategies designed to achieve them.

Goal for the Natural Resources Plan: Protect the county's natural resources from inappropriate and unwanted development.

OBJECTIVE: Promote the use of Best Management Practices (BMPs) for forest management, agricultural activities, and stream protection among private landowners and developers.

The vast majority of the county's land area is rural, with many sensitive natural resources, including steep slopes, woodlands, and streams. Yet, with the exception of Mountwood Park and the McDonough Preserve, these sensitive natural features are privately owned, which means that resource protection is dependent upon the private landowner. There are a variety of Best Management Practices available to the landowner that when implemented protect the environment and prevent the need for public intervention or additional regulations. However, they are not necessarily well known.

Action Strategies

Add an "Environmental Stewardship" page to the Wood County website.
The page would have two sections as outlined below:

- Section One would explain Environmental Stewardship and illustrate some examples. The University Of Michigan has defined it this way – "Stewardship is the concept of responsibly managing all of our resources for the benefit of present and future generations of people, plants and animals."² Examples of BMPs are shown on the following page:

² University of Michigan Environmental Stewardship Web Page.

WOOD COUNTY COMPREHENSIVE PLAN

US Department of Agriculture Best Management Practices

Conserving Croplands		
<i>To reduce soil movement and nutrient runoff, consider...</i>	<i>To mitigate the effects of wind on farmland consider...</i>	<i>To improve soil and water quality, consider</i>
Grassed waterways	Residue management	Nutrient management
Terraces	Shelter breaks	Pest management
Grassed conservation buffers	Windbreaks	Cover crops
Field borders	Field strip cropping	Efficient water management
Contour buffer strips		Riparian Buffers
		Conservation tillage

Improving Water Quality		
<i>To reduce runoff and stabilize areas adjacent to streams, consider</i>	<i>To prevent nutrient loss and protect air, soil, water, fish and wildlife resources, consider</i>	<i>To improve forage quality, control invasive species and conserve fish and wildlife habitat, consider</i>
Forested riparian buffers	Waste storage structures and lagoons	Prescribed grazing
Grass filter strips	Nutrient management	Pest management
Livestock exclusion	Compost facilities	Prescribed fire
Stream bank protection	Manure spreading	Fencing
Watering facilities		Brush management

Managing for Wildlife	
<i>To enhance, restore and manage fish and wildlife populations on your land, consider</i>	<i>To restore and protect forest resources and improve fish and wildlife habitat, consider</i>
Rotational grazing	Tree planting
Wetland restoration	Forest stand improvement, thinning
Grassland restoration	Prescribed burning
Conservation buffers	Controlling invasive plants
Stream habitat improvement	

Source: US Department of Agriculture - Natural Resources Conservation Service;
www.whmi.nrcs.usda.gov

- Section Two would be a “Links” page that would take the user to a variety of recognized Environmental Stewardship Resources, including but not limited to:
 - US Department of Agriculture Forestry Division (www.na.fs.fed.us)
 - West Virginia Division of Natural Resources (www.wvdnr.gov)
 - The Forest Stewardship Council (www.fsc.org)
 - US Natural Resources Conservation Service (www.whmi.nrcs.usda.gov)
 - WVU Cooperative Extension Service (www.wvu.edu/~exten)
 - West Virginia Department of Agriculture (www.wvagriculture.org)
 - NRCs West Virginia State Website (www.wv.nrcs.usda.gov)

OBJECTIVE: Develop “limited-impact” public access to the county’s water resources, particularly the Ohio and Little Kanawha Rivers

The results of the Public Involvement process indicate a strong desire for **appropriate** river front development. In addition, the results from the recently completed Parkersburg/Wood County Convention and Visitors Bureau’s Comprehensive Travel and Tourism Research Study indicate that riverfront activities are among the most desired by visitors. Currently, there is some access to the river, but much is privately owned and the public facilities are sorely outdated. However, there are still numerous opportunities to transform the riverfront into a showpiece for the entire community.

Action Strategy

Facilitate the establishment of a River Front Task Force to develop an overall vision for the county’s waterfront. This grass roots effort is essential for success of any riverfront development, as there must be strong local support for the effort. The task force should be a public-private partnership that includes representatives from each of the municipalities and as many civic and cultural organizations as possible, as well as the general citizenry. The key will be to look at the entire waterfront, from Fort Boreman to the new Ohio River Islands Wildlife Refuge east of I-77, and develop a coordinated vision and plan that would be sensitive to the natural environment and also serve the needs of the county’s residents and visitors.



Point State Park, Pittsburgh

Some initial ideas could include:

- A mixed use riverfront trail that would provide recreational opportunities while linking the cities of Parkersburg, Vienna and Williamstown.
- Improved facilities at Point Park in Parkersburg and the boat ramp area in Williamstown, including docking areas for personal watercraft,

as well as the tourist riverboats from Parkersburg and Marietta.

- A new waterfront park in the Vienna area, perhaps near the old Johns Manville site.
- Wildlife viewing areas in the more sensitive areas along the shoreline.

The process of developing the riverfront will take time and money, but there are many examples of the positive impact such efforts can have on an area's economy and quality of life. Pittsburgh's Riverlife Task Force and their experiences provide an excellent example of what can happen when citizens get together to change their community.

www.riverlifetaskforce.org

Other Riverfront Development Role Models:

Chattanooga's Riverfront Park has spurred \$500 million of new, private sector development

San Antonio's Riverwalk contributes \$800 million annually to the total economy

Louisville's 55 acre waterfront park created a 28% increase in business development.

OBJECTIVE: Develop public policies and land management tools that are appropriate for Wood County to protect natural resources.

By incorporating these tools and policies into the county's legal documents and ordinances, it clearly shows the county's commitment to resource protection and environmental sustainability.

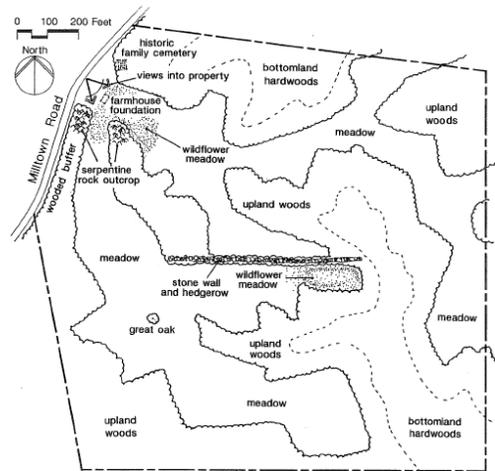
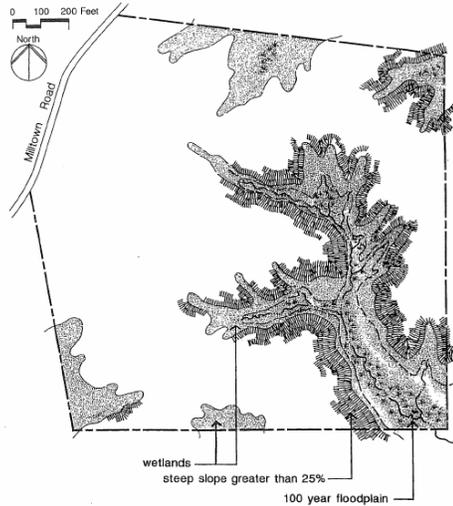
Action Strategies

Review and update the county's subdivision and land development ordinance to ensure it encourages development that is sensitive to the natural environment. Requirements that protect steep slopes, flood plains and other sensitive areas will reinforce existing regulations set forth by USEPA, WVDNR, FEMA, and others. One such change could be the development of a Conservation Area Overlay District.

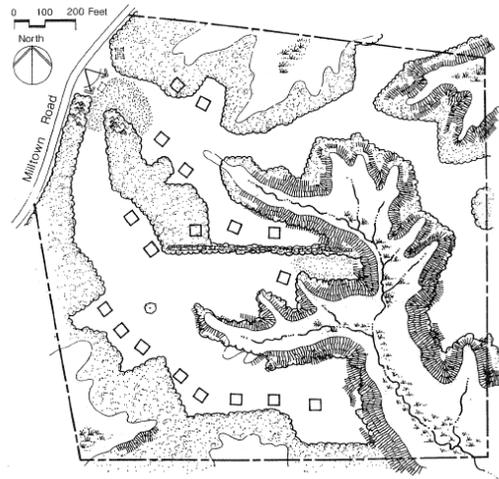
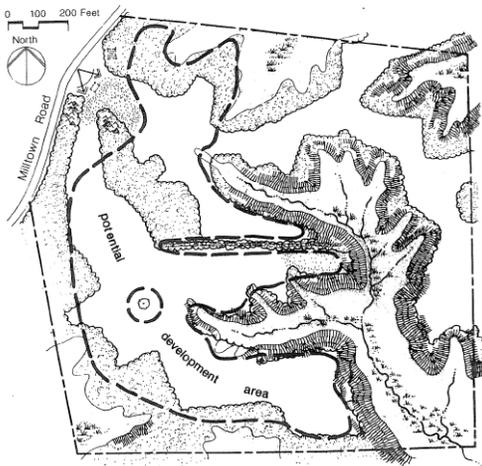
- A Conservation Area Overlay District that would require new subdivisions, as well as individual properties, to utilize a Conservation Subdivision Design Process³. Typically this is a four-step process, which is illustrated on the following pages. The drawings are from the Growing Greener Workbook.
 - Identify conservation areas, for example, steep slopes, flood plains, woodlands, prime farmland, historic features and groundwater recharge areas.
 - Locating the house(s) to provide open space views where possible.
 - Align streets and trails as applicable.
 - Draw the lot lines

³ *The Growing Greener Workbook*, Natural Lands Trust, 2003

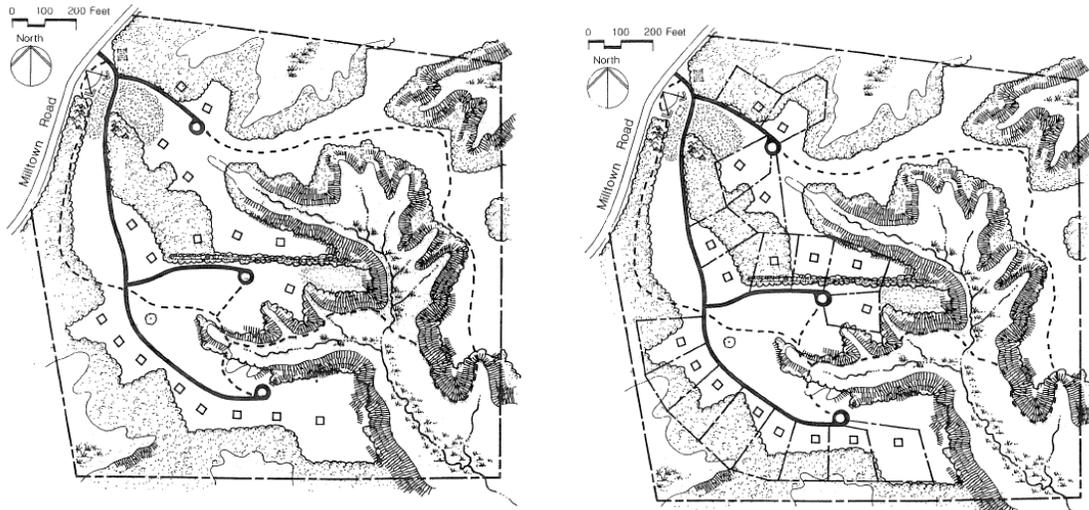
NATURAL RESOURCES PLAN



Identify primary (wetlands, steep slopes and 100 year flood plains) and secondary conservation areas.



Identify potential development areas and site house(s) to provide open space views.



Layout streets and trails then draw lot lines

Develop and implement a County-wide Stormwater Ordinance.

According to WV Department of Environmental Protection's (WV DEP) Stormwater Permit Team, stormwater pollution is a significant source of water quality problems for West Virginia waters. Polluted stormwater runoff can contain sediment, nutrients, heavy metals and pathogens that can harm or kill fish. It can also cause significant stream channel degradation.

The Statewide Flood Protection Plan Task Force recommends that all counties in West Virginia "implement a stormwater ordinance to control the quantity and quality of stormwater and to guide the development and implementation of a stormwater management plan."

Muddy water is one of the state's most common pollutants. Mud, or as scientists say, "turbidity", in water can clog fish gill and cover benthic (bottom) habitats both of which can reduce fish populations.

- WV DEP Stormwater Permit Team

Consider using financial or other incentives, such as Tax Increment Financing (TIF), to encourage the redevelopment of old manufacturing and other facilities instead of opening up new areas to development.

Often referred to as "brownfields" development or adaptive reuse, this approach offers several key benefits. First, less land is disturbed for new development, which protects wildlife habitat and minimized stormwater impacts. It also minimizes blight and potential pollution. Finally, it helps reduce sprawl and its associated costs.

Encourage residents to volunteer at the Ohio River Islands Wildlife Refuge. The US Fish and Wildlife Service have a national “Friends of the Refuge” program, and the Ohio River Islands Refuge is looking for volunteers.



The new headquarters of the Ohio River Islands Wildlife Refuge is located just east of I-77 near Williamstown. A variety of “green building” techniques are being incorporated, for example, geothermal heating and recycled carpets and other building materials.

WOOD COUNTY COMPREHENSIVE PLAN

Natural Resources Plan – Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Add an “Environmental Stewardship” page to the Wood County website.	High	Wood County Webmaster		County Commission
Facilitate the establishment of a River Front Task Force to develop an overall vision for the county’s waterfront.	High	Cities of Parkersburg, Vienna and Williamstown Planning Commissions	Wood County Commission; Wood County/Parkersburg Convention and Visitors Bureau; Area Roundtable; Parkersburg Area Foundation; Local Businesses; WVU-Parkersburg; Citizens; Little Kanawha Resource Conservation and Development Council	Implementing Partners
Review and update the county’s subdivision and land development ordinance to ensure it encourages development that is sensitive to the natural environment.	High	Wood County Planning Commission	Wood County Commission; WVU Cooperative Extension Service; Wood County land developers and builders Little Kanawha Resource Conservation and Development Council,	Implementing Partners
Develop and implement a County-wide Stormwater Ordinance.	High	Wood County Planning Commission	WV DEP; Environmental Protection Agency (EPA);	Implementing Partners
Consider using financial or other incentives, such as Tax Increment Financing (TIF), to encourage the redevelopment of old manufacturing and other facilities instead of opening up new areas to development.	Ongoing	Governor’s Office and City Councils	Wood County Commission; Local Financial Institutions; Area Roundtable	Implementing Partners
Encourage residents to volunteer at the Ohio River Islands Wildlife Refuge	Ongoing	US Fish and Wildlife Service	Wood County Schools; WVU-P; Ohio Valley University	Implementing Partners

Economic Development Plan

Wood County's economy is currently transitioning from one that has historically been rooted in manufacturing to one that is far more service oriented. According to the Area Roundtable, the Wood County Board of Education, the US Department of the Treasury, Camden-Clark Memorial Hospital, and Mountain State Blue Cross and Blue Shield are among the top ten employers in the county along with E.I. DuPont de Nemours Company and GE Plastics. The economic development plan has been crafted to provide the county with strategies to further the transition process.

Goal for Economic Development Plan: Create a diverse and sustainable local economy in Wood County

OBJECTIVE: Ensure the availability of affordable education and training for county residents

In today's market place, employees must have a variety of basic skills in order to succeed. Some are more academic in nature, while others require vocational skills. Regardless, employers carefully consider the skills of the workforce as they decide whether to relocate or expand in an area. Thus, ensuring that a wide variety of educational opportunities are available to county residents is essential if the county is to attract and retain businesses. Without this diversity in training, it will be very difficult to attract a diversity of companies.

Action Strategies

Support the growth and development of WVU-Parkersburg and the Ohio Valley University.

WVU-P is a key player in the county's economic development strategy, since part of their mission is to provide workforce development assistance. WVU-P has developed a five-year strategic plan that identifies goals and objectives, as well as key indicators of success. Two goals that have been identified in the University's Strategic Plan that Wood County can help to achieve are: improving the campus environment and assisting with the development of new revenue and other resources.

To help with improving the campus environment, the county should encourage development near the campus that would serve both the student population and the faculty and administrative staff. Currently, there is only a small convenience store and gas station nearby. Anyone wishing to go out to lunch or to shop during a lunch break must travel to Parkersburg. In addition, there are no opportunities for students to live near the campus. A mixed use development that would include some retail, restaurants, and housing would meet the needs of creating a mixed use growth center. To help with the



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development of new revenue sources, the county could sponsor an annual fundraiser for the university, as well as encourage local businesses to donate time or money to the university.

Ohio Valley University is growing and is working to attract more students from the Mid-Ohio Valley. It also has an important role in providing adult education. Their South Campus, which is located in the county, is currently the site of the Snyder Activity Center and the College of Professional Studies. As with WVU-P, the county should encourage compatible land uses in the vicinity of the university to ensure the university can continue to expand.



Work with WVU-Parkersburg to develop a satellite campus/building in downtown Parkersburg. Many students are unable to get to the main campus of the university for a variety of reasons, including lack of transportation. A presence in Downtown Parkersburg would accomplish several objectives: the university would be more accessible; it would improve the University's connections to the community, and could also serve as a catalyst to revitalization efforts in the city.

One opportunity that could be explored would be to develop a partnership with Camden-Clark and St. Joseph's Hospitals. The university is interested in expanding their Health Sciences offerings and having that program based in Parkersburg would provide excellent access to internships at the hospitals.

Support the Wood County Board of Education as they implement their \$60 Million improvement program. There are a variety of projects proposed as part of the program, all of which will further enhance the education of the county's students. For additional details about the program, see the Community Facilities Plan.

OBJECTIVE: Improve and enhance the county's cultural, recreational, and other assets to help attract new business

In today's economy, there are many factors that attract and retain businesses in a community. In addition to an educated workforce and available sites, the types of activities available for the workforce during their leisure time are also important. In fact, they are moving to the top of the list of criteria. In some cases, with all other elements being equal, a community's quality of life can be the deciding factor. Wood County has many of the kinds of assets that companies are looking for; however, some are not well known, while others need substantial improvements in order to meet their full potential. Achieving this objective will require the establishment of a variety of public and private partnerships and a strong commitment by county and local officials to support community groups and activists as they work to improve their quality of life.

Action Strategies

Work closely with the Cities of Parkersburg, Vienna and Williamstown to organize a Riverfront Development Task Force (see the Natural Resources Plan). By looking at riverfront opportunities together, rather than individually, a comprehensive program can be developed that all citizens of the county can be proud of and enjoy.

Support and promote efforts to continue the re-development of downtown Parkersburg as the cultural and governmental center of the county. This would include a variety of activities, including:

- As part of an overall riverfront development strategy, support the proposed improvements to Point Park as a central gathering place for festivals and other community-based activities.
- Encourage the development of live/work units and other downtown housing that would appeal to young adults and empty-nesters to provide a 24-hour living environment.
- Work with the University and the hospitals to develop a health sciences education center in the city
- Encourage the re-use of historic properties downtown and support the proposed improvements to the Juliana Square Historic District.

Work with surrounding communities to further investigate the feasibility of developing a regional, multi-use facility that could host live entertainment, exhibitions, car shows, and possibly even sporting events. This effort would need to be a regional effort that would involve neighboring counties in West Virginia and Ohio in order to be successful.



Adequately fund and promote all of the county's recreational facilities, including Mountwood, Fort Boreman and Veterans Parks. These facilities offer both passive and active outdoor activities for residents and visitors alike. Their contribution to the overall quality of life in the county should not be overlooked. The Community Facilities and Services Plan includes more suggestions related to recreational opportunities in the county.

Promote the growth and development of the Mid-Ohio Valley Airport by ensuring that the airport's hazard zones are protected from inappropriate development. This will allow the airport to continue to operate safely, as well as maintain opportunities for the airport to expand in the future. (See the Transportation Plan)

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OBJECTIVE: Support the revitalization efforts of the Cities of Parkersburg, Vienna, and Williamstown.

These three communities are the heart of Wood County. It is essential that each is able to provide services to their residents. Their appearance and attractiveness will help attract new residents and businesses. There is no question that it is in the best interest of the entire county to ensure the successful growth and development of the three river cities. In addition, by encouraging new development and revitalization to take place in these communities, the natural beauty of the rest of the county can be better preserved.

Action Strategies

Provide financial and technical support for local efforts to revitalize the downtown areas. Technical support could take the form of assisting with grant writing and also helping determine where it may be valuable to consolidate or share services. Financial support could include matching funds for specific projects or providing creative financing options for revitalization projects.

Encourage new development to locate in existing downtown areas rather than opening up new land, e.g. the Avery Court redevelopment project in Parkersburg. This “smart growth” technique has many benefits, not the least of which is taking advantage of past infrastructure investments, such as roads, public utilities, and schools. In addition, the compactness of the communities lends itself to more effective use of alternative transportation, including transit and walking.

OBJECTIVE: Help local entrepreneurs start new businesses in the County.

Wood County was built by entrepreneurs but the large manufacturing companies have changed the face of the county’s economy in the past 60 years or so. Given the changing nature of the manufacturing industry in general, it seems only natural to look towards growing businesses from within the county again. Recent economic data indicates that most of the job growth throughout the country has come from the growth and development of small businesses with less than 50 employees. The challenge will be to bring back the entrepreneurial attitudes that made the county grow and prosper in the past. By supporting local efforts to stimulate the economy, there is less likelihood of these businesses leaving town.

Action Strategies

Promote and support the services provided by the West Virginia Small Business Development Center located at WVU-Parkersburg and the West Virginia University Extension Service.

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At the **Small Business Development Center**, counseling is offered free of charge and the training is offered at a minimal cost. Services provided include the following⁴:

- **Business Consultation.** Consultation on a variety of subjects involved in small business ownership is available at no charge.
- **Pre-Venture Counseling.** Advice to future business owners concerning taxes, licenses, sources of capital and regulations.
- **Capital Formation:** Assists with loan applications and compilation of loan proposals.
- **Business Plan.** Assistance in the development of an orderly business plan including financial projections and marketing plan designed for individual needs.
- **Training Programs.** Seminars covering a broad spectrum of topics range from two-hour conferences to nine-hour courses.
- **SmallBizU.** SmallBizU is for those individuals seeking thought-leadership. Designed specially for entrepreneurs and small businesses, this online training seeks to instill formal *business intelligence*--the capacity to solve problems, meet challenges, and create valued products. SmallBizU teaches the 3Ms: Money, Marketing, and Management.

SmallBizU™



The **Wood County Office of the Cooperative Extension Service** also provides a variety of community, economic and workforce development services. Their personnel conduct research and provide educational assistance to local communities. These activities are in the areas of business retention and expansion, entrepreneurship development, economic development networks, strategic planning, and local government finance.

One of the Extension's newest courses is the Rural Tourism Development Online Course, which is particularly timely as discussed in the next objective. This applied learning course provides participants with

⁴ Information from the SBDC web page at <http://www.wvup.edu/cce/sbdc.htm>

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information about developing tourism attractions in rural areas and are expected to apply what they learn in a real world setting. The assignments are designed so that at the end of the class, the participant will have created an action plan for developing an actual tourism activity.

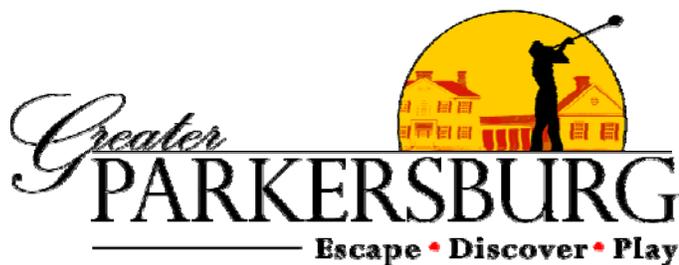
OBJECTIVE: Support and expand tourism efforts in the County

As a component of a diversified economy, tourism holds great promise in Wood County. "The region is scenic and attractive, and there are a good number of things to do in an extended tour" as noted in the recent Comprehensive Travel and Tourism Research Study conducted by the Parkersburg/Wood County Convention and Visitors Bureau⁵. However, the study also noted a number of areas for improvement. It will require a concerted effort among many public and private enterprises to implement the recommendations of the research study. But in the long run, everyone in the region will benefit from the growth of tourism in the county.

Action Strategies

Work with the Parkersburg/Wood County Convention and Visitors Bureau to implement the recommendations of their recently completed Tourism Research Study. There are a total of 106 specific recommendations for increasing the tourism market in Wood County. They are organized into eight general categories, which are listed below. Key recommendations are noted for each category.

- ***Gateways, Way finding, and Signage*** – Develop major new gateway signage at I-77 and US 50 and US 50 and WV 14
- ***Visitor Center and Visitor Information*** – Maintain the visitor center in downtown Parkersburg, but improve its visibility, extend its hours of operation, and provide continuous training for the staff to include enthusiastic greetings and helping visitors with lodging reservations. Also place information kiosks around town for those who don't visit the center.
- ***Hospitality Training*** – Establish a front-line training program that includes a display of area maps at the front desk of every lodging property and training for the front line personnel in using the maps to help patrons with way finding and locating entertainment and dining options.



⁵ The executive summary and recommendations are available in their entirety on the web at <http://www.greaterparkersburg.com/researchstudysummary.htm> and <http://www.greaterparkersburg.com/recommendations.htm>

- **Marketing, Advertising, and Public Relations** – Redesign the Bureau’s website in a format that will have improved navigation and more “WOW” photography and bullet points, avoiding lengthy narrative; maps should be interactive and easier to print. Target market the following segments: Leisure Travel, Group Tours, Reunion and other family events, Meetings and conferences and sports.
- **Convention and Visitors Bureau Governance, Staffing, Office and Funding** – Decrease the size of the board, create committees for specific tasks only on an as needed basis, and increase funding to the CVB.
- **Product Development** – Create a riverfront shopping, dining and entertainment district in downtown Parkersburg (the top rated new potential product identified in the research study), recruit new fine dining restaurants; enhance Blennerhassett Island by adding providing a new experience on the island; develop seasonal festivals and events, and establish a trail of arts and crafts shops and highlight in the new marketing materials.
- **Local Education** – Develop an annual pullout special section in the newspaper that identifies the top things most appreciated by visitors to the area.
- **Additional Research and On-going Evaluation** – regularly review and evaluate the success of implemented programs and determine which to implement next.

OBJECTIVE: Support the continued growth and development of the Polymer Alliance Zone.



The Polymer Alliance Zone (aka PAZ) is a pilot project of the State of West Virginia. It consists of a three county area within West Virginia: Mason, Jackson, and Wood, where there is one of the highest concentrations of polymer and supporting companies in the world. Currently there are 72 members from polymer and related industries. Their Mission statement is below:

Through partnering of the private sector, education, and government, develop and promote the Polymer Alliance Zone as the best business environment for the polymers industry in the world. The goals and objectives of the Polymer Alliance Zone are to:

- Build a network attracting and focusing worldwide idea energy enabling an increasingly improving polymer industry in the Zone.
- Create “win-win” situations with transportation, labor, energy, and other suppliers, customers, and partners in the Zone;
- Reward / award suppliers for competitive “best practices,”
- Make the Zone a center of polymers research using appropriate available resources and providers.

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- Create a continuously improving, highly skilled workforce in the Zone through education and training which will be competitive in the global market place.
- Open strong media relations channels to ensure understanding and support of the Zone.
- Change and broaden perceptions of “location incentives” to include global business needs over and above tax and financial incentives.
- Create a loan pool for smaller investors equalizing “retention” and “new investment” incentives.
- Maintain a comprehensive inventory of available properties.
- Create linkages and develop information avenues with development authorities.⁶

Action Strategies

Continue the County Commission’s membership in the PAZ and work with the Wood County Development Authority to assist with PAZ development projects.

Ensure adequate sites are available to support new polymer and related businesses within the zone.



The Polymer Technology Park near Davisville
Source: West Virginia Development Office

⁶ Taken from the PAZ website at www.pazwv.com

ECONOMIC DEVELOPMENT PLAN

Economic Development Plan – Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Support the growth and development of WVU-Parkersburg and the Ohio Valley University	High Ongoing	Wood County Commission	West Virginia University; Ohio Valley University; Wood County Board of Education; Local Businesses; Cities of Parkersburg, Vienna, and Williamstown	Implementing Partners
Work with WVU-Parkersburg to develop a satellite campus/building in downtown Parkersburg.	High	City of Parkersburg	Wood County Commission; Area Roundtable; West Virginia University	Implementing Partners
Support the Wood County Board of Education as they implement their \$60 Million improvement program.	High	Wood County Board of Education	Wood County Commission; Cities of Parkersburg, Vienna and Williamstown	Board of Education; State of WV
Work closely with the Cities of Parkersburg, Vienna and Williamstown to organize a Riverfront Development Task Force	High	Wood County Development Authority	Wood County Commission; Cities of Parkersburg, Vienna and Williamstown; Wood County/Parkersburg Convention and Visitors Bureau; Area Roundtable; Parkersburg Area Foundation; Little Kanawha Resource Conservation and Development Council; Local Businesses; WVU-Parkersburg; Ohio Valley University; Citizens	Implementing Partners
Support and promote efforts to continue the re-development of downtown Parkersburg as the cultural and governmental center of the county.	High Ongoing	Parkersburg City Council	Wood County Commission; Cities of Vienna and Williamstown; Wood County/Parkersburg CVB; Area Round Table; WVU-P; Real Estate Community	Implementing Partners
Promote the growth and development of the Mid-Ohio Valley Regional Airport by ensuring that the airport’s hazard zones are protected from inappropriate development.	High	Area Round Table	Wood County Commission; MOV Regional Airport; WV Department of Transportation, Wood County Planning Commission	Implementing Partners
Provide financial and technical support for local efforts to revitalize the downtown areas.	High Ongoing	Wood County Commission	Cities of Parkersburg, Vienna, and Williamstown; WV Cooperative Extension Service; Little Kanawha Regional Planning and Development Council	Implementing Partners
Encourage new development to locate in existing downtown areas rather than opening up new land	High Ongoing	Cities of Parkersburg, Vienna, and Williamstown	Development Community; Area Round Table; Wood County Planning Commission	Implementing Partners

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Economic Development Plan – Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Work with the Parkersburg/Wood County Convention and Visitors Bureau to implement the recommendations of their recently completed Tourism Research Study.	High	Parkersburg/ Wood County Convention and Visitors Bureau	Wood County Commission; Cities of Parkersburg, Vienna and Williamstown; Wood County/Parkersburg Convention and Visitors Bureau; Area Roundtable; Parkersburg Area Foundation; Local Businesses; WVU-Parkersburg; Citizens	Implementing Partners
Ensure adequate sites are available to support new polymer and related businesses within the zone.	High	Area Round Table;	Development Community; WV Development Office Wood County Planning Commission; Wood County Commission	Implementing Partners
Continue the County Commission’s membership in the PAZ and work with the Wood County Development Authority to assist with PAZ development projects.	High	Wood County Commission	Area Round Table; West Virginia Development Office	Implementing Partners
Adequately fund and promote Mountwood, Fort Boreman, and Veterans Parks	Ongoing	Wood County Commission	Wood County/Parkersburg CVB; WV DNR; Private and Community Foundations	Implementing Partners
Promote and support the services provided by the West Virginia Small Business Development Center located at WVU-Parkersburg and the Cooperative Extension Service	Ongoing	Area Round Table	Local Businesses; Cities of Parkersburg, Vienna and Williamstown; WVU-P	Implementing Partners
Work with surrounding communities to further investigate the feasibility of developing a regional, multi-use facility that would host live entertainment, exhibitions, shows, and possibly even sporting events.	Med	Wood County Commission	Wood County Planning Commission; Cities of Parkersburg, Vienna, Williamstown, Marietta, and Belpre; Neighboring counties; Wood County/Parkersburg CVB; Area Roundtable; Parkersburg Area Foundation; Local Businesses; WVU-Parkersburg; Citizens; Little Kanawha Resource Conservation and Development Council	Implementing Partners

Cultural and Historic Resources Plan

Wood County is blessed with a wealth of historic and cultural resources. Most of these resources are concentrated in the City of Parkersburg, but they can also be found in the Cities of Vienna and Williamstown and scattered across the countryside. Not only do these resources contribute to the overall quality of life of Wood County's residents, they also present opportunities for expanding the tourism industry, which is a recommendation of the Economic Development Plan. The Cultural Resources Plan focuses on preservation of these resources and promoting their use by both citizens and visitors alike.

Goal for Cultural/Historic Resources Plan: Wood County's cultural and historic resources are well know and used by residents and visitors alike.

OBJECTIVES:

- Support the preservation of the county's historic resources.
- Promote cultural and historic resources as a basis for expanding tourism in the county.

There are many homes, buildings, monuments, churches, and even bridges that give witness to the growth and change of Wood County since the first settlers arrived in the late 1700s. In addition, there are a number of outstanding cultural resources, such as the Smoot Theater, the Parkersburg Arts Center, and the Actors Guild of Parkersburg. Protecting these resources reflects a sense of pride in the people and events that have shaped Wood County and ensures that future generations will have an opportunity to experience and appreciate their heritage.

Protection and enhancement of these resources are also essential if the county is to effectively tap into the growing cultural heritage tourism market. The Preservation Alliance of West Virginia (PAWV), a statewide non-profit organization dedicated to the support and promotion of historic preservation, the West Virginia Development Office, and other organizations have been working together to document the economic impact of cultural heritage tourism in the state since the late 1990s. Their research has clearly shown the potential of this segment of the tourism market for West Virginia communities. So much so that in 2003 The West Virginia Cultural Heritage Tourism Program was established. The program's mission is to "use the state's historic, cultural, and natural resources to establish sustainable heritage tourism programs for regions and communities for the purpose of stimulating economic opportunities for

Recent research in the Washington, DC area and Charleston, WV has shown heritage tourists are primarily interested in a combination of experiences including relaxation, historical appreciation and buying unique products and crafts.

Source: West Virginia Executive, Nov/Dec 2005

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communities, businesses, organizations and individuals preserving and conserving these resources.”⁷

Wood County is particularly well placed to take advantage of the growth in cultural heritage tourism. The county has something to offer everyone - natural beauty, shopping, arts and culture, and lots of history. In fact, according to the recently completed Travel and Tourism Research Study sponsored by the Parkersburg/Wood County Convention and Visitors Bureau (CVB), the area “has the customer base and the *basic* product needed to be successful”⁸ in developing the tourism industry. However, the report goes on to say that the “only remaining variables are the marketing and outreach effort and further product development, especially downtown enhancement.”⁹ Thus, this plan sets forth several strategies to help the county take advantage of this trend, not only for the potential economic development benefits, but also for the community development benefits.

Action Strategies

Prioritize Historic Preservation in Wood County as part of an overall community and economic development strategy.

Historic preservation is all about preserving and enhancing the assets of a community. However, it requires a commitment from the community and the local government to make it happen. The following actions would clearly indicate that preservation is a priority in Wood County.

- Increase funding support for the Wood County Historical and Preservation Society.
- Streamline the development review process for historic renovations and the re-use of old properties.
- Continue to develop and strengthen partnerships with local, regional, and state preservation organizations.
- Create a Historic Preservation Fund that could be used to leverage private and state funding for key projects such as the implementation of the Julia-Ann Square Historic District’s Restoration Master Plan.

Include a Historic Preservation page on the county’s

⁷ www.wvtourismsbusinesssites.org

⁸ *Parkersburg/Wood County Comprehensive Travel and Tourism Research Study*, Randall Travel Marketing, 2004.

⁹ *Ibid.*



Before and after renderings from the Julia-Ann Square Restoration Master Plan

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website to raise public awareness about the value of historic and cultural resources and the need to maintain and protect them.

As with the natural resource recommendation, the page would provide a basic history of the county and live links to more information. Results from the Wood County/Parkersburg Convention and Visitors Bureau study, along with the research completed by the PAWV and the WV Development Office regarding tourism in general, and cultural heritage tourism in particular, would be most helpful as well.

Links to the following organizations should be included:

Local

- Wood County Historical and Preservation Society (www.wchps.com)
- Wood County Landmarks Commission
- Julia-Ann Square Association (www.juliannsq.org)
- West Augusta Historical and Genealogical Society
- The Wood County Library (<http://parkersburg.lib.wv.us/>)

State

- West Virginia Division of Culture (www.wvculture.org)
- Preservation Alliance of West Virginia (www.pawv.org)



Wood County's Web Page

- West Virginia Development Office (www.wvdo.org)
- West Virginia State Parks and Forests (www.wvstateparks.com)
- West Virginia Department of Tourism (www.wvtourism.com)
- West Virginia Tourism Business Locator (www.wvtourismbusinesssites.org)
- Federal
 - National Park Service (www.cr.nps.gov)

Encourage property owners and developers to protect and enhance historic properties by providing incentives such as tax credits or streamlined review processes.

The state currently provides a 10 percent tax credit for historic building rehabilitations and there is also a 20 percent Federal tax credit for rehabilitation of buildings that are put in service as income producing enterprises, including rental units. In addition, the county participates in the National Park Service Certified Local Government Program, a nationwide initiative that provides technical assistance and small grants to local governments seeking to preserve the important and significant aspects of their heritage. This information should be readily available to the general public and should be included on the proposed "Historic Preservation" web page.

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Rehabilitation projects should be prioritized in the development review process, with the potential for reducing certain fees. It is also possible to consider the adoption of special rehabilitation building codes to regulate the renovation of existing structures. Each of these could result in significant cost savings for the property owner, thus encouraging renovation instead of demolition.

Work closely with the CVB and others to implement the recommendations of the recently completed Comprehensive Travel and Tourism Research study.

The Study has outlined 106 specific recommendations to help the Wood County/Parkersburg area increase the revenues generated by tourism. The strategies fall into five general categories, which are listed below along with some examples. More information is also provided in the Economic Development Plan. The CVB will be the lead organization for many of these, but will need a wide range of partners and funding support in order to implement them.

- Provide Better Information – Strategies in this category can be divided into three subgroups:
 - Signage – Distinct signs that provide visitors with way finding and other important information
 - Visitor Center Improvements – longer hours of operation, staff training, easy to use maps, and access to information after hours
 - Hospitality Training – workshops and training courses for “front line personnel” to provide information and assistance with directions
- Improve Marketing and Public Relations – Strategies in this category deal primarily with “getting the word out” about what the Wood County/Parkersburg area has to offer. Improvements to the CVB website, consistent and recognizable marketing materials, and targeting key market segments are included.
- CVB Organizational Improvements – These strategies include a smaller board of directors and recruiting stakeholders, as well as a funding recommendation that would ultimately increase the funding to the CVB over the next five years



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to bring the total investment to 75% of the total occupancy tax collected.”¹⁰

- New “Product” Development – A variety of specific community projects to further enhance the visitor’s experience in the county, such as a riverfront access dining and entertainment district, enhancements to Blennerhassett Island to encourage return visits, and an arts and crafts studio “trail”.
- Continued Research and Evaluation – Regular analysis and evaluation of current market conditions and adjust programs and policies as needed.

Wood County Attractions (clockwise) –The Smoot Theater, the Blennerhassett Hotel, Blennerhassett Mansion, the Oil and Gas Museum, and Fenton Art Glass.



OIL & GAS MUSEUM



¹⁰ Ibid.

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Cultural Resources Plan – Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Prioritize Historic Preservation in Wood County as part of an overall community and economic development strategy.	High Ongoing	Wood County Commission	Wood County Historical and Preservation Society; West Virginia Archaeological Society; Julia-Ann Square Association; Cities of Parkersburg, Vienna, and Williamstown; West Virginia Division of Culture and History	Implementing Partners
Include a Historic Preservation page on the county’s website to raise public awareness about the value of historic and cultural resources and the need to maintain and protect them.	High	Wood County Historical and Preservation Society	Wood County Commission; West Virginia Archaeological Society; Julia-Ann Square Association; Cities of Parkersburg, Vienna, and Williamstown; West Virginia Division of Culture and History	Implementing Partners
Work closely with the CVB and others to implement the recommendations of the recently completed Comprehensive Travel and Tourism Research study.	High Ongoing	Wood County/Parkersburg Convention and Visitors Bureau	Wood County Commission; Wood County Historical and Preservation Society; West Virginia Archaeological Society; Julia-Ann Square Association; Cities of Parkersburg, Vienna, and Williamstown; West Virginia Division of Culture and History, Preservation Alliance of West Virginia	Implementing Partners
Encourage property owners and developers to protect and enhance historic properties by providing incentives such as tax credits or streamlined review processes.	High Ongoing	Wood County Commission	Wood County Planning Commission; Wood County Historical and Preservation Society; West Virginia Archaeological Society; Julia-Ann Square Association; Cities of Parkersburg, Vienna, and Williamstown; West Virginia Division of Culture and History	Implementing Partners

Future Land Use in Wood County

The Future Land Use Plan provides a general framework for targeting and managing future growth and development or redevelopment in Wood County. The plan focuses on the future land use map, which outlines future land uses, and specific planning strategies for managing future land use.

The future land plan adheres to the goals and objectives for directing and managing future land use that were established during the development of the comprehensive plan. Future Land Use in the county needs to be sensitive to the future land use plans of the Cities of Parkersburg, Vienna and Williamstown and should be coordinated to create consistency with them.

BACKGROUND

The vast majority of land in Wood County is classified as farmland, woodland or vacant areas. They account for over 70 percent of the county's total existing land use and are found east of I-77 and south of the City of Parkersburg. The county's developed areas are located along the Ohio River. The Existing Land Use Map illustrates the distribution of land uses across Wood County, while the table below provides the total amount of each.

Existing Land Use in Wood County

Land Use	Acreage
Residential	42,992
Commercial	4,493
Industrial	2,959
Agriculture/Woodland	170,902
Recreation	1,486
Community Facilities	5,304
Water	2,486
Transportation	4,715
Undeveloped	66
Vacant Commercial	1,509
Vacant Industrial	413
Vacant Exempt Land	1,549
Total	238,874
Source: Gannett Fleming & Wood County Assessors Office	

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Population in Wood County was relatively stable during the period from 1990 to 2000, with an increase of only 1,071 persons, and estimates for 2005 show an overall decrease of 939 persons for the County. Parkersburg and Vienna have seen small decreases, while Williamstown experienced a slight increase. New housing growth can be attributed to existing residents who are in search of new housing. There have been changes in the retail sectors as new businesses and retail outlets have been constructed, mostly along the Route 14 corridor. Also the entire region has been hit by the loss of manufacturing jobs and now there are large industrial areas that lie vacant, awaiting redevelopment.

The Wood-Washington-Wirt Interstate Planning Commission (WWW) Long Range Multimodal Transportation Plan provides population projections for the region until 2025. These projections estimate that population in Wood County will grow from a 2000 population of 87,986 to about 92,800 persons in 2025, an increase over the 2000 population of 4,814 persons. Washington County, Ohio will increase from 63,251 persons in 2000 to 66,700 person in 2025 an increase of 3,449 persons. Over the two county region, population will increase by 8,293 residents or a total population in 2025 of 159,500. These are modest increases over a long period of time. Nevertheless this future land plan needs to target areas where new housing should be accommodated along with the retail, commercial and job producing land uses that will support and enable these future population increases.

Population Projections

	2000	2025	Percent Increase
Wood County	87,986	92,800	5.5%
Washington County, Ohio	63,251	66,700	5.5 %
Total	151,237	159,500	5.5 %

Source: Wood-Washington-Wirt Interstate Planning Commission
Long Range Multimodal Transportation Plan

The Future Land Use Plan provides a general framework for managing growth by identifying areas appropriate for growth and those that should be protected. If managed properly, growth will have positive benefits for current and future residents. This will require coordination with transportation improvements and the provision of public utilities, as well as with sensitivity for the county's natural resources

Creating a Framework for Future Growth

The Future Land Use Plan develops a spatial framework for future development in Wood County. It will be implemented through a variety of strategies that are further outlined later in the plan to achieve the land use goals and objectives outlined in Chapter _____. They are also consistent with the direction provided by the Wood County Comprehensive Plan Planning Advisory Committee (PAC).

The Future Land Use Plan will focus on several areas including:

- Encouraging residential, commercial, and industrial development activities to locate within or adjacent to the Cities/Town Centers in the county
- Create industrial investment centers to focus limited development resource
- Providing land use strategies and management tools for future land uses along the new Corridor D (US Route 50 interchanges) and along I-77 Interchanges
- Future Land Use in the Mineral Wells/Pettyville area
- Coordinating and planning for future annexation initiatives in Wood County
- Developing land use management implementation tools

THE FUTURE LAND USE MAP

The Future Land Use Map focuses on the future use of land throughout Wood County. It depicts the key land use concepts outlined in this plan. The purpose of the map is to ensure compatibility between existing and future development in the county. It also provides the necessary flexibility to allow initiatives and innovation to flourish.

The Future Land Use Map divides the county into various categories that reflect current land uses, as well as the underlying policies of this Comprehensive Plan. The key to the Future Land Use Map is to fulfill the spatial framework items listed above.

Future Land Use Categories

The future land use categories shown on the Future Land Use Map are described in the following sections. They include Town Centers, Growth Areas, Low Density Residential Areas, Rural Areas and Natural Resource Protection Areas. The categories are derived from the traditional patterns of development in Wood County in order to organize development and investment in a way that compliments those patterns, provides for sufficient land to meet future needs and builds upon the future expansion of public services throughout the county. The availability of public infrastructure (sewer and water) as well as good transportation access is a driving force in determining where much of the future development in Wood County should occur.

Growth Areas

Growth areas of the Wood County are those areas that are appropriate for future development and contain enough land to accommodate

WOOD COUNTY COMPREHENSIVE PLAN

future needs through either new development or revitalization. Growth areas should be provided with public infrastructure services.

Town Centers/Urban Core (Parkersburg, Vienna and Williamstown))

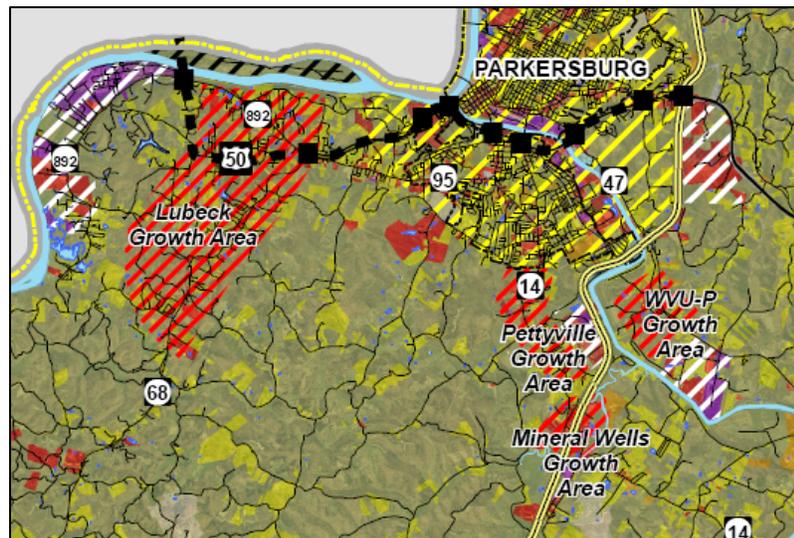
In 2000 over half (53 per cent or 46,956 persons) of the County's total population of 87,986 residents lived in these three cities. These three cities make up the town center/urban core of Wood County and contain a wide variety of land uses. Parkersburg is an employment, health care, commercial and housing center to the County and the region. Vienna is largely residential but has grown into the retail center for the County and the region. Williamstown is largely a residential community which has shown healthy increases in residential development over the past ten years. These three Cities serve as centers of employment, government, health care, education, recreation, cultural and sporting events and commercial and retail services to the residents of the Mid Ohio Valley Region. They also contain a wide variety of housing and offer a wide variety of housing types and prices. Each city is characterized by a mix of land uses. They also contain areas that provide for future development or redevelopment.

Also the areas that surround these three Town Centers are a big part of the future growth in Wood County and could be targeted in the future for annexation by each of the three cities.

Other Growth Areas

This category comprises those portions of Wood County that are currently experiencing growth or are targeted for future growth in the County. Appropriate land uses in the Growth Areas include: single family homes, multifamily homes, institutional uses, recreational uses, commercial development and industrial uses. These areas would be served by public water and public sewer service. They are generally automobile-oriented communities with some amenities, such as sidewalks and recreational facilities. These areas include:

- Pettyville
- Mineral Wells
- WVU-P Growth Area
- Davisville
- Lubeck
- Washington Bottom
- Waverly



Industrial Investment Centers

The Industrial Investment Centers category focuses on the need to identify areas best suited for industrial development or redevelopment in Wood County. It includes both existing areas devoted to industrial development, as well as new areas that provide for the expansion of existing and the relocation of new businesses. A primary goal of this category is to coordinate the proposed development of new areas with new infrastructure investment to ensure a seamless interface between the county's economic development initiatives and the ability to provide shovel ready sites for any business desiring to expand into the County. These areas include: the Davisville Polymer Technology Park, existing and vacant parcels in Parkersburg especially along the Kanawha River, the Mid-Ohio Valley Regional Airport, DuPont and other industries in the Washington Bottom area, the Ritchie County Industrial Park which extends into the eastern portion of Wood County, and the Walker Industries site in Williamstown.



In addition, several areas with good rail and highway access have been targeted for future industrial investment. Appropriate uses in the Industrial Investment Centers would include: light industrial, heavy industrial, commercial, office parks, and warehousing.

Rural Areas

Designated rural areas are intended to be protected and to contribute substantially to the quality of life Wood County. They offer an alternative experience to those lands set aside for the growth areas

Rural

The Rural Areas of Wood County are made up of traditional family farm operations, commercial agricultural operations, open spaces, forests, low density residential areas, and natural resource production operations. The purpose of this area is to delineate those portions of the county where a rural living environment is the desired and most appropriate use.

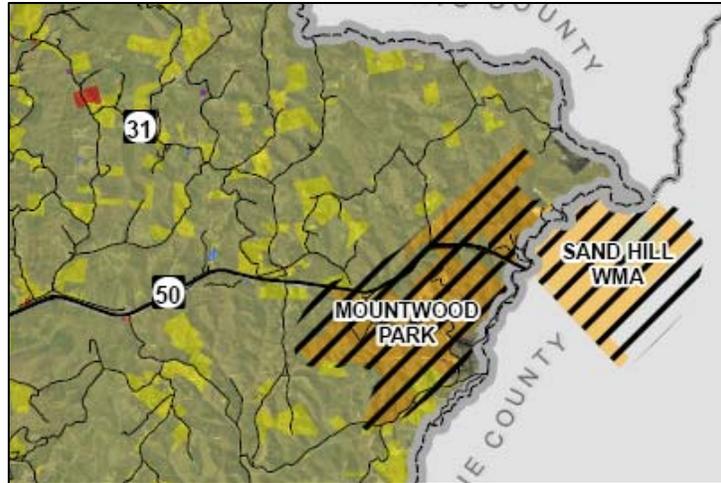
The Rural Area of Wood County accounts for the largest single land use in the County. It also delineates those areas that will generally not be served by public water or sewer but will instead rely upon on-lot or small community systems. The Rural Areas designation will help preserve the county's existing agricultural community and resources and continue a rural tradition in many parts of Wood County. Proposed land uses in the

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rural areas would include: large lot single family detached housing; recreation; agricultural operations; and natural resource production (quarries/logging).

Natural Resource Protection Areas

The purpose of this land use category is to identify unique landscapes and environmental resources, as well as to identify areas posing severe constraints on land development. These areas include steep slopes areas, flood plains, wetlands, surface waters, woodlands, park lands and other public lands.



ACTION STRATEGIES FOR FUTURE LAND USE

This section of the Future Land Use Plan outlines the strategies and tools recommended to meet the Goals and Objectives for Future Land Use, as well as the guidance provided in the Future Land Use Map. These Action Strategies include a variety of planning initiatives that promote growth in designated areas, preserve the rural areas of the county and also provide direction and strategies for special areas of land use policy.

Goal for the Future Land Use Plan: Land uses throughout the County are generally compatible, particularly in areas adjacent to the Cities of Parkersburg, Vienna and Williamstown

Objective: Encourage residential, commercial, and industrial development activities to locate within or adjacent to the Cities/Town Centers in the county.

Land use policies in Wood County should encourage future development to cluster in and around the existing population centers of Parkersburg, Vienna and Williamstown. This will allow for use of the existing water and sewer infrastructure, reduce the need for outlying transportation improvements, expand the use of public transit and continue the use and expansion of existing schools facilities. The Future Land Use Map identifies those areas where new development should be clustered based upon proximity to existing developed areas and the availability of public infrastructure, including water, sewer and transportation.

Action Strategies

Provide for development and redevelopment planning and implementation in the Town Centers – Each of the county's three cities serve an important function as vibrant centers of community activity. Each needs to establish or continue planning and implementation programs that focus on redevelopment and improvement. Merchant groups, property owners and the municipality should work together to plan and implement redevelopment programs such as street and pedestrian improvements, streetscape improvements, facade treatments, and similar improvements meant to create a theme and provide visual improvement to the Cities.

Link mobility and access with development patterns and design – Provide for movement of goods and services, while at the same time providing safe and convenient access to the Town Centers. Access management tools should be used to provide coordinated access, along with protected crosswalk areas and traffic calming principles. Also provide for adequate off street parking.

Promote pedestrian accessibility – Make existing and newly developed areas walkable and safe. Provide well marked and safe crosswalk areas, improve sidewalk systems, institute good streetscapes that beautify and also provide well marked pedestrian ways that link to parking areas. Use traffic calming principles to slow down vehicular traffic in areas where they are in contact with pedestrians. The zoning ordinances (in the Cities) and the subdivision and land development ordinances should be used to foster these improvements.

Target infill areas for development with new buildings that are sensitive to their surroundings – Provide design guidelines for new buildings that will enhance the community and are consistent with surrounding land uses.

Promote mixed use development – Encourage mixed uses and traditional neighborhood development principles to guide development and redevelopment to create livelier communities and opportunities. While these centers need to function as business and cultural centers, they also need to provide opportunities for alternative housing, dining, and retail businesses.

Objective: Create industrial investment centers to focus limited development resources

The Future Land Use Plan set aside areas for job producing sites. This includes existing industrial sites as well as vacant industrial parks and sites that will require revitalization.

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Action Strategies

Provide guidance for redeveloping and revitalizing brownfield sites –

Wood County, Parkersburg, Vienna, and Williamstown should establish a core group of planning and land recycling experts to facilitate the redevelopment of former industrial and commercial sites in the county. These sites should be identified and prioritized, with the top sites selected for more detailed planning and analysis to successfully redevelop these sites.

Identify “Greenfield” sites for future development activity - Coordinate development of new areas with infrastructure investment to ensure a seamless interface between the County’s economic development initiatives and the ability to provide shovel ready sites for businesses desiring to expand into Wood County.

Objective: Provide land use strategies and management tools for future land uses along the new Corridor D (US Route 50 interchanges) and along I-77 Interchanges

The areas around the interchanges on both I-77 and along Corridor D (US 50) offer opportunities for controlled, sensible interchange development that will: provide uniformity and standardization from interchange to interchange; promote safety; minimize impacts on the natural environment; promote highway beautification; and offer a welcoming gateway into Wood County. There are eight (8) interchanges along Corridor D from the I-77 interchange (which was not improved) to the DuPont Rd. interchange before the new Blennerhassett Bridge crosses the Ohio River into Ohio.

Action Strategies

Designate land uses for development along Corridor D interchanges –

Following are proposed land use plans for each of the interchanges located in Wood County. They provide illustrations of the lands uses that should be developed at each of the interchanges.



I-77 and US 50

The proposed land uses shown here reflect existing development, but also recommend that the US 50 corridor be treated as a gateway to Wood County.

The southeast quadrant should remain as open space largely due to the steep slopes.

US 50 and 7th Street

Future development at this interchange should primarily be commercial in nature. Areas that are set back from the highway should be considered as open space due to the terrain.



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US 50 and WV 47

Much of the existing development at this interchange is industrial in nature. It is recommended that new development should also be industrial, except for the area to the southeast, which has extremely steep slopes.



US 50 and Juliana Street Bridge

A substantial amount of the land at this interchange is part of Fort Boreman Park (Recreational). However, additional land areas are quite suitable for a mix of uses, including offices.

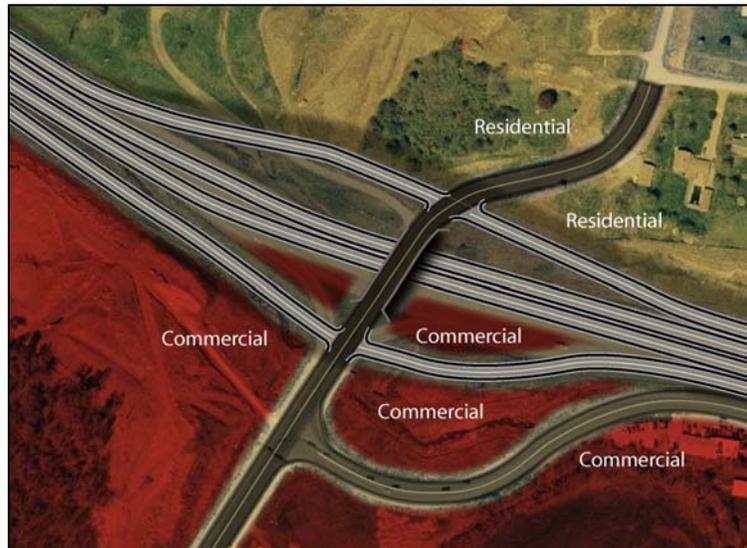


US 50 and Marrtown Road

Existing development at this interchange is primarily residential, which would be the preferred type of new development as well. There are also areas where neighborhood commercial services are appropriate.

US 50 and WV 68 (Lubeck)

Proposed land uses for this interchange area are based on the existing development.



US 50 and DuPont Road

This is the last exit before crossing into Ohio. Topography and the presence of the rail line limit the development of this interchange.



Provide land management tools to implement land use strategies –

The County and the City of Parkersburg should establish interchange overlay districts that will employ the following standards:

Highway Access and Safety

- Access from Highways
- Traffic Studies
- Intermodal Transportation (Park and Ride/Transit Stops)

Setbacks and Landscaping

- Setbacks
- Setback Landscaping
- Sidewalks
- Parking Lot Landscaping
- Planting Materials

Building and Site Design

- Building Exteriors
- Building Placement and Site Design
- Underground Infrastructure

Signs and Lighting

- Off-Premises Signs
- On-Premises Signs
- Exterior Lighting/Illumination

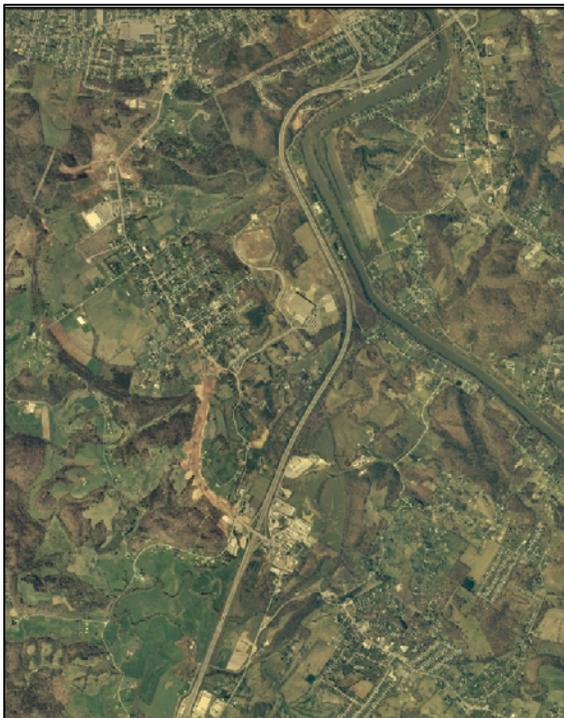
Environmentally Sensitive Areas

- Slope Restrictions
- Stream and Wetlands Buffers
- Tree Buffers

Since there is no zoning in Wood County, these standards would be incorporated into the Subdivision/Land Development Ordinance as regulations for future development activity.

Provide welcoming gateways to the County and the Region - Present visitors and residents alike with a welcoming gateway to Wood County as they enter via Route 50 from the east and across the new Blennerhassett Bridge from Ohio. Gateways can utilize good signage and landscaping to offer an inviting entrance into the County.

Objective: Plan for managed growth and development in the Mineral Wells and Pettyville area



An aerial view of the Pettyville/Mineral Wells area south of Parkersburg

The Mineral Wells and Pettyville area of Wood County have seen rapid growth driven by road access and availability of land for commercial and retail development. Left unchecked this area will require significant public and private investment to correct subsequent problems without good planning. With good planning this area can be an asset to Wood County and provide additional services that will provide jobs and opportunities for the residents of Wood County. The following are suggested action strategies that can be utilized to properly plan for the future development of the Mineral Wells area as well as the corridor along Route 14 between Parkersburg and I-77.

Action Strategies for the Mineral Wells/Pettyville area

Interchange overlay district – This strategy has been suggested for the Corridor D interchanges and could also be used in the Mineral Wells area at the intersection of Route 14 and I-77. While there has

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already been much development in this area, future development would utilize guidance from the overlay district for standards such as highway access and safety, setbacks and landscaping, building and site design, signs and lighting, and protection of environmentally sensitive areas.

Access management – Utilize access management standards to control the location and management of intersections with Route 14. This will provide for better mobility in the area, as well as improved traffic safety.

Land development regulations – Work with developers to control the location, size, types and mix of uses.

Developer impacts – Garner from developers improvements that will offset their impacts on traffic, storm water and others, as well as make improvements to their projects that will be an asset to the Wood County community.

Signage Controls – Establish signage that will enhance the area and regulate the height, size and types of signage. This will make for improved projects along the corridor.

Coordination between Wood County and the City of Parkersburg – Both entities need to work together to implement good land use management in the area and develop infrastructure that is complementary.

Objective: Coordinate and plan for future annexation initiatives in Wood County

Annexation has been frequently used in Wood County by municipalities who wish to extend public services to growing unincorporated areas adjacent to their municipal boundaries. Future annexation activities need to be planned and coordinated among the annexing municipality and the county to insure their consistency with the future land use strategies in this plan, as well as in each of the city's comprehensive plans. These would include:

Action Strategies

Develop a checklist for future annexation initiatives –Develop and implement an annexation checklist to review and plan for consistency of annexation initiatives

- Consistency with identified growth areas
- Consistency with infrastructure expansion including water, sewer and transportation.
- Consistency of adjacent land uses or zoning districts
- Consistency of subdivision and land development standards such as roads, lot sizes, storm water, and pedestrian facilities (sidewalks)

Objective: Develop land use management implementation tools

The following land use tools can be an important part of an effective future land use strategy in Wood County and should be considered in the implementation of the Future Land Use Plan.

Action Strategies

Update the Wood County subdivision and land development regulations.

Wood County currently has a subdivision and land development ordinance as provided for in Chapter 8A of the West Virginia Code. This ordinance governs the subdivision of land and how development will occur on that land. It can also provide specific guidelines for the construction of streets, storm water management facilities, the placement of utilities, and the location of parks and open space. Updating of the county's subdivision and land development ordinance will encourage more effective and innovative land development techniques that will benefit the entire county.

As part of the development of this plan, Wood County's subdivision and land development ordinance was reviewed. Based on the review, the following sections provide guidance to the Wood County Planning Commission for amendments that will improve the county's management of subdivision and land development, as well as bring the current ordinance into compliance with Chapter 8A - Land Use Planning of the West Virginia Code.

Compliance with Chapter 8A - Land Use Planning –West Virginia

The current subdivision and land development regulations for Wood County are not in compliance with Chapter 8A –Land Use Planning of the West Virginia Code. Article 4 sets forth the requirements for subdivision and land development ordinances in West Virginia. The Wood County Planning Commission should undertake an immediate review and amendment of the current subdivision regulations to bring them into compliance with Chapter 8A. Some of the major deficiencies include:

- Include a process and contents for minor subdivisions/land developments.
- Include a process and contents for major subdivisions/land developments.
- Establish approval processes of major and minor subdivisions/land developments that are consistent with Chapter 8A.
- Establish an appeals process that is consistent with Chapter 8A.
- Recognize the vesting of property rights that are consistent with Chapter 8A.
- Provide for conditions as part of final plat approval consistent with Chapter 8A.

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Organization of the Ordinance

The current subdivision regulations in Wood County have been heavily amended over the years without any reorganization of the ordinance. The current ordinance should be reorganized to incorporate the suggestions below, incorporate the amendments made over the years and ensure compatibility with the West Virginia Planning Regulations in Chapter 8A of the West Virginia Code. The following is a suggested organization for the regulations:

- Title, Purpose, Authority and Jurisdiction
- Definitions
- Plan Requirements and Processing Procedures
- Design Standards
- Supplemental Regulations
- Administration of the Ordinance

Section 2 – Definitions and Exemptions

Definitions - The list of definitions needs to be considerably expanded to properly define activities governing the development of land in Wood County.

Exemptions - Exemptions should also be reviewed with respect to the current Planning Regulations under Chapter 8A of the West Virginia Code.

Section 3 – Procedure

Application Procedures – Likewise the application procedures need to be reviewed with respect to the current Planning Regulations of Chapter 8A of the West Virginia Code.

Section 4 – Plat

This section sets forth the requirements for the information on a plat being submitted to the county for review and approval. Plat requirements should be considerably expanded to provide necessary information for an informed review of the proposed plat plan.

- Provide on-lot sewer system requirements.
- Provide for the intended use of the land.
- Require that the plan show per cent slope of lots greater than 15 %.
- Identify existing natural features such as wooded areas, streams, wetlands and floodplains.
- Show all public facilities such as schools, parks etc.
- Location of proposed buildings.

Design Requirements for Subdivisions

Design standards are at several different locations in the current subdivision regulations. The revised ordinance should locate these

requirements in one section. New design standards should be included in a section which contains the following requirements:

- Requirements for monuments and markers.
- Street and Roadway standards including: design and arrangement; street grades; vertical and horizontal curve design; intersections; street width and types; minimum street improvements; requirements for curbs, gutter and sidewalks; inlets; and bridges.
- Street names and name signs.
- Block and lots.
- Building set back lines and separations
- Lot sizes based upon availability of public sewer and water
- Sewage disposal
- Water Supply
- Fire Hydrants
- Erosion and Sediment Control Plans
- Easements
- Landscaping and Buffer Yards
- Performance Requirements including Bonds, Escrow Accounts and Letters of Credit.
- Release for reduction of financial security
- Homeowners Association requirements
- Permits
- Storm water Management Maintenance of Storm water Facilities

Administration of the Subdivision Ordinance

The county's subdivision ordinance needs to be amended to bring it into compliance for administration related items such: enforcement and guarantees; security requirements; appeals; and fees. Also ensure that the Wood County Planning Commission members meet the membership requirements of Chapter 8A.

Other items for considerations can include:

- The county should require the dedication of land for recreation purposes in residential projects of a certain size (voluntary proffers).
- The county should require traffic impact reports for major subdivisions/land developments that will impact traffic patterns and trips in the proximity of the project?
- For projects of a certain size the county should require a letter from the Office of Emergency Management on the adequacy/inadequacy of existing emergency management in the proximity of the project and suggestion on how to enhance fire protection.
- The county currently has no storm water management regulations other than the NPDES permitting requirements. The design

WOOD COUNTY COMPREHENSIVE PLAN

requirements section of the amended ordinance should contain a provision for storm water regulations that will meet the needs of future Wood County development.

- ✦ There are a variety of amendments to the current subdivision ordinance that should be included as supplemental regulations. These include flood plain regulations; wireless telecommunications; exotic entertainment restrictions; land use for video lottery establishments; salvage yards; and abandoned and dilapidated buildings. In addition the supplemental regulations should include regulations of steep slope development and signs along highways in Wood County.

Develop and improve effective land use implementation tools – Below are some of the recommended activities that should be undertaken by Wood County to implement the proposed Future Land Use plan. These can be done without adopting zoning ordinance by amending them into the subdivision/land development regulations instead.

- ✦ **Traditional Neighborhood Development (TND)** - The primary goal of the traditional neighborhood development concept is to recreate small town character in new developments. It is a smart growth technique that takes themes from our past development practices and applies them to today's development. TND creates a diversified community that incorporates mixed uses in a pedestrian oriented design. Public spaces, narrow streets and architectural codes can all be part of this innovative land design concept. It would be provided for in the zoning ordinance and further encouraged in the provisions of the subdivision and land development ordinance. TND can be used in new development, as well as in the redevelopment of older communities. It has become increasingly popular throughout the United States and many developers are embracing this concept as a smart and economically successful tool to develop land and revitalize communities. Their use would be provided for in the County Subdivision/Land Development regulations
- ✦ **Planned Residential Development (PRD)** - This well used development tool permits innovative, well planned development. PRD's provide for a diversity of housing types, while creating common open space areas at the same time. Nonresidential uses may also be permitted in a PRD. PRD also allows for innovative housing designs that blend a variety of housing and other types of development. Their use would be provided for in the County Subdivision/Land Development regulations.
- ✦ **Overlay districts** - An overlay district means that, due to some special characteristic(s), more than one zoning district regulates the type of development that might occur in a specific area. The underlying district designates the basic zoning controls, while the overlay district usually provides more restrictive or innovative development regulations. Of course, zoning must be in place in order for the overlay to work. If zoning is adopted in Wood County

there would be innumerable applications, including, but not limited to the protection of historic places and structures; heritage areas; riparian buffers and flood plains; water supply and source water protection areas; storm water management areas, flood control protection and areas for mass transit facilities. Their use would be provided for in the County Subdivision/Land Development regulations.

- ✦ **Agricultural land preservation** – Agricultural land preservation is a popular topic in many communities. There are many tools available to preserve agricultural land, including the purchase of agricultural land easements from farmers by a governmental entity or private land trust. The public or private entity pays for the development rights of the land and a conservation easement is established, which allows the farmer to gain the financial value of the land and then to continue farming the land without threat of future development.

Designate land uses in the county based upon the Future Land map - The County Planning Commission and County Commissioners should use the Future Land Use map as a guide for working with developers and approving subdivision/land development plans.

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Land Use Plan - Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Encourage residential, commercial, and industrial development to locate within or adjacent to the Cities/Town Centers in the County.	High Ongoing	Wood County Commission	Wood County Planning Commission; Public Service Districts, Cities of Parkersburg, Vienna and Williamstown and builders and developers; NRCS	County and PSDs
Create industrial investment centers in order to focus limited development resources	High	Wood County Commission	Area Roundtable, Wood County Development Authority and developers.	County Wood County Development Authority and PSDs
Develop and provide appropriate land use management tools to guide future land uses at the interchanges on I-77 and the new section of Corridor D (US 50)	High	Wood County Commission	Wood County Planning Commission, City of Parkersburg, West Virginia Department of Highways, development community.	County
Plan for managed growth and development in the Mineral Wells and Pettyville areas.	High	Wood County Commission	Wood County Planning Commission, City of Parkersburg, and developers.	County
Update the Wood County Subdivision and Land Development Ordinances	High	Wood County Planning Commission	Wood County Commission, Planning Commissions in Parkersburg, Vienna and Williamstown	County
Develop land use management implementation tools	High	Wood County Commission	Wood County Planning Commission, Planning Commissions in Parkersburg, Vienna and Williamstown	County
Develop an "Annexation Checklist" to better coordinate and plan for annexation initiatives in the county.	High	Wood County Commission	Wood County Planning Commission; Planning Commissions in Parkersburg, Vienna and Williamstown	County

Transportation Plan

As shown in the Wood County Transportation Profile, the county is very accessible by a variety of transportation modes. Interstate 77 and U.S. 50 provide highway access to the region, CSX has rail freight facilities, the Mid-Ohio Valley Regional Airport connects to Cleveland, and the Easy Rider bus system provides public transit services. Water transport of freight is also common along the Ohio and Little Kanawha Rivers.

Transportation planning in the region is done by the Wood-Washington-Wirt Interstate Planning Commission, which is locally known as Triple-W. This organization is the federally designated Metropolitan Planning Organization for the Parkersburg-Marietta metropolitan area. The MPO's mission is to "provide short and long term solutions to transportation and transportation related concerns in Wood County, WV and Washington County, Ohio."¹ Wirt County is no longer included in the MPO, but the name has not been changed.

In 2004, Triple-W completed the required long range transportation plan for Washington and Wood Counties. Specific projects were identified for Wood County during the planning process and form the core of the recommendations here. They represent a 20-year program, which, as they are completed, will help to meet the transportation goals and objectives of the comprehensive plan as shown below.

GOAL: Travel is safer throughout the county for all modes of transportation

OBJECTIVES:

- Improve dangerous road conditions and increase capacity
- Develop bike and pedestrian facilities in appropriate locations
- Improve access to the interstates.
- Improve transit services to meet community needs

Action Strategies

Work with Triple-W to implement projects recommended in the 2003 Long Range Multimodal Transportation Plan. Regularly review the project listings to determine if priorities need to be changed based on current conditions. The recommended projects are listed on the following pages.

¹ 2003 Comprehensive Long Range Multimodal Transportation Plan for Wood County, WV and Washington County, Ohio, 2004.

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Triple-W Long Range Transportation Projects
Transit
Expanded routes to include service to Williamstown/Marietta, Mineral Wells, Washington Bottoms, and WV2 to Waverly and Pleasants County.
Improved Parkersburg to Belpre service
MOVTA System enhancements:
Consider Flex Routes in some areas
Implement a 57-minute hour
Add more frequent service during peaks
Extend service hours in commercial areas
Offer Universal Pass (UPASS) program
Establish comprehensive marketing program.
Bike/Pedestrian
Riverfront Park Trail
WV 14 (Murdoch/Grand Central Avenue) Bicycle Route
Way-finding signage and streetscape enhancement program along Old US 50 (7 th Street) and Downtown Parkersburg
Little Kanawha Connector and North Bend Rail Trail enhancements to existing trail
WV 47 from Little Kanawha Connector to WVU-P Bicycle Route
WV 14 (Pike Street) from Corridor D to Mineral Wells Bicycle Route
Highway
Short Term Priorities
Downtown Parkersburg Traffic Circulation Study, \$100,000
South Vienna Connector (Rosemar Road to Emerson Avenue), construct new two and three lane road, \$3,800,000
Pike Street (WV 14) Widening to Standard Lanes and TSM Improvements (from City Limit to Blizzard Drive), \$8,100,000
Murdoch Avenue (WV 14) Implement Access Management Improvements from 19 th Street to 27 th Street, \$1,200,000
Murdoch Avenue (WV 14) Implement Access management Improvements from 27 th Street to Lakeview Drive, \$3,800,000
Grand Central Avenue (WV 14) Provide Access Management Measures from Lakeview Drive to 28 th Street, \$6,700,000
Pike Street (WV 14) Reconstruction/Widening to 4 Lanes from South of Pettyville to South of Wal-Mart, \$24,100,000
Pike Street (WV 14), Gihon Road, Rayon Drive, Small Area Plan to evaluate improvements to intersection approaches and enhance pedestrian issue, \$4,100,000
Emerson Avenue (WV 68) Reconstruct/Widen to five lanes from just north of Spruce Rise Road to North Hills, \$6,500,000
Reconstruct and Widen WV 68 (Lubeck) with two additional lanes from Corridor D to CR 9/4, \$3,600,000

Triple-W Long Range Transportation Projects
Mid-Term Priorities
Rosemar Road Widening (46 th Street to College Parkway), \$6,200,000
South Vienna Connector (Murdoch/Grand Central Avenues to Rosemar Road), construct new two and three lane road, \$13,400,000
Reconstruct and Widen WV-2 to a "Super Two" with Intersection Improvements from WV-31 to the Wood County Line, \$11,100,000 Signalize the intersection of WV 2 and WV 31 east of Parkersburg, \$250,000
WV 47 from I-77 to WVU at Parkersburg to provide center turn lane and wider shoulders, \$9,200,000
Signalize intersection of Emerson Avenue (WV 68) and Lake Drive in North Hills, \$250,000
Realign and improve the intersection approaches of Emerson Avenue and 35 th /36 th Street to increase capacity, including exclusive right and left turn lanes for all approaches where feasible and prohibit on-street parking near intersection approaches, \$2,750,000
Long Term Priorities
New Fully Directional Interchange at I-77 and Corridor D, \$50,600.00
I-77 from Old St. Mary's Pike to US 50, add one additional northbound and southbound lane, \$16,200,000
South Vienna Connector and I-77 Interchange (Emerson Avenue to Old St. Mary's Pike/I-77), Construct new two and three lane road, \$20,000,000
Add center turn lane to 3 rd Street (WV 14) from west of the Williamstown corporate limits to Highland Avenue (WV 31) in Williamstown, \$7,000,000
Emerson Avenue (WV 68) Reconstruct/Widen to five lanes from North Hills to I-77, \$9,200,000
Source: 2003 Comprehensive Long Range Multimodal Transportation Plan for Wood County, WV and Washington County, Ohio, 2004.

Support the Mid-Ohio Valley Regional Airport as they begin to implement their recently completed Master Plan Update. The Master Plan was updated in 2003 and includes both runway and facility upgrades. The county can facilitate the airport's growth and expansion in two ways:

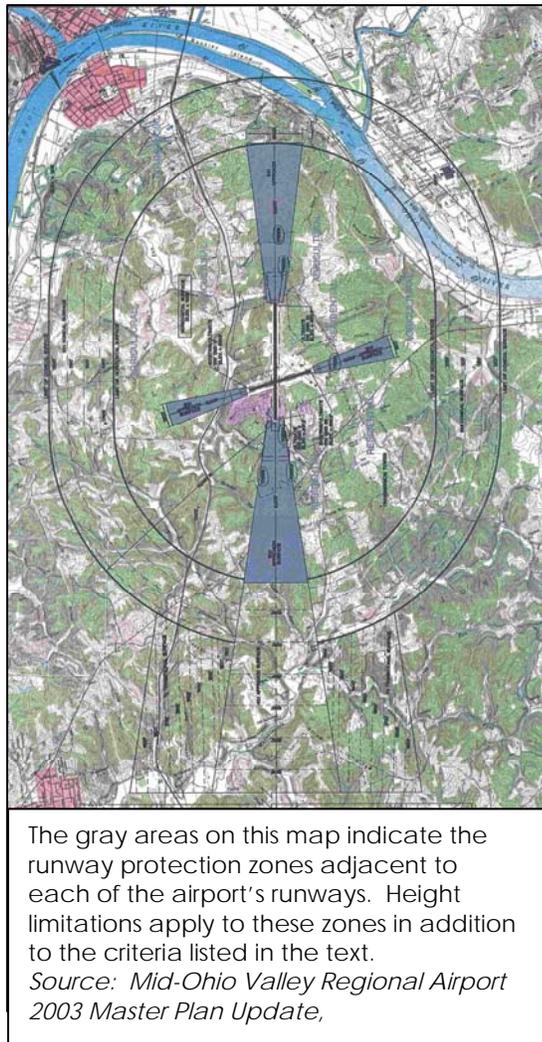
- **Ensure that land uses around the airport, particularly in the Runway Protection Zone, are appropriate and do not interfere with aircraft landings.** According to the FAA, the following are uses that should be restricted in all areas:



- Land uses with lights that shine upward around an airport and distract a pilot's vision
- Land uses that produce a glare or smoke that may distract a pilot
- Land uses generating electronic transmissions that

WOOD COUNTY COMPREHENSIVE PLAN

- may interfere with the aviation navigational signals and radio communications
- Land uses such as water impoundments, garbage dumps, sanitary landfills, or sewage treatment plants
 - Land uses that attract large congregations of people or those that are noise sensitive.

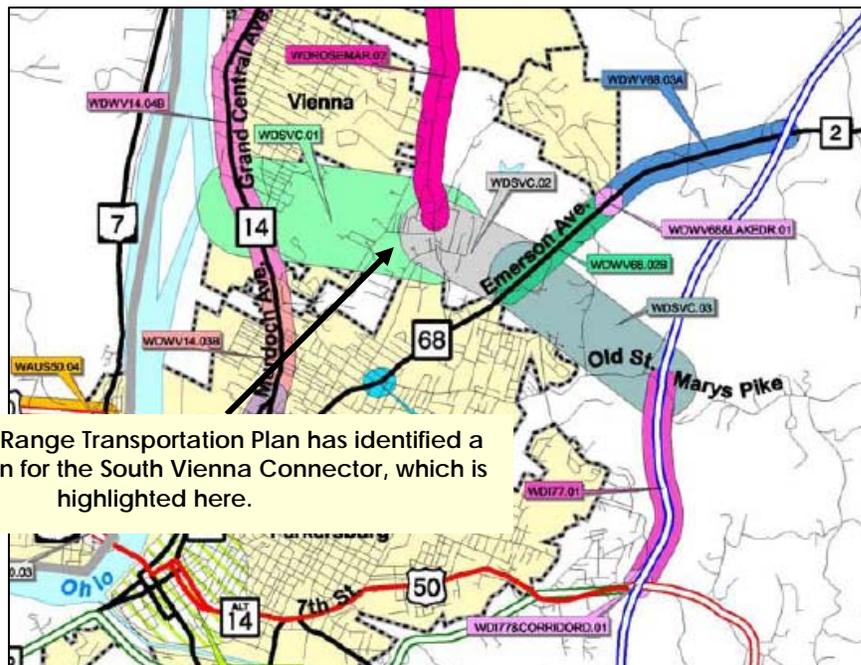


- **Prioritize transportation and signage improvements that improve access, relationship and visibility of the airport to I-77.** Potential improvements identified by the airport include:
 - Provide a new interchange along I-77, north of the existing interchange with WV 2/WV 68
 - Capacity and safety upgrades to WV 2, WV 68, and WV 31.

Preserve right of way for South Vienna Connector. A key project listed in the Long Range Transportation Plan is the development of a connector road to I-77 from Vienna. According to the LRTP, the project is designed to address the following:

- Relieve congestion along Murdoch/Grand Central Avenue
- Relieve congestion along Emerson Avenue
- Improve access to Vienna and North Parkersburg from I-77

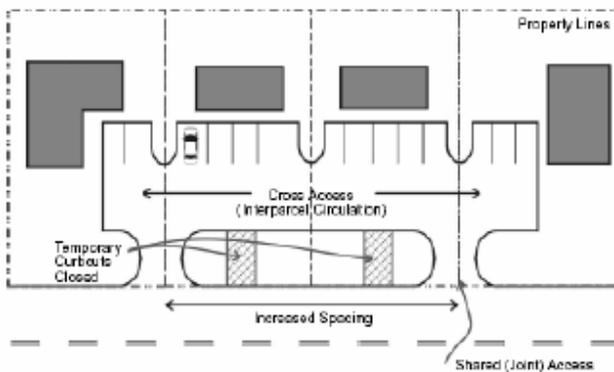
It is essential that a general ROW is identified and protected in order to minimize the impact on existing development. The LRTP highlights a wide swath that would likely be considered for the project.



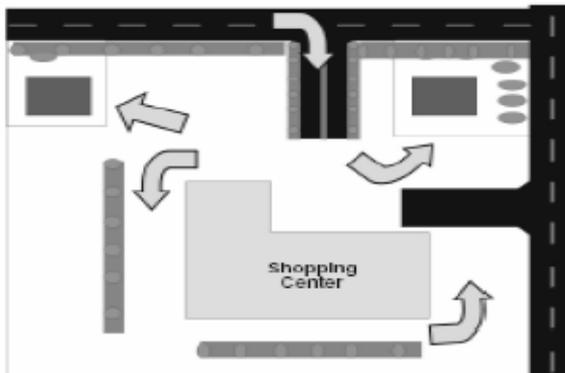
WOOD COUNTY COMPREHENSIVE PLAN

Implement Access Management techniques along Grand Central Avenue in North Parkersburg and Vienna as part of an overall plan for improving safety, as well as creating a distinct sense of place along the corridor.

According to the Transportation Research Board, access management is “the application of roadway design and traffic operations considerations to the location and design of access from the highway to adjacent land uses. The objective is to ensure roadway safety and efficient operations while providing reasonable access to the adjacent land use.”² Specific examples include sharing driveways, minimum distance between access points, and managing land uses.



Joint Driveways and Cross Access



Internal Access to Outparcels

Source: Access Management Model Ordinances for Pennsylvania Municipalities, PennDOT, 2005

² NCHRP Report #548 – “A Guidebook for Including Access Management in Transportation Planning”; Transportation Research Board, 2005

Transportation Plan – Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Work with Triple-W to implement projects recommended in the 2003 Long Range Multimodal Transportation Plan.	Ongoing	Triple – W	WV Department of Transportation; WV Department of Highways District 3; Wood County Planning Commission; Cities of Parkersburg, Vienna and Williamstown	Implementing Partners
Ensure that land uses around the airport, particularly in the Runway Protection Zone, are appropriate and do not interfere with aircraft landings.	High	Wood County Commission	MOV Regional Airport; Triple W; WV Department of Transportation	Implementing Partners
Prioritize transportation and signage improvements that improve access, relationship and visibility of the airport to I-77.	High	WV DOH	Wood County Commission; Triple-W;	Implementing Partners
Preserve right of way for South Vienna Connector.	High	Wood County Commission	Triple W; WV DOH; Cities of Parkersburg and Vienna	Implementing Partners
Implement Access Management techniques along Grand Central Avenue in North Parkersburg and Vienna as part of an overall plan for improving safety, as well as creating a distinct sense of place along the corridor.	High	WV DOH	Cities of Parkersburg and Vienna; Wood County Commission; Triple W	Implementing Partners

Community Facilities and Services Plan

The Community Facilities and Services Plan focuses on providing public services that will meet the future needs of Wood County residents. These services include public safety, education, health care facilities and services, library facilities and services, solid waste management services, public water and sewer services, and parks and recreation services.

Each of these service areas is impacted by population growth and shifting population centers. As pointed out in the Future Land Plan, population in Wood County is expected grow modestly by approximately 4,800 persons over the next 20 years. Washington County in Ohio will also grow by about 3,500 persons. While this growth is modest, the county and other public service providers need to improve service delivery to the county's residents to retain current residents and attract new residents. Good public services are also a major factor in attracting and retaining new businesses to the community. This part of the comprehensive plan reviews the wide range of community facilities and services and provides future plans for each area.

CONSOLIDATION OF PUBLIC SERVICES IN WOOD COUNTY

There has been much discussion in West Virginia about the consolidation of local governments. The Consolidated Local Government Act was adopted by the West Virginia legislature in 2006. It provides for initiatives whereby local governments can consolidate into a "metro" type of government to reduce the cost of local government services and provide better positioning for economic development.

The leaders of Wood County and the Cities of Parkersburg, Vienna and Williamstown have come together to pursue potential avenues for consolidating services and saving public funds, while still retaining the identity of each community. Some of the consolidation issues discussed and suggested by this plan include:

- Health care
- Police services
- Emergency management services such as the 911 Center
- Purchase of gasoline
- Cell phone service
- Waste water services such as the Parkersburg and Vienna agreement for treatment of waste water
- Joint utilization of recycling services and the recycling center in Parkersburg
- Working together to promote use of the river fronts and tourism
- Creating a bicycle trail from Parkersburg to Vienna and onto Williamstown

WOOD COUNTY COMPREHENSIVE PLAN

- Getting the Public Service Districts to pool services, purchasing and financing
- Cooperative fire services for purchasing, personnel and response to emergencies
- Pooling of pension funds

These and other ideas and initiatives warrant further discussion and scrutiny to improve services, reduce costs and improve the County's competitiveness for future economic development.

Goal of the Community Facilities and Services Plan: Provide a mix of community facilities and services that will meet the needs of Wood County residents.

Objectives

- Assure that county residents and businesses receive public safety services that are efficient in response time and have adequate numbers of professional providers
- Ensure adequate educational facilities in Wood County
- Assure access to adequate health care and wellness services
- Invest in quality facilities for public libraries in the county
- Provide comprehensive solid waste services, including recycling and trash disposal throughout the county
- Manage and expand sewer and water systems in a way that is consistent with sound land use and environmental planning practices
- Maintain and improve the county's existing park system. Provide recreational opportunities for county residents and tourists that meet both current and future needs

Action Strategies for Public Safety

Objective: Assure that county residents and businesses receive public safety services that are efficient in response time and have adequate numbers of professional providers

Public safety covers broad areas of police services, fire and rescue services and emergency medical services. Some of the emphasis on public safety has changed in the post 9/11 era and after the Hurricane Katrina disaster, public safety officials are facing additional demands for more than routine public safety measures, including Homeland Protection and disaster planning and management. The following Action Strategies are provided for police, fire/rescue and EMS services.

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Police Services – Police services in Wood County are provided by the Cities of Vienna, Williamstown and Parkersburg, the Wood County Sheriff’s Office and the West Virginia State Police. Adequate staffing and response time is the usual concern regarding police services. A policing standard of 1 police officer per 1,000 persons has been a yard stick used to measure police staffing levels. Wood County’s 2000 population was 87,986 and it is estimated to grow to 92,800 by 2025. Based upon inventory information, the Cities of Vienna, Williamstown and Parkersburg Police Departments and the Wood County Sheriff’s office have about 125 officers between these four law enforcement agencies. In addition the West Virginia State Police with the Parkersburg Detachment of Troop 4 in Charleston also provide policing services to the County. Based upon this information police staffing and services are sufficient for now and into the future.

As the County’s population continues to grow police staffing levels, especially in the county, need to undergo periodic review to ensure they are keeping pace with providing necessary service to the residents of Wood County.



City of Vienna’s Police Department

Police Service Action Strategies

- Periodically review police staffing levels to maintain sufficient number of police officers in relation population growth and distribution
- Ensure that response times are adequate to meet police emergencies in all sectors of the County

Fire and Rescue Services – The major issues in the fire service are response times, adequate numbers of volunteers and sufficient equipment to provide essential services. Currently, there are 11 volunteer fire companies in Wood County. These 11 companies are located at fire stations and substations throughout the county and are staffed by volunteers except for the City of Parkersburg which has full time, paid firemen. The current fire service system is sufficient to meet current and future needs. However, the following strategies are offered to ensure that adequate services continue to be provided.

Fire and Rescue Service Action Strategies

- Periodically review service areas to ensure that response times keep pace with a growth and shifting population centers in the County.
- Continue to monitor that sufficient volunteers are trained and available to respond to fire calls especially during weekday mornings and afternoons

WOOD COUNTY COMPREHENSIVE PLAN

- Provide incentives, especially to local public employees who can respond quickly to day time fire calls
- Look for other initiatives to garner additional volunteers including retirees who are interested in supporting the fire service
- Provide sufficient funding for the purchase of new equipment and the maintenance of existing equipment

Emergency Medical Services Action Strategies –

Most of the ambulance and emergency medical services in Wood County are a joint venture of Camden Clark Memorial Hospital and St. Joseph's Hospital. The local fire companies are also first responders in most emergency situations. In the City of Vienna there is a joint arrangement between the two hospitals and the EMS vehicle is housed at the City Building. In Williamstown, Camden Clark provides the services to the City for a monthly fee. Typical of counties which have large expanses of rural areas, response times are much longer in those rural areas. To assure that emergency medical services continue to meet the needs of Wood County residents the following strategies are recommended.

- The emergency medical service in Wood County is committed to deliver the best possible services to the residents of Wood County
- Maintain and operate an optimum ambulance fleet in terms of size and location
- Provide additional EMS stations on U.S Route 50 East of Parkersburg, along Route 14 in the Mineral Wells/Elizabeth area and on Route 68 in Lubeck that would also serve the Pond Creek area
- Increase ambulance services fees to cover short term and long term additional costs for an expanding system. This could also be done with an excess levy tax to support EMS and offset hospital costs of the system.
- Acquire new service units and increase career staffing to meet future needs.
- Develop a partnership among the hospitals, county, volunteer fire departments and local municipalities (Parkersburg, Vienna & Williamstown) to insure the best possible delivery of EMS services to the resident of Wood County.

Cross Cutting Public Safety Action Strategies

- Ensure that police, fire and EMS have current Homeland Protection training
- Provide information to county residents and officials regarding disaster planning and management
- Update the Wood County Emergency Operations Plan that is coordinated with law enforcement, fire services, emergency management and other federal, state and local agencies

COMMUNITY FACILITIES AND SERVICES PLAN

Educational Facilities

Objective: Ensure adequate educational facilities in Wood County

The role of this comprehensive plan is to reflect the plans of the Wood County Schools for improvements and renovation of their physical facilities. The Wood County Board of Education has undertaken an aggressive and far reaching improvement plan to their physical facilities that are an excellent enhancement to other improvement recommendations made in this plan. West Virginia University-Parkersburg future plans are also reviewed since this campus is an important part of the educational structure in Wood County. Ohio Valley University is also included. While the University is a private institution it also serves a role in the higher education framework for Wood County.

Summary of Wood County School Improvements: Public education in Wood County is provided by the Wood County Schools with oversight and direction provided by the Wood County Board of Education. Enrollment in the Wood County Schools is approximately 14,000 students making it one of the largest school districts in West Virginia.

The Wood County Schools are currently undertaking a large building program that involves renovation and expansion of many of the schools in the county. The following are the highlights of the Wood County Schools \$60 million improvements program. These improvements are either currently underway or planned for the near future and are intended to meet the demands for growing enrollments and improving the quality of education in Wood County schools. The \$60 million bond issue is being financed by the Wood County Board of Education and the West Virginia School Building Authority.

Grade Reconfiguration – The Wood County Schools are planning to reconfigure their grades in the 2008/2009 school year. The three high schools – Parkersburg, Parkersburg South and Williamstown – will have a 9-12 grade configuration. The current junior high schools will become middle schools – grades 6-8.

Improvements

Parkersburg South High School

- Additional classroom space and total school renovation
- New science and music room additions
- New media center
- All renovations and expansions completed by August, 2008
- Anticipated 2008/2009 enrollment – 1700 students (grades 9-12)

Parkersburg High School

WOOD COUNTY COMPREHENSIVE PLAN

- Additional classroom space
- New science center and cafeteria
- New auxiliary gym
- All renovations and expansions completed by August, 2008
- Anticipated 2008/2009 enrollment – 1900 students (grades 9-12)

Williamstown High School

- New art rooms
- New science rooms and new gym
- All renovations and expansions completed by August, 2007
- Anticipated 2008/2009 enrollment – 675 students (grades 9-12)

Elementary School Renovations

- Williamstown Elementary School
- Waverly Elementary School



Upgrades to Williamstown High School are underway

West Virginia University –Parkersburg (WVU-P)

WVU-P is a 126 acre regional campus of West Virginia University. Currently, (Fall 2005) WVU-P has an enrollment of approximately 3,900 students. All students are commuters since there are no housing facilities provided by the University. The University has plans to increase enrollment by about two per cent each year in the future.

In September, 2003, WVU-P completed a study entitled, "Review and Evaluation of the Campus Facility Master Plan." The Master Plan had been prepared in the 1990's and this review was intended as an update or confirmation of findings and recommendation in the Master Plan. Recommendations of the Review and Evaluation report included

- Build a new 40,000 square foot library (2003 costs were \$5.2 million)
- Acquire homes and businesses on the west side of Campus Drive to both sides of entry to the school.
- Acquire additional property along Route 47.
- Correct structural and soil subsidence problem to the University's main building

Beyond these short term recommendations for the campus, the overall "wish list" of new facilities includes an Applied Technology Building, Polymer Center, Early Childhood Development Center, and a Performing Arts Center. The University also would like to establish a downtown presence in Parkersburg to provide educational services to working people in the downtown and to give additional exposure to the University.

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In the Economic Development Plan section of this comprehensive plan there is a recommendation that the area around the University become a growth center that would foster mixed use development of housing, commercial and retail development

Ohio Valley University

Ohio Valley University is a private, Christian, liberal arts university that offers a wide range of associate degrees, baccalaureate degrees, and endorsements. The University currently has about 550 students and plans to grow its student body to 1,200 students by 2010/2011. Student expansion emphasis will be placed on attracting more students from the Mid Ohio Valley Region. The University has two campuses: the Main Campus which is located in the City of Vienna and the South Campus located in Wood County.

The University is currently adding two science laboratories and may in the future construct new apartment style housing to provide additional housing options for a growing enrollment. The South Campus is the site of the Snyder Activity Center and the College of Professional Studies which features degree-completion programs.

Ohio Valley University has also been the focus of discussions regarding the development of a multi-purpose center that would serve both the University and the Wood County community for athletic, concert and business events. Any initiatives on a multi-purpose facility would require a partnership of the University, Wood County, the City of Parkersburg, the City of Vienna and others in the business and non-profit community.

Mountain State College

Mountain State College has been preparing professionals since 1888. This professional preparation school has a three building campus in the City of Parkersburg at Spring and 16th Streets. The college grants associates degrees in a variety of areas, including business, legal, medical, and computer technology. The college has an average enrollment of 120 students and a faculty and staff of about 21. All students are day students and most come from within a 50 mile radius of Parkersburg. The College has no immediate plans to expand but will continue to deliver a quality education to its students.

Health Care Facilities

Objective: Assure access to adequate health care and wellness services

The residents of Wood County and the Mid-Ohio Valley are served by two acute care regional healthcare facilities – Camden Clark Memorial Hospital and St. Joseph’s Hospital - both located in Parkersburg.

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Camden Clark Memorial Hospital is a 300 bed hospital with approximately 180 physicians. The hospital is in the midst of a \$60 million expansion program that will add over 130,000 square feet of space to the hospitals facilities.

St. Joseph's Hospital completed in 2000 a \$21 million addition to the hospital also to meet the future health care needs of the hospital and the region.

Health Care Action Strategies

- Both Camden Clark Memorial Hospital and St. Joseph's Hospital will need to continually review their needs to expand to meet the acute care demands of a growing and aging Wood County and surrounding region.
- Develop any new medical facilities that are consistent with the Future Land Use Plan of the Comprehensive Plan i.e. public and institutional uses should only be located in projected growth areas.



**Camden-Clark
Memorial Hospital**



Library Facilities and Services

Objective: Invest in quality facilities for public libraries in the county

The Parkersburg and Wood County Public Library System is a non-profit public service organization that provides library services to the Wood County community. The Library System has its main library in Parkersburg, a South Parkersburg Branch, and facilities in Waverly and Williamstown. The City of Vienna operates its own library system in Vienna. This facility was recently expanded.

Library Action Strategies

- Replace the small South Parkersburg library facility with a new and larger facility (10,000 – 15,000 s.f.) to meet future demands.
- Improve the City of Williamstown facility to meet the needs of Williamstown and surrounding area as necessary.
- Provide sufficient funding to the library to meet capital expansion needs and annual operating needs.



**The Parkersburg and Wood County
Public Library**

COMMUNITY FACILITIES AND SERVICES PLAN

Solid Waste Management Services

Objective: Provide comprehensive solid waste services, including recycling and trash disposal throughout the county

Solid waste management planning in Wood County is performed under the direction of the Wood County Solid Waste Authority. This Authority works with the solid waste providers in the county to ensure the best possible waste management services for the residents of Wood County.

Municipal solid waste in Wood County is currently disposed at the Northwestern Landfill, Class A facility owned by Waste Management Inc. This landfill is located east of Parkersburg on Dry Run Road off of US Route 50. The facility is permitted and has a permit to receive up to 30,000 tons per month. The landfill has significant expected life with another 40 years of potential disposal capacity at current disposal levels.

September, 2004 data shows that the landfill received about 18,500 tons per month with about 12,600 tons coming from within West Virginia Waste Shed C which includes Wood County and the remainder coming from outside the waste shed. According to the landfill manager these tonnages have held fairly consistent over 2005 and 2006.

Municipal solid waste collection operates in several ways in the County. Parkersburg has municipal collection of both municipal waste and curbside pick up of recyclables. Vienna has a contract with Waste Management for the pick up of municipal waste and curbside collection of recyclables. Williamstown has a contract with Waste Management for the pick up of municipal waste only. In the County, residents contract directly with waste haulers.

Currently, the Cities of Parkersburg and Vienna are mandated by state law to provide curbside, source separated recycling programs. These programs can be very effective in increasing the amounts of recyclables and reduce solid waste that actually requires land filling. Parkersburg also has a materials recovery facility in the City where they collect, sort and market recyclable materials. There is also a recyclables drop off center at this location.

In addition to the curbside recycling programs in Parkersburg and Vienna, there are a number of recycling operations in the County that provide opportunities for the disposal of recyclable materials. These are all privately operated recycling centers that collect a variety of materials.

The Wood County Solid Waste Authority and the West Virginia Solid Waste Management Board also sponsor and fund specialty recycling programs such as:

- Household Hazardous Waste Drop Off
- Paint swap and bulky waste drop off
- Electronics equipment recycling

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Based upon this background the following strategies are provided for the municipal solid waste system in Wood County.

Solid Waste Action Strategies

Provide increased opportunities for recycling – The Solid Waste Authority should provide for additional opportunities for recycling in the county by providing multiple locations in population centers in the County for drop off locations. These will further reduce the waste stream in the County that has to be land filled and possibly even generate some revenues for the Solid Waste Authority.

Continue specialized recycling services – The County should continue to support specialized recycling opportunities such as the household hazardous waste, electronics recycling and bulky waste recycling events.

Develop a Materials Recovery Facility (MRF) in Wood County – The 2005 West Virginia Solid Waste Management Plan suggest that the County and Cities may look to develop a Materials Recovery Facility (MRF) that would receive, sort and market recyclable materials. Such a facility would vastly increase the collection and sale of recyclable materials. An expansion of the current Materials recovery Facility in Parkersburg may fulfill this need.

Update the Wood County Solid Waste Management Plan – The Solid Waste Authority has already embarked on updating this plan. The Plan should review relevant recommendations in this Comprehensive Plan especially future land use recommendations.

Develop education program for the schools – These programs can be effective in raising the awareness of recycling and other waste collection and disposal practices. Hopefully this will educate a new generation as well as taking this information home and sharing with their parents.

Public Water and Sewer Services Plan

Objective: Manage and expand sewer and water systems that are consistent with sound land use and environmental planning practices

Public water and sewer services in Wood County are provided by five public service districts as well as the Cities of Parkersburg, Vienna and Williamstown. The water and sewer service that is provided in the county should be sufficient to meet current and future demands, meet environmental standards and be consistent with growth and land use in the County.

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Public Water and Sewer Service Action Strategies

Water Service Action Strategies

Wood County has wide spread public water service. Water service is provided in the county by five different public service districts as well as the Cities of Parkersburg, Vienna and Williamstown. Base upon the number of customers serves by each PSD and assuming the county average of 2.39 persons per household (2000 Census) and the assumption that nearly everyone in the three cities is on public water, approximately 90 percent or about 78,000 people in Wood Count have public water service. The remaining 10 per cent are assumed to depend upon on-site wells.

Many of the PSD's continue to expand and upgrade their service:

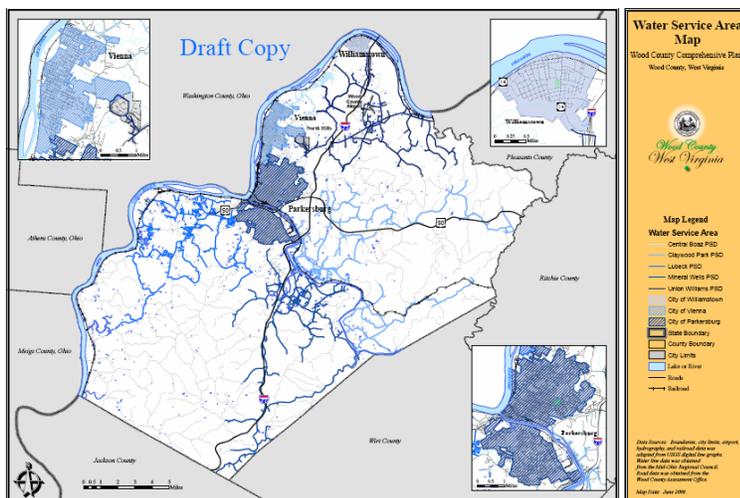
- Claywood Park PSD – They are planning to expand their water treatment plant capacity from 1. 7 mgd to 4.3 mgd.
- Lubeck PSD – They continue to expand with additional customers in the Wadesville, Belleville, Pleasant Hill and New England Ridge areas. They are also planning a \$4.0 million expansion for an air stripping system, a 7th production well in their well field and 4 new water storage tanks.

Many of the water service providers in Wood County have excess capacity in their systems to meet current demands and provide for future growth and demands in their water service areas. The PSD's in Wood County should be able to meet future demands based upon population projections for the County. With this as background the following Water Service Action Strategies are offered to continue to plan for and provide public water of consistently good quality and quantity to the resident of Wood County.

Expand water services consistent with the Future Land Use Plan –

Encourage consistency between water service investment and growth

management policies in the Future Land Use Plan.



Develop a source water protection plan – This plan would be developed to safe guard public drinking water supply from wells and surface supplies.

Prepare and update a county-wide water supply plan – This plan would plan for the future and would allow for coordination of the water supply systems of the five PSD's and the three cities in Wood County

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Sewer Service Action Strategies

Wood County also has wide spread public wastewater treatment services. Based upon the number of customers serviced by the five PSD's and using a household average of 2.39 persons per household (2000 Census) and assuming that most of the residents of the three cities have public sewer it is estimated that about 75 per cent or about 65,000 residents of Wood County have public sewer service. It is assumed that the remainder utilizes some type of on-site system.

- Claywood PSD – They are currently upgrading their treatment plant and collection system to serve more customers.
- City of Parkersburg – The City is currently in the midst of a large expansion of their wastewater treatment plant. This expansion will provide additional hydraulic and treatment capacity when finished in late 2007/early 2008.

Many of the wastewater treatment plants appear to have excess capacity. The additional capacity had been built to account for future growth and flow as well as accommodating infiltration/inflow during wet weather conditions. These capacities should be able to handle wastewater flows for many years based upon current and projected population growth in the County. With this as background the following Wastewater Service Action Strategies are offered to continue to plan for and provide public sewer of consistently good quality and quantity to the resident of Wood County.

Expand wastewater services consistent with the Future Land Use Plan – Encourage consistency between sewer infrastructure investment and the Future Land Use policies of this Comprehensive Plan

Provide improved management of on-lot wastewater systems in the County – Coordinate activities between homeowners, WV Department of Health and the PSD's to implement rural wastewater management strategies that best meet the needs of these areas.

Prepare a county wide sewage facilities plan – This plan would plan for future service areas and wastewater treatment on a coordinated basis between the five PSD's and the three cities. This plan should also be coordinated with West Virginia Health Department over the management of on-lot systems.

On-lot Wastewater Management Systems

The 2000 Census for Wood County indicates there are approximately 87,000 people residing in the County. About 22,000 or one-quarter of the county's residents rely upon some type of alternative or on-lot wastewater treatment and disposal system.

On-Lot wastewater management systems, if installed and functioning properly are a safe, reliable method of recharging the local groundwater. In this regard, it has the advantage over public sewer which provides no

COMMUNITY FACILITIES AND SERVICES PLAN

local recharge. However these systems have the potential to degrade groundwater and surface water.

The installation and maintenance of on lot systems is managed by the West Virginia Department of Health and Human Services. They approve the installation of conventional septic systems or alternative systems because of poor soil conditions or where conventional systems have failed.

On-site systems may come under more careful scrutiny as public health problems. Many of these systems are poorly maintained and operated which lead to greater potential for groundwater and surface water pollution. These problems are caused by numerous factors including lack of public education on proper operation and maintenance of the systems and cost. Failure to properly maintain on-lot systems can impact the life of the on lot wastewater disposal system causing failures and contamination. These problems often lead public service districts to expand their municipal collection systems at great cost to serve the problem areas. This can lead to sprawl development in which new areas are opened up to development, when the solution could have been better management of the existing on-lot systems.

WVDHHS does not monitor these systems after they have been installed. Such monitoring is necessary to ensure that the on-lot systems are functioning properly and not polluting the groundwater. Monitoring and maintenance is a simple process, but a county-wide system must be instituted to ensure this happens.

System Management Alternatives

There are several different levels of management that are usually associated with the management of on-lot or alternative systems ranging from the individual homeowners to central management by either the West Virginia Department of Health and Human Services or the local PSD.

Level 1 – This level leaves responsibility for operations and maintenance to the homeowner, but the public agency (DOH or PSD) develops an inventory of all systems and provides educational information to owners and users on a regular basis.

Level 2 – Provide an inspection and maintenance certificate program, providing a standard of maintenance which would be carried out by an operator hired by the homeowner. This would involve a government organization getting involved, setting standards across the system area, and providing upgrades where necessary to remove threats to public health.

Level 3 – A government unit entity takes over the monitoring and maintenance of all systems. Cost would be recovered either through a rate system or direct cost for services. This could also be done by a private operator who would have reporting responsibility back to the public agency.

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Level 4 – All of the assets of the on-lot/alternative systems are vested with the public entity which manages them directly.

On-Lot Sewage Management Districts

One method of sewage management programs in rural areas has been the development of on-lot management districts. These are created by ordinance and usually involve a specific geographic area or on-lot district in the community that utilizes on lot wastewater disposal practices. These programs can be administered by either a public or private entity. Usually they require regular septic pumping and system inspection. These inspections should include not only septic systems, but also other sophisticated on-lot sewage disposal systems that utilize mechanical equipment to assist in the collection and treatment of wastewater.

Administration of the on-lot sewage management program can be performed by the Department of Health. Fees can also be levied on the property owners for inspections and sampling to cover the costs of the program.

An important part of the on-lot sewage management program is the homeowner education program. These should be on-going educational programs for homeowners with on-lot sewage disposal systems. These educational programs can be provided in brochures that educate the homeowners on the public health and natural environment impacts of malfunctioning on-lot sewage disposal systems; how the systems work; maintenance that can be performed by the homeowner; and potential cost of a well maintained system.

Decentralized System Technologies

There are a wide range of decentralized system technologies that are available for a variety of applications in rural areas. The following identifies some of the technologies that might be applicable to Wood County. Each of these technologies is subject to approval by the West Virginia Department of Health and Human Services.

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Technology	Advantages/Disadvantages
<p>Septic System Tanks – Engineered systems installed in appropriate soils to receive wastewater from one or multiple residences.</p>	<p>Advantages – Cost effective decentralized systems.</p> <p>Disadvantages – Soils unsuitable for septic tank effluent treatment and renovation. Sludge may cause odor problems.</p>
<p>Aerobic Treatment- Provides an oxygen rich environment to reduce organic portion of the waste to carbon dioxide and water.</p>	<p>Advantages – Higher treatment level. Alternative to septic system. Extend life of drain field.</p> <p>Disadvantages – Cost. Requires maintenance and electricity.</p>
<p>Intermittent Sand Filters – Use filter beds of carefully graded media. Treated effluent is transported for further treatment or disposal.</p>	<p>Advantages – High quality effluent. Low energy requirements. Drain fields are small and shallow.</p> <p>Disadvantages – Land area is a limiting factor. Regular maintenance is required.</p>
<p>Low Pressure Pipe Systems (LPP) – Shallow pressure dosed soil absorption systems.</p>	<p>Advantages – Absorption fields can be located in sloped or uneven terrain. Shallow placement promotes evapotranspiration.</p> <p>Disadvantages - Suitability limited by soil and slope. Potential clogging of holes.</p>
<p>Mound Systems – Pressure dosed sand filters that discharge directly to natural soil. Intended to overcome local soil restrictions.</p>	<p>Advantages – Enable use of same sites unsuitable for conventional septic systems; Can be use in most climates.</p> <p>Disadvantages – Construction costs higher than conventional systems. Mounds may not be pleasing to local landscaping.</p>
<p>Pressure Sewer Systems Septic Tank Effluent Pump (STEP) – Pumps effluent from septic tanks for treatment.</p> <p>Grinder Pumps (GP) – Grinds solids and pumps into a pressure system.</p>	<p>Advantages – Materials and trenching costs are lower.</p> <p>Disadvantages – Operations and maintenance costs are higher than conventional gravity systems.</p>
<p>Recirculating Sand Filters (RSF) – Modified version of the single pass open sand filter system. Used to augment or substitute for inadequate soil conditions.</p>	<p>Advantages – Good effluent quality. No chemicals required.</p> <p>Disadvantages – Weekly maintenance required. Design must address very cold temperatures.</p>
<p>Small Diameter Gravity Sewer – Convey effluent by gravity from a septic tank to a centralized treatment location.</p>	<p>Advantages – Construction can be accomplished quickly; Unskilled personnel can operate and maintain</p> <p>Disadvantages: Limited experience with this technology has yielded situations where systems have not performed adequately.</p>

WOOD COUNTY COMPREHENSIVE PLAN

Parks and Recreation Facilities

Objective: Maintain and improve the county's existing park system. Provide recreational opportunities for county residents and tourists that meet both current and future needs

There are a wide range of parks and recreation facilities in Wood County. They include the Headquarters for the Ohio River Islands National Wildlife Refuge near Williamstown, Blennerhassett Island Historical State Park, Sand Hill Wildlife Management Area, Mountwood Park, and Veteran's Memorial Park at the Mid-Ohio Valley Regional Airport, the newly opened Fort Boreman Historical Park, and numerous municipal parks in Parkersburg, Vienna and Williamstown. (There is an inventory of each park in the Community Facilities and Services Background Chapter)

Wood County has an outstanding inventory of parks and recreation facilities. They provide a wide range of activities to residents of the county and the region. Recreational facilities and programs in Wood County are directed by a wide variety of organizations. The municipalities direct their activities in their parks, Mountwood Park is directed by the Wood County Parks and Recreation Commission, Veterans Park is directed by the Mid-Ohio Valley Regional Airport, and Fort Boreman Historical Park is directed by the Commission established to oversee that facility. There is also a Wood County Recreation Commission that owns no facilities but develops recreational programs for the residents of the County.

Municipal standards published by the National Recreation and Parks Association suggest there should be about 10 acres of park land for every 1,000 residents. There are many factors to consider in this ratio including active and passive recreation areas and open space areas. Using the standard of 10 acres of park land per thousand residents and the 2025 population projection for Wood County of 92,800 residents the County has an abundance of park land for the foreseeable future.

The parks and recreational facilities and programs in Wood County are comprehensive and well planned. There are excellent park and recreations facilities and programs both at the county and municipal levels. Major initiatives regarding parks facilities in the county should be directed at operating, maintaining and improving the considerable inventory of current facilities. This will require good planning, and the development of funding sources that are dependable to fund improvements and annual operations and maintenance required by the parks.

To meet the future parks and recreation needs of the residents of Wood County the following action strategies are offered.



The Lake at Mountwood Park

COMMUNITY FACILITIES AND SERVICES PLAN

Parks and Recreation Action Strategies

Provide for the Future Needs of Mountwood Park

- Develop a strategic plan for Mountwood Park
- Upgrade the Park's wastewater treatment system to meet State and EPA requirements
- Construct rental properties to generate income and provide additional facilities at the Park
- Develop a consistent source of funding to off set annual operation and maintenance costs

Coordinate the activities of the various parks and recreation providers in Wood County – Wood County has a multiplicity of parks and recreations providers. These entities need to meet periodically (annually or semi-annually) to coordinate their activities, services, expansions and improvements and to address the on-going concerns of funding for parks and recreation.

Assess demands and prepare a County-wide parks and recreation plan – The County should prepare a county-wide parks and recreation plan that will assesses future demand, determines the types of recreation facilities needed and their location in the county.

Provide parks that are accessible to Wood County population centers – Pedestrian and bicycle access to existing parks should be provided so that parks can be easily reached by means other than automobiles.

Provide access and opportunities along the Little Kanawha and Ohio Rivers – These two water resources should have additional access by residents of Wood County. The County and Parkersburg, Vienna and Williamstown need to work together to improve access to these wonderful natural resources.

- Parkersburg – Make improvements to Point Park
- Vienna – Acquire frontage along the Ohio River and plan and develop for access to the River
- Williamstown – Work with the Corps of Engineer to improve the current access on the Ohio River

Develop a dedicated stream of funding for park acquisition –

- Excess Levy Tax – Provide referendums to generate additional fees
- Impact fees – Not available in Wood County unless a zoning ordinance was developed and adopted
- Property Transfer Tax – Provide for parks and recreation uses
- State Of West Virginia – No dedicated funding stream for parks and recreation facilities
- Dedication by developers/fees in lieu – Currently not available under existing legislation

WOOD COUNTY COMPREHENSIVE PLAN

- **Hotel/Motel Tax** – Provides some source of existing funding. Possibly expand the use of this source for parks and recreation facilities in the County

Promote private development of specialized recreational services such as golf, bowling, mini golf, arcades – Private recreational providers are a big part of recreation programs. They provide for recreation demands that the public sector cannot meet. The County and parks and recreation providers should work with private providers to promote, facilitate, and coordinate the services they provide.

Provide greenways and hiking trails – Designate or acquire right-of way for biking and/or hiking trails

Develop recreational activities in conjunction with Wood County Schools– The County and parks and recreation providers should work cooperatively with the Wood County Board of Education to use school facilities for recreational programs.

COMMUNITY FACILITIES AND SERVICES PLAN

Community Facilities Plan - Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Public Safety				
Periodically review police staffing levels and response times to maintain sufficient number of officers relative to population growth and distribution.	Ongoing	Wood County Sheriffs Office	WV State Police, Cities of Parkersburg, Vienna and Williamstown	Federal, State, County and Local
Periodically review fire and rescue service areas to maintain appropriate response times.	Ongoing	Wood County Office of Emergency Management	Cities of Parkersburg, Vienna and Williamstown and other volunteer fire departments	County and Local Governments
Monitor fire and rescue volunteer levels and training to ensure adequacy. Consider incentives and other initiatives to increase the number of volunteers.	Ongoing	Wood County Office of Emergency Management	Cities of Parkersburg, Vienna and Williamstown and other volunteer fire departments	N/A
Provide sufficient funding for fire and rescue equipment purchases and maintenance.	High Ongoing	Wood County Commission	Cities of Parkersburg, Vienna and Williamstown and other volunteer fire departments	County and Local Governments and Volunteers Fire Departments
Provide additional EMS stations on U.S Route 50 East of Parkersburg, along Route 14 in the Mineral Wells/Elizabeth area and on Route 68 in Lubeck that would also serve the Pond Creek area	Low	Wood County Commission	Camden Clark and St. Joseph's Hospitals	County and Hospitals
Increase ambulance services fees to cover short term and long term additional costs for an expanding system.	Medium	Camden Clark and St. Joseph's Hospitals	Wood County Commission and Cities of Parkersburg, Vienna and Williamstown	N/A
Develop a partnership among the hospitals, county, volunteer fire departments and local municipalities (Parkersburg, Vienna & Williamstown) to insure the best possible delivery of EMS services to the resident of Wood County.	Medium	Wood County Commission	Cities of Parkersburg, Vienna and Williamstown, Camden Clark and St. Joseph's Hospitals, and local volunteer fire departments	N/A

WOOD COUNTY COMPREHENSIVE PLAN

Community Facilities Plan - Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Ensure that police, fire and EMS have current Homeland Protection training	Medium Ongoing	Wood County Office of Emergency Management	Wood County Sheriff, WV State Police, Cities and Volunteer Fire Departments	County, Cities, State and FEMA
Provide information to county residents and officials regarding disaster planning and management	Medium Ongoing	Wood County Office of Emergency Management	Cities and Volunteer Fire Departments	County, Cities, State and FEMA
Update the Wood County Emergency Operations Plan that is coordinated with law enforcement, fire services, emergency management and other federal, state and local agencies	Medium	Wood County Office of Emergency Management	Wood County Sheriff, WV State Police, Cities and Volunteer Fire Departments and other federal and state agencies	FEMA
Educational Facilities				
Ensure adequate educational facilities in Wood County by supporting improvements proposed by the Wood County Board of Education, WVU-P, Ohio Valley University and others.	Ongoing	Wood County Board of Education	WVU-Parkersburg, Ohio Valley University	State of West Virginia, Wood County Board of Education, West Virginia University, Ohio Valley University
Health Care Facilities				
Both Camden Clark Memorial Hospital and St. Joseph's Hospital will need to continually review their needs to expand to meet the acute care demands of a growing and aging Wood County and surrounding region.	Ongoing	Camden Clark & St. Joseph's Hospital	County and Cities Planning Commissions	N/A

COMMUNITY FACILITIES AND SERVICES PLAN

Community Facilities Plan - Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Develop new medical facilities in a manner that is consistent with the Future Land Use Plan, i.e. locate public and institutional uses in projected growth areas.	Ongoing	Camden Clark & St. Joseph's Hospitals	Planning Commissions in Parkersburg, Vienna and Williamstown	N/A
Library Facilities and Services				
Replace the small South Parkersburg library facility with a new and larger facility (10,000 – 15,000 s.f.) to meet future demands.	High	Wood County Public Library System	City of Parkersburg & Wood County Commission	City of Parkersburg & Wood County Commission
Improve the City of Williamstown facility to meet the needs of Williamstown and surrounding area	Ongoing	Wood County Public Library System	City of Williamstown and Wood County Commission	City of Williamstown and Wood County Commission
Provide sufficient funding to the library system to meet capital expansion needs and annual operating needs.	Ongoing	Wood County Public Library System	Cities of Parkersburg & Williamstown and Wood County Commission	Cities of Parkersburg & Williamstown and Wood County Commission
Solid Waste Facilities and Services				
Provide increased opportunities for recycling	High	Wood County Solid Waste Authority	Wood County Commission, City of Williamstown, waste haulers and recyclers	Wood County Solid Waste Authority
Continue specialized recycling services	Ongoing	Wood County Solid Waste Authority	West Virginia Solid Waste Management Board and recyclers	Wood County Solid Waste Authority
Develop a Materials Recovery Facility (MRF) in Wood County	Medium	Wood County Solid Waste Authority	City of Parkersburg, waste haulers and recyclers	Wood County Solid Waste Authority & City of Parkersburg
Update the Wood County Solid Waste Management Plan	High	Wood County Solid Waste Authority	Cities, waste haulers, recyclers and West Virginia Solid Waste Management Board	Wood County Solid Waste Authority & West Virginia Solid Waste Management Board

WOOD COUNTY COMPREHENSIVE PLAN

Community Facilities Plan - Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Develop education program for the schools	Medium	Wood County Solid Waste Authority	Wood County Board of Education	Wood County Solid Waste Authority
Public Water and Sewer Facilities and Services				
Expand water services consistent with the Future Land Use Plan	Ongoing	Public Service Water and Sewer Districts	Wood County Commission	Public Service Water and Sewer Districts
Develop a source water protection plan	High	Public Service Water and Sewer Districts	Wood County Commission	Public Service Water and Sewer Districts & Wood County Commission
Prepare and update a county-wide water supply plan	Medium	Public Service Water and Sewer Districts	Wood County Commission	Public Service Water and Sewer Districts & Wood County Commission
Expand wastewater services consistent with the Future Land Use Plan	Ongoing	Public Service Water and Sewer Districts	Wood County Commission	Public Service Water and Sewer Districts
Provide improved management of on-lot wastewater systems in the County	Ongoing	WV Department of Health and Human Services	Wood County Commission & Public Service Districts	Public Service Water and Sewer Districts, WV Department of Health and Human Services & Wood County Commission
Prepare a county wide sewage facilities plan	Medium	Public Service Water and Sewer Districts	Wood County Commission	Public Service Water and Sewer Districts & Wood County Commission
Parks and Recreation Facilities				
Provide for the Future Needs of Mountwood Park	Ongoing	Wood County Parks and Recreation Commission	Wood County Commission	Wood County Parks and Recreation Commission & Wood County Commission

COMMUNITY FACILITIES AND SERVICES PLAN

Community Facilities Plan - Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Coordinate the activities of the various parks and recreation providers in Wood County	High	Wood County Commission	Wood County Parks and Recreation Commission, Fort Boreman Historic Park Commission, Mid-Ohio Valley Regional Airport & Wood County Recreation Commission	Wood County Parks and Recreation Commission, Fort Boreman Historic Park Commission, Mid-Ohio Valley Regional Airport & Wood County Recreation Commission & Wood County Commission
Assess demands and prepare a County-wide parks and recreation plan	Ongoing	Wood County Commission	Wood County Parks and Recreation Commission, Fort Boreman Historic Park Commission, Mid-Ohio Valley Regional Airport & Wood County Recreation Commission	Wood County Parks and Recreation Commission, Fort Boreman Historic Park Commission, Mid-Ohio Valley Regional Airport & Wood County Recreation Commission & Wood County Commission
Provide parks that are accessible to Wood County population centers	Ongoing	Wood County Commission	Cities of Parkersburg, Vienna and Williamstown	County, Cities and Developers
Provide access and opportunities along the Little Kanawha and Ohio Rivers	Ongoing	Wood County Commission	Cities of Parkersburg, Vienna and Williamstown	County, Cities and Developers
Develop a dedicated stream of funding for park acquisition	Ongoing	Wood County Commission	Cities of Parkersburg, Vienna and Williamstown	County, Cities and Developers
Promote private development of specialized recreational services such as golf, bowling, mini golf, arcades	Ongoing	Private enterprise	Wood County Commission, Wood County Planning Commission & Cities of Parkersburg, Vienna and Williamstown	Private developers and owners
Provide greenways and hiking trails	Ongoing	Wood County	Wood County Parks and Recreation Commission, Fort Boreman Historic Park Commission, Mid-Ohio Valley Regional Airport & Wood County Recreation Commission	County, Cities and WV Department of Natural Resources

WOOD COUNTY COMPREHENSIVE PLAN

Community Facilities Plan - Proposed Strategies	Priority	Lead Organization	Partners	Funding Sources
Develop recreational activities in conjunction with Wood County Schools	Ongoing	Wood County Board of Education	Wood County Commission & Wood County Recreation Commission	County and Board of Education

5 Consistency and Interrelationships of the Plan Elements

Chapter 8A – Land Use Planning of the West Virginia Code states that one of the purposes of the comprehensive plan is to “Ensure that the elements of the comprehensive plan are consistent”. It is important to recognize in the planning process that most planning elements are dependent upon other elements in the plan. This chapter summarizes the interrelationships of the various plan elements in the Wood County Comprehensive Plan. These interrelationships show how one planning element is dependent upon others to achieve implementation and success with the recommended planning strategies. This chapter also portrays how other planning efforts in the county have been taken into account to ensure consistency with planning goals and objectives. The following examples of the interrelationships of the plan elements are provided as well as where consistency has occurred.

- The policy of establishing growth areas is based upon the availability of public sewer and water and other infrastructure to support the new and expanded growth areas.
- Commercial, industrial and residential development is encouraged to occur in areas served by existing infrastructure which will provide greater efficiency and effectiveness of public service delivery and management.
- Amendments to the county’s current subdivision regulations will bring the ordinance into compliance with Chapter 8A of the West Virginia Code and provide the tools the county needs to influence the location of development and influence how that development will look
- Annexation of areas in the county by any of the cities needs to be coordinated with the county and take into account the availability of public services.
- Efforts to create greater housing diversity in the county will provide more choices for housing type and value which in turn will provide greater opportunities for different income groups and young families.
- Affordable housing needs to be incorporated into new and rehabilitated housing development in the county so that new development reaches out to a wide range of county residents.
- Economic development in the community will stimulate housing growth and opportunities and provide additional vitality for cultural activities and events.
- Economic development will also provide the jobs that will retain young people in the community and attract others to the region.

WOOD COUNTY COMPREHENSIVE PLAN

- Education is a basic component in the county which strengthens the workforce and provides a trained and flexible workforce that will attract new businesses and retain current employers.
- Consolidation of public services in the county can reduce cost and make the county more attractive to potential new businesses and employers.
- Preservation of the county's agricultural lands, open spaces and sensitive natural areas will allow the continued enjoyment of the county's recreational resources, scenic landscapes and sensitive flora and fauna.
- The Comprehensive Plan is consistent with the region's long range transportation plan, by incorporating the recommendations of that Plan into the County Comprehensive Plan.
- The Comprehensive Plan is compatible with the Mid-Ohio Valley Regional Airport Master Plan.
- The Comprehensive Plan is consistent with the City of Parkersburg Comprehensive Plan and with the Cities of Vienna and Williamstown Comprehensive Plans which have been prepared concurrently with the county plan.
- The Comprehensive Plan also recognizes the major impact of the new US 50 (Corridor D) and has incorporated recommendation on managing land use at the intersections that are located in the County.
- The Comprehensive Plan has established growth areas that are consistent with current growth patterns and the availability of public sewer and water.

6 Implementation Schedule

The following chart outlines the tentative implementation schedule for the various action strategies in the comprehensive plan. This timetable may change as the County Planning Commission and the County Commission review the plan and monitor the results of implemented strategies.

	2007-09	2010-2012	2013-2015	2016-2018	2019-2020
Housing Plan Strategies					
Provide techniques and tools that will increase the availability of affordable housing in Wood County.					
Adopt smart growth techniques and inclusionary housing tools such as linking housing to jobs and transportation and housing revitalization that will improve the availability of affordable housing in Wood County communities.					
Create a diversity of housing by providing for different housing styles, growing the rental market and providing housing directed at segments of the population such as seniors and young people searching for housing.					
Encourage reinvestment and rehabilitation to stimulate neighborhood revitalization and preservation					
Provide programs, regulations and incentives that will encourage both the public and private sectors to support and develop affordable housing for the residents of Wood County					
Develop housing around the WVU-Parkersburg Campus					
Use a combination of tools to preserve existing neighborhoods, including property maintenance codes and streetscape improvements					
Expand financial assistance programs for first time home buyers and low to moderate income families searching for affordable housing.					
Natural Resources Plan Strategies					
Add an "Environmental Stewardship" page to the Wood County website.					

WOOD COUNTY COMPREHENSIVE PLAN

	2007-09	2010-2012	2013-2015	2016-2018	2019-2020
Facilitate the establishment of a River Front Task Force to develop an overall vision for the county's waterfront.					
Review and update the county's subdivision and land development ordinance to ensure it encourages development that is sensitive to the natural environment.					
Develop and implement a County-wide Stormwater Ordinance.					
Consider using financial or other incentives, such as Tax Increment Financing (TIF), to encourage the redevelopment of old manufacturing and other facilities instead of opening up new areas to development.					
Encourage residents to volunteer at the Ohio River Islands Wildlife Refuge					
Economic Development Plan Strategies					
Support the growth and development of WVU-Parkersburg and the Ohio Valley University					
Work with WVU-Parkersburg to develop a satellite campus/building in downtown Parkersburg.					
Support the Wood County Board of Education as they implement their \$60 Million improvement program.					
Work closely with the Cities of Parkersburg, Vienna and Williamstown to organize a Riverfront Development Task Force					
Support and promote efforts to continue the re-development of downtown Parkersburg as the cultural and governmental center of the county.					
Promote the growth and development of the Mid-Ohio Valley Regional Airport by ensuring that the airport's hazard zones are protected from inappropriate development.					
Provide financial and technical support for local efforts to revitalize the downtown areas.					

IMPLEMENTATION SCHEDULE

	2007-09	2010-2012	2013-2015	2016-2018	2019-2020
Encourage new development to locate in existing downtown areas rather than opening up new land					
Work with the Parkersburg/Wood County Convention and Visitors Bureau to implement the recommendations of their recently completed Tourism Research Study.					
Ensure adequate sites are available to support new polymer and related businesses within the zone.					
Continue the County Commission's membership in the PAZ and work with the Wood County Development Authority to assist with PAZ development projects.					
Adequately fund and promote Mountwood, Fort Boreman, and Veterans Parks					
Promote and support the services provided by the West Virginia Small Business Development Center located at WVU-Parkersburg and the Cooperative Extension Service					
Work with surrounding communities to further investigate the feasibility of developing a regional, multi-use facility that would host live entertainment, exhibitions, shows, and possibly even sporting events.					
Cultural and Historic Resources Plan Strategies					
Prioritize Historic Preservation in Wood County as part of an overall community and economic development strategy.					
Include a Historic Preservation page on the county's website to raise public awareness about the value of historic and cultural resources and the need to maintain and protect them.					
Work closely with the CVB and others to implement the recommendations of the recently completed Comprehensive Travel and Tourism Research study.					
Encourage property owners and developers to protect and enhance historic properties by providing incentives such as tax credits or streamlined review processes.					

WOOD COUNTY COMPREHENSIVE PLAN

	2007-09	2010-2012	2013-2015	2016-2018	2019-2020
Future Land Use Plan Strategies					
Encourage residential, commercial, and industrial development to locate within or adjacent to the Cities/Town Centers in the County.					
Create industrial investment centers in order to focus limited development resources					
Develop and provide appropriate land use management tools to guide future land uses at the interchanges on I-77 and the new section of Corridor D (US 50)					
Plan for managed growth and development in the Mineral Wells and Pettyville areas.					
Update the Wood County Subdivision and Land Development Ordinances					
Develop land use management implementation tools					
Develop an "Annexation Checklist" to better coordinate and plan for annexation initiatives in the county.					
Transportation Plan Strategies					
Work with Triple-W to implement projects recommended in the 2003 Long Range Multimodal Transportation Plan.					
Ensure that land uses around the airport, particularly in the Runway Protection Zone, are appropriate and do not interfere with aircraft landings.					
Prioritize transportation and signage improvements that improve access, relationship and visibility of the airport to I-77.					
Preserve right of way for South Vienna Connector.					
Implement Access Management techniques along Grand Central Avenue in North Parkersburg and Vienna as part of an overall plan for improving safety, as well as creating a distinct sense of place along the corridor.					

IMPLEMENTATION SCHEDULE

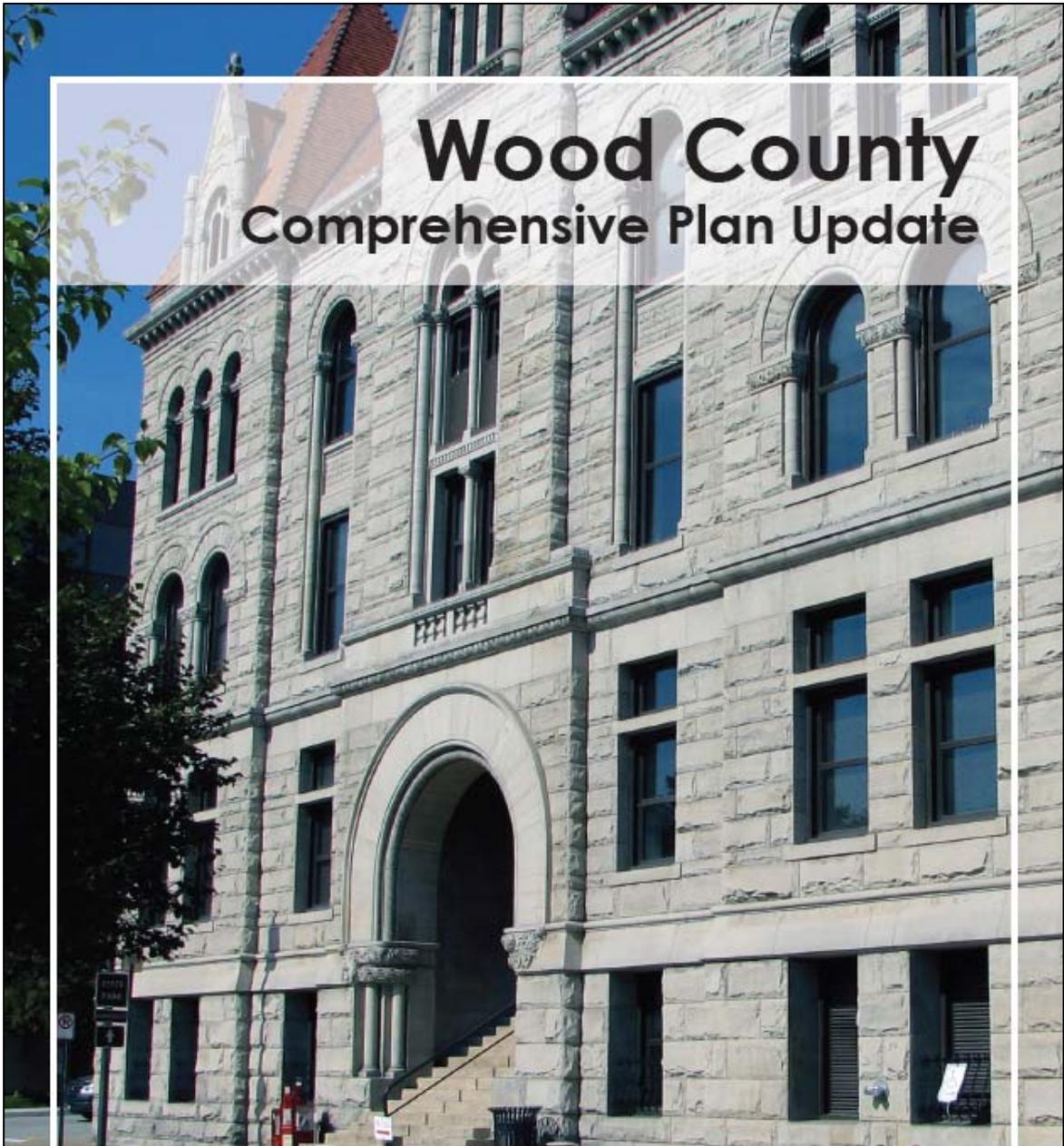
	2007-09	2010-2012	2013-2015	2016-2018	2019-2020
Community Facilities and Services Plan Strategies					
Public Safety					
Periodically review police staffing levels and response times to maintain sufficient number of officers relative to population growth and distribution.					
Periodically review fire and rescue service areas to maintain appropriate response times.					
Monitor fire and rescue volunteer levels and training to ensure adequacy. Consider incentives and other initiatives to increase the number of volunteers.					
Provide sufficient funding for fire and rescue equipment purchases and maintenance.					
Provide additional EMS stations on U.S Route 50 East of Parkersburg, along Route 14 in the Mineral Wells/Elizabeth area and on Route 68 in Lubeck that would also serve the Pond Creek area					
Increase ambulance services fees to cover short term and long term additional costs for an expanding system.					
Develop a partnership among the hospitals, county, volunteer fire departments and local municipalities (Parkersburg, Vienna & Williamstown) to insure the best possible delivery of EMS services to the resident of Wood County.					
Ensure that police, fire and EMS have current Homeland Protection training					
Provide information to county residents and officials regarding disaster planning and management					
Update the Wood County Emergency Operations Plan that is coordinated with law enforcement, fire services, emergency management and other federal, state and local agencies					
Education					
Ensure adequate educational facilities in Wood County by supporting improvements proposed by the Wood County Board of Education, WVU-P, Ohio Valley University and others.					

WOOD COUNTY COMPREHENSIVE PLAN

	2007-09	2010-2012	2013-2015	2016-2018	2019-2020
Health Care Facilities					
Both Camden Clark Memorial Hospital and St. Joseph's Hospital will need to continually review their needs to expand to meet the acute care demands of a growing and aging Wood County and surrounding region.					
Develop new medical facilities in a manner that is consistent with the Future Land Use Plan, i.e. locate public and institutional uses in projected growth areas.					
Library Facilities and Services					
Replace the small South Parkersburg library facility with a new and larger facility (10,000 – 15,000 s.f.) to meet future demands.					
Improve the City of Williamstown facility to meet the needs of Williamstown and surrounding area					
Provide sufficient funding to the library system to meet capital expansion needs and annual operating needs.					
Solid Waste Facilities and Services					
Provide increased opportunities for recycling					
Continue specialized recycling services					
Develop a Materials Recovery Facility (MRF) in Wood County					
Update the Wood County Solid Waste Management Plan					
Develop education program for the schools					
Public Water and Sewer Facilities and Services					
Expand water services consistent with the Future Land Use Plan					
Develop a source water protection plan					

IMPLEMENTATION SCHEDULE

	2007-09	2010-2012	2013-2015	2016-2018	2019-2020
Prepare and update a county-wide water supply plan					
Expand wastewater services consistent with the Future Land Use Plan					
Provide improved management of on-lot wastewater systems in the County					
Prepare a county wide sewage facilities plan					
Parks and Recreation Facilities					
Provide for the Future Needs of Mountwood Park					
Coordinate the activities of the various parks and recreation providers in Wood County					
Assess demands and prepare a County-wide parks and recreation plan					
Provide parks that are accessible to Wood County population centers					
Provide access and opportunities along the Little Kanawha and Ohio Rivers					
Develop a dedicated stream of funding for park acquisition					
Promote private development of specialized recreational services such as golf, bowling, mini golf, arcades					
Provide greenways and hiking trails					
Develop recreational activities in conjunction with Wood County Schools					



Appendices –

Technical Background Studies and Mapping

Visioning Summary

Chapter 1 Demographic Profile

Introduction

As part of the planning process, it is important to review and analyze the county’s population characteristics. A quantitative analysis of population characteristics is needed to make reasonable projections for future population growth and needs. Future residential, recreational, commercial, industrial, and infrastructure needs are directly related to the population to be served.

A note about Census Bureau data – The Census Bureau has two summary files of the 1990 and 2000 Census data. Both are used in this profile. Summary File 1 (STF1) is a 100 percent count of the population and is based on the short form sent to every household. Summary File 3 (STF3) is based on the “long form”, which was sent to one in six households. Thus, there may be some discrepancy between the figures.

Historic and Current Population

According to the US Census Bureau, Wood County has grown at a slow pace over the last 15 years, commensurate with West Virginia as a whole (See Table 1-1). Between 1990 and 2005, population increased by 132 persons, a 0.2% increase as compared to West Virginia’s slightly higher rate of 1.3%. This slow change is also reflected in most of the surrounding counties, with only Wirt County experiencing growth greater than 10%. Within the region, population increases in Jackson, Ritchie, and Wirt Counties were offset by population losses in Calhoun, Pleasants, Tyler, and Washington Counties. Of note, Wood County is estimated to have lost 939 residents between 2000 and 2005. Only Wood and Washington Counties are projected to have sustained population loss since 2000 after growing in the previous decade.

Table 1-1 - Population Growth 1990 - 2005

	Total Population			Change 1990 - 2000		Estimated Change 2000-2005		Total Estimated Change 1990 - 2005	
	1990	2000	2005 Estimate	#	%	#	%	#	%
Wood County, WV	86,915	87,986	87,047	1,071	1.2	-939	-1.1	132	0.2
United States	248,709,873	281,421,906	296,410,404	32,712,033	13.2	14,988,498	5.3	47,700,531	19.2
West Virginia	1,793,477	1,808,344	1,816,856	14,867	0.8	8,512	0.5	23,379	1.3
Calhoun County, WV	7,885	7,582	7,387	-303	-3.8	-195	-2.6	-498	-6.3
Jackson County, WV	25,938	28,000	28,403	2,062	7.9	403	1.4	2,465	9.5
Pleasants County, WV	7,546	7,514	7,376	-32	-0.4	-138	-1.8	-170	-2.3
Ritchie County, WV	10,233	10,343	10,540	110	1.1	197	1.9	307	3.0
Tyler County, WV	9,796	9,592	9,340	-204	-2.1	-252	-2.6	-456	-4.7
Wirt County, WV	5,192	5,873	5,896	681	13.1	23	0.4	704	13.6
Washington County, OH	62,254	63,251	62,210	997	1.6	-1,041	-1.6	-44	-0.1

Source: US Census Bureau; 1990, 2000; STF 1

Place of Residence

Census data also provides insight into the migration patterns of the area’s residents. In 2000, less than 60% of Wood County residents lived in the same house as they did in 1995, as shown in Table 1-2. This rate was lower than for any comparison county and West Virginia as a whole. Of those who moved, almost 70 percent remained in Wood County. This helps to explain the 5 percent growth in the county’s housing stock between 1990 and 2000 (see the Housing Profile), while the total population growth was less than one percent.

Table 1-2 – Place of Residence 1995 and 2000

	Total:	Same house in 1995		Different house in 1995					
		#	%	Total		Same county		Different county, same state	
				#	%	#	%	#	%
Wood County, WV	82,863	49,488	59.7	33,375	40.3	22,875	68.5	3,540	10.6
United States	262,375,152	142,027,478	54.1	120,347,674	45.9	65,435,013	54.4	25,327,355	21.0
West Virginia	1,706,931	1,081,045	63.3	625,886	36.7	358,912	57.3	120,153	19.2
Calhoun County,	7,199	5,050	70.1	2,149	29.9	1,024	47.7	485	22.6
Jackson County,	26,323	16,585	63.0	9,738	37.0	5,685	58.4	2,314	23.8
Pleasants County,	7,068	4,545	64.3	2,523	35.7	1,367	54.2	708	28.1
Ritchie County, WV	9,772	6,724	68.8	3,048	31.2	1,785	58.6	714	23.4
Tyler County, WV	9,092	6,058	66.6	3,034	33.4	1,456	48.0	987	32.5
Wirt County, WV	5,552	3,434	61.9	2,118	38.1	1,042	49.2	780	36.8
Washington County,	59,540	38,262	64.3	21,278	35.7	12,904	60.6	3,275	15.4

Source: US Census Bureau

Population Density

Population density may be defined as the total population of a municipality in relation to its total land area, and is usually expressed as persons per square mile. Wood County had a much higher population density than any other county in the comparison area, 239.6 persons per square mile. This is primarily due to the three urban areas of Parkersburg, Vienna, and Williamstown. Each of the comparison counties also had a population density lower than for West Virginia as a whole. Ritchie County had the lowest density with 22.8 persons per square mile.

Table 1-3 - Population Density - 2000

Geographic area	2000 Population	Land Area (sq. mi.)	Population Density
West Virginia	1,808,344	24,077.73	75.1
Wood County	87,986	367.29	239.6
Pleasants County	7,514	130.73	57.5
Wirt County	5,873	232.99	25.2
Tyler County	9,592	257.56	37.2
Ritchie County	10,343	453.51	22.8
Calhoun County	7,582	280.62	27
Jackson County	28,000	465.79	60.1

Source: US Census Bureau

Age Distribution

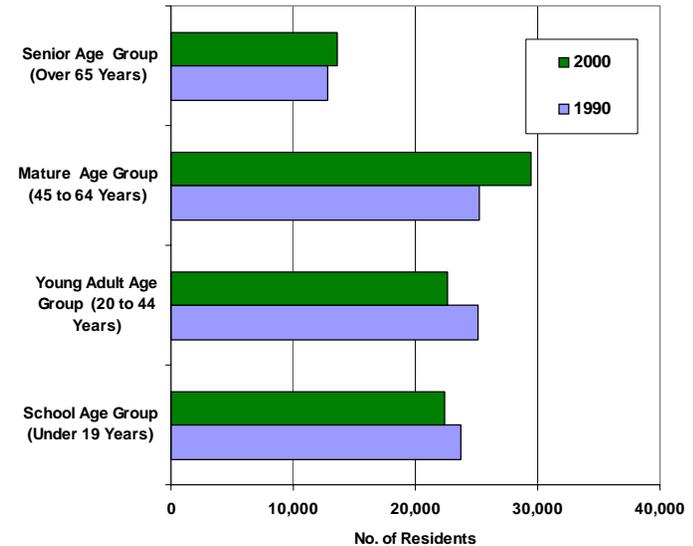
A key factor that can affect an area's future population growth, as well as determine the type of services needed, is the distribution of the total population according to age and gender. Different age groups have different public service needs that should be considered. Generally speaking, the age group ranging from 20 to 44 years of age includes persons most frequently engaged in new household formation and is also the prime childbearing age group. The age group ranging from 25 to 44 years comprises the local labor

force, is most frequently engaged in home buying or building, and is usually highly mobile and active in community functions. The mature labor force, 45 to 65, tends to be more settled and at the height of their earning power, while people 65 years and older are generally characterized by limited purchasing power, an increased demand for health and public transit services, and special recreation requirements. Four age groups were used for this analysis; School Age (Under 20 years of age), Young Adult (20-39 years of age), Mature (40-64 years of age), and Senior (65 years of age and above).

Figure 1-1 illustrates the distribution of Wood County's residents by age group, as well as the change in each between 1990 and 2000. As is common throughout the country, Wood County is aging. The Mature and Senior Age groups grew between 1990 and 2000, while the School Age and Young Adult groups lost population. The Mature group grew by 16.8%, as compared to a 1.2% population increase in the county as a whole during that period (see Table 1-1).

Figure 1-1

Change in Age Groups, Wood County 1990 - 2000
Source: US Census Bureau



Chapter 1 Demographic Profile

Among the neighboring communities, only Wirt County had population growth in all four age groups, while most communities had population loss in School Age and Young Adult groups and gains in Mature and Senior groups.

Median age trends illustrated in Table 1-4 emphasize West Virginia's aging population. The state has one of the oldest median populations in the country, and Wood County, with a median age of 39.3, reflects that fact. The comparison counties also have high median ages. Calhoun County has the highest median age, at 41.3 years old, while Wirt County has the lowest median age, at 37.9 years old.

Median age has risen in every comparison area. Wood County's median age has increased by 3.3 years, less than other areas. Calhoun County has the largest change, at 5.7 years. All other areas had an increase of 3.5 – 4.5 years.

Table 1-4 - Change in Median Age 1990 -2000

Geography	Median Age		Change in Median Age 1990 - 2000
	1990	2000	
Wood County, WV	36.0	39.3	3.3
West Virginia	35.3	38.9	3.6
Calhoun County, WV	35.6	41.3	5.7
Jackson County, WV	35.6	38.8	3.2
Pleasants County, WV	34.9	38.9	4.0
Ritchie County, WV	36.4	39.9	3.5
Tyler County, WV	36.3	40.8	4.5
Wirt County, WV	34.3	37.9	3.6
Washington County, OH	34.6	39.1	4.5

Source: US Census Bureau

Gender Distribution

The ratio of males to females in Wood County rose slightly between 1990 and 2000. However, a look at the data shows that men were a lower proportion of Wood County's population than that found in any nearby county or West Virginia as a whole. As shown in Table 1-5, the ratio of males to females grew in all comparison areas. In Pleasants and Wirt Counties there were more men than women by 2000, though in both cases the difference was less than 10 persons. This shift in male-to-female ratio is notable for planning purposes mainly because of the difference in the life expectancies of men and women, which, in turn, translates into the different types of services needed for each as they age. According to the U.S. Census, in 2000, West Virginia's life expectancy rate was 77.7 years for females and 72.3 years for males.

Table 1-5 - Gender Distribution 1990 – 2000

	1990			2000		
	Male	Female	M/F Ratio	Male:	Female:	M/F Ratio
Wood County	41,346	45,569	0.91	42,246	45,740	0.92
West Virginia	861,536	931,941	0.92	879,170	929,174	0.95
Calhoun County	3,868	4,017	0.96	3,786	3,796	1.00
Jackson County	12,694	13,244	0.96	13,623	14,377	0.95
Pleasants County	3,668	3,878	0.95	3,760	3,754	1.00
Ritchie County	4,969	5,264	0.94	5,070	5,273	0.96
Roane County	7,446	7,674	0.97	7,645	7,801	0.98
Tyler County	4,805	4,991	0.96	4,686	4,906	0.96
Wirt County	2,543	2,649	0.96	2,939	2,934	1.00
Washington County, OH	30,004	32,250	0.93	30,750	32,501	0.95

Source: US Census Bureau

Chapter 1 Demographic Profile

Ethnic Composition

The population of Wood County and the nearby counties identified themselves almost exclusively as white. Wood and Washington Counties reported as the most diverse counties, with only 2.7% of respondents identifying as non-white. The remaining counties had 98 and 99 percent of respondents identifying themselves as White. All counties, including Wood County, had a lower percentage of minorities than West Virginia as a whole, which reported 5.0% minority respondents.

Educational Attainment

Table 1-6 compares the educational attainment level of the 25 year and older population between 1990 and 2000. This information gives an indication of the skills and abilities of the local labor force and, in turn, their ability to compete in the labor market. The data shows a dramatic rise in educational attainment levels over a ten-year period, in both Wood County and in comparison areas. Wood County saw increases in populations with Associate degrees (11.1%), Bachelor's degrees (18.3%), and Graduate or professional degrees (19.0%), though this increase was not as high as in West Virginia as a whole. The number of people with Graduate and professional degrees rose 68.9 percent in Calhoun County, the largest increase in any educational attainment category. Sporadic losses in some educational attainment milestones were seen in Tyler and Wirt Counties.

Table 1-6 - Educational Attainment

	Total Population 25 Years and older			Some college, no degree			Associate degree			Bachelor's degree			Graduate or professional degree		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Wood County	57,988	60,697	4.7	10,174	13,157	29.3	3,390	3,766	11.1	4,952	5,856	18.3	2,852	3,394	19.0
West Virginia	1,171,766	1,233,581	5.3	155,089	205,025	32.2	44,509	53,448	20.1	88,136	109,651	24.4	56,382	73,309	30.0
Calhoun County	5,160	5,283	2.4	507	595	17.4	124	110	-11.3	228	285	25.0	122	206	68.9
Jackson County	17,017	19,074	12.1	2,508	3,784	50.9	777	1,037	33.5	949	1,535	61.7	523	832	59.1
Pleasants County	4,950	5,121	3.5	534	806	50.9	202	254	25.7	247	313	26.7	172	182	5.8
Ritchie County	6,834	7,177	5.0	775	1,249	61.2	305	375	23.0	278	335	20.5	130	176	35.4
Tyler County	6,451	6,749	4.6	871	1,203	38.1	259	290	12.0	381	366	-3.9	202	208	3.0
Wirt County	3,383	3,944	16.6	372	556	49.5	150	135	-10.0	176	275	56.3	94	114	21.3
Washington County, OH	40,411	42,770	5.8	6,082	8,256	35.7	2,336	3,041	30.2	3,586	4,015	12.0	1,760	2,418	37.4

Source: US Census Bureau

Income and Poverty Levels

Income

The income levels of an area usually reflect educational levels. They also reflect the relative influence of an area, as well as its ability to provide needed public facilities and utilities. Median Household and Per Capita Income statistics enumerated by the U.S. Census Bureau for West Virginia, Wood County, and for the comparison counties are presented in Table 1-7 and Table 1-8, respectively. The U.S. Bureau of Labor Statistics' Consumer Price Index (CPI) was used to adjust reported 1989 income levels for inflation to 1999 dollars. The CPI is a measure of the average change in prices over

time for a market basket of goods and services and is 1.34 for the 1989 to 1999 time frame.

As shown in Table 1-7, the adjusted median household income for Wood County decreased slightly, from \$33,716 to \$33,285. It was the only evaluated county to experience a loss in real income between 1989 and 1999. However, Wood County had the second highest median income of the evaluated counties, and the highest in West Virginia. Income growth was paced by Wirt County, which had an increase of 35.4%, while real income was paced by Washington County, at \$34,275. Calhoun County, which had a moderate income increase, had a median income far below all other evaluated areas, at \$21,578. This is barely half the national level of \$41,994.

Table 1-7 - Median Household Income - 1989 - 1999

Municipality	Census Reported 1989 Median Household Income	Inflated 1989 Median Household Income to 1999 Dollars (1)	Census Reported 1999 Median Household Income	Real Growth in Median Household Income (%Change)
Wood County, WV	\$25,161	\$33,716	\$33,285	-1.3
United States	\$30,056	\$40,275	\$41,994	4.3
West Virginia	\$20,795	\$27,865	\$29,696	6.6
Calhoun County, WV	\$14,496	\$19,425	\$21,578	11.1
Jackson County, WV	\$21,655	\$29,018	\$32,434	11.8
Pleasants County, WV	\$20,910	\$28,019	\$32,736	16.8
Ritchie County, WV	\$17,333	\$23,226	\$27,332	17.7
Tyler County, WV	\$20,360	\$27,282	\$29,290	7.4
Wirt County, WV	\$16,951	\$22,714	\$30,748	35.4
Washington County, OH	\$24,456	\$32,771	\$34,275	4.6

Source: U.S. Census Bureau, STF3 Table P080

(1) U.S. Northeast urban average inflation index from 1989 to 1999 equals 1.34

Chapter 1 Demographic Profile

Table 1-8 presents the per capita income comparisons for the area. All evaluated municipalities experienced real growth in per capita income between 1989 and 1999, and at a rate that outpaced the nation as a whole. Per capita income in Wood County increased by 12.3%, though the rate was exceeded by each comparison county and West Virginia as a whole. However, Wood County had the second highest per capita income amongst comparison counties, and the highest in West Virginia. Income growth rate was paced by Wirt County (28.0%), while real income was led by Washington County (\$18,082).

Table 1-8 - Per Capita Income - 1989 - 1999

Municipality	1989 Per Capita Income (Unadjusted)	1989 Per Capita Income in 1999 Dollars	1999 Per Capita Income	Percent Change in Per Capita Income
Wood County, WV	\$12,011	\$16,095	\$18,073	12.3
United States	\$14,420	\$19,323	\$21,587	11.7
West Virginia	\$10,520	\$14,097	\$16,477	16.9
Calhoun County, WV	\$7,223	\$9,679	\$11,491	18.7
Jackson County, WV	\$9,832	\$13,175	\$16,205	23.0
Pleasants County, WV	\$9,958	\$13,344	\$16,920	26.8
Ritchie County, WV	\$9,117	\$12,217	\$15,175	24.2
Tyler County, WV	\$9,692	\$12,987	\$15,216	17.2
Wirt County, WV	\$8,163	\$10,938	\$14,000	28.0
Washington County, OH	\$11,438	\$15,327	\$18,082	18.0

Source: US Census Bureau

Poverty Levels

Table 1-9 and represent Census 2000 Poverty Level findings. Poverty status is determined by comparing a person's total family income with the poverty threshold appropriate for that person's family size and composition. Wood County had a slightly reduced poverty rate in 1999, down to 13.9% from

1989's rate of 14.1%. This reduction was significantly less than comparison areas. Calhoun County had the largest reduction from 32.0% in 1989 to 25.1% in 1999, though that is still the highest poverty rate in the comparison area. Not surprisingly, Wood County had the largest number of people below poverty level (11,979), followed by Washington County at 7,002.

Table 1-9 – Population below the Poverty Level, 1989 – 1999

	1989		1999	
	#	% of Total	#	% of Total
Wood County, WV	12,136	14.1%	11,979	13.9%
United States	31,742,864	13.1%	33,899,812	12.4%
West Virginia	345,093	19.7%	315,794	17.9%
Calhoun County, WV	2,514	32.0%	1,887	25.1%
Jackson County, WV	5,124	20.0%	4,207	15.2%
Pleasants County, WV	1,406	19.4%	992	13.7%
Ritchie County, WV	2,616	26.0%	1,956	19.1%
Tyler County, WV	1,786	18.3%	1,569	16.6%
Wirt County, WV	1,143	22.0%	1,138	19.6%
Washington County, OH	8,290	13.7%	7,002	11.4%

Source: US Census Bureau

Poverty status was also examined by age group, as shown in Table 1-10. Wood County has seen a rise in poverty rates in the under-18 age group and the 18 to 64 age group. Only Wood and Wirt Counties had poverty rate increases in these two age groups. Like all other comparison municipalities, Wood County had a sharp decline in poverty rates for the senior population.

Table 1-10 Poverty Status by Age Group

	Under 18 years			18 to 64 years			Over 65 years		
	1989	1999	% Change	1989	1999	% Change	1989	1999	% Change
Wood County, WV	3,940	4,142	5.1	6,151	6,716	9.2	2,045	1,121	-45.2
West Virginia	115,073	96,096	-16.5	186,826	188,143	0.7	43,194	31,555	-26.9
Calhoun County, WV	776	488	-37.1	1,294	1,090	-15.8	444	309	-30.4
Jackson County, WV	1,661	1,454	-12.5	2,727	2,390	-12.4	736	363	-50.7
Pleasants County, WV	487	322	-33.9	744	585	-21.4	175	85	-51.4
Ritchie County, WV	868	559	-35.6	1,375	1,183	-14.0	373	214	-42.6
Tyler County, WV	515	521	1.2	969	856	-11.7	302	192	-36.4
Wirt County, WV	339	374	10.3	601	659	9.7	203	105	-48.3
Washington County, OH	2,831	2,359	-16.7	4,355	3,747	-14.0	1,104	896	-18.8

Source: US Census Bureau

Introduction

Attractive housing and well maintained residential neighborhoods are one of the most important assets of any community. Good housing creates a sound tax base that will continue to appreciate in value and will assure that residents are living in an environment conducive to healthful and safe living.

The existing and future quality of housing is extremely important to the prosperity of Wood County. An analysis of existing housing conditions and projected population levels and characteristics is necessary when identifying housing needs for the future. Another important feature of the local housing market is the variety of housing types and prices. A variety of styles and prices provide housing opportunities for people interested in entering the housing market.

This chapter describes the existing housing types, conditions, vacancies and other factors that characterize the supply of housing in Wood County. Data from the U.S. Census Bureau, served as the primary sources of housing statistics; exceptions are noted.

Housing Unit Supply and Density Trends

Table 2-1 presents a housing unit trend analysis for Wood County, neighboring counties, West Virginia, and the United States.

The total number of housing units in Wood County increased by 3,614 units, or 10.0 percent, between 1980 and 2000. This growth rate is similar to that of West Virginia as a whole but significantly below most of the other nearby counties. Only in Pleasants County did the number of housing units grow more slowly (6.0 percent).

The pace of housing unit growth increased somewhat in Wood County during the 1990s, from 4.0 percent to 5.8 percent. This rate still lagged behind West Virginia and the other counties (except, again, Pleasants County, whose rate declined from 3.6 percent to 2.4 percent).

At the same time, Wood County added more housing units since 1980 than all of the nearby counties except Washington County, Ohio. It exceeded Washington County in the 1990s.

Table 2-1 Change in Housing Supply 1990 - 2000

Geographic Area	Total Housing Units			Change in Housing Units					
				1980-1990		1990-2000		1980-2000	
	1980	1990	2000	#	%	#	%	#	%
Wood County, WV	36,171	37,620	39,785	1,449	4.0	2,165	5.8	3,614	10.0
United States	88,410,627	102,263,678	115,904,641	13,853,051	15.7	13,640,963	13.3	27,494,014	31.1
West Virginia	747,992	781,295	844,623	33,303	4.5	63,328	8.1	96,631	12.9
Calhoun County, WV	3,187	3,446	3,848	259	8.1	402	11.7	661	20.7
Jackson County, WV	9,348	10,571	12,245	1,223	13.1	1,674	15.8	2,897	31.0
Pleasants County, WV	3,032	3,134	3,214	102	3.4	80	2.6	182	6.0
Ritchie County, WV	4,846	4,936	5,513	90	1.9	577	11.7	667	13.8
Wirt County, WV	2,022	2,795	3,266	773	38.2	471	16.9	1,244	61.5
Washington County, OH	23,960	25,752	27,760	1,792	7.5	2,008	7.8	3,800	15.9

Source: US Census Bureau

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Table 2-2 presents an analysis of trends in housing unit density for Wood County.

The housing unit density for Wood County in 2000 was 108.3 houses per square mile, a slight increase over the 1990 density of 102.4 houses per

square mile. Since Wood County has a substantial amount of urbanized area, this figure is significantly higher than for the other counties, West Virginia, and the U.S. as a whole. All of the other areas experienced a modest increase in housing unit density since 1990, however.

Table 2-2 Housing Density, Wood County 2002

Geographic area	Population	Housing Units	Area in square miles			Density per Square Mile	
			Total	Water	Land	Population	Housing
Wood County	87,986	39,785	376.94	9.65	367.29	239.6	108.3
United States	281,421,906	115,904,641	3,794,083.06	256,644.62	3,537,438.44	79.6	32.8
West Virginia	1,808,344	844,623	24,229.76	152.03	24,077.73	75.1	35.1
Calhoun County	7,582	3,848	280.64	0.02	280.62	27	13.7
Jackson County	28,000	12,245	471.59	5.8	465.79	60.1	26.3
Pleasants County	7,514	3,214	134.59	3.86	130.73	57.5	24.6
Ritchie County	10,343	5,513	453.58	0.07	453.51	22.8	12.2
Wirt County	5,873	3,266	234.83	1.85	232.99	25.2	14
Washington County	63,251	27,760	640.15	5	635.15	99.6	43.7

Source: US Census Bureau

Housing Occupancy and Vacancy Status

Occupied Units

Table 2-3 provides a housing occupancy and vacancy trend analysis for Wood County.

Owner-occupied units in Wood County increased by 1,406 units, or 5.6 percent, since 1990. Only Washington County with 1,553 units added more

such units among the counties in the same period. The growth rate for Wood County was lower, however, than any of the areas being compared except for Pleasants County. Wirt and Jackson Counties, in particular, exhibited growth rates of 20.2 percent and 16.5 percent, respectively.

Wood County's proportion of owner-occupied units remained essentially unchanged since 1990, at about 67 percent. This figure is within a few percentage points of the figure for most of the counties. Only Wirt County, at 56.5 percent, fell below the level of 60 percent owner-occupied housing.

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Renter-occupied units in Wood County increased by 698 units, or 7.8 percent, since 1990. The total increase is substantially higher than for any of the nearby counties, and the growth rate is only exceeded by Jackson County. Washington County saw a decrease of 52 renter-occupied units, or a decline of 0.9 percent, in the same period.

Wood County's proportion of renter-occupied housing grew slightly, by 0.5 percentage points, to 24.3 percent since 1990. This proportion is higher than for all of the nearby counties and West Virginia. This is particularly true for the more rural counties, where the figures range from 11.8 percent (Wirt County) to 18.4 percent (Jackson County). Further, all of the comparison areas showed a modest decrease in renter-occupied housing since 1990.

Table 2-3 Occupancy and Vacancy Analysis, Wood County 1990 - 2000

	Occupied								Vacant			
	Owner-occupied				Renter-occupied				1990	2000	Change	
	1990	2000	Change		1990	2000	Change				#	%
			#	%			#	%				
Wood County	25,200	26,609	1,409	5.6	8,968	9,666	698	7.8	3,452	3,510	58	1.7
United States	59,024,811	69,815,753	10,790,942	18.3	32,922,599	35,664,348	2,741,749	8.3	10,316,268	10,424,540	108,272	1.0
West Virginia	510,058	553,699	43,641	8.6	178,499	182,782	4,283	2.4	92,738	108,142	15,404	16.6
Calhoun County	2,284	2,422	138	6.0	694	649	-45	-6.5	468	777	309	66.0
Jackson County	7,559	8,803	1,244	16.5	2,086	2,258	172	8.2	926	1,184	258	27.9
Pleasants County	2,204	2,321	117	5.3	565	566	1	0.2	365	327	-38	-10.4
Ritchie County	3,142	3,418	276	8.8	786	766	-20	-2.5	1,008	1,329	321	31.8
Wirt County	1,579	1,898	319	20.2	363	386	23	6.3	853	982	129	15.1
Washington County	17,614	19,167	1,553	8.8	6,022	5,970	-52	-0.9	2,116	2,623	507	24.0

Source: US Census Bureau

Vacant Units

The vacancy rate serves as a measure of the housing market. Frank S. So states in his 1988 publication entitled, *The Practice of Local Government Planning*, "Vacancy is an important housing indicator because it indicates the degree of choice available. Too high a vacancy rate can be disastrous for owners trying to sell or rent. Too low a vacancy rate can force up prices. Vacancies between four and five percent are usually considered healthy (p. 377)."

The vacancy rate for Wood County declined slightly from 9.2 percent in 1990 to 8.8 percent in 2000. This rate is somewhat below the figures for Washington County, Jackson County, Pleasants County, West Virginia, and the U.S. as a whole. It is significantly below the figures for the remaining counties, which range from 16.3 percent to 30.1 percent.

Age of Housing Units

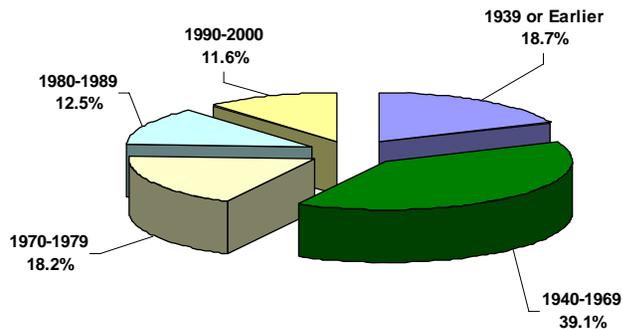
The age of a residential structure can be useful in evaluating its overall condition; specifically, in terms identifying electrical, heating and plumbing system upgrades.

Just 11.6 percent of Wood County’s housing units were built between 1990 and 2000, a lower proportion than for any of the other comparison areas. Wood County’s total number of newer units still exceeds those of the nearby counties, but it appears that residential construction in recent years has been shifting somewhat to other parts of the region.

Figure 2-2

Year Structure Built in Wood County

Source: US Census Bureau



Housing Utility Conditions

Almost 99 percent of housing units in Wood County have complete plumbing and kitchen facilities. This rate is about the same as for Washington County and the U.S. as a whole and somewhat higher than for West Virginia and the rest of the counties.

Most occupied housing units in Wood County use either utility gas (79.3 percent) or electricity (13.6 percent) for heating fuel. This mix is roughly comparable to most of the counties (although bottled, tank or LP gas is slightly more common in some). Jackson County, the state of West Virginia, and the U.S. as a whole show a more frequent use of electricity.

Housing Unit Design

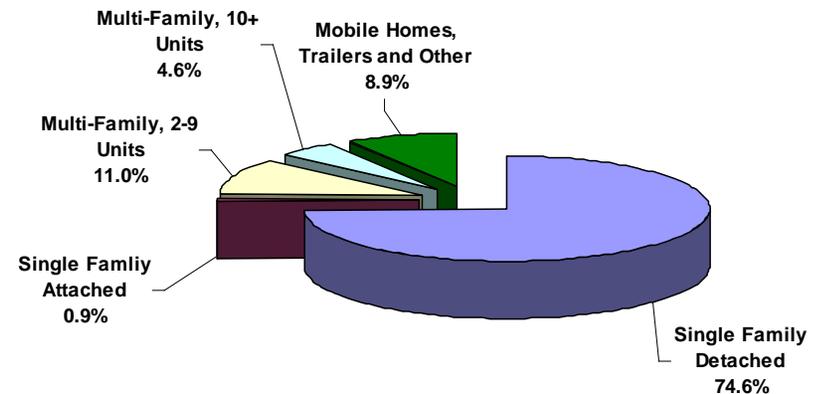
Almost three quarters of the housing units in Wood County are single family detached units. Multi-family housing units with two or more units per building make up 15.7 percent of the total, while mobile homes make up another 8.7 percent.

The neighboring counties and the state of West Virginia all have a somewhat lower proportion of single family detached housing units, significantly higher proportions of mobile homes, and significantly lower proportions of multi-family units.

Figure 2-1

Housing Types - Wood County, 2000

Source: US Census Bureau



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Average Household Size

The distribution of persons among all occupied housing units is an important index of general household sizes. Nationally, the average household size (i.e., persons per household) is declining, which is also true at the state and local levels in this analysis.

The average household size for Wood County was 2.39 persons in 2000, a decline from 2.52 persons in 1990. Wood County's figure is lower than all of the comparison areas. Further, the figures for the comparison counties and the state of West Virginia are all lower than the national average.

	Wood County	US	West Virginia	Calhoun County	Jackson County	Pleasants County	Ritchie County	Wirt County	Washington County, OH
2000									
Total	2.39	2.59	2.4	2.46	2.5	2.51	2.45	2.56	2.45
Owner occupied	2.46	2.71	2.47	2.53	2.56	2.51	2.5	2.53	2.5
Renter occupied	2.18	2.36	2.18	2.2	2.26	2.51	2.27	2.71	2.27
1990									
Total	2.52	2.63	2.55	2.64	2.66	2.62	2.57	2.67	2.57
Owner occupied	2.61	2.75	2.63	2.65	2.7	2.66	2.57	2.71	2.66
Renter occupied	2.26	2.42	2.33	2.63	2.51	2.46	2.57	2.48	2.31

Source: US Census Bureau

Housing Values

Housing serves as a store of wealth for both owners and landlords. Homeowners like to see the value of their homes increase; however, rising housing values may lead to increased assessment values, as well as make it more difficult for first time home buyers to find affordable housing. The price of housing in an area at a particular time, relative to the regional and state averages, is a relatively good measure of the recent economic health of the area and of local incomes.

The median value for homes in Wood County was \$77,500 in 2000. Just over half of homes in Wood County can be found in the \$50,000 to \$99,999 value range. Another 40.4 percent are below \$50,000 in value, while 23.4 percent of homes are in the \$100,000 to \$199,999 range. Homes valued at \$200,000 or more make up 5.1 percent of the total.

Washington, Jackson, Pleasants, and Wirt Counties and the state of West Virginia show a similar distribution of home values, while those in Calhoun and Ritchie Counties are somewhat lower. Nationwide, housing values are notably higher. Almost 60 percent of the homes across the country are valued above \$100,000.

Owner-Occupied Housing Unit Values

Table 2-4 provides a comparative analysis of owner-occupied and renter-occupied housing values for Wood County.

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During the 1990s, prices rose more slowly than they did in the 1980s because inflation was relatively lower. For example, the Consumer Price Index (CPI) for housing increased by 24.5 percent since 1990, nationwide.

Table 2-4 Comparison of Housing Values, 2000

	Wood County		United States		West Virginia		Calhoun County		Jackson County		Pleasants County		Ritchie County		Wirt County		Washington County, OH	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total:	22,025	100.0	55,212,108	100.0	392,928	100.0	936	100.0	5,131	100.0	1,333	100.0	1,749	100.0	809	100.0	13,487	100.0
Less than \$15,000	190	0.9	508,346	0.9	11,758	3.0	86	9.2	65	1.3	27	2.0	98	5.6	36	4.4	175	1.3
\$15,000 to \$29,999	966	4.4	1,352,803	2.5	29,702	7.6	141	15.1	119	2.3	47	3.5	294	16.8	83	10.3	536	4.0
\$30,000 to \$49,999	3,177	14.4	3,596,668	6.5	63,601	16.2	288	30.8	528	10.3	218	16.4	454	26.0	146	18.0	1,559	11.6
\$50,000 to \$69,999	4,771	21.7	5,562,916	10.1	80,379	20.5	211	22.5	1,367	26.6	266	20.0	371	21.2	239	29.5	2,899	21.5
\$70,000 to \$99,999	6,635	30.1	11,216,055	20.3	104,354	26.6	180	19.2	1,586	30.9	528	39.6	314	18.0	203	25.1	4,241	31.4
\$100,000 to \$149,999	3,722	16.9	13,110,384	23.7	62,302	15.9	19	2.0	856	16.7	192	14.4	175	10.0	64	7.9	2,770	20.5
\$150,000 to \$199,999	1,431	6.5	8,075,904	14.6	22,939	5.8	4	0.4	367	7.2	37	2.8	21	1.2	35	4.3	848	6.3
\$200,000 or more	1,133	5.1	11,789,032	21.4	17,893	4.6	7	0.7	243	4.7	18	1.4	22	1.3	3	0.4	459	3.4
Specified Owner-Occupied Values																		
Lower value quartile	55,200		78,100		48,000		30,600		61,000		53,900		31,700		40,900		57,500	
Median value	77,500		119,600		72,800		46,000		78,500		75,300		51,100		62,300		80,400	
Upper value quartile	108,600		185,000		103,200		65,600		109,900		92,400		76,300		87,000		111,200	
Specified Renter-Occupied Values																		
Lower contract rent quartile	256		361		218		126		196		165		155		124		252	
Median contract rent	337		519		311		224		317		262		221		218		319	
Upper contract rent quartile	408		707		405		294		376		312		288		291		391	

Renter-Occupied Housing Unit Values

The median contract rent in Wood County in 2000 was \$337 per month, a higher figure than for the other counties and the state of West Virginia but significantly below the nationwide median of \$519 per month.

Housing Affordability

The availability of affordable housing is important for several reasons. First, entry-level employees in certain job sectors cannot afford to live near where they work, forcing them to commute longer distances. This adds to both traffic congestion and air pollution. Secondly, quality of life is also affected

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through the loss of leisure time and time spent with family. A wider range of housing types, densities, and rental options can help to alleviate some of these common affordable housing problems.

Housing affordability is based on two factors—housing values and household incomes. A comparison of these two factors can derive proportional index of housing affordability (See Table 2-5). This process helps determine if the typical family can afford to purchase a typical house.

When housing costs exceed 30 percent of monthly household income, a household is defined as cost burdened. When housing costs exceed 50 percent, a household is defined as extremely cost burdened.

Among home owners, Wood County has a lower proportion of cost burdened households in comparison to the state of West Virginia and the U.S. as a whole. The figures for most of the other counties are similar. The exception is Calhoun County, which shows a significantly higher level of housing cost burden.

Levels of housing cost burden for renters are noticeably higher for all of the comparison areas. Wood County's figures, which show 36.5 percent of renter households with a cost burden and 17.3 percent of renter households with an extreme cost burden, are similar to those for the U.S. as a whole, the state of West Virginia, and Washington and Wirt counties. Percentages for the other counties are generally lower.

Table 2-5 Housing Affordability in Wood County, 2000

	Wood County	United States	West Virginia	Calhoun County	Jackson County	Pleasants County	Ritchie County	Wirt County	Washington County, OH
Owner Cost Burden									
Cost Burdened (spending 30% or more of income on monthly housing costs)	13.9	21.8	15.9	22.0	13.0	12.7	12.5	11.2	13.7
Extremely Cost Burdened (spending 30% or more of income on monthly housing costs)	4.9	7.6	6.3	10.4	4.5	3.7	6.6	6.4	4.8
Renter Cost Burden									
Cost Burdened (spending 30% or more of income on monthly housing costs)	36.5	36.8	34.5	19.6	27.4	25.7	24.4	33.3	32.8
Extremely Cost Burdened (spending 30% or more of income on monthly housing costs)	17.3	17.6	17.7	9.1	12.5	12.8	10.5	19.1	14.1
Source: US Census Bureau									

Recent Housing Development Trends

shows recent new home development in Wood County and selected municipalities. The average annual number of new homes appearing on the County tax roles for the past three years is 158 homes. The average sales price for the period is \$103,333.

The Wood County Appraiser's Office indicates that the pace of new residential construction has been relatively consistent over the past ten years. Housing sales prices have been steady, too, with perhaps a slight decline over the last year.

A local realtor said that the current real estate market is experiencing a moderate level of building activity. Housing prices have been increasing at a moderate rate as well. Several mainly higher-end developments are underway along a corridor between Williamstown and Washington close to the river. Home prices in these developments range between \$250,000 and \$450,000. There have been several condominium projects in the past five years as well. Most of these developments are located near established communities such as Parkersburg and Williamstown. Prices for these units have typically been in the \$195,000-\$265,000 range.

The Pettysville area has seen a tremendous amount of commercial development recently. WalMart, Lowe's, and Kohls all have opened stores in the vicinity of an existing distribution center for Coldwater Creek. Two or three smaller strip shopping centers have opened as well. Surrounding areas should eventually see residential development as a result.

Real estate market conditions in Washington County are similar to those in Wood County, with moderate levels of building activity and moderate rates of price appreciation. A key difference, however, is the greater availability of developable land in Washington County, which increasingly should attract future development activity to the other side of the river.

The planned expansion of the U.S. Route 50 Highway corridor should also encourage development in adjacent sections of Washington County.

The most recent peak in development activity occurred in the late 1990s. Current conditions are a continuation of the overall trend for the past five years and should continue over the next five years.

Table 4-6 New Housing Starts 2004 - 2006

	Tax Year			Annual Average
	2004	2005	2006	
Wood County	132	170	158	153.3
Slate District/ Mineral Wells	24	21	13	19.3
Tigert	8	7	5	6.7
Clay District	7	19	35	20.3
Lubeck	11	37	28	25.3
Vienna	10	11	18	13.0
Williams District	13	15	5	11.0
Williamstown	8	14	4	8.7

Source: Wood County Assessor's Office

Public/Assisted Living Housing

Wood County currently has 11 subsidized housing developments. Seven of these are for the elderly and offer mainly one- and two-bedroom apartments. Three are for families and offer one-, two-, three-, and some four bedroom apartments. One development is for disabled residents and offers one-bedroom apartments.

Table 2-7 Subsidized Housing In Wood County

Contact	Property	Type	Number of bedrooms
Westbrook Health Services Phone: 304-424-5269	ADAMS APARTMENTS 1273 31st St Parkersburg, WV 26104-2400 Phone: 304-485-1721	Disabled	1
Laneco Inc.. Phone: 304-863-6655 laneco@rroho.com	CHATEAU HILLS 147 Chateau Hills Parkersburg, WV 26101-9527	Family	1 to 3

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Contact	Property	Type	Number of bedrooms
HUMAN RESOURCE DEVELOPMENT AND EMPLOYMENT,INC Phone: 304-424-7323	GIHON UNITY APARTMENTS 2601 UNITY PL Parkersburg, WV 26101-7169 Phone: 304-424-7323	Elderly	1
NDC Real Estate Management, Inc. Phone: 304-485-1696 ppendleton@ndcrealestate.com	MARKET MANOR 1030 Market ST Parkersburg, WV 26101-4357	Elderly	1
Forest City Residential Management, Inc. Phone: 304-422-6244	PARKLAND PLACE 1250 31ST ST Parkersburg , WV 26104-2455	Elderly	1 to 2
Fletcher-Numrich, Inc. Phone: 304-485-0431 Pinewood@citynet.net	PINEWOOD VILLAGE 2503 BEVERLY ST Parkersburg WV 26101-7150 Phone: 304-485-0431	Family	1 to 4
Ohio Valley College, Inc. Phone: 304 485-6293	POWELL APTS 106 Branam Dr Parkersburg, WV 26104-9404 Phone: 304 485-6293	Family	1 to 3
HUMAN RESOURCE DEVELOPMENT AND EMPLOYMENT,INC Phone: 304 424-7323	SOUTH PARKERSBURG UNITY PLAZA 2600 UNITY PL Parkersburg, WV 26101-7161	Elderly	1 to 2
HUMAN RESOURCE DEVELOPMENT AND EMPLOYMENT,INC Phone: 304-424-7323	UNITY COURT APARTMENTS, INC. 2604 UNITY PLAZA Parkersburg WV 26101-7190 Phone: 304-424-7323	Elderly	1
ManSerMar, Inc. Phone: 304 295-6784 rbishop@mansermar.com	HILLVIEW TERRACE 1500 12TH ST VIENNA, WV 26105-2259 Phone: 304 295-6784	Elderly	1

Contact	Property	Type	Number of bedrooms
Laneco Inc. Phone: 304-295-9554 laneco@rrohio.com	PLEASANTVIEW TOWERS 1205 9th ST VIENNA, WV 26105-2161	Elderly	1

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Introduction

The natural environment is an important part of the community. Its characteristics have influenced local development patterns and its features are scenic and seasonal. Its systems—vegetation, water, and wildlife—are dynamic, providing a stimulating and interactive environment in which to live. These natural features are specific to this landscape, connected to the surrounding region, and rooted in the greater scheme of nature.

The identification and characterization of Wood County's environmental resources is an important part of the planning process. Delineation of these resources serves as a guide for future planning decisions, as natural features are costly, both financially and ecologically, to disregard. This section of the plan identifies and describes these areas so they can be incorporated into the planning recommendations. This will help ensure that future development in Wood County takes place in an environmentally sensitive manner.

Topography

Wood County lies within the Appalachian Plateau Physiographic Province, which is generally characterized by steep hill-slopes and narrow ravines. The Topography Map clearly illustrates this pattern in Wood County. The highest elevations in the county are found to the east; the lowest are found along the county's streams, as well as the Ohio and Little Kanawha Rivers. Given this topography, it is no wonder that the county's most developed areas are located in these low lying areas.

Steep Slopes

William M. Marsh states in his 1991 publication entitled *Landscape Planning: Environmental Applications*, "The need to consider topography in planning is an outgrowth of the widespread realization not only that land uses have slope limitations, but also that slopes have been misused in modern land development. The misuse of slopes arises from two types of practices: the placement of structures and facilities on slopes that are already unstable or potentially unstable; and the disturbance of stable slopes resulting in failure, accelerated erosion, and/or ecological deterioration of the slope environment (p.52)."

Slopes with grades of 15 percent or greater are considered steep by most planning standards and are prone to higher erosion rates than lesser grades. If disturbed, these areas can yield greater sediment loads on streams. Very steep slopes, with grades over 25 percent, produce heavy soil erosion and sediment loading.

The Steep Slope Map illustrates the extent of slopes greater than 15 percent throughout Wood County. As with the Topography Map, the steep slope pattern is dictated by the streams and rivers, which is characteristic of the Appalachian Plateau. GIS¹ analysis of the steep slope data base indicates that approximately 144,305 acres, or 60%, of Wood County is covered by slopes of 15 percent or greater. Of these, approximately 56,000 acres are covered by slopes of 25 percent or greater. These very steep slopes are not called out separately on the map, primarily due to its scale.

Though erosion and runoff in steep slope areas are natural processes, development activities located in these areas can alter the gradients and upset the natural balance. However, severe soil erosion and drainage problems can be avoided by redirecting water runoff from buildings and impervious surfaces away from the face of steeper slopes.

Septic systems for on-lot sewage disposal are impractical to construct and maintain on very steep slopes because the downhill flow of the effluent is too rapid. Improperly treated effluent is likely to surface at the base of the slope, causing wet, contaminated seepage spots. If there is a layer of impervious material such as dense clay or rock under shallow soils, the effluent may surface on the slope and run downhill unfiltered, potentially contaminating surface waters.

Geology, Groundwater, and Soils

Data regarding geology, groundwater and soils was collected and analyzed as part of the Washington, Wood-Washington-Wirt Interstate Planning

¹ GIS, or Geographic Information Systems, is a computer-based analysis tool that uses electronic databases to illustrate and analyze many spatial features, including soils, streams, and even Census data.

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Commission's Environmental Overview Study² completed in 2005 for their Long Range Transportation Study. This section of the profile draws heavily on this report, as it provided a current and thorough analysis of these features. A complete copy of the report is available online at www.triplew.org.

Geology

Wood County's underlying geologic formations shape its topography and determine the characteristics of its aquifers. Geologic factors such as rock type, porosity, rock strata inclination, faults, joints, folds, bedding planes, and solution channels affect groundwater movement and availability. Groundwater quality is dependent upon the interaction between the groundwater and the bedrock chemistry; the more soluble bedrock, such as limestone, dissolves in the groundwater, resulting in increased hardness values.

As shown on the Geology Map, the primary rock formation in Wood County is made up of sandstone and is known as the Dunkard Group. Alluvial and glacial deposits fill the river valleys, and a small wedge of shale is located in the northeastern corner of the county.

The Dunkard Group is the youngest is actually made up of three separate formations that were laid down approximately 25 million years ago and in addition to sandstone, also contains beds of siltstone, red and gray shale and thin limestone and coal. The alluvial deposits contain sand, silt, gravel and clay that were laid down during the Ice Age.

Groundwater

Large groundwater supplies are found in glacial outwash deposits beneath the Ohio River floodplain and have an estimated potential yield of 1,000+ gallons per minute (gpm). At the present time, large municipal wells are in this area (see the Community Facilities Profile). However, the upland areas have far less groundwater available due to the lack of storage available in the

rock formations. In fact, the median yield reported is 7gpm, although the range is from 0 to 300 gpm.

Soils

There are three major soil associations in Wood County. Soil associations are multiple soil types that are found repeatedly across a given land area. The associations are helpful in attaining a general idea of soil quality and are listed below.

- **Huntington-Ashton-Wheeling Association-** deep well-drained, mainly nearly level and gently sloping, silty soils on bottom lands and terraces along the Ohio River.
- **Markland-McGary-Cotaco-Hackers** - deep, well-drained, mainly nearly level to strongly sloping, silty soils; on terraces and bottom lands along the Little Kanawha River.
- **Monongahela-Upshur-Muskingum-Zoar** - deep and moderately deep, moderately well-drained and well-drained, gently sloping to very steep, silty and clayey soils on dissected high terraces and uplands.

Each soil type is unique in its origin, structure, texture, and composition. Its capacity to support a given land use, such as agriculture, is determined by these features. Historically, as urban and suburban communities have grown, development has often taken advantage of level topography and infrastructure over soil productivity. In more recent years of soil conservation, agricultural preservation, and changes to the agricultural industry, soils have been more closely studied. Since agriculture has the most specific soil requirements of our common land uses, these soils are more thoroughly classified according to their productivity. Prime or highly productive soils are then often reserved from developable areas.

Agricultural Soils

Prime farmland, as defined by the U.S. Department of Agriculture (USDA), is the land that is best suited to producing food, feed, forage, fiber and oilseed crops. It has the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. According to the USDA, prime

² Wood-Washington-Wirt Interstate Planning Commission; Environmental Overview Study, 2005.

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farmland soils are usually classified as capability Class I or II of the eight classifications.

Other Environmentally Sensitive Soils

A number of soils are particularly sensitive to disturbance and development due to their characteristics. Soils that are more susceptible to erosion are typically found on steep slopes. These soils are unstable under conditions of disturbance and pressure and contribute sediment to surface waters. Many of these soils are already protected from development by steep slope regulations. Once again, vegetative cover can provide a first line of defense against soils sensitive to erosion.

Hydric soils are soils that retain water during a portion of the year. As a natural resource, hydric soils provide water storage and infiltration that naturally regulates water sources and flows. These soils are susceptible to compaction and uneven settling when developed. These factors impact land use decisions.

SSURGO data is not available for Wood County yet, although it has been collected. Presently it is being verified. Upon receipt of this information, a more detailed analysis of the location and quantity of these soils will be completed.

Water Resources

Surface Water and Drainage

Surface waters include rivers, streams and ponds, which provide aquatic habitat, carry or hold runoff from storms, and provide recreation and scenic opportunities. Surface water resources are a dynamic and important component of the natural environment, but ever-present threats such as construction, clear-cutting, mining, overuse, and pollution have required the regulated protection of these valuable resources.

As shown on the Water Resources Map, there is a tremendous amount of surface water in Wood County - over 980 miles of streams, as well as numerous ponds and small lakes, according to GIS analysis. The Ohio River

creates the county's western border and the Little Kanawha River cuts across the county almost in half from east to west and drains into the Ohio in Parkersburg. South of the Little Kanawha, Pond Creek, Tugart Creek and the North and South Forks of Lee Creek are the major streams. To the north, Worthington Creek, Stillwell Creek and Walkers Creek are prominent. Each is fed by many smaller streams and creeks, creating a vein-like pattern across the county. It is these streams that have cut through the geologic formations to create the vast amount steep slopes discussed earlier.

Water Quality Issues

The DuPont Washington Works was founded in 1940 southwest of Parkersburg along the Ohio River. The company has used C-8, (ammonium perfluorooctanoate, an unregulated chemical) for more than 50 years as a surfactant in various manufacturing processes, including the production of Teflon. After detecting C-8 in the Lubeck, WV public water supply, a consent order between the West Virginia Environmental Protection and Health and Human Resources Departments, and E.I. DuPont de Nemours, Inc. was signed in November 2001. Pursuant to this order, a C-8 Assessment of Toxicity Team (CATT) was established to determine risk-based human health screening levels for this chemical, provide health risk information to the public, and to determine an ecological health protective screening level for C-8 in surface water.

At the same time, a class action suit was filed in the Wood County Circuit Court on behalf of the citizens in Wood County, as well as in several Ohio communities. In February 2005, the court gave final approval to the proposed settlement of the suit. This included providing treatment to remove C-8 from water in area communities and the creation of an expert panel selected by the plaintiffs and DuPont to conduct a community study to assist in evaluating whether there is a probable link between C-8 exposure and any human disease. Other components of the settlement included an initial cash payment of \$70 million by DuPont to fund a health and education program approved by the court and if a link were found, to fund a medical monitoring program up to \$235 million. In addition, DuPont will offer to provide area water districts, including the Lubeck PSD in Wood County, state-of-the-art treatment systems. The same technology will be offered to residents using private wells.

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In August 2005, the Panel released their findings, which concluded that there was no relationship between elevated C-8 levels and blood test results that would indicate liver or thyroid damage or a history of liver or thyroid disease. A statement released by the EPA in December 2005 indicated that the risk assessment process was still ongoing, but to date, no human health effects are known to be caused by C-8. However, DuPont has committed to an EPA sponsored stewardship program and by January 2006 had reduced C-8 emissions by approximately 96%.

In a January 2006 letter issued by the EPA to DuPont³, administrator Stephen Johnson stated: "...considerable progress has been made by putting in place a comprehensive testing and research program that will fill in many of the critical information gaps that exist around our understanding of potential exposure and risks...Although our risk assessment activities are not complete and new data may change the picture, to date EPA is not aware of any studies specifically relating current levels of C-8 exposure to human health effects."

Watersheds

A watershed is defined as a land area from which water drains toward a common watercourse in a natural basin or a crucial dividing point or line. Watersheds therefore are shaped by the topography. There are three major watersheds in Wood County: The Middle Ohio North, Middle Ohio South and the Little Kanawha. These are further subdivided into "sub-watersheds", which are illustrated on the Water Resources Map and listed below.

- French Creek
- Goose Creek
- Left Fork Sandy Creek
- Little Hocking River
- Lower Little Kanawha River
- Middle Little Kanawha River
- Pond Creek

³ www2.dupont.com.Media Center

Watershed Associations and Rivers Conservation

The West Virginia Rivers Coalition (WVRC), is a non-profit organization whose mission is to **"seek the conservation and restoration of West Virginia's exceptional rivers and streams"**. The goals pursuant to that mission include preserving the high quality waters of the state, and improving those waters that should be of a higher quality." The Coalition is made up of many local watershed and river conservation groups throughout the state. They can be found online at www.wvrivers.org.

The Briscoe Run Watershed Association in Wood County is a member of the WVRC. The stream is located in the Middle Ohio River Watershed and their headquarters are in Parkersburg. There is also a group working in the Little Kanawha River Watershed, known as the Friends of the Little Kanawha. Each of these grass roots organizations work to monitor and clean up their respective watersheds.

In addition to these groups, Wood County is also home to a segment of the Ohio River Islands National Wildlife Refuge. This refuge was established in 1990 and is the first in West Virginia. It now comprises all or part of 21 island and 3 mainland tracts on the Ohio River, or 3,221 acres of valuable fish and wildlife habitat on one of our Nation's busiest waterways.⁴

The vision of the Ohio River Islands National Wildlife Refuge is that it "will create a linked network of more than 12,000 acres of floodplain forests, wetlands, and aquatic habitat stretching over 400 miles from Pittsburgh to Cincinnati. These refuge lands and waters will fulfill the needs of fish, wildlife and plants that are native to "big river" ecosystems. Through reforestation, exotic species control, and wetland restoration, the refuge will serve as an anchor for biodiversity and a model for habitat restoration throughout the Ohio River Valley ecosystem. We will forge habitat and management links with other units of the National Wildlife Refuge System."

Storm water Management Planning

The West Virginia Department of Environmental Protection's Storm Water Permit Team is responsible for administrative and technical review of

⁴U. S. Fish and Wildlife Service, Northeast Planning Page; www.fws.gov.

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applications and storm water pollution prevention plans submitted for coverage under storm water general permits.

There are three General Storm Water Permits. *The Storm Water Construction* permit covers all earth-disturbing construction activities that are one acre and greater. The *Multi-Sector Storm Water Permit* covers storm water effluent from certain Industrial activities and the *Municipal Separate Storm Sewer Systems (MS4s) Permit* covers storm water discharges from certain municipalities and other public entities such as hospitals, universities, highways and prisons. The Cities of Parkersburg, Vienna and Williamstown are each covered by an MS4 Permit. Additional specifics regarding each type can be found at the WV DEP website at www.wvdep.org

Floodplains

Floodplain areas perform a number of critical ecologic functions. They absorb, store, and release large amounts of water to the surrounding soils and groundwater systems. Natural vegetation supported by floodplains helps to trap sediment and absorb excess nutrients from upland surface runoff, stabilize stream banks, and reduce soil erosion. Floodplains also provide habitat for terrestrial wildlife and influence stream conditions for aquatic life. Beyond their ecologic value, many people value the scenic qualities of floodplain areas, particularly for their wildlife and waters.

Regulation of floodplains helps to reduce the threat to human life and property caused by periodic flooding. For regulatory purposes, a floodplain is defined by the 100-year or base flood, which has a predicted one percent chance of being equaled or exceeded in a given year.

The Water Resources Map illustrates the county's 100 year floodplains. As shown, the Ohio and Little Kanawha Rivers have significant areas that flood. GIS analysis indicates that there are approximately 18,000 acres, or 7.5%, of Wood County located in floodplains.

Due to the extensive damage created by floods in the Parkersburg area, the city undertook the construction of a floodwall. The Army Corp of Engineers supervised the project, which was completed in 1950. The wall provides complete protection for the city and is actually part of a comprehensive flood control plan for the Ohio Basin.

Statewide Flood Protection Plan⁵ –

In 2005, the WV Flood Protection Task Force presented the first West Virginia Statewide Flood Protection Plan. The multi-agency task force was led by the WV Conservation Agency and the US Army Corps of Engineers. The Plan was developed over a period of three years and spells out both long and short term goals, strategies and implementation schedules. The six specific goals the plan addresses are:

- Reduce the unnecessary loss of lives due to flooding.
- Reduce private and public property damages due to flooding.
- Develop technical and administrative tools to manage flood loss reduction and floodplain management.
- Promote technical and legislative tools that will reduce excessive runoff from land conversion activities.
- Reduce personal and economic loss due to flooding while supporting state economic growth.
- Protect the state's waterways and floodplain environments.

Recommendations of the plan focus around 12 key issues and are listed below:

- **Floodplain Management:** Increase resources in the West Virginia Office of Emergency Services to support local floodplain managers statewide. Require owners of all new structures to obtain a permit certifying whether or not the structures are in the floodplain. Improve enforcement of floodplain management ordinances.
- **Flood Warning System:** Improve and expand the network of existing rain and stream gages in the State and connect those instruments to a proposed statewide flood warning system. This system would enable the National Weather Service to issue credible and reliable flood warnings. Provide markers along roads and at stream crossings subject to frequent inundation warning motorists of possible hazards at these locations.

⁵ The following is taken from the Executive Summary of the WV Statewide Flood Protection Plan, 2005.

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- **Floodplain Mapping:** Update floodplain mapping to more precisely delineate floodplain areas and create more detailed hydrographic networks to improve flow models and flood risk assessment.
- **Flood Damage Assessment:** Designate a single agency or point of contact where flood damage data from Federal and State resources could be stored. Develop a system that integrates the capability of Geographic Information Systems (GIS) with flood damage data so that damage information could be used as the basis for flood protection planning.
- **Building Codes, Permitting and Enforcement:** Continue to support and adopt updates of International Building Code, which covers residential building, plumbing, mechanical, fuel- gas and private sewage disposal requirements and meets minimal flood-resistant design standards. Provide education and technical assistance to the public on the regulatory permit process.
- **Environmental Impacts of Flooding:** Enact legislation that recognizes the attributes and hazards of the State's floodplains and the need for stricter enforcement of floodplain ordinances. The legislation should declare floodway zones to be off- limits to new development (with some exceptions), and encourage Federal agencies to evaluate all proposed projects for effects on the State's floodplains. Legislate stricter enforcement of regulations for anchoring floatable materials and structures in the floodway and flood fringe. Convene a "Stream Summit" to formulate a standard classification of stream quality in the State. Enact legislation that supports local regulation of storm water runoff volume. Enact guidelines for the emergency removal of stream debris to avoid long-term environmental damage. Fund studies for identification of stable stream reaches that require protection from development.
- **Stream Crossings and Access Roads:** Establish guidelines for the sizing, installation and maintenance of culverts, drainage structures and stream or river crossings. Identify ownership of abandoned stream crossings and move to demolish unused crossings.
- **Dredging:** The practice of local stream dredging to reduce the damages associated with large regional floods should be terminated. Channel modifications projects (which includes some dredging) where economically justified and environmentally sound should be supported to reduce flood damages. Allocate funds for stream restoration projects that can reduce flood damages and return the natural functions of damaged streams and ecosystems.
- **Resource Extraction:** The Task Force supports the recommendations of the study conducted by WVDEP regarding mining. In addition, the Task Force recommends the WV Division of Forestry accelerate revisions to Best Management Practices to reduce the impacts of forestry operations on flooding and develop BMPs on areas severely burned by wildfire.
- **Storm water Management:** The Task Force recommends that all counties implement a storm water ordinance to control the quantity and quality of storm water and to guide the development and implementation of a storm water management plan. It is recommended that a State agency inspect storm water facilities and serve as a back up for local inspection and enforcement of regulations on design, installation, operation and maintenance of these facilities. It is also recommended that special storm water regulations be prepared for karst areas in West Virginia.
- **Education:** Encourage State, county and local officials to take the Federal Emergency Management Agency independent study course related to flooding, flood mitigation and floodplain management. Encourage education outlets to develop classes and curriculums that address floodplain and flood issues. Provide visible markers to identify for the public the Base Flood Elevation level.
- **Existing Flood-Prone Structures and Facilities:** Evaluate the major watersheds in the State to identify opportunities to construct upstream retention facilities for flood control and water supply. Evaluate the existing municipalities in the State to identify opportunities for protection in place of those communities serving as the economic and political centers of their respective counties. Establish a voluntary program of permanent acquisition for structures within the designated floodways and a voluntary program of flood-proofing and relocations to address existing structures in the flood fringe areas.

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Wetlands

Wetlands are unique environments that are transitional areas between terrestrial and hydrologic systems. As a component of both systems, they perform a variety of important functions and are in a state of constant change. Wetlands help to maintain surface stream flow and groundwater recharge. They moderate stormwater runoff and downstream flood crests because they are natural water storage areas. Wetlands provide important habitat for many species of plant and animal life.

There are multiple problems associated with developing on wetland soils. Wetlands located in floodplains are often flooded. Draining or filling in of upland wetlands removes natural water storage, which yields increased water flows downstream. Wetland soils are sensitive in two ways. First, they are easily compacted, resulting in uneven settling of structures. Second, wetland soils with low permeability and high groundwater tables are not suitable for the installation of on-lot septic systems due to the risk of surface and groundwater contamination.

Wetlands are also shown on the Water Resources Map. They are concentrated in the floodplains of the Ohio and Little Kanawha Rivers. However, there are also small pockets scattered throughout the county. A total of 7,595 acres of wetlands are found in Wood County, which is about 3% of the county.

Air Quality

The Clean Air Act provides the principal framework for national, state, and local efforts to protect air quality. Under the Clean Air Act, the U.S. Environmental Protection Agency (EPA) is responsible for setting standards, also known as national ambient air quality standards (NAAQS), for pollutants which are considered harmful to people and the environment. These pollutants include [ozone](#), [particulate matter](#), [sulfur dioxide](#), [carbon monoxide](#) and [nitrogen dioxide](#). The major sources of these pollutants are cars, power plants, and heavy industry. The EPA is also responsible for ensuring that these air quality standards are attained through national standards and strategies to control pollutant emissions from automobiles, factories, and other sources.

The EPA's Air Quality Index (AQI) reports on levels of the NAAQS pollutants present in the air. An AQI value is given for each monitoring site and pollutant. Parkersburg is one of the West Virginia monitoring sites. The overall AQI for a site is the highest index value of any of the pollutants. Exposure to these pollutants can make it difficult for some people to breathe, especially people with asthma and other respiratory problems. As the level of any of these air pollutants rises beyond health standards, precautionary health warnings are triggered.

According to the WV DEP 2004 Air Quality Annual Report, litigation has delayed implementation of both the 8-hour ozone standard and PM_{2.5} standard. EPA finalized the 8-hour ozone nonattainment designations on April 15, 2004. The nonattainment area boundaries generally follow the 1999 federally defined boundaries for Metropolitan Statistical Areas (MSA) and Consolidated Metropolitan Statistical Areas (CMSA). The Parkersburg WV-Marietta OH MSA is one of five designated 8-hour ozone nonattainment areas for the state.

In addition, in January 2005, EPA published "Air Quality Designations and Classification for Fine Particles (PM_{2.5}) National Ambient Air Quality Standards" but has not yet proposed the related implementation rule. States were required to make preliminary recommendations for nonattainment areas and boundaries by February 15, 2005. Sixteen PM_{2.5} monitoring sites have been operating in West Virginia since 1999. A special filter-weighing laboratory was designed and installed to analyze filters from these monitors. Based upon the 2001-2003 data, recommended PM_{2.5} nonattainment areas as published by EPA on January 5, 2005 included the Parkersburg WV-Marietta OH MSA.

Vegetation and Wildlife

Vegetative and wildlife resources are a vital part of an area's history, its character, and its ecological health. Vegetation, particularly forests, performs several vital functions for the local ecology. It provides habitat, both food and shelter, for local wildlife. It circulates nutrients between the soil and the atmosphere. It stabilizes soils prone to erosion and filters nutrients, pollutants, and sediment from runoff, particularly along stream banks.

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Furthermore, forests are productive sources of timber. The following discussion is an excerpt from the Wood-Washington-Wirt Interstate Planning Commission's Environmental Overview Study completed in 2005 as part of the requirements for the Long Range Transportation Plan. The entire document is available on the web at www.triplew.org.

Vegetation

"The vegetation forms a mosaic made up primarily of woodland, agricultural fields, and developed areas. Originally, the entire area was covered by forest, but human occupation has changed this. The influence of Native Americans on the local vegetation is debatable. Some say they had little effect, while others feel they burned large areas for food and forage (Gordon, 1966). European colonization has definitely affected the vegetation. All the woodland now is scrubby second and third growth woodlots, which for the most part are unmanaged.

Oaks have always been a dominant tree species in the area. However, the variety of habitats provided by the rolling topography and the drainage network allow for a wide diversity of native species. With settlement, the land was systematically cleared and alien species of plants were gradually introduced. The diversity of habitats provided a setting for the introduction of a great number of new species. In the early 1800's, much of the woodland was intensively cut for railroad ties, barrel staves and the like. The woodlands were further damaged or destroyed in the 1920's when the chestnut blight took its toll of many chestnut trees, once plentiful and dominant on the hill slopes (Core, 1966). Consequently, the vegetation we now see reflects a history of repeated disturbance. Today's forests bear little resemblance to the forest of the past.

The existing woodlands are largely upland mixed hardwoods dominated by oaks. Stands of beech and bottomland hardwoods are uncommon and can only be found in small areas on the lower terraces. Pine stands are becoming increasingly common, particularly around the Parkersburg area. Virginia pine is the most dominant pine. Agricultural fields occur in the flatter portions of the valleys and along the flats of rivers and creeks.

Forests remaining in the study area generally occupy areas which are too steep or too wet to be easily cultivated or developed. Most of the woodlands are on upper slopes, often greater than 15 percent incline, where the

dominant well-drained soils formed in materials weathered from siltstone, shale, and sandstone. These steeply sloping areas limit the use of mechanized equipment for lumbering. Few trees exist on ridge tops and high terraces, where the rocks are exposed, or on the colluvial material at the foot of steep slopes.

Wooded areas have been almost totally displaced on lower terraces and bottomlands by farms and development. In recent years, the woodland acreage has increased, particularly in areas of steep slope and low crop productivity (Lessig, et al., 1977). In these areas, farms have been abandoned and the fields are reverting back to woodlands.

Forest land is fairly evenly distributed throughout the study area, most is in private ownership. A high percentage of these woodlands were selectively cut or cleared within the last 50 years. Extensive cutting without replanting has resulted in understocked stands of mature trees. Lower timber value trees have been allowed to occupy valuable woodland soils. Grazing livestock have destroyed leaf litter and

Wildlife

Wildlife is an important natural resource, providing recreation for thousands of people each year. Both game and non-game species provide visual enjoyment for countless numbers of people. Wildlife oriented activities play an important role in a region, particularly if the region supports a wide diversity and abundance of species.

As urbanization increases, man's contact with nature decreases, and his place in a greater system becomes obscured. The presence of diverse wildlife species is not only a reminder of this relationship, but is also an indicator of a well-balanced natural environment.

Wildlife diversity is closely tied to the landscape. Areas with a variety of landscape types (e.g., swamps, fields, forests, streams, steep slopes) contain a wider diversity of vegetation and, consequently, of wildlife than areas which have a uniform landscape.

Success of wildlife survival, both in the number of different species and in quantity of each species, is dependent almost entirely on the availability,

Chapter 3 Natural Resources Profile

distribution, and size of a habitat (food, water and shelter). Some animals, such as the black bear, require large areas of undisturbed forest to survive, and are extremely intolerant of human encroachment. Others, such as the raccoon and the skunk, adapt to human proximity and may even thrive in it. Even large animals, such as the white-tailed deer, survive well in low density residential areas if they have adjacent woodlands in which to retreat. The greatest wildlife diversity is typically found in wetlands because of a greater variety of habitats, proximity to water, forest edges, and lush vegetation.

Bird populations vary with the type of habitat. Bird species diversity is increased in areas where a variety of vegetation structures (many layers and edges) exists. Swamp, open water, dense woods, orchards, and farm fields support different groups of birds. While the number of shy species will diminish with human encroachment, the number of song birds and those tolerant of human proximity may well increase with a change from dense woods to food bearing types of vegetation, such as fruit trees and berry producing shrubs.

Size of habitat is often important. For instance, areas greater than 20 acres are thought to be the minimum size for the greatest diversity of breeding birds (Linehon et al., 1967). Fish population in lakes and streams is tied closely to water quality. A decrease in available oxygen below 5 ppm or major change in flow character, particularly a change in water temperature or stream velocity, may eliminate valuable sport fish.

Vegetation has the most profound influence on the numbers and kinds of wildlife habitats. Each vegetation type identified in the Study Area (wetlands, upland hardwoods, bottomland hardwoods, evergreen stands, transitional fields, agricultural fields, and landscaped areas) will have certain wildlife species associated with it.”

Chapter 4 Economic Profile

This profile provides an assessment of Wood County's economic structure and performance, as well as its labor force. The analysis provides a basis for strategic planning for a healthy and sustainable economy.

Economic Performance

The structure and performance of Wood County's economy are evaluated primarily using available public data on employment figures and employee earnings.¹ This section examines the employment in terms of "place of work"; that is, workers employed in Wood County regardless of where they live. These data thus reflect the local industry performance and employment opportunities available in the county. The U.S, West Virginia, and the Parkersburg-Marietta-Vienna Metropolitan Statistical Area (MSA) are referenced for context.

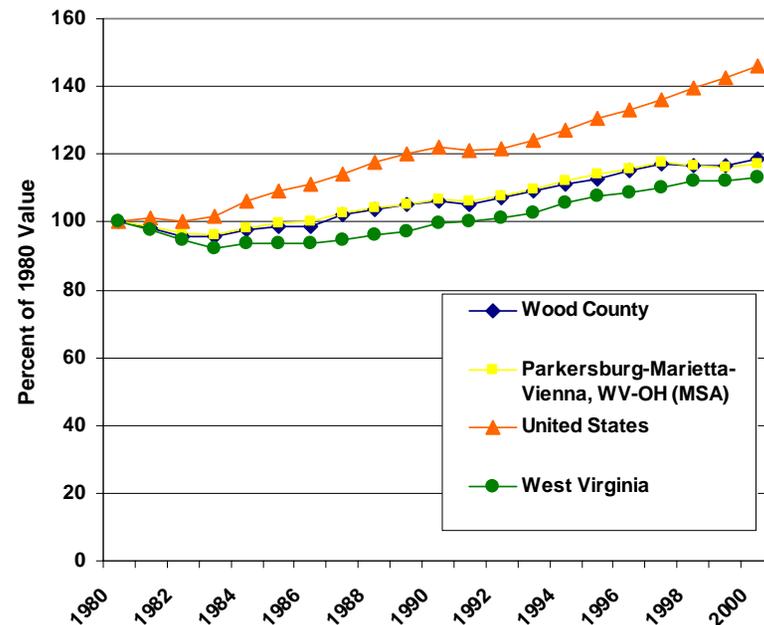
A look at data on total employment trends (Figure 4-1) reveals a moderate increase for Wood County – about 20 percent over 1990 levels. This is less than half the growth rate for the nation; however it is greater than for the state of West Virginia. It is worth noting that the trend lines for the County and the MSA are almost identical. This clearly shows the importance of Wood County as a regional employment center.

¹ Employment data come from two sources: 1) The U.S. Bureau of Labor Statistics provides data on employment covered under unemployment insurance programs. The following categories are excluded from these data: federal employment, interstate railroads, self-employed, and household workers. These data include approximately 95% of all employment. 2) The U.S. Bureau of Economic Analysis begins with these data and adds estimates for the missing classes of employment, as well as provides earnings statistics for all of these categories. Employment data from the U.S. BEA, however, are only available at a more aggregated industry sectoring scheme. All of these employment data are for both full-time and part-time employment.

Figure 4-1

Total Employment Trends as a Percent of 1980 Values

Source: US Bureau of Economic Analysis



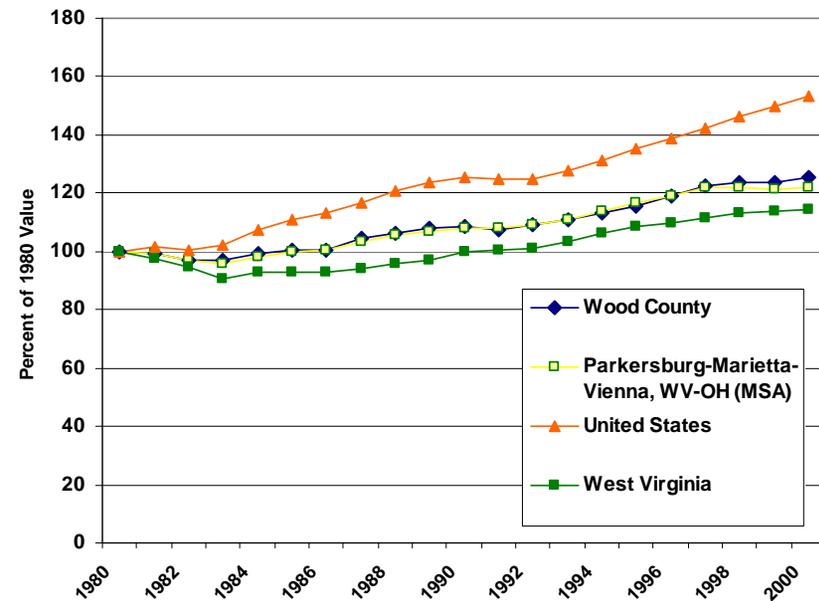
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Private sector employment accounted for approximately 81 percent of Wood County's total employment in 2004. This is slightly less than for the U.S. (84%) and the MSA (85%), which likely reflects the presence and growth of the Bureau of Public Debt, a government sector employer in Parkersburg.

As shown in Figure 4-2, growth in private employment has been relatively steady over the past 20 years in Wood County and the region. While it has exceeded the growth in West Virginia as a whole, it lags significantly behind the U.S.

Figure 4-2
Private Employment Trends as a Percent of 1980 Values
1980 - 2000

Source: US Bureau of Economic Analysis



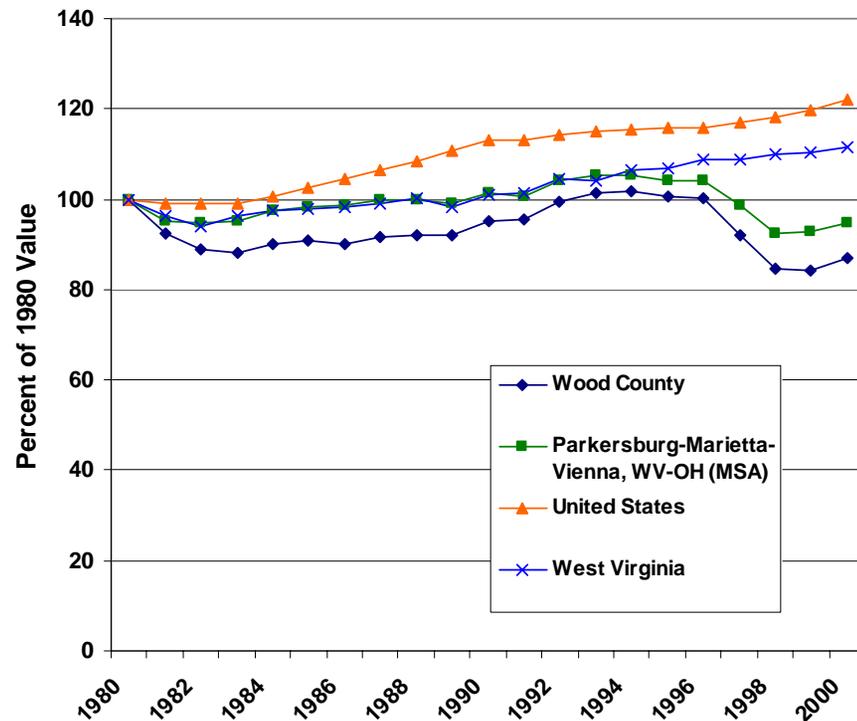
Trends in the Government and government enterprises employment sector were quite different than in the private sector shown in Figure4-3. After a significant drop in the early 1980s, growth was fairly flat until the early 1990s. Each of the comparison areas also experienced a similar trend in this sector during the same time frame, although not as severe as in Wood County.

By 1992, employment in this sector had returned to 1980 levels. Through the 1990s, growth was slow. Then in 1995-96, employment dropped off significantly in the County and the MSA (*need to follow up on what "left town"*). As shown, in 1999, the trend began to reverse again and 2004 data indicates that this is continuing.

As with private employment trends, the county and the MSA have followed similar trend lines and each lag well behind the U.S. West Virginia followed the MSA trend line through the mid-90s, but showed continued growth, albeit slow, into the next decade.

Figure4-3

Government Employment Trends as a Percent of 1980 Values
Source: US Bureau of Economic Analysis



Industrial Structure

The examination of Wood County's industrial structure begins with a snapshot look at employment and earnings in broadly defined industrial sectors within the county, including a comparison to the MSA, the state, and the nation. The section concludes with a close-up view of more narrowly defined industrial categories that have special prominence in Wood County's economy.

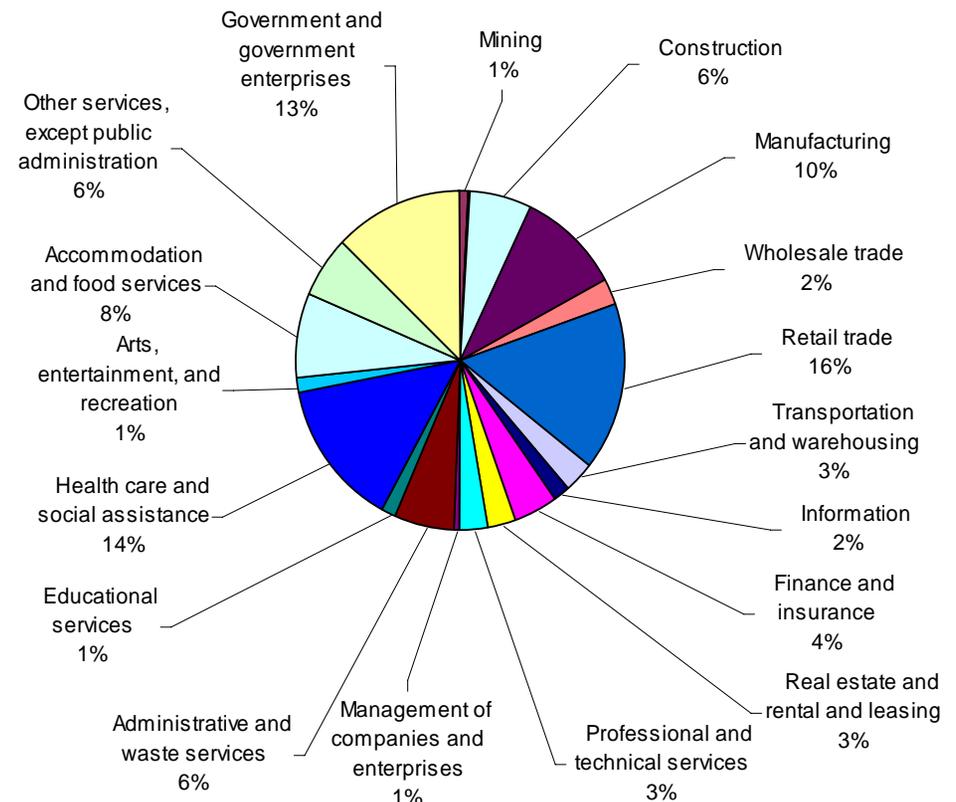
Employment and Earnings

Figure 4-4 depicts the composition of Wood County's economy based on employment in 2004.

According to the Bureau of Economic Analysis, the following industries each comprised over ten percent of total employment in the county in 2004). This indicates a relatively diverse economy within the county.

- Retail trade (16 percent)
- Health care and social assistance (14 percent)
- Government and Government Enterprises (13 percent)
- Manufacturing (10 percent)

Figure 4-4
Employment as a Percent of Total Employment
Wood County, 2004
 Source: US Bureau of Economic Analysis



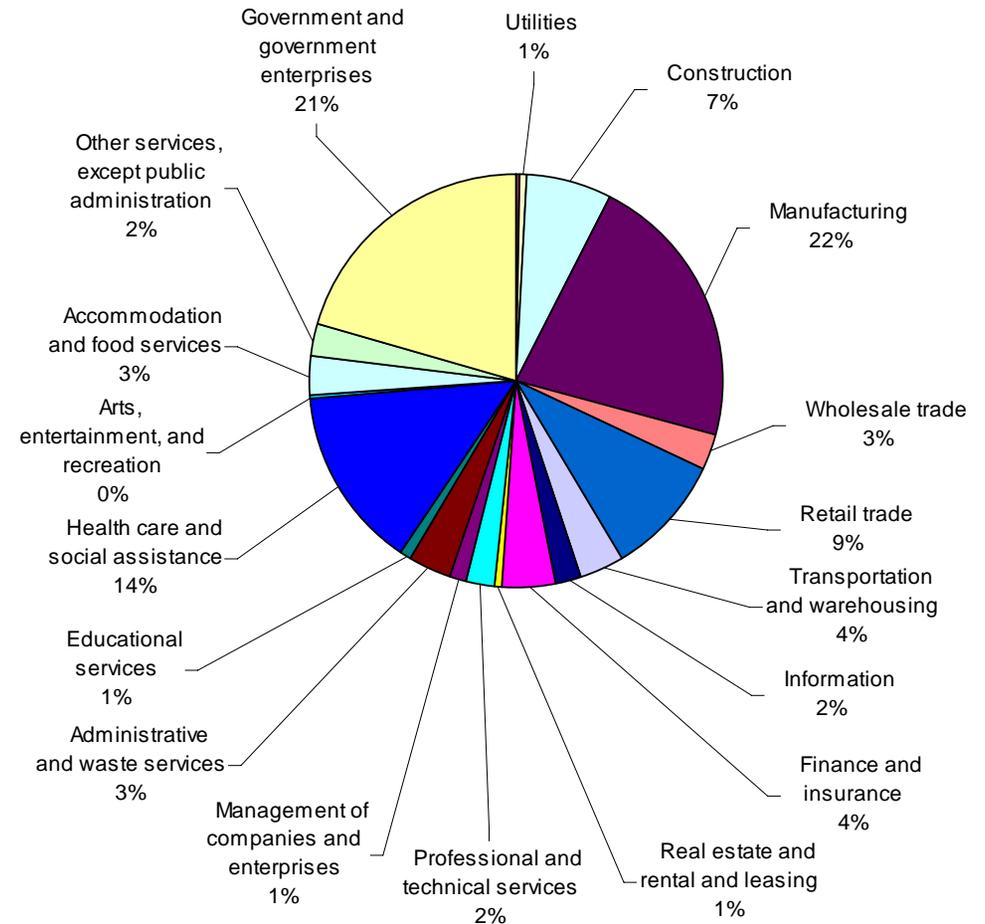
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Figure 4-5
Earnings as a Percent of Total Earnings
Wood County, 2004

Source: US Bureau of Economic Analysis

However, the sheer number of jobs is only part of the picture. Some industries play a larger role in the economy by injecting more labor income, due to a higher rate of earnings per job. This higher earnings rate results from a combination of higher wages and higher average hours worked per job. Note that the employment figures do not distinguish between full- and part-time employments.

As shown in Figure 4-5, when measured by earnings proportions, manufacturing takes on greater importance in Wood County. This sector accounts for 22 percent of all earnings in the county. Government and government enterprises are also more significant, accounting for approximately 21 percent. At the same time, retail trade, which captures the largest percentage of employment (16%), only accounts for 9 percent of total earnings. This is not surprising given the large number of part time and low wage jobs found in this industrial sector.



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Figure 4-6

Earnings Per Employee, 2004 Wood County

Source: Bureau of Economic Analysis

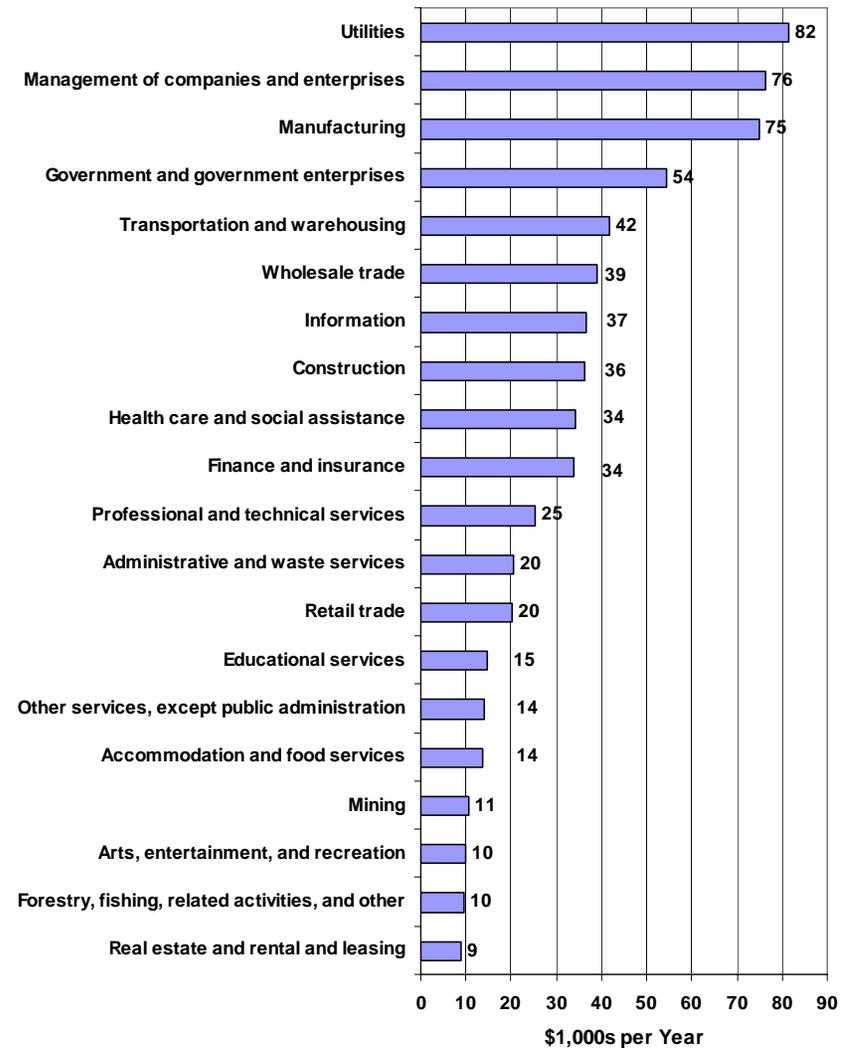


Figure 4-6 illustrates the earnings per job² comparisons that are behind the differences between the previous charts. The top industries in terms of earnings per job in Wood County are Utilities (\$82,000), Management of companies and enterprises (\$78,000), and Manufacturing (\$76,000). Again, the prevalence of part-time work limits the use of this data to make hourly wage comparisons.

² Earnings or compensation of employees is the sum of wage and salary disbursements and supplements to wages and salaries, including employer contributions for employee pension and insurance funds and of employer contributions for government social insurance. (US Bureau of Economic Analysis)

Figure 4-7
Industry Mix by Non-Farm Employment, 2004
 Source: US Bureau of Economic Analysis

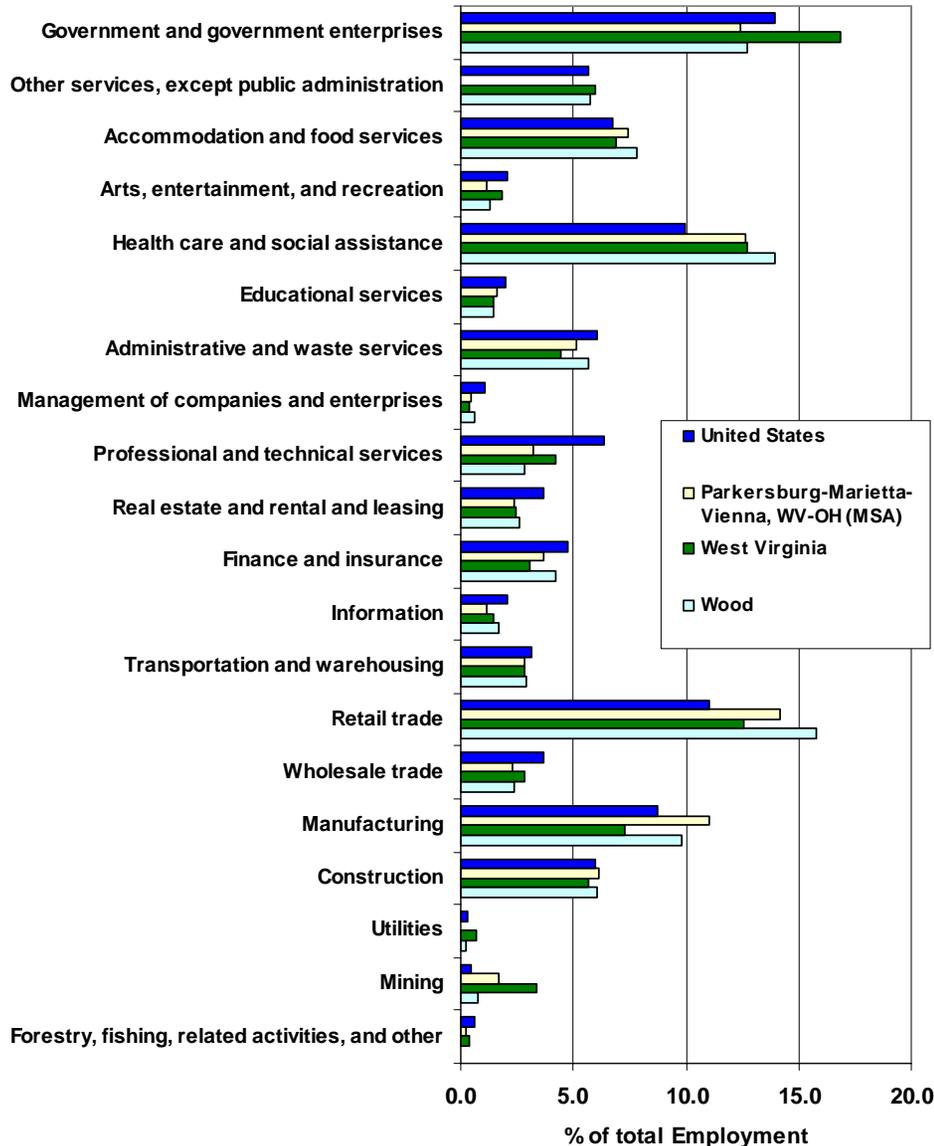
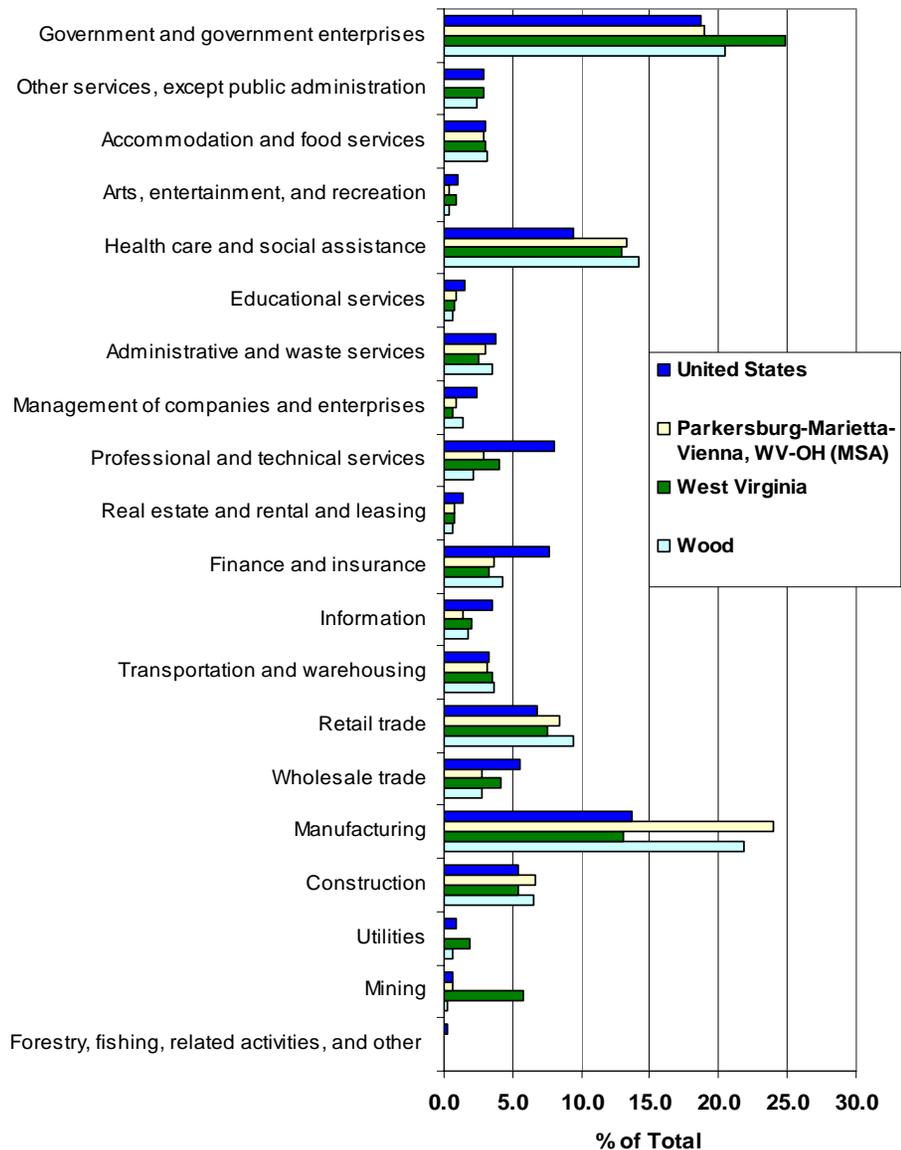


Figure 4-7 and Figure 4-8 compare non-farm industrial composition by employment and by earnings for Wood County, the U.S, West Virginia, and the Parkersburg-Marietta-Vienna Metropolitan Statistical Area. While the industrial make-ups of each are similar, there are some notable differences. The Retail trade sector employs a significantly larger percentage of total employment than West Virginia and the US and only slightly more than the MSA. This is primarily due to the regional shopping area located in Vienna and the growth of retail facilities in the South Parkersburg area. The two regional hospitals – Camden-Clarke and St. Joseph’s account for the prominence of the health care and social assistance sectors. Manufacturing is also a key sector, as it accounts for 10% of the total employment in Wood County, which is higher than for the US and West Virginia, but slightly less than for the MSA.

Figure 4-8

Industry Mix by Non-Farm Earnings, 2004

Source: US Bureau of Economic Analysis



With regard to earnings, manufacturing is even more important to the county's economy as it accounts for over 20% of the total. This is much higher than for West Virginia and the US. Government and government enterprises are also a key sector in Wood County, but even more so for the state, accounting for one quarter of all non-farm earnings.

As mentioned previously, the retail trade sector employs the largest percentage (16%) of the total; however, accounts for only 10 percent of total earnings primarily due to average earnings per employee of only \$20,000.

Detailed Sector Analysis – 3-digit NAICS

The remaining analysis of the county’s economy examines industries at the “three-digit” level of the NAICS (North American Industrial Classification System). The data are from the Bureau of Labor Statistics, and therefore exclude some public sector employment, as well as some industries not participating in the state unemployment insurance program.

Table 4-1 lists the percentage of total employment in the three-digit industry group for each industry with greater than one percent of total employment in Wood County.

- Jobs in the food services and drinking places sector are prominent in the county’s private market, capturing almost 10 percent of total employment (3,748 jobs) in 2004.
- Hospital and Ambulatory health care service jobs also figure prominently with 2,494 and 1,847 jobs respectively. Administrative and support services capture just over 6 percent of total employment.

Table 4-1
3 Digit Industrial Sectors Employing Over 1% of Total

NAICS Code	Industrial Classification	% of Total Employment
722	Food services and drinking places	9.94%
622	Hospitals	7.13%
561	Administrative and support services	6.11%
621	Ambulatory health care services	5.28%
452	General merchandise stores	5.02%
623	Nursing and residential care facilities	2.83%
441	Motor vehicle and parts dealers	2.77%
624	Social assistance	2.74%
238	Specialty trade contractors	2.60%
236	Construction of buildings	2.57%
524	Insurance carriers and related activities	2.57%
541	Professional and technical services	2.40%
522	Credit intermediation and related activities	2.05%
332	Fabricated metal product manufacturing	1.95%
813	Membership associations and organizations	1.95%
448	Clothing and clothing accessories stores	1.81%
327	Nonmetallic mineral product manufacturing	1.77%
445	Food and beverage stores	1.68%
423	Merchant wholesalers, durable goods	1.56%
444	Building material and garden supply stores	1.48%
493	Warehousing and storage	1.39%
447	Gasoline stations	1.22%
424	Merchant wholesalers, nondurable goods	1.15%
517	Telecommunications	1.08%
713	Amusements, gambling, and recreation	1.07%
237	Heavy and civil engineering construction	1.04%
484	Truck transportation	1.02%
721	Accommodation	1.01%

Source: Bureau of Labor Statistics, Location Quotient Calculator

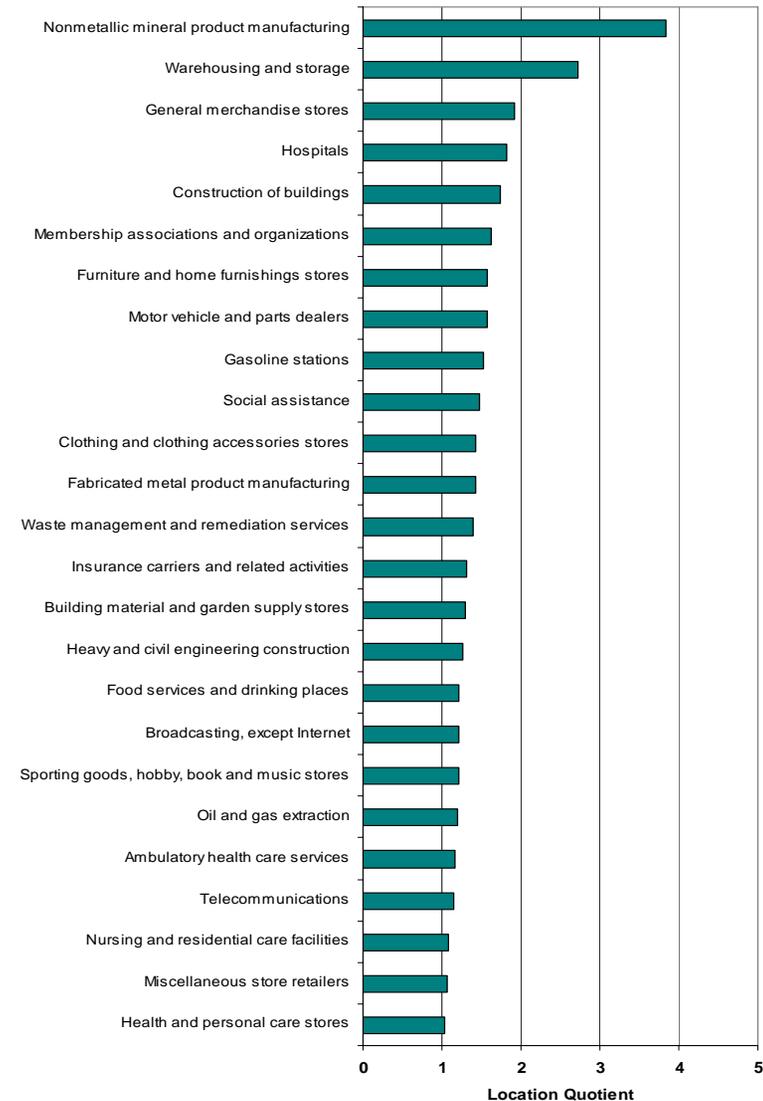
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While the data in Table 4-1 are somewhat interesting in themselves, they need to be placed in some context in order to use them effectively in characterizing the county's economy. Figure 4-9 accomplishes this by depicting the employment data in terms of location quotients. The location quotient allows a comparison of Wood County's economy to the United States economy by calculating the ratio of the category's percentage of employment in Wood County to its percentage of employment in the United States. Industries with a location quotient greater than one are more highly represented in the county than they are in the nation. A location quotient well over one suggests that the county "specializes" in that industry. Traditionally, a location quotient over one indicates that the industry is likely one in which the specified geography exports product outside its borders. Such industries provide a source of income coming *into* the region.

Figure 4-9 illustrates the Wood County industries with location quotients greater than one, arranged in decreasing order of location quotient. Based on location quotients, the top two industries in the county are nonmetallic mineral product manufacturing and Warehousing and storage. Nonmetallic mineral production has a percentage of total employment that is close to four times higher than in the nation, while warehousing and storage is almost three times higher. The county also specializes in several other sectors, including general merchandise stores, hospitals and construction of buildings.

It is important to note that an industry may comprise a minor percentage of the county's economy, yet still have a high location quotient. That is, the location quotient measures specialization, not prominence in the economy. There are several industries that are especially important to Wood County's economy, that is, those that are high in both employment and location quotient. They include Hospitals, General merchandise stores, and Construction of buildings.

Figure 4-9
Industries with Location Quotients Greater Than One
 Source: US Bureau of Economic Analysis



Chapter 4 Economic Profile

An examination of the county's industrial structure concludes with a look at industries that are notable in terms of gains or losses in jobs in recent years. Table 4-2 depicts the recent top-growing private industries, measured in terms of the increase in number of employees.

- Ambulatory health care services had the largest increase in the number or jobs during this period – 308. Warehousing and storage saw the second highest increase in raw numbers (268 jobs), but far exceeded any industrial sector in terms of percentage growth – 122%. Construction of buildings ranked third, adding 203 new jobs, an increase of 34%.

- The increases in these industries are particularly notable because they are important to the county's economy in terms of having a high location quotient. In addition, growth in nursing and residential care facilities, and insurance carriers and related activities indicate a clustering of medical related industries, which may provide opportunities to branch out into other life-sciences industrial sectors.
- The growth in these industries is especially good news, considering the relatively high average wages of jobs in these industries.

Table 4-2 – Top Growing Industries in Wood County 2001 - 2004

Industry		2001	2002	2003	2004*	Change 2001 -2004	
NAICS Code	Title					#	%
623	Nursing and residential care facilities	930	972	938	989	59	6.3
813	Membership associations and organizations	621	646	674	683	62	10.0
611	Educational services	242	265	295	311	69	28.5
484	Truck transportation	245	245	273	356	111	45.3
524	Insurance carriers and related activities	753	824	852	899	146	19.4
624	Social assistance	812	807	811	959	147	18.1
722	Food services and drinking places	3,267	3,382	3,447	3,478	211	6.5
236	Construction of buildings	671	605	592	901	230	34.3
493	Warehousing and storage	219	334	398	487	268	122.4
621	Ambulatory health care services	1,539	1,613	1,774	1,847	308	20.0

Source: Bureau of Labor Statistics, Location Quotient Calculator

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A look at declining industries illustrates where the county may have some cause for concern. The largest absolute decline was in nonmetallic mineral product manufacturing, with a loss of 523 jobs between 2001 and 2004. Fabricated metal product manufacturing ranked second, with a loss of 432 jobs.

Taken together, the county lost 955 jobs in these two industries in the four-year period. They are also important to the county's export base in that they have high location quotients. On the other hand, neither industry individually contributes more than 2 percent to total county employment.

Table 4-3 - Top Declining Industries in Wood County, 2001 - 2004

Industry		2001	2002	2003	2004*	Change 2001 -2004	
NAICS Code	Title					#	%
327	Nonmetallic mineral product manufacturing	1,141	906	768	618	-523	-45.8
332	Fabricated metal product manufacturing	1,114	825	708	682	-432	-38.8
812	Personal and laundry services	631	539	362	336	-295	-46.7
423	Merchant wholesalers, durable goods	722	550	522	545	-177	-24.5
452	General merchandise stores	1,924	1,879	1,825	1,757	-167	-8.7
424	Merchant wholesalers, nondurable goods	538	459	438	401	-137	-25.5
237	Heavy and civil engineering construction	468	381	290	364	-104	-22.2
561	Administrative and support services	2,229	2,022	2,053	2,140	-89	-4.0
238	Specialty trade contractors	970	979	877	910	-60	-6.2
721	Accommodation	405	388	351	352	-53	-13.1

Source: Bureau of Labor Statistics, Location Quotient Calculator

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Table 4-4 puts together employment and wage data for top industries as measured by a combination of location quotient and proportion of total county employment.

- Warehousing and storage and Construction of buildings are good performers in terms of their high rank across categories: a high location quotient, relatively high wages, and steady growth. Hospitals compare well also, although did not contribute quite as many jobs.

- The other high wage industry, namely nonmetallic mineral product manufacturing is an important employers in terms of number of employees and wages, but has seen a decrease in employment in recent years.

Table 4-4 Wage and Growth Comparisons of Top Industries in Wood County, 2004

NAICS Code	Industrial Classification	Location Quotient	% of Total Employment	Average Weekly Wage	Employment Change 2001 - 2004	
					#	%
327	Nonmetallic mineral product manufacturing	3.8	1.77%	\$752	-523	-45.8
493	Warehousing and storage	2.7	1.39%	\$549	268	122.4
452	General merchandise stores	1.9	5.02%	\$306	-167	-8.7
622	Hospitals	1.8	7.13%	\$645	37	1.5
236	Construction of buildings	1.7	2.57%	\$635	230	34.3
813	Membership associations and organizations	1.6	1.95%	\$305	62	10.0
442	Furniture and home furnishings stores	1.6	0.82%	\$438	34	13.4
441	Motor vehicle and parts dealers	1.6	2.77%	\$525	15	1.6
447	Gasoline stations	1.5	1.22%	\$236	-9	-2.1
624	Social assistance	1.5	2.74%	\$308	147	18.1

Source: Bureau of Labor Statistics, Location Quotient Calculator & Quarterly Census of Employment and Wages

Wood County Top Employers

Table 4-5 lists the top ten employers in Wood County and their primary industrial classification. The number of employees was not available at the time of this writing. The list clearly supports the top industries and location quotient data presented earlier in the chapter with the exception of the County Board of Education.

Table 4-5 - Wood County Top Employers, 2005

Employer/Product	NAICS Code	Industrial Classification
Wood County Board of Education	611	Educational Services
E.I Dupont De Nemours Company	327	Nonmetallic mineral product manufacturing
US Department of Treasury	522	Credit intermediation and related services
Camden-Clark Memorial Hospital	622	Hospitals
Wal-Mart Associates, Inc.	452	General Merchandise Stores
St. Joseph's Hospital	622	Hospitals
Mountain State Blue Cross and Blue Shield	524	Insurance Carriers and related services
Coldwater Creek Inc.	493	Warehousing and storage
General Electric Company	?	?
The Fenton Art Glass Company	327	Nonmetallic mineral product manufacturing
Source: Wood County Development Authority		

Workforce Characterization and Trends

The characteristics of an area's workforce are among several priority factors that influence a company's decision to locate a new facility or expand operations. In the past, the cost of labor, i.e., the hourly wage was the primary labor-related consideration. Today, those responsible for making corporate site selection decisions are also looking very closely at the skills, productivity, work ethic, and size of the prospective labor force, as well as "quality of life" and other intangibles offered by a community or region.

This section profiles Wood County's resident workforce, i.e., the people who live in Wood County regardless of where they work. It is developed to help county officials, the Wood County Development Authority, and the Chamber of Commerce assess the desirability of the county as a place to do business and also to plan strategically for the future. It will also provide these organizations with the statistical data that companies are looking for as they go through the initial stages of the site selection process.

Civilian Labor Force, Employment, and Unemployment

Table 4-6 compares the change in the size of the labor force in Wood County between 1990 and 2000 with the surrounding counties. The total number of residents in the labor force increased in each of the compared geographies between 1990 and 2000 with the exception of Washington County, Ohio. Wood County experienced only a small gain – 1.5%, significantly less than for the US and the lowest among all of the neighboring West Virginia counties.

- Pleasants County experienced the most significant percentage increase, almost 14 percent. This change is significantly higher than for the U.S. (10.9 percent) and double that for West Virginia (6.5 percent).
- As shown Wirt County also experienced significant growth (12.3%). The remaining counties had labor force growth between two and 7 percent.

Table 4-6 – Change in the Labor Force 1990 - 2000

	Total Number of Residents 16 Years and Older		Residents 16 Years and Older in the Labor Force					
			1990		2000		Change 1990 - 2000	
	1990	2000	#	% of Total	#	% of Total	#	% of Total
Wood County, West Virginia	68,045	70,231	40,446	59.4	41,046	58.4	600	1.5
United States	191,829,271	217,168,077	125,182,378	65.3	138,820,935	63.9	13,638,557	10.9
West Virginia	1,404,900	1,455,101	744,032	53.0	792,344	54.5	48,312	6.5
Calhoun County, West Virginia	48,298	50,225	29,074	60.2	30,918	61.6	1,844	6.3
Jackson County, West Virginia	5,975	6,141	2,815	47.1	2,892	47.1	77	2.7
Pleasants County, West Virginia	19,936	22,064	10,756	54.0	12,214	55.4	1,458	13.6
Ritchie County, West Virginia	5,840	5,930	3,071	52.6	3,194	53.9	123	4.0
Tyler County, West Virginia	8,003	8,315	4,251	53.1	4,336	52.1	85	2.0
Washington County, Ohio	7,570	7,654	3,991	52.7	3,874	50.6	-117	-2.9
Wirt County, West Virginia	3,997	4,585	2,147	53.7	2,412	52.6	265	12.3

Source: US Census Bureau

Employment by Place of Residence

The following sections review employment data related to the resident workforce. The data compares industry and occupation statistics for the people who live in the county, regardless of where they work, from the Census Bureau for 1990 and 2000. In addition, commuter trends, educational attainment, and workforce training opportunities are also discussed.

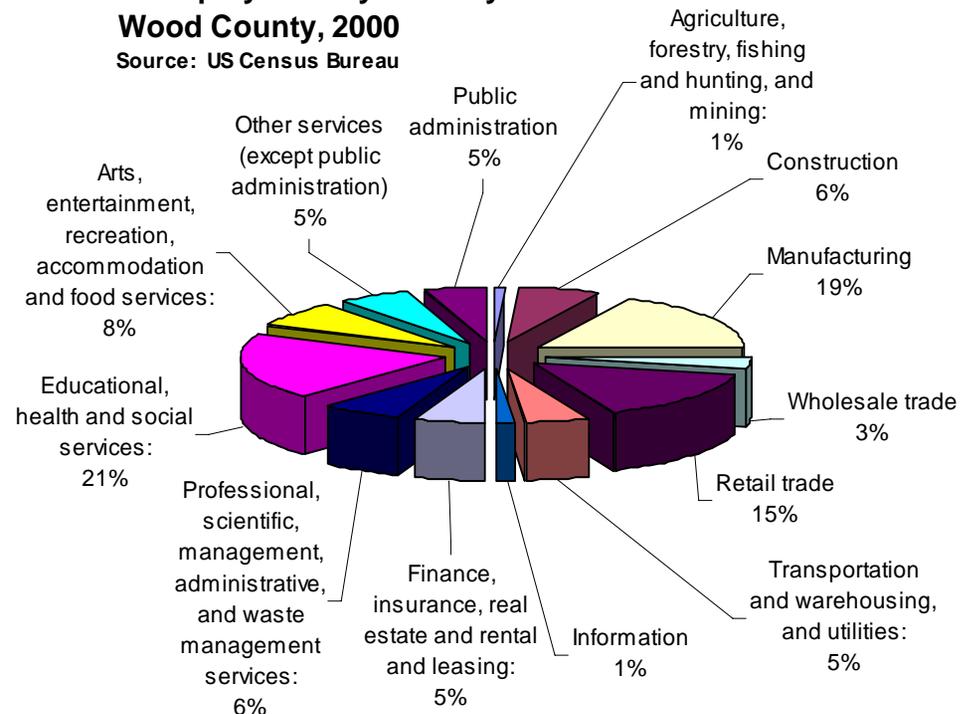
Resident Employment by Industry

There are thirteen broad industrial categories related to resident employment reported by the 2000 Census. They are listed below and discussed in greater detail on the following pages. The data only includes industry statistics from the 2000 Census because the classification system is different than that used in 1990.

- Agriculture, Forestry, Fishing, Hunting and Mining
- Construction
- Manufacturing
- Wholesale Trade
- Retail Trade
- Transportation and Warehousing, and Utilities
- Information Industries
- Finance, Insurance, Real Estate, and Rental and Leasing (FIRE)
- Professional, Scientific, Management, Administrative, and Waste Management
- Educational, Health and Social Services
- Arts, Entertainment, Recreation, Accommodation, and Food Services
- Other Services (except public administration)
- Public Administration

As shown in Figure 4-10, approximately 55 percent of Wood County's labor force is employed within three industrial sectors – education, health and social services (21%), manufacturing (19%), and retail trade (15%). No other industrial sector employs over 10 percent of the resident labor force. Relative to the surrounding counties, there are many similarities with regard to the employment of the resident workforce; however, there is one item of note: Wood County had the smallest percentage of residents employed in the agriculture, forestry, fishing, hunting and mining sectors in 2000, less than 1%. Calhoun County had the largest percentage – just over 6%; Ritchie, Tyler and Wirt Counties each had about 5% percent.

Figure 4-10
Resident Employment by Industry
Wood County, 2000
Source: US Census Bureau



Employment by Occupation

The previous section reviewed the types of industries in which Wood County residents are employed. This section examines the types of jobs, or occupations, that residents have within those industries. The Census Bureau divides occupations into six major categories: Management, professional, and related occupations, Service occupations, Sales and office occupations, Farming, fishing, and forestry occupations, Construction, extraction, and maintenance occupations, and Production, transportation, and material moving occupations

As with the industrial data, the occupations classification system used for the 1990 Census is not the same as the one used for 2000; therefore, only 2000 data is analyzed. As shown in Figure 4-11, almost 60 percent of Wood County residents are employed in two occupational categories as defined by the US Census Bureau: Management, professional and related occupations (30%), and sales and office occupations (29%) .

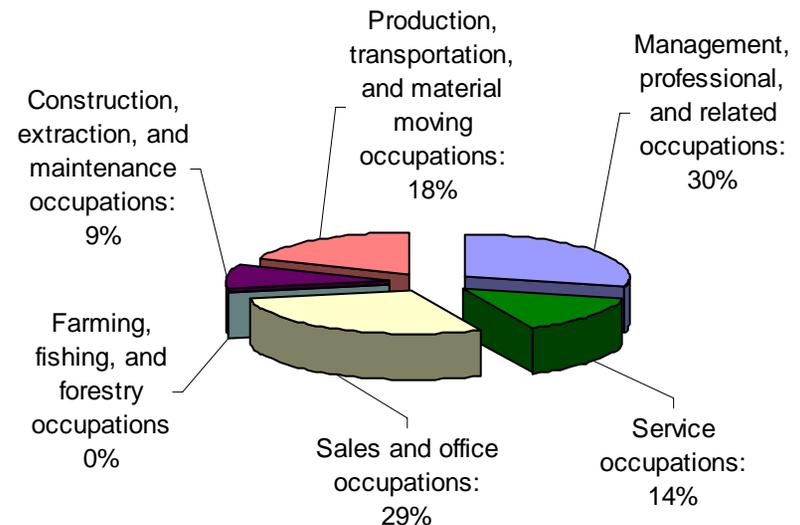
When compared to the US, West Virginia and the neighboring counties, Wood County has a similar mix of occupations among the resident workforce. The higher percentage of construction, extraction, and maintenance occupations in both Calhoun (14.3%) and Tyler (15%) Counties are notable. Ritchie County had a higher percentage of its workforce in Production, transportation, and material moving occupations.

Figure 4-11

Resident Employment by Occupation

Wood County, 2000

Source: US Census Bureau



Commuting Patterns

A review of the commuting patterns of Wood County's workforce helps to further define its economic position.

Place of Work by County 1990-2000

Table 4-7 illustrates county level commuting patterns in the region and compares them to the U.S. and West Virginia. According to the data, 355 additional Wood County residents worked outside of the county in 2000 than in 1990. This represents a 22 percent increase

Yet Wood County has the highest percentage of its resident workforce working in the county – approximately 84 percent. Of the remaining 16 percent, 6% work in a different West Virginia County and 10% work in another state.

Only Wirt County has a similar percentage of the workforce employed in-county – 70%. Washington County, Ohio has the smallest percentage of residents that work in-county, only 32%.

Table 4-7 Place of Work by County, 2000

	Worked in State of residence:				Worked outside State of residence	
	Worked in county of residence		Worked outside county of residence			
	1990	2000	1990	2000	1990	2000
Wood County, West Virginia	31,661	31,697	1,589	1,944	3,817	4,009
United States	87,587,677	94,042,863	23,488,393	29,600,841	3,994,204	4,635,524
West Virginia	486,317	492,547	110,373	144,880	62,446	80,679
Calhoun County, West Virginia	1,692	1,345	587	1,056	67	70
Jackson County, West Virginia	6,486	7,659	2,700	3,217	265	283
Pleasants County, West Virginia	1,777	1,429	733	1,071	251	428
Ritchie County, West Virginia	2,584	2,330	943	1,374	139	241
Tyler County, West Virginia	1,635	1,781	1,559	1,362	245	275
Washington County, Ohio	733	728	980	1,423	38	79
Wirt County, West Virginia	19,678	19,935	1,056	1,357	6,089	6,879

Source: US Census Bureau

Travel Time to Work 1990 – 2000

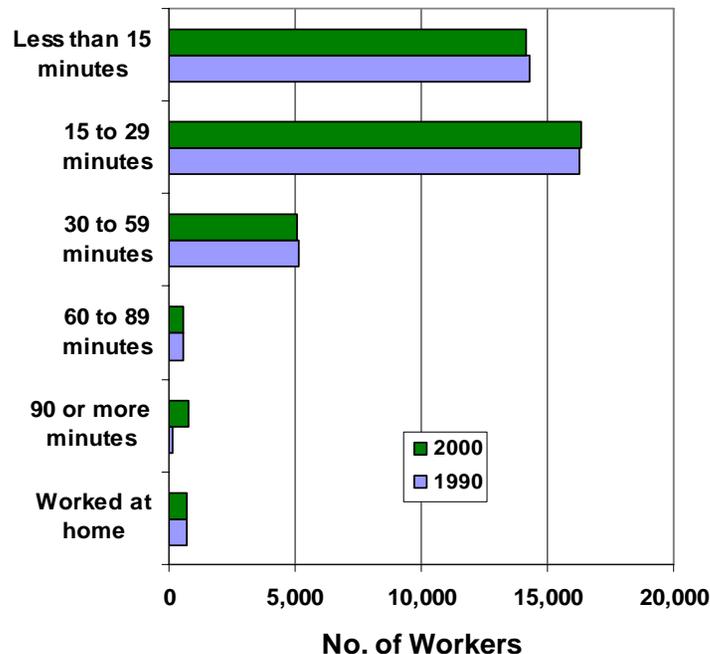
Travel time to work can indicate distance to work and may be an indicator of congestion. Figure 4-12 illustrates the trends in travel time for Wood County residents from 1990 to 2000.

- Approximately 80 percent of Wood County’s workforce traveled less than thirty minutes to their place of employment in 2000; about 1 percent less than in 1990. None of the surrounding counties come close to having such a high percentage traveling less than 30 minutes. Wirt County is closest at 71 percent. This rate is also much higher than for the US (63%) and West Virginia (65%).

Figure 4-12

Change in Travel Time to Work, 1990 - 2000 Wood County, West Virginia

Source: US Census Bureau



Educational Attainment (Decennial Census)

According to a 1991 report regarding the practice of economic development,³ “the increasing incorporation of technology in virtually every type of job...calls for better reading and mathematical skills and a generally higher level of employee competence.” According to the Census Bureau, educational attainment levels for Wood County’s 25 years and older population show that over 80 percent have earned at least a High School degree or its equivalent. However, just over 20 percent have earned some type of college degree, which could be having a negative impact on attracting businesses that require advanced degrees and pay higher wages. For more specifics about how Wood County compares to the rest of the region, see Chapter 1 of the Background Profiles – Demographic Profile.

Workforce Education and Training Resources

Wood County residents have a variety of education and training resources available to them. In addition to the County public schools, there are several specialty schools and programs, including The Caperton Center for Applied Technology and the Wood County Technical Center. There are also two institutes of higher learning in the county: West Virginia University-Parkersburg (WVU-P) and the Mid-Ohio Valley University. WVU-P has a variety of workforce-related and technology programs, while Mid-Ohio Valley is a liberal arts college. Chapter 8 - Community Facilities and Services Profile provides additional information.

Relationships to Infrastructure Conditions

The county’s ability to sustain and expand its economy is related not only to market and workforce trends but also to the availability of land and physical infrastructure (roads, water, sewer, and waste disposal and telecommunications networks). While more detailed inventories of land use and infrastructure are provided in other profiles, the relationships of these elements to the county’s economy and employment are outlined here.

³ American Economic Development Council Education Foundation, “Practicing Economic Development”, 1991.

Chapter 4 Economic Profile

Land Markets

Land availability is critical for business retention and new business development. Existing businesses need land for expansion and new businesses, whether initial start-ups or relocating businesses, need land for new facilities. The location of available land in relation to other infrastructure conditions is equally, if not more, important.

There are a variety of locations and sites available for new and expanding businesses. The West Virginia Development Office provides specific information about each, including available utilities, proximity to transportation facilities, and contact information. The Wood County Development Authority is the local organization for providing assistance with regard to these properties. Table 4-8 lists those sites and properties currently available in Wood County according to WV Development Offices.⁴

Table 4-8 Wood County Available Properties

Buildings	Avail. Sq. Ft.
Peoples Cartage Building 1	3,100
Peoples Cartage Main Office Building	8,760
Mark Christopher Building	10,080
Peoples Cartage Building 10	13,119
Peoples Cartage Building 5	23,502
Peoples Cartage Building 6	29,348
Peoples Cartage Building 7B	68,709
Peoples Cartage Building 7A	68,989
York Photo Lab Facility	86,900
Peoples Cartage Building 11	97,703
Peoples Cartage Building 8	101,136
Peoples Cartage Building 9B	101,376

⁴ The list of sites contains live links to the WV Development Web page in the electronic version of the profile, which provides more information for each property. They will work only if already connected to the internet.

Buildings	Avail. Sq. Ft.
Peoples Cartage Building 9A	103,046
Peoples Cartage Building 2	105,524
Peoples Cartage Building 3	133,798
Peoples Cartage Building 4	136,888
Walker Systems Inc. Building	193,805
Transdistribution Facility	385,000
Site	Site Acreage
Davisville Road Site	5.75
Eastwood Site	7.98
Best Line Construction Company Site	9.5
MeadWestvaco Mineral Wells Site	26.317
Pettyville Site	35.23
Erickson Site	105
Lee's Hill Site	200
Bosley Site	300
Park	Avail. Acreage
Wood County Airport Industrial Park	17.59
Parkersburg Business Park	130
Parkersburg Business Park Phase 2	174
Source: West Virginia Development Office	

Transportation

The role of the transportation network is to move people, materials, and products. While the network has traditionally focused on roadways, railways, and air transport, the network also includes bicycle and pedestrian modes of travel. Each of these modes has potential for moving people (employees and clients) and goods more efficiently.

Businesses tend to favor road and rail-based modes for the sheer volumes of materials they can transport. Wood County has very good rail and highway access, although residents and officials in the City of Vienna would like to have a direct connection to I-77 to the east. The county also has a regional airport and local public transit.

Water and Sewer Utilities

Water and sewer infrastructure are important, especially to businesses involved in processing and refining materials into finished goods. The availability, as well as the cost, of these utilities relative to other locations can be an important factor to expanding or relocating business operation. Public sewer and water is primarily found in the three cities and in adjacent communities in the western part of the county.

Waste management

Much like water and sewer, waste disposal is important to processing and production operations. The types of waste facilities, distance to waste facilities, capacities of those facilities, and relative cost of waste disposal frequently influence a business's site selection.

Telecommunications

Telecommunications is perhaps the newest element of basic operating infrastructure. A company's ability to market its products and services across town and around the world is increasingly important to regional and global competitiveness. According to the Economic Development Authority, WV First, a company that specializes in broadband technology, would like to build an open network in the county. The program is called I-Town Communications. At the time of this writing, initial negotiations were still underway, but there is no question that the entire community would benefit from such a high powered network.

Chapter 5 Historic and Cultural Resources

Introduction

Cultural resources consist of prehistoric and historic districts, sites, structures, artifacts, and other physical evidence of human activities considered to be important to a society. A wealth of cultural resources may be found throughout Wood County. Numerous historical resources bear witness to the area's rich history, which encompasses the original Indian inhabitants, early European and American settlers, the anti-bellum and Civil War eras, and the beginnings of industrialization. A variety of cultural organizations are providing opportunities for county residents to enjoy the arts.

Knowledge of these resources increases our understanding and appreciation of the local heritage and improves the overall quality of life of local residents. This chapter will provide an inventory of the various cultural resources located within Wood County and will give particular attention to local historic preservation efforts.

Federal and State Regulations

Federal and state historic preservation laws require federal and state agencies to consider the effects of their actions on all historic and prehistoric sites, districts, buildings, and structures eligible for inclusion in the National Register of Historic Places. According to the National Park Service, "The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources." Federal legal mandates include Section 106 of the National Historic Preservation Act of 1966, Executive Order 11593, and the regulations of the Advisory Council on Historic Preservation.

The West Virginia Division of Culture and History develops, coordinates and administers the program to identify, protect and enhance buildings, structures, districts and neighborhoods of historic and architectural significance in public and private ownership throughout the commonwealth.

A total of 44 properties in Wood County can be found on the National Register of Historic Places. Forty-two are located in the city of Parkersburg. Williamstown has two listed properties, and Washington has one listed property. These properties are shown in Table 5.1.

Table 5-1 Historic Properties and Districts in Wood County

	District or Property	Address	City	Date Listed
1	Avery Street Historic District	Roughly bounded by Nineteenth, Spring and Quincy, Eighth, and Market Sts.	Parkersburg	4/15/1986
2	Bethel AME Church	820 Clay St.	Parkersburg	10/8/1998
3	Bickel, W.H., Estate	Number One Bickel Mansion Dr.	Parkersburg	2/11/2004
4	Blennerhassett Hotel	316 Market St.	Parkersburg	12/10/1982
5	Blennerhassett Island Historic District	On the Ohio River, 1.7 mi. S of Parkersburg	Parkersburg	9/7/1972
6	Carnegie Library	725 Green St.	Parkersburg	10/8/1982
7	Case House	710 Ann St.	Parkersburg	10/8/1982
8	Citizens National Bank	219 4th St.	Parkersburg	10/8/1982

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	District or Property	Address	City	Date Listed
9	Cook House	1301 Murdoch Ave.	Parkersburg	6/7/1978
10	Cooper, Henry, House	Park Ave.	Parkersburg	2/6/1986
11	Elks Club	515 Juliana St.	Parkersburg	10/8/1982
12	First Baptist Church	813 Market St.	Parkersburg	12/10/1982
13	First Presbyterian Church/Calvary Temple Evangelical Church	946 Market St.	Parkersburg	12/10/1982
14	Fort Boreman	Address Restricted	Parkersburg	4/17/2003
15	Gould House/Greater Parkersburg Chamber of Commerce	720 Juliana St.	Parkersburg	10/8/1982
16	Henderson Hall Historic District	CR 21/2 off WV 14	Williamstown	4/17/1986
17	House at 10th and Avery Streets	10th and Avery Sts.	Parkersburg	12/10/1982
18	Jackson Memorial Fountain	Park Ave. and 17th St.	Parkersburg	8/23/1984
19	Julia--Ann Square Historic District	Both sides of Juliana and Ann Sts. from cemetery to 9th St.	Parkersburg	5/24/1977
20	Logan, Henry, Memorial AME Church	Ann & 6th Sts.	Parkersburg	12/16/1982
21	Masonic Temple	900 Market St.	Parkersburg	10/8/1982
22	Mather Building/Franklin & DeHaven Jewelers	405 Market St.	Parkersburg	10/8/1982
23	Meldahl House	Washington Bottom Rd. off WV 892	Washington	5/17/1991
24	Neale, George, Jr., House	331 Juliana St.	Parkersburg	1/10/1980
25	Oakland	1131 7th St.	Parkersburg	5/29/1979
26	Oeldorf Building/Wetherell's Jewelers	809 Market St.	Parkersburg	12/10/1982

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	District or Property	Address	City	Date Listed
27	Parkersburg High School-- Washington Avenue Historic District	Washington Ave. from Park Ave. to Dudley Ave., including 2101 Dudley	Parkersburg	7/16/1992
28	Parkersburg Women's Club	323 9th St.	Parkersburg	10/8/1982
29	Sharon Lodge No. 28 IOOF	316 5th St.	Parkersburg	10/8/1982
30	Sixth Street Railroad Bridge	6th Street	Parkersburg	12/10/1982
31	Smith Building	310 1/2 Market St.	Parkersburg	12/10/1982
32	Smith, W.H., Hardware Company Building	119 3rd St.	Parkersburg	5/2/2003
33	Smoot Theater	213 5th St.	Parkersburg	10/8/1982
34	St. Francis Xavier Church	532 Market St.	Parkersburg	12/22/1978
35	Tavenner House	2401 Camden Ave.	Parkersburg	11/10/1982
36	Tomlinson Mansion	901 W. 3rd St.	Williamstown	7/24/1974
37	Tracewell House	WV 95 W of Gihon Rd.	Parkersburg	4/26/1991
38	Trinity Episcopal Church Rectory	430 Juliana St.	Parkersburg	12/10/1982
39	Trinity Protestant Episcopal Church	424 Juliana St.	Parkersburg	12/10/1982
40	Union Trust & Deposit Co./Union Trust National Bank	700 Market St.	Parkersburg	10/8/1982
41	Van Winkle, Peter G., House	600 Juliana St.	Parkersburg	10/8/1982
42	Wait, Walton, House	1232 Murdoch Ave.	Parkersburg	12/10/1982
43	Windmill Quaker State	800 Murdoch Ave.	Parkersburg	10/8/1982
44	Wood County Courthouse	Court Sq. at 3rd and Market St.	Parkersburg	8/29/1979

Source: National Register of Historical Places

Chapter 5 Historic and Cultural Resources

State Historical Marker Program

There are 26 State Historical Markers located in Wood County, according to the West Virginia Division of Culture and History (11 are currently missing). (See Table 5.2) Originally implemented in 1937, the West Virginia Highway Historical Marker Program was started to encourage tourism. The West Virginia Commission on Historic and Scenic Markers worked with the State Road Commission, Works Progress Administration, and Federal Emergency Relief Administration to place 440 markers during the first year alone. After World War II, markers were placed at the sites of most state-run facilities and schools. The West Virginia Historic Commission took over the program in 1963 and since the late 1960s the program has been managed by the West Virginia State Archives, which is part of the West Virginia Division of Culture & History.

The State Archives maintains files on each of the markers. Unfortunately, many of these files are outdated because markers have been moved and road names have been changed. In 1996, the Division of Culture & History

was awarded a federal Intermodal Surface Transportation Efficiency Act (ISTEA) grant to survey the state's highway markers. The updated markers guidebook is now available online from the Division of Culture and History at www.wvculture.org/history/markerbook.

The historical markers were funded by the state until 1985. All markers placed since then have been funded by groups or private individuals. There are two styles of markers, both of which include the State Seal. In order to place a new marker, the site, property, district, or community to be honored must possess some degree of significance in state or local prehistory (archaeology), history, natural history, architecture, or cultural life. A complete list of guidelines can be obtained from the State Archives.

There is no state funding to repair or replace markers. Some historical societies and civic groups assume the cost for refurbishing markers in their counties. Missing or damaged markers should be reported to the State Archives. More information about the Markers Program can be obtained by contacting Frederick Armstrong, Director of the West Virginia State Archives.

Table 2 - State Historical Markers, Wood County

	Marker Title	Location	Inscription
1	Sumner School/Robert W. Simmons	Parkersburg	Established in January 1862 thru the leadership of Robert Simmons. First free school south of Mason-Dixon Line. Later named for abolitionist senator Charles Sumner. First high school class graduated, 1887. Closed in 1955 as state began integration of public schools. Gymnasium erected 1926. Renovated in 1990s as African-American museum and center. (Reverse) Prominent member of Parkersburg's free African American community, Simmons was instrumental in setting up Sumner School and state's first Sabbath School for black students. A Republican, he attended the first state party convention and was a delegate to national in 1872 and 1876. Local postal station named in honor of this newspaper columnist, barber, civic and political leader in 1999.

Chapter 5 Historic and Cultural Resources

	Marker Title	Location	Inscription
2	Escape to Freedom/Women of Courage	Parkersburg	The Ohio R. was a major gateway to freedom for enslaved Africans via the Underground Railroad, a clandestine network of people, places, routes, and modes of transportation used in their flight from bondage. Network's peak activity was between 1830 and 1865. African American & white men and women, called "Conductors," helped escaping Africans to freedom across to Ohio and points north to Canada. (Reverse) Aunt Jenny, African American, who blew horn at the "Point" as signal to river boats, served as "Conductor" on the Underground Railroad. Jane, of "Low stature and very fleshy," "lame in one leg," & age 50, escaped Aug. 1843 with seven of her children from the Harness Plantation on Bull Creek near Parkersburg. Two were captured in Marietta and returned; a reward of \$450 did not entice return of others.
3	Wirt County/Wood County	WV 14 (missing)	Formed, 1848, from Wood and Jackson. Named for William Wirt, who was prominent in the prosecution of Aaron Burr. Development of the Burning Springs oil fields started in 1859, year of the Titusville, Pennsylvania oil boom. (Reverse) Formed, 1798, from Kanawha, Harrison. Named for James Wood, governor of Virginia. Blennerhassett Island, scene of alleged Burr-Blennerhassett plot to establish colony in southwestern territory, is important historic landmark.
4	Wirt County/Wood County	WV 21, intersection of Tupper's Creek Road 1/1 across from Gates Ridge Road 25/10 (missing)	Formed, 1848, from Wood and Jackson. Named for William Wirt, who was prominent in the prosecution of Aaron Burr. Development of the Burning Springs oil fields started in 1859, year of the Titusville, Pennsylvania oil boom. (Reverse) Formed, 1798, from Kanawha, Harrison. Named for James Wood, governor of Virginia. Blennerhassett Island, scene of alleged Burr-Blennerhassett plot to establish colony in southwestern territory, is important historic landmark.
5	West Virginia's First Governor/Parkersburg Governors	Corner of 3rd and Market streets (behind the Wood County Courthouse), Parkersburg	Arthur I. Boreman presided at June 1861 Wheeling Convention where statehood plan formulated. Elected state's first governor June 20, 1863, he served three, two-year terms, resigning in 1869 to take U.S. Senate seat. Parkersburg attorney served as Wood County Circuit Judge 1861-1863 and 1888-1896. He is buried in Parkersburg Memorial Gardens. (Reverse) Parkersburg was home for four of West Virginia's first 11 governors. Arthur I. Boreman (1823-96), first governor, served 1863-69; W. E. Stevenson (1820-83), third governor, served 1869-71; Jacob B. Jackson (1829-93), sixth governor, served 1881-85; A. B. White (1856-1941), eleventh governor, served 1901-05.
6	Dunmore's Camp	Waverly, WV 2 (missing)	Lord Dunmore's army train camped here in 1774 on the way into the Indian country. The route followed the old trail, crossing the Ohio at the mouth of Hocking River. Here in 1791 Indians killed Nicholas Carpenter and party.

Chapter 5 Historic and Cultural Resources

	Marker Title	Location	Inscription
7	Pleasants County/Wood County	WV 2 (missing)	Formed in 1851 from Wood, Tyler and Ritchie. Named for James Pleasants, governor of Virginia, 1822-1825. County's early development was due to resources of oil and natural gas. St. Marys, county seat, founded, 1849, by A. H. Creel. (Reverse) Formed in 1798 from Kanawha and Harrison. Named for James Wood, governor of Virginia. Blennerhassett Island, scene of the Burr-Blennerhassett plot to establish a colony in southwestern territory, is important historic landmark.
8	Morgan's Raiders	Mineral Wells, WV 14 and county route 21, off Exit 170 (Mineral Wells) of I-77 (missing)	At Buffington's Island below Belleville, July, 1863, General John H. Morgan's noted Confederate cavalymen were defeated. In their flight, some of his men passed this point en route into Virginia. General Morgan and many men were captured in Ohio.
9	Old Turnpikes	Parkersburg, US 50 West & WV 47 (missing)	Washington, who had favored the Braddock Road, proposed the Northwestern Turnpike to the Ohio through Virginia in 1784. It was completed to Parkersburg in 1838. The road from Staunton to Parkersburg was opened in 1847.
10	Old Tollgate House	Parkersburg, US 50 & WV 47	Here is the site of the Old Tollgate House where the Staunton-Parkersburg Turnpike and the Northwestern Turnpike met. Surveyed by Col. Claudius Crozet, both roads were completed to the Ohio River by 1850.
11	Ohio/West Virginia (Wood County)	Parkersburg, Memorial Bridge, off WV 14/WV 68	Named for the river, called by the Iroquois the "Beautiful River. Visited by LaSalle in 1769-1770. Once part of the Northwest Territory. Settled at Marietta, 1788. Admitted to the Union, 1803. Home of eight United States Presidents. (Reverse) "The Mountain State" -- western part of the Commonwealth of Virginia until June 20, 1863. Settled by the Germans and Scotch-Irish. It became a line of defense between the English and French during the French and Indian War, 1754-1763.
12	George Rogers Clark	Blennerhassett boat dock, Point Park, Parkersburg	At the Little Kanawha, 1774, George Rogers Clark and 90 companions, largely recruited in what is now West Virginia, assembled on their way into Kentucky. Their plans, halted by Indian wars, later resulted in conquest of the Northwest."
13	Wood County/State of Ohio	Parkersburg, US 50 bridge	Formed in 1798 from Kanawha and Harrison. Named for James Wood, governor of Virginia. Blennerhassett Island, scene of the Burr-Blennerhassett plot to establish a colony in southwestern territory, is important historic landmark. (Reverse) Named for the river, called by the Iroquois the "Beautiful River." Visited by La Salle in 1669-1670. Once part of the Northwest Territory. Settled at Marietta, 1788. Admitted to the Union, 1803. Home of eight United States Presidents.

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	Marker Title	Location	Inscription
14	Parkersburg	Parkersburg, Federal Building, WV 14/WV 68	Blockhouse at "Point" built by Virginia for border defense during Indian hostilities. Garrisoned by troops under Bogard, Coburn, and others. Still standing in 1803. County seat established in 1800 on land given by John Stokeley.
15	Col. Hugh Phelps	Parkersburg, East St. & Camden Ave. (WV 95)	Wood County formally organized, August 12, 1799, at the home of Colonel Hugh Phelps, who came here, 1787. Phelps made the first effort to arrest Burr and Blennerhassett. About 1800, he built this house, later the home of Thomas Tavenner.
16	Neal's Station	Parkersburg, East St. & Camden Ave. (WV 95)	Neal's Station or Fort Neal was built in 1785 by Capt. James Neal, Revolutionary War veteran, who led a party of settlers to the mouth of the Little Kanawha. Neal first came here in 1783 surveying present site of Parkersburg.
17	Wirt County/Wood County	WV 47 (missing)	Formed, 1848, from Wood and Jackson. Named for William Wirt, who was prominent in the prosecution of Aaron Burr. Development of the Burning Springs oil fields started in 1859, year of the Titusville, Pennsylvania oil boom. (Reverse) Formed, 1798, from Kanawha, Harrison. Named for James Wood, governor of Virginia. Blennerhassett Island, scene of alleged Burr-Blennerhassett plot to establish a colony in the southwestern territory, is important historic landmark.
18	Early Oil Wells	County Route 5, 0.1 miles from junction with US 50, 3 miles north of Volcano	To the south, birthplace of West Virginia's oil industry. On Hughes River oil was found in gravel beds in 1810. As "bank oil," a medicine, Bushrod Creel sold 100 barrels of it per year in 1836. Volcano was one of first boom oil towns.
19	Endless Cable System	County Route 5, 0.1 miles from junction with US 50, 3 miles north of Volcano	Invented by W. C. Stile's and installed here in 1870's by Volcanic Oil & Gas Co. Pumped as many as 40 wells from central power station via a system of graduated handmade wooden wheels and cables which conveyed motion to walking beam and sucker rod. Required one engine and operator, enabling profitable operation of low production wells until dismantled in 1979. Site of state's first oil pipeline.

Chapter 5 Historic and Cultural Resources

	Marker Title	Location	Inscription
20	Wood County/State of Ohio	WV 14, Williamstown (missing)	Formed in 1798 from Kanawha and Harrison. Named for James Wood, governor of Virginia. Blennerhassett Island, scene of the Burr-Blennerhassett plot to establish a colony in southwestern territory, is important historic landmark. (Reverse) Named for the river, called by the Iroquois the "Beautiful River." Visited by LaSalle in 1769-1770. Once part of the Northwest Territory. Settled at Marietta, 1788. Admitted to the Union, 1803. Home of 8 United States Presidents.
21	Tomlinson Mansion	WV 14 (Highland Avenue), at junction with Poplar Avenue, Williamstown (missing)	This restored colonial brick mansion built, 1839, by Joseph Tomlinson III, is town's oldest home. John Audubon, famous U. S. naturalist who painted and wrote about birds of North America, spent some time here studying birds of the area.
22	Williamstown	WV 14 (Highland Avenue), at park, Williamstown	Named for Isaac Williams, who settled here in 1787 on land preempted in 1770 by Joseph Tomlinson and his children, Joseph, Samuel, and Rebecca. Williams, veteran of border wars, married Rebecca. Court met at their home in 1800.
23	Prehistoric Sites	WV 68, at junction with WV 95, 3 miles southwest of Parkersburg	In addition to its historic importance, Blennerhassett Island also contains important prehistoric sites. Several Indian villages exist on the Island, and large collections of Indian artifacts have been found here. Largest of the sites, a Fort Ancient village, has now been washed away by the Ohio River, but smaller ones still remain. Artifacts found on the Island indicate occupation dating from 10,000 years ago.
24	Burr-Blennerhasset	County Route 30, 0.3 miles from junction with County Route 30/1, 0.8 miles from junction with WV 892 (missing)	Harman Blennerhassett purchased island in 1797, and built for his bride a mansion which became the showplace of the Ohio Valley. Aaron Burr was his guest in 1805. Here they planned a military expedition with the intention to conquer the Southwest.
25	Washington Bottom	WV 892, near junction with County Route 36 (Meldahl Road), Washington	A tract of 2314 acres acquired by George Washington three miles west on December 15, 1772, for services in the French and Indian War. It was surveyed by William Crawford in June, 1771. It bordered for five miles on the Ohio River.
26	Belleville	WV 68, just north of junction with County Route 17 (Lee Creek Road), Belleville	Just north of here, Joseph Wood built a fort in 1785 on land first patented by Dr. James Craik, friend of Geo. Washington. Garrisoned by Virginia troops in 1791, it was the most important outpost between the Kanawha and Little Kanawha rivers.

Chapter 5 Historic and Cultural Resources

	Marker Title	Location	Inscription
27	Jackson County/Wood County	WV 68 (missing)	Formed in 1831 from Kanawha, Mason, and Wood. Named for General Andrew Jackson, the seventh President of the United States. Jesse Hughes, noted Indian fighter, spent his declining years in the county where he is buried. (Reverse) Formed in 1798 from Kanawha and Harrison. Named for James Wood, governor of Virginia. Blennerhassett Island, scene of the Burr-Blennerhassett plot to establish a colony in southwestern territory, is important historic landmark. Formed in 1798 from Kanawha and Harrison. Named for James Wood, governor of Virginia. Blennerhassett Island, scene of the Burr-Blennerhassett plot to establish a colony in southwestern territory, is important historic landmark.
28	Ritchie County/Wood County	US 50 (missing)	Formed in 1843 from Lewis, Harrison, and Wood. Named for Thomas Ritchie, Virginia journalist. In 1772, Elias and Jesse Hughes and Colonel William Lowther explored this region to the Ohio. Hughes River was named by them. (Reverse) Formed in 1798 from Kanawha and Harrison. Named for James Wood, governor of Virginia. Blennerhassett Island, scene of the Burr-Blennerhassett plot to establish a colony in southwestern territory, is important historic landmark. Formed in 1798 from Kanawha and Harrison. Named for James Wood, governor of Virginia. Blennerhassett Island, scene of the Burr-Blennerhassett plot to establish a colony in southwestern territory, is important historic landmark.

Local Historic Preservation Efforts

There are two local historic preservation societies in Wood County.

The Wood County Historic and Preservation Society was organized in 1980 in the aftermath of a successful effort by citizens to save the Wood County Courthouse building. Its mission is to preserve and restore historically significant buildings, monuments, documents, and other artifacts throughout Wood County. Its accomplishments include erecting several historic monuments, including a monument to Arthur I. Borman, the first governor of West Virginia. More recently it has worked to preserve historic cemeteries in

the county. It has obtained funds from the city of Parkersburg and Wood County to help provide long-term perpetual maintenance at the Dils, Holliday, and Tavenner cemeteries, which hold the remains of many prominent early settlers of the region.

The West Augusta Historical and Genealogical Society was formed in 1946 to undertake research into the ancestral heritage of members and others. It helps to run the genealogy room of the Parkersburg/Wood County Library.

In addition, **The Wood County Historical Landmarks Commission** was formed in the 1970s to designate, inventory and prepare publications concerning historic properties in the county.

Chapter 5 Historic and Cultural Resources

Additional Historical Sites

Wood County has several other sites, parks and museums that highlight significant and colorful aspects of the area's history.

Blennerhassett Island Historical State Park

Blennerhassett Island features a reconstruction of a mansion built in 1798 by Harman Blennerhassett, a wealthy Irish aristocrat who was eventually imprisoned for his role in Aaron Burr's plot to establish an empire in the Southwest. The mansion is surrounded by a 2-1/3 acre garden and two large lawns. Before its European settlement, the island was used periodically by Indian tribes for thousands of years. A variety of related artifacts are on display in the Blennerhassett Museum of Regional History in downtown Parkersburg.

Henderson Hall

Henderson Hall is a 29-room antebellum mansion that was the focal point of the 2600-acre Henderson Plantation, which is located south of Williamstown along the Ohio River. George Washington surveyed lands for the original Henderson land grant and hunted throughout the area. The mansion contains its original furnishing and is still occupied by descendants of the original family.

Ft. Boreman Civil War Park

The Ft. Boreman Civil War Park, slated to open in August-September 2006, commemorates Ft. Boreman, a Union Civil War fort originally built in 1863. Ft. Boreman played an important role in the movement of Union troops and supplies, protecting the railroad terminus of the B & O Railroad and the river port of Parkersburg. The park features reconstructed fortifications, original trenches, interpretive signage, picnic shelters, parking for excursion buses, a hiking trail, and dramatic views of the city of Parkersburg as well as the Ohio and Little Kanawha Rivers. Efforts of local citizens have played a key role in establishing this park.

Sumnerite African-American History Museum

This museum is housed in the former gymnasium of the Sumner School, a free school established in 1862 by the local African-American community for their children. It eventually became the first public school for blacks south of the Mason Dixon Line. It contains a variety of photographs, artwork, and printed material from the era.

Oil and Glass Museum

The Oil and Gas Museum is located in a historic building in downtown Parkersburg. It commemorates the 19th-Century beginnings of the commercial oil industry in West Virginia. The museum includes over 20,000 square feet of exhibits including historic photos, equipment, early artifacts, and video displays.

Blennerhassett Hotel

This building was built in 1889 as the First National Bank of Parkersburg. It is one of the few remaining examples of the Richardsonian Romanesque style of architecture. It was renovated in 1986 and again in 2003 and serves today as an elegant hotel in downtown Parkersburg.

Fenton Art Glass

The Fenton Art Glass Museum, located in Williamstown, commemorates the history of Fenton Art Glass and the region's historic glass industry. Fenton Art Glass, founded in 1905, is the largest manufacturer of handmade colored glass in the United States. The museum contains more than 2,000 rare and historic pieces from Fenton and many of the other glass manufacturers that operated in the Mid-Ohio Valley. Free tours of the factory next door allow visitors to observe the company's skilled glassmakers at work.

Chapter 5 Historic and Cultural Resources

Historic Districts

The following historic districts can be found in Wood County, all in the vicinity of Parkersburg:

- Avery Street Historic District
- Blennerhassett Island Historic District
- Julia-Ann Square Historic District

Historic Cemeteries

As noted elsewhere, Wood County has a number of historic cemeteries. Most notable are the following, all located in Parkersburg, which hold the remains of many prominent early settlers:

- Riverview Cemetery
- Dils Cemetery
- Holliday Cemetery
- Tavenner Cemetery

Cultural Landscape Resources

The Ohio River is the most prominent natural feature in the planning area. It has had, and continues to have, a profound effect on the quality of life in the region. It has long served as a transportation corridor (and barrier), first for Native Americans and then for European settlers. It has facilitated commerce for generations. With the surrounding lands, it served as an important gateway for runaway slaves seeking freedom in the north. Today it is a source of recreation and natural beauty.

Arts

Wood County is fortunate to host a number of arts organizations. Most of these are located in Parkersburg. The first three facilities discussed below, located in close proximity to each other, form a “cultural corner” in downtown Parkersburg.

Actors Guild of Parkersburg

The Actors Guild, a community theater founded almost 60 years ago, operates out of the former Lincoln Theater in Parkersburg, a 267-seat facility. The Guild typically puts on seven productions over the course of its season. It also offers Guild Builders, a youth theatre program for fourth to ninth graders in the Mid-Ohio Valley.

Smoot Theater

The Smoot Theater, a historic vaudeville house and movie theater in Parkersburg dating back to 1926, was purchased by a volunteer group in 1989 as a facility for the performing arts. Today it presents performances that run the gamut from music, Children’s theatre, comedy, dance, one-man shows, and lectures, among others.

Parkersburg Arts Center

The Parkersburg Art Center is a museum that presents exhibits by nationally recognized artists as well as local and regional talents. It also offers art education programs for children and adults.

Mid-Ohio Valley Ballet (MOVB)

The MOVB, the first and only touring ballet company in West Virginia, organized as a professional company in 1994. It presents four major productions each season, performing over 100 concerts each year. It also presents the “School Days Performing Arts Series,” which brings dance to over 30,000 school children each year. It is located in Parkersburg.

River Cities Symphony Orchestra

The River Cities Symphony Orchestra was founded in 1997 to serve the Mid-Ohio Valley. The Orchestra has 45-55 trained musicians and offers four regular season concerts. Music education programs in the public schools include full orchestra performances and smaller chamber groups.

Chapter 5 Historic and Cultural Resources

West Virginia Symphony-Parkersburg (WVSO-P)

The WVSO-P was founded in 1988 to bring West Virginia Symphony Orchestra concerts from Charleston to the Mid-Ohio Valley region. It currently offers a five concert season and four presentations for area students.

Parkersburg Choral Society

The Parkersburg Choral Society performs four concerts of various musical selections and styles each season at churches in the area.

The Ohio River Border Initiative (Orbi)

Orbi is a funding program that provides grants to projects, artists and community groups in West Virginia and Ohio Counties that border the Ohio River. The program typically awards ten to twelve grants every year of up to \$3,000 each. Orbi holds annual workshops to solicit advice from artists about how to serve them better. It also maintains an extensive database of information on potential partners, presenters, and performers.

Civic Organizations

Several other civic organizations make important contributions to Wood County's quality of life, according to area residents.

Erickson Foundation

The Erickson Foundation, based in Catonsville, MD, makes grants in the region to help at-risk children seniors, and others in need, with an emphasis on arts and education.

Bernard McDonough Foundation

The Bernard McDonough Foundation makes grants primarily in West Virginia and the Mid-Ohio Valley region to 501 (c) 3 organizations in the areas of cultural, educational, health and medical, social welfare and civic and community enterprises.

Middle Ohio Valley Regional Council

The MOVRC was created in 1973 to represent the District V development district in West Virginia. Its role is to help local communities use States resources more effectively and secure Federal assistance for economic development, water and sewer system construction and expansion, and other projects

Greater Parkersburg Convention and Visitors Bureau

The mission of the CVB is to strengthen the area's economy by marketing the area as a destination for travel, meetings and conventions.

Chamber of Commerce of the Mid-Ohio Valley

The mission of the Chamber is to promote economic growth, encourage business retention and expansion, and improve the quality of life in the Mid-Ohio Valley.

Existing Land Use

Introduction

One of the most important components of the comprehensive plan is the study and mapping of land use. This analysis examines the current land uses in Wood County and also looks at trends that have shaped the Wood County community into its current form. Land use is used by communities as a main component of decision making on new development, development of transportation facilities, development of sewer and water facilities and community revitalization. This review and mapping of land use in Wood County along with other factors will develop the basis for future land use planning in Wood County and the use of that information for future decision making on public and private policy in the County.

Regional Setting for Wood County

Existing Land Use in Wood County

Existing land use in Wood County has been compiled based upon mapping provided by the Wood County Assessors Office. This recent mapping provides a number of categories including vacant lands. In some cases land use categories have been combined to provide a better representation of the land use category. Table 1 lists the total acreage for the various types of land uses found within Wood County. The land uses for the County include land uses for the Cities of Parkersburg, Vienna and Williamstown so that we have totals for both Wood County and the incorporated cities. The attached Existing Land Use Map illustrates their locations.

Agriculture/Woodland

The single largest land use category in Wood County based upon the Assessor's Office land use data base is Agriculture/Woodland. This category accounts for approximately 72 percent of the total land area in Wood County. This category includes areas actually farmed as well as forested areas throughout the county.

Vacant Lands

Vacant lands are identified by the Assessor's Office mapping by various categories, including vacant commercial, vacant exempt, and vacant residential. These are areas that are currently vacant but could accommodate the proposed land use. They account for nearly 20 percent of the County's total land area and are the areas where future development will most likely occur.

Residential

This is the third highest land use category with about 18 per cent of the County's total land use. These include residential, high density residential (apartments/town homes) and mobile home parks. Since the vast majority of the county's vacant land is identified as vacant residential, it appears to have the greatest opportunity for growth.

One other note regarding the land use categories. Community facilities, which account for just over 2 percent of the total, include a variety of local public uses, including most recreational uses.

Table 1 - Land Use in Wood County, 2006

Land Use	Acreage	% of Total
Residential	42,992	18%
Commercial	4,493	2%
Industrial	2,959	1%
Agriculture/Woodland	170,902	72%
Recreation	1,486	<1%
Community Facilities	5,304	2%
Water	2,486	1%
Transportation	4,715	2%
Undeveloped	66	<1%
Vacant Commercial	1,509	<1%
Vacant Industrial	413	<1%
Vacant Exempt Land	1,549	<1%
Total	238,874	100%
Source: Gannett Fleming & Wood County Assessors Office		

Developed Lands

Most developed lands in Wood County are located in an area bounded by the Ohio River and I-77. This area from Parkersburg to the City of Vienna and then onto the City of Williamstown represents the developed areas of the County.

City of Parkersburg

A review of developed lands in Wood County begins with a look at land use and development trends in the City of Parkersburg. Historic development in the County was centered in the City of Parkersburg. According to the Parkersburg 2001 Comprehensive Master Plan the City included 6,970 acres in 1960. At that time the city boasted a thriving Downtown and the area south

of the Little Kanawha River was just beginning to reach its development potential. The U.S Route 50/Corridor D bypass was in its earliest planning stages. Much has changed since 1960. Downtown Parkersburg is no longer a retail center with most of this type of land use having moved to Vienna, South Parkersburg and elsewhere in the County. The South Parkersburg area is now being targeted for increasing commercial and industrial development. The impacts of the recently completed US 50/Corridor D bypass are only now beginning to unfold.

According to the Parkersburg 2001 Plan, the City has grown from the early 1980's by over 500 acres from 7,294 acres to 7,823 acres. Despite build out conditions in the City annexation has provided opportunities for the City to grow. Annexation of Wyndemere, a residential development in the northern end of the city and commercial/industrial lands along WV Route 14 including the Patriot Center and the Parkersburg Industrial Park have provided expanded areas and tax base for the City.

The Downtown and others areas of the City continue to receive attention. Fort Boreman, a magnificent bluff overlooking the Ohio and Little Kanawha Rivers is the location of the new Fort Boreman County Park. Also the City has high hopes of a mixed use development occurring in this area. In 2001 the City prepared a Central Business District (CBD) Market and Planning Study to plan for the future of Downtown Parkersburg and the City.

While Parkersburg remains a center of business, government, education and culture, growth in the County have led new development into adjoining areas in the City of Vienna and Wood County. Over the past 40 years development in the County has broadened as growth pressures led residents, business owners and developers to seek areas outside of the City of Parkersburg. The availability of public sewer and water in the County along with the location of I-77 and the four interchanges in the County have each influenced development patterns over the past 40 years.

Wood County

There has been some development east of I-77 in the County away from the traditional developed areas, but the County remains largely undeveloped with wide expanses of forested and agricultural lands in the County.

Chapter 6 Existing Land Use

Residential Land Use:

Residential lands comprise land uses offering residence or accommodation such as homes, multi-family housing, and housing for the elderly. These lands include the dwelling unit structures, driveways, related buildings (detached garage etc.) and lawn/open areas around the housing structure.

Much of the residential growth in the County has taken place in the City of Vienna, the North Hills area of the County and in those areas annexed by the City of Parkersburg. More specifically the City of Vienna contains large sections of residential development. Much of Grand Central Avenue north of 34th Street is residential. Other development such as Millstone, annexed into Vienna and Greenmount Hill provide housing development to the residents of Wood County.

Other residential developments are scattered around the county mostly in areas adjacent to Vienna and Parkersburg. Residential develop has also occurred along Route 14 between Vienna and Williamstown. The City of Williamstown is primarily a residential community. There are several new housing developments within and adjacent to Williamstown.

Commercial

The commercial category includes land uses such as offices, retail, and general sales and servicing. This land use category also includes urban central business districts, suburban shopping malls, other commercial retail development and offices including office parks.

Much of the commercial development in Wood County is along the Route 14 corridor from Vienna through Parkersburg and then south to the Mineral Wells exit of I-77. Vienna with the Grand Central Mall remains the center of commercial activity with retail and sales and service outlets. This area contains many of the national chains for big box retail such as Wal-Mart, Lowe's, Sam's Club and others. This area is attractive to both residents of Wood County and to residents of Washington County, Ohio who have easy access across the Ohio River to these shopping areas.

However, there is more commercial activity now taking place along Route 14 south of the Little Kanawha River. The newly developing Patriot Center is seen as a competitor to the Grand Central Mall and other commercial

development in Vienna. Route 47 in Parkersburg also provides some commercial development mostly in smaller strip commercial centers.

The City of Williamstown has a small commercial district with establishments along Route 14 between I-77 and the Ohio River.

Industrial

Industrial land uses include manufacturing, warehousing, and other supporting uses. Offices that are in support of the industrial use are included under the industrial land use category.

Manufacturing and industrial land uses have traditionally been the major employers in Wood County. While the County has lost many manufacturing jobs, industrial lands uses remain an important part of the Wood County landscape. The Dupont plant along the Ohio River is the marquee industrial site in the County. This plant along with others in Ohio and West Virginia make up the important chemical complex that borders the Ohio River in both West Virginia and Ohio. The Hogan Run Industrial Park is home to a number of manufacturing and industrial companies in Wood County. There are also a number of abandoned manufacturing sites such as the Camden Avenue area which offer opportunities for sites that could be redeveloped into other uses.

Recreation

This land use category includes recreational uses in the county such as parks and opens spaces set aside for recreational purposes. These facilities can be public facilities owned and operated by the state, county, or local municipality or could be a privately owned and operated recreational facility.

There are a number of fine recreational facilities located in Wood County. These will be more thoroughly identified and discussed in the Community Facilities section of this Plan. Facilities such as the 2,600 acre Mountwood Park, Fort Boreman Park, McDonough Wildlife Park and Jackson Park in Vienna and Tomlinson Park in Williamstown are only some of the parks and recreation facilities provided for in the County.

Chapter 6 Existing Land Use

Public/Institutional

Public and institutional uses are those that provide educational, cultural, medical social services or administration for the community. They typically include uses such as municipal facilities, schools, churches, fire stations, cemeteries, health care facilities and other similar land uses.

Included in this category would be uses such as the Wood County and City of Parkersburg office complex in downtown Parkersburg, Ohio Valley University in Vienna, West Virginia University at Parkersburg, Parkersburg High School and Parkersburg South High School, St Joseph's Hospital and Camden-Clark Memorial Hospitals, municipal facilities in Williamstown and Vienna and libraries of the Parkersburg –Wood County Library system and the Vienna Public Library

Transportation

Transportation land uses include highway rights-of way, interchanges and related service facilities. The Mid-Ohio Valley Regional Airport is included as a transportation land use, despite industrial related lands uses occurring at the airport. Significant transportation land uses include U.S Route 50/Corridor D and related interchanges, the new Blennerhassett Bridge (currently under construction – to be completed in September, 2007), and I - 77 and related interchanges. The Ohio River and the Little Kanawha also need to be recognized as transportation resources since both are navigable and handle barge traffic transporting goods and raw materials.

Undeveloped Lands

The vast majority of Wood County remains undeveloped. Areas east of I-77 and south of the City of Parkersburg and the Little Kanawha River remain undeveloped. Many areas are forested with occasional areas of agricultural uses. The main agricultural areas in the County are located in the southwestern part of the County where there are fertile soils that will support a robust agricultural economy.

As indicated in Table 6-1 and on the Existing Land Use map most undeveloped lands are classified as either active/inactive farm or vacant

lands. Together, these categories account for 70 per cent of the land area in Wood County.

Historical Comparisons and Trends

As communities grow and change so do their land uses. A profile of historic land uses as compared to current land uses gives a “snapshot” of the trends that have occurred in Wood County.

The last County-wide comprehensive plan was prepared in 1963. Certainly much has changed since then.. It is both interesting and useful to reflect on the observations in the 1963 Comprehensive Plan regarding land use and the land use conditions that exist today.

The 1963 Plan indicates that Parkersburg was the center of business, government and commerce in the County. The Plan also notes that many areas of Parkersburg were subject to flooding prior to 1950. The subsequent construction of the flood wall by the US Army Corps of Engineers made new areas available for industrial development. The flood wall cut off the City from the River and took away scenic view sheds. However, the protection afforded by the flood wall has been sustained in protecting the City from flood events over the last half century.

The 1963 Plan notes that Vienna is predominately a residential community. There is only the initial beginning of commercial development in Vienna with only 20 acres along Grand Central Avenue devoted to commercial development. Likewise there are only small areas in Vienna (4 acres) devoted to industrial development. Public and semi public uses such as schools, parks and other municipal facilities also represent a small percentage of the total land use

The City of Williamstown is also characterized as predominately a residential community. Commercial development accounts for only 5 acres in the City with industrial accounting for 17 acres – much of this the Fenton Glass Works. Public and semi public land use (schools and parks) account for another 22 acres of land use in the County.

In the 1963 Wood County Comprehensive Plan it was estimated there were approximately 5,300 acres of land devoted to residential uses. This

Chapter 6 Existing Land Use

represents only about 2.34 percent of the total land area in the unincorporated areas in Wood County. Commercial land uses constitute only about 145 acres or less than 0.1 per cent. Most were establishment scattered along the major highways in the County.

Industrial Uses

Industrial was a much larger land use which is consistent with the County's focus on manufacturing employment during the 1960's. About 600 acres were devoted to the industrial land use. While this was a very small percentage of the total land in the county it represented 68 per cent of the land devoted to industrial land use in the County.

Much of this industrial development occurred in Wood County adjacent to Parkersburg and Vienna along the Ohio and Little Kanawha Rivers. Much of the development was in the Washington Bottom area with the remainder scattered throughout the County.

Agricultural and Forest Uses

In the 1963 Wood County Comprehensive Plan the following information is provided on agricultural and forested land use in Wood County.

Table 6-2 Wood County Land Use, 1963

Type of Land Use	Acreage
Cropland	31,489
Pasture	44,672
Forest and Woodland	130,865
Other Land (Farmsteads, idle lands, & wildlife areas)	14,762
Total Acreage	221,788

Source: Wood County Comprehensive Plan – 1963

As identified in the 1963 Plan most agricultural areas are located along the Ohio River and Little Kanawha River flood plains and terraces. Soils are fertile and good for crops production such as corn and hay.

The high terrace areas as defined in the plan which are located in the Williams District and the north section of the Lubeck District have poor soils for good agricultural production. Also much of this land is not easily accessible and was abandoned and reforested with oak and Virginia Pine.

Throughout much of the remaining portions of the County agricultural land is generally limited to smaller hill farms located along ridge tops and benches.

Annexation

Wood County has experienced significant annexation activity. Each of the incorporated areas, Parkersburg, Vienna and Williamstown has expanded their boundaries through annexation activities. Annexation requests come from land owners who wish to acquire city services for sewer, water and fire and police protection. On the City side the annexations provide additional customers for water and sewer as well additional land and properties for the tax base. It is expected that annexations will continue as County residents and developers seek the services provided by the City's in the County.

City of Parkersburg

As mentioned earlier in this section, the City has grown from the early 1980's by over 500 acres from 7,294 acres to 7,823 acres.. Annexation of Wyndemere, a residential development in the northern end of the city and industrial lands along WV Route 14 including the Patriot Center and the Parkersburg Industrial Park have provided expanded areas and tax base for the City.

City of Vienna

The City of Vienna has recently only had minor annexations. The most significant annexation has been the Millstone development at Rosemar Road on the northern boundary of the City. Other minor annexations have been

along Route 14 at the north boundary along Grand Central Avenue and 60th Street. Other smaller tracts of land have been annexed along the Ohio River.

City of Williamstown

The City has been involved in annexation along Route 14 out to the I-77 interchange.

City of Williamstown

The City of Williamstown also has zoning and subdivision regulations that governing development activity in the City.

Land Use Regulatory Measures

Wood County

Wood County currently has no zoning in the unincorporated portions of the County. The County does administer and enforce Subdivision Regulations in the County. These regulations were initially adopted in 1967 and have been regularly amended since that time. The County also provides for the regulation of: wireless telecommunications facilities; exotic entertainment businesses; flood plain regulations; locating video lottery establishments; salvage yard ordinance; and abandoned and dilapidated building ordinance.

City of Parkersburg

Planning and zoning in the City of Parkersburg is governed by the City Code, Part 13 – Planning and Zoning. Part 13 provides for planning under a City Planning Commission, the Comprehensive Plan, last adopted in 2001, Subdivision Regulations and Zoning Ordinance and administration.

City of Vienna

The City of Vienna also has zoning and subdivision regulations. The current Zoning Ordinance was adopted in 1997 and has been amended since then. The City's Subdivision Regulations were originally adopted in 1965 and have been amended since that time.

Introduction

The transportation network of a community is the backbone for its development and its prosperity. It can help to attract a thriving community of merchants and residents and is the overall foundation for community growth. A carefully planned roadway network, designed to properly fit the structure of the community and suit its needs, will ultimately mold the framework for the future population. The transportation network often influences the advancement and success of a community, though if poorly planned or maintained, can also deter prosperity and overshadow a community's positive attributes.

Existing Roadway Network

The development of Wood County's existing road network has been primarily dictated by the area's topography as the combination of steep slopes and stream corridors provides limited opportunities for roadways. The Transportation Facilities Map (to be provided) illustrates the county's major highways. Interstate 77 provides the primary north-south access, and US Route 50 is the major east-west route. This route is also known as Appalachian Corridor D. Major improvements to this corridor, including a new bridge over the Ohio River into Belpre, Ohio, are currently under way. As of April 2006, the new road was open from I-77 to its interchange with WV 95 near Lubeck. Live shots of the bridge construction, as well as other up to date information can be viewed online at www.wvcorridord.com.

West Virginia State Routes 2 and 68 run north and south in the western portion of the county, although WV 2 follows I-77 south of Route 50. WV 14 follows the river south from Williamstown into Parkersburg where it shifts to the south east.

Other significant roadways includes WV 31, which connects I-77 and US 50 in the northeastern part of the county; WV 47, which roughly parallels WV 14 from Parkersburg east to the county line, and WV 992 which provides access to the Washington area located southwest of the City off Parkersburg.

Four bridges in the study area link Ohio and West Virginia together across the Ohio River. The Belpre Bridge and the Memorial Toll Bridge connect Parkersburg to Belpre, Ohio. The Williamstown Bridge and the I-77 Freeway Linkage connect Williamstown to Marietta, Ohio. The new bridge being constructed as part of the Corridor D project will provide yet another crossing and should help to alleviate congestion in Parkersburg by removing some of the through traffic from the City.

West Virginia's Functional Classification System¹

Highways in West Virginia are classified according to their function, the character of traffic they serve, and the present and expected level of service they provide. The functional classification system serves as a guide for both planning and funding purposes and is summarized below:

- Expressways connect metropolitan areas and provide service to major interstate or interstate travel.
- Trunklines are the intrastate network intended to serve smaller cities.
- Feeders serve smaller towns and industrial and recreational areas not served by the higher systems, while collecting traffic for the higher systems.
- State Local Service roads are localized arterial and spur roads which provide access and socio-economic benefits to abutting properties and are further sub-classified as Essential Arterials, Collectors and Land Access.
- Occasional Use is the lowest classification of a local road, providing access to rural areas on a low-volume basis.

¹ Source: West Virginia Department of Transportation, Division of Highways; Highways in West Virginia

Major Roadway Conditions and Deficiencies

In 2003, The Wood, Washington, Wirt Interstate Planning Commission (locally known as Triple W) completed their Comprehensive Long Range Multimodal Transportation Plan for the Parkersburg-Marietta Metropolitan Area. The Plan considered transportation needs for the region through 2025. Triple W is the federally designated Metropolitan Planning Organization (MPO) for the metro area and part of their mission is to provide short and long term solutions to transportation concerns. The plan was adopted by the MPO Policy Board and is used to update the Transportation Improvement Programs for the MPO.

As part of the process, an analysis of deficiencies was undertaken to aid in determining the needs of the community. While future traffic growth is expected to increase by approximately 30 percent, congestion is not expected to increase significantly due to the anticipated completion of several projects in the area. However, several locations in Wood County were identified as having significant peak hour congestion. They are listed below:

- Memorial Bridge (US 50) over the Ohio River
- Williamstown Bridge (WV 31) over the Ohio River
- WV 14 (Murdoch and Grand Central Avenue) in Parkersburg and Vienna
- WV 68 (Emerson Avenue) in Parkersburg
- Rosemar Road in Parkersburg
- WV 14 (Pike Street) in Parkersburg
- WV 47 east of Parkersburg
- WV 68 south of Corridor D near Parkersburg

Waterways

The Ohio River, which forms the western border of Wood County, is one of the nation's most extensive and busiest commercial and recreational

waterways. The Little Kanawha River, a tributary of the Ohio, is not as heavily traveled, but does have both commercial and recreational traffic. The Little Kanawha bisects the county from east to west and meets the Ohio River in downtown Parkersburg.

The Ohio and its tributaries provide a link to both national and international ports. Industrial barges, commercial vessels, and to a lesser degree private craft, all rely on these waterways to conduct business. There is a concentration of ports in and between Marietta and Parkersburg with approximately 20 port industrial facilities identified within this corridor.

Most of the commercial traffic through the area consists of coal and coke generated from coal mines in West Virginia, destined for electric generating stations in the vicinity of Pittsburgh to the north and anywhere from the Kanawha River area to the Mississippi in the opposite direction.

A total of 17 freight terminals and 3 commercial docks are located in the study area. Four of the freight terminals and one of the commercial docks are located on the Little Kanawha. In addition, there are nine recreational docks located on the Ohio River and two on the Little Kanawha. There are also three private docks on the Ohio River, which are used primarily for recreational purposes.

Public Transit Services

Public transportation benefits the community by reducing congestion; offering transportation to those without automobiles; and relieving stress on roadways, bridges, and intersections. This ultimately reduces the demand for expensive infrastructure upgrades; improves air quality; and helps to reduce health risks.

The Easy Rider bus system is operated by the Mid-Ohio Valley Transit Authority (MOVTA) and serves Parkersburg and Vienna in Wood County. Easy Rider has seven scheduled routes throughout the area, including a direct route from the downtown Transit Center in Parkersburg to West Virginia University-Parkersburg. The buses run from 5:50am to 6:00 pm Monday through Saturday. There is no Sunday service. Buses will stop anywhere along a given route other than designated safety zones, which are

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typically heavily congested areas. Paratransit, or demand responsive service, is also available.

The Triple W Comprehensive Long Range Multimodal Transportation Plan also makes recommendations for several transit related improvements in Wood County. They include the following:

- Expanded routes to include service to Williamstown/Marietta, Mineral Wells, Washington Bottoms, and WV2 to Waverly and Pleasants County.
- Improved Parkersburg to Belpre service
- MOVTA System enhancements:
 - Consider Flex Routes in some areas
 - Implement a 57-minute hour
 - Add more frequent service during peaks
 - Extend service hours in commercial areas
 - Offer Universal Pass (UPASS) program
 - Establish comprehensive marketing program.

Rail Transportation

There are several industrial rail lines that run from Beverly in the northwest corner of Washington County, Ohio through Marietta to Parkersburg and other areas in southwest Wood County. CSX Transportation operates the principal functioning rail lines within the study area, moving the majority of goods and materials both locally and regionally. In addition, the Marietta Industrial Enterprises line operates locally and serves a river terminal in south Parkersburg.

Intermodal connections between these rail lines and waterway ports along the Ohio are found at terminals located primarily between Parkersburg and Marietta. There are also several terminal facilities that extend east along the Ohio and southeast through Parkersburg on the Little Kanawha River.

At the present time there are several abandoned rail lines that travel southeast along the Little Kanawha River toward Wirt County, which may be an opportunity for re-establishing service or as recreational trails.

There are no rail passenger services in Wood County at the present time.

Aviation Facilities and Services

The Mid-Ohio Valley Regional Airport is located east of I-77 in northern Wood County. Along with Wood, it serves fourteen other counties in Ohio and West Virginia. The airport opened in 1944 and a new terminal was completed in 1977.

The airport provides both scheduled passenger and general aviation services. Continental Airlines has 3 direct flights to Cleveland daily, with four return flights. Hertz Rental Cars, a restaurant, snack bar, and conference room are also available in the main terminal.

The General Aviation terminal has a passenger lounge, a pilot lounge, and a meeting room for 40 people. Flight planning services and jet fuel are also available. There is also a helipad. Currently there are 65 aircraft based at the field, with an average of 104 landings per day.

In addition to providing commercial service, the airport facility is home to the Air National Guard.

Pedestrian and Bicycle Systems

A variety of bikeways and pedestrian trails are in the study area. Local and regional trails pass through the urban areas in and surrounding Marietta and Parkersburg. The North Bend Rail Trail is part of the nationwide American Discovery Trail system that spans coast to coast. While the primary function of these trails is for recreational purposes, there are opportunities to use and create bikeways for commuting purposes. One such path that is currently in

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the planning stages would link Parkersburg and Vienna along the Ohio Riverfront.

As with the transit services, Triple W has made recommendations for enhancements to the bike/ped network. Priorities in Wood County include:

- Riverfront Park Trail
- WV 14 (Murdoch/Grand Central Avenue) Bicycle Route
- Way-finding signage and streetscape enhancement program along Old US 50 (7th Street) and Downtown Parkersburg
- Little Kanawha Connector and North Bend Rail Trail enhancements to existing trail
- WV 47 from Little Kanawha Connector to WVU-P Bicycle Route
- WV 14 (Pike Street) from Corridor D to Mineral Wells Bicycle Route

Programmed Transportation Improvements

Project Selection and Prioritization

Projects identified in the Transportation Improvement Program (TIP) were selected by the West Virginia Department of Transportation and local governmental officials in cooperation with Triple W. These projects are consistent with the current Long Range Transportation Plan for the study area. Projects selected for inclusion in the TIP are based on financial feasibility and the priority of the project at the local level. Prioritization is accomplished through a coordinated effort between Triple W and the local governments. Those projects demonstrating regional significance, preservation of existing transportation facilities, congestion relief and overall benefits to social, economic, energy and environmental issues are evaluated as priority projects.

The projects identified in the current TIP have been prioritized by fiscal year and were developed in cooperation with the implementing agencies. The following projects have been identified by Triple W in the Long Range Plan

and have been included in the West Virginia 2006-2009 Transportation Improvement Program.

Short Term Priorities

- Downtown Parkersburg Traffic Circulation Study, \$100,000
- South Vienna Connector (Rosemar Road to Emerson Avenue), construct new two and three lane road, \$3,800,000
- Pike Street (WV 14) Widening to Standard Lanes and TSM Improvements (from City Limit to Blizzard Drive), \$8,100,000
- Murdoch Avenue (WV 14) Implement Access Management Improvements from 19th Street to 27th Street, \$1,200,000
- Murdoch Avenue (WV 14) Implement Access management Improvements from 27th Street to Lakeview Drive, \$3,800,000
- Grand Central Avenue (WV 14) Provide Access Management Measures from Lakeview Drive to 28th Street, \$6,700,000
- Pike Street (WV 14) Reconstruction/Widening to 4 Lanes from South of Pettyville to South of WalMart, \$24,100,000
- Pike Street (WV 14), Gihon Road, Rayon Drive, Small Area Plan to evaluate improvements to intersection approaches and enhance pedestrian issue, \$4,100,000
- Emerson Avenue (WV 68) Reconstruct/Widen to five lanes from just north of Spruce Rise Road to North Hills, \$6,500,000
- Reconstruct and Widen WV 68 (Lubeck) with two additional lanes from Corridor D to CR 9/4, \$3,600,000

Mid-Term Priorities

- Rosemar Road Widening (46th Street to College Parkway), \$6,200,000
- South Vienna Connector (Murdoch/Grand Central Avenues to Rosemar Road), construct new two and three lane road, \$13,400,000

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- Reconstruct and Widen WV-2 to a “Super Two” with Intersection Improvements from WV-31 to the Wood County Line, \$11,100,000
Signalize the intersection of WV 2 and WV 31 east of Parkersburg, \$250,000
- WV 47 from I-77 to WVU at Parkersburg to provide center turn lane and wider shoulders, \$9,200,000
- Signalize intersection of Emerson Avenue (WV 68) and Lake Drive in North Hills, \$250,000
- Realign and improve the intersection approaches of Emerson Avenue and 35th/36th Street to increase capacity, including exclusive right and left turn lanes for all approaches where feasible and prohibit on-street parking near intersection approaches, \$2,750,000

Long Term Priorities

- New Fully Directional Interchange at I-77 and Corridor D, \$50,600.00
- I-77 from Old St. Marys Pike to US 50, add one additional northbound and southbound lane, \$16,200,000
- South Vienna Connector and I-77 Interchange (Emerson Avenue to Old St. Marys Pike/I-77), Construct new two and three lane road, \$20,000,000
- Add center turn lane to 3rd Street (WV 14) from west of the Williamstown corporate limits to Highland Avenue (WV 31) in Williamstown, \$7,000,000
- Emerson Avenue (WV 68) Reconstruct/Widen to five lanes from North Hills to I-77, \$9,200,000

Maintaining the Existing Transportation System

The FY 2006-2009 TIP is dedicated to improving the transportation system, as evidenced by the approximately \$170 million in funds from all funding sources allocated to highway and transit projects throughout the study area during the TIP period. The federal share of these funds has been determined to be approximately \$140,925,000 million in Wood County.

In Wood County 84 percent of the identified funding is for new capacity projects. This includes \$115,913,000 for the completion of the US Rt. 50/Corridor D project while \$26,842,000 is going toward other new capacity projects such as I-77 widening, WV Rt. 2 widening and improvements to WV 14 in the Mineral Wells area. The remaining is allocated to maintenance type projects.

Chapter 8 Community Facilities and Services

Introduction

This chapter inventories Wood County’s community facilities and services and discusses the issues associated with their operation and provision. This information is useful in identifying strengths as well as inadequacies and needs in the community facilities provided throughout Wood County. The operation and provision of the County’s various community facilities and services are the duties of both private and public organizations, as noted throughout this chapter.

Public Safety

Public safety services include police, fire protection and emergency medical services. The dispatch of these services in Wood County is handled through Wood County Office of Emergency Services. The 9-1-1 communications center is able to receive calls 24 hours a day, 365 days a year and dispatch services to Wood County.

Police Protection Services

Police protection is an essential community service required for the protection of both residents and the business community. The traditional role of the police involves three functions: law enforcement, order maintenance, and community service activities not necessarily related to criminal acts and include such tasks as traffic control, education, and other public services.

Residents of Wood County receive police services from the County Sheriff’s Department, the West Virginia State Police (WVSP), and local municipal police departments. The primary response area for the Sheriff’s Department and the WV State Police includes areas within the county not including the Cities of Parkersburg, Vienna, and Williamstown. The Cities of Parkersburg, Vienna, and Williamstown maintain their own police departments. Troop 4 of the West Virginia State Police has a detachment station in Parkersburg. Table 8-1 lists the municipal and county police services in Wood County.

West Virginia State Police – Troop 4, Headquartered in South Charleston has overall responsibility for a 9 county area which includes Wood County. There are 10 detachments in the 9 counties including the Parkersburg

Detachment. Troop 4 has 90 sworn officers and 27 civilians supporting the activities of Troop 4.

Wood County Sheriff’s Department – The Sheriff’s Office collects taxes, enforces the law, provides security for the local courts, assists with road and crowd control, oversees the Holding Center and transports prisoners to the Regional Jail. There are 35 sworn sheriffs deputies including the Sheriff.

City of Parkersburg Police Department – This Department serves the City of Parkersburg. There are 65 authorized sworn police officers and a supporting civilian staff of 12 persons.

City of Vienna Police Department – This Department serves the City of Vienna. They are located in the Police Department facility in Vienna at 604 29th Street. There are 22 sworn officers and 5 civilians in the Department and their K-9, King.

City of Williamstown Police Department – This Department serves the City of Williamstown. There are 5 sworn officers and one (1) clerk/dispatcher in the Department

Table 8-1 Police Services in Wood County

Name	Primary Response Area
Troop 4 South Charleston, West Virginia State Police	Wood County and surrounding counties
Wood County Sheriff’s Department	Wood County
City of Parkersburg Police Department	City of Parkersburg
City of Vienna Police Department	City of Vienna
City of Williamstown Police Department	City of Williamstown
Source: West Virginia Division of Homeland Security and Emergency Management, West Virginia State Police Web Site, City of Vienna Web Site, City of Parkersburg Police Department, City of Williamstown and Wood County Sheriff’s Department Web Site.	

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Fire Protection Services

Fire Service Areas – Wood County is divided into 11 fire service areas where the fire department is the primary responder to disasters and emergency situations. Each fire service area is responsible for developing, maintaining and updating standard operating procedures. There are also mutual aid agreements between the various responsible organizations and the Wood County Fire Fighter’s Association. Each of the fire companies in Wood County are volunteer companies except for the City of Parkersburg which is staffed by paid firemen. Fire service providers and their service areas are listed on Table 8.2.

Emergency Medical Services

Emergency medical services can be divided into two general types. The first, emergency ambulance service, involves the transportation of patients from the scene of a medical emergency to a local medical care facility for treatment. The second, routine transports, provides transportation to patients from one medical care facility to another.

County residents receive emergency medical services from a variety of facilities including, the two hospitals (Camden-Clark and St. Joseph’s) who are generally considered first responders. General Ambulance (Parkersburg), Parkersburg Fire Department, other volunteer fire departments in the County and, if needed, EMS units from Belpre and Marietta, Ohio also respond. In addition, each of the fire service responders has personnel trained in both first aid and emergency medical treatment.

**Table 8-2
Fire Protection Services in Wood County**

Area	Name	Primary Response Area
1	Williamstown City Fire Department	Williamstown City-Boaz area to I-77
2	Vienna City Fire Department	Vienna City to Parkersburg City limits to East to I-77 and North to Central, Boaz and Williamstown areas
3	Waverly Volunteer Fire Company	Ohio River and Pleasants County line along Bull Creek Road to Deerwalk area to St. Mary’s Pike to I-77 and Vienna and Williamstown areas
4	City of Parkersburg	Municipal boundaries of the City
5	Eastwood Volunteer Fire Company	Waverly area at St. Mary’s Pike -City of Parkersburg- Little Kanawha River east to the County line, then with the Deerwalk area line in the Walker area
6	Deerwalk Volunteer Fire Company	Waverly and Eastwood area lines and Ritchie and Pleasants Counties’ lines
7	Blennerhassett Volunteer Fire Company	From Little Kanawha River at Parkersburg city limits along the Ohio River and following the Ohio River to the Washington Bottom area in the vicinity of the DuPont Plant to Route 95 and parallels Route 95 to the city limits of Parkersburg
8	Washington Bottom Township Fire Department	From a point in the vicinity of the DuPont Plant along the Ohio River south to a point near Belleville and back north to place of beginning with a line roughly parallel to New England Ridge Road

Chapter 8 Community Facilities and Services

**Table 8-2
Fire Protection Services in Wood County**

Area	Name	Primary Response Area
9	Lubeck Volunteer Fire Company	From the junction of Blennerhassett, Washington Bottom, Lubeck fire service areas and with the Washington Bottom area line roughly parallel to New England Ridge Road to a point near Belleville east to a point near Wadesville and then north to a point on County Road 32 and then east to the Little Kanawha River and with the Little Kanawha River to the city limits of Parkersburg to the border of the Blennerhassett area to place of beginning
10	Mineral Wells Volunteer Fire Department	From a point of the Little Kanawha River where the Lubeck area joins the River and then west to a point on County Road 32 and then south to the border of Lubeck area to a point near Wadesville and then east to the Wirt County line and then with the Little Kanawha River to place of beginning.
11	Pond Creek Volunteer Fire Company	Beginning at a point near Belleville with the junction of Washington Bottom and Lubeck areas and then east with the Lu- beck area border to a point near Wadesville and then east with the PMBS border to the Wirt County line and then southwest with the Wirt County line to the Jackson County line to the Ohio River and with the Ohio River to place of beginning.

Source: Wood County Emergency Operations Plan, December 2003

Chapter 8 Community Facilities and Services

Utility Services

Residential and commercial development in Wood County has placed demands on natural gas, electricity, and telecommunication services. While most utility service providers have the ability to meet these demands, it is essential for this Comprehensive Plan to provide a brief inventory and review of Wood County's utility service providers.

Natural Gas

Natural gas service is available in portions of Wood County from five private providers. Equitable Gas Company a division of Equitable Resources Inc., Dominion Hope Gas Inc., Mountaineer Gas Company dba Allegheny Power, East Resources Inc., and West Virginia Power Gas Service a division of Monongahela Power all provide natural gas service to Wood County.

Dominion Hope Gas Inc. is the major provider of natural gas to customers in Wood County. Other providers include: Equitable Gas Company; Mountaineer Gas Company; East Resources Inc.; and West Virginia Power Gas Service.

Electricity

Allegheny Power Company, part of Allegheny Power System, is the electrical service provider in Wood County.

Telecommunications

Verizon West Virginia, Inc and Armstrong Telephone Company provide telecommunications within Wood County. Much like electric services, long distance services can now be selected from a broad range of national companies. Cable television services are provided by Charter/Community Antenna in Parkersburg and Vienna and Charter in Lubeck, Mineral Wells, and Williamstown. Internet providers for Wood County are Earthlink Internet Services, Juno Online Services, People PC, eZigma, Alexander Networks, and XO Communications.

A broad selection of national Internet services providers is also available to County residents.

Educational Facilities and Services

According to the West Virginia Department of Education, Wood County schools listed a total uncertified enrollment of 13,876 students in 2004-2005. The County's public and private educational facilities are listed in Table 8-3 and Table 8-4, respectively.

Chapter 8 Community Facilities and Services

Table 8-3 Public Schools in Wood County

Name	Address	2004 – 2005 Enrollment (Uncertified)	Facilities
Elementary			
Blennerhassett Elementary School	448 Jewel Road, Parkersburg	535	K-6
Criss Elementary School	2800 22 nd Street, Parkersburg	303	K-6
Emerson Elementary School	1605 36 th Street, Parkersburg	414	K-6
Fairplains Elementary School	605 Broadway Avenue, Parkersburg	184	K-6
Franklin Elementary Center	1511 Division Street, Parkersburg	360	K-6 + Special Education
Gihon Elementary School	2000 Belmont Road, Parkersburg	355	K-6 + Special Education
Greenmount Elementary School	209 58 th Street, Vienna	296	K-6
Jefferson Elementary Center	1103 Plum Street, Parkersburg	632	K-6 + Special Education
Kanawha Elementary School	Route 1, Davisville	294	K-6
Lubeck Elementary School	206 Lubeck Road, Parkersburg	496	K-6 + Special Education
Madison Elementary School	1426 32 nd Street, Parkersburg	372	K-6 + Special Education
Martin Elementary School	1301 Hillcrest Street, Parkersburg	300	K-6 + Special Education
McKinley Elementary School	1130 19 th Street, Parkersburg	359	K-6
Mineral Wells Elementary School	Mineral Wells	745	K-6
Neale Elementary School	2305 Grand Central Avenue, Vienna	436	K-6
Vienna Elementary School	41 st Street, Vienna	385	K-6
Waverly Elementary School	Route 1, Waverly	152	K-6

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Name	Address	2004 – 2005 Enrollment (Uncertified)	Facilities
Williamstown Elementary School	418-430 Williams Avenue, Williamstown	538	K-6
Worthington Elementary School	2500 36 th Street, Parkersburg	248	K-6
Junior High Schools			
Blennerhasset Junior High School	444 Jewel Road, Parkersburg	642	7-9
Edison Junior High School	1201 Hillcrest Street, Parkersburg	715	7-9
Hamilton Junior High School	3501 Cadillac Drive, Parkersburg	580	7-9
Jackson Junior High School	1601 34 th Street, Vienna	539	7-9
Van Devender Junior High School	918 31 st Street, Parkersburg	407	7-9
High Schools			
Parkersburg High School	2101 Dudley Avenue, Parkersburg	1334	10-12
Parkersburg South High School	1511 Blizzard Drive, Parkersburg	1285	10-12
Williamstown High School	219 West 5 th Street, Williamstown	672	7-12
Other Public Educational Facilities			
Alternative Learning Center at Jefferson Elementary	1103 Plum Street, Parkersburg		
Caperton Center for Applied Technology	300 Campus Drive, Parkersburg		
T.R.E.K. – Special Education Services for Gifted Students	Fairplains Elementary School 605 Broadway Avenue, Parkersburg	260	K-6
Wood County Technical Center	1515 Blizzard Dr., Parkersburg	38	

Source: West Virginia Department of Education

Chapter 8 Community Facilities and Services

Table 8-4 Private Schools in Wood County

Name	Address	2004-2005 Enrollment	Grade
North Christian School	3109 Emerson Avenue, Parkersburg	123	K-2
Parkersburg Academy	n/a	n/a	n/a
Parkersburg Catholic Elementary School	810 Juliana Street, Parkersburg	183	K-6
Parkersburg Catholic High School	3201 Fairview Avenue, Parkersburg	206	7-12
Parkersburg Christian School	1093 Care Road, Parkersburg	140	K-12
Wood County Christian School	11 West 9 th Street, Williamstown	328	K-12
Lighthouse Baptist Christian Academy	7200 Grand Central Avenue, Vienna	14	11-12
Mid Ohio Valley Montessori	North Hills	20	Elementary School
Montessori Experience	1210 19 th Street, Parkersburg	29	Elementary School
Source: Private School Review www.privateschoolreview.com			

Facilities for Higher Education

West Virginia University – Parkersburg (WVU-P): The Parkersburg Campus of the West Virginia University is located in Wood County. The college located its facility in Parkersburg in 1961. The Jackson County Center in Ripley was built as an expansion in 1974. In 2004, the student enrollment was 3,700 students with a 19:1 student to faculty ratio. WVU Parkersburg is one of 15 institutions in the US that has been classified as a Baccalaureate/Associate's College by Carnegie Foundation for the

Advancement of Teaching and is the only community college in the state that offers baccalaureate programs. West Virginia University's Division of Extended Learning offers graduate programs at the Parkersburg campus. The Campus operates its own library. Bus service throughout the campus is provided by Mid-Ohio Transit Authority and Easy Rider Bus System. WVU-P is a commuter campus with no residential facilities.

Ohio Valley University: Ohio Valley University, located in Vienna, PA, offers a both associate and baccalaureate degrees in bible & behavioral science, business, education & science, and humanities. It was founded in 1958 as a Christian co-educational liberal arts university. In 2004 the student enrollment was 550 students with a 17:1 student to faculty ratio. The campus offers residential housing.

Health Care Facilities and Services

Wood County hosts two general hospitals, one rehabilitation center, one psychiatric facility, eight assisted living and long-term care facilities, five nursing homes, six community service facilities, and three volunteer and programs for senior

Camden Clark Memorial Hospital was established in 1898 and currently staffs 200 physicians, 1,450 employees, and 550 volunteers. Presently there are 343 beds in the facility. Camden-Clark provides the community with an ambulatory infusion center, audiological services, cancer center, cardiology services, cardiac catheterization laboratory, cardiac rehabilitation, diabetes wellness center, echocardiogram, electrocardiogram, e-mail a patient, endoscopy suite, holter monitor, occupational therapy, outpatient services, Positron Emission Tomography, physical therapy, preadmission and preoperative evaluation, pulmonary rehabilitation, radiology, same day care, speech therapy, stress testing, work reconditioning, women & children services, and wound/ostomy connection services. Also, this facility makes house calls through out Wood and surrounding counties. Lifetime Partners is a Camden-Clark Memorial Hospital organization for people over 55 and is

Chapter 8 Community Facilities and Services

free to all community members. There has been work started on a 94,000 square foot addition to the hospital.

St. Joseph's Hospital was established by the Sisters of Saint Joseph in 1900. The facility currently staffs 150 physicians, 780 employees, and 220 volunteers. There are 325 beds in the facility. For the first time, St. Joseph's Hospital was named one of the nations 100 top hospitals in 2000. St. Joseph's offers a chest pain center, educational programs, emergency express for non-emergent situations, emergency services, heart center, laboratory services, radiology, renal dialysis services, surgery services, and women's & children's services. Completed in 2000 was a \$21 million three-story addition for a new and expanded emergency, surgical and cardiac service facility.

HealthSouth Western Hills Regional Rehabilitation Hospital is a 40-bed facility that assists persons recovering from disabilities caused by illness or injury.

Table 8-5 - Health Care Facilities in Wood County

Name	Location
Hospital Facilities	
Camden-Clark Memorial	Parkersburg
St. Joseph's Hospital	Parkersburg
Rehabilitation Center	
HealthSouth Western Hills Regional Rehabilitation Hospital	
Psychiatric Facility	
Wood County CBOC (Community Based Outpatient Clinic)	Parkersburg
Assisted Living & Long-term Care Facilities	
Board and Care Homes	Parkersburg
Arlington Personal Care Home	Parkeburg
Cedar Grove Personal Care	Parkersburg
Colonial House	Parkersburg
Love and Care, Inc.	Parkersburg

Name	Location
Wood County Senior Citizens Association, Inc.	Parkersburg
Woodridge	Vienna
Wood Hospital Center for Health	Wood
Nursing Homes	
Americare Arlington Nursing and Rehab	Parkersburg
Ohio Valley Health Care	Parkersburg
Parkview Healthcare Center	Parkersburg
Willows Nursing & Rehab Center	Parkeburg
Worthington Manor	Parkersburg
Community Services	
Wood County Senior Citizens Association Adult Day Care	Parkersburg
Housecall-Hospice	Parkersburg
Buckeye Home Health	Ellen Boro
Home Care Professional	Millwood
Gentiva Health Services	Parkersburg
Serv Care, Inc.	Parkersburg

Source: West Virginia Caregivers West Virginia University Center for Aging, 2003

Library Facilities and Services

The Parkersburg & Wood County Public Library System is a non-profit public service organization that provides library services to the Wood County community. There are four library locations in Wood County, the main library at 3100 Emerson Avenue in Parkersburg; the South Parkersburg Branch at 1713 Blizzard Drive; and facilities in Williamstown and Waverly. The main library in Parkersburg is a 38,000 sq. ft. facility. The other locations are much smaller, with the Williamstown and South Parkersburg facilities both only 1,200 sq. ft.

Chapter 8 Community Facilities and Services

The Library System operations are under the direction of a five member board of directors appointed by the City of Parkersburg, the Wood County Commission and the Board of Education. The system has a current budget of about \$1.2 million.

The system libraries share resources via inter-library lending of books, faxing reference book information, and sharing of CD-ROM reference sources. All four libraries provide free public access to the Internet and use WebOPAC an on-line patron access catalog. This online library automation system is linked to 33 libraries. Parkersburg & Wood County Public Library System offers E-Audio books which are audio books that can be downloaded onto MP3 players and computers via their internet homepage. The library system also hosts a bookmobile.

The Library System would like to replace the current facility in South Parkersburg with a new and larger facility (10,000-15,000 s.f.) to meet current and future needs in that part of Wood County. The Library System is also looking for a new site on which to locate the new library.

The City of Vienna operates its own library system with a facility at 2300 River Road in Vienna. This facility was recently expanded to 11,000 sq. ft. This library is a full service library offering a wide range of services to the community.

Solid Waste Management Services

The 2005 West Virginia Solid Waste Management Plan was developed to provide an overall plan for the proper management of solid waste consistent with West Virginia state laws and codes. Included in this plan are recycling initiatives, a comprehensive program for proper handling of yard waste and a tire program.

Wood County is located in Wasteshed C which includes Jackson, Pleasants, Ritchie, Wirt and Wood Counties.

Wood County is the home of the Northwestern Landfill, a Class A Landfill owned by Waste Management, Inc. This facility is located east of Parkersburg on Dry Run Road off of US Route 50. The facility is permitted and has a permit limit of 30,000 tons per month. September, 2004 data show the landfill receives 18,494 tons per month of waste with 12,618 tons coming

from in-shed sources and the other 5,850 tons from out-shed sources. According to the Landfill Manager these tonnages have remained consistent through 2005 and into 2006. The landfill has significant life with an anticipated life span of about 40 years. Tipping fees at the Northwestern Landfill are currently about \$35/ton. (Source: 2005 West Virginia Solid Waste Management Plan and Waste Management Inc.)

Error! Reference source not found. illustrates the projected monthly municipal waste tonnage being generated in Wood County and the other counties in Waste shed C. Waste generation which to a larger extent is driven by population and business growth is actually falling in Wood County. However some of this could be attributed to more effective and aggressive recycling strategies in the county which reduced the amount of materials being land filled.

Table 8-6
Projected Monthly Municipal Solid Waste Tonnage
Wasteshed C, 2005-2025

	2005	2010	2015	2020	2025
Jackson County	1,714	1,724	1,737	1,754	1,775
Pleasants County	450	445	440	438	438
Ritchie County	614	607	604	605	608
Wirt County	355	354	356	358	362
Wood County	5,206	5,104	5,041	5,017	5,018
Waste shed Totals	8,339	8,234	8,178	8,172	8,201

Source: 2005 West Virginia Solid Waste Management Plan.

Chapter 8 Community Facilities and Services

Under state law in West Virginia, municipalities over 10,000 persons are mandated to have curbside, source separated recycling programs. The Cities of Parkersburg and Vienna each have recycling programs to comply with state mandates.

There are three community and nine private recycling operations based in Wood County. The following table is a list of the commercial and community recycling providers in Wood County and the types of materials they collect.

Table 8-6 Recycling Operations in Wood County

Name	Collection Types	Materials Collected
Ashley Fur, Root & Recycling	Commercial	Copper, brass, aluminum cans, sheet & cast aluminum, die cast, stainless steel, lead, radiators, car & industrial batteries, re-buildable auto parts, automatic transmissions, deer & beef hides, wild roots & herbs.
RJ Recycling	Commercial	Stainless steel, copper, brass, radiators, aluminum cans, aluminum siding. Accepts all iron and metals.
Recycling Unlimited	Commercial	Computer printout, newsprint, cardboard, mixed paper, plastic drums, certain types of file stock and pallets.
B& B Resources Co.	Commercial	Antifreeze and engine coolants
Northwestern Landfill, Inc.	Commercial	Cardboard and mixed office paper (commercial customers), newsprint (residential customers), pallets
Quality Sanitation Service	Commercial	Aluminum, plastic, bimetal cans, newsprint and glass.
Harold's Refuse Removal	Commercial	Clear and colored glass, plastic #1 and #2, bimetal and aluminum cans, newsprint and cardboard.
Wood County Waste, Inc.	Commercial	Glass, aluminum cans plastic and newsprint.
City of Vienna	Community	Aluminum and bimetal cans, plastic #1 and #2.

Name	Collection Types	Materials Collected
City of Parkersburg	Community	Aluminum cans, bimetal and tin cans, plastic, newsprint, phone books, white appliances, tires, yard waste and Christmas trees.
Kroger Company	Community	Plastic bags

Source: 2005 West Virginia Solid Waste Management Plan.

Public Water and Sewer Service in Wood County

Public water and sewer services in Wood County are provided by five public service districts as well as the City of Parkersburg and the City of Vienna. The following is a review of the water and sewer services provided by each. Their service areas are also illustrated in the attached map.

Mineral Wells Public Service District

Water - The Mineral Wells PSD provides water and sewer service to the southern part of the County along I-77 and West Virginia Route 14. They also provide water service into Wirt County. Water service is also provided to the Rockport and Central Ridge areas. Water is purchased from the Claywood Park PSD for distribution to their customers. Daily average water usage in 2005 was .407 million gallons. This is an increase over water usage in 2004 - .385 million gallons; and 2003 - .377 million gallons. This PSD has about 2,300 water customers.

Sewer – The Mineral Well PSD also provides sewer services to a much more compact area that centers in the Mineral Wells and Peddyville areas. The sewer system has a capacity of .600 MGD and average flows of .325 MGD. Wastewater is treated through a system of treatment ponds and then discharged into the Little Kanawha River.

Chapter 8 Community Facilities and Services

Claywood Park Public Service District

Water – The Claywood Park PSD provides water and sewer service to areas east of Parkersburg along US Route 50 and West Virginia Route 47. Their service area also extends into Wirt County where they provide water service to the Town of Elizabeth.

Water Plant Capacity: 4.3 MGD or 3,000 GPM

Customers: 3,440

Average Water Use:

- Claywood Park PSD 0.860 MGD
- Mineral Wells PSD 0.445 MGD
- Town of Elizabeth 0.117 MGD
- Total average Production 1.422 MGD

The water treatment plan has a current capacity of 1.7 MGD. The PSD is planning to expand their water treatment plant in 2006 to provide for additional customers.

Sewer – The Claywood Park PSD provides sewer services to a more compact area east of Parkersburg in an area centered around West Virginia Route 47.

Wastewater plant design capacity: 0.240 MGD

Average flows: 0.200 MGD

Customers: 1,200

After treatment plant and collection system upgrade: 0.450 MGD capacity; 1,500 customers

Central Boaz Public Service District

Water – The Central Boaz PSD provides water and sewer service to the Boaz area between Vienna and Williamstown along West Virginia Route 14. The PSD has about 603 water customers and purchases about 2,455,000 gallons of water from the City of Vienna each month.

Sewer – The Central Boaz PSD also provides wastewater services to their service area.

Wastewater plant design capacity: .0934 MGD

Average Flows: 0.058 MGD

Sewer Customers: 474

Lubeck Public Service District

Water – The Lubeck Public Service District provides water and sewer services to the southwestern part of Wood County to the west of Parkersburg and along the Ohio River in the Washington area of the County.

Water Treatment Plant Capacity: 2.5 MGD

Usage: 1.2 MGD on a high usage day. .700 average usage.

Customers: 3,900. Also provide water to GE and Dupont

Expansion program to: Wadesville, Belleville, Pleasant Hill and New England Ridge.; will add another 410 customers.

This PSD is also planning a \$4.0 million expansion for air stripper systems, a 7th well to their well field and 4 new water storage tanks.

Sewer – The Lubeck PSD also provides wastewater services.

Wastewater treatment plant design capacity: 1.5 MGD capacity (oxidation ditch)

Average flows: .500MGD. 1.96 MGD with I/I during wet weather events.

Customers: 1,300

Chapter 8 Community Facilities and Services

Union Williams Public Service District

Water - The Union William PSD serves an expansive area in the northern part of Wood County. Their service area also is extended into neighboring Pleasants County.

Water Treatment Plant Design Capacity: 1.4 MGD; Served by four wells along the Ohio River.

Customers: 2,800

Sewer: This PDS also provides sewer serve to their service areas

Wastewater Treatment Plant Capacity: .800 MGD; discharges into the Ohio River.

Customers: 1750, plus the Town of North Hills for maintenance services.

City of Vienna

Water – The City of Vienna operates its water system. The system relies on a series of wells in the city that distribute water to the approximately 5,400 customers in the City. The City also sells water to the Central Boaz PSD. Average flows into the system in May, 2006 were 1.2 million gallons daily.

Sewer – The City operates a wastewater collection system which is then conveyed into the City of Parkersburg for treatment. The sewer system serves approximately 5,300 customers. Average wastewater flows in May, 2006 were 0.895 million gallons daily.

City of Williamstown

Water – The City operates its own water system that is supplied by 5 wells located around the municipal complex in Williamstown. The water is treated with fluoride and chlorine prior to distribution into the water system. Flows

vary from a low of 0.260 MGD in the winter to 0.300 MGD in the summer. The system serves about 1,500 customers.

Sewer – The City also operates its own wastewater collection and treatment system. The treatment plant is an oxidation ditch with a capacity of 0.400 MGD. Current flows through the plant are about 0.260 MGD. The plant was recently updated with a UV disinfection unit. Discharges are into the Ohio River. The system currently has about 1,500 customers.

City of Parkersburg

The Parkersburg Utility Board provides water and sewer services to the City of Parkersburg and outlying areas in Wood County. The Utility Board also receives and treats wastewater from the City of Vienna under a service agreement between the two municipal entities.

Water – Water service is provided to about 16,300 customers. The source supply is from 5 wells located along the Ohio River. Source water is conveyed to the water treatment plant on Keever Street. From here finished water is distributed to water customers both in the City and to outlying area along Route 14 to Mineral Wells and along Old St. Mary's Pike to Route 2. The treatments plant has a capacity of about 12-15 MGD and currents flows are about 5-6 MGD.

Sewer – Wastewater service is provided to about 15,700 customers plus the City of Vienna which conveys their wastewater flows in to the City for treatment. The current wastewater treatment plant on 19th Street is currently undergoing a major expansion. Both hydraulic and treatment capacity are being increased at the expanded plant which is expected to be finished in late 2007/early 2008. Hydraulic capacity at the plant will be expanded to over 32 MGD and the addition of an activate sludge process for wastewater treatment. Sludge from the treatment plant is digested and applied on farmlands both in and out of Wood County.

Chapter 8 Community Facilities and Services

Parks and Recreation Facilities in Wood County

Wood County has an abundance of parks and recreational facilities throughout the county. The county is home to the Blennerhassett Island Historical State Park, the Ohio River Islands National Wildlife Refuge, and various municipal and county facilities. Table 8-7 lists the county and municipal recreational facilities. Table 8-8 lists the boat access points.

Table 8-7 Parks and Recreation Facilities in Wood County

Name	Location	Size (acres)	Special Features	Camping	Picnicking	Swimming	Boating	Hiking	Biking	Fishing	Hunting	Cross-country	Other winter	Play Equipment	Other water sports	Horseback trails	Tennis	Play Fields	Multi-purpose Courts
National Wildlife Refuge																			
Ohio River Islands National Wildlife Refuge	Headquarters Williamstown	3200 acres of total islands					X	X		X	X								
State Parks																			
Blennerhassett Island Historical State Park	Parkersburg		House drawn wagon rides, Museum, Shopping		X			X	X										
State Wildlife Management Areas																			
Sand Hill WMA	Located 12 miles east of Parkersburg on either side of U.S. Route 50	967	Hunting																
Municipal Parks																			
Tomlinson Park	Williamstown		Hosts sporting events, Community Building		X		X							X				X	X

Chapter 8 Community Facilities and Services

Table 8-7 Parks and Recreation Facilities in Wood County

Name	Location	Size (acres)	Special Features	Camping	Picnicking	Swimming	Boating	Hiking	Biking	Fishing	Hunting	Cross-country	Other winter	Play Equipment	Other water sports	Horseback trails	Tennis	Play Fields	Multi-purpose Courts
Fenton Park	Williamstown				X			X										X	
Jackson Park	Vienna 34 th Street		Community Building		X	X								X			X	X	X
McDonough Wildlife Refuge	Vienna		Duck marshes, Scenic Overlook		X			X											
Spencer Park	28 th Street Vienna													X				X	X
Veterans Memorial Park	Mid-Ohio Valley Regional Airport Parquesburg	28	Fishpond		X								X						
Mountwood Park	US Rt. 50	2,600+	50-acre stocked lake, ATV trails	X	X			X	X	X									
Southwood Park	Belmont Road, off of Blizzard Drive Parkersburg	11	Lighted softball diamond, 400 seat bleachers, miniature golf, water slide		X	X							X			X	X	X	
Corning Park	Staunton Avenue at Little Kanawha River Parkersburg		Access to Little Kanawha River		X		X			X									
Quincy Hill Park	Quincy Street Parkersburg				X								X				X		

Chapter 8 Community Facilities and Services

Table 8-7 Parks and Recreation Facilities in Wood County

Name	Location	Size (acres)	Special Features	Camping	Picnicking	Swimming	Boating	Hiking	Biking	Fishing	Hunting	Cross-country	Other winter	Play Equipment	Other water sports	Horseback trails	Tennis	Play Fields	Multi-purpose Courts
Johnson T. Janes Nature Preserve	36 th Street Parkersburg	36	Nature Preserve and Conservation Park																
City Park	17 th Street and Park Avenue Parkersburg	46	Lighted Ballpark and Bleachers seating 2,000, pond, miniature golf, winterized pavilion		X	X		X								X	X	X	
Point Park	Second and Ann Street Parkersburg		Sternwheeler rides to Blennerhassett Island begin here												X				
Ft. Boreman	Parkersburg		Scenic overlook of the Ohio and Little Kanawha Rivers																
Municipal Fields																			
Godbey Fields	Parkersburg																		
Erikson Fields	Parkersburg																		
Worthington Baseball Fields	Parkersburg																		
Stadium Field	Parkersburg																		

Source: West Virginia State Parks & Forests, 2005; Mid-Ohio Valley 2005 Visitor's Guide; and Wood-Washington-Wirt Interstate Planning Commission Environmental Overview Study 2005

Chapter 8 Community Facilities and Services

Table 8-8 Boat Access Points in Wood County

Name	Location	Water	Ownership	HP	Fee	Fishing Pier	Shore Fishing	Parking	Launch Ramp	Dock
Blennerhassett Island Historical State Park	Blennerhassett Island	Ohio River	State of West Virginia		\$8:adult \$7:child			X		
Lee Creek	Belleville	Ohio River	State					X	X	
Little Kanawha #1 Corning Ramp	At the mouth of Worthington Creek	Little Kanawha River	State					X	X	
Ohio River #4	Williamstown	Ohio River	State					X	X	
Belleville Locks and Dam		Ohio River	US Army Corps of Engineers				X			

Source: West Virginia State Parks & Forests, 2005, US Army Corps of Engineers, 2004, National Marine Manufacturers Association Discover Boating Program

Visioning Workshop – July 26, 2006 Summary Report

A Visioning Workshop for the Comprehensive Plan was held on Wednesday July 26, 2006 in the Fort Boreman Room of the Judge Black Annex in Parkersburg. The workshop was designed to inform the public about the plan and to stimulate discussion about the future of the county. Twenty residents attended the session.

The workshop began with a brief presentation that outlined the planning process and also presented some of the key statistical data collected as part of the first phase of the plan's development. The bulk of the session was devoted to the completion of a "Direction Setting Exercise", during which attendees were asked to help prioritize possible directions for the County to focus on over the next 15 to 20 years.

Several options were presented for each of the planning elements based the results of the Stakeholders Meeting held in May, as well as the background profile. There was also an opportunity to add other items to the list. Attendees ranked the options and the results were tallied and discussed. The worksheet is attached with the average scores for each question. Those receiving the highest priority, i.e, those items with an average score above 3.5, are listed below:

- Protect sensitive areas from unwanted development through public policy and land preservation (3.6)
- Ensure the availability of affordable education and training opportunities for county residents (4.1)
- Improve the county's cultural, recreational, and other assets to help attract new businesses. (3.8)
- Adopt and enforce land use management ordinances, such as zoning, to ensure land use compatibility (3.6)
- Work with the Cities of Parkersburg, Vienna and Williamstown to improve coordination and planning for the annexation of new land. (3.7)
- Encourage sound housing maintenance through code enforcement (3.6)
- Encourage development of affordable housing (3.8)
- Ensure adequate emergency services, including police, fire, and EMS (3.8)
- Ensure adequate educational facilities to meet varied needs, including technical skills and workforce training (4.2)
- Expand water and sewer service areas (3.7)
- Make travel safer: improve dangerous road conditions, provide sidewalks and crosswalks, provide bike lanes, etc. (4.0)
- Promote cultural resources as a basis for expanding tourism opportunities in the county. (3.80)
- Maintain existing park system (3.9)

Other priorities that were mentioned include the following;

- Building codes enforcement
- Convention/activities building
- Housing development on near Pettyville
- Heavy Industries
- Consolidate county/city services for efficiency
- Partnership/collaboration of all Wood County.

The results of this workshop will be used to formulate the specific goals and objectives for the comprehensive plan, which will guide the development of the plan's recommended action strategies.

"Desired Futures": Direction Setting Exercise

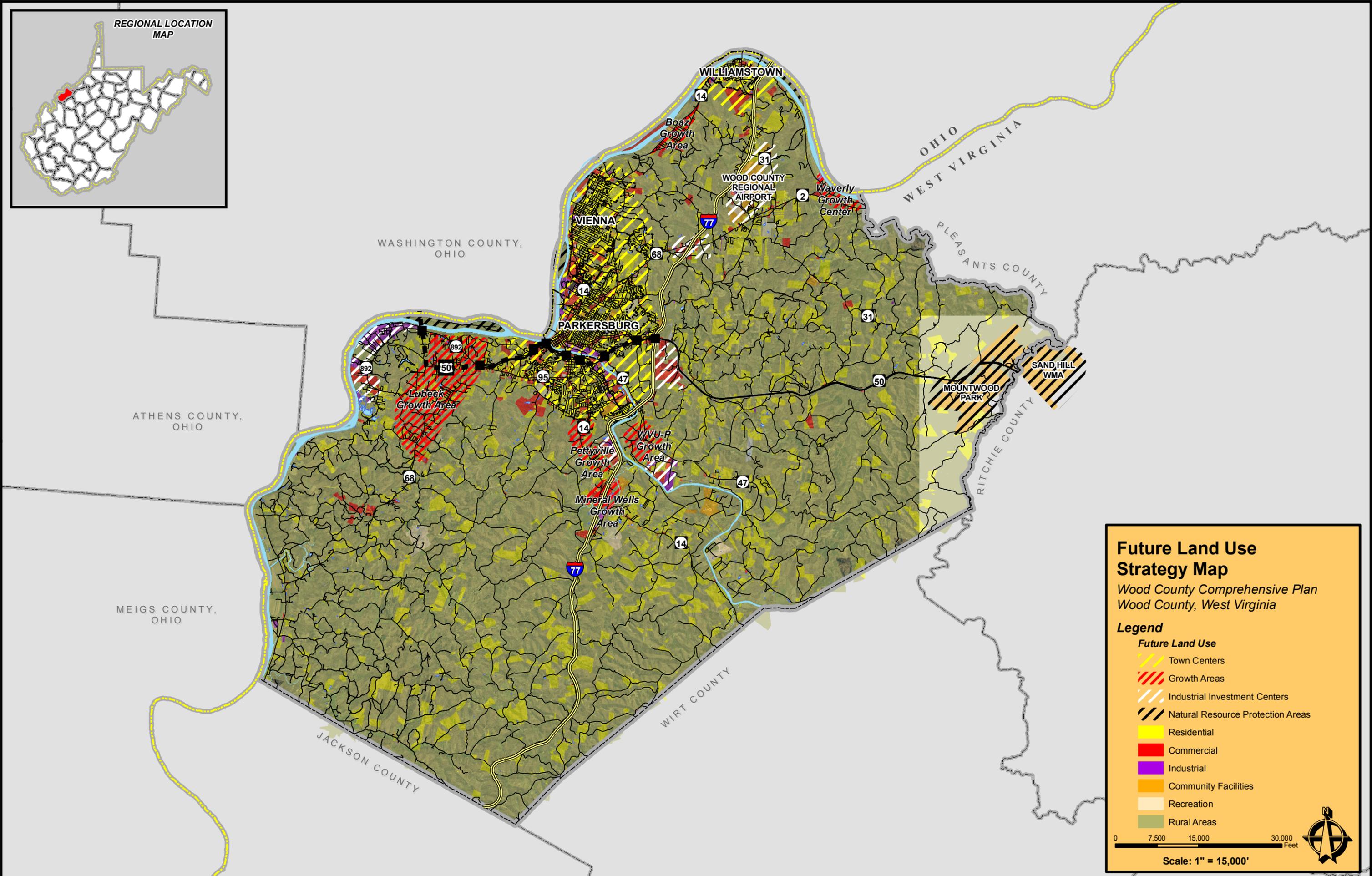
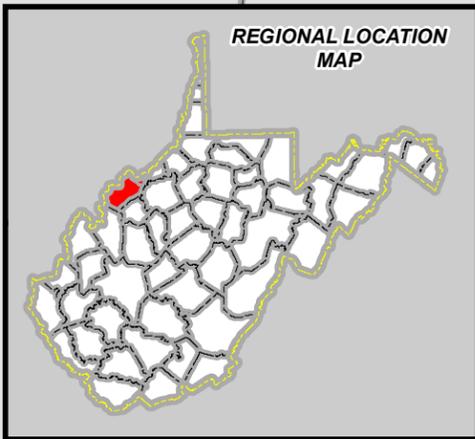
Several questions were asked regarding Wood County's future direction with several potential directions listed under each question. Attendees were asked to **identify the top priority direction, based on their understanding of the County's existing conditions, by placing a number between 1 and 5 in the adjacent box (with 5 being the highest priority and 1 being the lowest).**

The average scores for each are shown below; other ideas are highlighted on the final page.

1. Which priority (of the following) is most important regarding the County's <i>natural resources</i>?	
3.0	Promote best management practices for protecting natural resource among private landowners
3.6	Protect sensitive areas from unwanted development through public policy and land preservation
3.4	Protect the county's waterways, including the Ohio River, the Little Kanawha, and their tributaries
	Other: <i>Develop access to resources while protecting them; preserve natural beauty</i>
2. Which priority (of the following) is most important regarding County <i>economic development</i>?	
4.1	Ensure the availability of affordable education and training opportunities for county residents.
3.8	Improve the county's cultural, recreational, and other assets to help attract new businesses.
2.9	Maintain viable downtown business districts in Parkersburg, Vienna, and Williamstown.
	Other: <i>cooperative efforts to attract business; promote changes in tax structure</i>
3. Which priority (of the following) is most important regarding the County's <i>future land use</i>?	
3.6	Adopt and enforce land use management ordinances, such as zoning, to ensure land use compatibility
3.7	Work with the Cities of Parkersburg, Vienna, and Williamstown to improve coordination and planning for the annexation of new land.
3.4	Ensure new development at interchanges on I-77 and along Corridor D is sensitive to the surroundings.
	Other: <i>NO zoning in the County; preserve natural beauty</i>

4. Which priority (of the following) is most important regarding the County's <i>housing</i>?	
3.6	Encourage sound housing maintenance through code enforcement.
3.8	Encourage development of affordable housing.
3.1	Encourage development of a variety of housing types, including condominiums and senior communities.
	Other: <i>Additional housing near Pettyville/Ghion Rd and near WVU-P</i>
5. Which priority (of the following) is most important regarding the County's <i>community facilities and services</i>?	
3.1	Support facilities such as medical clinics, libraries and similar services in rural communities
3.8	Ensure adequate emergency services, including police, fire, and EMS.
4.2	Ensure adequate educational facilities to meet varied needs, including technical skills and workforce training.
	Other:
6. Which priority (of the following) is most important regarding the County's <i>public utilities</i>?	
3.7	Expand water and sewer service areas
3.3	Provide high-speed communication service
2.9	Improve storm water management facilities throughout the county.
	Other:
7. Which priority (of the following) is most important regarding the County's <i>transportation system</i>?	
1.9	Expand Easy Rider transit services and routes to better serve county residents
3.1	Support the development of a Vienna to I-177 connector route.
4.0	Make travel safer: improve dangerous road conditions, provide sidewalks and crosswalks, provide bike lanes, etc.
	Other: <i>Prepare for mass transit in response to gas price increases</i>

8. Which priority (of the following) is most important regarding the County's <i>cultural resources</i>?	
3.4	Support preservation and conservation of historic resources throughout the county
3.8	Promote cultural resources as a basis for expanding tourism opportunities in the county.
2.8	Support the coordination of festivals and other activities to celebrate the county's heritage
	Other:
9. How important are the following types of <i>parks and recreation facilities</i> to you?	
2.7	Large natural resource based parks, such as the Ohio River Islands Wildlife Refuge
3.6	Large community parks for active recreation
2.5	Close to home neighborhood parks
3.2	Trails for biking and hiking
	Other:
10. Which priority (of the following) is most important regarding the County's <i>parks and recreation</i>?	
3.9	Maintain existing park system
2.9	Consolidate the various recreation commissions into a single organization to improve efficiency
1.9	Acquire land for new parks and recreation facilities
	Other
11. What other priorities does Wood County need to pursue?	
	<i>Enforce building codes; convention/activities building; housing development on the south side near Pettyville; heavy industries; consolidate county/city services for efficiency; support for higher education and training; partnership/collaboration all of Wood County</i>



Future Land Use Strategy Map

Wood County Comprehensive Plan
Wood County, West Virginia

Legend

Future Land Use

- Town Centers
- Growth Areas
- Industrial Investment Centers
- Natural Resource Protection Areas
- Residential
- Commercial
- Industrial
- Community Facilities
- Recreation
- Rural Areas

0 7,500 15,000 30,000 Feet

Scale: 1" = 15,000'

Topography Map

Wood County Comprehensive Plan
Wood County, West Virginia



Wood County
West Virginia

Map Legend

Elevation (Feet Above Sea Level)

High : 1289

Low : 522

Lake or River

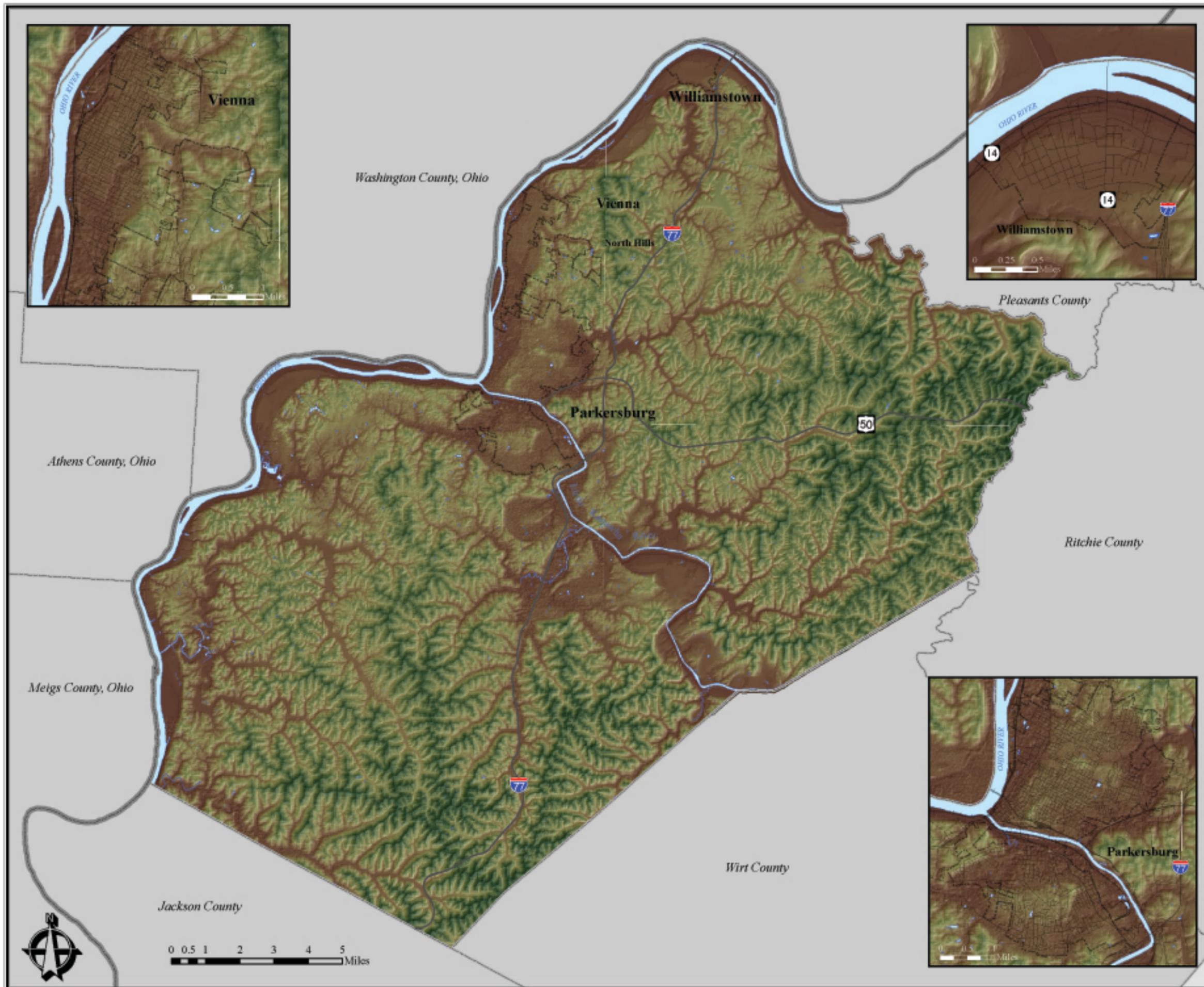
State Boundary

County Boundary

City Limits

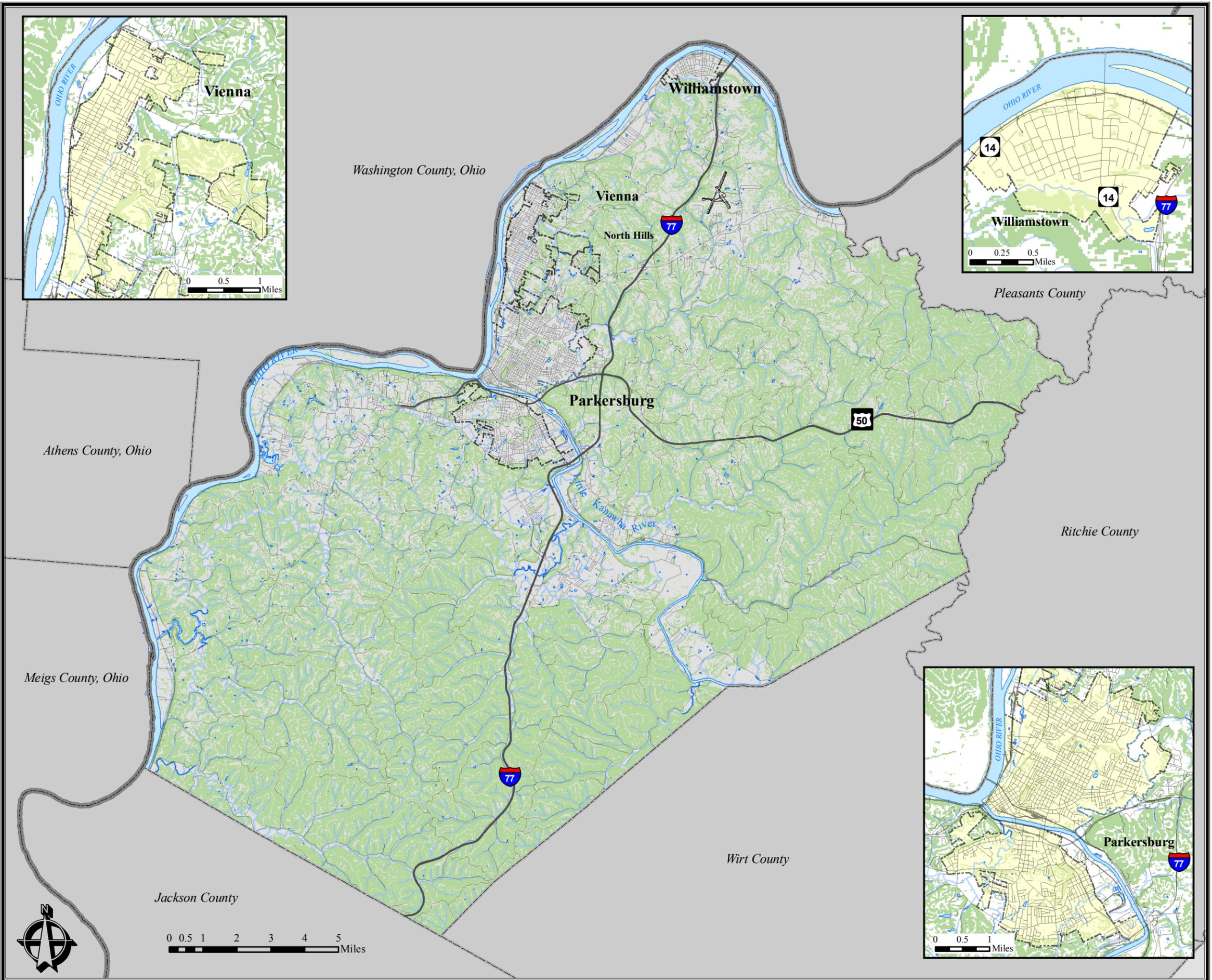
Roads

Railroad



Data Sources: Boundaries, city limits, airport, hydrography, and railroad data was adapted from USGS digital line graphs. Elevation was adapted from USGS digital elevation models. Road data was obtained from the Wood County Assessment Office.

Map Date: June 2006



Steep Slope Map

Wood County Comprehensive Plan
Wood County, West Virginia



*Wood County
West Virginia*

Map Legend

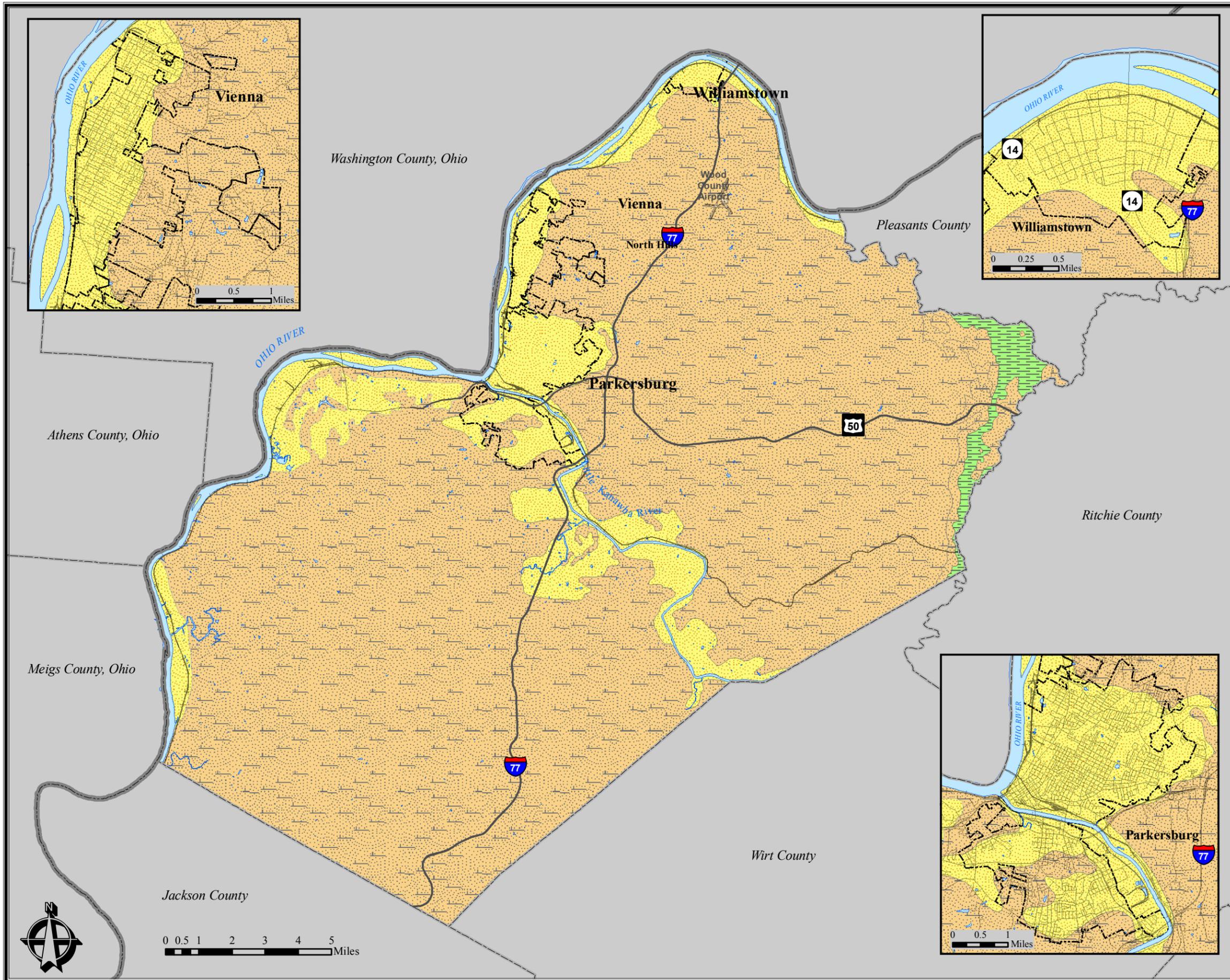
- Slope (15% or Greater)
- Lake or River
- State Boundary
- County Boundary
- City Limits
- Stream
- Roads
- Railroad

Data Sources: Boundaries, city limits, airport, hydrography, and railroad data was adapted from USGS digital line graphs. Slope data was adapted from USGS digital elevation models. Road data was obtained from the Wood County Assessment Office.

Map Date: June 2006



0 0.5 1 2 3 4 5 Miles



Geology Map

Wood County Comprehensive Plan
Wood County, West Virginia



*Wood County
West Virginia*

Map Legend

Geology

- Alluvium
- Sandstone
- Shale
- Lake or River
- State Boundary
- County Boundary
- City Limits
- Roads
- Railroad

Data Sources: Boundaries, city limits, airport, hydrography, and railroad data adapted from USGS digital line graphs. Surface geological data was obtained from the West Virginia Geological and Economic Survey. Road data was obtained from the Wood County Assessment Office.

Map Date: June 2006

Designated Soils Map

Wood County Comprehensive Plan
Wood County, West Virginia



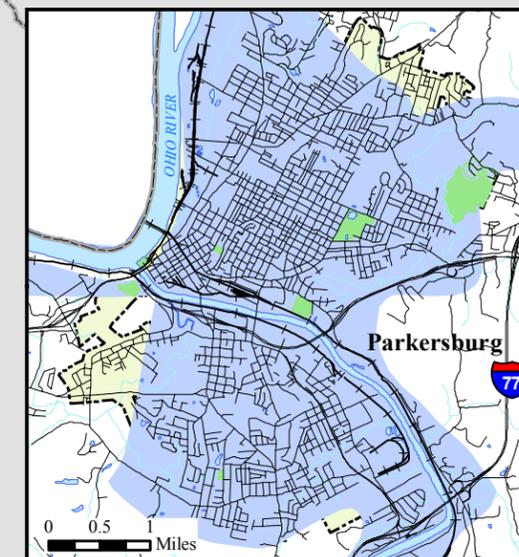
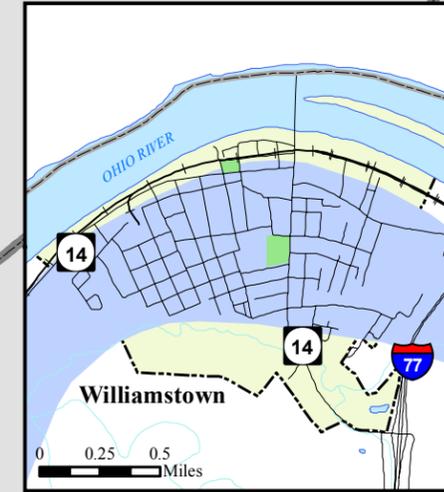
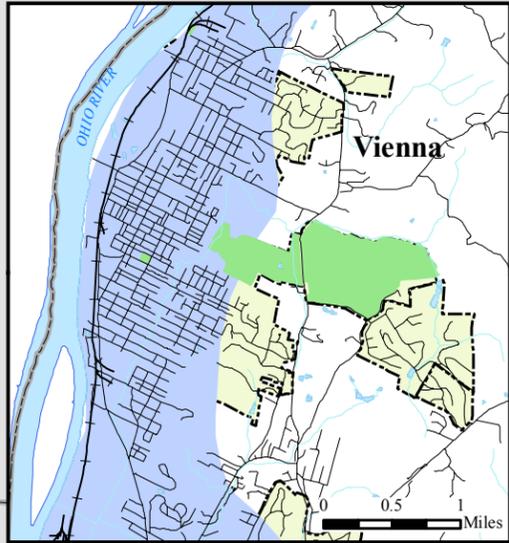
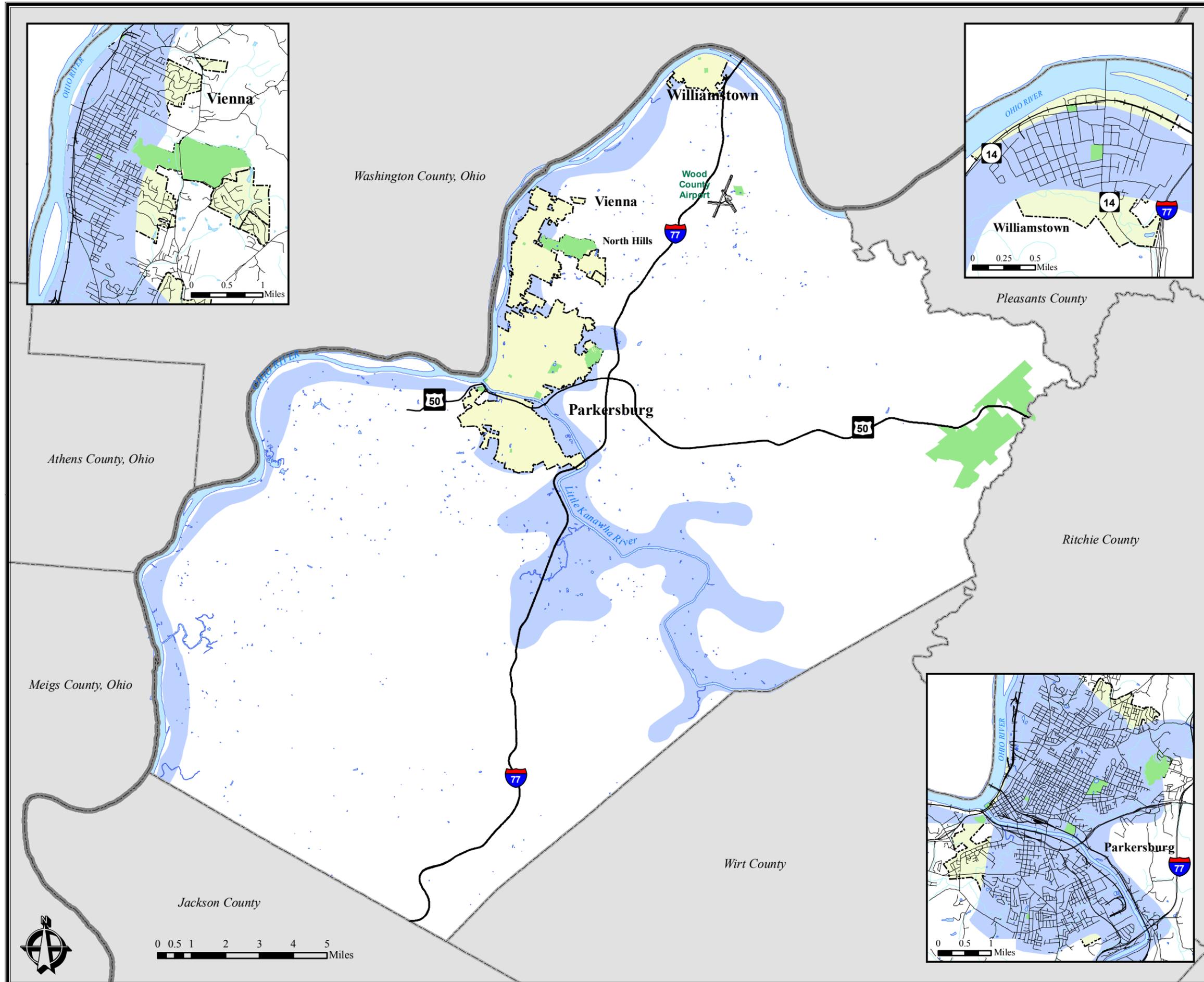
*Wood County
West Virginia*

Map Legend

-  State Boundary
-  County Boundary
-  City Limits
-  Park
-  Lake or River
-  Hydric Soil Regions

Data Sources: Boundaries, city limits, airport, parks, hydrography, and railroad data was adapted from USGS digital line graphs. Road data was obtained from the Wood County Assessment Office. Hydric soil information obtained from STATSGO.

Map Date: September 2006



Water Resources Map

Wood County Comprehensive Plan
Wood County, West Virginia



*Wood County
West Virginia*

Map Legend

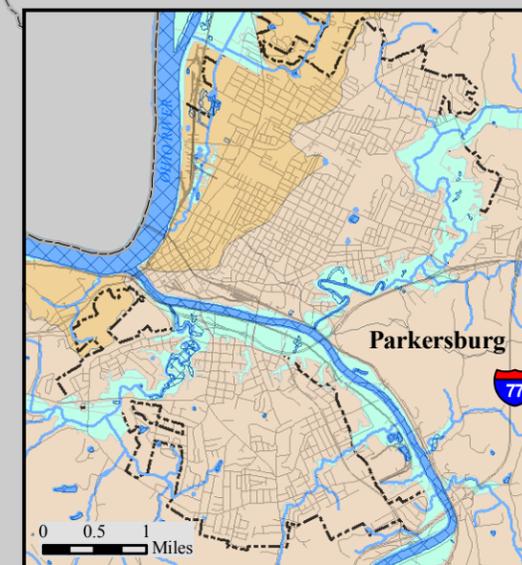
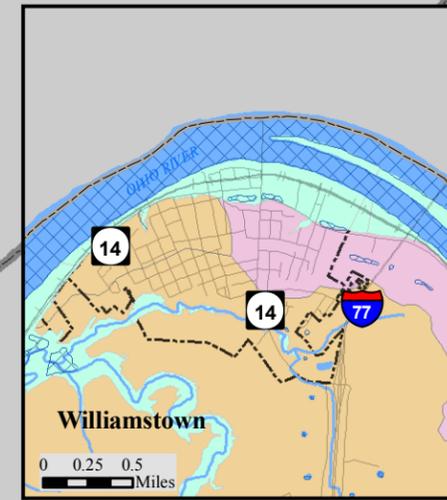
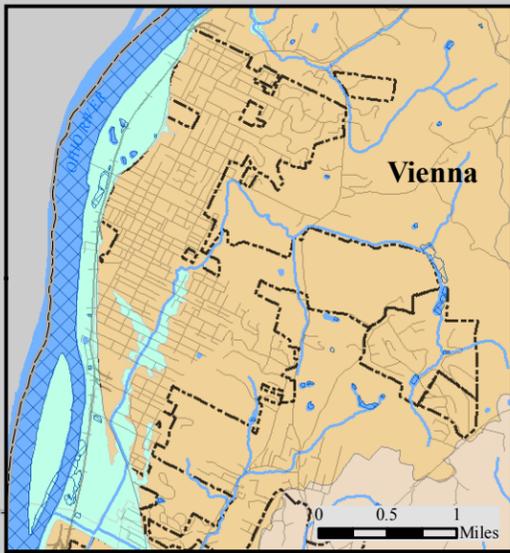
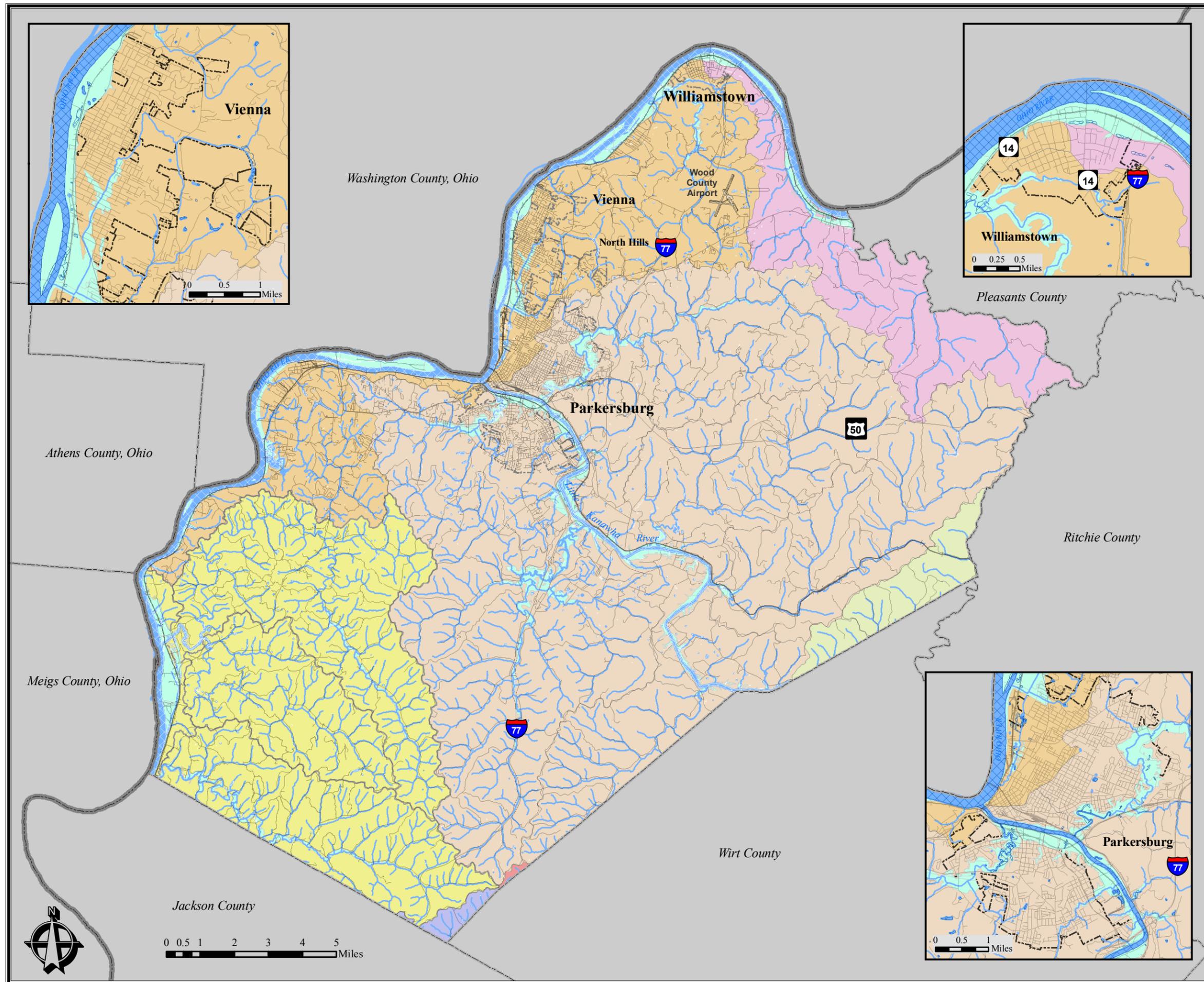
Watersheds

- French Creek-Ohio River
- Goose Creek-Hughes River
- Left Fork Sandy Creek-Sandy Creek
- Little Hocking River-Ohio River
- Lower Little Kanawha River
- Middle Little Kanawha River
- Pond Creek-Ohio River

- Lake or River
- 100 Year Floodplain
- Wetlands
- State Boundary
- County Boundary
- City Limits
- Stream
- Roads
- Railroad

Data Sources: Boundaries, city limits, airport, hydrography, and railroad data was adapted from USGS digital line graphs. Watershed data was obtained from the Natural Resources Conservation Service. Wetlands data was obtained from the US Fish and Wildlife Service. Road and floodplain data was obtained from the Wood Count Assessment Office.

Map Date: June 2006



Land Use Map

Wood County Comprehensive Plan
Wood County, West Virginia



*Wood County
West Virginia*

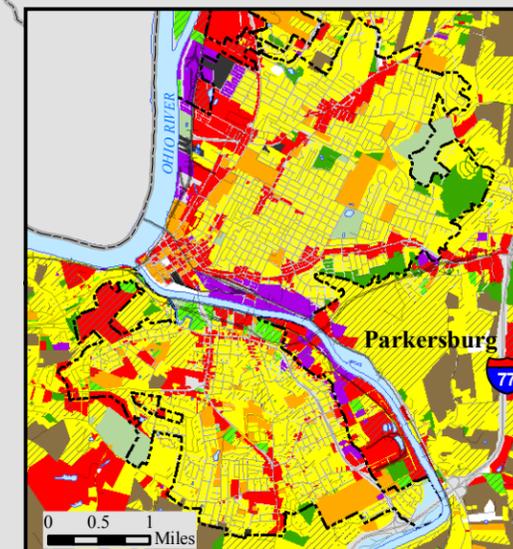
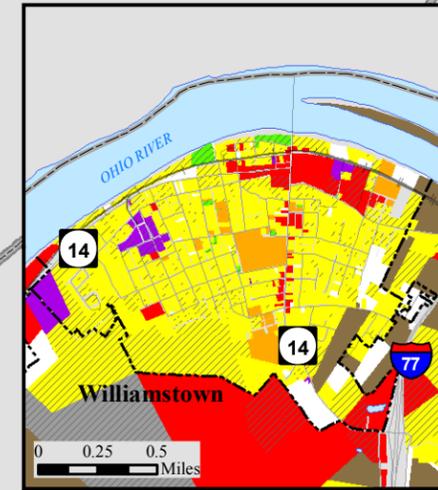
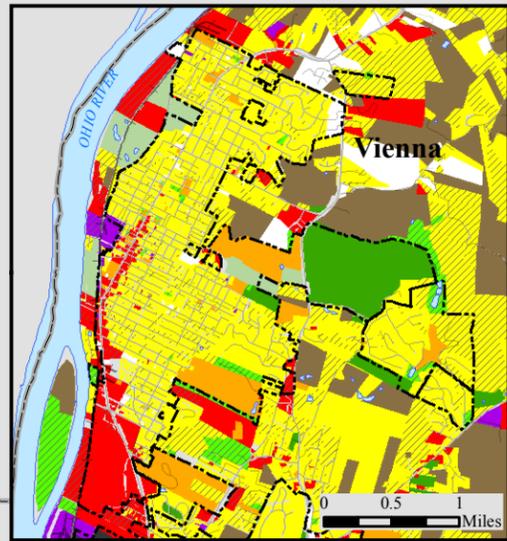
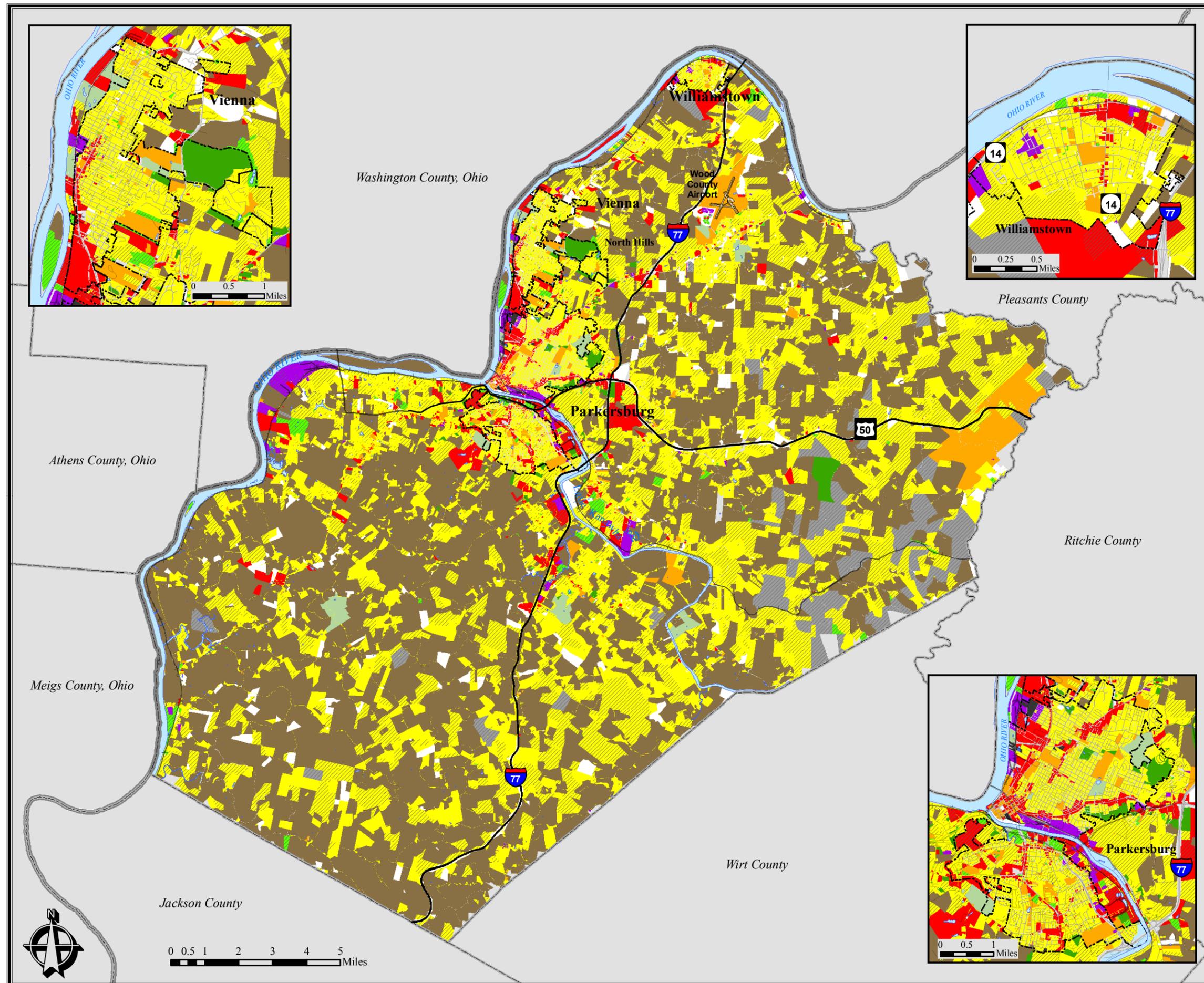
Map Legend

Land Use

- Residential
- Commercial
- Industrial
- Agriculture
- Forest
- Recreation
- Community Facilities
- Water
- Transportation
- Unknown
- Undeveloped
- Vacant Residential
- Vacant Commercial
- Vacant Industrial
- Vacant Exempt Land
- Vacant Land
- State Boundary
- County Boundary
- City Limits
- Roads
- Railroad

Data Sources: Boundaries, city limits, airport, hydrography, and railroad data adapted from USGS digital line graphs. Land use and road data obtained from the Wood County Assessment Office.

Map Date: June 2006



Community Facilities Map Emergency Services

Wood County Comprehensive Plan

Wood County, West Virginia



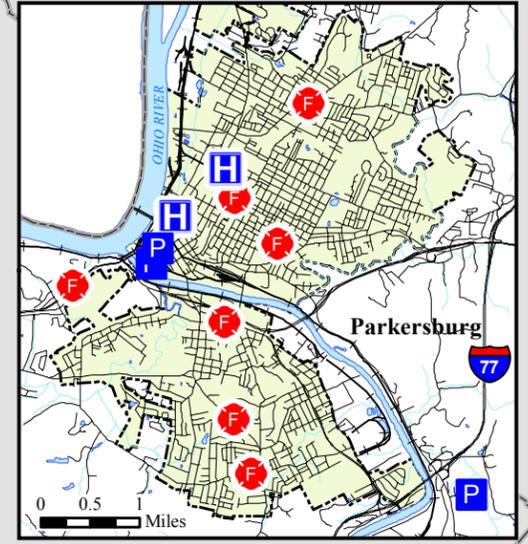
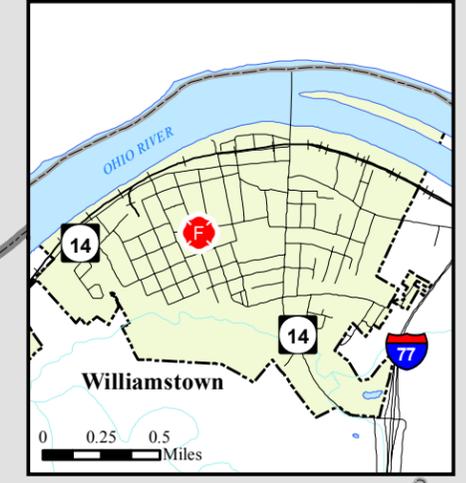
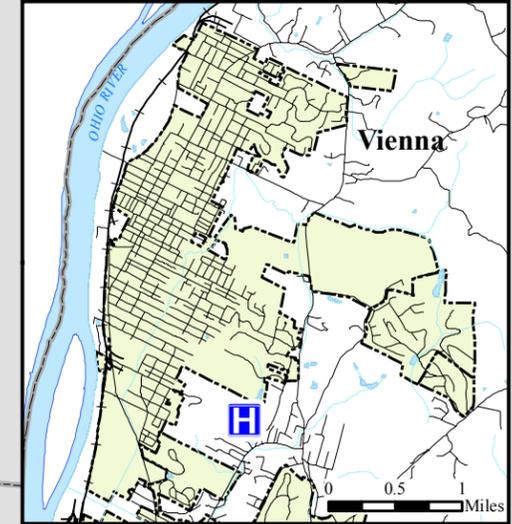
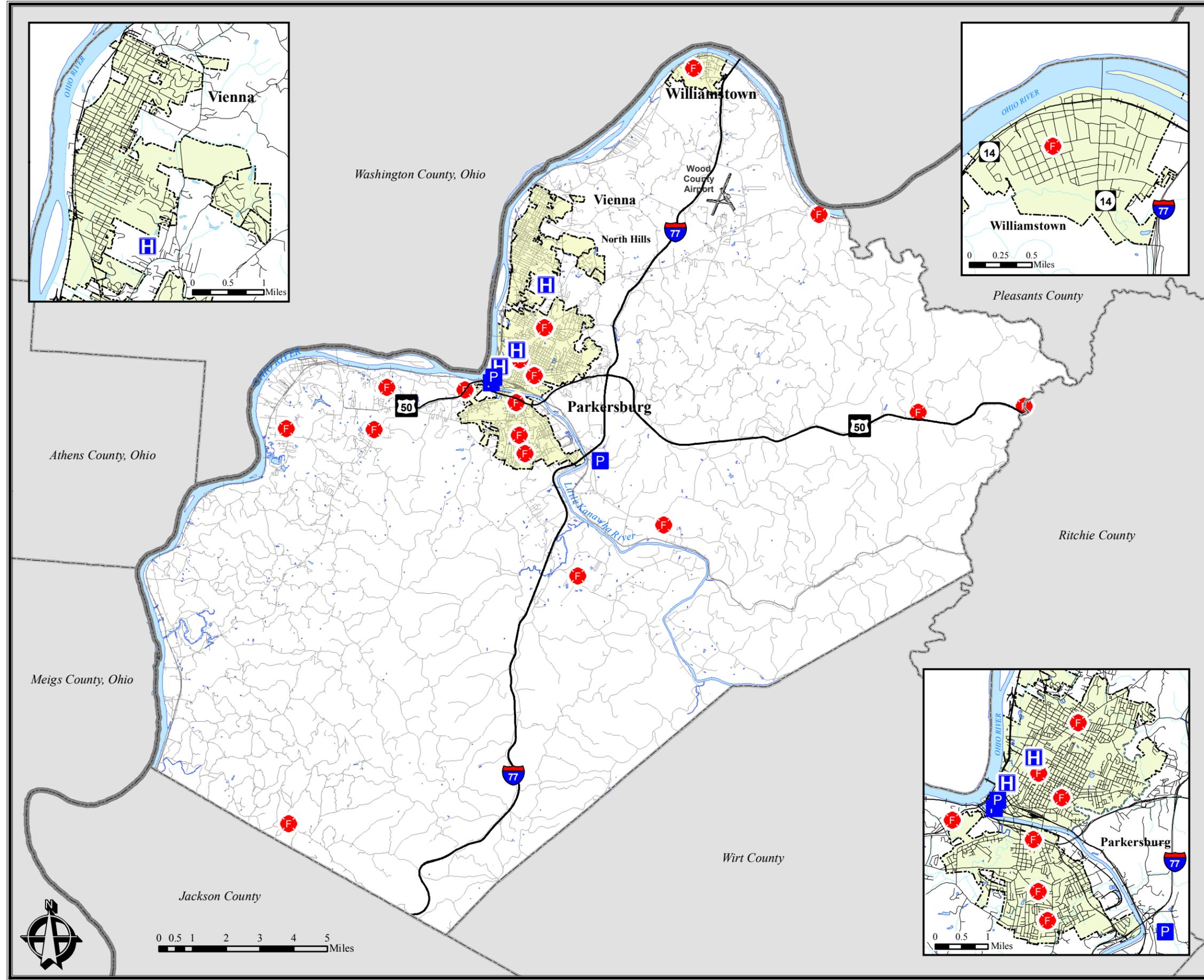
*Wood County
West Virginia*

Map Legend

-  Police Departments
-  Fire Stations
-  Hospitals
-  State Boundary
-  County Boundary
-  City Limits
-  Lake or River
-  Roads
-  Railroad

Data Sources: Boundaries, city limits, airport, parks, hydrography, and railroad data was adapted from USGS digital line graphs. Fire department data obtained from the West Virginia Division of Forestry. Hospital data obtained from the West Virginia Office of Emergency Medical Services. Road data was obtained from the Wood County Assessment Office.

Map Data: June 2006



Community Facilities Map Education Facilities

Wood County Comprehensive Plan

Wood County, West Virginia



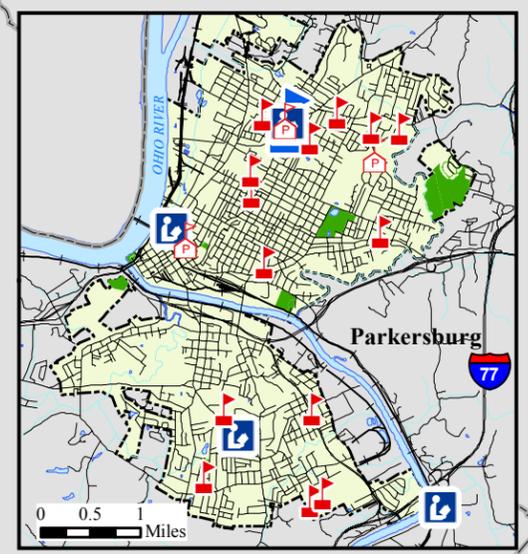
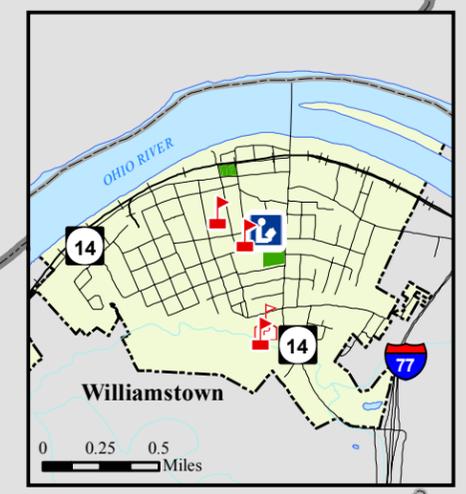
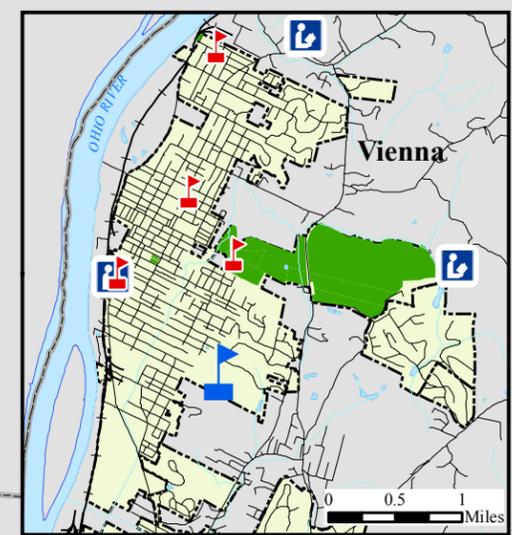
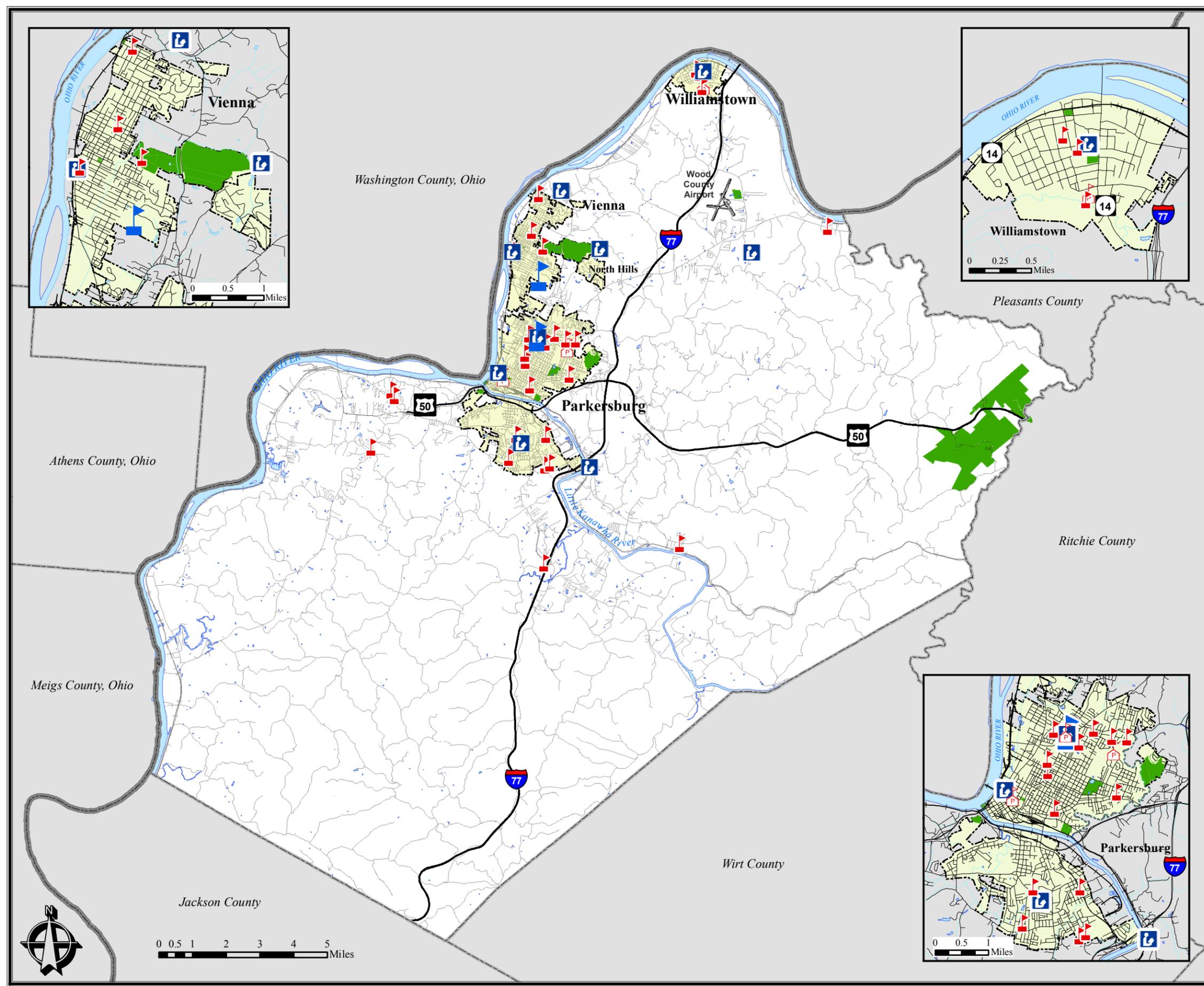
*Wood County
West Virginia*

Map Legend

- Public Schools
- Private Schools
- Colleges
- Libraries
- City Limits
- County Boundary
- State Boundary
- Lake or River
- Parks
- Roads
- Railroad

Data Sources: Boundaries, city limits, schools, colleges, airport, parks, hydrography, and railroad data was adapted from USGS digital line graphs. Library data was obtained from the West Virginia Public Library Commission. Road data was obtained from the Wood County Assessment Office.

Map Data: June 2006



0 0.5 1 2 3 4 5 Miles

Water Service Area Map

Wood County Comprehensive Plan

Wood County, West Virginia



*Wood County
West Virginia*

Map Legend

Water Service Area

- Central Boaz PSD
- Claywood Park PSD
- Lubeck PSD
- Mineral Wells PSD
- Union Williams PSD
- City of Williamstown
- City of Vienna
- City of Parkersburg
- City Limits
- Lake or River
- Roads
- Railroad
- State Boundary
- County Boundary

Data Sources: Boundaries, city limits, airport, hydrography, and railroad data was adapted from USGS digital line graphs. Water line data was obtained from the Mid-Ohio Regional Council. Road data was obtained from the Wood County Assessment Office.

Map Data: June 2006

