



# WESTOVER COMPREHENSIVE PLAN

2013





# WESTOVER, WV

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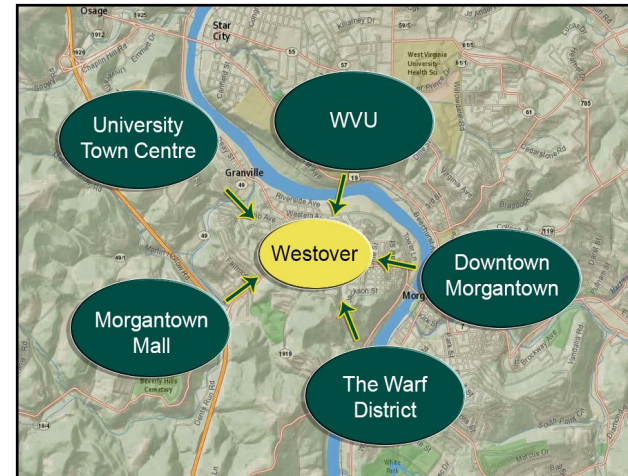
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# WESTOVER, WV

## Overview - Welcome to the City On The Rise:

Looking to the north, south, east and west (and a little bit into the future), the City of Westover finds itself in an exciting position – the center. Developments and projects just beyond its directional borders have created a prime opportunity for the city.

Westover is in the center of everything, and with a new vision to guide and encourage development, this “The City On The Rise” will soon be the center of attention.



## Why the City On The Rise?

In 2011, Westover began the process of updating its 2003 comprehensive plan. As the update progressed, it became clear that a number of things were different: Westover had been steadily annexing land, city services – including zoning enforcement – had improved, the paper beginnings of major development had begun just to the northwest, other projects were underway in the Wharf District to the southeast.

In the center of it all sits Westover, poised to capture opportunities along the major transportation corridors that run throughout the city. What began as a conventional plan update became an exciting new vision: a corridor plan focused on bringing people to and through the new center of activity in Monongalia County.



# WESTOVER, WV

## Why the City On The Rise Continued:

The resulting plan update focuses on Fairmont Road, with the Morgantown Mall as its anchor, and Holland Avenue, with its direct access to the Monongalia County seat. As these roads pass through the heart of Westover, these roads offer opportunities to:

1. Project the distinct identity of the City of Westover through streetscape improvements;
2. Channel new development into annexed areas, as well as guide opportunities to preserve and redevelop existing assets;
3. Serve as a venue for visible public gatherings and outdoor activity; and
4. Expand the city's multi-modal activity – car, pedestrian, transit – to encourage a vibrant residential life around commercial hubs.





## The Need to Update the Comprehensive Plan

Westover adopted its last comprehensive plan in 2003, which established a planning framework for the city. Since the adoption of that plan, many of the recommendations have been implemented resulting in improvements and increased activity throughout the city.

In addition to the work that has been done within the city limits, changes in the region and throughout the state have resulted in an increased interest in revisiting the city's future development. This ten-year update to the 2003 Comprehensive Plan will ensure that the Planning Commission and City Council continue to make decisions that allow for Westover's continued growth and change while preserving the City's values and quality of life.

The purpose of the Westover Comprehensive Plan Update is to provide long-term guidance for decisions about the future of Westover. This Plan addresses key issues identified by the Westover Planning Commission; including land use, community design, housing, commercial, and residential building status and infrastructure.

The Comprehensive Plan is intended to be the guide for decisions regarding development and growth over the next ten years based on anticipated changes in the population, business development, land use, and traffic patterns. It should be used as a basis for intelligent discussions by the public and its elected representatives on the future development of Westover. The Plan should also be used to evaluate the merits of future development against the community's goals.

The Comprehensive Plan will represent the backbone for decision-making in Westover; yet, be flexible to allow for changes in the local and regional economy that may affect the evolution of the City. To be used, the plan must be accepted, understood, and supported by the elected officials, decision-makers, and the citizens of the community. By adopting such a plan, decisions will be made, monies will be spent, and programs will be initiated which can be implemented in an enlightened and rational manner.



# WESTOVER, WV

## The West Virginia Comprehensive Planning Process

West Virginia cities are authorized by State Code Chapter 8A, Article 3 to prepare a comprehensive plan to “guide a governing body to accomplish a coordinated and compatible development of land and improvements within its territorial jurisdiction.”

In addition to setting goals for land development, a comprehensive plan strives to accomplish a number of ideal factors for positive change, including the:

- Coordination of all governing bodies;
- Protection of natural, physical, financial and human resources
- Preservation of historic and scenic sites; and
- Efficient utilization of agricultural and rural land.

The plan must also promote a sense of community, character, and identity, while creating conditions that are favorable to health, safety, prosperity, transportation, recreation, and educational opportunities.

Westover’s comprehensive plan update is a policy guide for the Planning Commission and the City Council as they consider issues that affect the land and its resources, balanced against the ever-changing needs of the City’s businesses and residents. Plan policies and recommendations are to be implemented over time and as resources become available. The Westover Comprehensive Plan is being updated to ensure that future land use decisions are made in a coordinated and responsible manner that capitalizes on the City’s assets and improves the standard of living for residents and businesses.

The Westover Planning Commission and members of the community engaged in a planning process that included studies of existing conditions, plans for future highway and local road improvements, and input from the community. Recognizing the importance of this undertaking at this time in the City’s history, the Planning Commission sought the services of a planning consultant to assist with the preparation of the update of the Comprehensive Plan for the City of Westover.





## The Process for Updating the Comprehensive Plan

Under the West Virginia State Code, it is the duty of the Planning Commission to develop a Comprehensive plan. Generally, the staff to the Planning Commission carries out the responsibility of actually writing the plan on behalf of the Planning Commission. The development of a plan is more successful when the Planning Commission and the legislative body work cooperatively. Public meetings and other forms of citizen participation are encouraged to ensure that the goals of the plan truly reflect the desires of the community.

When a Comprehensive plan is developed or revised, the Planning Commission is required to prepare land development regulations that will implement the plan. The Planning Commission may recommend measures to implement the plan; including new ordinances or amendments to existing ordinances. The Planning Commission also has the authority to hold a public hearing on amendments to the subdivision regulations and approve and adopt these amendments.

The Planning Commission and City Council may choose to proceed with adoption of the plan and then proceed with adoption of the implementing measures after the plan is adopted. However, they may also choose to adopt the plan, and its implementing measures, simultaneously.

Upon completion of a final draft of the plan, and before recommending adoption of the plan to the City Council, the Planning Commission must hold at least one public hearing. Notice of the time and place must be given by one publication in a newspaper of general circulation in the jurisdiction. Approval of the plan by the Planning Commission must be by a majority of affirmative votes. The Planning Commission will then refer the recommended draft of the plan to the City Council for adoption.

The City Council must hold a public hearing on the proposed comprehensive plan. The City Council is then responsible for the adoption of the plan. The plan and associated implementation measures then become effective (law) once a resolution, the plan, and any associated maps have been signed by the members of the legislative body.





# WESTOVER, WV

**Land-use**

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# WESTOVER, WV

## Goal:

The goals of the land use section are: 1) to ensure well-organized and efficient land use patterns through the preparation and enforcement of a unified development code; 2) to guide and encourage appropriately planned and sustainable development; and 3) to develop an annexation strategy that will expand the tax base of the City, while preserving its character.



LAND-USE

## Assets & Opportunities

- Morgantown Mall annexation moving forward
- Zoning enforcement has improved since the 2007 zoning ordinance update
- City residents are supportive of annexation
- Opportunity for the creation of mixed-use transitional areas of Dunkard Avenue and Riverside Avenue
- Industrial sites and remediated areas along the river provide opportunity for business attraction and/or re-imagining of riverfront property
- River Street has been rezoned commercial and mixed use
- City has site control over Westover Steps and surrounding greenspace

## Liabilities & Threats

- Previous lack of zoning enforcement has created unique challenges
- Neglect has been an issue with the appearance of the city
- Some spot zoning still exists in places like Dunkard Avenue, this needs to be addressed in the comprehensive plan and zoning ordinance
- Railroad is active and has right of ways. This is a challenge for trail and riverside development
- Mountain Line facility has not been annexed into the city
- Housing development along DuPont road is not in the city

## Recommendations:

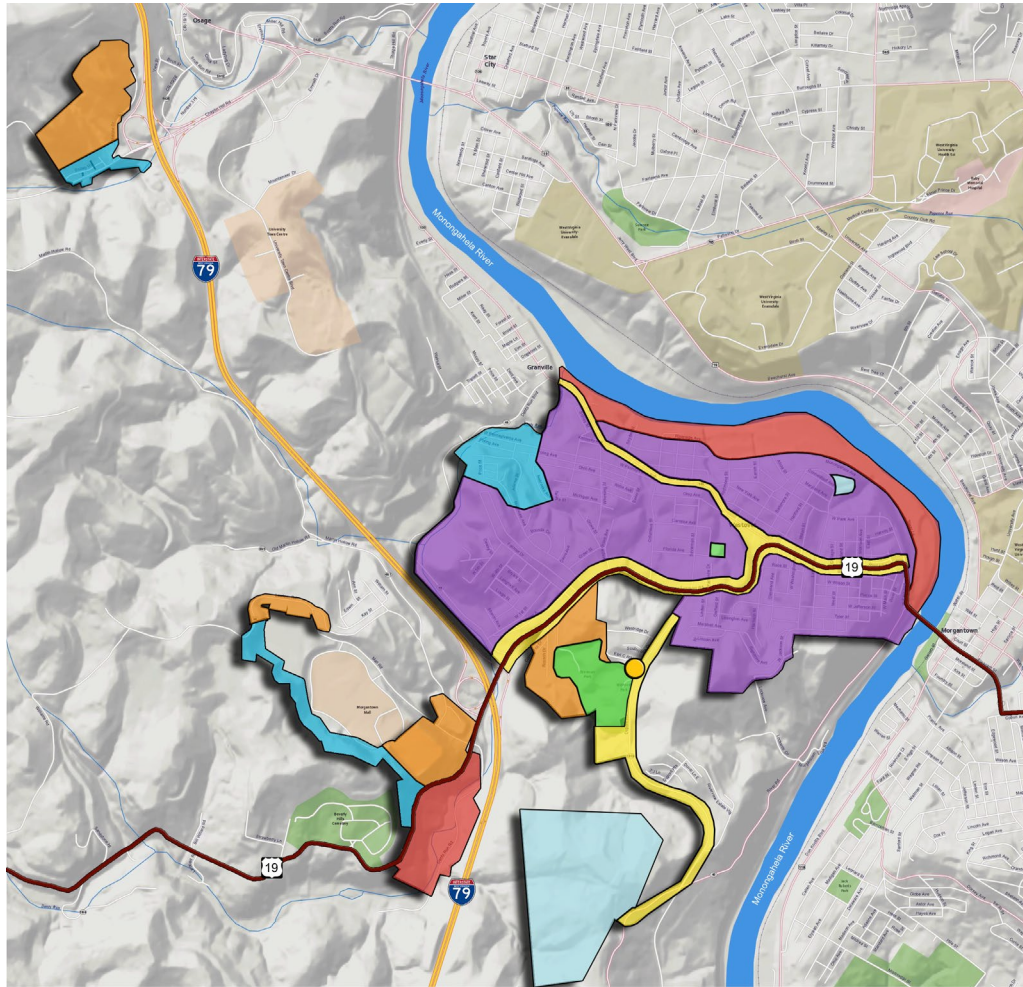
- Develop a strategy to help Westover function like a walkable community.
- Identify areas that have been spot-zoned and prevent the practice from occurring again. Develop a strategy to minimize the impacts of these spot-zoned areas on surrounding properties.
- Re-brand the corridor from Morgantown Mall to Westover Bridge as Westover's Main Street serving as a multi-modal corridor with a strong identity for the city. Connect pedestrian spurs to this corridor.
- Establish the Westover Triangle as the City Center.
- Identify infill development opportunities along existing commercial corridors.
- Protect and encourage residential development in appropriately zoned areas.
- Update zoning ordinance to allow for oversight during the development of annexed land and to encourage clustered and infill development
- Rezone undeveloped annexed land as rural and require review process for requested zoning changes as part of the future growth
- Consolidate all development related codes and ordinances into a unified development code.
- Develop a list of significant historic sites and properties and work with community partners to protect and preserve these assets.
- Ensure that the land annexed into the city has the appropriate mix of uses so as to capitalize on extending the character of Westover, as opposed to the relocation of uses to the perimeter of the city.
- Encourage infill development that strengthens the city's character.

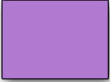


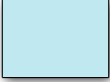







# WESTOVER, WV

## Existing Land-use



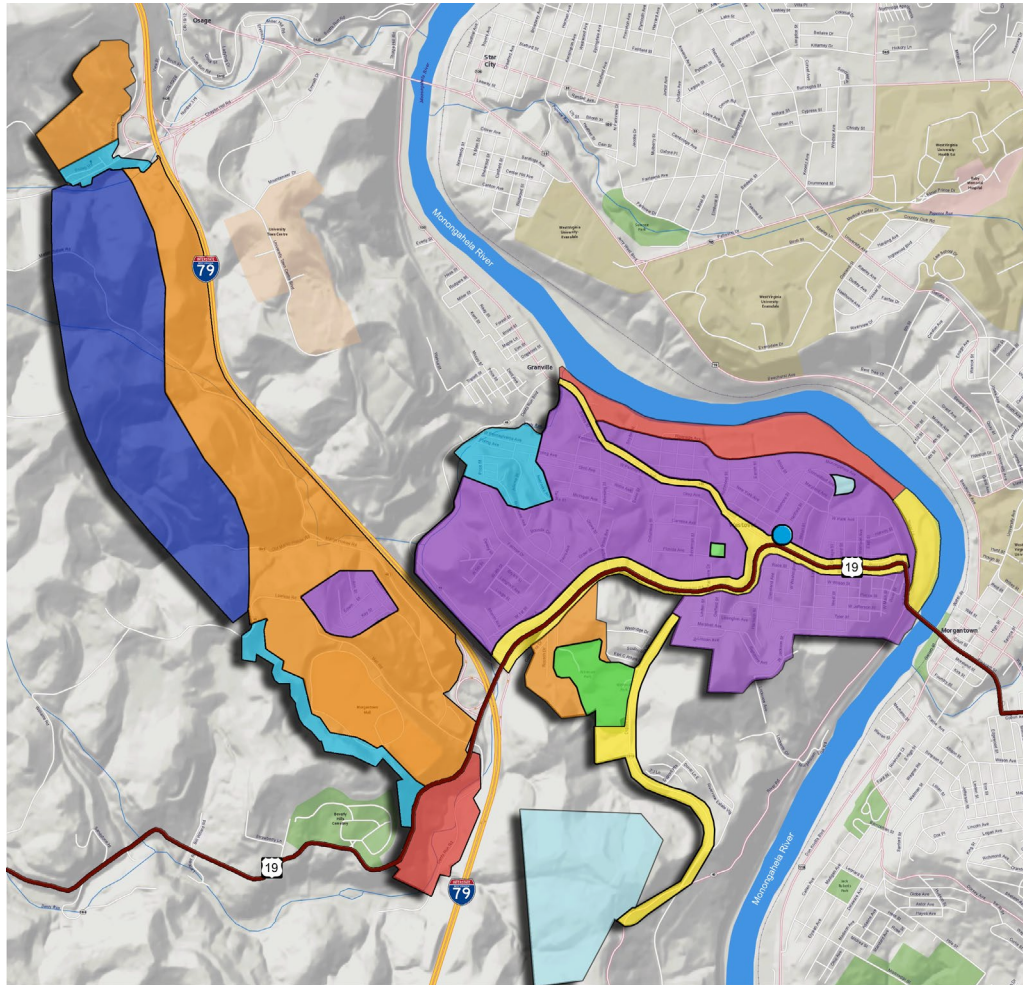
-  Traditional Neighborhoods
-  Consumer Commercial
-  Mixed-use Corridor
-  Educational Campus
-  Industrial
-  Rural Neighborhoods
-  City Hall

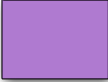









LAND-USE

# WESTOVER, WV

## Future Land-use



-  Traditional Neighborhoods
-  Consumer Commercial
-  Mixed-use Corridor
-  Educational Campus
-  Industrial
-  Rural Neighborhoods
-  Mixed-use Neighborhoods
-  Proposed City Hall



LAND-USE



WESTOVER, WV

**Housing**

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# WESTOVER, WV

## Goal:

The goals of the housing section are 1) to strengthen and protect the existing housing stock; 2) to stabilize the ratio between owner-occupied and rental properties; and 3) to monitor the development of new housing in order to provide a mix of housing types and densities throughout the City.



HOUSING

## Assets & Opportunities

- Stable pockets of middle-income housing
- Terrific scenic views above neighborhood along W. Jackson Street
- Conversion of owner-occupied housing to tenant-occupied housing has slowed down

## Liabilities & Threats

- Existing stable, owner-occupied housing stock is older and may be vulnerable to encroachment of rental housing, leading to the erosion of stable neighborhoods
- The number of rental properties is increasing
- Growing numbers of property owners are beginning to neglect property
- Morgan Heights / Davis Ave. are in disrepair, including an increase in the conversion of single-unit to multiple-unit housing
- The housing stock is deteriorating along Fairmont Road
- There are pockets of housing in disrepair, even in most stable neighborhoods (for example, the four homes at the corner of W. Main St and Wilson St.)
- Former Dupont cinder block housing is deteriorating in Morgan Heights
- Many HUD units in City are not well maintained



## Recommendations:

- Adopt a building code and a unified development code to address rental housing conditions and use.
- Conduct a street by street inventory of housing to better identify where to allocate resources and activity to stem and reverse the expansion of dilapidated housing , focusing on areas adjacent to stable neighborhoods first.
- Work with HUD to contain and regulate rental housing conditions.
- Improve Morgan Heights neighborhood through a program of beautification and painting.
- Balance the overall development of housing by encouraging new development in annexed areas and infill development and renovations in existing population centers.
- Identify the location of planned residential development in growth areas.
- Develop design guidelines for residential subdivisions that encourage attractive and sustainable development.
- Develop design guidelines and standards for mobile home parks.
- Provide quality housing opportunities for residents of all economic levels by encouraging a variety of housing types throughout the City at a wide range of prices.
- Develop a strategy to eliminate the proliferation of substandard housing.
- Remain diligent in the enforcement of existing ordinances dealing with housing issues.



# WESTOVER, WV



HOUSING



Historical Preservation (Front Ave)



Rental Conditions (W Main St)



Rental Enforcement (River Alley)



Maintain Residential Upkeep (Missouri St)

WESTOVER, WV

# Economic Development





# WESTOVER, WV

## Goal:

The goals of the economic development section are: 1) to promote the vitality of the City by creating a strong local economy that supports both independent businesses and larger corporations; 2) to identify and implement policies that will foster economic development opportunities; and 3) to develop and implement an annexation strategy that will expand the tax base of the City.



## Assets & Opportunities

- There is a good mix of professional services in the City
- A local coffee shop would be an amenity to the burgeoning pedestrian traffic
- Colasante's Ristorante & Pub has been the community gathering place
- Post office
- Strengthen the relationship with CVB to influence the use of hotel-motel tax in Westover
- Wes Mon Plaza is important asset off I-79
- Westover Dock
- Businesses along Fairmont Road and Holland Avenue are performing well
- Carol Atkins is partner (property owner near gateway from I-79)
- Annexations offer opportunities for the expansion of the tax base and B&O tax

## Liabilities & Threats

- The former Shop N Save is vacant
- The development of an additional exit off of I-79 could have a negative impact on the retail establishments located off of the Westover Exit
- Empty storefronts along Dunkard Avenue

# WESTOVER, WV

## Recommendations:

- Study the relocation of City Hall to the City Center at or near the Westover Triangle to create synergy and activity along the city's main commercial corridor.
- Re-brand the corridor from Morgantown Mall to Westover Bridge as Westover's Main Street serving as a multi-modal corridor with a strong identity and mix of businesses to support vibrant neighborhoods in the City.
- Continue the working relationship with community businesses to monitor trends and respond to the needs of businesses along the existing commercial corridor.
- Ensure that the land annexed into the city has the appropriate mix of uses so as to capitalize on extending the character of Westover, as opposed to the relocation of uses to the perimeter of the city.
- Develop a strategy to encourage the appropriate adaptive use of existing significant buildings and structures.



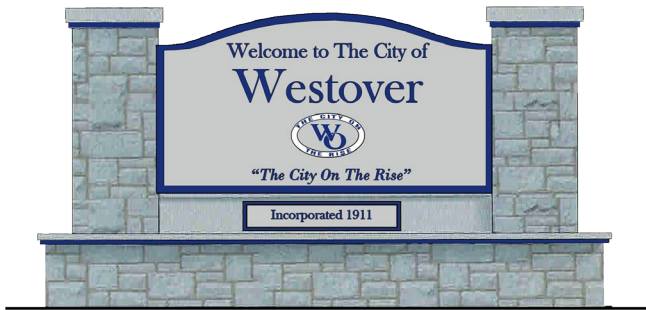
ECONOMIC DEVELOPMENT

# WESTOVER, WV

## City Identity Examples:

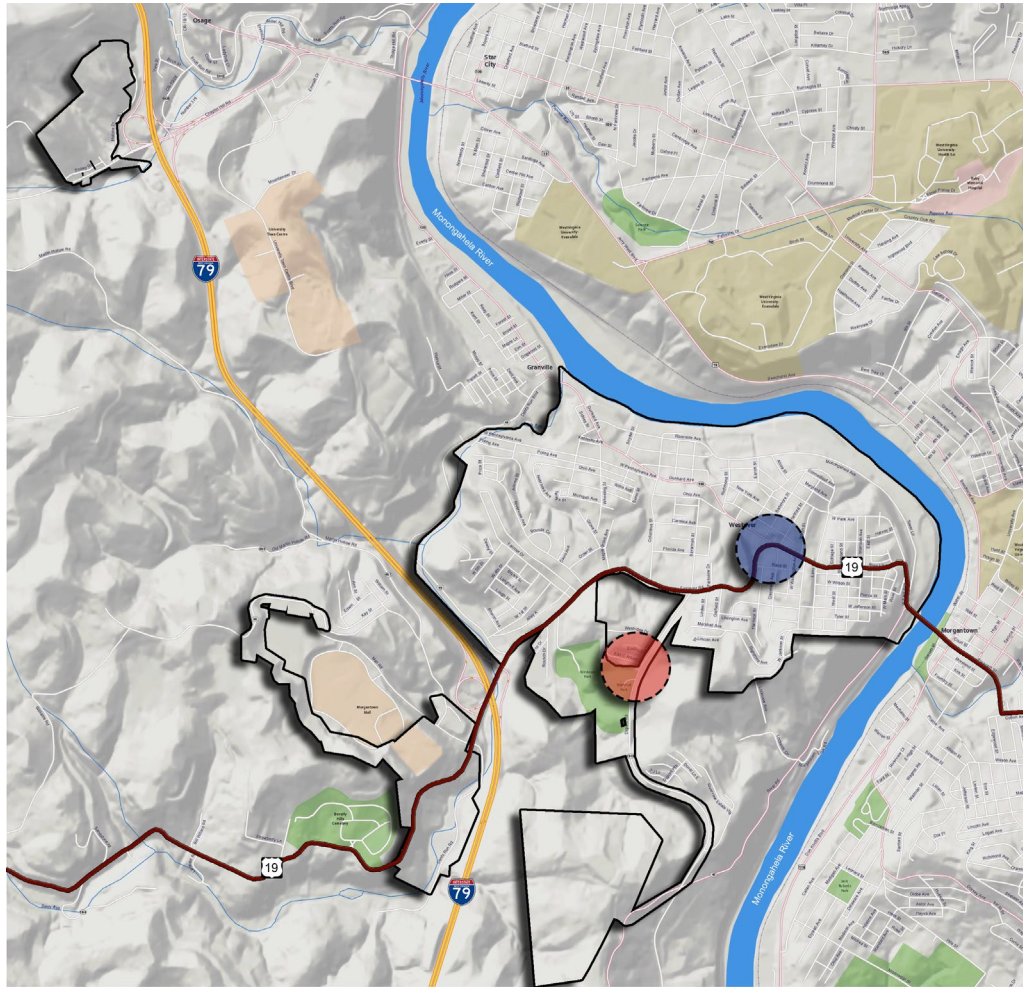


ECONOMIC DEVELOPMENT



# WESTOVER, WV

## Relocation of City Hall:



**Current Location**



**Proposed Location**



The relocation of City Hall to the City Center would help enforce the City Center and would further activate the business corridor. A future study would need to be administered to determine the best location within the City Center.

ECONOMIC DEVELOPMENT



WESTOVER, WV



**Recreation**

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Recreation



# WESTOVER, WV

## Goal:

The goals of the recreation section are: 1) to promote the importance of open public space for recreational and leisure activities; 2) to manage and improve the City's existing recreation facilities; and 3) to support opportunities for the expansion of recreational opportunities for the community.



RECREATION

## Assets & Opportunities

- The pavilion behind the City building has been improved by the senior center
- Plans are in the works to raze the existing community center in Morgan Heights and build a new community center that will offer updated space and more parking
- Work with DOH and Morgantown to make the pedestrian crossing on the Westover Bridge more attractive and friendly
- Need a gathering place along major corridors where the public can see observe activity in the community

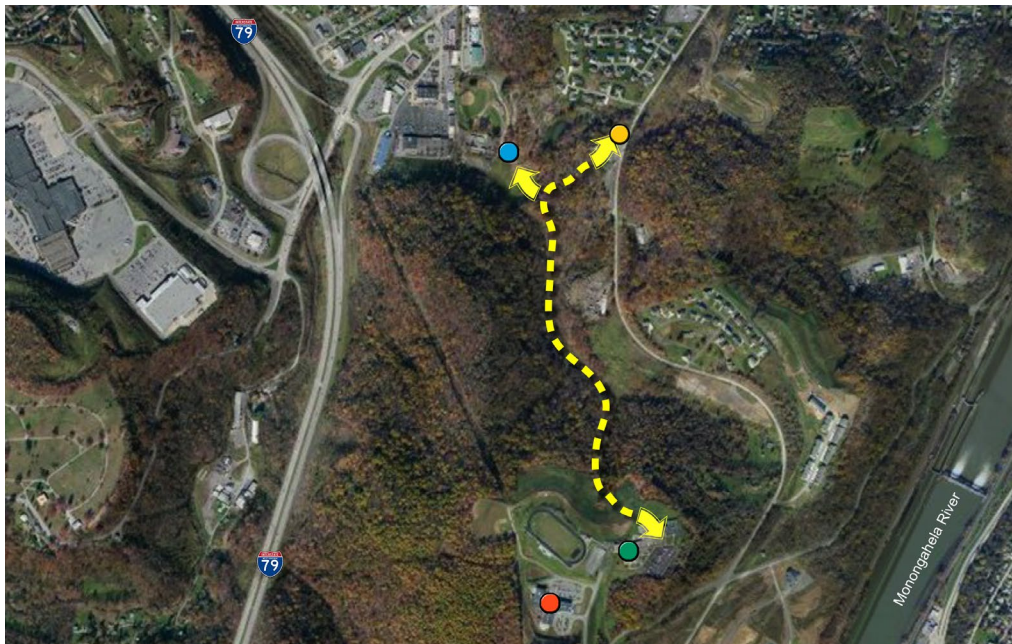
## Liabilities & Threats

- Parks and green spaces have been neglected due to a lack of city staff and volunteer support
- Westover City Park needs to be updated and reprogrammed
- The Caperton Trail has helped to bring about revitalization in Morgantown and Star City, but that success has not been replicated across the river in Westover



## Recommendations:

- Consider adopting a capital improvements program and capital budgeting to improve Westover City Park for new uses that bring the community into the park space.
- Work with BOPARC to include Westover in Monongalia County recreational activities and opportunities.
- Develop a trail system between the schools and Westover City Park. Trail system could be an attraction for mountain biking events such as the West Virginia Mountain Biking Association (WMBA) and other recreational events i.e. cross country running etc.



- City Hall
- City Park
- Westwood Middle School
- Skyview Elementary School



RECREATION

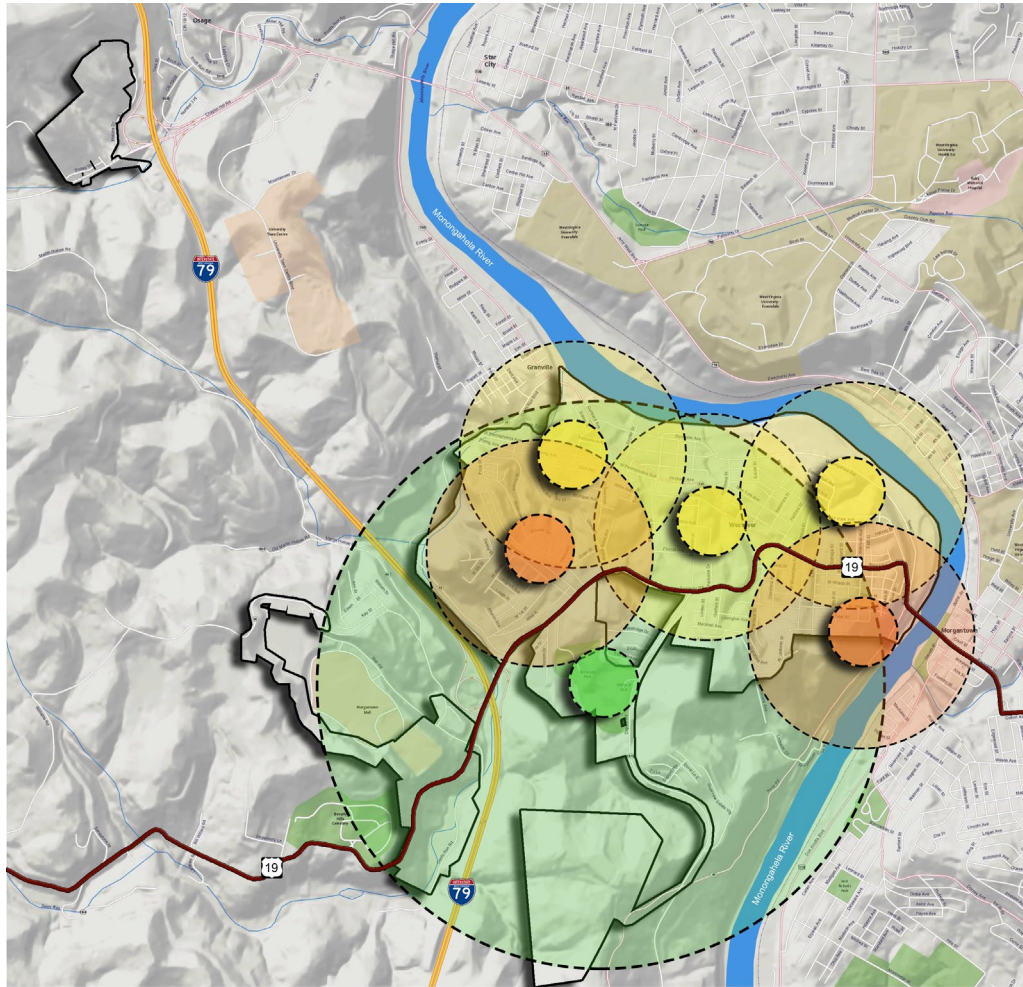


# WESTOVER, WV

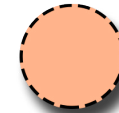
## Park Locations:



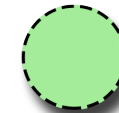
RECREATION



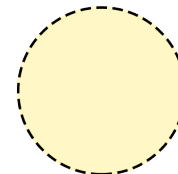
Current Parks



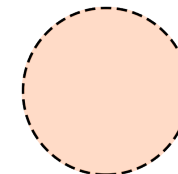
Proposed Parks



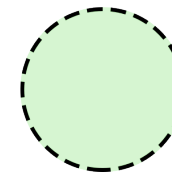
Westover City Park



.5 Mile Radius



.5 Mile Radius



1 Mile Radius

# WESTOVER, WV

**Rural**

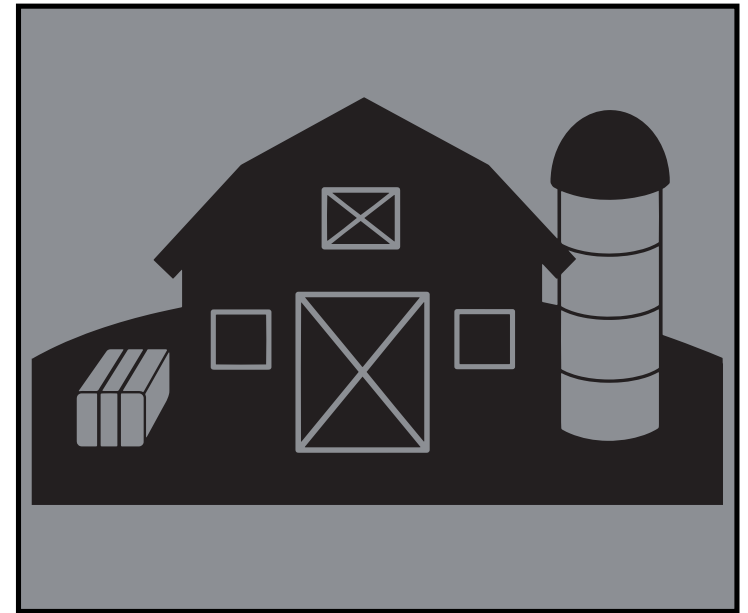
Rural

Rural

Rural

Rural

Rural



# WESTOVER, WV

## Goal:

The goal of the rural section is to participate in efforts between the City, County and other governmental agencies to manage the rural areas in and around the City of Westover.



## Assets & Opportunities

- Newly annexed areas offer opportunities for the identification of rural land within the city

## Liabilities & Threats

- Land within the traditional city boundaries of Westover has been developed to capacity leaving limited to no space for rural land designations

RURAL

# WESTOVER, WV

## Recommendations:

- Consider zoning undeveloped annexed lands as rural until future development plans are studied and implemented.
- Develop annexation strategies that are sensitive to the character of urban and rural areas.
- Use infill strategies to control sprawl and alleviate development pressure in newly annexed rural areas.



RURAL





WESTOVER, WV

# Historic Preservation



# WESTOVER, WV

## Goal:

The goal of the historic preservation section is to enhance the quality of life for residents and visitors through the preservation of resources that are significant for their architectural, archaeological, economic, educational, social, and cultural value in the community.



## Assets & Opportunities

- Historic Property – former all African-American School (Monongalia High School) built in 1930 and currently owned by school board. This would be eligible for historic registry
- There is an opportunity to revive the history of the marble factory that was located on Monongahela Ave. The Facility burned down. Kids used to go and dig for marbles
- There is a Civil War era home on West Park Avenue
- CCC built wall and stairs that lead up from Westover Bridge
- VFW Honor Rolls site needs to be improved
- Consider working with the owners of the Dupont Homes to repaint the exteriors of the homes in bright colors with the goal of improving and changing the dynamic of the neighborhood.

## Liabilities & Threats

- Historic sites are not well cataloged or showcased

## Recommendations:

Identify and strengthen presence of historic and significant sites in the community including:

- Westover Steps located accross from the Westover Bridge.
- Old Westover School (African American school) in West Park.
- DuPont homes along Dupont Rd.
- Civil War home on West Park Ave.
- Former site of marble factory on Monongahela Ave.
- VFW Honor Roll Post #9916 (wall facing Holland Ave).
- Riverside Honor Roll, WWII Vets (Wheeling & Dunkard)



HISTORIC PRESERVATION



# WESTOVER, WV



HISTORIC PRESERVATION



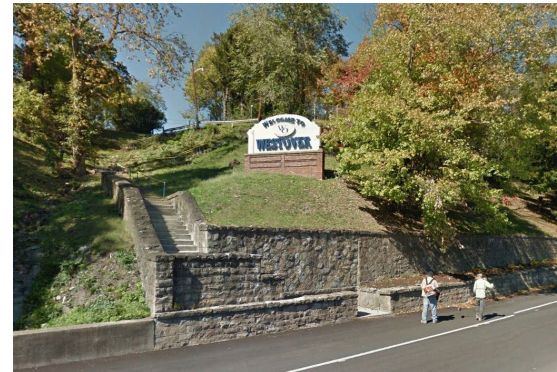
Promote Historic Significance (Front Ave)



Promote Historic Westover Stairs (US 19 & Bridge)



Unique Dupont Housing Potentials (Riverview Ave)



Strengthen Presence of the CCC Wall (US 19 & Bridge)

## Dupont Housing Renewal:



Currently the Historic Dupont Housing is in need of preservation and upkeep. Working closely with homeowners and HUD many of the issues found today can be resolved through code enforcement and incentives to promote a vibrant neighborhood. Above is an example of an affordable solution to help preserve and revitalize these neighborhoods.



HISTORIC PRESERVATION



WESTOVER, WV

# Community Design





# WESTOVER, WV

## Goal:

The goal of the community design section is to identify and implement guidelines to intertwine building, infrastructure, and landscaping to preserve and enhance their surroundings within the context of the City's diverse existing conditions and define Westover as a unique community within the greater Morgantown area.



## Assets & Opportunities

- Westover functions like a walkable community but does not look like a walkable community
- There is an opportunity to create walking trails, paths, and routes to help residents circulate throughout the community
- Opportunity to implement walkable streetscape enhancements along corridor, starting from the City center at the Westover Triangle
- Pear trees were planted around city by civic group
- Study feasibility of drilling holes into sidewalk along main commercial corridor (beginning at Westover Triangle) to place flagpoles for community events and celebrations. Ensure that sidewalks meet ADA guidelines where flagpoles are being considered.

## Liabilities & Threats

- Some people think that Westover does not exist
- People consider Westover as being “on the other side of the tracks”
- The City has no well-defined city center
- Westover does not get positive coverage in local paper
- Westover functions like a walkable community but does not look like a walkable community
- Westover has become “Morgantown’s Sunnyside”

# WESTOVER, WV

## Recommendations:

- Work to remove dilapidated housing and billboards along gateway from Westover Bridge on Holland Avenue.
- Improve pedestrian access and appearance of Westover Steps.
- Re-brand the corridor from Morgantown Mall to Westover Bridge as Westover's Main Street serving as a multi-modal corridor with a strong identity for the city. Connect pedestrian spurs to this corridor.
- Implement a citywide improvement program based on a corridor plan that improves connectivity throughout the city, facilitates the ease of movement for pedestrians and vehicles, and stimulates redevelopment in existing city neighborhoods.
- Develop appropriate signage along or near the intersection of Fairmont Road and I-79 or take advantage of existing signage to steer visitors through the Westover business district into Downtown Morgantown.
- Study and implement a strategy to quantify and provide for additional gateway signs and public amenities (information, benches, and restrooms) as a result of increased visitor activity.
- Study feasibility of drilling holes into sidewalk along main commercial corridor (beginning at Westover Triangle) to place flagpoles for community events and celebrations.
- Establish the Westover Triangle as the City Center.
- Encourage infill development that strengthens the city's character.

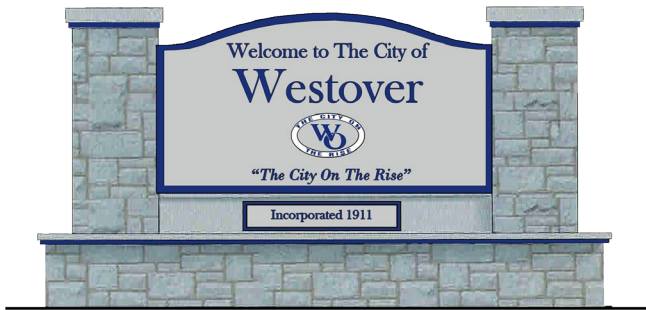


# WESTOVER, WV

## City Gateway Examples:

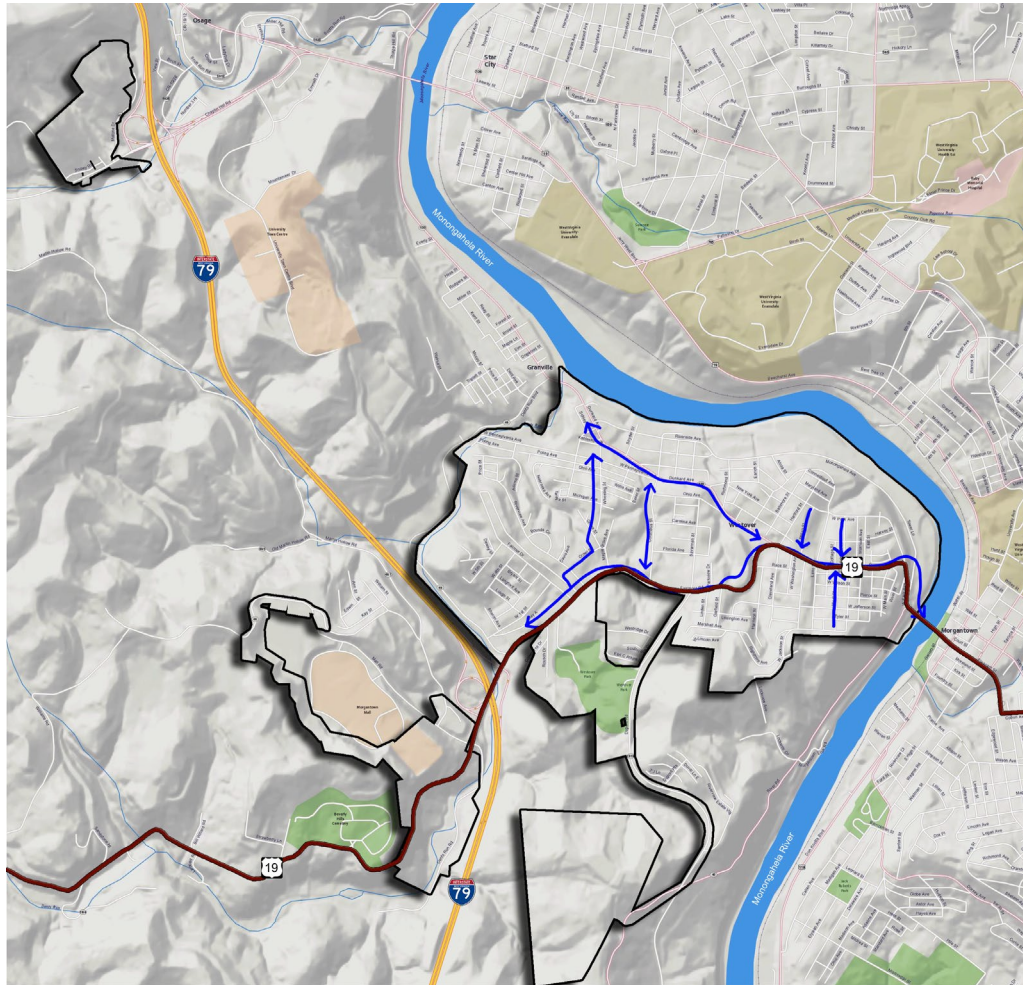


COMMUNITY DESIGN



# WESTOVER, WV

## Key Routes:



### ↔ Pedestrian Flow

Many people rely on being able to walk either to the grocery store, work or any other service provided within the city. Several residents within the boundaries of the city walk as means of transportation. There is a lack of sidewalks and safe areas to walk along the main corridor, where most residents work. A in-depth study of current sidewalk conditions and locations is recommended to determine where sidewalks are needed the most.



Mayor C. David Johnson Trail a current successful pedestrian walkway in the city

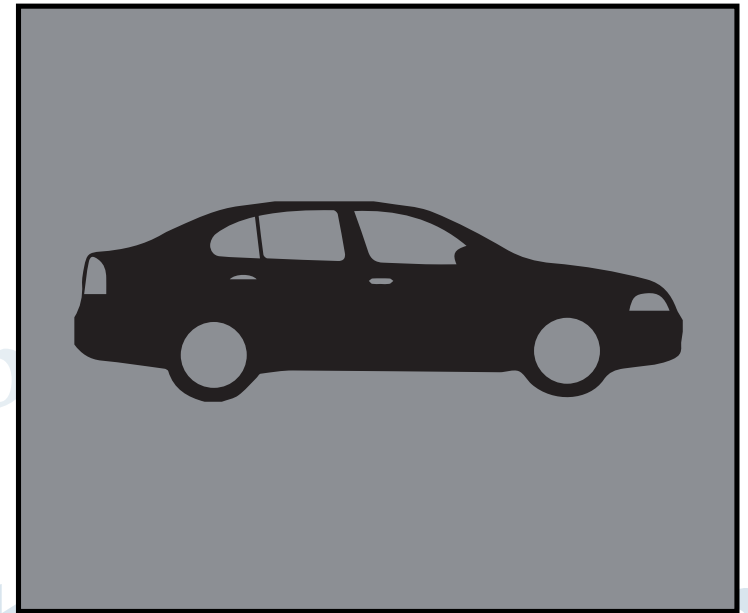
COMMUNITY DESIGN





WESTOVER, WV

# Transportation



# WESTOVER, WV

## Goal:

The goals of the transportation section are 1) to develop programs that ensure safe and efficient multi-modal transportation; 2) to capture opportunities created by the convergence of several major roads within the City; and 3) to explore the development of multi-modal transportation access to encourage economic development.



TRANSPORTATION

## Assets & Opportunities

- Strong transportation links exist to conveniences (gas, shopping, professional services), employment destinations and population center
- The primary City corridor is from the Westover Bridge to the Morgantown Mall
- City created pedestrian access near the City center from the tire shop up the hill toward the entrance to the tennis club
- Two major travel routes, US 19 and WV 100, run through Westover
- US 19 (Fairmont Road and Holland Avenue in Westover) is the most direct route from I-79 to downtown Morgantown, the Wharf District and The Caperton Trail

## Liabilities & Threats

- Traffic “jams” occur near access to the Westover Bridge, the Triangle, the Wes Mon Plaza area, and intersection with the Interstate 79 exchange (Exit 152). The last three are the location of the only three traffic lights in the city
- The rights of way in Westover range in width from 50 feet for main through streets to 25 to 30 feet for residential roads. Roads are generally not the full width of the right of ways, making for narrower streets. On street parking can cause a further reduction in the usable roadway width, making it difficult on many streets, making it almost impossible for more than one vehicle at a time to travel along some secondary streets
- Portions of roads and sidewalks are in disrepair
- New interchange at Granville: how does Westover mitigate this threat to continue to attract traffic to their businesses / business park located off the I-79 Westover Exit
- The number and frequency of bus routes has decreased; the wait for public transportation is long
- Monongahela Avenue was intended to be a truck bypass road, conditions on the road vary, but the community would like to keep traffic on the existing main streets
- Not all streets have been developed. Thus, it is not uncommon for a through street on a map to end at one point and then begin again later elsewhere in the city
- The conditions of the primary City corridor (Westover Bridge to Morgantown Mall) are challenging for pedestrians

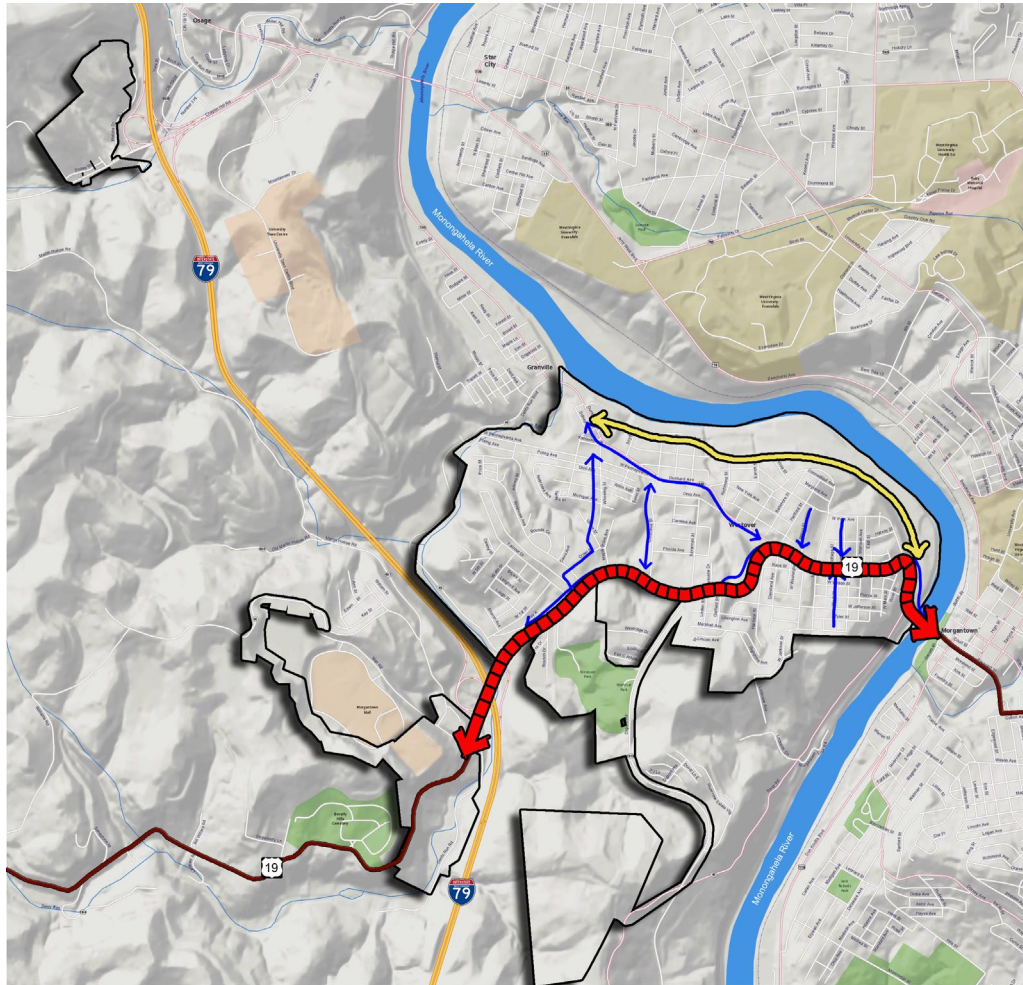
## Recommendations:

- Implement a citywide improvement program based on a corridor plan that improves connectivity throughout the city, facilitates the ease of movement for pedestrians and vehicles, and stimulates redevelopment in existing city neighborhoods.
- Improve traffic circulation, possibly looking at Monongahela Avenue as a one-way street (needs to be investigated).
- A traffic study should be performed to identify bottlenecks and areas of congestion and offer solutions to alleviate any identified issues.
- Improve pedestrian and bicycle crossing of Westover Bridge.
- Continue to monitor and improve traffic patterns at the Westover Triangle, which has been identified as the City Center.
- Work with partner agencies to development appropriate and well connected roads and pedestrian access to and throughout planned areas of annexation.
- Develop appropriate signage along or near the intersection of Fairmont Road and I-79 or take advantage of existing signage to steer visitors through the Westover business district into Downtown Morgantown.
- Cluster development in order to maximize development around access to I-79 and the Morgantown Mall.
- Work with Monongalia County and other municipalities to develop a plan to encourage cycling and walking as a means of recreation and transportation throughout the city and county.



# WESTOVER, WV

## Key Routes:



Primary Transportation Corridor



Secondary Transportation Study



Current primary corridor at the City Center



TRANSPORTATION

WESTOVER, WV



**Infrastructure**

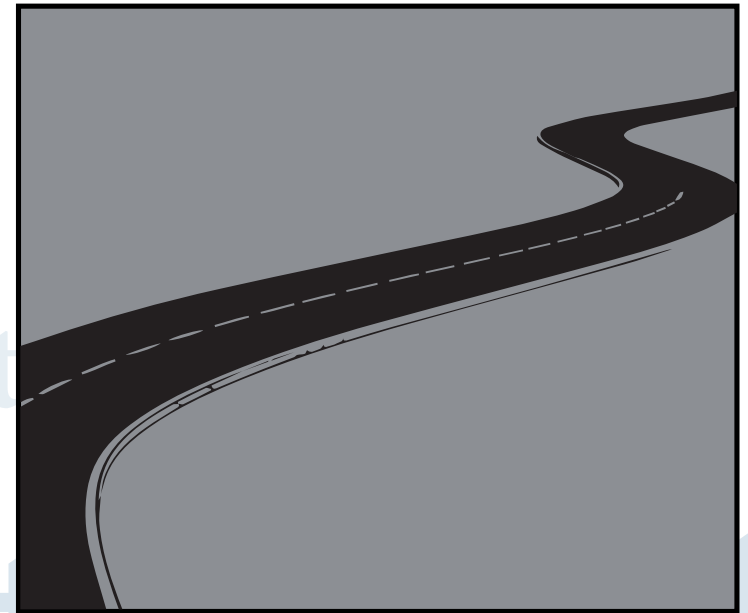
Infrastructure

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# WESTOVER, WV

## Goal:

The goals of the infrastructure section are: 1) to ensure that the infrastructure system is of the highest quality in order to meet the current and future needs of its users; and 2) to continue the planning and construction of infrastructure recognizing that these improvements will retain the existing population and businesses, as well as be a catalyst for future development in the City.



INFRASTRUCTURE

## Assets & Opportunities

- Many sidewalks have been updated and improved
- The City has an active partnership with Morgantown Utility Board
- City is considering privatizing solid waste services, but this needs further study to determine whether this is the most effective means of dealing with sewerage issues
- Morgantown Utility Board currently has sufficient capacity to accept development

## Liabilities & Threats

- Drainage & stormwater run-off are causing problems in the City
- Traffic concerns
- Maintenance and upkeep of roads / sidewalks is an ongoing resource issue
- Sewerage is running into basements of some homes. Had worked with Region VI on this, but nothing has moved forward
- Natural springs have created wet areas
- Sanitary sewer lines need to be replaced
- Compliance with LTCP

## Recommendations:

- Continue the scheduled improvement of sidewalks and pedestrian walkways.
- Develop new pedestrian walkways as part of a citywide corridor improvement plan.
- Monitor areas of traffic congestion to pro-actively address bottlenecks or problem areas.
- Consider infrastructure improvements to create a pedestrian friendly main street beginning at The Triangle and continuing along Holland Avenue.
- Consider relocating City Hall to a more central location and allowing the full use of the existing City Hall for the senior Center.
- Conduct a feasibility study to determine whether the City should convey sewerage utilities over to the Morgantown Utility Board.
- Work with Region VI and the Morgantown Utility Board to address stormwater runoff and sewerage backup issues (determine the need to replace lines).
- Establish policies and enforcement procedures pertaining to stormwater runoff management for proposed development.
- Consider regulating development on hillside slopes exceeding 20 percent.
- Plan for the expansion of public facilities and utilities as the City evolves through annexation and redevelopment.
- Investigate methods to prevent natural springs from creating standing water or damp areas in the city. Methods include installing drains to convey water, installing dry creek beds, and grow plants tolerant of wet areas.
- Decide if “paper streets” should be opened or abandoned.
- Develop a capital improvement plan to guide overall upkeep and improvements.
- Ensure the Westover Dock facility remains in good working order.
- Develop a plan to implement a Long Term Control Plan to reduce discharges to the river.

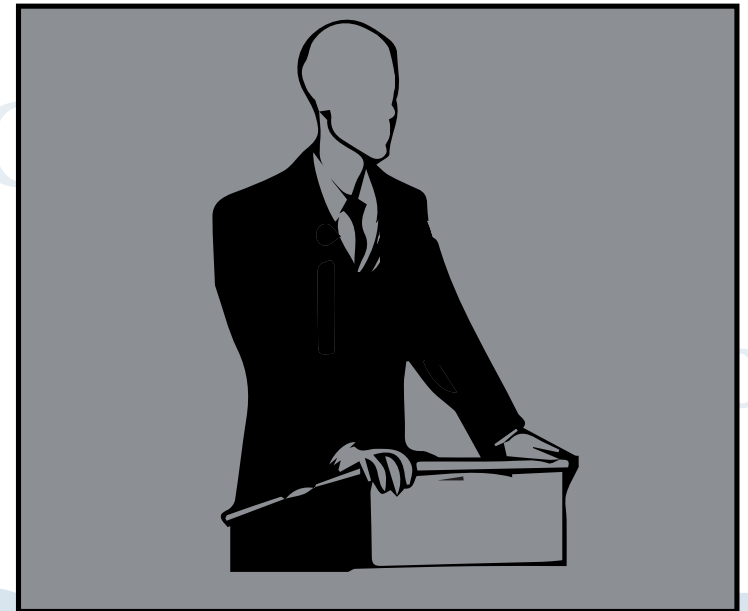






WESTOVER, WV

# Public Services & Governance



# WESTOVER, WV

## Goal:

The goals of the public service and governance section are: 1) to meet the current and future civic needs of all residents and visitors; 2) to ensure that the City offers a wide variety of public services; and 3) to strengthen the City's identity and its ability to be an active partner with other government entities in the growth and development of Monongalia County.



## Assets & Opportunities

- Engaged Mayor and City Council
- Businesses are supportive and donate to programs when approached by the City
- West Side Senior Center is active
- Proud of new sidewalks
- Former Riverside School now owned by Mt. Calvary Church, which is striving to improve the neighborhood and provide energy to residents through a solar field
- Zoning enforcement has improved and continues to improve
- There may be an opportunity to relocate City Hall to former bank site on Holland Avenue, and adapt the existing City Hall to a senior center
- The city should consider the creation of a Tree Commission

## Liabilities & Threats

- Lack of organized community engagement in municipal and development issues
- Schools are being constructed outside town limits

## Recommendations:

- Consider adopting a capital improvement program and capital budgeting process to help establish community priorities.
- Consider the opportunity of moving City Hall to the former bank building on Holland Avenue and allowing the existing City Hall building to fully function as a senior center.
- Maintain, through future appointments, the roles and functions of ongoing City boards and commissions; including the Planning Commission, Board of Zoning Appeals, Tree Commissioners and any other ad hoc committees which may be required to assist them in Plan-related actions or activities.
- Study and implement a strategy to quantify and provide for additional gateway signs and public amenities (information, benches, and restrooms) as a result of increased visitor activity.
- Reach out to partners and programs that provide opportunities for daycare, youth, and seniors; such as after school programs, camps, health care, and other programs.
- Develop a building code livability code as part of a unified development code to help manage the issues related to rental properties and dilapidated buildings.
- Investigate programming that would offer incentives to property owners who improve rental properties and/or dilapidated buildings.
- Work with the Mt. Calvary church to encourage and facilitate the use of the former Riverside School as a community center and catalyst for neighborhood revitalization.
- Coordinate the efforts between providers of medical, social and recreational services to meet community needs.
- Strengthen relationships between the entities providing community services to residents (such as BOPARC).





Preferred Development Areas



# WESTOVER, WV

## Goal:

The goals of the preferred development areas section are: 1) to provide a rational pattern for future land development that encourages efficient and coordinated growth throughout the City and in areas adjacent to its borders; 2) to provide guidance and direction in identifying areas most suitable for a variety of uses; and 3) to encourage targeted infrastructure improvements in coordination with development opportunities.



PREFERRED DEVELOPMENT AREAS

## Assets & Opportunities

- Westover has grown through successful annexation
- There are several sites with development potential in newly annexed areas that would enhance the tax base of the community and allow for expanded City services for the residents
- Existing commercial corridors, including Monongahela Avenue along the river, have opportunities for infill development

## Liabilities & Threats

- Newly annexed areas could pose a threat to the integrity of existing neighborhoods and commercial corridors if development is not properly managed



# WESTOVER, WV

## Recommendations:

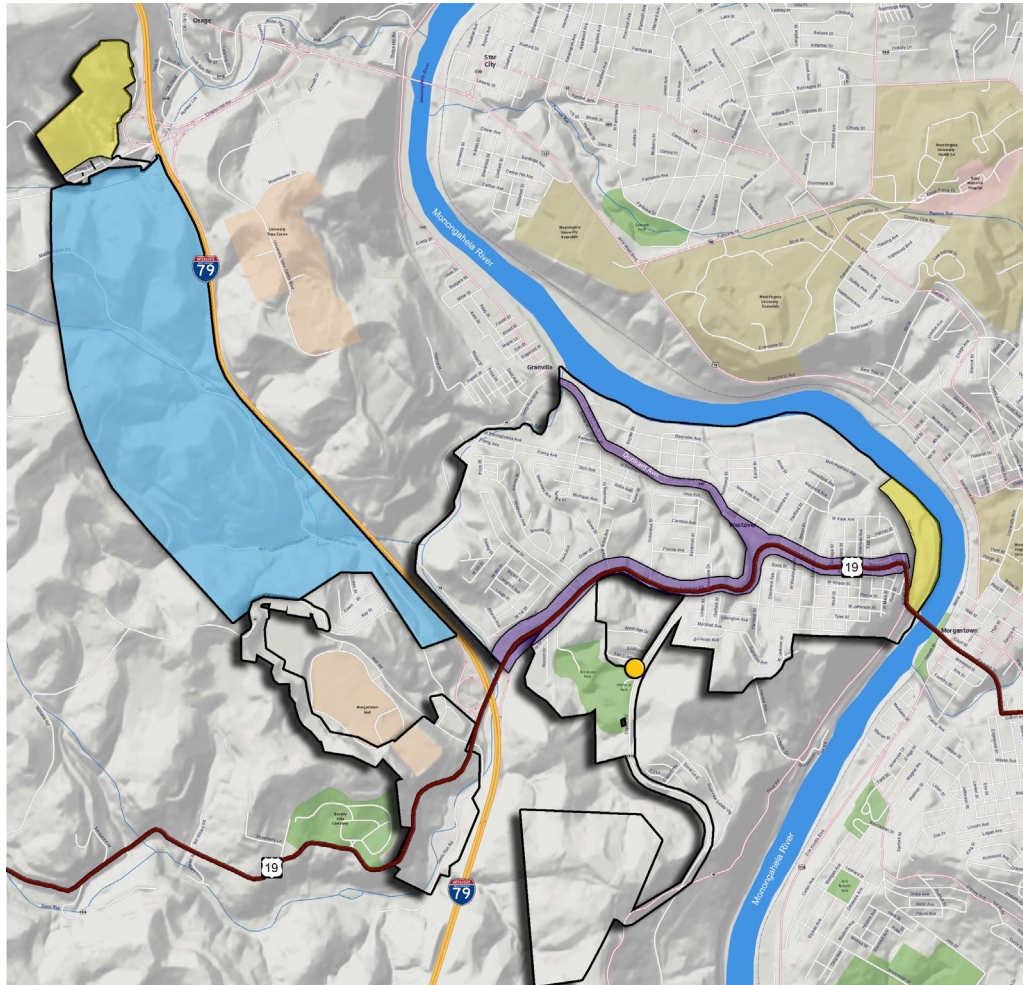
- Develop appropriate incentives to encourage infill and redevelopment in the City's business corridors.
- Ensure that the land annexed into the city has the appropriate mix of uses so as to capitalize on extending the character of Westover, as opposed to the relocation of uses to the perimeter of the city.


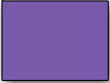
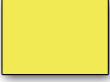



PREFERRED DEVELOPMENT AREAS

# WESTOVER, WV

## Future Development Areas:



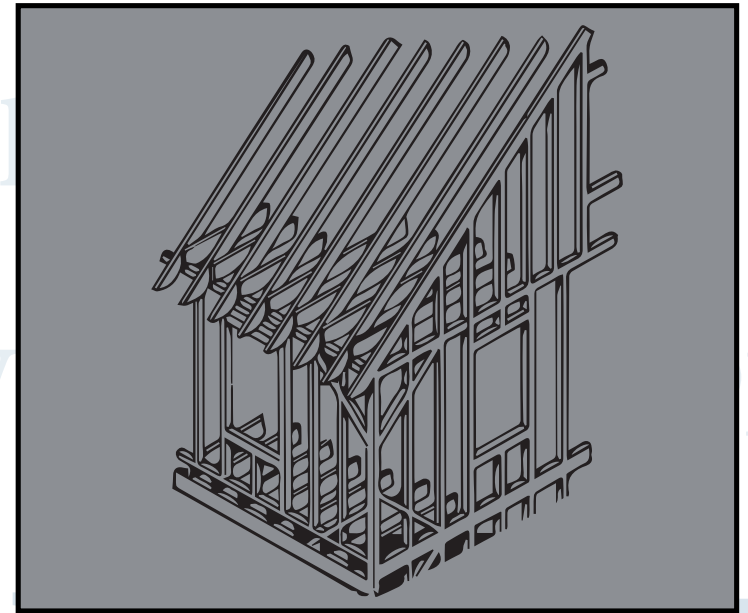
-  Proposed Future Development
-  Proposed Infill & Redevelopment
-  Proposed Mixed-use Development
-  City Hall



PREFERRED DEVELOPMENT AREAS

WESTOVER, WV

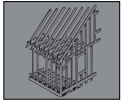
# Renewal & Redevelopment



# WESTOVER, WV

## Goal:

The goals of the renewal and redevelopment section are: 1) to sustain existing favorable conditions throughout the City; 2) to identify areas best suited for redevelopment and renewal throughout the City; and 3) to encourage public and private investment in the renewal and redevelopment process.



RENEWAL & REDEVELOPMENT

## Assets & Opportunities

- The former Shop N Save site is an infill opportunity
- Remediated areas along Monongahela Avenue are infill opportunities
- Consider working with the owners of the Dupont Homes to repaint the exteriors of the homes in bright colors with the goal of improving and changing the dynamic of the neighborhood.

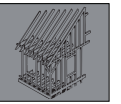
## Liabilities & Threats

- There is a lack of a strategy to prioritize the stable areas of transitional neighborhoods

# WESTOVER, WV

## Recommendations:

- Develop appropriate incentives to encourage infill and redevelopment in the City's business corridors.
- Consider the opportunity of moving City Hall to the former bank building on Holland Avenue and allowing the existing City Hall building to fully function as a senior center.
- Provide a quality walking experience in the city.
- Work with existing businesses to create activities, events, and "things to do" in the city center and along the commercial corridor.
- Consider undertaking a fun walk/run in neighborhood above Westover steps. A "climb to the sky" cardio experience that would showcase the quality housing and livability of Westover that would attract young professionals coming to Morgantown for employment opportunities.



RENEWAL & REDEVELOPMENT

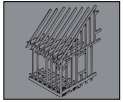


# WESTOVER, WV

## Proposed City Hall Location:



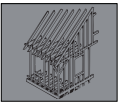
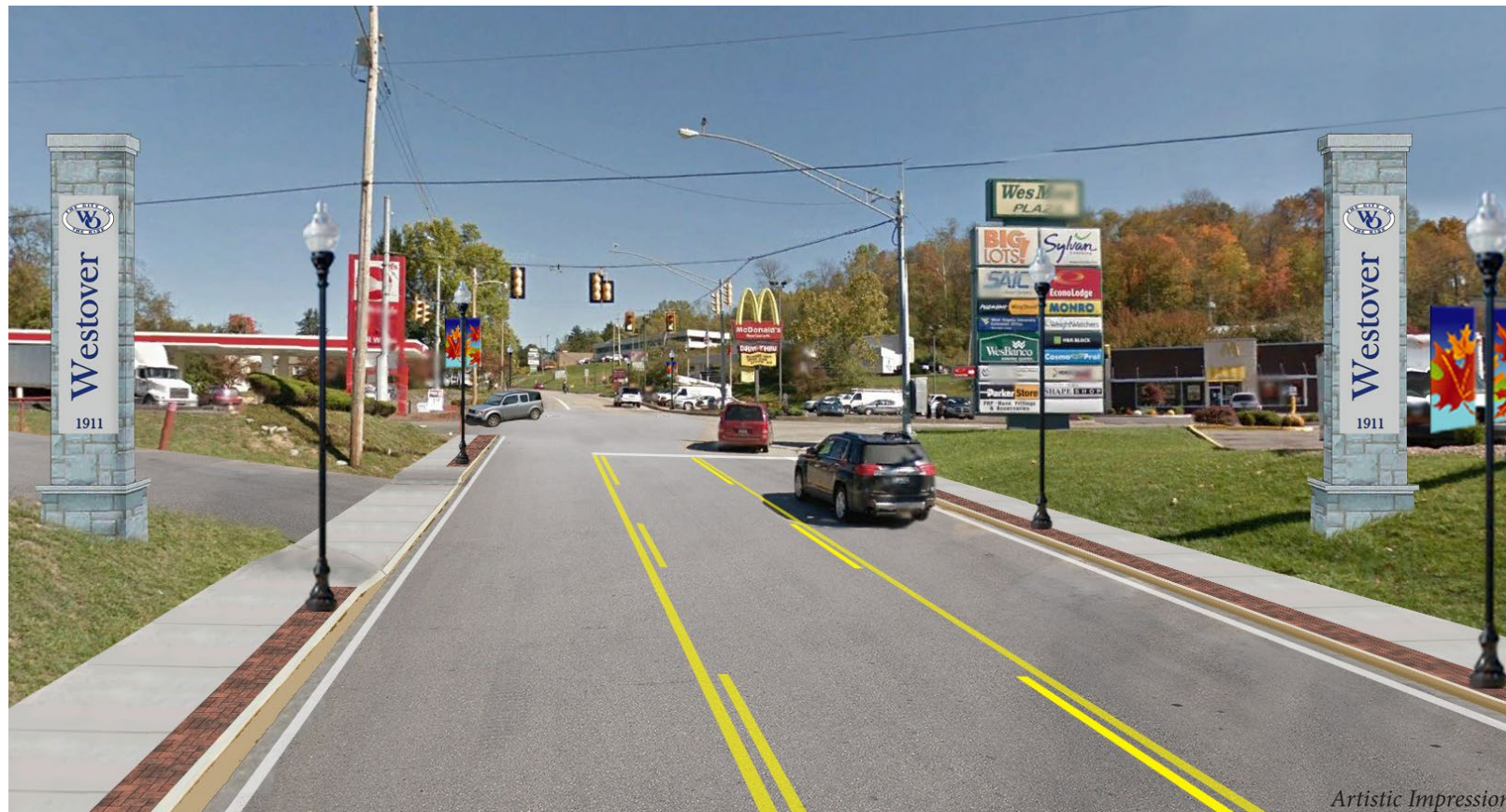
Vision of City Hall to be moved into the former bank building on Holland Avenue. This move would allow the current City Hall building to be fully functional as a senior center and the proposed location would further activate the City Center.



RENEWAL & REDEVELOPMENT

# WESTOVER, WV

## Streetscape Example:



RENEWAL & REDEVELOPMENT





WESTOVER, WV



**Finance**

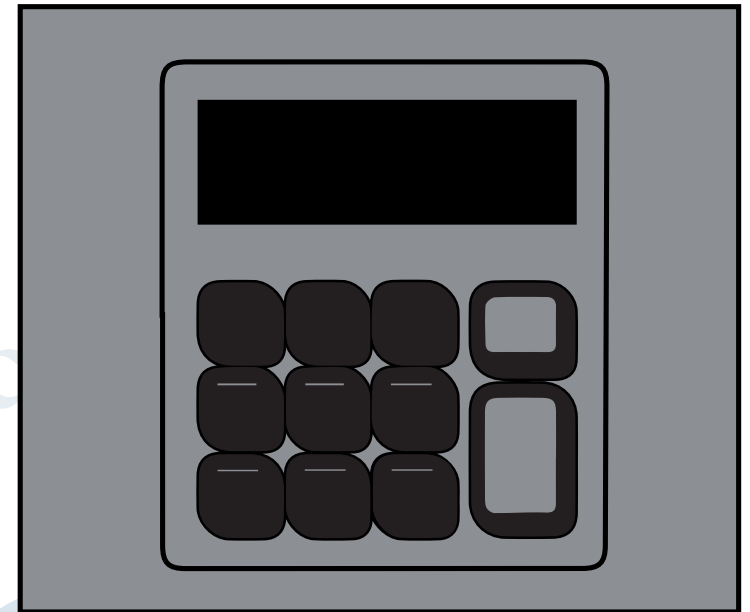
Finance

Finance

Finance

Finance

Finance



# WESTOVER, WV

## Goal:

Recognizing that West Virginia municipalities are statutorily limited in their ability to generate revenue to implement capital improvements, the goals of the Finance Section are: 1) to develop sound financial strategies for the implementation of any and all improvements recommended in the plan; 2) to analyze the existing financial strategy for implementing improvements and examine alternative methods of funding; and 3) to develop relationships with public and private sector partners to maximize opportunities for the implementation of improvements.

## Assets & Opportunities

- Westover has made a commitment to the strategy of investing in infrastructure and capital improvements in order to create development and growth within the corporate limits.
- The City Council has always pledged its full support for the continued development and construction of water and sewer infrastructure projects.
- The City Council funds and supports its programs geared toward the provision of fire and police services, expansion and attraction of new and existing industrial uses, businesses, and individuals considering the City as a place to live or conduct business.
- The City Council supports its Planning Commission in their efforts to plan for the future of the City and administer its development.
- The City Council supports various community organizations and works with neighborhoods and business districts to build and provide facilities and services to better serve its citizens.

## Liabilities & Threats



FINANCE

## Recommendations:

- Maintain an International Organization for Standardization (ISO) Public Protection Classification of 5 or better.
- Identify the current method by which capital improvements are funded.
- Analyze the existing financial strategy for implementing capital improvement projects.
- Examine alternative methods for funding capital improvement projects.
- Determine role of partners in the government and private sectors in capital improvement projects.



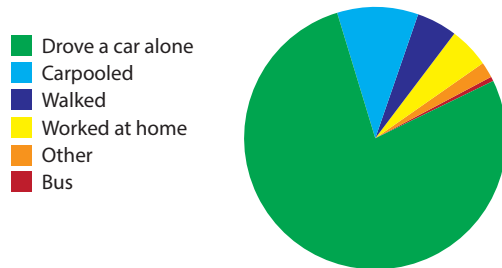
FINANCE



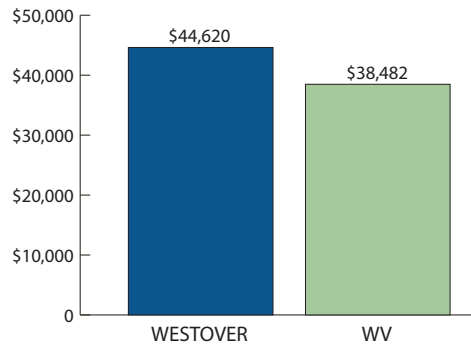
# WESTOVER, WV

## Demographics:

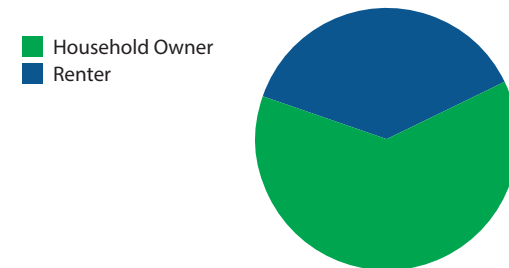
Mode of Transportation



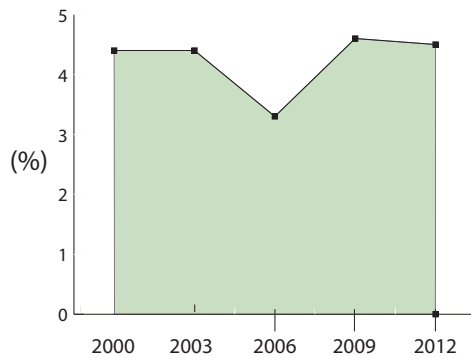
Median Household Income



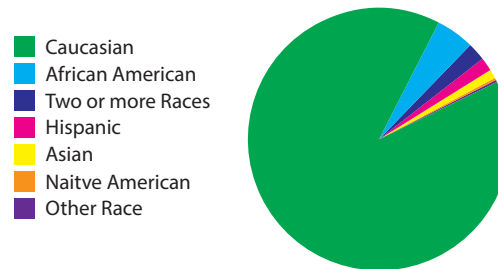
Type of Resident



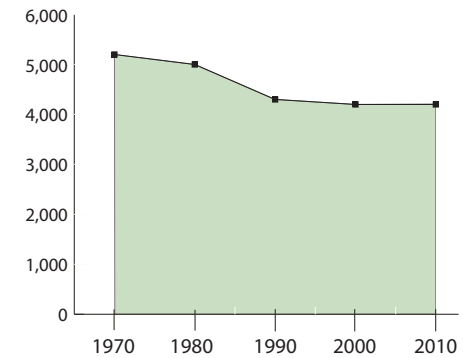
Unemployment By Year (%)



Race



Population By Decade



DEMOGRAPHICS



## Conclusion:

This Comprehensive Plan outlines the future direction of Westover. This future direction is premised upon the implementation of the several sets of recommendations outlined within the Plan. In order to operationalize these recommendations, and the locally expressed goals, an implementation agenda must be put into action. This agenda can be achieved through various planning program components.

The impact of this Comprehensive Plan, in the long term, will be measured by the degree to which the Plan's implementation recommendations are translated into reality. These recommendations, no matter how carefully conceived, would have little effect in guiding growth and development in the City if they are not implemented.

The adoption of this Comprehensive Plan serves as only one element of a continuous growth management process for the City of Westover. The responsibilities for implementing the Plan must be shouldered by both the public and private sector alike. The Plan serves as the design framework around which relevant future land use decisions are based. Its implementation must be directed by growth management tools - zoning, subdivision, and site plan ordinances and building codes - which are fully integrated into the Plan's vision for the City. The concept of linkage between the Plan and these tools has been a dominant planning theme in this effort. The recommendation portion of each section of the Plan address the specific unifying linkages which will promote a successful growth management process wherein growth by design is fully achieved.



# WESTOVER, WV

## Conclusion Continued:

One of the most valuable lessons learned during the City's plan update process is that quality built environments and design excellence require exhaustive work by both the private sector (in defining specific market opportunities and project designs) and the public sector (ensuring project land use compatibility within the context of a comprehensive plan). This Comprehensive Plan, by itself, is insufficient to implement growth by design. Furthermore, it is important to note that zoning, site plan, and subdivision ordinances alone do not fully ensure that private development will be sensitively created.

This Comprehensive Plan's vision is ultimately defined by the many discrete public and private decisions, which address matters of location, density, scale, infrastructure, visual quality, and phasing of any particular development proposal. Accordingly, the tools and methods to be incorporated into the growth management effort must focus on each individual aspect of the land development process.

CONCLUSION

# WESTOVER, WV

## Implementation:

In order to successfully implement this plan, the City of Westover must adhere to a balanced planning and implementation approach. That approach is twofold. The first step is to determine whether recommended activities are short term, long term or continuous projects. The second step is to further refine those metrics by identifying whether an activity can be readily implemented, whether it requires raising awareness or whether it calls for conducting more research.

The following table identifies each of the proposed activities presented in this plan and assigns a time frame (S-Short term, L-Long Term, or C-Continuous) and implementation approach (A-Raise Awareness, I-Implementation, or R-Research). The activities are summarized correspond to their location within specific chapters of this plan.

The proposed activities identified as short range (S) are those which can be initiated within the first three years of the plan's implementation. Long range (L) activities are those which are to be considered after three years. Continuous (C) is a designation used for activities and programs which require continuous monitoring and attention.

Activities or programs will also require doing more research (R), drawing up an implementation plan (I), or raising awareness (A) before they can be implemented. To assist with this determination, the following questions were considered, and should periodically be re-addressed as progress on the activities moves forward:

- Does the problem require only a specific, short-term action?
- Could immediate action produce a visible improvement even though the problem may recur?
- Will the problem require long-term planning & implementation?
- Will the solution to the problem require continuous action?
- Do we need more information before we can take appropriate action on this issue or problem?
- Is this an issue or problem area for which we have done our research and have enough information to take action, but for which we have not yet developed a logical implementation plan?
- Is this an issue or problem area for which we have done our homework to gather enough information to devise a realistic implementation plan, but for which we still need to do some public education before putting the plan into action?



# WESTOVER, WV

PLAN OF ACTION

Section	Activity	Short-Term	Long-Term	Continuous	Awarness	Implementation	Research
Land-Use	Develop a strategy to help Westover functon like a walkable community		X				X
Land-Use	Identify areas that have been spot-zoned and prevent the practice from occurring again. Develop a strategy to minimize the impacts of these spot-zoned areas on surrounding properties	X				X	
Land-Use	Rebrand the corridor from Morgantown Mall to Westover Bridge as Westover's Main Street serving as a multi-modal corridor with a strong identity for the city. Connect pedestrian spurs to this corridor		X		X		
Land-Use	Establish the Westover Triangle as the City Center		X				X
Land-Use	Identify infill development opportunities along existing commercial corridors	X				X	
Land-Use	Protect and encourage residential development in appropriately zoned areas			X		X	
Land-Use	Update zoning ordinance to allow for oversight during the development of annexed land and to encourage clustered and infill development	X				X	
Land-Use	Rezone undeveloped annexed land as rural and require review process for requested zoning changes as part of future growth	X				X	



THE CITY ON THE RISE

# WESTOVER, WV

Section	Activity	Short-Term	Long-Term	Continuous	Awarness	Implementation	Research
Land-Use	Consolidate all development related codes and ordinances into a unified development code	X					X
Land-Use	Develop a list of significant historic sites and properties and work with community partners to protect and preserve these assets	X				X	
Land-Use	Ensure that the land annexed into the city has the appropriate mix of uses so as to capitalize on extending the character of Westover, as opposed to the relocation of uses to the perimeter of the city	X				X	
Land-Use	Encourage infill development that strengthens the city's character			X	X		
Housing	Adopt a building code and a unified development code to address rental housing conditions and use	X				X	
Housing	Conduct a street by street inventory of housing to better identify where to allocate resources and activity to stem and reverse the expansion of dilapidated housing , focusing on areas adjacent to stable neighborhoods first	X				X	
Housing	Work with HUD to contain and regulate rental housing conditions			X	X		

PLAN OF ACTION



# WESTOVER, WV

PLAN OF ACTION

Section	Activity	Short-Term	Long-Term	Continuous	Awarness	Implementation	Research
Housing	Improve Morgan Heights neighborhood through a program of beautification and painting		X				X
Housing	Balance the overall development of housing by encouraging new development in annexed areas and infill development and renovations in existing population centers			X		X	
Housing	Identify the location of planned residential development in growth areas	X					X
Housing	Develop design guidelines for residential subdivisions that encourage attractive and sustainable development		X				X
Housing	Develop design guidelines and standards for mobile home parks	X					X
Housing	Provide quality housing opportunities for residents of all economic levels by encouraging a variety of housing types throughout the City at a wide range of prices			X	X		
Housing	Develop a strategy to eliminate the proliferation of substandard housing	X					X
Housing	Remain diligent in the enforcement of existing ordinances dealing with housing issues			X		X	



THE CITY ON THE RISE

# WESTOVER, WV

Section	Activity	Short-Term	Long-Term	Continuous	Awareness	Implementation	Research
Transportation	Implement a citywide improvement program based on a corridor plan that improves connectivity throughout the city, facilitates the ease of movement for pedestrians and vehicles, and stimulates redevelopment in existing city neighborhoods	X					X
Transportation	Improve traffic circulation, possibly looking at Monongahela Avenue as a one-way street (needs to be investigated)		X				X
Transportation	A traffic study should be performed to identify bottlenecks and areas of congestion and offer solutions to alleviate any identified issues	X				X	
Transportation	Improve pedestrian and bicycle crossing of Westover Bridge	X					X
Transportation	Continue to monitor and improve traffic patterns at the Westover Triangle, which has been identified as the City Center			X		X	
Transportation	Work with partner agencies to development appropriate and well connected roads and pedestrian access to and throughout planned areas of annexation	X			X		

PLAN OF ACTION



# WESTOVER, WV

PLAN OF ACTION

Section	Activity	Short-Term	Long-Term	Continuous	Awarness	Implementation	Research
Transportation	Develop appropriate signage along or near the intersection of Fairmont Road and I-79 or take advantage of existing signage to steer visitors through the Westover business district into Downtown Morgantown	X				X	
Transportation	Cluster development in order to maximize development around access to I-79 and the Morgantown Mall		X				X
Transportation	Work with Monongalia County and other municipalities to develop a plan to encourage cycling and walking as a means of recreation and transportation throughout the city and county			X	X		
Infrastructure	Continue the scheduled improvement of sidewalks and pedestrian walkways	X				X	
Infrastructure	Develop new pedestrian walkways as part of a citywide corridor improvement plan	X				X	
Infrastructure	Monitor areas of traffic congestion to proactively address bottlenecks or problem areas			X		X	
Infrastructure	Consider infrastructure improvements to create a pedestrian friendly main street beginning at The Triangle and continuing along Holland Avenue		X				X
Infrastructure	Consider relocating Town Hall to a more central location and allowing the full use of the existing town hall for the senior center		X				X



THE CITY ON THE RISE

# WESTOVER, WV

Section	Activity	Short-Term	Long-Term	Continuous	Awareness	Implementation	Research
Infrastructure	Conduct a feasibility study to determine whether the City should convey sewerage utilities over to the Morgantown Utility Board	X				X	
Infrastructure	Work with Region VI and the Morgantown Utility Board to address stormwater runoff and sewerage backup issues (determine the need to replace lines)	X					X
Infrastructure	Establish policies and enforcement procedures pertaining to stormwater runoff management for proposed development	X					X
Infrastructure	Consider regulating development on hillside slopes exceeding 20 percent	X					X
Infrastructure	Plan for the expansion of public facilities and utilities as the City evolves through annexation and redevelopment		X				X
Infrastructure	Investigate methods to prevent natural springs from creating standing water or damp areas in the city. Methods include installing drains to convey water, installing dry creek beds, and grow plants tolerant of wet areas.	X				X	
Infrastructure	Decide if "paper streets" should be opened or abandoned		X				X
Infrastructure	Develop a capital improvement plan to guide overall upkeep and improvements		X				X
Infrastructure	Ensure the Westover Dock facility remains in good working order			X	X		

PLAN OF ACTION





# WESTOVER, WV

PLAN OF ACTION

Section	Activity	Short-Term	Long-Term	Continuous	Awarness	Implementation	Research
Public Service & Governance	Consider adopting a capital improvement program and capital budgeting process to help establish community priorities		X				X
Public Service & Governance	Consider the opportunity of moving Town Hall to the former bank building on Holland Avenue and allowing the existing Town Hall building to fully function as a senior center			X		X	
Public Service & Governance	Maintain, through future appointments, the roles and functions of ongoing City boards and commissions; including the Planning Commission, Board of Zoning Appeals, Tree Commissioners and any other ad hoc committees which may be required to assist them in Plan-related actions or activities			X		X	
Public Service & Governance	Study and implement a strategy to quantify and provide for additional gateway signs and public amenities (information, benches, and restrooms) as a result of increased visitor activity	X					X
Public Service & Governance	Reach out to partners and programs that provide opportunities for daycare, youth, and seniors; such as after school programs, camps, health care, and other programs			X		X	
Public Service & Governance	Develop a building code and/or livability code as part of a unified development code to help manage the issues related to rental properties and dilapidated buildings	X				X	



THE CITY ON THE RISE

# WESTOVER, WV

Section	Activity	Short-Term	Long-Term	Continuous	Awarness	Implementation	Research
Public Service & Governance	Investigate programming that would offer incentives to property owners who improve rental properties and/or dilapidated buildings	X				X	
Public Service & Governance	Work with the Mt. Calvary church to encourage and facilitate the use of the former Riverside School as a community center and catalyst for neighborhood revitalization			X	X		
Public Service & Governance	Coordinate the efforts between providers of medical, social and recreational services to meet community needs			X	X		
Public Service & Governance	Strengthen relationships between the entities providing community services to residents (such as BOPARC)	X				X	
Rural	Consider zoning undeveloped annexed lands as rural until future development plans are studied and implemented	X				X	
Rural	Develop annexation strategies that are sensitive to the character of urban and rural areas	X				X	
Rural	Use infill strategies to control sprawl and alleviate development pressure in newly annexed rural areas					X	
Recreation	Consider adopting a capital improvements program and capital budgeting to improve Westover City Park for new uses that bring the community into the park space	X				X	

PLAN OF ACTION



# WESTOVER, WV

PLAN OF ACTION

Section	Activity	Short-Term	Long-Term	Continuous	Awareness	Implementation	Research
Recreation	Work with BOPARC to include Westover in Monongalia County recreational activities and opportunities			X	X		
Recreation	Develop a trail system between the schools and Westover City Park. Trail system could be an attraction for mountain biking events such as those held by the WV Mountain Biking Association, as well as other types of events, such as cross country running		X				X
Economic Development	Study the relocation of Town Hall to the City Center at or near the Westover Triangle to create synergy and activity along the city's main commercial corridor	X				X	
Economic Development	Rebrand the corridor from Morgantown Mall to Westover Bridge as Westover's Main Street serving as a multi-modal corridor with a strong identity and mix of businesses to support vibrant neighborhoods in the City		X		X		
Economic Development	Continue the working relationship with community businesses to monitor trends and respond to the needs of businesses along the existing commercial corridor			X		X	
Economic Development	Ensure that the land annexed into the city has the appropriate mix of uses so as to capitalize on extending the character of Westover, as opposed to the relocation of uses to the perimeter of the city.			X			X



THE CITY ON THE RISE

# WESTOVER, WV

Section	Activity	Short-Term	Long-Term	Continuous	Awarness	Implementation	Research
Economic Development	Develop a strategy to encourage the appropriate adaptive use of existing significant buildings and structures	X					X
Community Design	Work to remove dilapidated housing and billboards along gateway from Westover Bridge on Holland Avenue		X				X
Community Design	Improve pedestrian access and appearance of Westover Steps		X		X		
Community Design	Rebrand the corridor from Morgantown Mall to Westover Bridge as Westover's Main Street serving as a multi-modal corridor with a strong identity for the city. Connect pedestrian spurs to this corridor.		X		X		
Community Design	Implement a citywide improvement program based on a corridor plan that improves connectivity throughout the city, facilitates the ease of movement for pedestrians and vehicles, and stimulates redevelopment in existing city neighborhoods	X				X	
Community Design	Develop appropriate signage along or near the intersection of Fairmont Road and I-79 or take advantage of existing signage to steer visitors through the Westover business district into Downtown Morgantown	X				X	

PLAN OF ACTION



# WESTOVER, WV

PLAN OF ACTION

Section	Activity	Short-Term	Long-Term	Continuous	Awareness	Implementation	Research
Community Design	Study and implement a strategy to quantify and provide for additional gateway signs and public amenities (information, benches, and restrooms) as a result of increased visitor activity		X				X
Community Design	Study feasibility of drilling holes into sidewalk along main commercial corridor (beginning at Westover Traingle) to place flagpoles for community events and celebrations. Ensure that sidewalks meet ADA guidelines where flagpoles are being considered.	X					X
Community Design	Establish the Westover Triangle as the City Center			X		X	
Community Design	Encourage infill development that strengthens the city's character.			X		X	
Renewal and Redevelopment	Develop appropriate incentives to encourage infill and redevelopment in the City's business corridors		X				X
Renewal and Redevelopment	Consider the opportunity of moving Town Hall to the former bank building on Holland Avenue and allowing the existing Town Hall building to fully function as a senior center	X				X	
Renewal and Redevelopment	Provide a quality walking experience in the city			X		X	



THE CITY ON THE RISE

# WESTOVER, WV

Section	Activity	Short-Term	Long-Term	Continuous	Awarness	Implementation	Research
Renewal and Redevelopment	Work with existing businesses to create activities, events, and "things to do" in the city center and along the commercial corridor			X	X		
Renewal and Redevelopment	Consider undertaking a fun walk/run in neighborhood above Westover steps. A "climb to the sky" cardio experience that would showcase the quality housing and livability of Westover that would attract young professionals coming to Morgantown for employment opportunities		X				X
Renewal and Redevelopment	Consider working with the owners of the Dupont Homes to repaint the exteriors of the homes in bright colors with the goal of improving and changing the dynamic of the neighborhood		X				X
Finance	Maintain an International Organization for Standardization (ISO) Public Protection Classification of 5 or better			X		X	
Finance	Identify the current methods by which capital improvements are funded	X				X	
Finance	Analyze the existing financial strategy for implementing capital improvement projects	X				X	
Finance	Examine alternative methods for funding capital improvement projects	X					X

PLAN OF ACTION



# WESTOVER, WV

PLAN OF ACTION

Section	Activity	Short-Term	Long-Term	Continuous	Awariness	Implementation	Research
Finance	Determine role of partners in the government and private sectors in capital improvement projects			X	X		
Finance	Identify and strengthen presence of historic and significant sites in the community including:			X	X		
Historic Preservation	Westover Steps						
Historic Preservation	Old Westover School (African American School)						
Historic Preservation	Dupont Homes						
Historic Preservation	Civil War home on West Park Ave						
Historic Preservation	Cemetery						
Historic Preservation	Former site of marble factory on Monongahela Ave						
Historic Preservation	VFW Honor Roll						
Historic Preservation	Consider working with the owners of the Dupont Homes to repaint the exteriors of the homes in bright colors with the goal of improving and changing the dynamic of the neighborhood		X				X



THE CITY ON THE RISE



# WESTOVER, WV

## HOUSING AND URBAN DEVELOPMENT SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG):

**Contact:** City of Morgantown  
Mr. David Bott, Administrator  
Community Development Department  
389 Spruce Street  
Morgantown, WV 26505  
Phone: 304-284-7405  
Fax: 304-284-7430  
Email: [dbott@cityofmorgantown.org](mailto:dbott@cityofmorgantown.org)  
Website: <http://www.morgantownwv.gov/government/city-government/development-services-department/community-development/>

**Description:** The City of Morgantown receives yearly from the US Department of Housing and Urban Development (HUD) the Community Development Block Grant (CDBG) to assist in improving services, housing, and care for people of low- and moderate-income. Up to fifteen percent (15%) of the funds received annually may be used for public service activities by organizations and agencies in the community who provide said services for people of low- and moderate-income. These organizations must fill out an application for funds citing what their need is, how their project is effective, and what costs they envision.

The Office of Community Development will hold an Application Workshop on Thursday, November 7, 2013 at 10 a.m., in the Marilla Center at Marilla Park, East Brockway Ave., Morgantown, WV. If special arrangements are needed to participate, please call Mr. David Bott, Administrator, Community Development Office, City of Morgantown, at (304) 284-7508 to make those arrangements.

The purpose of this application workshop will be to review the application process and requirements for all organizations and agencies who are interested in applying for CDBG fund assistance for future projects that benefit people of low- and moderate-income. The workshop will cover CDBG regulations, the application process and timeline, and the proposal selection process, ending with a question and answer period.

The City of Morgantown will accept applications until February 3, 2014.

FUNDING SOURCES

THE CITY ON THE RISE



# WESTOVER, WV

## GOVERNOR'S COMMUNITY PARTICIPATION GRANT PROGRAM:

**Contact:** Debbie Legg or Kelly Workman  
WV Department of Commerce  
Capitol Complex  
Charleston, WV 25305  
Phone: 304-558-4010  
Website: <http://www.wvcommerce.org/people/communityresources/financialresources/governorscommunityparticipationgrantprogram/default.aspx>

**Description:** The program encourages and supports meaningful public improvements in communities throughout West Virginia. Funds are provided to units of local government, generally counties and municipalities, for projects approved by the governor. From city parks to industrial parks, from tennis courts to county courthouses, the program provides resources for a variety of projects that improve communities throughout the state.

Eligible activities: Eligible activities include but are not limited to permanent public improvements related to the following:

- |  |                                 |
|--|---------------------------------|
| City hall and courthouse facilities              | Land and property acquisition   |
| Community centers                                | Libraries                       |
| Construction and renovation of public facilities | Parks and recreation            |
| Demolition                                       | Parking facilities              |
| Economic development                             | Preservation and beautification |
| Emergency services and law enforcement           | Street and sidewalk repair      |
| Flood and storm drainage                         | Technology                      |
| Business and industrial parks                    |                                 |

FUNDING SOURCES



THE CITY ON THE RISE

# WESTOVER, WV

## U.S. DEPARTMENT OF AGRICULTURE RURAL UTILITIES SERVICE WATER AND WASTE DISPOSAL PROGRAM:

**Contact:** <http://water.epa.gov/type/watersheds/wastewater/eparev.cfm#2>

**Description:** The Water and Waste Disposal (WWD) program provides both loans and grants to rural communities (with 10,000 people or fewer) for drinking water, wastewater, solid waste, and storm drainage projects.

Almost anything related to getting water, wastewater, and solid waste systems up and running in small municipalities is fundable. For instance, funds may be used to install, repair, improve, or expand rural water or wastewater disposal facilities.

Funding covers such things as:

- construction;
- land acquisition;
- legal fees;
- engineering fees;
- capitalized interest;
- equipment;
- initial operation and maintenance costs;
- project contingencies; and
- related costs for completing the project.

FUNDING SOURCES

THE CITY ON THE RISE



# WESTOVER, WV

## WV DEPARTMENT OF TRANSPORTATION – GRANT ADMINISTRATION UNIT:

**Contact:** William C. “Bill” Robinson, Unit Leader  
Phone: 304 558-9615  
Fax: 304 558-3783  
Website: [http://www.transportation.wv.gov/highways/programplanning/planning/grant\\_administration/Pages/default.aspx](http://www.transportation.wv.gov/highways/programplanning/planning/grant_administration/Pages/default.aspx)

### Description:

#### Transportation Alternatives Program

The Transportation Alternatives Program (TAP) has been a popular funding source for local community development. This is an 80% federal, 20% local reimbursement grant program for non-traditional transportation related projects. Examples include railway depot restoration, pedestrian and bicycle facilities and rail trails. This and other grant programs have also become part of West Virginia’s Federal-aid transportation program since passage of the original ISTEA in 1991.

#### Recreational Trails Program

The Recreational Trails Program is available for the construction, upgrade or maintenance of both motorized and non-motorized recreational trails. This, too, is an 80% federal, 20% local reimbursement program that may recognize “in-kind” matches for the local share.

#### West Virginia State Trails Program

The West Virginia State Trails Program is overseen by the State Trail Coordinator who also serves as the Chairman of the West Virginia Recreational Trails Advisory Board. The program provides guidance on design, development, training, funding, user conflict, accessibility, resource allocation and statewide infrastructure strategy to interested individuals and organizations.

#### Bicycle/Pedestrian

Bicycle/pedestrian accommodation on the nation’s roadways is actively encouraged by the Federal Highway Administration. The West Virginia Division of Highways has designated a bicycle/pedestrian coordinator to facilitate these activities on West Virginia’s roadways. This section of the website contains information on various bicycle/pedestrian issues that tourists or citizens may find useful.

FUNDING SOURCES



THE CITY ON THE RISE

# WESTOVER, WV

## US ECONOMIC DEVELOPMENT ADMINISTRATION ECONOMIC DEVELOPMENT ASSISTANCE PROGRAMS:

**Contact:** The Charleston location of the WV Field Office has closed and the new WV Field Office is in Smithers, WV. The new mailing address for US mail is:

Economic Development Representative for WV  
US Department of Commerce-EDA  
P. O. Box 198  
Smithers, WV 25186

The telephone and fax land lines in the Charleston Field Office have been disconnected.  
For voice/voice mail use the BB#: 215-316-1324

Website: <http://www.grants.gov/view-opportunity.html?oppId=208353>

**Description:** The EDA supports development in economically distressed areas of the United States by fostering job creation and attracting private investment. Specifically, under the Economic Development Assistance programs (EDAP) Federal Funding Opportunity (FFO) announcement, EDA will make construction, non-construction, and revolving loan fund investments under the Public Works and Economic Adjustment Assistance Programs. Grants made under these programs will leverage regional assets to support the implementation of regional economic development strategies designed to create jobs, leverage private capital, encourage economic development, and strengthen America's ability to compete in the global marketplace. Through the EDAP FFO, EDA solicits applications from rural and urban communities to develop initiatives that advance new ideas and creative approaches to address rapidly evolving economic conditions.

FUNDING SOURCES

THE CITY ON THE RISE



# WESTOVER, WV

## WV BROWNFIELDS ASSISTANCE CENTERS:

**Contact:** Patrick Kirby, Director  
Water Research Institute, NRCCE  
385 Evansdale Drive, Room 202  
PO Box 6064  
Morgantown, WV 26506  
Phone (304) 293-6984  
Fax: (304) 293-7822  
Email: Patrick.Kirby@mail.wvu.edu  
Website: <http://wvbrownfields.org/>

### Description:

The West Virginia Brownfields Assistance Centers were created in 2005 by the West Virginia Legislature to empower communities to plan and implement brownfields redevelopment projects. The two Centers promote economic development and environmental and public health protection through innovative redevelopment of brownfield sites. The Centers also promote and coordinate the development of brownfield property by providing training and technical assistance, facilitating site preparation efforts, engaging community involvement, as well as by helping communities with grant writing and leveraging project funding. In an effort to provide comprehensive assistance to communities throughout West Virginia, the two Centers coordinate by producing state-wide conferences, collaborating on regional projects, and sharing current brownfields information.

FUNDING SOURCES



THE CITY ON THE RISE



# WESTOVER, WV

## WV COMMUNITY DEVELOPMENT HUB:

**Contact:** Kent Spellman, Executive Director  
103 Adams Street, Suite 200  
Fairmont, WV 26554  
Phone: 681-404-6053  
Email: k.spellman@wvhub.org

Website: <http://wvhub.org/>

**Description:** The West Virginia Community Development Hub envisions a system of community development that is locally-directed, continuous, intentional, respectful of local culture and values, and aligned across all three sectors of society (public, private and civil). The Hub seeks to support communities and stakeholders in West Virginia's system of community development as a catalyst, liaison, capacity builder, and resource intermediary. The Hub is currently working with approximately 25 focus communities from around the state. We believe that this focused approach will help communities maintain momentum, sustain civic engagement and successfully implement plans

FUNDING SOURCES

THE CITY ON THE RISE



# WESTOVER, WV

## WV ON TRAC Program:

**Contact:** Main Street West Virginia  
Capitol Complex, Building 6-553  
Charleston, West Virginia 25305  
Phone: 304- 558-2234  
Fax: 304-558-2246  
Website: <http://www.wvcommerce.org/people/communityresources/communityrevitalization/ontrac/default.aspx>

**Description:** The West Virginia ON TRAC (Organization, Training, Revitalization and Capacity) program was created by Main Street West Virginia and endorsed by Governor Earl Ray Tomblin to assist West Virginia communities in their efforts to boost economic and community growth. The goals of the program are to evaluate, educate and assist communities in these efforts and to prepare them for more advanced technical services through the Main Street program.

Communities selected as ON TRAC participants will receive the following during the two-year participation period:

- Participation in the mentoring program
- An assessment of strengths and weaknesses
- Access to an online library of databases and resources, such as e-clips, videos and articles
- Attendance to training workshops
- Action-planning services
- Telephone consultation
- Scholarship and grant information
- Technical design visit(s)
- Training on the National Trust for Historic Preservation's Main Street Four-Point Approach®, which includes organization, promotion, design and economic restructuring



# WESTOVER, WV

## BENEDUM FOUNDATION:

**Contact:** Mary Hunt  
223 Fourth Avenue  
1400 Benedum-Trees Building  
Pittsburgh, Pennsylvania 15222  
Phone: 800-223-5948  
Fax: 412-288-0366  
Website: <http://www.benedum.org/index.shtml>

**Description:** The mission of the Benedum Foundation is to encourage human development in West Virginia and Southern Pennsylvania through strategically placed charitable resources. The foundation offers funding opportunities in both community and economic development.

FUNDING SOURCES

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# WESTOVER, WV

## NATIONAL ENDOWMENT FOR THE ARTS OUR TOWN GRANT:

**Contact:** Grants & Contracts  
Phone: 202-682-5403  
Fax: 202-682-5609/5610  
Website: <http://arts.gov/grants-organizations/our-town>

**Description:** Art works to improve the lives of America's citizens in many ways. Communities across our nation are leveraging the arts and engaging design to make their communities more livable with enhanced quality of life, increased creative activity, a distinct sense of place, and vibrant local economies that together capitalize on their existing assets. The NEA defines these efforts as the process of Creative Placemaking:

“In creative placemaking, partners from public, private, nonprofit, and community sectors strategically shape the physical and social character of a neighborhood, town, tribe, city, or region around arts and cultural activities. Creative placemaking animates public and private spaces, rejuvenates structures and streetscapes, improves local business viability and public safety, and brings diverse people together to celebrate, inspire, and be inspired.”

FUNDING SOURCES



THE CITY ON THE RISE

# WESTOVER, WV

## APPALACHIAN REGIONAL COMMISSION:

**Contact:** James E. Bush, ARC Program Manager  
Local Capacity Development  
West Virginia Development Office  
State Capitol Complex  
Building 6, Room 553  
Charleston, WV 25305  
304.558.2234  
Email: James.E.Bush@wv.gov  
Website: <http://www.arc.gov/funding/ARCGrantsandContracts.asp>

**Description:** ARC awards grants to projects that address one or more of the four goals identified by ARC in its strategic plan and that can demonstrate measurable results. Typically, ARC project grants are awarded to state and local agencies and governmental entities (such as economic development authorities), local governing boards (such as county councils), and nonprofit organizations (such as schools and organizations that build low-cost housing).

ARC targets special assistance to economically distressed counties in the Appalachian Region, allowing up to 80 percent participation in grants in distressed areas.

### Physical Infrastructure

Basic Infrastructure. ARC provides funds for basic infrastructure services, including water and sewer facilities that enhance economic development opportunities or address serious health issues for residential customers.

### Housing

ARC supports projects that stimulate the construction or rehabilitation of housing for low- and moderate-income residents. ARC housing grants fund planning, technical services, and other preliminary expenses of developing housing projects, as well as demolition and necessary site improvements, including excavation, landfills, land clearing and grading; and infrastructure improvements, such as water and sewer system construction.

### Leadership Development and Civic Capacity

Eligible activities include the development and implementation of community-based strategic plans; training for citizen leaders (both adult and youth leaders), local officials, and management staff from nonprofit community organizations; organizational support for community organizations, and other activities that help build a community's capacity to mobilize resources, gain leadership experience, and strengthen community institutions and partnerships.

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