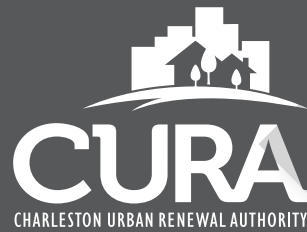


WEST SIDE

COMMUNITY RENEWAL PLAN

Charleston, West Virginia



DRAFT FOR PUBLIC REVIEW + COMMENT

DRAFT
12 June 2019

ACKNOWLEDGMENTS

West Side Community Renewal Plan Leadership

The West Side Community Renewal Plan was led by the Charleston Urban Renewal Authority (CURA) and a committed Steering Committee consisting of CURA Commissioners, City Council Representatives, Neighborhood Organizations, and City of Charleston Officials. The Steering Committee not only provided guidance on the plan's content, but also volunteered at each public meeting and stakeholder event. To assist the Authority, Steering Committee, and residents with data collection, public engagement and the development of strategies, a team of consultants was retained and led by the Community Solutions Group of GAI Consultants, Inc.

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CURA Board Members:

Andrew B. Jordon, Chair
Lew C. Tyree COL (Ret), Vice Chair
Karen Ireland, Secretary/Treasurer
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WEST SIDE COMMUNITY RENEWAL PLAN v.6

Adopted by City Council June 16, 2008

Amended November 2, 2009

Amended May 14, 2014

Amended December 17, 2015

Amended October 17, 2016

Updated April __, 2019



COMMUNITY
SOLUTIONS
GROUP



Executive Summary

1.0 Introduction

- 1.1 Preface
- 1.2 West Side Then + Now
- 1.3 Organizations + Departments
- 1.4 Previous Plans + Studies
- 1.5 Property Conditions Survey
- 1.6 Legal Statement of the Project Area

2.0 Existing Conditions

- 2.1 Zoning
- 2.2 Land Use
- 2.3 Floodplain
- 2.4 Publicly Owned Land
- 2.5 Vacant Structures + Parcels
- 2.6 Social Services
- 2.7 Transportation - Public Transit
- 2.8 Circulation
- 2.9 Market Analysis

3.0 Building Community

- 3.1 Redevelopment Policy + Objectives
- 3.2 Housing Plan Recommendations
- 3.3 Commercial Use Recommendations
- 3.4 Zoning Recommendations

4.0 Access / Public Realm

- 4.1 Street Recommendations
- 4.2 Wayfinding Recommendations
- 4.3 Greenspace Recommendations

5.0 Addressing Blight

- 5.1 Landbanking
- 5.2 Other Methods
- 5.3 Case Studies
- 5.4 Comprehensive Blight Strategies
- 5.5 Interim / Short-term Strategies

6.0 Plan Relationship to Other Community Documents

- 6.1 Plan Conformity
- 6.2 Correlation with Other Community Plans + Studies

7.0 Authorized Authority Undertakings + Activities

- 7.1 Plan Timing
- 7.2 Redevelopment Approach
- 7.3 Land Acquisition
- 7.4 Obligations of Purchasers of Project Area Land
- 7.5 Utilities
- 7.6 Procedure for Changes in Approved Plan
- 7.7 Continued Public Engagement

8.0 Project Financing

- 8.1 Overview
- 8.2 Increment Funding
- 8.3 Special Assessments
- 8.4 Tax Credit Programs
- 8.5 Other Funding Gap Measures
- 8.6 Other Affordable Housing Financing Sources

9.0 Catalytic Initiatives

- 9.1 Introduction
- 9.2 Global Recommendations for HIZ
- 9.3 HIZ: Putting Ideas into Action

10.0 Implementation Strategies

- 10.1 Implementation Overview

A. Appendix

- A.1 Community Engagement
- A.2 West Side Walk Around
- A.3 Urban Renewal Authority Law
- A.4 Other Legislation
- A.5 List of Figures

EXECUTIVE SUMMARY

Plan Overview

The original West Side Community Renewal Plan was adopted by Charleston City Council on June 16, 2008. With the plan exceeding 10-years since its adoption and with community leaders concerns of blighted neighborhoods, the Charleston Urban Renewal Authority (CURA), began the process of re-evaluating and amending the plan.

The update to the West Side Community Renewal Plan was developed by listening to West Side residents, organizations, and other community members and stakeholders - and was further refined based upon additional input from these groups. Prior to commencing the update, input was requested from:

- Residents
- City Council
- Business Owners and Developers
- Non-Profits and Service Providers
- The Tuesday Morning Group and Representatives of the NAACP
- Law Enforcement
- West Side Educators
- Property Owners
- Other Community Members

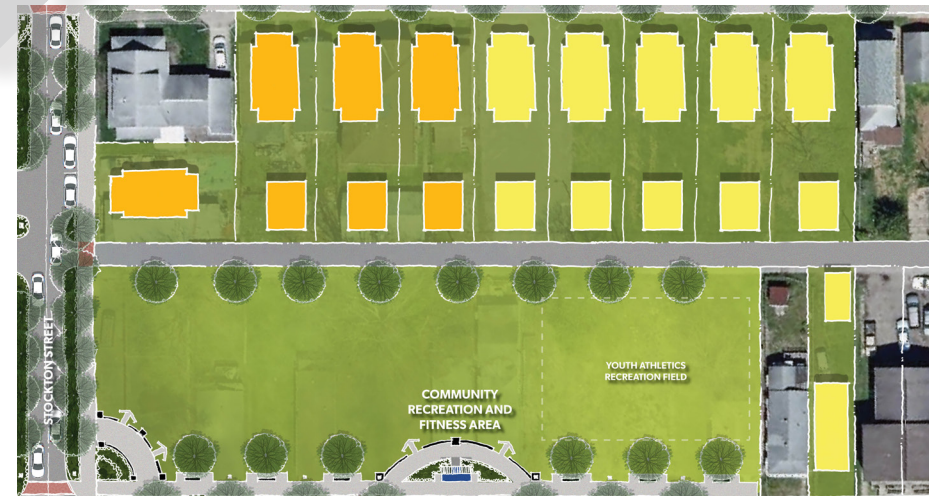
It became clear at the first community meeting that the update to the West Side Community Renewal Plan would be unique. Many of the discussions focused on prevalent social issues that are concentrated in some West Side neighborhoods, including: poverty; addiction; poor educational achievement, poor health outcomes for residents; and crime. The physical manifestations of these issues include abandoned and blighted property, low quality housing, and incomplete/fractured neighborhoods. In fact, nearly 1/3 (31%) of the parcels in the plan boundary are vacant (including many vacant lots where houses have been demolished). While this planning document is not an adequate tool for fully addressing many of the concerns that were raised, these issues served as the genesis for the recommendations contained in the update.

Another focus of the update to the West Side Community Renewal Plan was the development of catalytic initiatives towards improvement of the residential neighborhood. The result of this effort led to the conceptual planning of

2-blocks within the Housing Improvement Zone (HIZ) as a catalytic initiative. This concept plan shows how these blocks, within the HIZ catalytic initiatives, can be designed and improved by utilizing the following strategies:

- Development of a Land Bank to Facilitate Residential Redevelopment
- Coordination with Housing Non-Profits to Develop Infill Housing
- Creation of a Neighborhood Recreational Greenspace (to Replace Cabell Field)
- Improved Access to Public Transportation
- Improved Access to Social Services
- Development of a Demolition Plan

The intent is that the strategies noted above (and others contained in the plan) will be utilized throughout the West Side to improve the quality of life of the residents. The plan identifies issues and opportunities with a purpose to demonstrate strategies that will help guide any redevelopment activates for consistency and maximum impact to the community. This plan is a **call to action** for any and all community leaders, developers, investors, governmental agencies, and private businesses that this community is in need but also has a plan to revitalize itself. All these entities, plus any future entities who have a vested interest in the well being of the West Side should be able to use this living document as a strategic guide for reinvestment and community improvement. With this plan in place, those entities will be able to understand what the community priorities are and what constitutes acceptable redevelopment.



Plan Framework

Background

With the help of the City of Charleston and previous studies we were able to conduct a full neighborhood assessment of the existing conditions. The following conditions are highlighted throughout the report:

- The District (Study Area)
- History
- Character
- Public Development
- Property Conditions
- Floodplain
- Zoning + Land Use
- Publicly Owned Land
- Vacant Parcels
- Social Services
- Transportation + Circulation
- Existing Market Analysis

Issues + Opportunities

As part of the planning process, the consultant team engaged members of the public to ascertain what needed to be addressed in the report. The following themes repeatedly emerged as central to community renewal and revitalization:

- Blight + Abandoned Properties
- Crime + Safety
- Image + Character
- Neighborhood + Housing
- Open + Recreational Spaces
- Streets + Linkages
- Jobs + Education + Social Services
- Investment + Development
- Community Health

Community Vision + Guiding Principles

A safe, diverse, and desirable neighborhood with a positive agenda promoting social justice and quality of life.



SAFETY
Prevention and Justice



PERCEPTION
Change and Educate



GROWTH
Diverse and Sustainable



EQUITY
Access and Affordable



CONNECTIVITY
Linkages and Networks

Recommendations and Catalytic Initiatives

Recommendations and actions to help guide the future of the West Side are developed into catalytic initiatives within the Housing Improvement Zone highlighting how they can transform the community.

1 Build a Strong Neighborhood with Access to Social + Health Services

2 Expand Public Transit into the Community

3 Improve Access to Open Space and Recreational Activities

4 Improve Neighborhood Safety + Blight Removal

5 Create Opportunities for Infill Housing Partnerships + Landbanking

6 Create Opportunities for Housing Rehabilitation

7 Attract Development, Business, Jobs & Training

8 Incorporate Complete Streets City-Wide





- 1.1 Preface
- 1.2 West Side: Then + Now
- 1.3 Organizations + Departments
- 1.4 Previous Plans + Studies
- 1.5 Property Conditions Survey
- 1.6 Legal Statement of the Project Area

INTRODUCTION

1.1 Preface

This West Side Community Renewal Plan (the “Plan” or the “Community Renewal Plan”) has been prepared for the City of Charleston. It will be carried out by the Charleston Urban Renewal Authority (the “Authority” or “CURA”), pursuant to the provisions of the Urban Renewal Authority Law of West Virginia, Chapter 16: Public Health - Article 18: Slum Clearance (the “Code”). It has been prepared to satisfy the requirements of §16-18-6 Preparation and approval of redevelopment plans, that an urban renewal plan be adopted by the governing body of the municipality before an urban renewal authority undertakes an Urban Renewal Project. The administration and implementation of this Plan, including the preparation and execution of any document implementing it, shall be performed by the Authority.

This Plan is intended to update and expand on the existing **2008 West Side Community Renewal Plan** and shall serve as a vision for future development within the West Side. As an update, this Plan serves the purpose of creating a sense of focus, clarification, and guide for future development outlined in the 2008 Plan with additional recommendations developed through the input of the community. The success of this plan will rely upon the support and cooperation of the Federal, State, County, and City governments, along with foundations, non-profits, private investors, and local residents.

Plan Purpose and Objectives

The plan, as required by law (Chapter 16, Article 18 of the West Virginia Code of 1931), outlines strategies that are aligned with the following objectives:

1. Plan for public improvements to support desired development/redevelopment, including a safe and efficient traffic circulation system that provides access for all modes of transportation (including pedestrians and bicycles) on the West Side and within the greater regional network.
2. Focus on blighting issues on the West Side, including:
 - Work toward removing dilapidated and unsafe structures through various strategies, including the demolition and removal of derelict structures where it is deemed appropriate.

3. Create an administrative framework necessary to achieve the goals and objectives of the Urban Renewal Plan.
4. Strengthen the West Side tax base through new development/redevelopment in key strategic areas, encouraging the rehabilitation of existing structures and the replacement of structures for which there are no reuse options.
5. Create a proactive environment supporting existing businesses and encouraging new business development and capital investment. This will include:
 - Working with the private sector to promote development of the proposed catalytic initiatives.
 - Stimulating private investment through streetscaping, landscaping, and other public realm improvements.

1.2 West Side Then + Now

Once the countryside of early-day Charleston, the West Side was formed by its rich and yet tumultuous history. What started as flat land where five of Charleston’s most recognizable names— Summers, Littlepage, Patrick, Carr, and Gillison—developed plantations, progressed to early discriminatory practices in development, all the way to today’s urban decay but strong hope for a brighter future. The West Side remains one of the largest and oldest neighborhoods of Charleston; and as this city begins to level off in its population decline, this is one of the neighborhoods that will hold the most value in development and growth for a promising future of this city.

By the mid-19th century, Charleston was influenced by the prominent industry of salt. Most commonly found east of Charleston, in nearby Malden, salt was being harvested from underground wells. In 1852, a new suspension bridge crossing the Elk River allowed for this practice to take place much closer to the city and led to five 150-acre plantations being developed by local businessmen, Summers, Littlepage, Patrick, Carr, and Gillison, positioned within today’s West Side. Throughout the following decades, these plantations would change ownership up until the Civil War when land speculation took place. It was entrepreneur John

Brisben Walker who purchased 110 acres from the Carr family in hopes to plot and sell the land as residential lots, forming the initial layout of the West Side closest to the Elk River in what is known as today's Elk City District. This district was first established as the independent municipality of Elk City in 1891, which was later annexed into the City of Charleston in 1895. However, Walker's plan fell victim to the economic crisis in 1873, and it took the development of a new railroad bridge crossing the Elk River in 1882, near Spring Street, to influence development west of Charleston into these early plantations. Industry continued to take a front seat in the creation of Charleston, and was the defining element that helped shape West Virginia's capital city. Along with the salt industry, the following discovery of natural gas and coal turned the Kanawha Valley into a booming industrial and economic destination. By the middle to late 19th century, Charleston was overflowing with natural resource exports, leading to a vast expansion of the railroad system and its population as well as the construction. Such as the construction of a railroad bridge crossing the Elk River. With this continued growth, the local economy expanded to include the manufacturing of glass, timber, steel, and chemical industries.

By being situated along the banks of the Kanawha and Elk River, Charleston's West Side has a vast amount of level terrain, allowing for its early development. This positioned the West Side of Charleston for rapid growth, which facilitated poor construction standards and a lack of general infrastructure. With these conditions, and the neighborhood's proximity to rail lines and the Kelly Axe plant, Charleston's West Side fell victim to the federal discriminatory practices



Littlepage mansion [Source: Google]



Kelly Axe Manufacturing [Source: West Virginia State University]

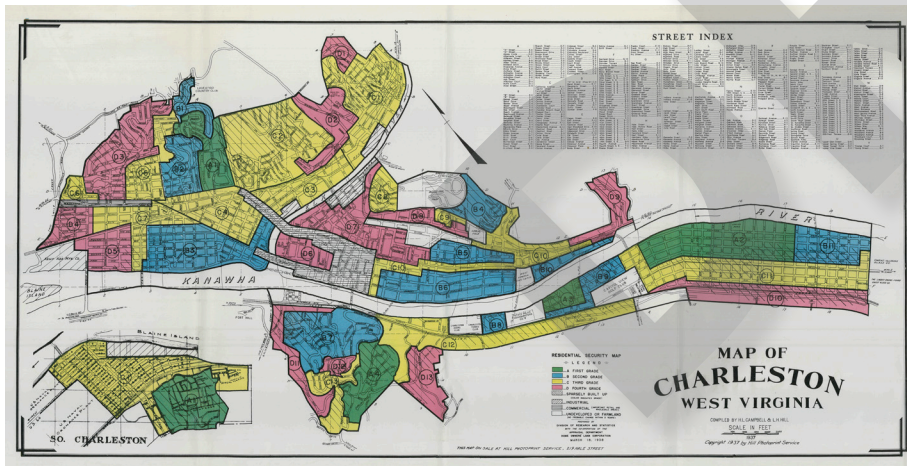
of the Home Owner's Loan Corporation (HOLC) mapping. In the 1930s, the majority of the West Side was zoned C - "Definitely Declining" or D - "Hazardous" within Charleston's HOLC map. Following historical trends across the nation, this rating system impacted any future development within the far West Side. This practice lasted roughly 40 years, amplifying the poverty of the West Side and contributing to a wealth gap between those who lived on the West Side and neighborhoods built on the fringes of the city.

Also, the West Side was given a physical barrier in the 1970s, when construction of Interstate 64 and Interstate 77 cut through the West Side, creating a roughly 300-foot-wide concrete and asphalt landscape that removed more than approximately 70 acres of homes and businesses—widening the physical gap between West Side neighborhoods and downtown. Before the interstates, the Elk River created a 250-foot-wide gap crossed by many automobile bridges. Today, with the interstates adjacent to the Elk River, this gap can be over 700 feet. The interstates took away much of the mixed uses of the West Side along Elk River, while providing greater connection to the growing suburban sprawl to the south across the Kanawha River, including Fort Hill, South Hills, Oakwood, Weberwood, Joplin, Forest Hills, London Heights, Cross Lanes, and further suburbs in neighboring Putnam County.

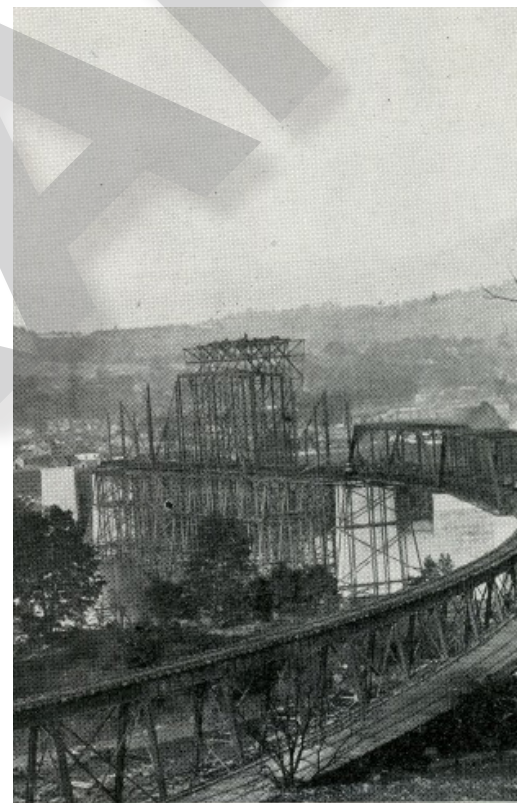
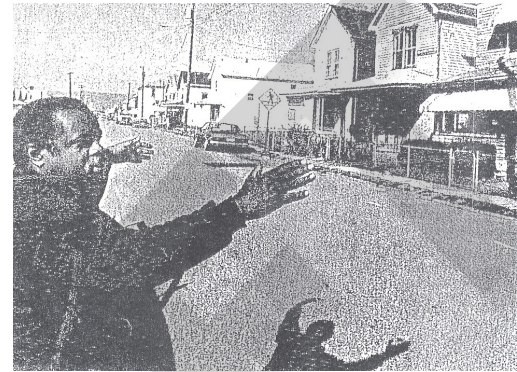
INTRODUCTION

These highway construction projects were often done as a method to remove poor neighborhoods and blight. Cities themselves historically had limited funding and ability to improve poor neighborhoods and blight. However, by using Federal Highway dollars, city and state governments utilized eminent domain to obtain the land, and then removed the structures to construct the highway rather than addressing the causes of poverty and blight directly. This practice helped eliminate neighborhood identities characterized by main street style buildings and blocks of single family homes, allowing them to become harsh urban edges and fields of concrete and pavement, while further separating these neighborhoods from their city centers.

Unfortunately, this tended to create greater concentrations of poverty in a new area as different classes separated into more socio-economic homogeneous neighborhoods. On West Washington Street between I-64 and Ohio Avenue, remnants of a once thriving main street style community exist on the West Side. Adjacent to it on the hillside are the first suburban developments of Charleston, complete with cul-de-sacs and convoluted street layouts that strongly favor automobile use over pedestrian. These stand in contrast to the dense urban lifestyle by which areas like the West Washington main street relied on to thrive. The construction of the highway through the West Side also removed the traffic flow from the main streets of the neighborhood, which were once often traveled by commuters from towns and cities farther west like Dunbar, Nitro, and St.



Homeowner's Loan Corporation (HOLC 1937 Map) [Source: City of Charleston]



Historical photos representing the West Side of Charleston [Source: Pastor MJ Watts & West Virginia & Regional History Center (WVRHC)]



GULF

YOUNG
DEPT. STORE

ALL
DEPARTMENT

INTRODUCTION

Albans. With Route 60, or Washington Street, no longer being the main point of entry into the city, the West Side was removed from being the western gateway into Charleston. As drivers now bypassed the historic main street businesses of West Side, business would decline even more as they relied more heavily on locals for demand. Slowly, more automobile oriented development would come about in and around Charleston, further encouraging the convenience of traveling farther and faster to obtain goods and services.

In turn, creating a successful business made it necessary to build additional parking for the automobile since a large proportion of the population was now automobile dependent in the suburban-style neighborhoods. This brought about minimum parking requirements set in the zoning code. To meet these requirements, businesses would then purchase lots often twice the size of their building, while sometimes demolishing neighboring buildings, just to build these larger parking lots.

By taking up the land with more parking lots, governments are generating less property tax revenue. In turn, this impacts schools, civil infrastructure, and the communities at large. It is more difficult for these communities to be self-sustaining and therefore healthy if the government can't generate the revenue it takes to maintain all the of the services it gives to the public. Decline continually increases as this path of development and disinvestment becomes not just intentional but necessary to keep what services can be provided with what is generated.



Palace Theater [Source: Cinematresures.org]



Mrs. Mary Snow + Mrs. Elizabeth Corey [Source: Pastor MJ Watts]



Fort Hill Bridge - I-64 + I-77 [Source: West Virginia Explorer]

Today, the West Side has seen pockets of invest being made through both public and private funds. Within the 2008 West Side Community Renewal Plan, roughly 22 projects have been funded directly through CURA, with other entities, such as the MOECD and private development, adding to those totals. The 22 projects are spread throughout the district and some include multiple properties like the West Invest Program, and the newly funded Home Ownership Zone (HOZ) Rehab / Purchase Program. A comprehensive list of current projects funded through CURA and other public entities are as follows:

1. West Side Hope	\$66,596.00
2. West Invest	\$75,000.00
• Matched by the Greater Kanawha Valley Foundation	
3. Kanawha Housing	\$231,270.00
4. Demo Collaboration with City	\$250,000.00
5. Grace Project	\$100,000.00
6. HOZ (Rehab / Purchase Program)	\$500,000.00
7. Various West Side facade grants	\$93,893.00
8. Charleston Department Store	\$4,846.00
9. Mountain Mission	\$118,809.00
10. KISRA West Side Food Hub Expansion	\$130,680.00
11. Hooten Equipment	\$150,562.00
12. Rebecca Street Park	\$254,392.00
13. Streetscape (Washington from Rebecca to Florida)	\$1,410,000.00
• Total project: \$1,410,000.00 with \$850,000.00 City/State/Fed.	
14. Streetscape (Washington from Hunt to Breece)	\$662,085.00
• Total project: \$662,085.00 with \$529,668.00 City/State/Fed.	
15. Streetscape (Washington from Beatrice to Hunt)	\$656,250.00
• Total project: \$656,250.00 with \$525,000.00 City/State/Fed.	
16. 1213-1223 Washington St.	\$145,325.00
17. Barton Street Community Garden	\$14,292.00
18. Trash Receptacles	\$8,247.00
19. Mary C. Snow On-site Clinic	\$150,000.00
20. Recovery Point	\$275,000.00
21. 2nd Avenue Community Center	\$280,447.00
22. Floyd Brown / "2008 Plan"	\$49,889.00
Sub-Total:	\$5,477,583
23. Mary C. Snow Elementary	\$14,000,000.00
Total:	\$19,477,583

In coordination with the City of Charleston, the Mayor's Office of Economic and Community Development also has funded projects within the West Side census tracts 7 and 8. Those funds relate to housing and public realm improvements such as:

1. Public Service Activities	\$315,449.00
2. Curb and Sidewalk Activities	\$1,709,043.00
3. CORP Rehab Activities	\$907,087.00
4. Demolition Activities	\$455,032.00
5. HOME Funding	\$199,160.00
Total	\$3,585,771.00

All projects noted here date back to the inception of the 2008 Plan, and all CURA related projects have been displayed on Figure 1.2.1. While these projects are notable efforts that have been made within the last 10 years on the West Side, this plan update has set forth focused projects with detailed goals and recommendations to keep momentum moving within this district and create a sense of urgency in creating a brighter future and outcome by the time this plan matures in 2028.



Hooten [Source: Charleston Main Streets: West Side]

Housing

1. West Side Hope*
2. West Invest
3. West Side Multi-family Rehab Loan
4. Kanawha Housing
5. Demo Collaboration with City*
6. Grace Project*
7. HOZ (Rehab / Purchase Program)

Business





8. Various West Side facade grants
9. Charleston Department Store
10. Mountain Mission
11. KISRA West Side Food Hub Expansion
12. Hooten Equipment

Open Space

13. Rebecca Street Park
14. Streetscape (Washington from Rebecca to Florida)
15. Streetscape (Washington from Hunt to Breece)
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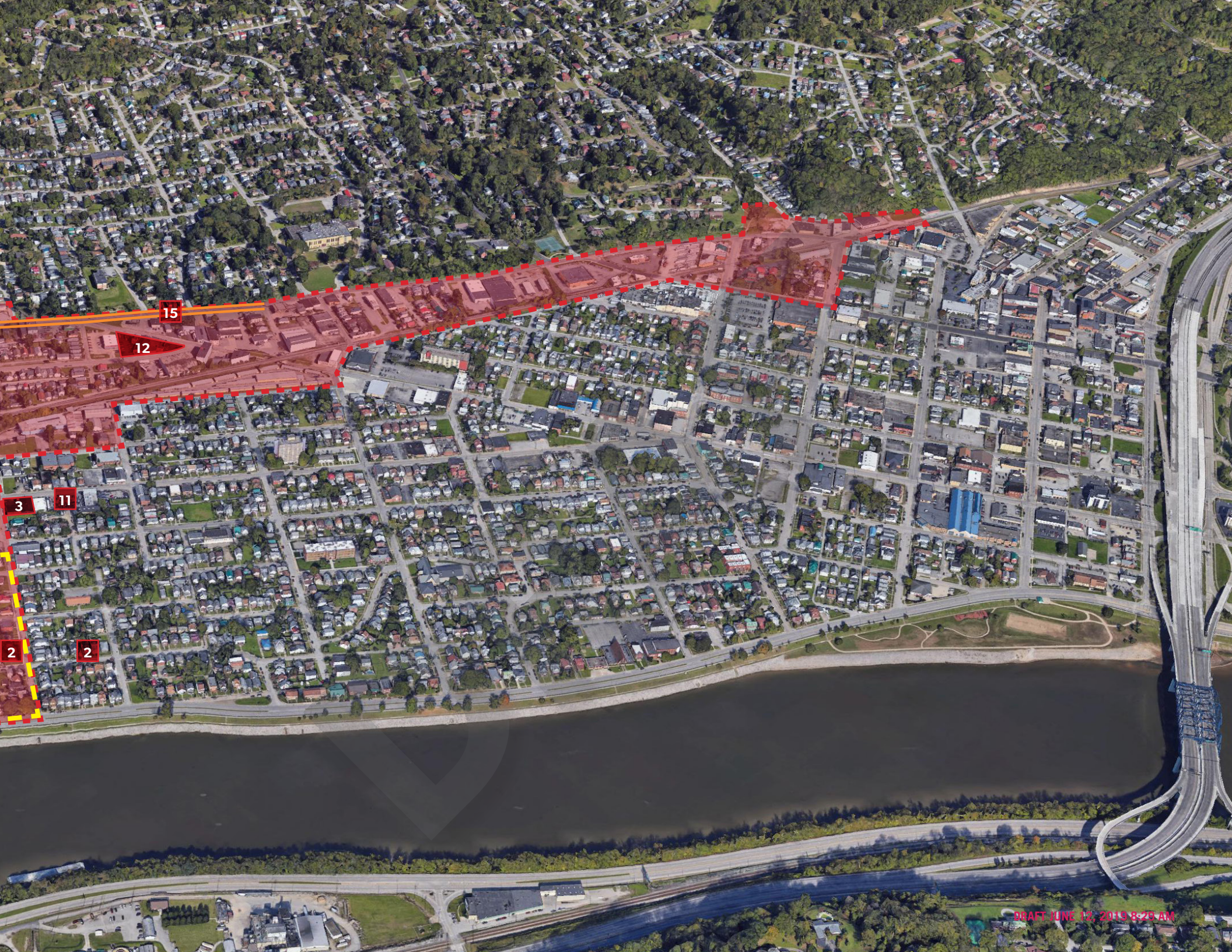
Safety + Infrastructure

20. Mary C. Snow On-site Clinic
21. Recovery Point
22. 2nd Avenue Community Center
23. Floyd Brown / "2008 Plan"*

-  West Side Community Renewal District
-  CURA Projects (2008-Current)
-  Home Ownership Zone
-  Streetscape Projects

* Project completed throughout multiple locations within the district





INTRODUCTION

1.3 Organizations + Departments

Charleston Urban Renewal Authority (CURA): CURA was formed in 1952 to assist in the redevelopment of Charleston and is tasked with working with residents and businesses to provide financial and administrative assistance for city redevelopment efforts. Assistance can take the form of land assembly, park development, acquisition and sale of land for private development, and streetscape improvements. Community Renewal Plans are approved by the Board of Commissioners of CURA and by City Council. This updated plan is based on the changes in the economic environment over the past several years and how best to use the various redevelopment tools to address these new realities.

Mayor's Office of Economic and Community Development (MOECD): The Mayor's Office of Economic and Community fosters public, private, and intergovernmental collaborations to improve and develop a viable, urban community. Utilizing these assets, MOECD's mission is to provide safe, decent housing, suitable living environments and expand economic opportunities targeted to low-to-moderate income persons.

Charleston Planning Department: Stewards of the Charleston's Comprehensive Plan through creating and enforcing balanced development codes, engaging in economic and community development initiatives, and applying sustainable planning practices. They maintain a proactive neighborhood planning program by participating in community planning and development efforts and supporting local neighborhood associations, business coalitions, and Main Street programs.

Charleston Area Alliance (CAA): With more than 600 members representing 40,000 employees, the Charleston Area Alliance is a multi-faceted economic, business and community development organization, as well the largest regional Chamber of Commerce in West Virginia. The Alliance works to attract new jobs and investments, helps businesses accelerate profitability, launches visionary community and cultural enhancements and develops the talent and resources that promote success and opportunity for all. Through these innovative programs, services and policy leadership, the Alliance and its members are helping to drive the destiny of our region.

Charleston Main Streets (CMS): Charleston Main Streets is a centralized economic and community development 501 (c)(3) non-profit organization focused on the continual revitalization of the East End and West Side of Charleston through business recruitment, district marketing, historic preservation, and public space enhancements. CMS works with hundreds of partners, stakeholders, developers, and investors to restore historic properties, recruit local business, attract and retain entrepreneurs to the region, and market the districts through destination events and projects.

Tuesday Morning Group (TMG): Is a West Side community led organization whose mission is to create an environment in which the problems facing the African American community can be clearly voiced and effectively addressed. The group endeavors to identify crucial community issues, develop collaborative strategies to resolve those issues, and implement processes and programs to achieve desired results.

National Association for the Advancement of Colored People Charleston, West Virginia Chapter (NAACP): Has the principal objective of ensuring the political, educational, social, and economic equality of rights of all persons to eliminate race-based discrimination.

West Side Neighborhood Association (WSNA): Is one of Charleston's more active community associations with a mission to assess, coordinate, facilitate and communicate community renewal activities on the West Side of Charleston, West Virginia. They hope to be a space for folks working on seemingly different projects to come together and realize they have opportunities to collaborate to improve our neighborhood.

Brownfields, Abandoned, Dilapidated Buildings Program (BAD Buildings): West Virginia University Northern West Virginia Brownfields Assistance Center BAD Buildings Program, in association with the WSNA, formed a BAD Buildings Team. The program is helping communities to address the barriers in identifying, prioritizing, and redeveloping blighted property. The BAD Buildings model supports communities with limited capacity or expertise to address blighted property, and consists of local stakeholders, volunteers, elected officials, city employees, business owners, and civic organizations.

1.4 Previous Plans + Studies

Previous plans and studies that helped inform and guide the development of this plan include the 2008 West Side Community Renewal Plan and the adjacent 2016 Strategic Urban Renewal Plan in addition to other community driven plans and reports.

2008 West Side Community Renewal Plan: The plan covered an area along Washington Street to the Kanawha Boulevard, West to Two Mile Creek and East to Hunt Avenue, and an additional segment along Washington Street running from Hunt Avenue east to Maryland and Railroad Avenue and south primarily along the CSX right of way for a total of 228 acres. This area called for the action of preservation and rehabilitation of existing structures, installation of new site improvements, redevelopment of sites by private owners, and the acquisition of sites for development and redevelopment.

2013 Imagine Charleston: The comprehensive plan for Charleston provides a vision toward a sustainable future and creates a dynamic framework for realizing that vision of stimulating economic growth and extending the vibrancy of activity areas.

2015 Community Needs Assessment Report (KISRA + The Greater Kanawha Valley Foundation): This report captures the results of the community needs assessment of the West Side of Charleston, conducted by the Kanawha Institute for Social Research & Action, Inc. (KISRA). This assessment contained health, housing and civic engagement domains and included the geographic footprint of interest as well as an extended area in the census tract in order to reach a more representative sample of residents.

2015 Consolidation Plan for the City of Charleston, WV: This plan outlines housing, community and economic development needs, priorities, strategies, and projects that will be undertaken by the City of Charleston with the funds that the City receives from the U.S. Department of Housing and Urban Development (HUD).

2016 Strategic Urban Renewal Plan for Downtown Charleston, Near East End and Near West Side Districts: This active plan, while expanding beyond the western side of the Elk River, effects the future development and redevelopment of the West Side Neighborhood within and beyond its boundary. The Plan includes initiatives to revitalize the area through rehabilitation of existing structures, new public improvements, redevelopment of sites by private owners, and the potential acquisition of sites for new development.

2016 West Side Neighborhood Association BAD Buildings Report: A living document that provides information and guidance to the West Side Neighborhood Association BAD Buildings Team, the City, and other partners who have a role in the redevelopment and revitalization of community blight.

2017 Bike + Trail Master Plan Charleston, WV: This plan was developed to be a guiding tool and resource for future expansion of the Charleston bike network. Alta Planning + Design created multiple recommendations for infrastructure improvements which would connect the neighborhoods to downtown Charleston using a safe and accessible bicycle and pedestrian network.



West Side Neighborhood Association BAD Building Report - 2018

INTRODUCTION

1.5 Property Conditions Survey

Under the Code, an urban renewal area is a blighted area, which has been designated as appropriate for an Urban (Community) Renewal Project. In each community renewal area, conditions of a blighted area, as defined by the Code, must be present in order for CURA to exercise its powers. Per the 2008 Plan, the City has found that the presence of those conditions of a blighted area exist and is defined as “an area, other than a slum area, which by reason of the predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site improvement, diversity of ownership, tax or special assessment delinquency exceeding the fair value of land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.” §16-18-3

As an update to the 2008 West Side Community Renewal Plan, a windshield survey of structures and land was completed by city officials during the months of January and February 2018 in order to ascertain general property conditions. The findings of the 2018 Conditions Survey confirm the declaration of blight within the West Side Community Renewal District’s boundary defined in the 2008 Plan . Because of this, the extents of the project area will remain as is while noting that CURA continue to evaluate additional information from the City’s Condition Surveying as it is completed.

The exterior of the property was visually surveyed from the public right-of-way. The property condition survey establishes foundational knowledge of existing neighborhood conditions. This information is helpful understanding where resources should be deployed in the neighborhood. Furthermore, the information provides insight during the decision-making process when allocating and pursuing public/private funding as well as designing programs.

The conditions survey should not be considered as a complete or binding assessment of the structural condition of a structure. All structures are different

and more than likely contain unseen conditions that cannot be fully analyzed from a simple visual analysis from the public right-of-way. The designation given in this study are a general and holistic snapshot in time. Any determination of specific safety and livability of a structure must be determined by detailed interior and exterior inspection by the City of Charleston Building Commission or other qualified entity.

Designations made during ongoing City of Charleston’s canvases of neighborhood condition included ratings of: **Satisfactory or In Need of Minor Repair, In Need of Moderate Repair, In Need of Major Repair.**

- **Satisfactory or In Need of Minor Repair (High Rating):** review consisted of no moderate or major assessment determinations and are generally considered to have good maintenance practices.
- **In Need of Moderate Repair (Medium Rating):** review consisted of more than a couple of major assessment determinations and most likely coupled with several moderate and minor infractions as well.
- **In Need of Major Repair (Low Rating):** review consisted of numerous major assessment determinations.

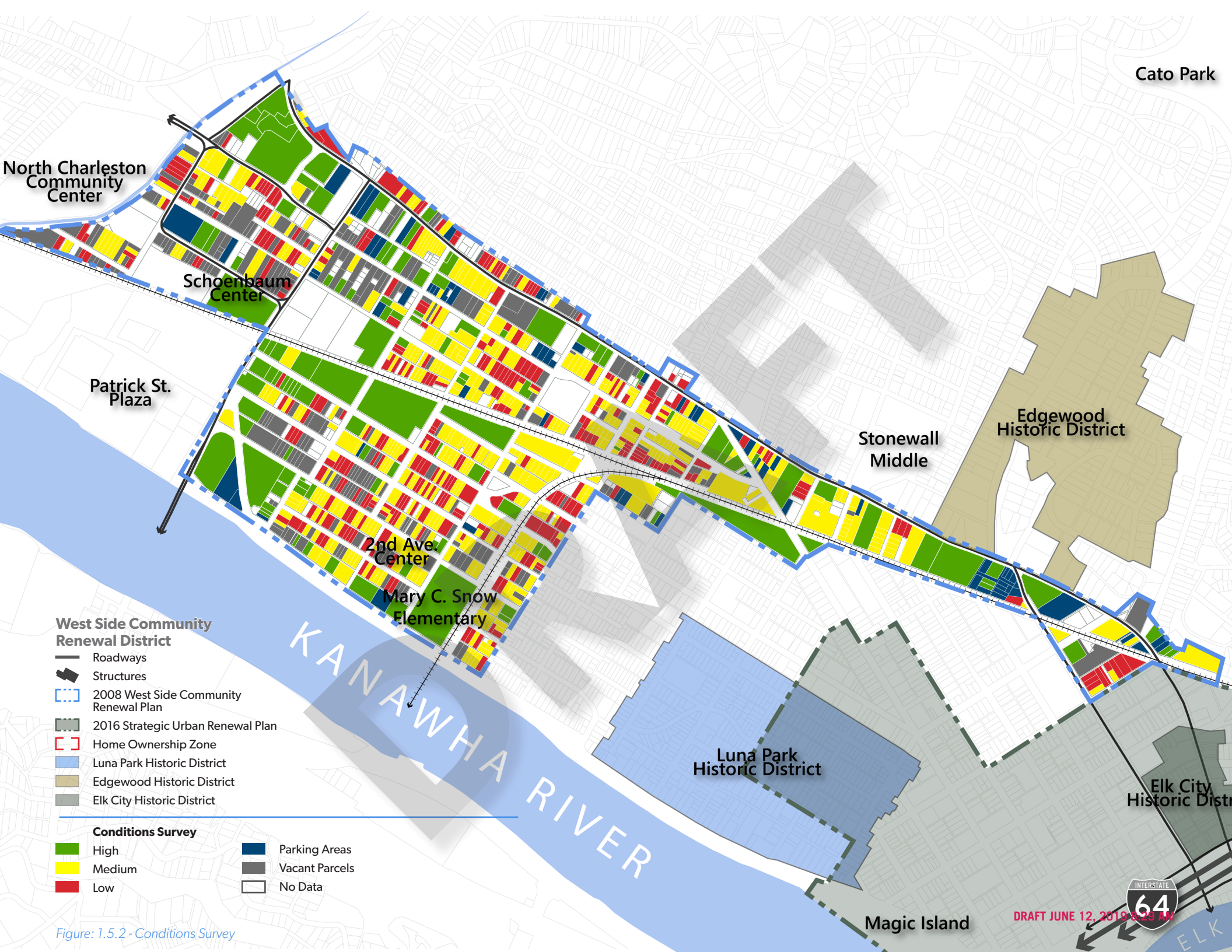
Variation in designations can be complex and are taken on a case by case basis, based on the visual information available to the assessor from the public right-of-way.

Example 1: A structure could have multiple minor deficiencies and just one moderate deficiency (with no major deficiencies) that would deem it worthy of a “In Need of Moderate Repair” rating.

Example 2: A structure could have only one deficiency (major) and be deemed “In Need of Major Repair” due to the fact that the exterior walls are ricked and the structure is in imminent danger of collapse.

Condition Survey Ratings			
Land Use	High	Medium	Low
Commercial	80	77	33
Mixed Use	2	6	5
Residential	30	379	295
Religious	8	11	6
Total	120	473	339

Figure: 1.5.1 - Windshield survey totals [Source: City of Charleston]



Cato Park

North Charleston Community Center

Schoenbaum Center

Patrick St. Plaza

2nd Ave. Center

Mary C. Snow Elementary

Stonewall Middle

Edgewood Historic District

Luna Park Historic District

Elk City Historic District

Magic Island

West Side Community Renewal District

- Roadways
- ▣ Structures
- ▭ 2008 West Side Community Renewal Plan
- ▭ 2016 Strategic Urban Renewal Plan
- ▭ Home Ownership Zone
- ▭ Luna Park Historic District
- ▭ Edgewood Historic District
- ▭ Elk City Historic District

Conditions Survey

- ▭ High
- ▭ Medium
- ▭ Low
- ▭ Parking Areas
- ▭ Vacant Parcels
- ▭ No Data

KANAWHA RIVER

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Figure 1.5.2 - Conditions Survey

INTRODUCTION

1.6 Legal Statement of the Project Area

A complete district survey was completed by S & S Engineers in 2018. This survey reflects all amendments made to the 2008 West Side Community Renewal Plan dating:

- November 2009
- May 2014
- December 2015
- October 2016

Beginning at the northeast corner of the intersection of Kanawha Boulevard right-of-way and the right-of-way of Hunt Avenue and proceeding northerly along the westerly right-of-way of Hunt Avenue 1,632 feet to point being the northeast corner of Parcel 119.1 West Charleston tax map No. 20;

thence proceeding southeast on the northerly right-of-way of 6th Street 558 feet to a point of intersection of Sixth Street right-of-way and Russel Street right-of-way;

thence proceeding northeast of the northerly right-of-way of Russel Street 315 feet to a point of intersection of Russel Street right-of-way and Seventh Street right-of-way;

thence proceeding on the northerly right-of-way of Seventh Street 865 feet to a point of intersection of Seventh Street right-of-way and Park Avenue right-of-way;

thence proceeding northeast on the northerly right-of-way of Park Avenue 80 feet to a point of intersection of Park Avenue right-of-way and Virginia Street right-of-way;

thence proceeding northeast along the northerly right-of-way of Park Avenue 198 feet to a point of intersection of Park Avenue right-of-way and Madison Street right-of-way;

thence proceeding easterly on the southerly side of the CSX Railroad right-of-way 1572 feet to a point on the westerly right-of-way of Lee Street West and the northeast corner of Parcel 196 West Charleston Tax Map No 22;

thence proceeding southeast along the westerly right-of-way of Lee Street West 732 feet to a point of intersection of Lee Street West right-of-way and Maryland Avenue right-of-way;

thence proceeding northeast along the northerly right-of-way of Maryland Avenue 533 560 feet to a point on the westerly right-of-way of Maryland Avenue and the southeast corner of Parcel 344 West Charleston Tax Map No. 15;

thence continuing northeast along the westerly right-of-way of Maryland Avenue 208 feet to a point on the westerly right-of-way of Maryland Avenue and the northeast corner of Parcel 344.1 West Charleston Tax Map No. 15;

thence proceeding easterly on the southerly side of the CSX Railroad right-of-way 590 505 feet to a point on the southwest northwest corner of Parcel 168 West Charleston Tax Map No. 15;

thence proceeding northeast across the CSX Railroad right-of-way 86 feet to a point on the northerly right-of-way line of Madison Street and the southeast corner of Parcel 23 West Charleston Tax Map No. 15;

thence proceeding northeast along the property line of Parcel 23 West Charleston Tax Map No. 15 94 feet to the northeast corner of Parcel 23 West Charleston Tax Map No. 15;

thence proceeding northwest along the northerly property line of Parcel 23, 152 301 feet to a point of intersection of the northeast corner of Parcel 23 West Charleston Tax Map No. 15;

thence proceeding southwest along the westerly property line of Parcel 23, 71 feet to a point of Intersection of the westerly property line of Parcel 23 and the easterly right-of-way of Alley and at the southeast corner of Parcel 22 West Charleston Tax Map No. 25;

thence proceeding northwest along the right-of-way of Alley 110 feet to a point along the right-of-way of the alley and at the northwest corner of Parcel 20 West Charleston Tax Map No. 22;

thence proceeding northwest along the right-of-way of the alley 115 feet to a point of intersection of the right-of-way of the Alley and the easterly right-of-way of Greendale Drive and at the northwest corner of Parcel 16 West Charleston Tax Map No. 22:

thence proceeding northwest 150 feet crossing the right-of-way of Greendale Drive to a point of intersection of the westerly right-of-way of Greendale Drive and the northeast corner of Parcel 121 West Charleston Tax Map No. 22;

thence proceeding northwest along the northerly property line of Parcel 121, 147 feet to a point of intersection of the northwest corner of Parcel 121 and the easterly right-of-way of Chester Road;

thence proceeding southwest along the westerly property line of Parcel 121, 205 feet to a point of intersection on the southwest corner of Parcel 121 and the northerly right-of-way of West Washington Street;

thence proceeding northwest along the northerly right-of-way of West Washington Street 3356 feet to a point of intersection of West Washington Street right-of-way and the southwest corner of Parcel 492.1 West Charleston Tax Map No. 11:

thence proceeding westerly across West Washington Street 63 feet to a point of intersection of West Washington Street and Russell Street and at the northeast corner of Parcel 258 West Charleston Tax Map No. 11;

thence proceeding southwest along the westerly right-of-way of Russell Street 162 feet to a point of intersection of Russell Street and Alley near the northeast corner of Parcel 261 West Charleston Tax Map No. 11;

thence proceeding northwest along the right-of-way of the Alley 433 feet to a point of intersection of the right-of-way of Alley and the westerly right-of-way of Hunt Avenue and the northwest corner of Parcel 273 West Charleston Tax Map No. 11;

thence proceeding northwest across Hunt Avenue 52 feet to a point along the westerly right-of-way of Hunt Avenue and the northeast corner of Parcel 234 West Charleston Tax Map No. 11;

thence proceeding northwest along the northerly property line of Parcel 234, 152 feet to a point of intersection of the westerly right-of-way of Adams Street and near the southwest corner of Parcel 228 West Charleston Tax Map No. 11;

thence proceeding southwest along the westerly right-of-way of Adams Street 45 feet to a point of intersection of the westerly right-of-way of Adams Street and the right-of-way of Alley and at the southeast corner of Parcel 189 West Charleston Tax Map No. 11;

thence proceeding northwest along the right-of-way of Alley 645 feet to a point of intersection of the right-of-way of Alley and the westerly right-of-way of Florida Street and near the southeast corner of Parcel 427 West Charleston Tax Map No. 10;

thence proceeding southwest along the westerly right-of-way of Florida Street 82 feet to a point of intersection of the westerly right-of-way of Florida Street and the right-of-way of Alley and at the northeast corner of Parcel 428 West Charleston Tax Map No. 10;

thence proceeding northwest along the right-of-way of Alley 615 feet to a point of intersection of the right-of-way of the Alley and the easterly right-of-way of Bream Street and at the northwest corner of Parcel 443 West Charleston Tax Map No. 10;

thence proceeding northeast along the westerly right-of-way of Bream Street 44 feet to a point of intersection of the easterly right-of-way of Bream Street and the right-of-way of the Alley and at the northeast corner of Parcel 336 West Charleston Tax Map No. 10;

thence proceeding northwest along the right-of-way of the Alley 524 feet to a point of intersection of the easterly right-of-way of Stockton Street and at the northwest corner of Parcel 348 West Charleston Tax Map No. 10;

INTRODUCTION

thence proceeding northwest crossing the Stockton Street right-of-way 49 feet to a point of intersection of the westerly right-of-way of Stockton Street and the right-of-way of the Alley and near the northeast corner of Parcel 246 West Charleston Tax Map No. 10;

thence proceeding northwest along the right-of-way of the Alley 762 feet to a point of intersection of the right-of-way of the Alley and the easterly right-of-way of Patrick Street and the northwest corner of Parcel 267 West Charleston Tax Map No. 10;

thence proceeding southwest along the westerly right-of-way of Patrick Street 132 feet to a point of intersection of the westerly right-of-way of Patrick Street and the right-of-way of Seventh Avenue and the southeast corner of Parcel 161 West Charleston Tax Map No. 10;

thence proceeding northwest along the northerly right-of-way of Seventh Avenue 140 feet to a point along the northerly right-of-way of Seventh Avenue and the southeast corner of Parcel 162 West Charleston Tax Map No. 10;

thence proceeding northwest along the easterly property line of Parcel 162 West Charleston Tax Map No. 3, 212 feet to a point near the northeast corner of Parcel 162 West Charleston Tax Map No. 10;

thence proceeding northwest along the northerly property line of Parcel 162 and the right-of-way of the Alley 345 feet to a point of intersection of the right-of-way of the Alley and the easterly right-of-way of Rebecca Street and the northwest corner of Parcel 166 West Charleston Tax Map No. 3;

thence proceeding southwest along the easterly right-of-way of Rebecca Street 220 feet to a point of intersection of the easterly right-of-way of Rebecca Street and the right-of-way of Seventh Avenue and the northeast corner of Parcel 72 West Charleston Tax Map No. 9;

thence proceeding northwest along the westerly right-of-way of Seventh Avenue 534 feet to a point of intersection on the northerly right-of-way of Seventh Avenue and the southeast corner of Parcel 3 West Charleston Tax Map No. 9;

thence proceeding northeast along the easterly property line of Parcel 3 West Charleston Tax Map No. 9 130 feet to a point at the northeast corner of Parcel 3 West Charleston Tax Map No. 9;

thence proceeding northwest along the northerly property line of Parcel 3 West Charleston Tax Map No. 9 166 feet to a point along the southerly right-of-way of Kanawha Two Mile Creek;

thence proceeding southwest along the southerly right-of-way of Kanawha Two Mile Creek 1950 feet to a point of intersection on the southwest corner of Parcel 42 West Charleston Tax Map No. 9 and northerly of the CSX Railroad right-of-way;

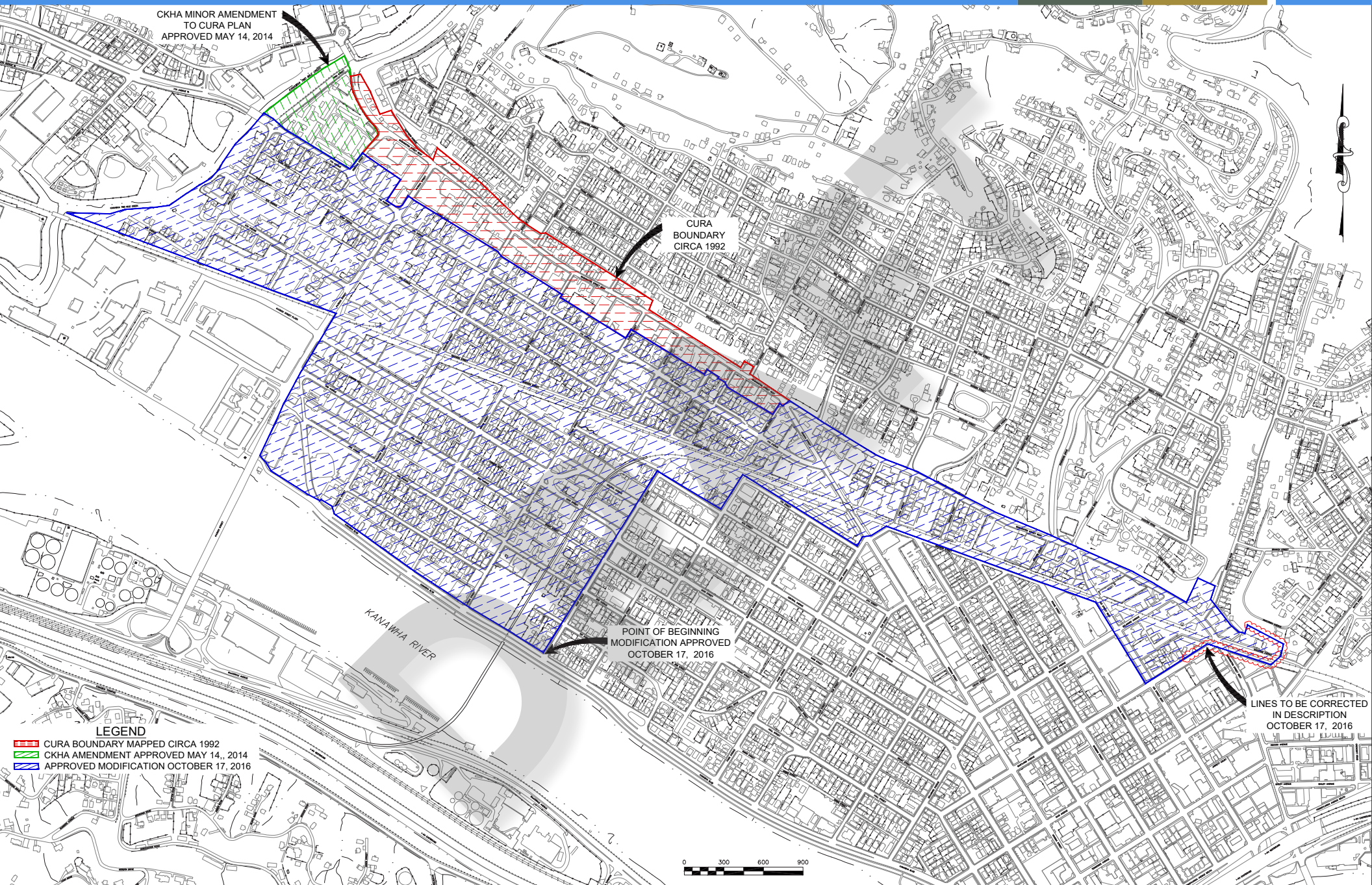
thence proceeding southeast along the northerly right-of-way of the CSX Railroad 2172 feet to a point of intersection of the northerly right-of-way of the CSX Railroad and the easterly right-of-way of Patrick Street and the southeast corner of Parcel 316 West Charleston Tax Map No. 10;

thence proceeding southwest along the easterly right-of-way of Patrick Street 1222 feet to a point of intersection of the right-of-way of Patrick Street and the northerly right-of-way of Kanawha Boulevard at the southwest corner of Parcel 126 West Charleston Tax Map No. 23;

thence proceeding southeast along the northerly right-of-way of Kanawha Boulevard 2636 feet to a point of intersection of the right-of-way of Kanawha Boulevard and the right-of-way of Hunt Avenue and the southeast corner of Parcel 50 West Charleston Tax Map No. 24 to point beginning.

Future District Expansion

CURA is to review the needs and address whether the West Side Community Renewal District should be expanded after one year from the adoption of the current plan update. This Plan is set to refocus and work within the current district boundary with the goal of creating a sense of urgency and guided direction on the West Side. Work shall start in cluster areas of the district, both commercial and residential to generate a ripple effect that can take place within the district. After initial implementation, continued areas should be considered for district expansion, including the remainder of the West Side flats and the far west hill area.



CKHA MINOR AMENDMENT
TO CURA PLAN
APPROVED MAY 14, 2014

CURA
BOUNDARY
CIRCA 1992

POINT OF BEGINNING
MODIFICATION APPROVED
OCTOBER 17, 2016

LINES TO BE CORRECTED
IN DESCRIPTION
OCTOBER 17, 2016

LEGEND

- CURA BOUNDARY MAPPED CIRCA 1992
- CKHA AMENDMENT APPROVED MAY 14, 2014
- APPROVED MODIFICATION OCTOBER 17, 2016



Figure: 1.6.1 - Existing West Side Community Renewal District [Source: S & S Engineers]





EXISTING CONDITIONS

- 2.1 Zoning
- 2.2 Land Use
- 2.3 Floodplain
- 2.4 Publicly Owned Land
- 2.5 Vacant Structures + Parcels
- 2.6 Social Services
- 2.7 Transportation - Public Transit
- 2.8 Circulation
- 2.9 Market Analysis

EXISTING CONDITIONS

2.1 Zoning

Existing Zoning within the West Side Community Renewal Plan District

The area included within the Community Renewal Plan includes a mixture of uses, with a predominance of residential, commercial, and industrial. The zoning districts currently in place within the West Side Community Renewal boundary are:

- CVD: Corridor Village District
- R-O: Residential - Office District
- R-4: Single Family Residential District
- R-8: High Density Residential District
- R-10: Mixed Used District
- C-4 Neighborhood Commercial District
- C-8: Village Commercial District
- C:10: General Commercial District
- I-2: Light Industrial



Residential area along 3rd Avenue [Source: GAI, Inc.]



Commercial property along Main Street [Source: Google]

North Charleston Community Center

Schoenbaum Center

Patrick St. Plaza

2nd Ave. Center

Mary C. Snow Elementary

Stonewall Middle









Edgewood Historic District

Luna Park Historic District

Elk City Historic District

Magic Island

West Side Community Renewal District

-  Roadways
-  Structures
-  2008 West Side Community Renewal Plan
-  2016 Strategic Urban Renewal Plan
-  Home Ownership Zone
-  Luna Park Historic District
-  Edgewood Historic District
-  Elk City Historic District

Existing Zoning










- | | | |
|--|--|--|
|  CVD |  R-8 |  C-8 |
|  R-0 |  R-10 |  C-10 |
|  R-4 |  C-4 |  I-2 |

Figure: 2.1.1 - Existing Zoning

EXISTING CONDITIONS

2.2 Existing Land Use

Existing Land Uses within the West Side Community Renewal Plan District

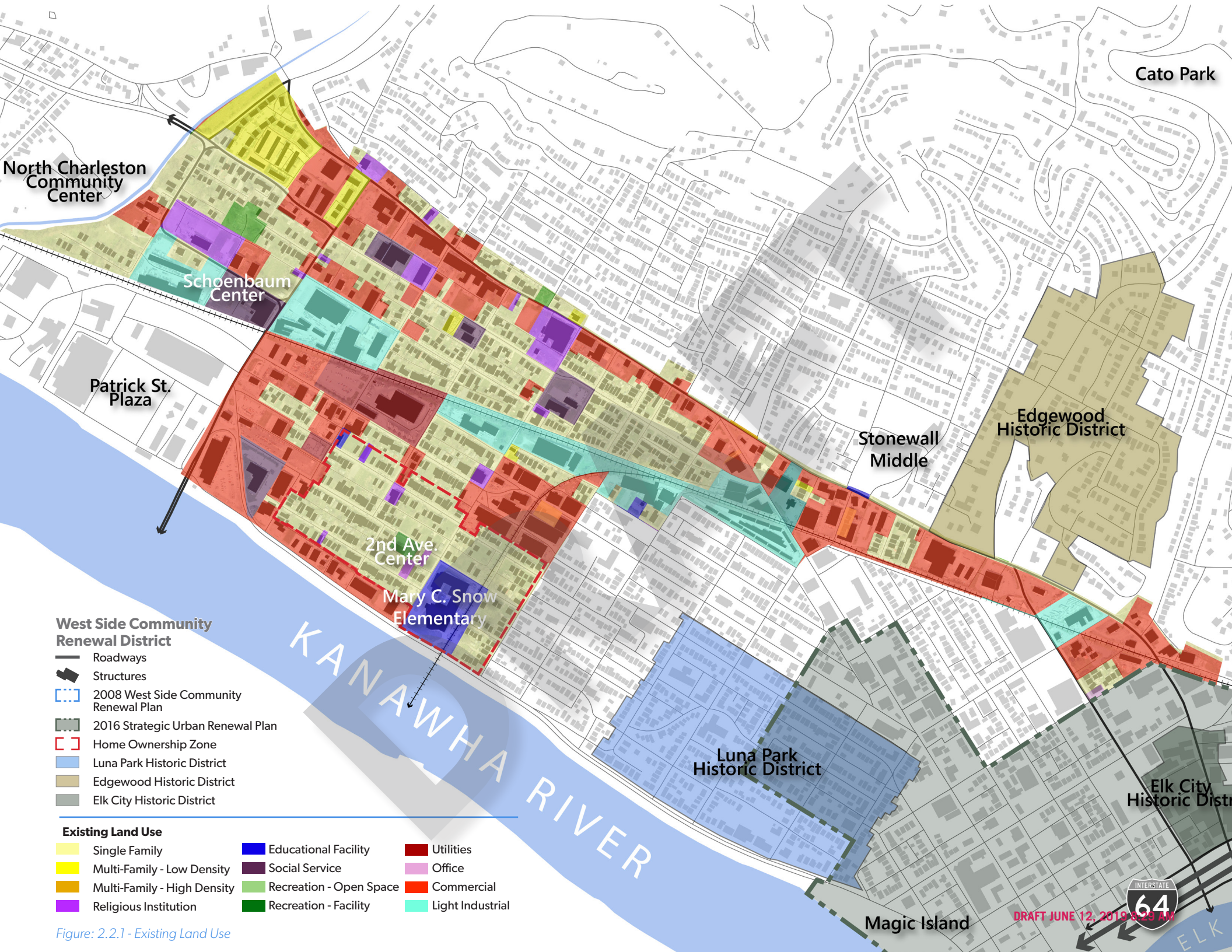
The land use patterns within the boundary reflect historic growth around the early industrial development of the West Side, such as the Kelly Axe Manufacturing site. Surrounding this and other industrial sites were dense urban blocks of single family residential, which are still present today and reflect the primary land use within the West Side Community Renewal District. Along the main thoroughfares in the district are multiple pockets of commercial development serving the community. Other notable existing land uses are those of remaining light industrial peppered within the district as well as several parcels of social services and religious entities.



2nd Avenue looking west [Source: GAI, Inc.]



Commercial property along Florida Street [Source: GAI, Inc.]



West Side Community Renewal District

- Roadways
- ▣ Structures
- ▣ 2008 West Side Community Renewal Plan
- ▣ 2016 Strategic Urban Renewal Plan
- ▣ Home Ownership Zone
- ▣ Luna Park Historic District
- ▣ Edgewood Historic District
- ▣ Elk City Historic District

Existing Land Use

- | | | |
|-------------------------------|---------------------------|--------------------|
| ▣ Single Family | ▣ Educational Facility | ▣ Utilities |
| ▣ Multi-Family - Low Density | ▣ Social Service | ▣ Office |
| ▣ Multi-Family - High Density | ▣ Recreation - Open Space | ▣ Commercial |
| ▣ Religious Institution | ▣ Recreation - Facility | ▣ Light Industrial |

Figure: 2.2.1 - Existing Land Use

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EXISTING CONDITIONS

2.3 Floodplain

100-Year Floodplain Effects on the West Side

While the West Side of Charleston is not prone to regular flooding, it does have large swaths of land within the FEMA 100-year floodplain. With elevations of between 593 and 594 feet above sea level, this floodplain is within the Lower Kanawha Watershed, and directly affecting this area of interest is the Kanawha River, Elk River, and Two-Mile Creek. These waterways also create three of the four geographic edges to the West Side, with the last being the West Side hill. Areas impacted are:

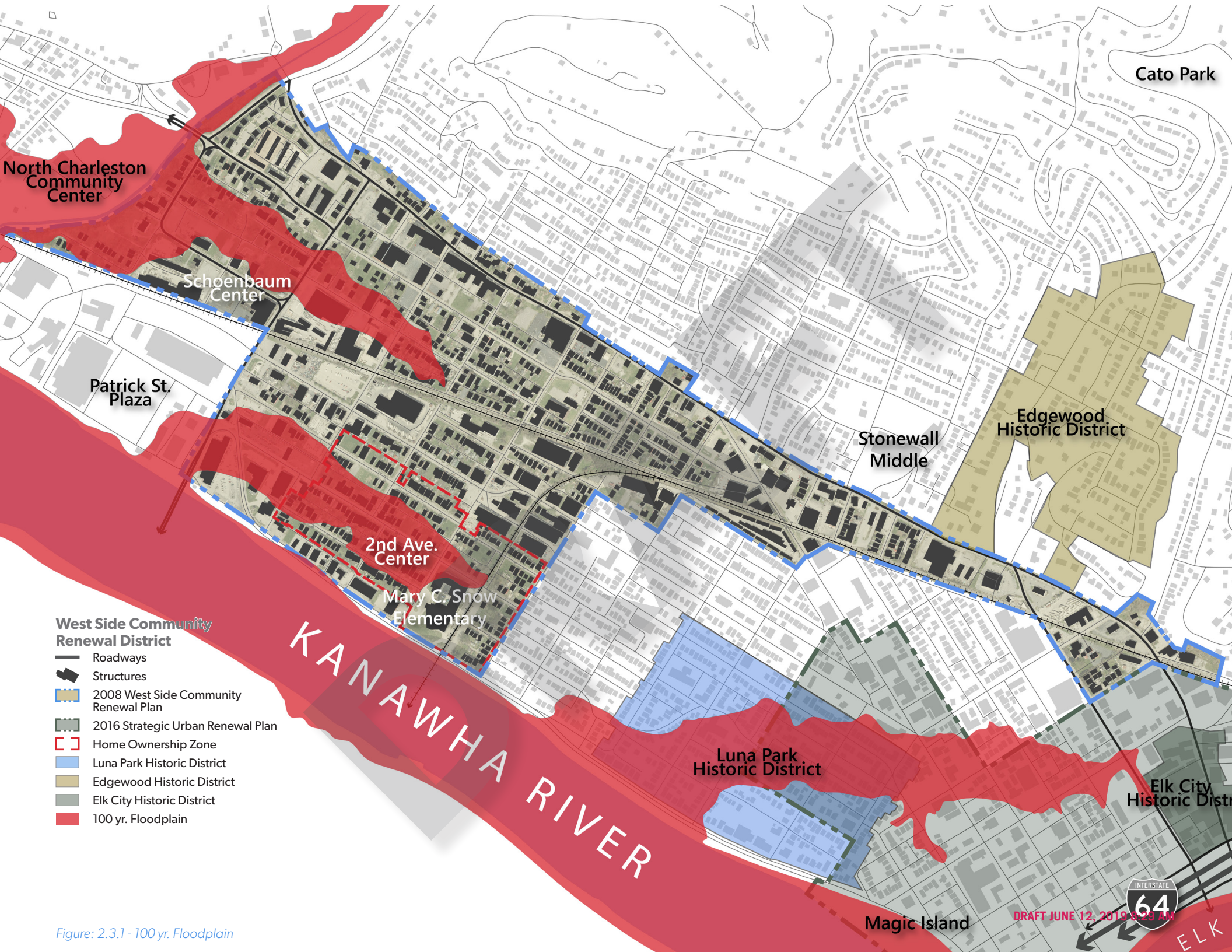
- Lower West Side - 6th Avenue area
- Home Ownership Zone - Patrick Street + 2nd Avenue area
- Luna Park Historic District - Central Avenue to Virginia Street area



3rd Avenue looking west [Source: GAI, Inc.]



Housing development along 2nd and 3rd Avenue (Photo taken February 2019) [Source: GAI, Inc.]



Cato Park

North Charleston Community Center

Schoenbaum Center

Patrick St. Plaza

Stonewall Middle

Edgewood Historic District

2nd Ave. Center

Mary C. Snow Elementary

West Side Community Renewal District

- Roadways
- ▣ Structures
- ▭ 2008 West Side Community Renewal Plan
- ▭ 2016 Strategic Urban Renewal Plan
- ▭ Home Ownership Zone
- ▭ Luna Park Historic District
- ▭ Edgewood Historic District
- ▭ Elk City Historic District
- ▭ 100 yr. Floodplain

Luna Park Historic District

Elk City Historic District

KANAWHA RIVER

Magic Island

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Figure: 2.3.1 - 100 yr. Floodplain

ELK

EXISTING CONDITIONS

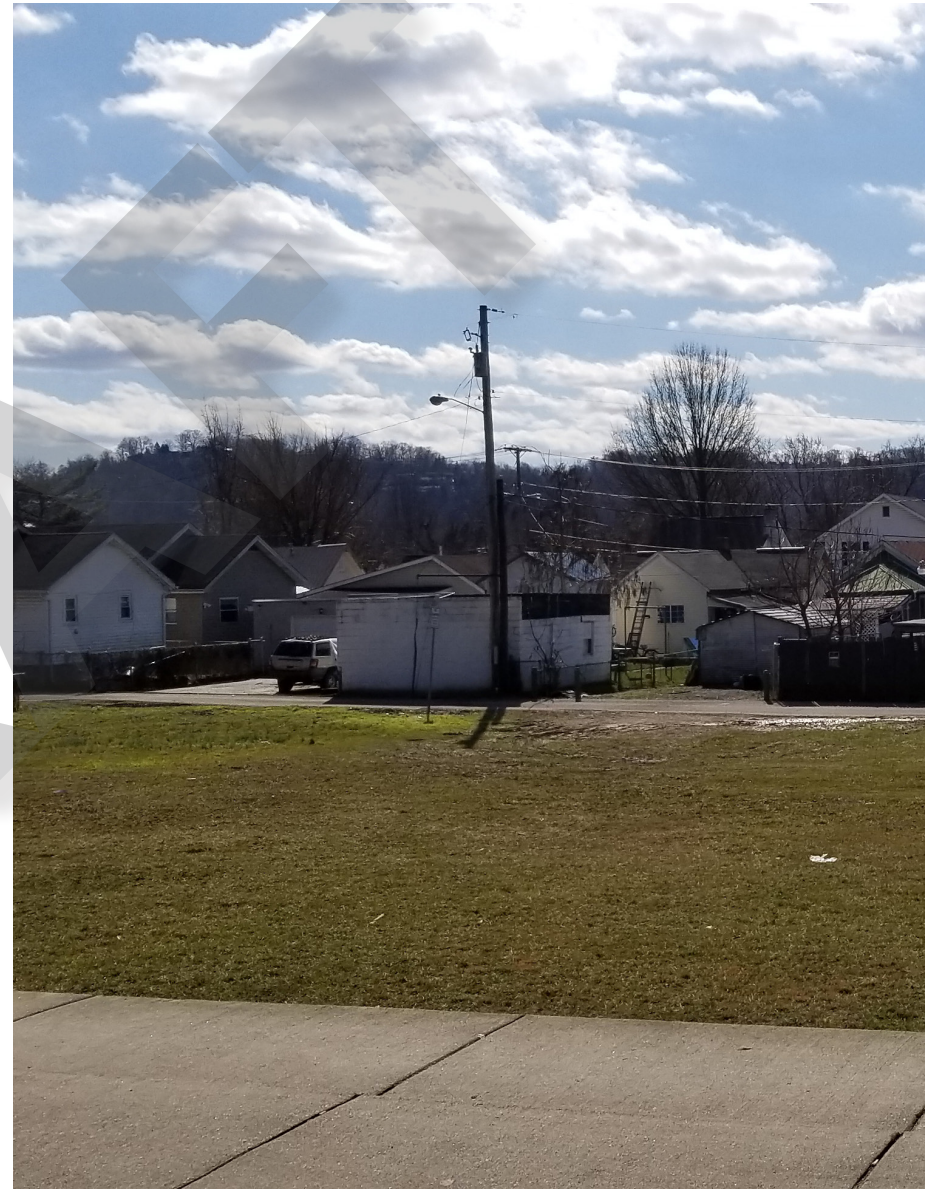
2.4 Publicly Owned Land

Publicly Owned Land within the West Side Community Renewal Plan District

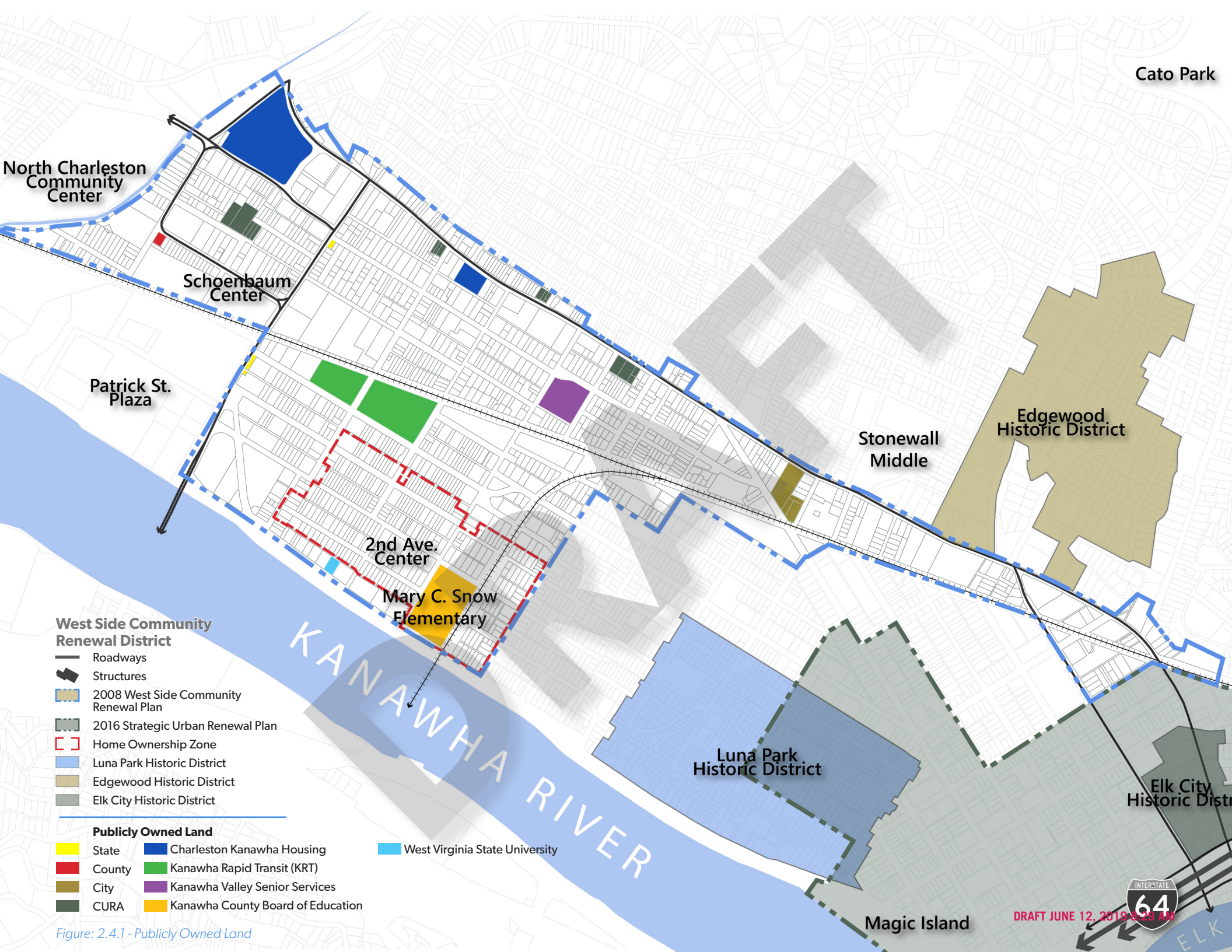
Publicly owned land within the West Side Community Renewal District includes land owned by state agencies, county, City of Charleston, and the Charleston Urban Renewal Authority. The location of publicly owned land is significant for a few reasons. In some cases, it allows the public entity to encourage private development/redevelopment by deferring or even writing down the cost of land for potential projects. Publicly owned land can also be used to strategically target feasible and desired land uses within the existing framework of the West Side district.



Rebecca Street community garden [Source: Facebook]



CURA property along West Washington Street [Source: GAI, Inc.]



Cato Park

North Charleston Community Center

Schoenbaum Center

Patrick St. Plaza

2nd Ave. Center

Mary C. Snow Elementary

Stonewall Middle

Edgewood Historic District

Luna Park Historic District

Elk City Historic District

Magic Island

West Side Community Renewal District

- Roadways
- ▣ Structures
- ▣ 2008 West Side Community Renewal Plan
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- ▣ Home Ownership Zone
- ▣ Luna Park Historic District
- ▣ Edgewood Historic District
- ▣ Elk City Historic District

Publicly Owned Land

- ▣ State
- ▣ County
- ▣ City
- ▣ CURA
- ▣ Charleston Kanawha Housing
- ▣ Kanawha Rapid Transit (KRT)
- ▣ Kanawha Valley Senior Services
- ▣ Kanawha County Board of Education
- ▣ West Virginia State University

Figure: 2.4.1 - Publicly Owned Land

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ELK

EXISTING CONDITIONS

2.5 Vacant Parcels + Structures

Vacant Parcels within the West Side Community Renewal Plan District

Within the plan boundary, approximately 31% of parcels are currently vacant. The West Side Community Renewal District is believed to contain the highest percentage of vacant structures and land with additional vacant parcels just beyond the focus area. These properties can be a threat to public safety, as squatters often use structures for illegal activity. While vacant buildings can sometimes present a challenge in terms of clearing ownership and tax lien issues, they also present an opportunity for strategic redevelopment. Occupying vacant parcels and structures allows the city to fill gaps and connect the urban fabric of the city.



Vacant house near Florida Street and 3rd Avenue [Source: GAI, Inc.]

Land Use	Vacant Occupation		
	Total Vacant	Total Occupied	Percentage Vacant
Commercial	34	199	14.5%
Mixed-Use	1	12	0.07%
Religious	6	31	6.16%
Residential	94	616	13.2%
Parcel / Land	248	0	
Total	383	858	30.8%

Figure: 2.5.1 Windshield survey vacancy percentages [Source: City of Charleston]



Vacant residential lots and structures between 2nd and 3rd Avenue [Source: GAI, Inc.]

North Charleston Community Center

Schoenbaum Center

Patrick St. Plaza

2nd Ave. Center

Mary C. Snow Elementary

Stonewall Middle

Edgewood Historic District

Luna Park Historic District

Elk City Historic District

Magic Island

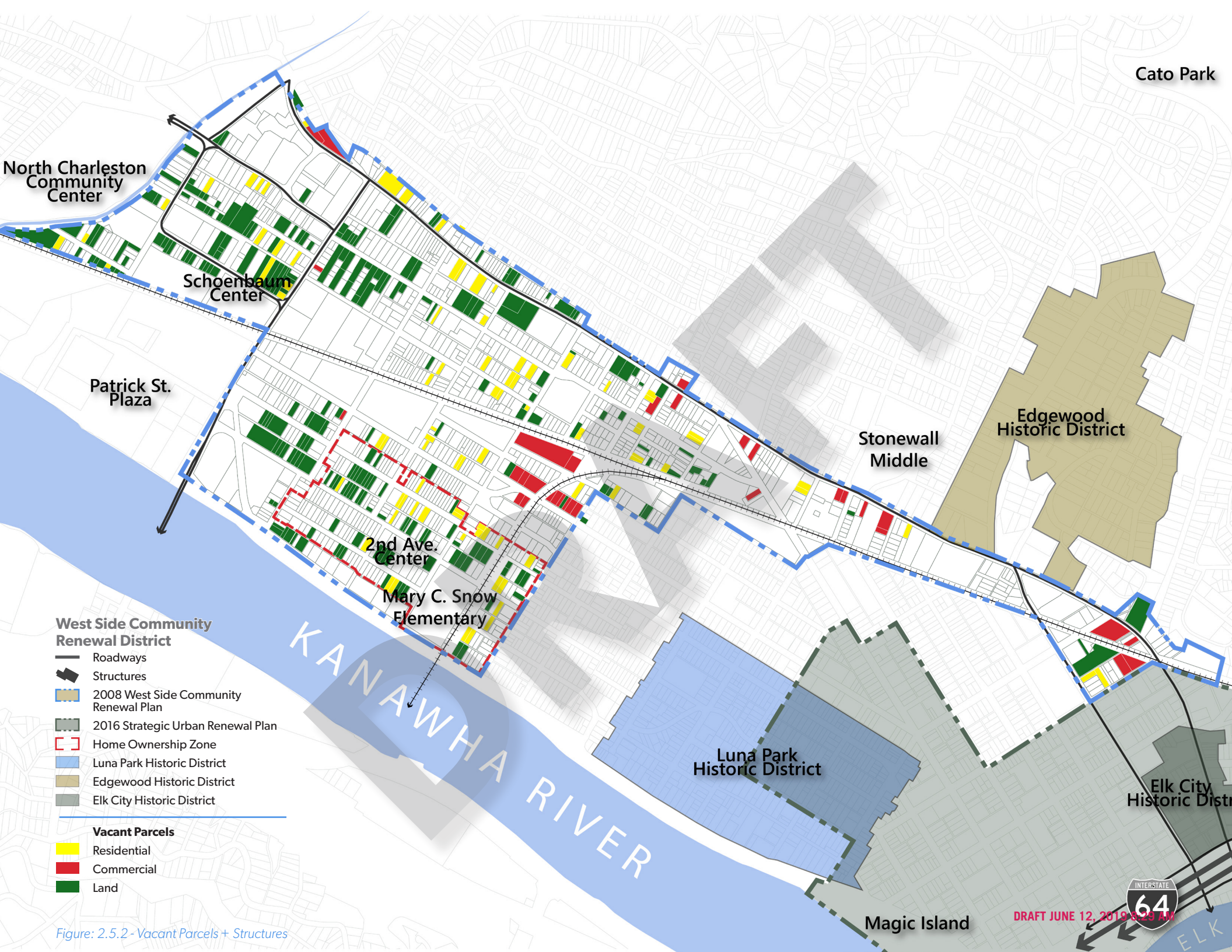
West Side Community Renewal District

- Roadways
- ▣ Structures
- ▣ 2008 West Side Community Renewal Plan
- ▣ 2016 Strategic Urban Renewal Plan
- ▣ Home Ownership Zone
- ▣ Luna Park Historic District
- ▣ Edgewood Historic District
- ▣ Elk City Historic District

Vacant Parcels

- ▣ Residential
- ▣ Commercial
- ▣ Land

Figure: 2.5.2 - Vacant Parcels + Structures



EXISTING CONDITIONS

2.6 Social Services

Social Services and Non-Profits within the West Side Area

While this Plan may not be able to address all of the social service and health needs raised during the public meetings, CURA understands the desire for social intervention on the West Side. Through public input, it is understood access to the social determinants of health: Economic Stability, Neighborhood and Built Environment, Health and Health Care, Social and Community Context, and Education are inadequate on the West Side and need to be prioritized along with the physical changes this plan recommends in order for positive development to occur. It is imperative that the physical, social, and health needs of the West Side be realized and prioritized by all parties with an invested interest in the community. Through these joint efforts the West Side will be able to promote social justice and obtain a positive quality of life needed for the community to be a safe, diverse, and desirable neighborhood.

The list below highlights known social service providers located within and near the district. CURA shall broker a collective meeting of all social service providers within the area for a community needs fair. This will allow the providers to meet regularly and discuss potential solutions for the community as a whole. The recommendation for a singular location of social service information should be created within the West Side, and centrally located for best community access. Through upgrades and potential future staffing, the 2nd Avenue Center could house this service for the neighborhood.

The known collection of 28 social service and or non-profits locations found within or near the West Side of Charleston are as follows:

1. North Charleston Community Center
2. Schoenbaum Center
 - Big Brothers Big Sisters
 - Charleston Child Care + Learning Center
 - Connect Child Care Resources + Referral
 - EnAct Community Action

- Modern Woodmen Financial
 - Schoenbaum Family Enrichment Center
 - Unified Card Communications HD Business Solutions
 - WV Birth to Three
3. Good News Mountaineer Garage
 4. Recovery House - Recovery Point of Charleston
 5. Kanawha Charleston Hospice Care
 6. Alzheimer's Association of West Virginia
 7. KRT
 8. Mountain Mission
 9. Kanawha Charleston Housing
 10. PAAC West Side Ward 4: Substance Abuse Prevention Coalition
 11. WVSU Economic Development Center
 - WV Women Work
 12. Second Avenue (Paul Laurence Dunbar) Community Center
 13. Arc of Three Rivers
 14. Mary C. Snow Elementary School
 - Family Care Health Care
 - West Side Community Leadership Project
 15. West Charleston Baptist Church
 16. Emmanuel Baptist Church
 - Bob Burdette Center
 17. Tiskelwah Senior Center
 18. Keep Your Faith Corporation
 19. Stonewall Jackson Middle School
 20. Hope Community Development Corporation
 21. Black Diamond Girl Scouts
 22. Goodwill Industries of Kanawha Valley
 23. Boys and Girls Club - Salvation Army Thrift Shop
 24. Calvary Baptist Church
 25. West Virginia Symphony Orchestra
 26. Women's Health Center of West Virginia
 27. Bream Memorial Presbyterian Church
 - Charleston Montessori School
 28. CAMC Women's + Children's Hospital, Family Resource Center

List of found services and non-profits. [Source: Herbert Henderson Office of Minority Affairs Charleston (West Side) WV Resource Guide + Charleston's Mayor's Office of Economic and Community Development (MOECD)]

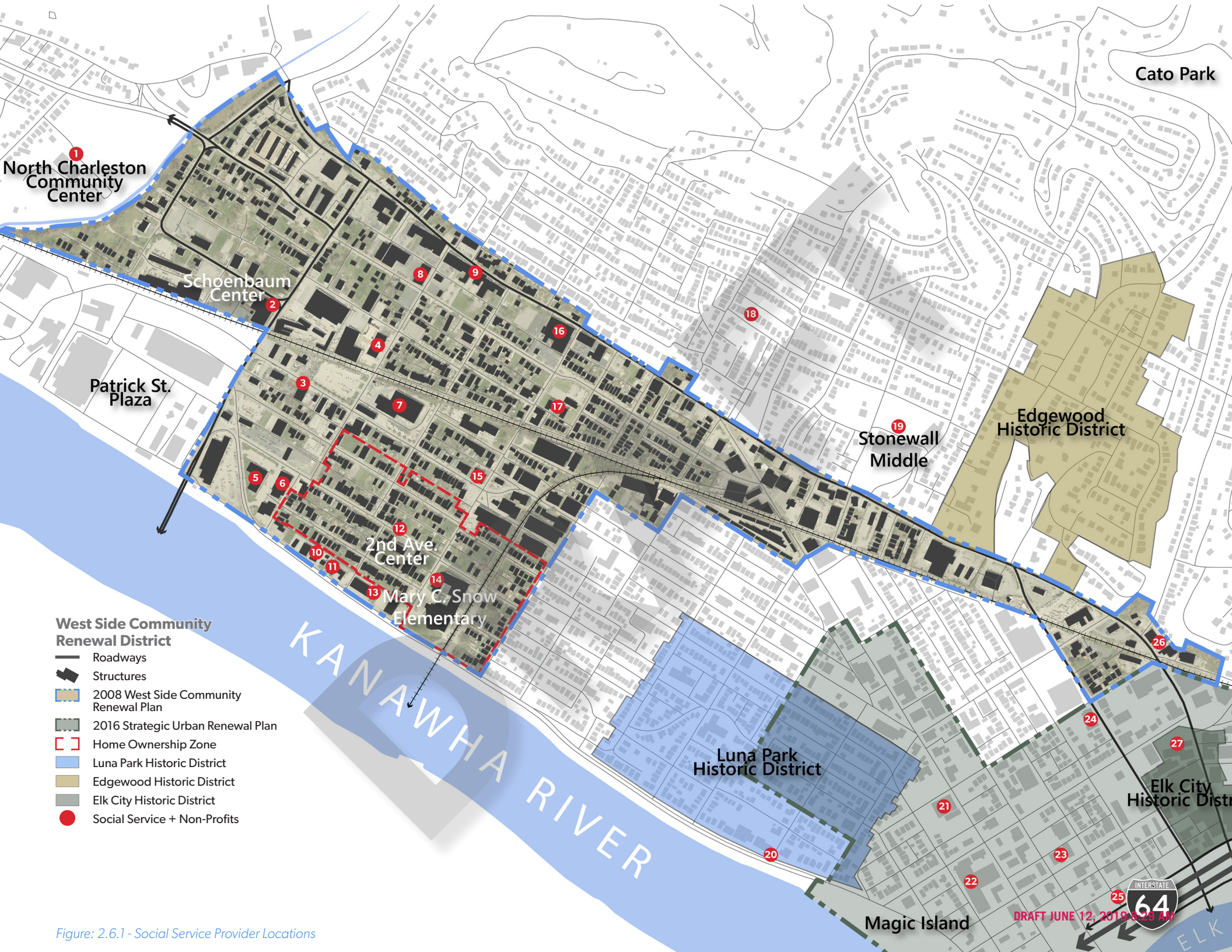


Figure: 2.6.1 - Social Service Provider Locations

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EXISTING CONDITIONS

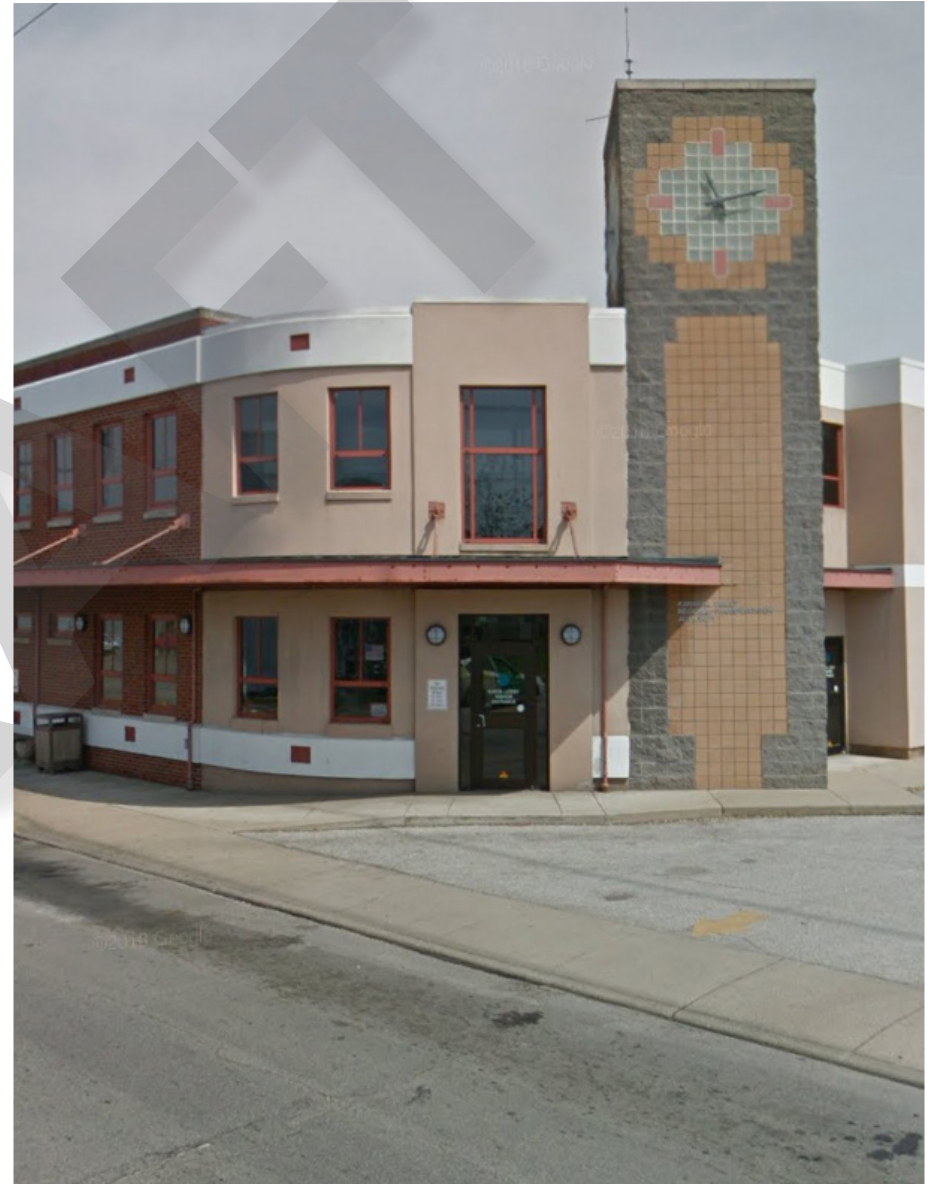
2.7 Transportation - Public Transit

Public Transit within the West Side Area

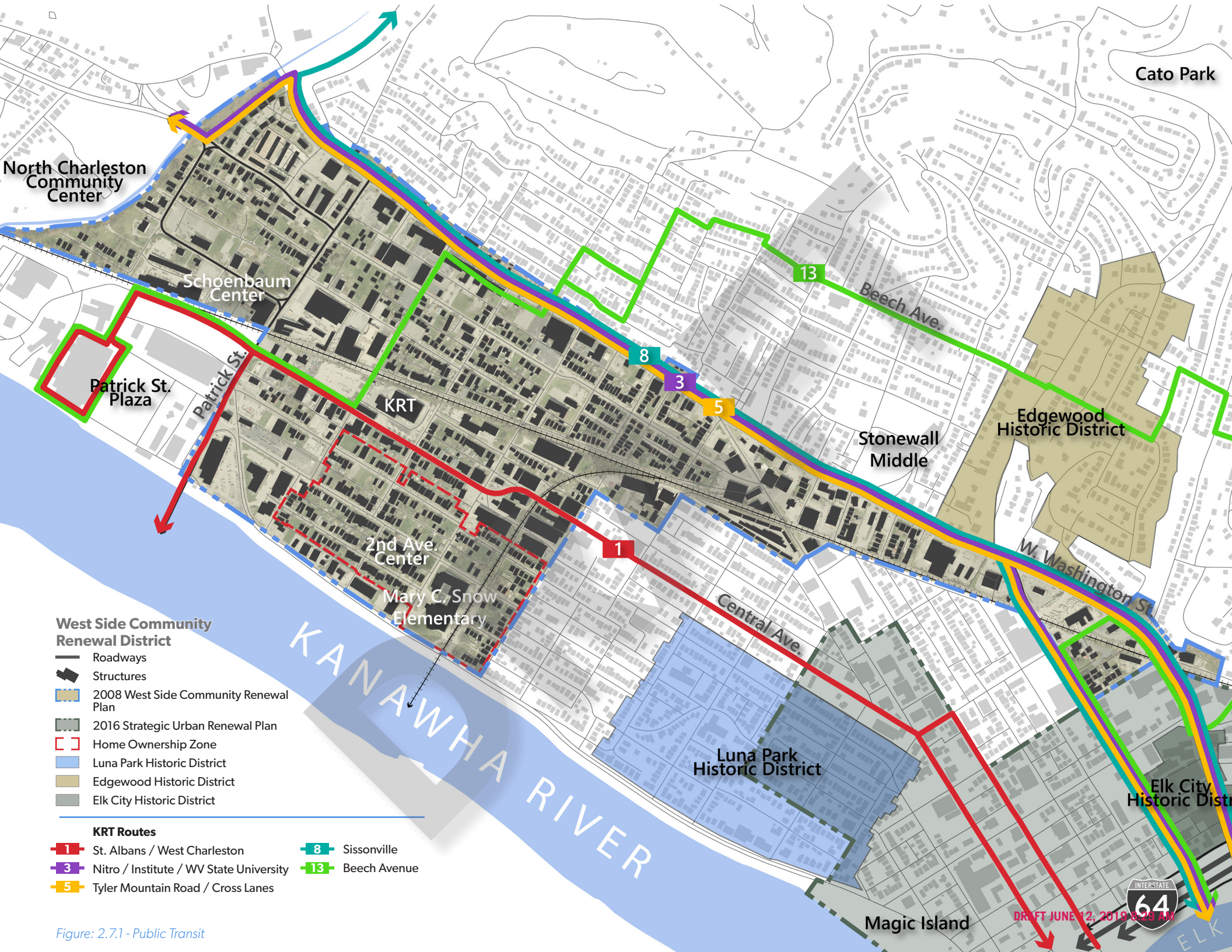
The Kanawha Valley Rapid Transportation Authority is another service directly located within the West Side Community Renewal District. Serving this area, the KRT has five regular routes traveling mainly east-west through the district focusing along West Washington Street, Beech Avenue in the West Side hills area, and along Central Avenue, connecting downtown to the Patrick Street Plaza. Only the Beech Avenue (13) route travels north-south within the district along Stockton Street and into the more residential areas on the hill. The remaining four routes: St. Albans/West Charleston (1), Nitro/Institute/WVSU (3), Tyler Mountain Road/Cross Lanes (5), and Sissonville (8), travel mainly along the commercial corridors of the neighborhood.



Kanawha Valley Rapid Transit buses [Source: KRT]



Entry to Kanawha Valley Rapid Transit Hub [Source: Google]



West Side Community Renewal District

- Roadways
- ▣ Structures
- ▣ 2008 West Side Community Renewal Plan
- ▣ 2016 Strategic Urban Renewal Plan
- ▣ Home Ownership Zone
- ▣ Luna Park Historic District
- ▣ Edgewood Historic District
- ▣ Elk City Historic District

KRT Routes

- ▣ 1 St. Albans / West Charleston
- ▣ 3 Nitro / Institute / WV State University
- ▣ 5 Tyler Mountain Road / Cross Lanes
- ▣ 8 Sissonville
- ▣ 13 Beech Avenue

Figure: 2.7.1 - Public Transit

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EXISTING CONDITIONS

2.8 Circulation

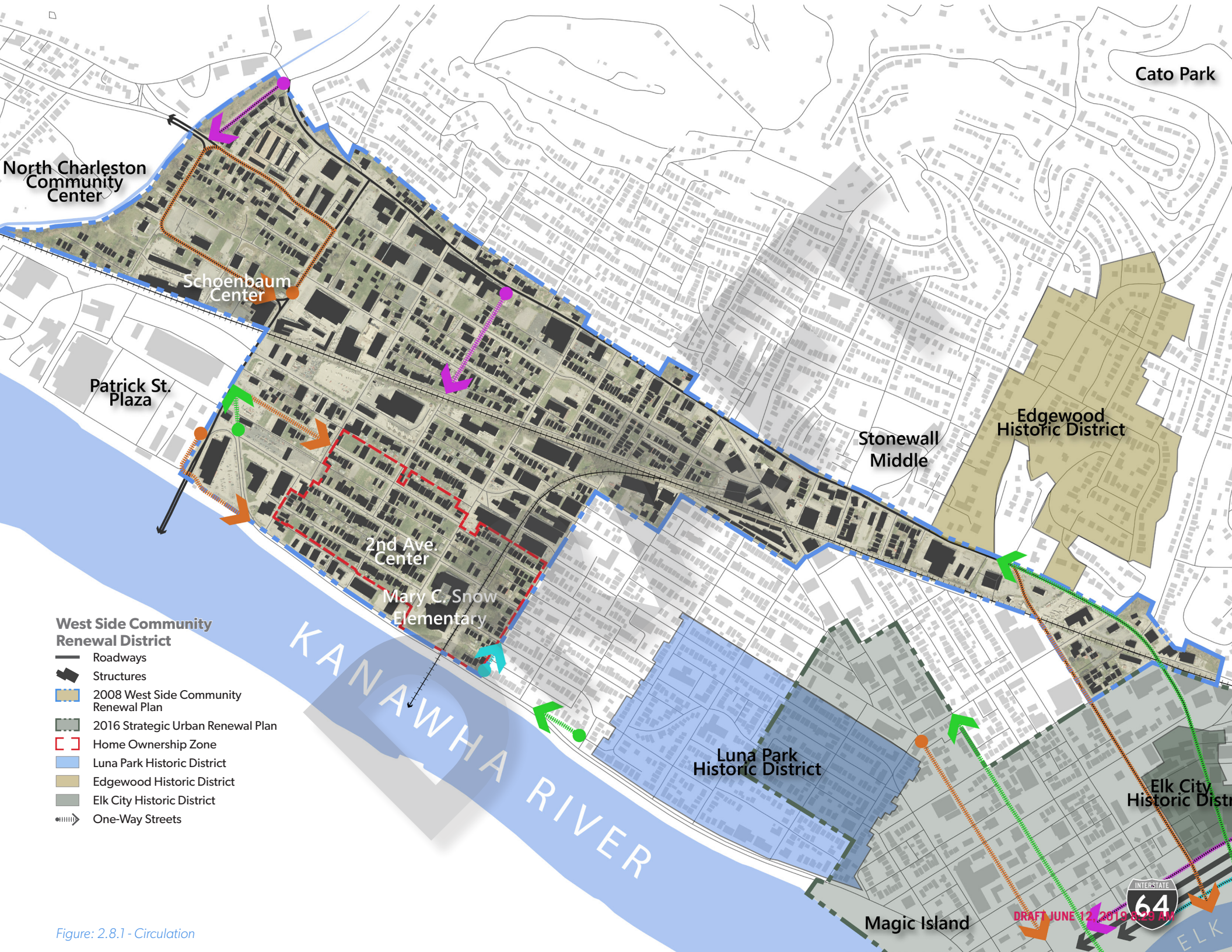
Circulation of One-Way Streets within the West Side Area

Throughout the West Side, one-way streets attempt to create a clear and direct circulation pattern, especially in areas near Patrick Street and the Elk City Historic District. One-way streets, especially one-way road pairs of 10 to 15 blocks in length, tend to encourage higher operating speeds (about 35 to 40 miles per hour) and many more turning movements. This can be seen along West Washington, Lee, Randolph, and Virginia Streets going into and away from downtown. However, elsewhere within the boundaries of the Community Renewal District are short sections of one-way streets that transition into two-way circulation, creating a confusing system of travel patterns that often go ignored, as they are within primarily residential blocks. Also present is a large one-way loop to the north of Patrick Street to reduce traffic congestion. As a result of this circulation, a residential block with multiple churches and a public garden become a series of traffic islands.

Unfortunately, one-way streets have made the cities and neighborhoods less intuitive and navigable. Motorists are forced to “go around the block” to get where they want to be, creating extended trips and traffic impacts on secondary streets. This further exacerbates the perception of the neighborhood as being a place that is hard to get in and out of, hard to navigate and generally inconvenient.



One-way street segment along Glenwood Avenue and Kanawha Boulevard [Source: Google]



- West Side Community Renewal District**
- Roadways
 - ▣ Structures
 - ▭ 2008 West Side Community Renewal Plan
 - ▭ 2016 Strategic Urban Renewal Plan
 - ▭ Home Ownership Zone
 - ▭ Luna Park Historic District
 - ▭ Edgewood Historic District
 - ▭ Elk City Historic District
 - ▭ One-Way Streets

Figure: 2.8.1 - Circulation

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EXISTING CONDITIONS

2.9 Market Analysis

West Side Residential Market

The residential market in the West Side consists largely of detached and attached single-family properties. Since 2016, median home values in the area have remained stable and experienced notable increases. Over the past 3 years, annual average median home values have risen by approximately 2.9% from \$74,725 in 2016 to \$77,000 for year-to-date 2018, with a peak of \$78,200 seen in March 2018.

Monthly Median Home Values

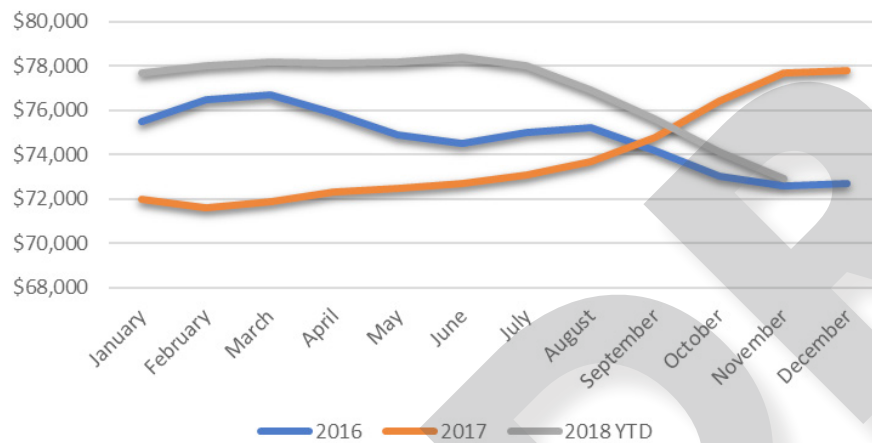


Figure 2.9.1 - Monthly Median Home Values [Source: GAI, Inc.]

Though the area has little in terms traditional multi-family residential properties, there are many properties that are renter occupied. Within the West Side area roughly 43% of housing units are renter occupied. Rental rates for market-rate properties within the West Side area, which would include single-family (attached and detached), condominium, and multi-family properties, have also been stable since 2016. Annual average median rental rates over the last three years have risen by approximately 2.6% from \$849 in 2016 to \$871 for year-to-date 2018, with a peak of \$921 in May of 2017. Since area housing rental rates

and home sale values are relatively low, the economics associated with new development can be problematic, with forecast revenues not justifying the cost of new development or redevelopment.

Monthly Median Rental Rates

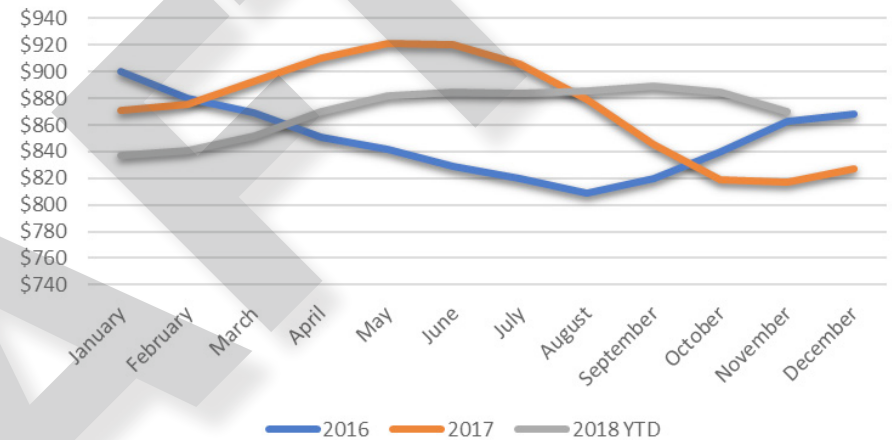


Figure 2.8.2 - Monthly Median Rental Rates [Source: GAI, Inc.]



6th Avenue [Source: Google]

West Side Retail Market

The retail market within the West Side area has seen some positive movement in recent history. 2018 estimates of the number of retail trade businesses within the 25302 Zip Code indicate an increase of roughly 14% over 2012 when there were 78 retail trade businesses within the area. 2018 estimates indicate gross sale for retail trade businesses were roughly \$164,500,000, and that these retail trade businesses employed roughly 760 employees.

Rental rates for retail space within the West Side area currently range from \$10.00 to \$13.00 per square foot, which is lower than the retail rental rates in downtown Charleston which currently range from \$14.00 to \$17.00 per square foot.

Retail Trade Businesses

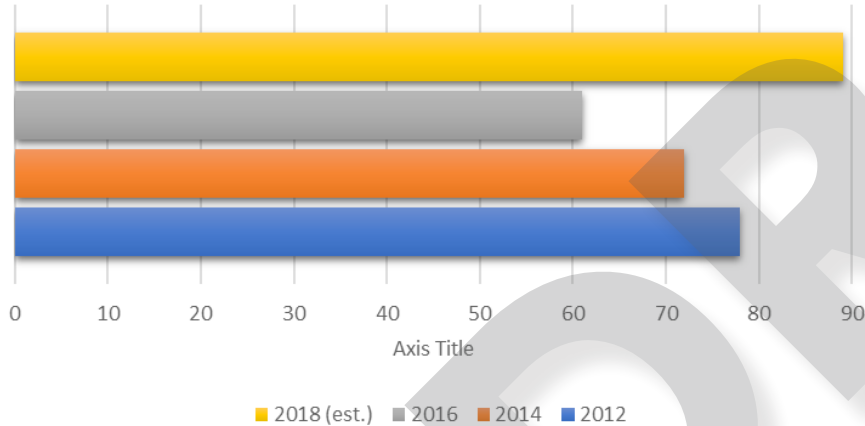


Figure 2.8.3 - Retail Trade Businesses [Source: GAI, Inc.]



West Washington Street [Source: Google]



West Washington Street [Source: Google]



MARY C SNOW
WEST SIDE
ELEMENTARY SCHOOL



BUILDING COMMUNITY

- 3.1** Housing Plan Recommendations
- 3.2** Commercial Use Recommendations
- 3.3** Zoning Recommendations

BUILDING COMMUNITY

3.1 Housing Plan Recommendations

In communities with a history of absentee landlords, larger numbers of renters, patterns of code violations, and high concentrations of low wealth residents can thwart ownership of property essential to maintain sound neighborhoods. Poor credit and titles, exacerbated by inadequate record-keeping, often act together to keep otherwise usable lands vacant or underutilized. In varying ways, the socio-economic factors in place have made it difficult for the existing marketplace to function without some substantial improvements or repositioning of those resources normally supporting real estate activity, especially housing. Without suggesting deep systemic modifications will occur easily, many of the identified issues reinforce one another and are a drag on (re)development. We believe there are certain ideas to be explored in more detail, which should at the very least, be a foundation for more comprehensive strategies.



Habitat for Humanity of Kanawha Putnam

Religious Coalition for Community Renewal

Residential and Parcel / Land		
Land Use	Total Vacant	Total Occupied
Residential	94	616
Parcel / Land	248	0
Total	342	616

Figure: 2.5.1 Windshield survey vacancy percentages
[Source: City of Charleston]

Develop a Comprehensive Inventory of Future Infill Sites

In direct cooperation with the City of Charleston and the Kanawha County Assessor Office, CURA should acquire a comprehensive inventory of vacant parcels, vacant structures, ownership and non-conforming lots to advance infill residential opportunities. During our planning process, we were able to identify vacant properties and land based on the data collected by the City of Charleston in early 2018. The city and CURA are recommended to update this list every 6 months.

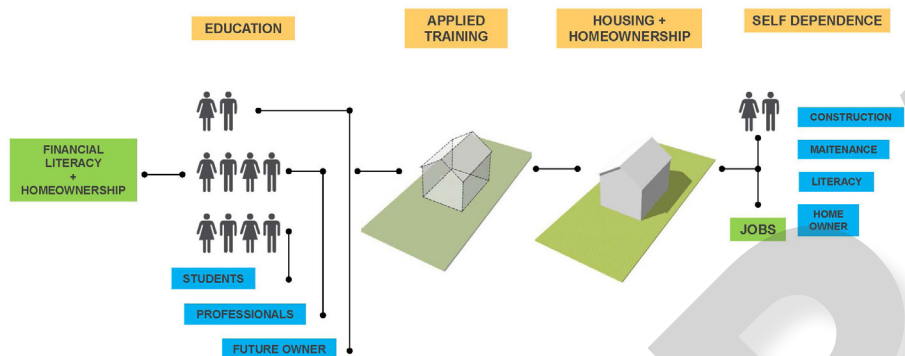
As a comprehensive inventory develops, CURA shall initiate development interest with non-profit entities, local, state, and federal housing agencies to promote residential development within the West Side. Potential development partners to be included are:

- Habitat for Humanity Kanawha Putnam
- Religious Coalition for Community Renewal (RCCR)
- Appalachian Service Project
- Build Appalachia
- Mayor's Office of Economic and Community Development (MOECD)
- West Virginia Housing Development Fund
- Federal Home Loan Bank
- Community Works
- HOPE Community Development Corporation (HOPE CDC)

Build Financial Literacy and Homeownership Trade Skills

In economically distressed areas, it has historically been difficult to build and promote financial literacy. Formal programs targeted to economically disadvantaged residents tend toward programs narrowly centered on the financial skills and responsibilities associated with owning a house. While such programs fulfill an obvious mission, we believe an intervention strategy connecting home preparedness and broader financial education with actual job skills development fills an important role on the West Side. CURA should encourage Habitat for Humanity Kanawha Putnam and their Master Homeowner Education programs to provide this resource quickly to the residents of the West Side. It is recommended to bring this program, or others, into the community, through a potential satellite site at the 2nd Avenue Center, to help provide an accessible education.

In the approach we envision, training in the construction trades—very broadly defined—would be offered to residents engaged in housing initiatives. Residents would be educated as “technicians”, qualifying them to participate in the construction industry while also positioning them to take advantage of housing planned for delivery within the West Side. Financial literacy and homeownership preparedness become part of the required curriculum. Houses constructed might be available to those engaged in construction training, but the linkage, however beneficial, is complementary and incidental, not obligatory. This program shall also be complementary to a continued and expanded West Invest Program, bringing police officers and educators into the community.



Education: Building Financial Literacy, Homeownership, And Trade Skills [Source: GAI, Inc.]

Create a Land Bank

While land banks can be engaged in many activities, its primary mission is to stabilize the value of land, typically in a badly depressed neighborhood, through acquisition and disposition of properties targeted to certain objectives. A land bank often provides the needed ownership, control, or stewardship of land until:

1. The flow of neighborhood financial resources is sufficient to deploy the resource;
2. The lands can be assembled to support a desired initiative that is part of a larger plan.

It is imperative for the City of Charleston to create a land bank for the city. With the West Side, maintaining a deployable inventory of property is vital, because implementation opportunities are often derailed when vacant sites face title or control issues. Such problems can be difficult to correct quickly and efficiently, especially given limited financial resources.

Envisioned is a land bank that builds its inventory through direct purchases (where funds are available), personal and public gifts (to realize a social or program goal), abandonment (unclaimed property assigned to the local government), forfeitures (property received in lieu of taxes, fines or other public liens), and other means that should be explored. CURA shall coordinate with the city planning department, the Mayor’s Office of Economic Development, and the West Side Neighborhood Association to help identify key properties to include within the land bank.

Allow + Promote Mixed-Income Housing

To promote a vibrant and desirable neighborhood, the West Side should introduce mixed-use developments and offer a variety of housing styles. This ideally would take the form of a community where households and families of various size and income can find housing that accommodates their needs, but resists concentrations of either the very poor or very wealthy. Research has shown the interaction enhances mobility and offers opportunities that less advantaged population can adopt and embrace.

To achieve this vision of mixed income housing, the available housing cannot be artificially priced at levels at odds with the market. While some income segments may require assistance, the provision of varied housing forms, densities, social support networks, job training, and delivery systems should be contemplated to allow the delivery of both multi- and single family ownership and rentals—largely with minimum price supports, except to aid the most disadvantaged. Generally, this objective is more easily achieved in multi-family housing, possibly with commercial uses supporting the appropriate price points. Areas such as Kanawha Boulevard, Patrick Street, and West Washington Street should be identified as potential mixed-use development sites. Townhomes and row houses within the central part of the neighborhoods should be considered. These style of homes are more in line with the current character of the West Side and will provide the community with quality affordable housing options to help grow urban density and build a healthier neighborhood. CURA will need to cooperate with the City of Charleston and the West Side Community Association to find potential infill sites, while partnering with interested private developers such as the ongoing Hope Townhouse Project.

BUILDING COMMUNITY

Housing Initiative

With the West Side being roughly a 50/50 split rental and homeowner occupied neighborhood, the formally known Home Ownership Zone (HOZ) shall be renamed to the Housing Improvement Zone (HIZ). This change of name provides a better understanding for the character of home occupancy within the district and allows for goals of the district to focus on homeowners and renters alike.

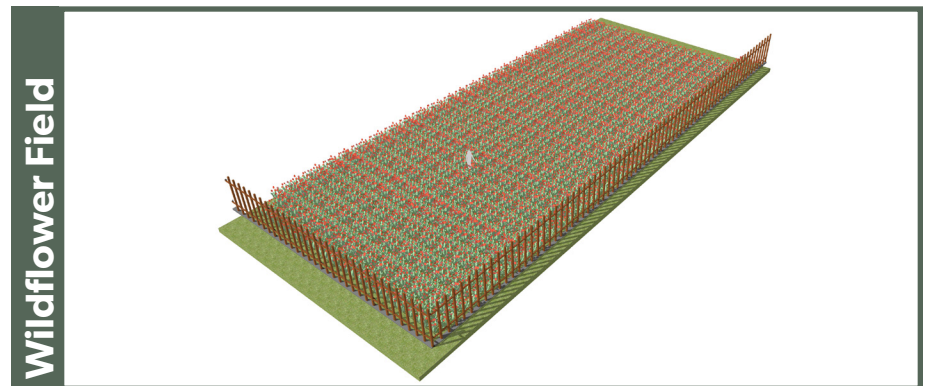
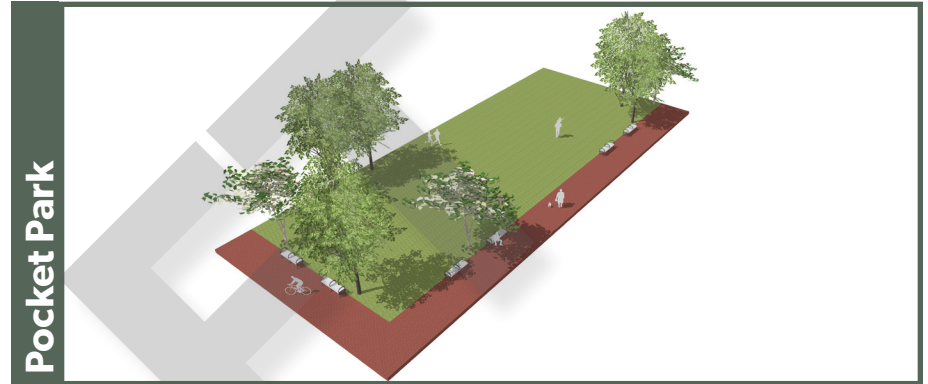
The HIZ will expand its boundaries to include the complete R-4 Zoning area adjacent to the previous district edge. The new boundary reaches from Hunt Street to Stockton Street, and from the alleyway nearest Kanawha Boulevard to 5th Avenue. See Figure: 3.1.1 - Residential Improvement Areas helps to illustrate the exact boundary of the HIZ.

Housing Demolition

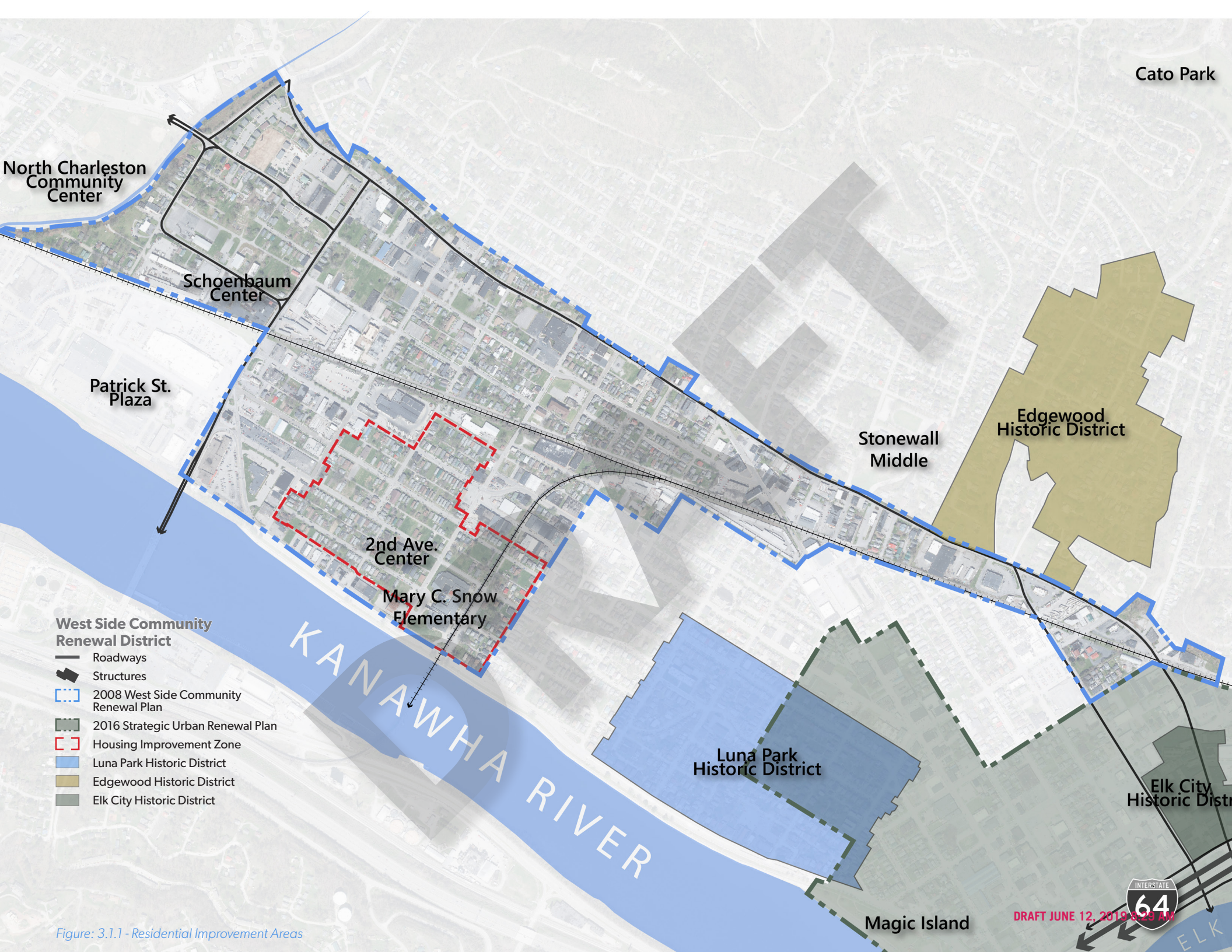
As a result of early construction practices in the growth of the West Side, a large quantity of structures are in fair to poor condition. Because of this, the neighborhood has been subjected to mass demolition, resulting in multiple vacant parcels of varying sizes. It is recommended for CURA to encourage the City of Charleston to better plan the demolition of existing structures to allow for better use of land in the future. Currently, lot sizes are not appealing for redevelopment, as they can be as narrow as 25' wide and 130' long. These narrow parcels are able to be developed through private interest, but will be passed over by other entities such as Habitat for Humanity, RCCR, and possibly the Appalachian Service Project. When possible, adjacent lots should be demolished collectively and combined to be made available through a potential land bank.

Turn Residential Vacant Parcels into Parks

Vacant parcels tend to attract the abnormal user and have a negative impact on the area. They need to be kept clear and/or secured as well as patrolled so they are not a haven for crime. Active code enforcement is necessary while any parcels remain vacant. Utilization of the Crime Prevention Through Environmental Design (CPTED) principals such as natural surveillance will curtail crime. Considerations should be given to develop them in temporary or permanent open space, provided they are easy to access and patrol.



Vacant parcel studies [Source: GAI, Inc.]



Cato Park

North Charleston
Community
Center

Schoenbaum
Center

Patrick St.
Plaza

Stonewall
Middle

Edgewood
Historic District

2nd Ave.
Center

Mary C. Snow
Elementary

**West Side Community
Renewal District**

- Roadways
- ▣ Structures
- ▣ 2008 West Side Community
Renewal Plan
- ▣ 2016 Strategic Urban Renewal Plan
- ▣ Housing Improvement Zone
- ▣ Luna Park Historic District
- ▣ Edgewood Historic District
- ▣ Elk City Historic District

KANAWHA RIVER

Luna Park
Historic District

Elk City
Historic Distri

Magic Island

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Figure: 3.1.1 - Residential Improvement Areas

3.3 Commercial Use Recommendations

The consulting team looked at potential commercial redevelopment areas based, in part, on sites identified in the previous redevelopment plan. After reviewing those sites that had not yet been redeveloped, the team focused on the following potential commercial sites:

Washington Street Commercial Node

A three-block segment of West Washington Street from Patrick Street to Bream Street. West Washington Street is the main commercial corridor traversing the West Side. The potential for development along the north side of the corridor is limited because of the change in elevation as the north side extends uphill from street level. There are existing viable tenants located along this section of the street, including the Charleston Department Store and Pile Hardware. The Charleston Kanawha Housing Authority also owns property within this segment of the corridor. Other potential development or redevelopment properties include:

1. A vacant building that was previously home to a movie theater and bowling alley (located in the basement of the building). The structure includes 18,072 square feet of space and was constructed in 1936. It may be worth considering the potential of using historic tax credits for redevelopment of the building.
2. CURA owns three vacant parcels along the corridor (1601, 1603, and 1605 Washington Street) where a building was demolished. The site includes 0.2 acres at the corner of Washington and Stockton Streets.
3. There is an existing parcel that is located near the corner of Washington and Patrick Streets (along the north side of Washington Street) that should also be considered for redevelopment. The former building that was on the site has been demolished, and the parcel is graded to street level. The site also benefits from a location directly across the street from the Charleston Department Store.

The corridor is presently zoned for commercial use, with diverse property ownership occurring along the blocks. There are real challenges with filling vacancies along the West Washington Street, including start-up costs and reluctant property owners. Implementation strategies are addressed in later sections of this report.

Central Avenue Commercial Node

A two-block area along Central Avenue and Main Street (as reflected on the following map). This area currently includes some underutilized warehouse and retail space and is located adjacent to the elevated rail line. This area is currently zoned C-10. Since the site is not located on a major arterial, traditional retail space may be challenging since visibility is limited.

Work with Charleston Main Streets: West Side, to expand their current focus area, along West Washington Street, to include this commercial node for redevelopment.

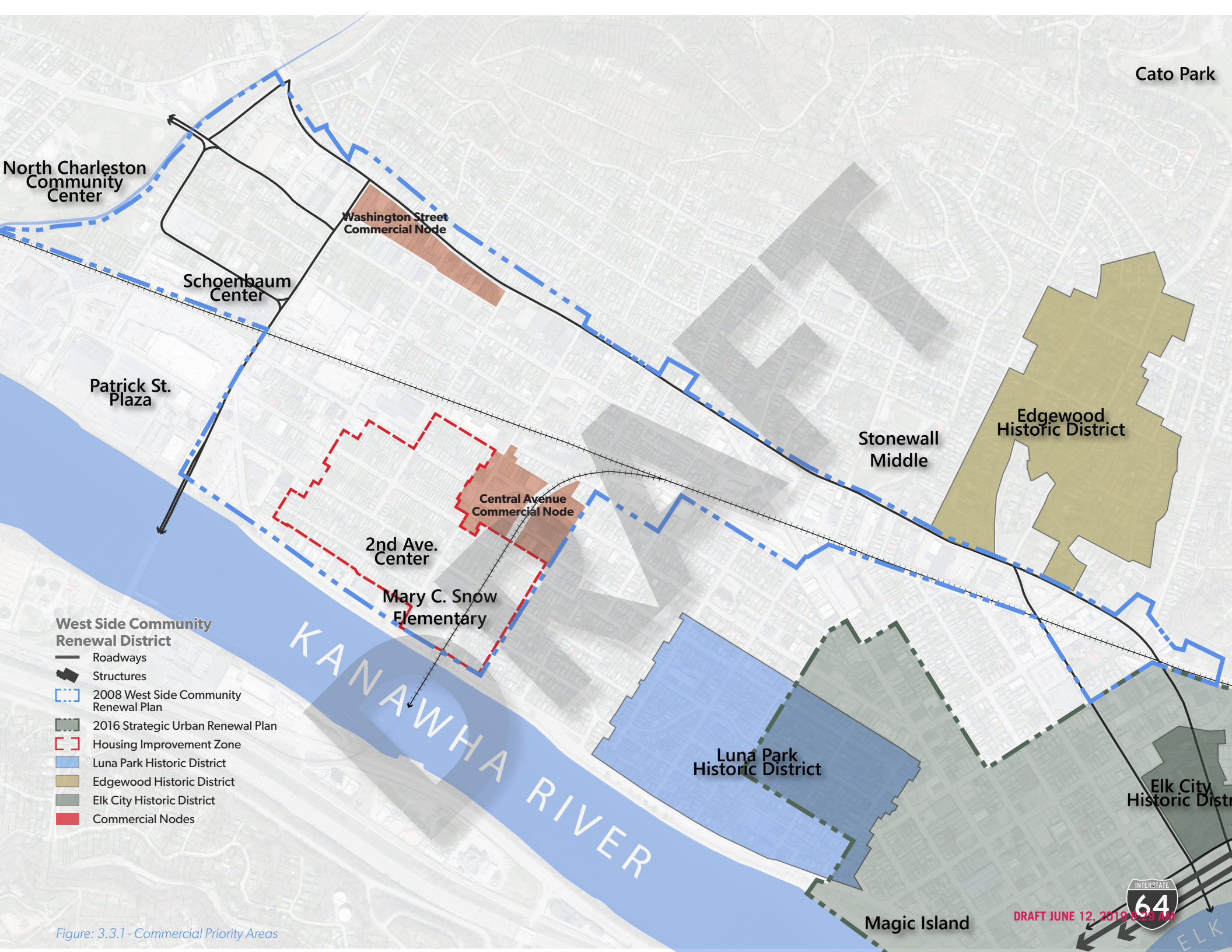
Recruit and Promote New Commercial Businesses to Key Buildings/Sites in the Area

Charleston Main Streets: West Side actively helps attract and maintain businesses in the area. They should continue to work with CURA and other advocacy groups such as the Charleston Area Alliance to ensure that business prospects can easily navigate the business development process.

Prospects could be provided with market and property information for available sites and invited to meet with representatives of the West Side merchants and relevant property owners. A prospect list should be developed in conjunction with local brokers, area residents and businesses, and other designated stakeholders. This will allow Charleston Main Streets: West Side and others involved in business recruitment in the area to ensure that tenants who fit in with the overall leasing strategy are identified. A property listing could include information regarding the following:

- Property address
- Land area and improvements/building size
- Value of land and improvements
- Current tenants
- Owner's name and address

A Main Street's staff person should be designated to assist with recruitment and promotion. The organization responsible for recruitment will act as the information source and marketing arm for all properties with ground floor retail in a defined area.



Cato Park

North Charleston
Community
Center

Washington Street
Commercial Node

Schoenbaum
Center

Patrick St.
Plaza

Stonewall
Middle

Edgewood
Historic District

Central Avenue
Commercial Node

2nd Ave.
Center

Mary C. Snow
Elementary

**West Side Community
Renewal District**

- Roadways
- ▣ Structures
- ⋯ 2008 West Side Community
Renewal Plan
- ⋯ 2016 Strategic Urban Renewal Plan
- ⋯ Housing Improvement Zone
- Luna Park Historic District
- Edgewood Historic District
- Elk City Historic District
- Commercial Nodes

KANAWHA RIVER

Luna Park
Historic District

Elk City
Historic Distri

Magic Island



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Figure: 3.3.1 - Commercial Priority Areas

A staff person dedicated to recruitment would provide the following needed services:

- Maintains a detailed inventory of available retail sites.
- Brings viable prospects to landlords and commercial brokers through participation in International Council of Shopping Center (ICSC) events, identifies of viable local and regional retailers, and contact prospects to determine their interest in expanding in the area.
- Follows up with prospects with site visits, lease information, property details, etc.
- Assists potential retail tenants with securing financing incentives (e.g., historic tax credits, façade grant dollars, microloan program, etc.)
- Assists with development of marketing and promotional materials.

Marketing the West Side to potential businesses should also include tracking new investment in the area. Information that could help promote the West Side might include the following:

- A list of new businesses created during the past year, including total new employment in the area.
- Total investment dollars spent in the area (including dollars spent for infrastructure improvements).
- A list of the number and type of downtown inquiries.
- Enumeration of vacant space absorbed over the past year.
- A description of other positive real estate indicators, including metrics such as increasing rents, decreasing vacancies, etc.

Case Study – Downtown Charlottesville, Virginia

In some cases, new retail businesses have been successfully incubated inside existing businesses. This allows the upstart to benefit from an existing customer base. In some cases, the start-up can sell its merchandise for a monthly fee or percentage of total sales (similar to a rent structure).

The Hardware Store Restaurant, located in downtown Charlottesville, provides space for start-ups in the restaurant’s front window bays. Storage and work space is also provided to the sub-tenants on the top floor of the building. The restaurant serves 500 people per day, providing an established clientele for the new businesses. The restaurant has successfully “incubated” more than 20 small businesses over the past several years of operations.

3.5 Zoning Recommendations

Zoning Updates

Zoning updates are identified on the Proposed Zoning Map and are primarily changing portions of the residential and commercial zoning of C-4 and C-8 to R-4 and CVD to promote residential focus and district continuity within the areas identified on Proposed Zoning Map. Working with the City of Charleston Planning Department to advocate for consistent zoning changes is recommended.

Zoning updates are as follows:

- Changing C-4 to R-4 on the parcel along West Washington Street with Barton Street one parcel to the east.
- Changing C-4 to CVD along Florida Street mid block between 7th Avenue and West Washington Street.
- Changing C-8 and R-8 to CVD along Florida Street to the east and 7th Avenue to the south.
- Change C-10 to C-4 and R-8 along 6th Avenue to the south, Florida Street the west.
- Change I-2 to R-8 along Bream Street to the east, 6th Avenue to the north and Madison Street to the south.
- Change C-10 to R-8 along 7th Avenue to the north, Rebecca Street to the west.
- Change I-2 to R-4 along 4th Avenue to the south, Iowa Street to the east.
- Change C-4 to R-4 along 4th Avenue to the south, near Bream Street to the west.

North Charleston Community Center

Schoenbaum Center

Patrick St. Plaza

2nd Ave. Center

Mary C. Snow Elementary

Stonewall Middle

Edgewood Historic District

Luna Park Historic District

Elk City Historic District

Magic Island

Proposed Zoning: West Side Community Renewal Plan

-  Roadways
-  Structures
-  2008 West Side Community Renewal Plan
-  2016 Strategic Urban Renewal Plan
-  Housing Improvement Zone
-  Luna Park Historic District
-  Edgewood Historic District
-  Elk City Historic District

Proposed Zoning




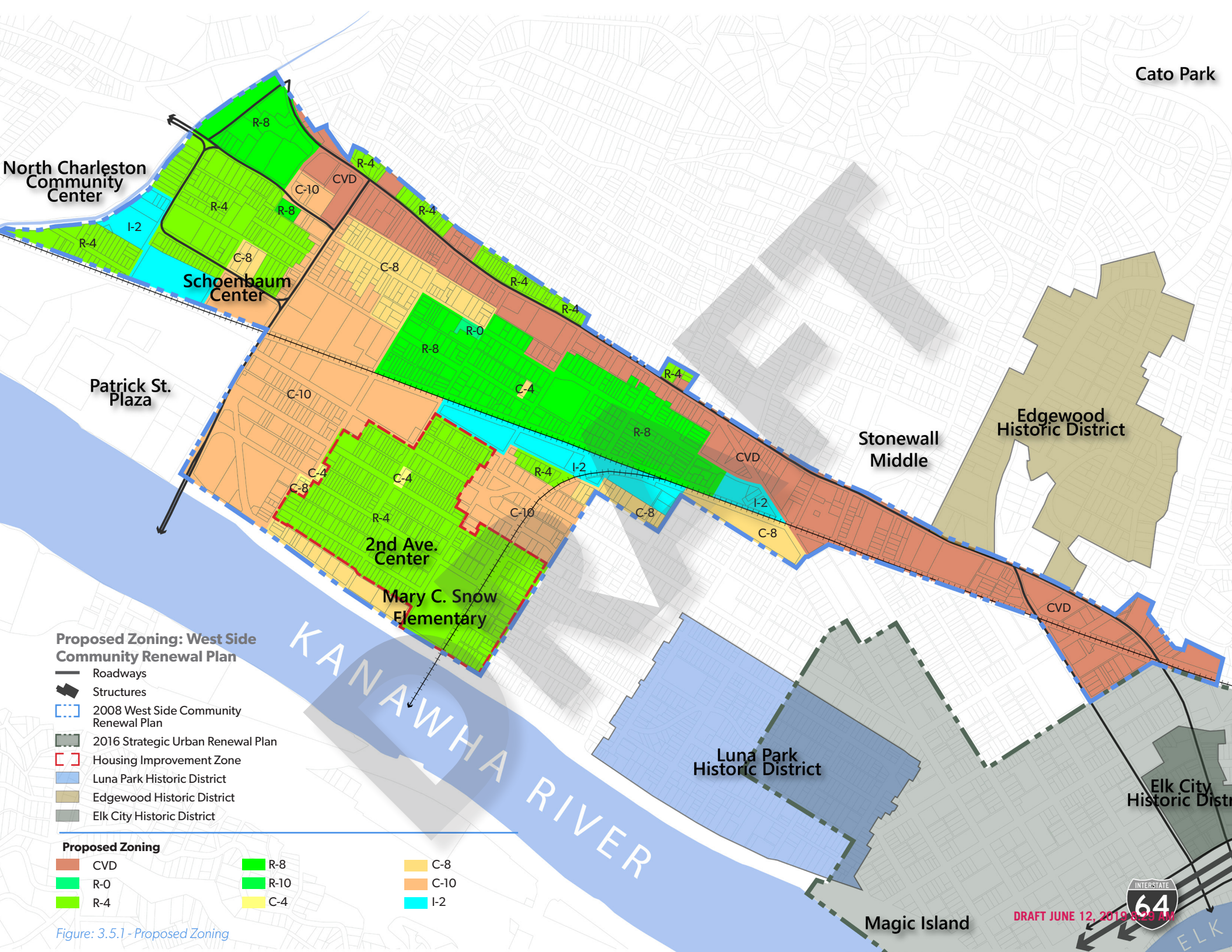
- | | | |
|--|--|--|
|  CVD |  R-8 |  C-8 |
|  R-0 |  R-10 |  C-10 |
|  R-4 |  C-4 |  I-2 |

Figure: 3.5.1 - Proposed Zoning

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- 4.1 Street Recommendations
- 4.2 Wayfinding Recommendations
- 4.3 Greenspace Recommendations

Greenspaces: an area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes in an otherwise urban environment. These are dedicated spaces for park activities and facilities to be later programmed by interested investment partners. These spaces can include:

- Green space (land that is partly or completely covered with grass, trees, shrubs, or other vegetation). Green space includes parks, community gardens, and cemeteries.
- Schoolyards
- Playgrounds
- Public Seating Areas
- Public Plazas
- Temporary Vacant Lots

4.1 Street Recommendations

Road Diets and Bump-outs

Complete Streets encourage ease of access for all modes of transportation. As described by the National Complete Streets Coalition, streets that are “incomplete”—in other words, that don’t support all users—tend to hinder economic growth and can result in lost business and lower overall productivity. It is recommended that the City and its partners consider common Complete Streets strategies to encourage walkability and multi-modal access. These concepts are integrated into the recommendations, and include tactics such as:

- Curb extensions can reduce average right turn speeds and also call attention to pedestrians waiting to cross at an intersection. Curb extensions, also known as bump-outs, can also be used at mid-block.
- Well-designed sidewalks can help promote walking, connecting transit to other destinations such as schools and shopping. Welcoming public spaces can also encourage places for gathering and community interaction.
- Appropriately sized intersections are also important when optimizing safety for pedestrians. The longer an intersection, the more time spent in the roadway, and the longer the exposure to a potential conflict.

It should be noted that there are opportunities to tie into an existing bike network within the West Side along the Kanawha Boulevard. However, existing street widths in the area may make the addition of dedicated bike lanes difficult. In this situation, it is beneficial to continue the sharrow system of bike network within the neighborhood streets.

Reconsider One-Way Street Configurations

With narrow right-of-ways (ROW) and segmented one-way streets, the West Side has its own selection of roadway challenges. A limited ROW width with dedicated lanes for parking and vehicular travel are the common cause for one-way streets on the West Side. However, there are also areas where one-way streets are used to quickly move vehicular traffic out of the neighborhood and out of the city; such patterns can be found along and near Patrick Street. The area nearest Patrick Street, as well as several other segmented one-way streets

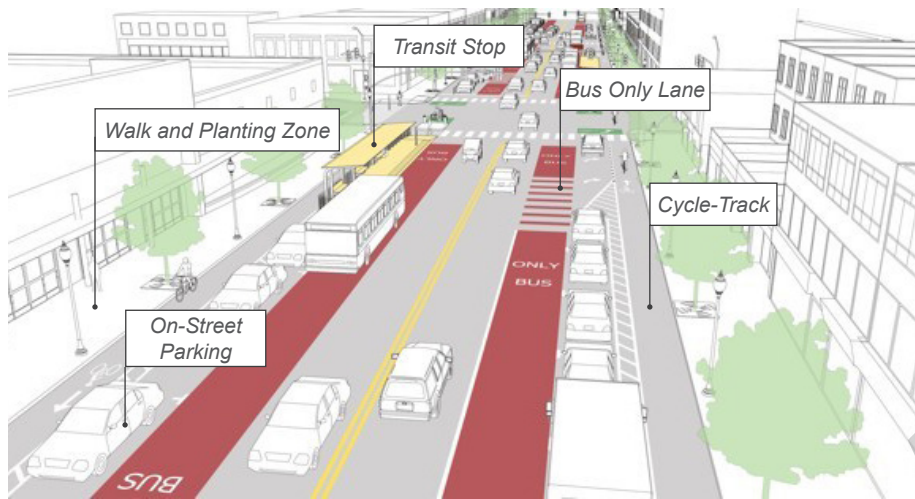
throughout the neighborhood should be studied to conclude the best use of the neighborhood road network. The City of Charleston should reconsider the one-way street configurations existing on the West Side.

Considerations: The city and state should conduct a traffic study in order to determine if two-way traffic conversions are possible. Issues to consider include the following:

- **Street jurisdiction:** If the impacted streets are state controlled, it will be necessary to get approval to make the conversion through the West Virginia Department of Transportation.
- **Street width:** The minimum width requirements for a two-way street operation may vary based on street ownership (e.g., state road versus a locally owned road), parking, and pedestrian components (both bike and pedestrian paths). For example, roadway widths as prescribed by the complete streets concept may include (along a walkable commercial corridor) 10’ to 11’ lane widths, 5’ to 8’ sidewalk widths, 5’ bike lanes, and 7’ to 9’ on-street parking lanes.
- **Peak Hour Traffic:** Peak hour traffic needs to be considered since circulation will be impacted. It is assumed that it will not be a major consideration in Charleston, given existing roadway capacity on the West Side.
- **Adjacent Building Use:** Streets with a significant amount of retail frontage are considered priority candidates for two-way street conversions.
- **Regional Transportation Network:** Two-way street conversions also impact the broader regional street network. For example, if an interchange functions within the one-way system, it may be difficult to convert to a new two-way street.

Public Transit Enhancements

The West Side of Charleston is potentially the area that needs public transit the most. Currently, the KRT has five routes serving the community with several only following West Washington Street. It is encouraged that public transit be reviewed for expanded service to be provided for the West Side on streets that will allow for proper bus traffic. It is also recommended that bus stops include a transit shelter and proper wayfinding to each stop be provided.



Complete Streets Diagrams [Source: NACTO]

Encourage Low Impact Development (LID) on Streets

LID is an approach to streets that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and re-creating natural landscape features, and minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product. The creation of stormwater planters and bioswales are two of the most common practices to capture water from the roads. Stormwater runoff can be a problem when there exists a large amount of impervious, or paved, surfaces in an area. Green infrastructure design encompasses a wide variety of stormwater management techniques that replicate, to some degree, the natural water cycle. Green infrastructure should be incorporated into the design of future streetscapes within the West Side when possible. Appropriate techniques can be introduced as potential development occurs, and might include permeable pavement and bioretention planters, such as what has been incorporated within the Kanawha Boulevard Bikeway System.



Kanawha Boulevard Trestle Walkway and Bikeway System Stormwater management [Source: GAI, Inc.]

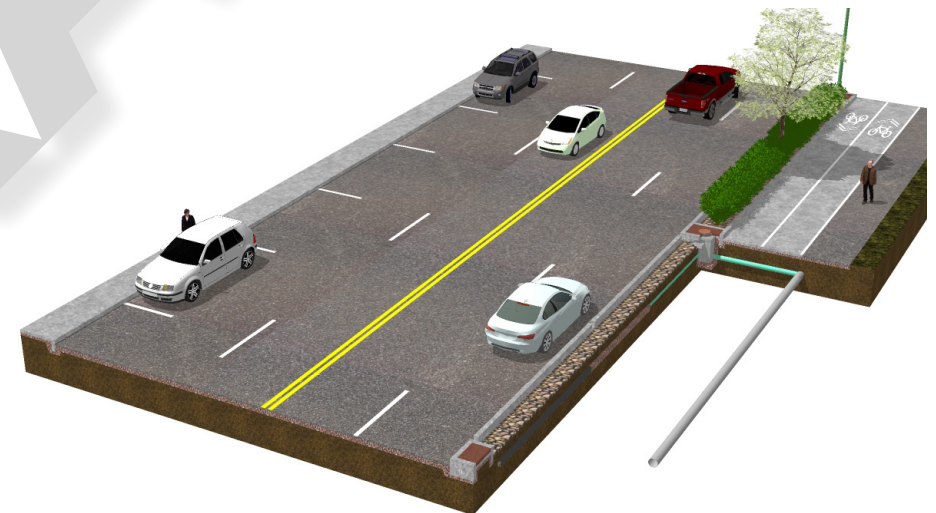


Figure 4.1.2 -Kanawha Boulevard Trestle Walkway and Bikeway System Stormwater management [Source: GAI Consultants, Inc.]

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Figure 4.1.3 - Kanawha Boulevard Trestle Walkway and Bikeway System Master Plan
[Source: GAI Consultants, Inc.]



fitzgerald st

glenwood ave

park ave

park dr

boulevard seventh-day church

grace bible church

kanawha river

crosswalk (typ)

proposed trail parking

crosswalk (typ)

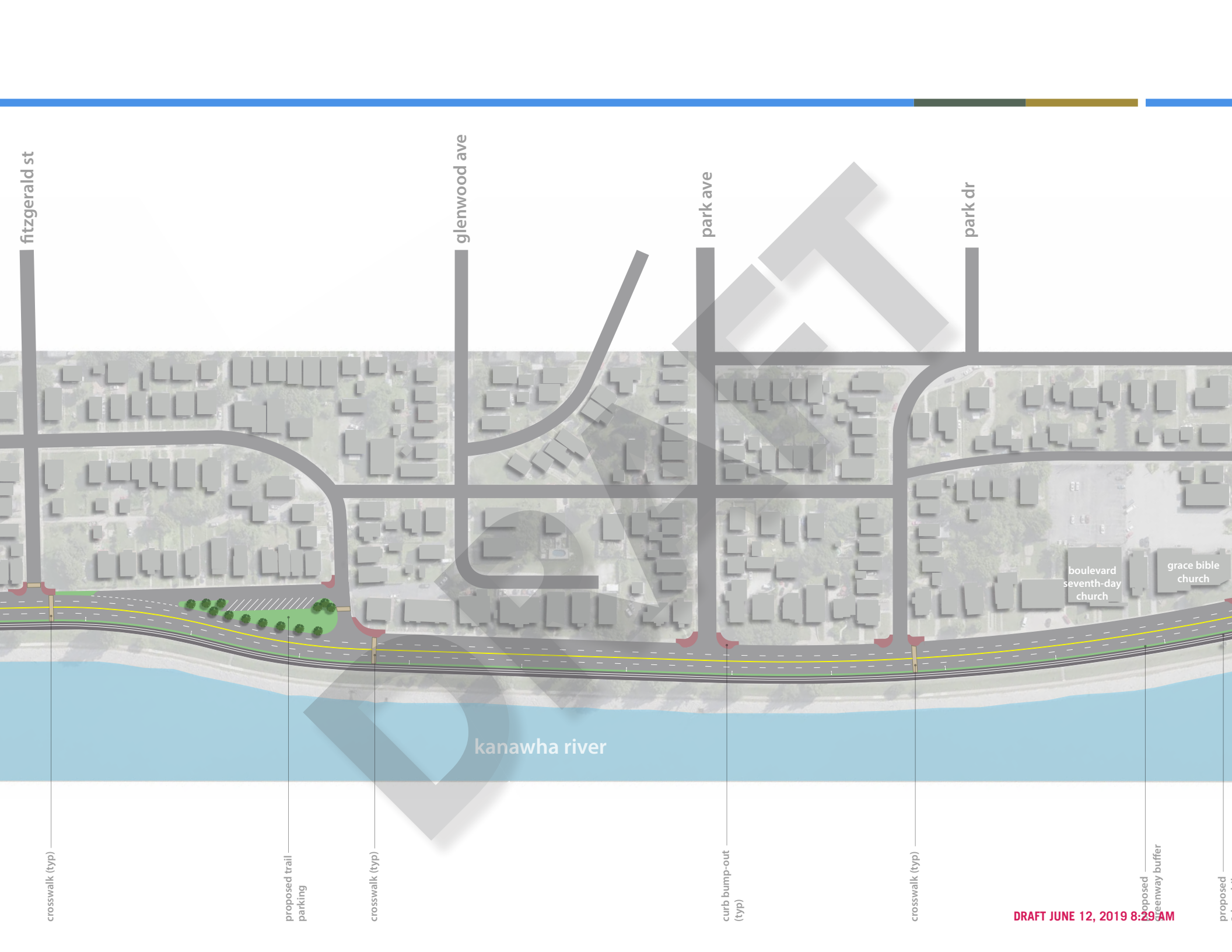
curb bump-out (typ)

crosswalk (typ)

proposed greenway buffer

proposed

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Provide Basic Neighborhood Infrastructure

Basic infrastructure improvements associated with the neighborhoods are needed and should be made a priority. This may include basic electrical, security cameras, drainage, sewer, stormwater, broadband, sidewalks, lighting, bike lanes, tree planting, roadway reconstruction, traffic calming and speed management, and safe routes for children to go to school. It is suggested for CURA to work alongside the City Planning Department, Transportation Department, and Public Works to effectively plan for new infrastructure improvements with the district. An area such as the sidewalks in the Florida Street underpass are in need of safety updates through pedestrian activated signalization to warn oncoming traffic of this potential pedestrian vehicular conflict. Also, with the lack of these access points crossing the active Norfolk Southern rail, from the north and south, a new pedestrian crossing should be identified within the gap between Stockton and Florida Street crossings. A potential pedestrian crossing could be located at the break of Bream Street with signage and accessible pavement over the rail.

Charleston Bikeways Plan

A Bike and Trail Master Plan was recently completed for the City of Charleston, by Alta Planning and Design. The intent of the plan is to safely link all parts of Charleston with a bike path system, including both short-term and long-term strategies. The plan reflects an assessment of existing conditions and networks, as well as input from the public. While the proposed bicycle and trail network is still under review, we recommend the following key bikeway improvements as it relates to links within the Community Renewal boundary:

- Installation of a Cycle Track along the Kanawha Boulevard has begun to enhance the bike network along the perimeter of the West Side. The Bike and Trail Master Plan includes the recommendation of a Cycle Track along Virginia Street West and Lee Street West to provide further connection to downtown and the West Side.
- A Bicycle Boulevard is proposed throughout a majority of the West Side. This would develop a one-way network throughout the neighborhood streets using shared-lane markings and directional wayfinding signage.
- Shoulder Bikeway; Bike Lanes are recommended along the east-west routes of Central Avenue and 7th Avenue within the Community Renewal boundary. These introduce dedicated bike lanes along the edges of these avenues to create safe and accessible bicycle circulation.



Kanawha Boulevard Trestle Walkway and Bikeway System (Source: GAI Consultants, Inc.)

Charleston, WV Bike & Trail Master Plan

Northwest Quadrant

Recommended_Facility

- Bike/Ped Cut-Through
- Bike Route
- Bicycle Boulevard
- Shared Lane Markings
- Shoulder Bikeway; Bike Lane
- Buffered Bike Lane
- Cycle Track
- Sidepath; Shared-Use Path; Greenway Trail
- Rail-with-Trail
- Long-term Improvement

Existing Facilities

- Bike Route
- Multi-Use Path

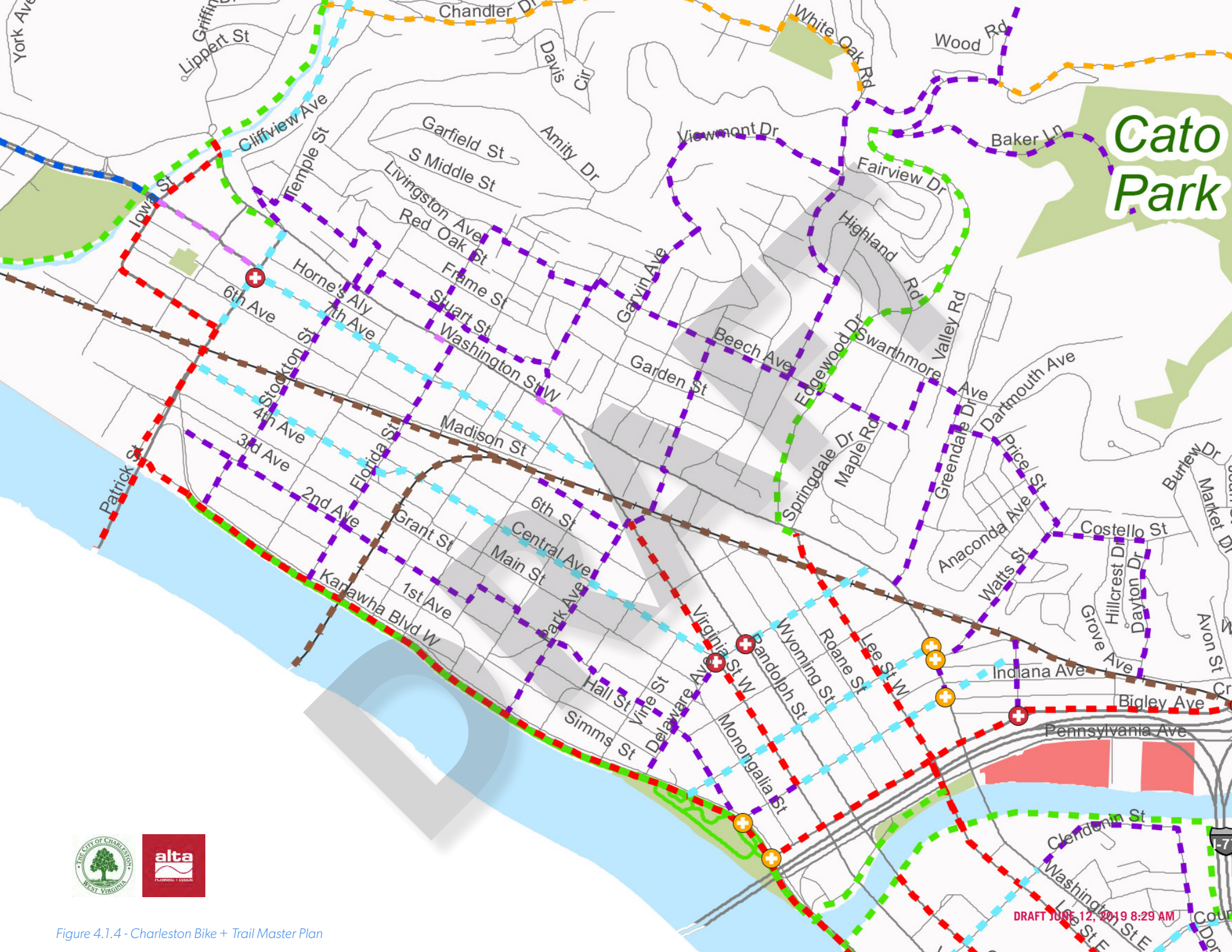
Proposed Improvements

- ⊕ Bicycle/Pedestrian Cut-Through
- ⊕ Crossing Improvements
- ⊕ Intersection Improvements

Areas of Interest

- Park
- City Boundary
- State Capitol
- Hospital / Med. Center

Bike + Trail Master Plan - Charleston, West Virginia: Northwest Quadrant
[Source: Alta Planning and Design]



Cato Park



Figure 4.1.4 - Charleston Bike + Trail Master Plan

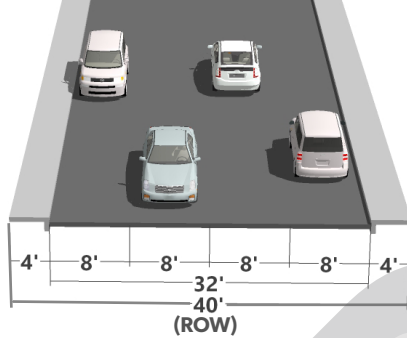
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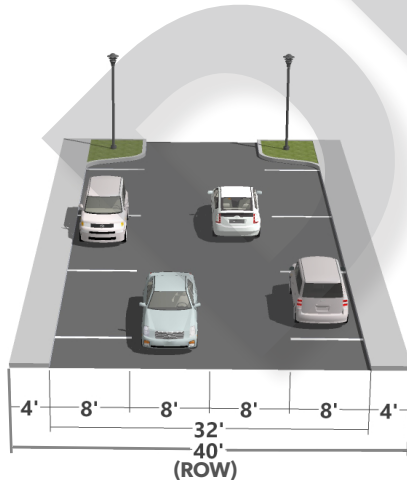
2nd Avenue

With the narrowest of right-of-ways within the West Side at 40', 2nd Avenue presents a limited ability for streetscape improvements without going into the roadway. In the area adjacent to housing, it is recommended to allow parking to remain on both sides of the road and keep a designated 16' for two-way driving. In order to increase safety within the neighborhood, street lighting is incorporated into bump-outs, which also works for traffic calming and green infrastructure.

Existing Street Condition
2-Lane Road (40' ROW)



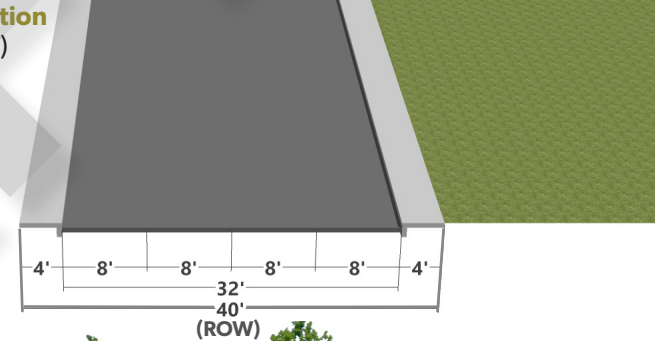
Concept
2-Lane Road (40' ROW)



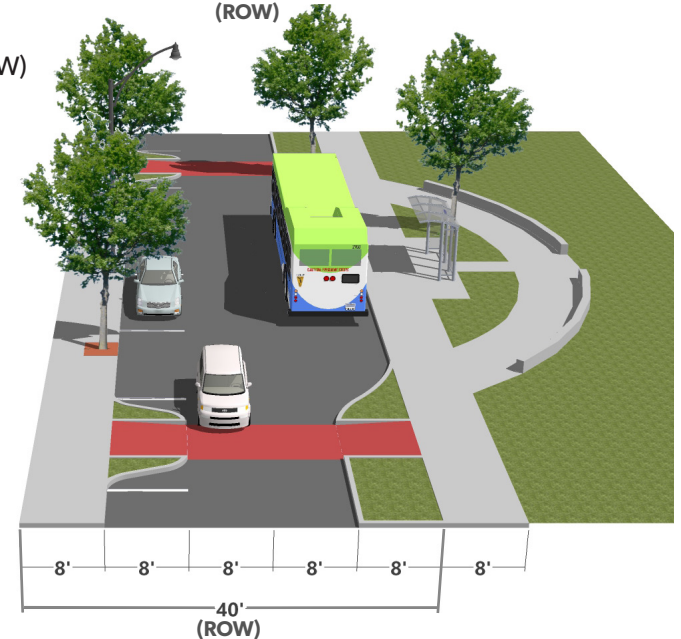
2nd Avenue

While still dealing with the narrow 40' right-of-way, in areas that can be converted into green open space it is recommended to increase the sidewalks to a desired 8' and include street trees and lighting within the sidewalk. Other improvements such as enhance crosswalks through colored concrete or pavers help identify pedestrian movement across lanes of travel to increase safety. Bus stations shall also be included where possible to provide KRT service to an area currently underserved.

Existing Street Condition
2-Lane Road (40' ROW)



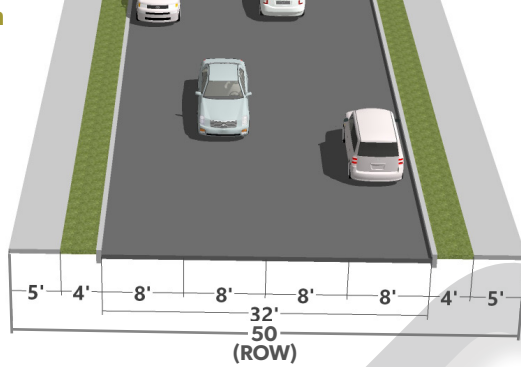
Concept
2-Lane Road (40' ROW)



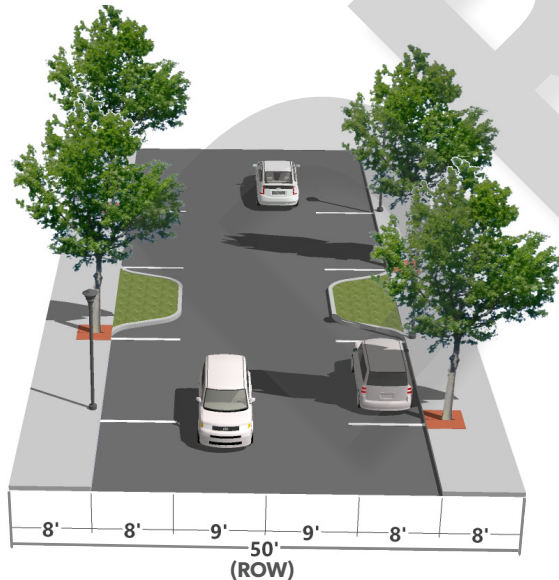
3rd Avenue

In areas such as 3rd Avenue, the right-of-way increases to a typical 50' section. What currently has 5' sidewalks with a vegetated buffer can be transformed by 8' sidewalks with trees wells and street lighting. Intermittent bump-outs are an added safety improvement to reduce traffic speeds and increase pedestrian safety.

Existing Street Condition
2-Lane Road (50' ROW)



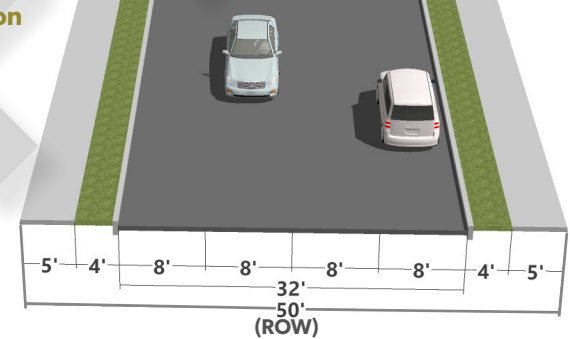
Concept
2-Lane Road (50' ROW)



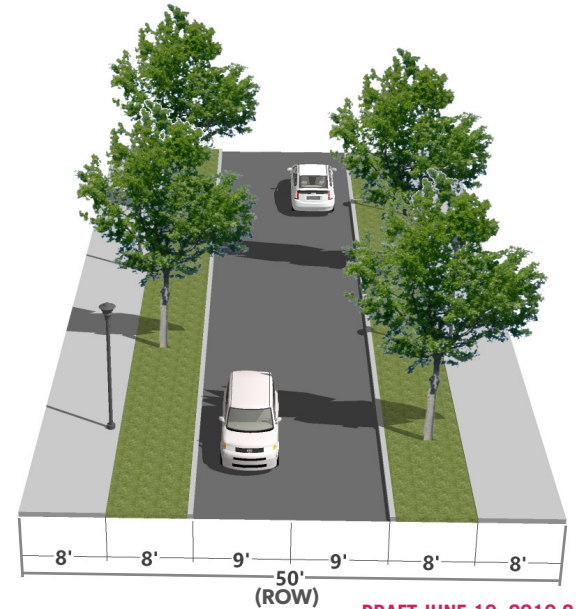
Stockton Street

Perpendicular streets to Kanawha River often do not need street parking and thus can be integral to Charleston MS4 requirements with storm water collection. Expanding the green buffers on both sides and introducing green infrastructure, such as rain gardens and bioswales help ease storm water runoff from the streets surface. In areas like Stockton Street, the green infrastructure can be expanded to 8' wide with 8' sidewalks using a road diet when able.

Existing Street Condition
2-Lane Road (50' ROW)



Concept
2-Lane Road (50' ROW)



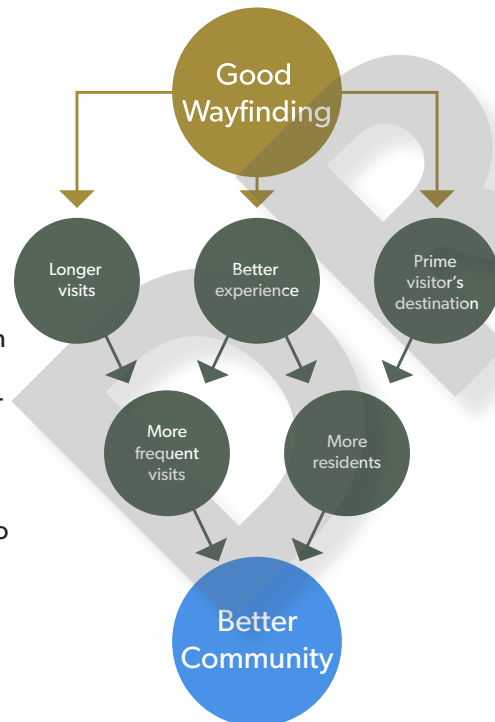
4.2 Wayfinding Recommendations

Establish a Strong Identity, Branding, and Districts

Build a unique brand for the West Side and work with Charleston Main Streets, the West Side Community Association, and other neighborhood groups to develop a district map which can then utilize different branding strategies. Through the creation of district branding, a strong identity can be made to educate the public and work towards changing the perception of the West Side. Ideas include the design of street banners, website, promotional videos, continued use of social media platforms, and teaming up with local corporations, businesses, and institutions to help sponsor the design and creation of the brand elements.

What Is Wayfinding?

The practice of Wayfinding is most simply defined as information systems that guide individuals through a physical environment. Traditionally, wayfinding has been used as a means to get people from Point A to Point B, through the use of objects like street signs. In a more modern use, wayfinding becomes an integral part of the experience that an individual has when in a particular location. Wayfinding can improve the individuals experience, promote spending more time in a given location, and encourage the visitor to come back in the future.



How Can a Good Wayfinding System Benefit a Community?

Good wayfinding improves the visitor's experience of places, leading to other benefits such as enhanced reputation and brand, further exploration, and increased stay. The ultimate goal of a quality wayfinding system is to create livable and legible places of lasting value in an increasingly connected, complex, and competitive world.

Charleston Wayfinding Commission

The City of Charleston currently has a Wayfinding Commission, which consists of 11 voting members (appointed by the Mayor and confirmed by the Charleston City Council). The Charleston Wayfinding Commission was initiated in 2002 and is part of a larger economic development and marketing program for the region. The Commission is charged with, in part, creating and managing a directional sign system for residents and visitors to the city, including destination signage, logos for districts, and banners located within the public right-of-way. It is recommended that the Wayfinding Commission continue efforts to cohesively address wayfinding issues within the West Side area.

Wayfinding in the West Side can be confusing at times, especially as it relates to locating business parking facilities. A new wayfinding system should be articulated for the urban renewal district. This can include the following:

- Develop a vehicular and pedestrian wayfinding system for destinations throughout the West Side;
- Provide signage that will direct visitors to parking lots;



Charleston Wayfinding Graphics (left to right): West Side, Downtown, East End (Source: City of Charleston)

- Develop a wayfinding system that will create an overall identity for the West Side that is compatible with its historic character, and that will also help to differentiate existing and emerging districts;
- Reduce visual clutter and increase consistency of West Side signage;
- Promote walking, biking, and use of mass transit;
- The comprehensive wayfinding signage system should address the following key areas:
 - City, Neighborhood, and Commercial Gateways
 - Destination Directional and Identity Signs
 - Parking Directional and Identity Signs
 - Parks and Recreation Directional and Identity Signs

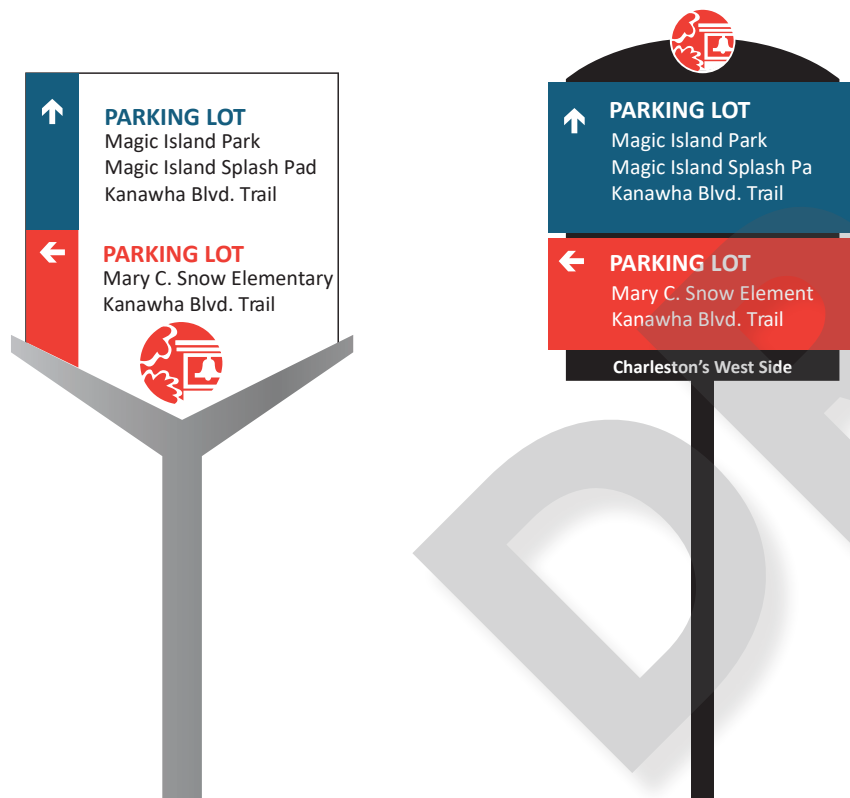
4.3 Greenspace Recommendations

Existing parks, open space, and recreational opportunities currently available within or bordering the project area are:

1. Second Avenue Community Center
2. Stonewall Jackson Middle School
3. Edgewood Drive Tennis Courts
4. Kanawha Boulevard Trestle Walkway and Bikeway
5. Rebecca Street Community Garden
6. North Charleston Community Center

Recommended Improvements for Existing Facilities

1. Second Avenue Center shall have a strong emphasis on teenage activities. Acquire land across 2nd Avenue from the Center for additional open lawn space for field activities, if not developed for new housing.
2. Stonewall Jackson Middle School – work with the Kanawha County Board of Education to use the grounds near Washington Street for special neighborhood events.
3. Create better pedestrian connection to the existing Edgewood Drive Tennis Courts by working with the West Virginia Department of Transportation and City of Charleston to install additional pedestrian signalization, crosswalks, and improved sidewalk connections at Lee Street West and Edgewood Drive.
4. Develop additional crossing points along the Kanawha Boulevard to allow for easy access to the walkway and bikeway system.
5. Currently being used as a community garden, this area has been planned for additional development by CURA in the Rebecca Street Neighborhood Garden Master Plan of 2011. Serving the Kemp Avenue area, this garden and greenspace adds to the overall need for parks and open space on the West Side, by serving this traffic isolated neighborhood this garden should be maintained and prepped for any future development and phasing outlined in the 2011 plan.
6. As the City's largest recreational space within the flats, the North Charleston Community Center should be positioned as a regional park and destination for sporting activities. The City should consider master planning and developing this park and community center to better serve the regions needs for outdoor recreation.



Examples of wayfinding signage (Left: Modern - Right: Traditional)

ACCESS / PUBLIC REALM

Trail Development with CSX Right-of-Way

Possible trail development and greenspace addition exist within the right-of-way of the abandoned CSX trestle and the adjoining active Norfolk & Southern railroad line from Kanawha Two Mile Creek to and beyond the railroad crossing of Washington Street at Maryland Avenue. Utilization of the ground adjoining and underneath the trestle could create a green ribbon connecting the riverfront to Norfolk & Southern railroad trail.

Housing Improvement Zone Community + Recreational Greenspace

Greenspace infill can be developed within the Housing Improvement Zone (HIZ). Providing as a buffer between a strong commercial district near Patrick Street and the residential core of the HIZ, a new passive greenspace could be positioned with the residential block surrounded by Stockton and Bream Streets to the east and west, with 2nd and 3rd Avenues to the north and south. This block, which was mostly residential, has been greatly demolished as a result of residential blight. Property within this block should be earmarked by CURA in conjunction with the City to develop a large greenspace for the community. Using half the block for greenspace, for scale, can accommodate two youth recreational fields as 75' x 105', which can be positioned on the land for community use; an open field within the HIZ will also exist throughout the year.

Greenway Network

Develop a greenway network plan linking all parks and open spaces within the West Side. With the use of existing sidewalks, alleyways, proposed wayfinding signage, and trestle improvements, a trail connecting greenspaces throughout the neighborhood and city should be developed. This network can take advantage of the recently completed Boulevard Bike and Walking Trail as well as potential rails with trails following the CSX line connecting to Downtown and the East End.

Maintenance and Management Plan

Encourage the City Parks and Recreation Department to develop a maintenance and management plan, or a Park and Open Space Plan (PROS), for all existing and future green spaces.

Utilize Vacant Parcels for Temporary Activities + Park Space

There are approximately 200+ vacant parcels of land currently on the West Side. Vacant parcels tend to attract the abnormal user and have a negative impact on the neighborhood. Consideration should be given to develop them into temporary pop-up spaces with a diverse use of programming and activities. An example of this is the CURA property on the 1200 Block of West Washington Street. An area that could be used as a semi-temporary park until later commercial development becomes available. These spaces will work as small catalyst sites that would help activate the community and bring positive change.

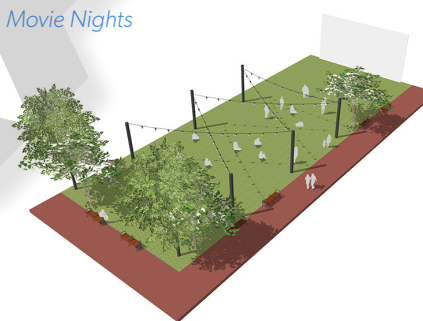
Some of recommended ideas are:

- Temporary Parks
- Movie Nights
- Markets
- Festivals
- Public Art
- Education Hub

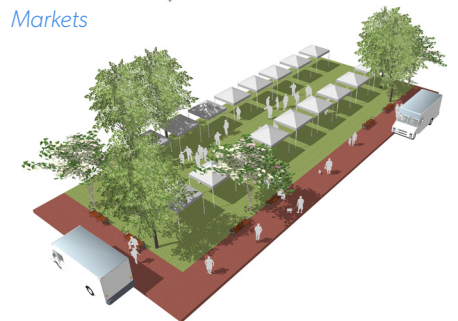
Neighborhood Supporting Uses



Movie Nights



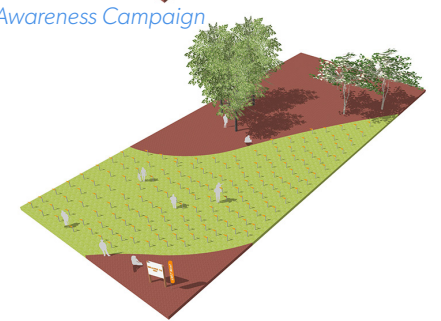
Markets



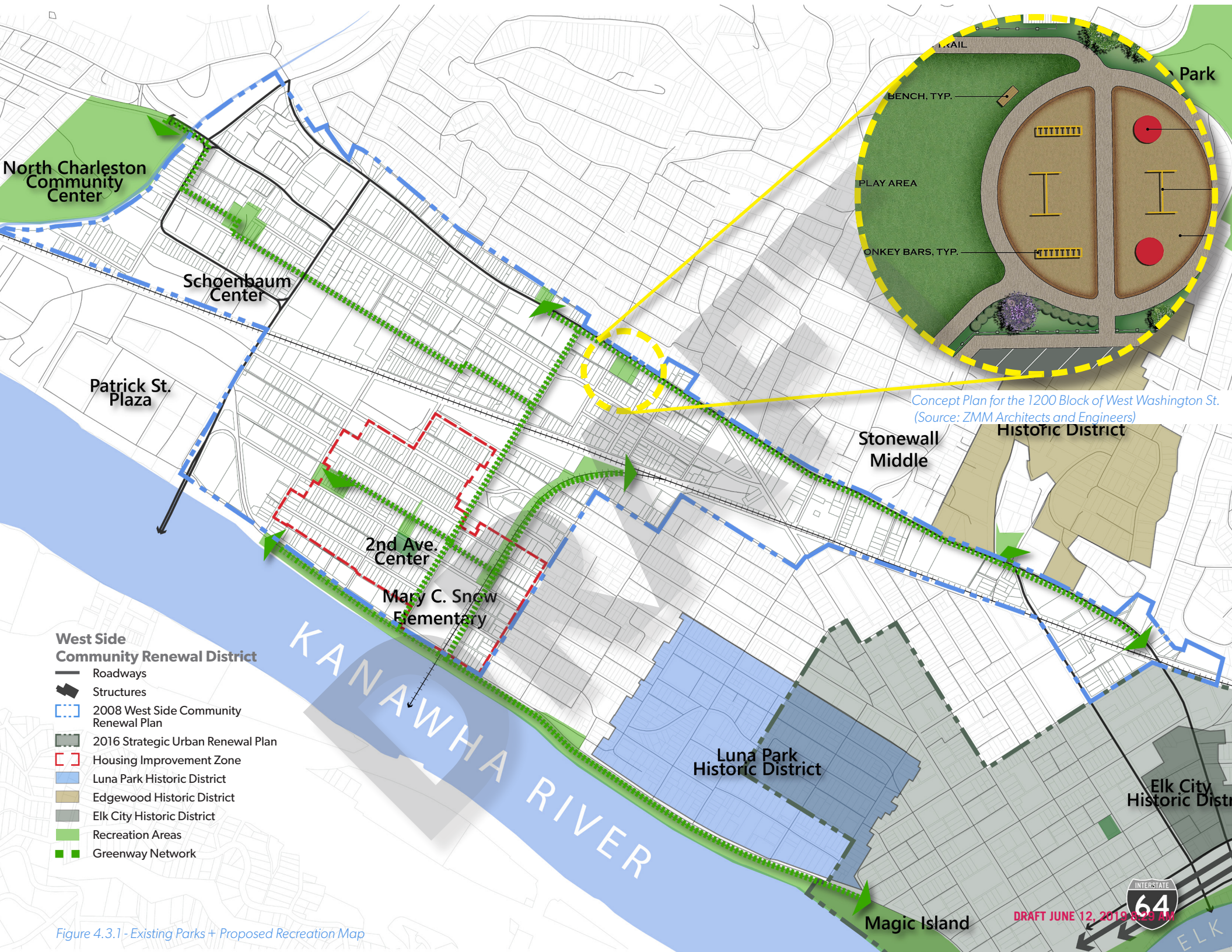
Art and Festivals



Awareness Campaign



*Temporary Vacant Parcel Uses
(Source: GAI Consultants, Inc.)*



North Charleston Community Center

Schoenbaum Center

Patrick St. Plaza

2nd Ave. Center

Mary C. Snow Elementary

Stonewall Middle

Historic District

Luna Park Historic District

Elk City Historic District

Magic Island

Concept Plan for the 1200 Block of West Washington St.
 (Source: ZMM Architects and Engineers)

West Side Community Renewal District

- Roadways
- ▣ Structures
- ▤ 2008 West Side Community Renewal Plan
- ▥ 2016 Strategic Urban Renewal Plan
- ▧ Housing Improvement Zone
- ▨ Luna Park Historic District
- ▩ Edgewood Historic District
- Elk City Historic District
- Recreation Areas
- ▬ Greenway Network

Figure 4.3.1 - Existing Parks + Proposed Recreation Map

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ADDRESSING BLIGHT

- 5.1 Landbanking
- 5.2 WV Legislation
- 5.3 Other Methods
- 5.4 Case Studies
- 5.5 Comprehensive Blight Strategies
- 5.6 Interim / Short-term Strategies

ADDRESSING BLIGHT

5.1 Land Banking

Land Banks in West Virginia

The Huntington Urban Renewal Authority (HURA) operates a Land Bank, the only existing one located in the state of West Virginia. The Land Bank was created in 2009, with the goal to “improve our community by putting viable properties and land into the ownership of those individuals and groups that will enhance them.” Since its inception, the Land Bank has purchased over 1,000 tax tickets and has sold 115 properties (maintaining 114 properties). The funds, which are collected from the sale of the properties, are used for demolition, property stabilization, or to pay down the Land Bank’s line of credit. The original plan was to set up a land bank through the City of Huntington; however, land speculators and local attorneys filed suit, so the decision was made to operate the land bank through the HURA. If the land bank had been established through the city, the land bank would have had the right of first refusal (through the powers of Home Rule). Operating through the HURA, the land bank was required to bid at the same time as other speculators who can outbid the land bank by as much as 20%. In 2018, the Land Bank Fast Track Authority, as it is named, was separated from HURA. The separate authority now has the right of first refusal for all properties with an assessed value of \$25,000 or less.

As part of the sales process through the Land Bank, there is an application requirement whereby the potential buyer must show where the funds are being obtained from and their plans for the property. The process also requires that the city confirm that the interested buyer does not have a history of code violations. The Land Bank has partnered with other groups to help address the issue of blight. For example, the Land Bank worked with the Habitat for Humanity’s Veteran Housing Initiative to improve a block of the city.

As with many land banks, there are certain obstacles to their viability. For example, in the state of West Virginia, there is no dedicated funding for start-up funds for land banks. In addition to challenges with start-up funding, there are also challenges with ongoing funding. Also, there is an 18-month redemption period during which tax ticket holders cannot touch the property, giving the landowner a chance to pay back taxes. After the redemption period, a quitclaim

deed is issued, which offers the least level of buyer protection and is generally uninsurable, making it difficult to obtain financing to redevelop the property. Similar to the experience of other land banks, blighted properties are often concentrated in weak markets, in some cases increasing the challenges of repurposing some blighted properties. The Land Bank has been challenged by higher than anticipated legal costs associated with acquiring some of the blighted properties. As a result, the Land Bank will rely on a line of credit for capital longer than anticipated.



Property of the Huntington Land Bank (Source: Huntington Urban Renewal Land Bank)

Administration of a Land Bank through the City of Charleston

Similar to the Huntington Land Bank, a land bank could be administered through the City of Charleston. A land bank formed within an existing agency offers many advantages, including:

- An acquisition process that is based on community input.
- A centralized entity that can strategically and efficiently acquire blighted properties.
- The ability to hold on to properties for extended periods of time and think strategically about redevelopment efforts.

As was mentioned above, land banks play an important role in acquiring properties through the tax foreclosure process, since tax delinquency is often associated with blighted properties. If the city does initiate a land bank, an acquisition strategy should be outlined. Some land banks focus on neighborhood stabilization, while others focus on targeted redevelopment efforts. Land banks also typically maintain a website that provides up-to-date information regarding land bank policies, sales transactions, etc. It is also helpful to establish a community advisory board to encourage stakeholder engagement in land bank decisions.

The single most important implication for addressing title issues is the availability of title insurance. As mentioned, it is difficult to insure properties acquired through the tax foreclosure process. Insurance industry representatives should work with the city to revise foreclosure laws for delinquent taxes.

Financing of Land Banks

General Fund—If land banks are included as part of an existing government department or agency, land bank operations can be funded through general budget allocations. Given budget constraints, this can be difficult unless the inventory of acquired properties is kept relatively low. Another drawback of relying on general revenue funding is that the funding is not assured.

Tax Recapture – In the state of Michigan, 50% of all property tax revenues generated by a property which was once held by the land bank are returned to the land bank for the 5 years following the sale of the property. The rationalization is linked to use—land that was once not yielding any revenue is now contributing to the tax revenues. The argument further states that the land bank also reduces public expenditures on property maintenance and police and fire protection. It is not clear if this approach is legally allowed in the state of West Virginia.

Delinquent Tax Revolving Fund – A delinquent tax revolving fund is set up so that the land bank borrows funds to pay for the amount of delinquent funds owed to the government. The land bank then receives control of all the tax-delinquent liens, as well as the interest and penalties accruing to the liens. The majority of delinquent property taxes are paid before foreclosure, so the land bank can use the funds for tax enforcement and managing foreclosed properties.

Borrowing – short-term financing for repairing properties can be paid for through revolving unsecured lines of credit.



Property near Florida Street and Grant Street, now demolished

ADDRESSING BLIGHT

5.2 WV Legislation

Review of WV Legislation

The West Virginia Land Reuse Agency Authorization Act (Article 18E) lists a potential ranking of priorities for the use of property acquired by jurisdictions, including:

- (A) Purely public spaces and places;
- (B) Affordable housing;
- (C) Conservation areas; and
- (D) Retail, commercial and industrial activities.

It is recommended that a potential land bank establish criteria for acquiring properties targeted for future economic development.

- Is the site located along a transit or commercial corridor?
- Is there a need for an environmental site assessment?
- Is it an important gateway location for the community?
- Are there existing zoning code/building code restrictions?
- Is land assembly feasible if the parcel is not large enough?
- If there is an existing building, can the building potentially be reused?

After the available parcels have been prioritized, it is important to decide how to best activate the acquired properties. This might include holding for future development and bundling with other properties, selling to adjacent property owners, or selling to individuals for infill development.

5.3 Other Methods

Adoption of the International Property Maintenance Code

One method to enact codes that reinforce property maintenance is through the International Property Maintenance Code (IPMC). The City of Charleston has adopted the IPMC, and it is enforced by the Building Department's property maintenance inspectors. The code prohibits common blighting causes such as high weeds and abandoned vehicles. The code must be officially adopted by the municipality and is funded through fees and penalties.

In order to enforce the code, a dynamic database is needed, which can be searched by type of property (e.g., residential, commercial), violation type, owner, etc. If possible, the database should also be coordinated with listings of tax delinquency and foreclosure.

Presale Inspections

Some municipalities in Pennsylvania (e.g., Allentown, PA) have instituted presale inspections that ensure compliance with all local codes before the property is sold. If there are any code violations present, the seller must fix the violations before transferring the property. The inspections are useful when a property is continuously sold to absentee owners who do not abide by local codes. In order to implement the program, the municipality must adopt an ordinance that requires presale inspections. The municipality should also prepare for the addition of staff or contract workers to help with the inspections. In some cases, the seller can correct the violations prior to transfer of title or provide a notification to the buyer such that they are responsible for correcting the violations. If the violations are not corrected, fines may accrue.

Home Repair and Rental Rehabilitation Repair

As referenced in the BAD Buildings Final Report, the West Virginia Housing Development Fund helps with the remediation of existing properties and assists with making homeownership (Affordable Housing Fund) more affordable for families and individuals that meet certain requirements (e.g., income limits,

home price limits, etc.). The Affordable Housing Fund also helps provide home funding for veterans through the Veterans Housing Initiative. The fund also administers a Mini-Mod Rehab Program which provides affordable financing for landlords to update existing rental units. Habitat for Humanity and Rebuilding Together also offer rehabilitation services in the area.

Clean and Green

Many areas have instituted clean and green programs to address vacant and blighted properties. Huntington has implemented a Life-on-Lots programs, which offers the opportunity for community groups and residents to help create community gardens and pocket parks on vacant sites. Adopt-a-lot programs enable neighborhood groups and organizations to qualify for a no-fee city permit to use vacant land on a temporary basis for recreational or community benefit use (e.g., community gardens, passive parks, public art displays, tot lots). Charleston could:

- Create a well-publicized, city-led pilot project to demonstrate the opportunities for activity and to build community support and momentum.
- Develop a priority program for neighborhood groups or businesses – making acquisition easier for neighborhood groups and small businesses intent on expansion.

Strategic Demolition

Funds for demolition are typically allocated annually. As a result, CURA and other stakeholders should develop a plan to strategically undertake demolition in priority areas based, in part, on the targeted projects defined in this plan.



Property on Florida Street and 3rd Avenue

ADDRESSING BLIGHT

5.4 Case Studies

Case Study: Ingham County Land Bank

Location: Ingham County, Lansing, Michigan

Year Implemented: 2005

Process for Acquisition: The Ingham County Land Bank (ICLB) receives tax foreclosed properties from the County Treasurer.

Ongoing Operations: The land bank offers new residential units for sale to income qualified buyers, rehabbed homes, and homes sold as is. In terms of vacant lands, the land bank administers a side-lot sale program that offers the sale of vacant side lots to adjacent landowner. Larger vacant lots, owned by the land bank through foreclosure or demolition, are available for sale at market rate. The land bank also offers a Garden Program which allows community groups and residents to repurpose vacant lots as community gardens and urban farming sites in exchange for a small annual fee and property maintenance.



Ingham County Land Bank House [Source: Ingham County Land Bank]

The ICLB has also formed partnerships with various groups such as the Michigan State Housing Development Authority in order to provide affordable housing. The ICLB has also partnered with the Lansing Community College and Allen Neighborhood Center to provide restoration of homes and training opportunities for the design/build students at the college. Another program, Restoration Works, provided on-site job training for area residents, including courses in framing and roofing.

Case Study: Cuyahoga Land Bank

Location: Cuyahoga County, Cleveland, Ohio

Year Implemented: 2009

Process for Acquisition: Bank donations, partnership with HUD and Fannie Mae to acquire properties at a nominal fee, purchase of tax certificates at auction or negotiated sale.

Ongoing Operations: The Cuyahoga Land Bank operates as a separate non-profit agency that strategically acquires blighted properties and returns them to productive use through rehabilitation, sale, demolition, and creative reuse (e.g., green space). The primary source of funding, that is specific to Ohio, includes interest on delinquent real estate taxes and assessments. Other sources of funding include partner grants.

The Cuyahoga Land Bank works with other partners to redevelop housing through two programs: Deed-in-Escrow and Land Bank In-house Renovation and Resale. The Deed-in-Escrow Program allows small scale contractors or homeowners to rehab homes if they demonstrate that they have the resources to meet the objectives of the land bank. After an agreement is signed that stipulates the conditions of the rehab, the deed to the property is held in escrow by the land bank until the renovation is completed. Once the certificate of occupancy is secured, the new owner will pay the price which was agreed upon before the rehab was completed. The Land Bank In-house Renovation and Resale is a program whereby the land bank acts as developer and bids out the work to pre-qualified contractors. Once the rehab is completed, the property is sold on the open market.

In some cases, the Cuyahoga Land Bank holds on to properties that have been acquired. For these properties, the land bank retains field service contractors to maintain and secure the properties. The land bank also has a partnership with the Cuyahoga County Court Community Services for maintenance by offenders fulfilling community service requirements.

Finally, the Cuyahoga Land Bank has also formed critical partnerships to help facilitate the purchase of properties. They have partnered with HUD and Fannie Mae in order to acquire some of their vacant housing stock for a nominal fee. They have also developed partnerships with local banks in which the banks have agreed to donate low valued properties to the land bank.

5.5 Comprehensive Blight Strategies

East Liberty, Pittsburgh, PA

East Liberty, a neighborhood located in east Pittsburgh, has struggled with blighted and vacant properties. A series of targeted redevelopment efforts over the past several years has resulted in redevelopment boom in the area.

East Liberty Development, Inc. (ELDI), the local community development group, developed an effective strategy to address blighted properties and help reduce crime in the area. Staff determined that most of the crime in the area was associated with specific blighted properties, with data showing that 3% of the properties were responsible for 50% of police calls. As a result, acquisition was targeted at specific “hot spot” properties. A total of more than 200 units were acquired based on this strategy. ELDI was selective in placing effective property managers after acquisition of the property, and there was also a detailed screening process for new tenants. ELDI also added uniformed off-duty police officers to patrol the problem areas. Partnerships and town hall meetings were also an important part of the process.

The program has faced certain challenges. Many of the buildings located in East Liberty are in poor condition, with the cost of improvements exceeding the value of the units. For most of these properties, the units need significant work to be viable, and the market can not yet justify the development cost. Consequently, the housing market, left to its own devices, will not assume the risk and cost

of redevelopment. Gap financing, such as Low Income Housing Tax Credits, would allow ELDI to repurpose some of these homes while also maintaining a mix of housing affordability. Some units have been difficult to rent given the rigorous screening process for new tenants. The added patrols also increase the cost of the program. Finally, as the neighborhood has become a target for redevelopment efforts, property prices and rental rates have increased. ELDI continues to strive for a balance of housing types (affordable and market rate) as part of their mission.



Commercial area along Central Avenue. [Source: Google]

ADDRESSING BLIGHT

5.6 Interim / Short-term Strategies

Wilkesburg, Pennsylvania

Wilkesburg, which is adjacent to the city of Pittsburgh, currently has a population of less than 16,000, with a poverty rate of almost 25 percent. The community is located proximate to several stronger neighborhoods and has a vacancy rate of about 40 percent in the central business district. Similar to many blighted areas, the market sales prices do not support purchase and rehabilitation of most of the blighted properties.

Vacant Home Tour

Wilkesburg offers a vacant home tour that includes workshops administered by local banks that highlight how potential buyers might finance rehabilitation of the structures, as well as information regarding how to secure title of properties that are complicated by delinquent taxes or foreclosure. The tour, which does not include inside tours of the homes because of the conditions of the buildings, includes a detailed history of the homes and historic pictures of the homes. The project was spearheaded by the local university (Carnegie Mellon), with assistance from the Wilkesburg Community Development Corporation and the Wilkesburg Historical Society.



Vacant home tour in Wilkesburg, PA [Source: Greg Sculli]

Kalamazoo, Michigan

Kalamazoo currently has a population of about 75,000 and lies midway between Chicago and Detroit. The city's poverty rate has been increasing and currently stands at 32 percent. The Kalamazoo County Land Bank operates as a non-profit developer, since there are no viable community organizations in the area that might initiate and administer a land bank. The land bank focuses on as-is sales of properties that potentially function as catalytic projects or buildings that might lead the transformation of a certain area of the city.

Vacant House Tour

As part of a comprehensive strategy, the Kalamazoo County Land Bank purchased key buildings in Washington Square—a commercial district in the city. The land bank instituted "Fare Games", contest in which the winner secures occupancy of one of the built-out storefronts, as well as legal and accounting assistance and restaurant supplies (all of the contestants were food establishments). The winner also receives below market rent levels for the first few years, allowing the business time to establish a presence in the square.



We Are Edison Project [Source: Kalamazoo Institute of Arts]

Public Art – We Are Edison

The Kalamazoo County Land Bank sponsored a public art project known as "We Are Edison", which includes portraits of over 100 residents and serves as an important local art piece for the community. The portraiture has also helped alleviate some the perceptions of crime and fear associated with the neighborhood.



West Washington Street commercial corridor [Source: Google]

Newburgh, New York

Newburgh is located 60 miles north of New York City and currently has a population of about 30,000. The poverty rate is estimated at approximately 30 percent, with much of the downtown developed before 1900.

Artist in Vacancy Program

The Newburgh Community Land Bank currently administers an Artist in Vacancy Program, which works with local artists to create public art on properties that the land bank has acquired, but not yet sold. Oftentimes the public art incorporates some of the history of the neighborhood, and some installations have been included in the local Open Studios tour.

Lessons Learned

In order to build momentum, a few strategies have proven effective:

- Look at short-term strategies as a way to build support for redevelopment efforts. In Kalamazoo, free events (e.g., dance parties) helped build local support and showed local funders that there was community support.
- Concentrate efforts in small areas, rather than trying to redevelop an entire neighborhood. This strategy also helps better allocate limited financial resources.
- Cultivate leadership by working with multiple partners to ensure continuation of the efforts if one of the partners drops out.



Residential property along Bream Street

IMAGINE CHARLESTON

COMPREHENSIVE PLAN

DRAFT

TON

August 2013



PLAN RELATIONSHIP

6.1 Plan Conformity

6.2 Correlation with Other Community Plans + Studies

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PLAN RELATIONSHIP

6.1 Plan Conformity

The West Side Community Renewal Plan Update is in conformance with the Imagine Charleston Comprehensive Plan. As stated in the Comprehensive Plan, the vision includes:

- “Rehabilitate and maintain the existing housing stock and continue to enforce existing housing, rental, and maintenance codes to ensure neighborhoods remain strong and vital”
- “Emphasize home stewardship to promote home and property upkeep among renters, homeowners, and landlords”
- “Continue beautification effort to emphasize neighborhood character and eliminate blight”

- “Promote appropriate and compatible infill development”
- “Adopt reuse strategies for vacant and underutilized properties and buildings”
- “Ensure traffic in neighborhoods are at appropriate speeds to make it comfortable for pedestrians and bicyclists”
- “Provide housing to match the varied needs and income levels of the present and future population, with particular attention to housing in and near the downtown for college students and young professionals and a variety of housing choices to meet the changing needs as seniors age”
- “Continue to build neighborhood identity through community organizing and physical improvements”

These overall neighborhood goals directly relate to the intent of the West Side Community Renewal Update and are represented within the Plan.

IMAGINE CHARLESTON

COMPREHENSIVE PLAN | August 2013



Imagine Charleston, August 2013 [Source: MKSK]

6.2 Correlation with Other Community Plans + Studies

As outlined within this Plan, the West Side Community Renewal Update has been developed alongside multiple community entities and departments. Therefore, the Plan is in direct correlation to the plans and studies that have been completed by the City, community associations, and private economic and development service providers. Plans and studies that have provided additional detail into the community, as well as the potential impacts that can be made are as follows:

- 2018 West Side Neighborhood Association BAD Buildings Report
- 2017 Bike + Trail Master Plan Charleston, WV
- 2017 West Side Community Renewal Plan for the Home Ownership Zone Footprint
- 2017 West Side Revitalization and Transformation Movement (West Side Revive Movement, HOPE CDC, + Tuesday Morning Group)
- 2016 Herbert Henderson Office of Minority Affairs Charleston (West Side) WV Resource Guide
- 2016 Strategic Urban Renewal Plan for Downtown Charleston, Near East End and Near West Side Districts
- 2015 Community Needs Assessment Report (KISRA + The Greater Kanawha Valley Foundation)
- 2015 Consolidation Plan for the City of Charleston, WV
- 2011 Rebecca Street Neighborhood Garden Master Plan
- 2000 City of Charleston's Florida Street Master Plan



Bike + Trail Master Plan [Source: City of Charleston + ALTA]



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FIRST PUBLIC MEETING



AUTHORITY ACTION

- 7.1** Plan Timing
- 7.2** Redevelopment Approach
- 7.3** Land Acquisition
- 7.4** Obligations of Purchasers of Project Area Land
- 7.5** Utilities
- 7.6** Procedure for Changes in Approved Plan
- 7.7** Continued Public Engagement

AUTHORITY ACTION

7.1 Plan Timing

The provisions established in this Redevelopment Plan and any amendment thereto shall be in effect from the date of approval by the Council of the City of Charleston, West Virginia, and shall remain in effect until January 1, 2028.

7.2 Redevelopment Approach

This Plan represents a program to conserve and restore existing structures to the maximum extent possible, and to use limited public funds in order to achieve desired redevelopment objectives through joint public and private action. This approach requires a variety of redevelopment recommendations as identified herein.

7.3 Land Acquisition

Land To Be Acquired or Made Available for Public Redevelopment

Eminent domain may be used as a last resort and consistent with the eminent domain provisions of the West Virginia Code. Prior to exercising the power of eminent domain, CURA will request public input on a redevelopment plan's consistency with the Community Renewal Plan and urgency of the need.

7.4 Obligations of Purchasers of Project Area Land

CURA, in disposing of the land in the district to be developed by private or public parties shall, in contracts or deeds or other such instruments with such parties, include such terms or conditions as in the judgment of said Authority are necessary to carry out the objectives of this Plan. In all instances the contracts, deeds or other instruments between the Authority and purchasers of land in the Project Area shall obligate the redeveloper and their successors in interest to:

1. Devote the parcels owned by them only for the purposes and in the manner specified in this Plan. (To that end, CURA reserves the right to review and approve site development plans, as well as detailed architectural plans, and final working drawings and specifications.)

2. Begin and complete the construction of improvements agreed upon in the land disposition contract within a reasonable time as determined in the contract.
3. Retain the interest acquired until the completion of construction and development of the area acquired in accordance with this Plan, and not sell, lease, or transfer the interest acquired, or any part thereof, prior to such completion of construction and development without the written consent of CURA.
4. Not effect or execute any agreement, lease, conveyance or other instrument whereby the property or any part thereof is restricted on the basis of race, color or national origin in the sale, lease or occupancy thereof, and to comply with all state or local laws in effect from time to time prohibiting discrimination or segregation by reason of race, religion, color or national origin in the sale, lease, or occupancy of the property.

7.5 Utilities

CURA shall encourage all new public and private utility lines to be placed underground or away from pedestrian, bike, and retail districts. CURA will have the right to review all proposals.

7.6 Procedure for Changes in Approved Plan

CURA may modify this Plan provided that, if modified after the lease or sale of real property in the redevelopment area, the modifications must be consented to by the redeveloper or redevelopers of such real property or their successor or successors in interest affected by the proposed modification. Where the proposed modification will substantially change the Plan as previously approved by City Council, the modification must similarly be approved by the governing body.

7.7 Continued Public Engagement

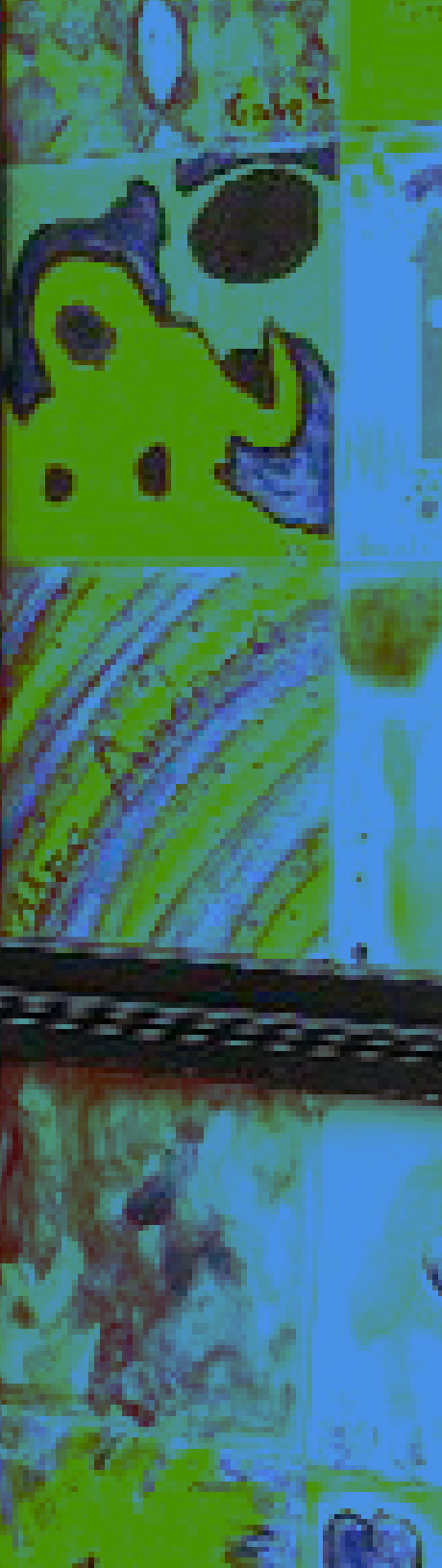
CURA shall continue public engagement with stakeholders and community members as implementation of projects and strategies outlined within the West Side Community Renewal Plan moves forward.





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WEST WASHINGTON STREET PUBLIC ART



FINANCING OPPORTUNITIES

- 8.1 Overview
- 8.2 Increment Funding
- 8.3 Special Assessments
- 8.4 Tax Credit Programs
- 8.5 Other Funding Gap Measures
- 8.6 Other Affordable Housing Financing Sources

PROJECT FINANCING

8.1 Overview

The plan does not identify specific parcels for either acquisition or demolition nor does it contemplate the need for relocation of any families. These activities are not precluded, but not initially anticipated. Rather, the plan identifies concepts for transforming the community through the built environment. The redevelopment project area is comprised of approximately 226 acres. As such, it is impossible to estimate the potential cost of implementing the concepts presented in this plan over such a large plan area. It is reasonable to say that the cost would be many millions of dollars. Redevelopment activities and funding sources will therefore need to come from a wide and creative variety of sources.

8.2 Increment Funding

A tax increment financing (TIF) district has been established to help finance improvements at the Charleston Civic Center. The district includes an L-shaped district that surrounds the Civic Center. Managed effectively, tax increment resources can be leveraged to enable the undertaking of a substantial portion of the public projects, as well as private sector improvements. Other West Side projects may present opportunities for TIF, depending upon development priorities.

With this in mind, the following finance and management practices should be employed.

1. Coordinate with appropriate City, County, State and other public officials that may be sponsoring capital improvements in the area to maximize the leveraging of agency resources. Partners may include the West Virginia Department of Transportation and the City of Charleston Planning Department, among others.
2. Work with the City to augment capital budgets through the use of increment financing and other funding sources for infrastructure improvements such as water, sanitary sewer, electrical, telephone, and cable. These supplemental funds should be used for the design and construction of infrastructure improvements to ensure capacity to meet demand based on the future land use activities.
3. Work with area financial institutions to develop favorable loan programs for private sector development and property rehabilitation projects.

4. Undertake individual project pro forma analysis on proposed development and redevelopment projects to determine projected revenues and devise strategies to maximize the use of these resources on a site-specific project or on an area wide programmatic basis.

The key to the successful implementation of the plan will ultimately be determined on CURA's and city wide entities ability to leverage other resources, whether they be private or other public funds. Below are other types of funding sources that may be utilized.

8.3 Special Assessments

West Virginia Community Enhancement Act

The West Virginia Community Enhancement Act provides a type of special assessment district which allows private landowners to propose, construct, and finance public improvements within a community enhancement district. The Act establishes a process by which the owners of at least 61% of the real property within a proposed community enhancement district may petition the governing body of a county or municipality for creation of a district. A district board is formed to oversee management of any improvements associated with the district. Potential projects are varied and include road and sidewalk improvements, parking, and stormwater systems. The board is responsible for entering into agreements with the public entity for construction and/or operation of the project and for raising funds by issuing and selling assessment bonds.

Business Improvement District (BID)

Under the Business Improvement District Act, the governing body of any municipality may establish one or more BID within a municipality. The municipality may provide for the administration and financing of additional and extended services to businesses within the district and for the administration and financing of a continuing program of services within the district.

Once established, a BID can enhance the district through beautification programs (e.g., new lighting and signs), providing additional public services such as security, making payments on bonds issued by the municipality for improvements within the district, constructing and maintaining parking facilities.

In order to initiate the development and designation of a BID, a petition must be filed and signed by not less than four owners of commercial property in the proposed district with an assessed value of not less than 51% of the value of all commercial property in the proposed district. After the petition is filed, a plan that details the proposed district is prepared, and a public hearing must also be held. If it is determined that it is in the public interest to implement a BID, an ordinance must be issued to complete the process. The revenues collected within the BID may then be used to cover the cost of proposed projects within the district.

8.4 Tax Credit Programs

Historic Tax Credits

The Federal government established historic rehabilitation tax credits in 1976 as a means to “level the playing field” from an investment standpoint between existing and historic structures and new construction projects, which could claim a faster tax benefit than older structures. Historic tax credits can be used to provide tax incentives for investors to consider renovation of older commercial buildings within the historic core. The program provides for a 10 percent tax credit for substantial rehabilitation of income producing buildings over 40 years old and a 20 percent tax credit for substantial rehabilitation of income producing buildings that are over 50 years old and eligible for, or already listed on, the National Register of Historic Buildings. The two step approval process requires that first, the building meets the standards established by the U.S. Department of the Interior for eligibility for the National Register of Historic Places. The second part of the approval process requires that the modifications meet standards put in place by the Secretary of the Interior (“The Secretary of Interiors Standards for Certified Rehabilitation of Certified Historic Buildings”).

In general, a tax credit is a dollar for dollar reduction in the amount of taxes owed. Up to the approved amount of the tax credit, a property owner can

eliminate federal tax obligations, and can carry the unused credit forward for up to five years. As an example, if a 2,000-square-foot commercial use historic structure in downtown Charleston was renovated according to the Secretary’s Standards at a cost of \$500,000 (including both hard costs and soft costs such as permits, design and engineering fees, etc.), the available tax credit would equal \$200,000. If the property owner owed \$130,000 in the first tax year after approval of the credit, the dollar for dollar credit would completely eliminate any payment obligation. The remaining \$70,000 in unused credits could be applied to taxes owed in the following tax year.

While use of historic tax credits does require additional approvals and the need to meet certain design and construction standards, saving 20% of the approved project cost against tax obligations can greatly improve the viability of a commercial restoration project.

While it may be cost prohibitive for individual property owners to pursue historic tax credits, it may be feasible for a group of several property owners to join forces to apply for credits by sharing legal and accounting costs.

Low Income Housing Tax Credits

Based on a survey of joint development projects that have produced affordable housing units (FRES – formerly Front Range Economic Strategy Center, Enterprise Community Partners), the majority used Low-Income Housing Tax Credits (LIHTC) to finance a portion of the project. Tax credits are issued through the state on a competitive basis to non-profit and for-profit sponsors. All low-income projects must meet stated requirements regarding tenant income and the percent of units allocated to low income tenants.

There are two types of LIHTCs, depending on the type of construction. The 4% tax credit typically applies to rehabilitated housing and new construction that utilizes tax-exempt bonds, with the 9% credit used for new construction. The credit is claimed annually over a 10-year period, and the credit is based on the project’s cost of construction. Since the process is typically lengthy (and complex), the cost of construction should be high enough to support the added cost. The credits are allocated through state housing agencies based on federally required allocation plans. Finally, the rental housing developers typically sell their credits to investors, who in turn receive equity in the project.

PROJECT FINANCING

8.5 Other Funding Gap Measures

Other ways to fill the funding gap and improve overall project feasibility include reducing development costs, reducing operating costs, or reducing risk.

Development costs can be reduced through the use of development subsidies, or grants. Project funding grants typically originate at the state or federal level under the auspices of various programs for infrastructure development or, targeted economic and development funds. Grants are often used to fund a part of the project that is likely to produce public benefits, such as parking facilities and infrastructure. Potential federal grant programs include the Transportation Alternatives Program (offered through the Federal Highway Administration) and the Community Development Block Grant Program (CDBG). It should be noted that availability of resources may be dependent upon federal and state budget allocations, competitive applications, and availability of local matching funds.

Support from local foundations or institutions should also be solicited as a source for capital or operational program costs. Some funds from these sources may require local sponsors.

Site assembly and acquisition is a key up-front cost of development projects. There may be an opportunity to leverage private development by writing down the land cost of parcels that are publicly owned.

Infrastructure is a key development hurdle; one of the most effective forms of increasing project feasibility is through public sector financing and construction of new infrastructure. Capital Improvement Program funding is a traditional source of financing for infrastructure, including improvements to the existing transportation network.

Property taxes form one of the most important operating cost categories. Although it can be politically difficult to implement, tax abatement or tax exemption programs can be used to help defray operating costs. In many cases, property taxes will be phased in over time as the project becomes more successful. A BID, as described above, would also help to lower some of the operating costs typically covered by a project's operating budget (e.g.,

marketing, advertising, special events programming). At the local level, Community Development Block Grant funds are common sources of targeted grants for development projects.

Risk reduction techniques include streamlining the development process.

Debt Financing

This method essentially requires a community to sell bonds or otherwise borrow money to be repaid from an annual automatic lien on the general fund. Or, a community can pay for its infrastructure in the same way a person borrows money to purchase a home. In both instances, the capital need is immediate and high, the equity appreciation reasonably assured, and the monthly or annual principal and interest payments generally fixed. Like all forms of infrastructure financing, there are some disadvantages and risks. One major risk is voter aversion to approving bond issues, which may mean a future increase in property taxes to ensure revenues are available to also properly provide coverage of debt service requirements.

Leasing

Publicly owned land and buildings can be leased to developers for projects. For the developer, this eliminates the need for capital investment in land and buildings (or debt service on money borrowed to finance the purchase land and buildings). The public agency receives lease payments, which are deductible from the developer's income tax. In some cases, the lease may also include a purchase option.

8.6 Other Affordable Housing Financing Sources

Following are some affordable housing financing strategies:

1. The Federal Home Loan Banks' Affordable Housing Program (AHP) is one source of grant funding for affordable housing. The program is funded with 10 percent of the banks net income annually, and the funds can be used in conjunction with Low-Income Housing Tax Credits. Each of the 11 FHLBanks administers its own AHP. In 2018, the Pittsburgh FHLBank approved \$34.2 million in funding to help finance a total of 68 housing projects for very low-, low-, and moderate-income residents.
2. The West Virginia Housing Development Fund offers the Homeownership Program, which assists in making home ownership more affordable for residents. In order to qualify, the borrower's income levels must be less than the established limits and the house to be purchased must not exceed stated price limits. The program offers a 30-year fixed-rate mortgage, with up to 100% of the purchase price eligible for financing. The West Virginia Housing Development Fund also offers a Movin' Up Program which is geared to home buyers who have outgrown their existing residence.
3. Another method of working effectively with the development community is based on a program instituted in Austin, Texas. The program is called SMART (Safe, Mixed-Income, Accessible, Reasonably Priced, Transit-Oriented) Housing. The program allows for fee waivers for certain items as well as expedited reviews for developers of housing projects that meet established criteria. As an example, city fees are waived on a sliding scale based on the percent of units that are "reasonably priced". The families being served earn no more than 80 percent of median family income and spend no more than 30 percent of their gross income on housing.
4. Community land trusts offer another option, in which case the public entity owns the land and partners with a developer. The land is leased to the homeowner for a nominal amount and the long-term lease restricts resales to prequalified buyers.







CATALYTIC INITIATIVES

- 9.1 Introduction
- 9.2 Global Recommendations for HIZ
- 9.3 HIZ: Putting Ideas into Action

CATALYTIC INITIATIVES

9.1 Introduction

Overview of the Housing Improvement Zone

The Housing Improvement Zone (HIZ), in its entirety, has been identified as the catalytic initiative for the updated Plan to bring forth urgency toward housing development on the West Side. A 3-block long, 18 acre conceptually planned area, situated within the HIZ, was selected to show the main elements of the recommendations throughout this plan. The area is bounded by 3rd Avenue to the north and 2nd Avenue to the south, which run parallel to the Kanawha River; Hunt Avenue to the east and Stockton Street to the west, which run perpendicular to the Kanawha River. Internally, it is further subdivided into 4 quadrants by alleyways that runs parallel between 2nd Avenue and 3rd Avenue, and Bream Street that runs parallel midway between Florida Street and Stockton Street.

This 3-block area inside of the Housing Improvement Zone has been identified as an ideal candidate to promote catalytic activity due to its central location within the West Side, current catalytic development, interesting urban form, varied mix of housing conditions ranging from good to poor, vacant lots of varying widths to promote infill development, prime opportunities for greenspace improvements, and ease of connectivity to the surrounding neighborhoods and commercial areas.

Developed through community input, most recommendations throughout the plan can be found within the conceptually planned blocks and can easily be replicated throughout the full HIZ and the rest of the West Side. Such items heard were the need for open recreation space within the neighborhood to replace the actives lost in the development of Cabell Field, public realm and safety improvement through lighting and cameras, outlining locations for infill housing opportunities, and creating one stop shop for social service needs.

Additionally, the area offers a wide array of community support services already in place within and adjacent to its boundaries, including four churches, a functioning community center along 2nd Avenue, the historic Palace Theater, Mary C. Snow Elementary School, and the proposed greenway along the CSX Trestle Right-of-way.

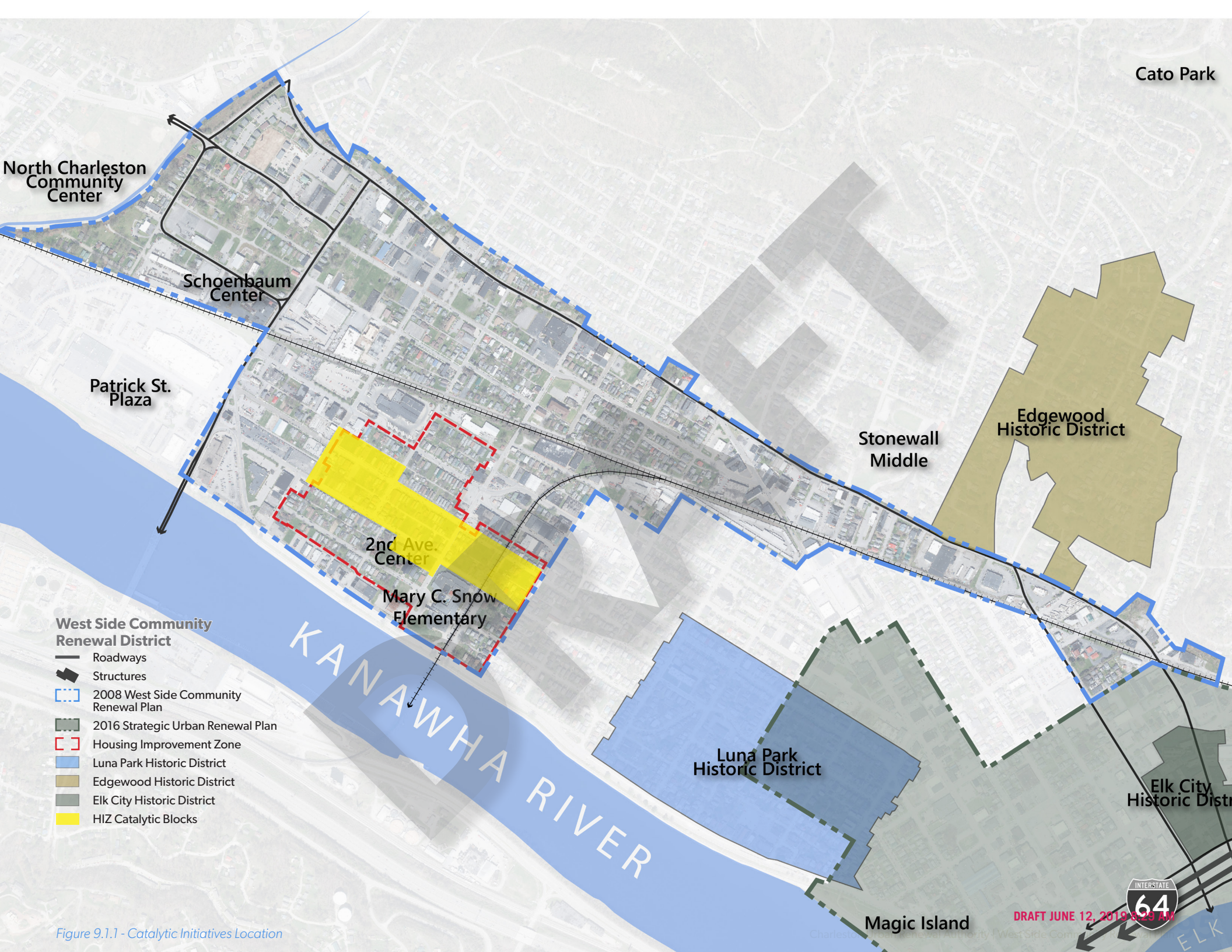
2nd Avenue Hope Townhouse Project

The 2-block area of the Housing Improvement Zone (HIZ) highlighted within the catalytic initiatives is to build off the current momentum of the Hope Townhouse Project. A project which can be dated back to the initial investments made by community organizations to rehabilitate the area near Mary C. Snow Elementary.

After the adoption of the 2008 West Side Community Renewal Plan, HOPE Community Development Corporation (HOPE CDC) along with the Charleston Economic and Community Development Corporation (CECDC), the Charleston Branch NAACP, and the Tuesday Morning Group (TMG) established the HOPE Neighborhood Housing and Economic Stabilization Initiative (NHESPI). An initiative focused on housing rehabilitation and new construction within the HIZ.

Once a new elementary school was set to break ground on the land previously known as Cabell Field, the NHESPI focus became more clear, to eliminate vacant structures within eye-site of Cabell Field before the school would be constructed. Through the assistance of a \$6 Million grant, HOPE CDC was able to purchase 62 properties within the area which included 42 residential properties, 18 parcels, and four commercial buildings. They were then able to complete remodels on residential structures, demolition of structures when needed, and collect parcels for future development in or near the Home Ownership Zone, now the Housing Improvement Zone. Of these parcels, between Florida Street and Hunt Avenue, several have been purchased and are being developed by the Sadd Brothers LLC to construct the Hope Townhouse Project. A project, once completed, which will add 16 newly constructed homes to the HOZ and can be viewed as a model development, as it adds to the housing variety while contributing to the overall character of the neighborhood.





Cato Park

North Charleston
Community
Center

Schoenbaum
Center

Patrick St.
Plaza

Stonewall
Middle

Edgewood
Historic District

2nd Ave.
Center

Mary C. Snow
Elementary

Luna Park
Historic District

Elk City
Historic Distri

**West Side Community
Renewal District**

- Roadways
- ▣ Structures
- ⋯ 2008 West Side Community
Renewal Plan
- ⋯ 2016 Strategic Urban Renewal Plan
- ⋯ Housing Improvement Zone
- Luna Park Historic District
- Edgewood Historic District
- Elk City Historic District
- HIZ Catalytic Blocks

KANAWHA RIVER

Magic Island

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Figure 9.1.1 - Catalytic Initiatives Location

CATALYTIC INITIATIVES

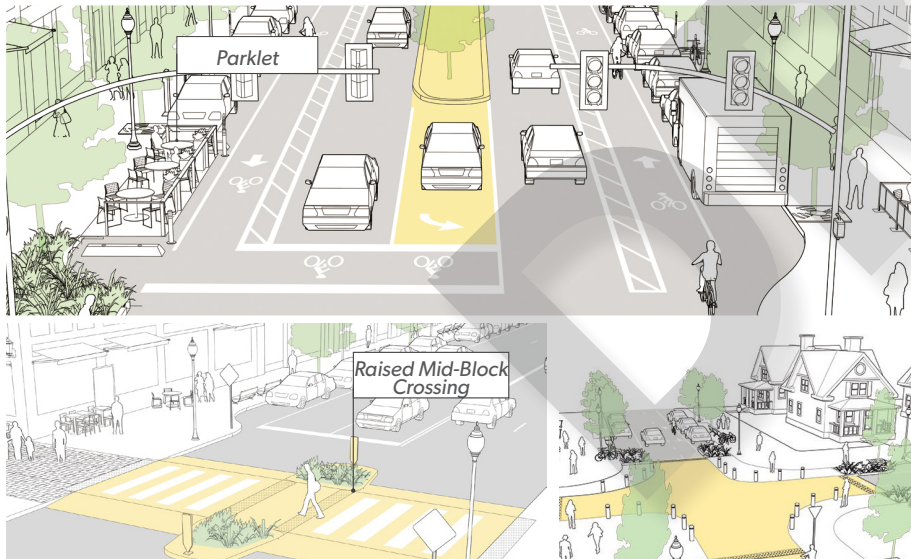
9.2 Global Recommendations for the Housing Improvement Zone

Adopt a Complete Street Policy

Complete streets encourage a multi-modal approach to transportation design by considering all the potential users of the street network, including pedestrians, bicyclists, public transit, and private vehicles. Incorporating these policies into the street network promotes safe, livable communities by making our streets safer to all users by not just catering to automobiles.

The City of Charleston should consider adopting a Complete Streets Policy in an effort to make its streets more accessible for all of its users. Adopting a Complete Streets policy provides a great opportunity to rethink how our mobility and transportation networks should perform, with the primary goal of being less focused on the automobile and more accommodating to pedestrians and cyclist.

All public realm improvements should meet minimum Americans with Disability Act (ADA) standards but should strive to exceed them whenever possible.



Complete Streets Diagrams [Source: NACTO]

Stormwater Management

Responsible sustainability practices should always play a key role in the design of our streets. Good street design can directly contribute to the health and well-being of our citizens by managing stormwater runoff through the use of bioswales, permeable pavements, and the inclusion of street trees in an effort to reduce the “heat island effect”.

The City of Charleston has made a commitment to improving the both the quality and quantity of the stormwater released into the region’s streams and rivers by requiring all new development to follow the Municipal Separate Storm Sewer System requirements, or MS4. The MS4 program is managed by the West Virginia Department of Environmental Protection (DEP) in response to federal mandates established under the Clean Water Act. The purpose of the MS4 is to reduce the post-storm water runoff from new development activities through the use of best management practices (BMPs), such as low impact development and the overall reduction in impervious surfaces. All new construction within the city limits requires these BMP strategies be followed to manage stormwater quality and quantity.

Great opportunities exist within the HIZ to establish itself as a leader in this area by making a commitment to implementing these BMPs on all future improvements within its public realm. Perhaps the most ambitious project undertaken by the City to date currently exists within the West Side of Charleston in the form of the recently completed 2-mile bike and pedestrian trail along the Kanawha River. The newly constructed trail also performs as a rain garden by collecting, storing, and cleaning the stormwater runoff from Kanawha Boulevard. To date, it is the largest system put in place by the city and sets a precedent for the West Side of Charleston to be considered a regional leader of sound environmental practices in all of its future development.

Intersection Improvements, Crosswalks + Bump-outs

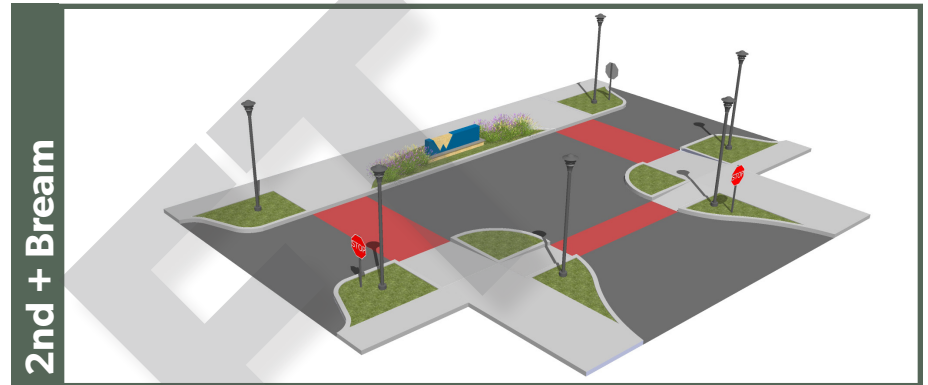
Although the HIZ benefits from low volume >3,000 ADT and low speeds of >20 miles an hour, it is highly recommended that crosswalks are put in place at all intersections throughout the HIZ where there is a vehicular/pedestrian conflict, including Florida Street, Bream Street, and Stockton Street. Crosswalks could range in complexity from simple striping to actual paved crosswalks in more highly visible areas identifies as potential gateways.

Bump-outs should be installed at all major intersections and intermittently along the streets in an effort to:

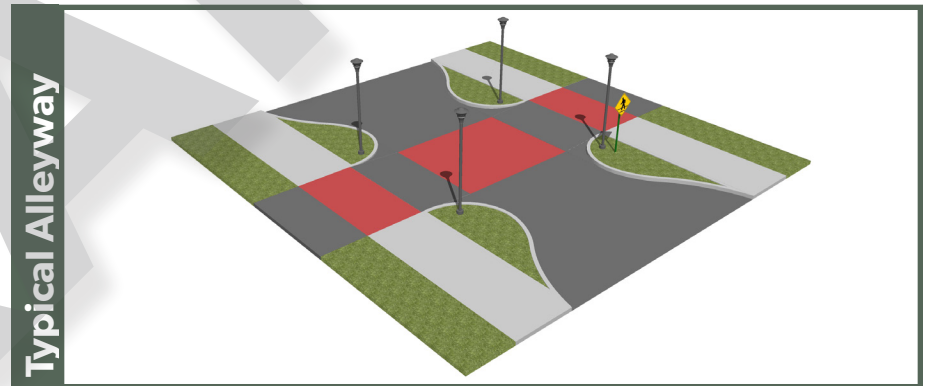
- Serve as a traffic calming device while delineating the on street parking spaces from the travel lanes;
- Provide much needed space to install pedestrian-scale street lighting when the ROW width will only accommodate up to a 5' wide sidewalk such as on the eastern quadrant of 2nd Avenue;
- Overall reduction in the distance pedestrians have to travel to cross the street;
- Create areas for creative stormwater storage and landscape improvements; and
- Create areas to locate signage, wayfinding and gateway icons to aid in district identity and creating a sense of place.



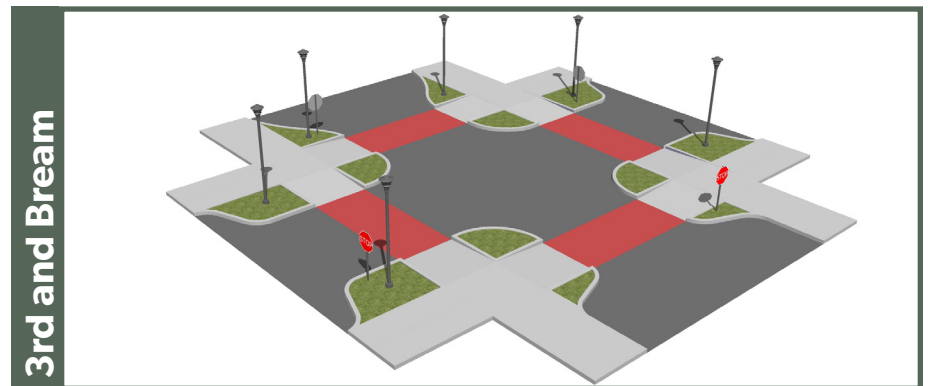
Existing Intersection of Bream Street and 2nd Avenue [Source: Google]



2nd + Bream



Typical Alleyway



3rd and Bream

CATALYTIC INITIATIVES

Streets, Lighting, Furnishings, and Street Trees

Streets comprise more than 80% of our public realm but are often one of the most underutilized public spaces in our cities. Well-designed streets function as the front yards of our neighborhoods, promote positive business and commerce activities, generate higher home values for its residents, while simultaneously providing a safe place for our citizens to move about the neighborhood whether by foot, bicycle, car or public transit.

The HIZ and the various ROW distances that are contained throughout its street network, offers a wide variety of combinations of streetscape improvement initiatives which can be implemented including additional on-street parking, sidewalk improvements, intersection bump outs, crosswalks improvements, street trees, lighting, site furniture and place making. The various ROW distances surrounding the catalytic blocks within the HIZ are as follows:

- 3rd Avenue: 50' ROW
- Stockton Street: 50' ROW
- Bream Street: 50' ROW
- 2nd Avenue: 40' ROW
- Florida Street: 35' ROW
- Alleyways: 15' ROW

Sidewalks

Sidewalks are a critical component of any neighborhood and serve the primary means for people to move throughout the neighborhood without the aid of a vehicle. Depending on ROW distance and the need for on-street parking, the HIZ can accommodate various sidewalk widths ranging from a minimum of 5 feet (2nd Avenue) to a maximum of 8 feet (3rd Avenue, and Bream Street). If possible, it is recommended that all new sidewalks be a minimum of 5' wide, and in some applications such as 2nd Avenue, where the ROW distances only 40' wide, this might not be achievable where on-street parking is desired on both sides of the street.

Parks and Greenspace

Currently, there is little to no passive or active public open greenspace available to the citizens of the West Side of Charleston. The inclusion of attractive greenspace, walking trails, and recreational areas should be given equal consideration in any decision regarding the makeup of the community framework for the HIZ. Each neighborhood or block should strive to include some form of attractive public open space with the following objectives in mind:

- Open space shall form an integral part of proposed developments, in order to create an attractive healthy, and walkable environment for the residents of the West Side.
- Spaces shall be provided in such a way as to ensure a uniformity of schemes with emphasis on design, themes and materials to create continuity across the district.
- All parks, recreation, and open space areas should be interconnected by a series of pedestrian and cycle routes to ensure accessibility across the HIZ. Looking forward, all new residential and mixed-use developments should consider providing high-quality public and semi-private open spaces.
- Shared spaces should be well-designed, attractive, well-lit and inviting. Strong consideration should be given to the detailing of materials, signage, lighting, landscaping, street furniture and markings across the entire district.



Public Art

Public Art helps to create a place of identity, improving the visual and cultural environment. Public Art should be promoted and encouraged within the West Side, particularly within open public spaces to create visual interest and landmark features of distinction. Art should also be promoted on privately owned structures, such as houses and businesses within the district to help cultivate a culture of art and vibrancy into the community. Designers should look for ways to collaborate with the City of Charleston's Office of Public Art in an effort to incorporate public art into their projects inside the public realm.



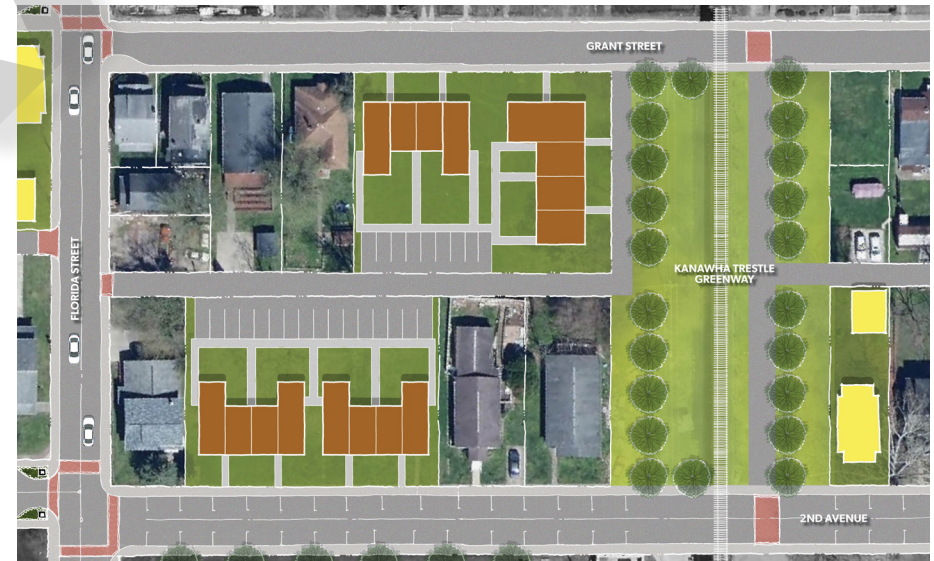
9.3 The HIZ: Putting Ideas into Action

The Public Realm: Places and Spaces

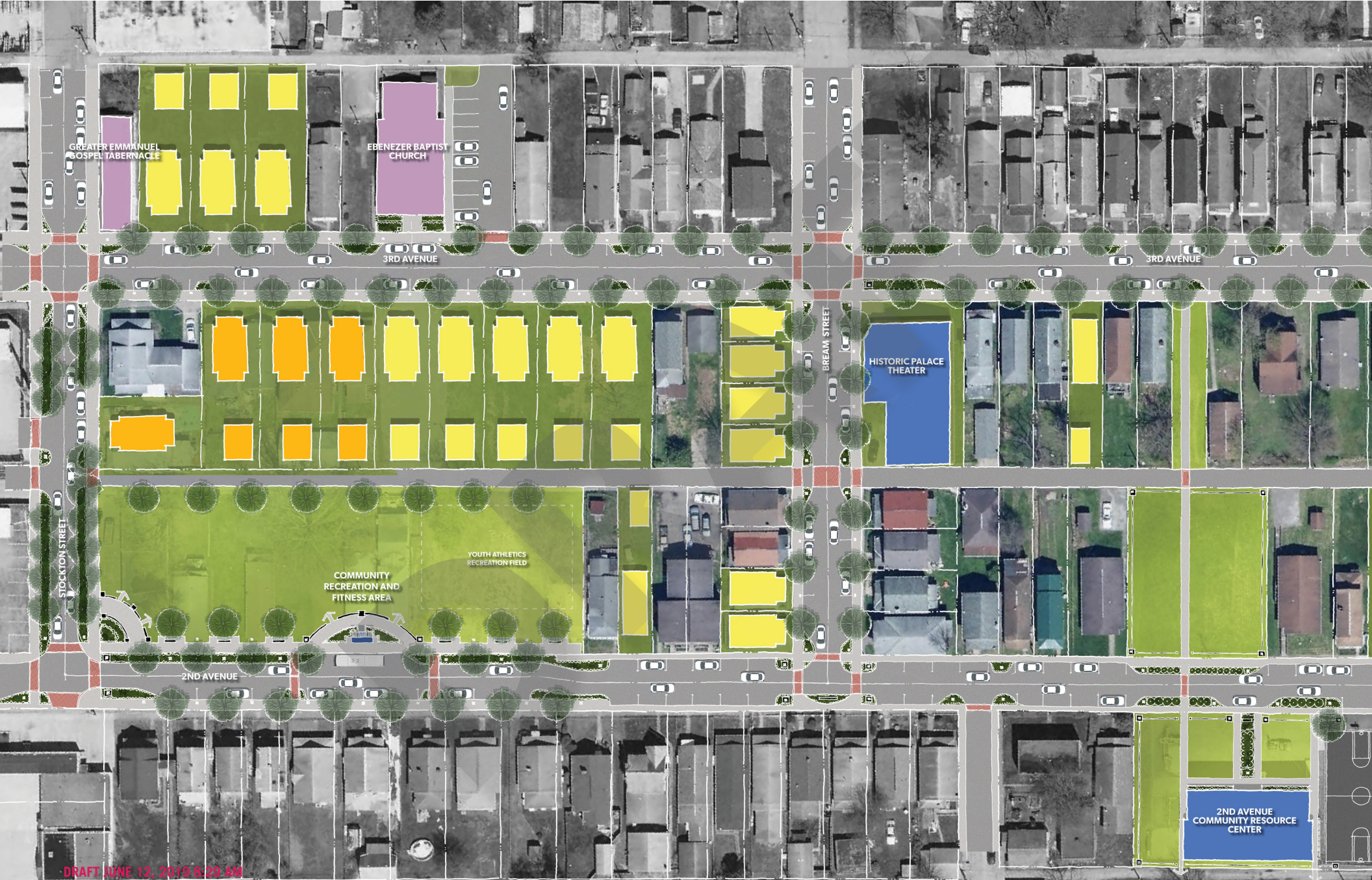
Places and spaces refer to all areas accessed by the public, including parks, civic areas, transit stops; as well as the network of sidewalks, avenues, streets, and alleyways that constitute the ROW, which is shared by pedestrians, public transportation, cyclists and motor vehicles. The public realm does not act independently, but functions harmoniously within a wider network of buildings, public and private spaces. All recommended improvements within the public realm should be implemented with the underlying intent of improving the public's health, safety and welfare.

The three key elements that influence the public realm of the HIZ are:

- The buildings and houses that enclose and define the space.
- The varied ROW widths and the opportunities and constraints that they present within the HIZ.
- And, most importantly, the people who utilize the public realm across the HIZ and how safely they can interact within that space.



CATALYTIC INITIATIVES





West Side Catalytic Study

- Community Structures
- Churches
- Hope Townhouse Project
- Infill Housing Opportunities
- Infill or Rehab Housing Opportunities
- Green Space

Figure 9.3.1 - Catalytic Blocks of the Housing Improvement Zone

CATALYTIC INITIATIVES

3rd Avenue: 50' ROW

3rd Avenue makes up the northernmost boundary of the catalytic blocks in the HIZ and benefits from having a 50' ROW across both blocks of the study area. This ROW distance, although modest in size, provides many options to incorporate public realm improvements along both sides of the street when compared to smaller ROW distances found along other streets within the study area.

3rd Avenue is primarily residential in nature, with single family houses lining both sides of the two-way street. Because of this, on-street parking should be made available on both sides of the street and should range from a minimum of 7' wide to a maximum of 9' wide. In addition, all on-street parking lanes should be clearly marked to help delineate the drive lanes from the parking lanes, which will also aid in traffic calming. Existing drive-lane widths should be analyzed and adjusted to a minimum of 8' and a maximum of 10' wide, although 8' is the preferred option in an effort to facilitate traffic calming. It is anticipated the low average daily traffic count volumes should accommodate this lane width, but a more detailed traffic study should be conducted to make a final recommendation of what the exact minimum width should be.

Sidewalk widths along 3rd Avenue should be designed to a preferred width of 8' wide, which will easily accept the addition of street trees and lighting without interrupting the primary flow way of pedestrian movement. Street trees and pedestrian-scale lighting should be laid out in a staggered pattern to facilitate the maximum foot-candle coverage across the ground plane for added safety. Their alignment should be located off-center and closer to the curb to facilitate better flow of pedestrian traffic while creating a man-made buffer between the pedestrians and automobiles. Streetscape amenities such as trash receptacles, benches and bike racks should also be considered in an effort to create a sense and place across the district through the use of similar materials and color selections.

3rd Avenue is almost exclusively residential along its length, with the exception of the Greater Emmanuel Apostolic and Ebenezer Baptist Churches, which are located on northern edge of the western most quadrant of the Corridor. Directly across the street from Ebenezer Baptist is a large asphalt parking lot which is primarily used by the church. Ideally, the parking lot for this facility would

be relocated to the other side of the street to one of the existing vacant lots adjacent to the church. This will eliminate parishioners having to cross the street to get into the building and the resultant vacant land could then be subdivided and infilled with housing, thus eliminating any gaps to the residential fabric of the street that is currently created by the large expanse of asphalt. When built out, 3rd Avenue will serve as a prime example of what can be done along a neighborhood street with a relatively modest right away.

Stockton Street and Bream Street: 50' ROW

Like 3rd Ave., Bream Street and Stockton Street both benefit from having a 50' ROW in which to incorporate improvements across their public realm. Both are two-way streets, running perpendicular to 2nd Avenue and 3rd Avenue, with Bream Street bisecting the catalytic study area in the HIZ into two identical blocks. Stockton Street defines the westernmost edge of the study area and also serves as a strong transition zone between the HIZ and the more commercial areas immediately to the west.

Bream Street is mainly residential in nature with a good mix of single-family houses in various states of condition lining both sides of the street. As property becomes available, every effort should be made to re-configure the vacant lots on the north side of the alley to front outward toward the street, mimicking the parcel layout that is already in place on the southern side of the alley. Because of its length and scale, Bream Street provides an excellent opportunity to quickly build momentum at the center of the HIZ, and will serve as prime example of how a fully built-out, well designed residential street should function.

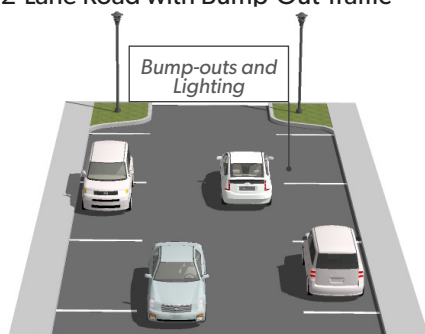
On-street parking should be made available to residents on both sides of Bream Street and should range from a minimum of 7' wide to a maximum of 9' wide. In addition, all on-street parking lanes should be clearly marked to help delineate the drive lanes from the on-street parking which will also aid in traffic calming.

Sidewalk widths along Bream Street and Stockton Street should be designed to a preferred width of 8' wide. Like 3rd Avenue, sidewalks of this width can easily accept the addition of street trees and lighting without interrupting the primary flow of pedestrian movement. Street trees and pedestrian-scale lighting should be laid out in a staggered pattern in an effort to facilitate the maximum foot-candle coverage across the ground plane for added safety. The alignment

should be located off-center and closer to the curb to facilitate better flow of pedestrian traffic while creating a man-made buffer between the pedestrians and automobiles. Streetscape amenities such as trash receptacles, benches and bike racks should also be considered in an effort to create continuity and a sense of place across the district through the use of similar materials and color selections.

Since Stockton Street does not require on-street parking but still enjoys a 50' ROW, the area reserved for on-street parking should be replaced with an 8'-wide vegetative buffer. This will provide a comfortable buffer between the drive lanes of the street and the pedestrians on the sidewalks as well as providing a much-needed visual buffer to the unattractive parking lot and power station located on the western most side of the street. Street trees and lighting should also be moved from the edge of the sidewalk and incorporated into this vegetative buffer.

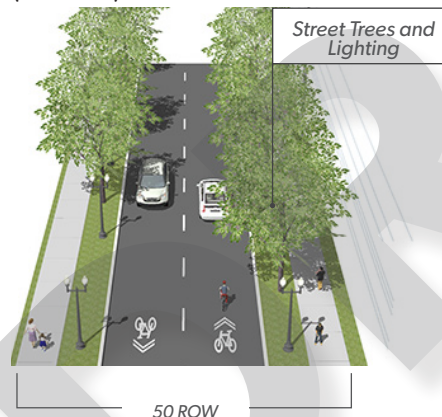
Concept
2-Lane Road with Bump-Out Traffic



2nd Avenue: 40' ROW

2nd Avenue makes up the southernmost boundary of the catalytic blocks in the HIZ. Its 40' ROW presents some design challenges when compared to the 50' ROW along 3rd Avenue. This is most prevalent on the eastern block of 2nd Avenue where there is a need to incorporate on-street parking and sidewalks along both sides of the street inside a 40' ROW. This will require the recommended improvements be installed at 5' wide sidewalk widths, 7' wide

Concept
2-Lane Road with Share-Lane for Bikes (Sharrow)



parking stalls, and 8' wide drive lanes. Due to the width of the sidewalks on this section of the blocks, it is recommended that bump-outs be installed in an alternate pattern to aid in calming traffic, identify the parking stalls from the drive lanes, and most importantly, accept much needed street lighting to increase safety.

On the western block of 2nd Avenue, the 40' ROW becomes much less restrictive due to the need to only include on-street parking on the northern side of 2nd Avenue. The additional ROW area generated by this and moving the southern sidewalk across the ROW into the newly created greenspace would open the ability to not only expand the sidewalks to 8' wide, but would also create the ability to design 9' wide tree lined buffer on the south side of 2nd Avenue between the sidewalk and the drive lanes.

Sidewalks of this width can easily accept the addition of street trees and lighting. Street trees and pedestrian-scale lighting should be laid out in a staggered pattern to facilitate the maximum foot-candle coverage across the ground plane for added safety. Like 3rd Avenue, the alignment should be located off-center and closer to the curb to facilitate better flow of pedestrian traffic while creating a man-made buffer between the pedestrians and automobiles. Streetscape amenities such as trash receptacles, benches and bike racks should also be considered to create continuity and a sense of place across the district using similar materials and color selections.

2nd Avenue Community Resource Center

A Central Community Resource Center should be created at a central location within the HIZ to aid in creating neighborhood identity and character. The 2nd Avenue Community Center currently functions in this capacity, but has great potential to expand on its current services by providing indoor active recreational facilities, community library and computer center, high quality public playgrounds and community gardens, open indoor and outdoor recreational facilities, counseling and expanded daycare facilities, as well as acting as a one-stop resource center for residents to find information regarding the various social and economic services available in the region.

CATALYTIC INITIATIVES

Alleyways: 15' ROW

One prevalent theme has surfaced in almost every stakeholder interview that has been conducted, which is the need for increased safety in the residential neighborhoods of the West Side of Charleston—particularly along the many alleyways that are present across the residential neighborhoods of the study area. Safety should be the primary consideration in everything we do within the public realm. Much of the vegetation in the alleyway network across the West Side are overgrown, creating opportunities for the criminal element to hide; trees are old and beginning to become a safety hazard with falling limbs and branches; and poor lighting makes these alleys less than inviting for public travel, especially after dark. All lighting should be dark sky rated and directed toward the ground plane in an effort to reduce light pollution and provide safer travel after dark. All overgrown and dangerous vegetation should be immediately evaluated, removed, or converted to mulch or compost for the neighborhood's residents to use to spruce up their yards and gardens. This is a short-range idea that can be done immediately at a small cost to the city, and will yield immediate results in the form of aesthetic and safety improvements.

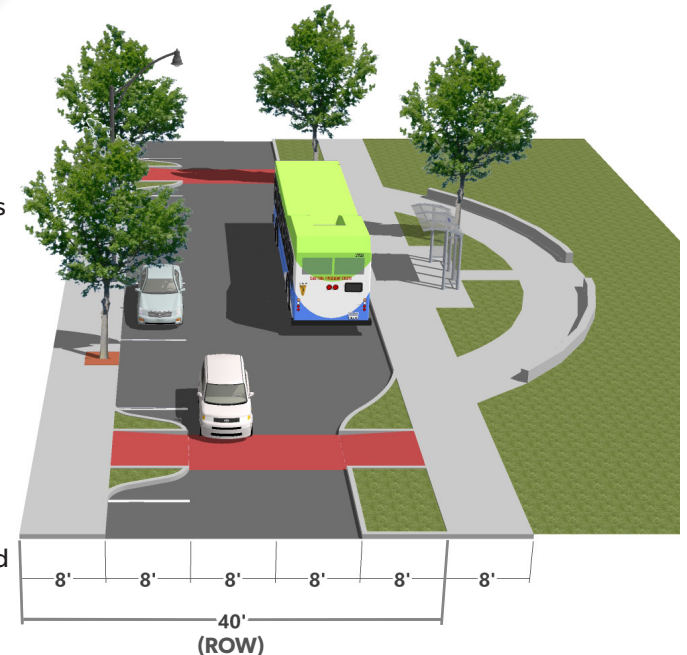
Because these alleyways generally have low traffic and infrequent repaving cycles, a lot of their paving surfaces have fallen into disrepair, creating potholes and drainage problems that are both dangerous and unattractive. Future upgrades should consider the use of low impact paving material such as permeable paving material and innovative stormwater techniques in an effort to reduce runoff onto neighboring properties.

Because the alleyways run parallel with the main street networks and traverse the entire two-block area of the HIZ catalytic blocks, they should be used for low speed, low-volume cycling networks. The cycling paths could also be great places for pedestrians to traverse the neighborhood, with minimum vehicular/pedestrian conflict. Where these conflicts do occur, enhanced crosswalks utilizing striping, pavers, or some textural changes should be put in place.

2nd Avenue Community Park and Public Transit Stop

The HIZ offers many opportunities to incorporate recreational open space into the overall neighborhood fabric of the district. These spaces can be as simple as a temporary pocket park, walking trail, or public garden located on an abandoned vacant lot to larger passive open green space that could easily be carved out along western most quadrant of 2nd Avenue. This space could serve multiple functions ranging from hosting small community gatherings, church events and picnics; to athletic practice fields; to hosting larger seasonal city-wide events such as a concert during FestivAll. The ultimate goal of this strategy is to link together all of the residential neighborhoods on the West Side of Charleston through a network of linear, passive open green spaces and linking them back to the newly constructed 2-mile-long walking and bike trail along the Kanawha River.

The heart of every community should include a transit stop, due to the social and economic benefits it can bring to a community. Studies show that housing values can increase by as much as 25% when located near public transit stops or light rail compared to other homes in the city. Having a neighborhood park centrally located in such a dense residential area lends itself to the inclusion of a much-needed transit stop along 2nd Avenue. Its location is central to the HIZ and can easily include nice amenities, such as a bus shelter and waiting plaza adjacent to proposed greenspace.



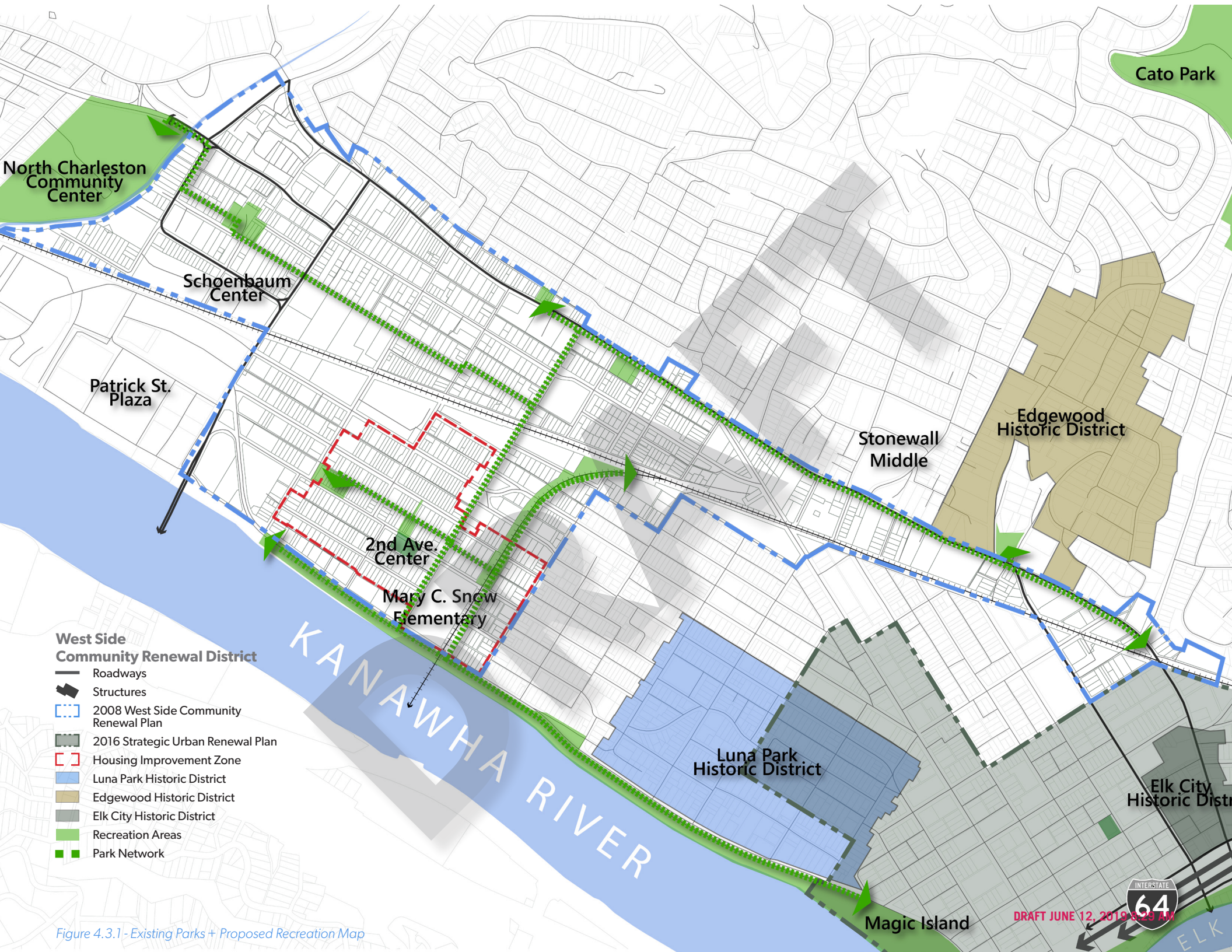


Figure 4.3.1 - Existing Parks + Proposed Recreation Map





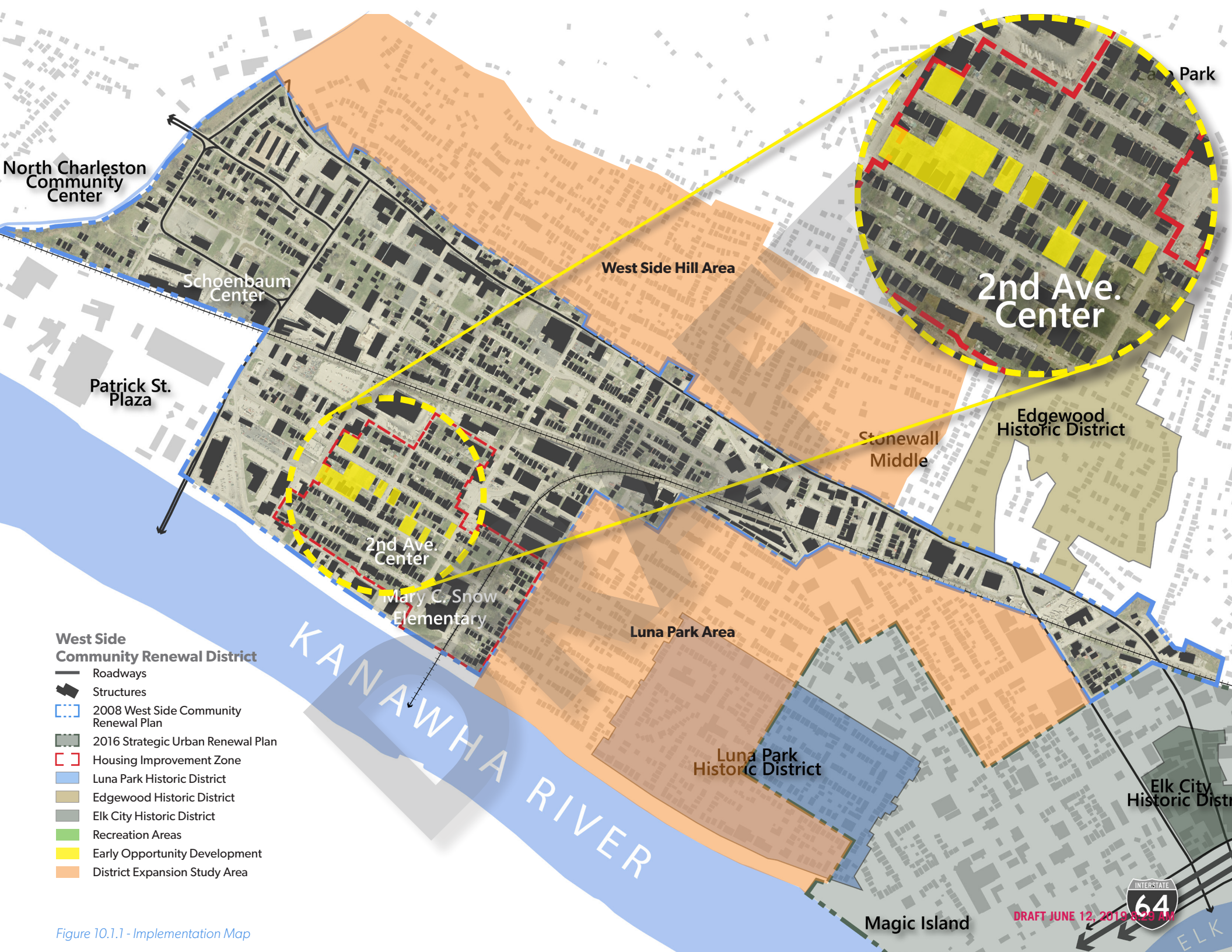
IMPLEMENTATION STRATEGIES

10.1 Strategies Overview



IMPLEMENTATION STRATEGIES

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Early Term Projects 0-2 years</p>	<p>Pedestrian Safety Improvements</p> <ul style="list-style-type: none"> Coordinate with the City of Charleston to improve the condition of painted crosswalks and upgrade existing light fixtures with LEDs Work with the city to apply for grant funding through the West Virginia Department of Transportation (WVDOT) for safe routes to schools sidewalk enhancements around the area of Mary C. Snow Elementary School Advocate for cleanup of CSX trestle ROW <p>District Updates</p> <ul style="list-style-type: none"> Advocate for the City Planning Department zoning updates Review West Side Community Renewal boundary for future expansion Work with City Parks and Recreation Department on a greenspace maintenance and management plan Work with Charleston Main Streets (CMS) and West Side Community Association to develop a West Side neighborhood district map 	<p>Public Art Initiative</p> <ul style="list-style-type: none"> Work with local groups to incorporate public art within the neighborhoods and commercial corridors <p>Housing Initiative</p> <ul style="list-style-type: none"> Adopt the new title of Housing Improvement Zone and expanded area Continue housing demolition where needed and where found beneficial for future infill development Work with the City Planning Department to develop a housing infill list from the vacant properties record Advocate for the clearing of vacant lots and work to position these as temporary pocket parks and community gardens until a viable infill development arises Work with the city to take back urban alleyways throughout the district Develop a land bank <p>Commercial</p> <ul style="list-style-type: none"> Work with Charleston Main Streets (CMS) to develop a property data base of vacant commercial structures and create promotional materials to advertise space available at commercial nodes identified
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Medium Term Projects 2-5 years</p>	<p>Complete Streets Initiatives</p> <ul style="list-style-type: none"> Work with the city to develop a complete street initiative focused on: <ul style="list-style-type: none"> Upgrade all intersections <ul style="list-style-type: none"> Vegetated bump-outs Stamped, painted, or paver crosswalks ADA access ramp improvements Wayfinding/Placemaking Sidewalks upgrades New street and pedestrian lighting Enhanced on street parking Stormwater and green infrastructure improvements 	<p>Housing Infill</p> <ul style="list-style-type: none"> Work with housing entities such as, Habitat, RCCR, Appalachian Service Project, HOPE CDC, and others to locate and begin housing infill <p>District Updates</p> <ul style="list-style-type: none"> Work with Charleston Main Streets (CMS) and West Side Community Association to implement wayfinding strategies to help promote and create an identity to new West Side districts Advocate for additional public transit routes within the neighborhood through Kanawha Rapid Transit Work with the city to develop a greenway with the CSX ROW and a full greenspace network with wayfinding systems 2nd Avenue Community Center Greenspace improvements
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Long Term Projects 5-10 years</p>	<p>2nd Avenue Center</p> <ul style="list-style-type: none"> Advocate for program expansions <ul style="list-style-type: none"> West Side resource center development Kanawha County Public Library branch Computer learning center Expanded daycare Programming for all ages <p>2nd Avenue Community Recreation Development</p> <ul style="list-style-type: none"> Work with the city to develop a plan for the large greenspace within the Housing Improvement Zone 	<p>Trail Network</p> <ul style="list-style-type: none"> Develop a rail with trails plan along the Norfolk Souther active rail to connection the West Side with Downtown <p>District Updates</p> <ul style="list-style-type: none"> Continued efforts toward basic infrastructure improvements such as electrical, drainage, sewer, stormwater, broadband, sidewalks, lighting, bike lanes, tree planting, roadway reconstruction, traffic calming and speed management, and safe routes for children to go to school





DRAFT JUNE 12, 2019 9:28 AM
FIRST PUBLIC MEETING



- A.1** Community Engagement
- A.2** West Side Walk Around
- A.3** Urban Renewal Authority Law
- A.4** Other Legislation
- A.5** List of Figures

COMMUNITY ENGAGEMENT

A.1 Stakeholder and Public Engagement Overview

As part of the planning process, the consultant team engaged members of the public as well as various stakeholder groups in a series of meetings to ascertain what needed to be addressed in the report.

Meetings held during the planning process:

- Kick-off (Orientation Committee Meeting) – June 27th
- Stakeholder Meetings:
 - City Council – August 16th
 - Business Owners + Developers – August 16th
 - Land Owners – August 16th
 - Non- Profits + Service Providers – August 16th
 - Police – August 17th
 - Educators – August 17th
 - Tuesday Morning Group – August 28th
- Home Ownership Zone Meeting – August 21st
- First Steering Committee Meeting – August 22nd
- West Side Community Association – August 23rd
- First Public Meeting (St. Anthony’s Catholic Church) – September 11th
- Pastor Watts Meeting – September 28th
- Deanna McKinney – October 2nd
- Chris Thomas – October 9th
- CURA Commissioners Meeting Report – October 10th
- MOECD – October 11th
- Meeting with Congressman Mooney – October 23rd
- Second Steering Committee Meeting – October 25th
- Neighborhood Tour Meeting - November 2nd
- Housing Stakeholder Meeting - December 10th
- Third Steering Committee Meeting - January 3rd
- 1200 Block Park Development Meeting - February 19th
- New West Side Council Members Meeting - March 1st
- Pastor Ealy - March 28th
- Pastor Watts Meeting - April 1st
- City Planning and City Attorney - April 9th
- Pastor Watts Meeting - April 24th

Meetings of adoptions:

- DRAFT Presentation to Public – April 11th
- DRAFT Presentation to Municipal Planning Commission – May 8th
- FINAL DRAFT Presentation to CURA – June 12th
- INTRODUCE BILL to City Council - June 17th
- FINAL DRAFT Presentation to Urban Renewal Committee – June 24th
- ADOPTION by Council – July 15th

“Focus on residents as an economic tool. Happy residents make good patrons. If I have what I need why would I [leave]?”

Quote from attendee at the first public meeting

Areas that
have significant condition issues
in some way worse than
others.
Also West Ave. Burned out and
empty houses. Hill might be
worse.



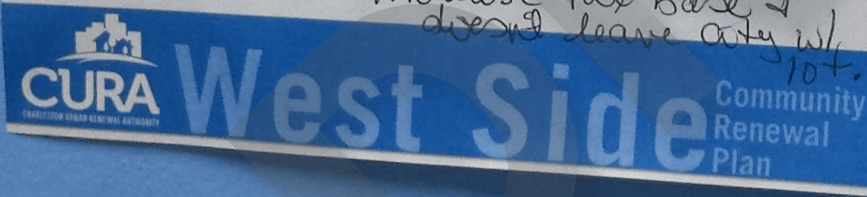
Inter-twined with
approach



COMMENT CARD

West Side Community Renewal Plan Update

- demolition by neglect ordinance for commercial + residential buildings
- Instead of demolishing buildings, have city take ownership + sell to someone willing to stay for 5 years at low rates - increase tax base + doesn't leave city w/ 10+



COMMENT C

* Dedicated bike lanes to community access.



COMMENT CARD

Focus on residents as a economic tool. Happy residents make good neighbors.

COMMUNITY ENGAGEMENT

Stakeholder and Engagement Overview

Starting in mid August, the consultant team began to meet with various stakeholders of the West Side community, including groups such as the Charleston Police Department, local educators, business owners, and the Tuesday Morning Group. The wide range of stakeholder groups that have been met with has assisted in developing a picture of what issues the West Side currently faces and what those groups envision the West Side to look like in the future.

Throughout the remainder of the project, more stakeholder meetings will be held to build upon what has already been learned about the West Side of Charleston.

*The 6 stakeholder meetings held on August 16-17 were voice recorded and transcribed. Digital copies of these transcripts can be viewed at CURA's request.

“Charleston is supposed to be the capital of Appalachia and it’s not acting that way.”

Quote from attendee at the Business and Developers stakeholder meeting

“...Steps must be taken to enhance job opportunities by job training and home ownership. People take pride in OWNERSHIP!”

Quote from attendee at the first public meeting

Stakeholder Meeting Highlights

Meeting with Charleston Police

In August, the consultant team sat down with representatives from the Charleston Police Department. The CPD were able to share both the problems that they are facing on the West Side, as well as successes they have encountered. The input from the CPD can be used to develop ways to make the West Side community more safe in the future.

Business and Developers Meeting

During the stakeholder meetings, community members representing local businesses and developers shared their thoughts on what needed to be done to improve the West Side from their perspective. Many of those present agreed that the West Side, due to location and relatively flat terrain, could be a place of growth in the City if the correct steps are taken. It was brought up that improving the gateway from the Interstate into the West Side could help draw visitors into the community. Additionally, they felt that with any proposed projects or policy improvements, a sense of urgency needed to be implemented.

Meeting with Local Educators

Local educators were able to provide feedback on issues they feel need to be addressed and how to do so. Many of the educators agreed that the schools and students on the West Side have a negative reputation and felt that the reputation is unjust. It was stated the housing situation on the West Side leads to problems with attendance for students who do not have a quality living situation. Several of the educators also agreed that lack of funding for programs, both educational and social, attributes to the problems that they face.

A young girl with her hair in braids, wearing a white t-shirt, is seen from behind, looking at a large map or display board. The map shows the West Side of Charleston, with the name 'WARIWHA RIVER' visible. The background is a blue-tinted image of the girl and the map.

“I think [the West Side] is a place where people could and would want to live.”

Quote from attendee at the Business and Developers stakeholder meeting

“We still have the people here who have been residents of the West Side for a long period of time but no one is clamoring to get into the West Side of Charleston because of the issues of housing, high crime, and other things.”

Quote from attendee at the Educators stakeholder meeting

COMMUNITY ENGAGEMENT

Public Meeting and Engagement Overview

As part of the planning process, the consultant team engaged members of the public to ascertain what needed to be addressed in the report. The following themes repeatedly emerged as central to community renewal and revitalization:

- Eliminating blighted, vacant and abandoned properties in neighborhoods is a high priority
- Crime and the perception of crime needs to be addressed, including the desire for more community policing, and more and better street lighting
- The neighborhood needs affordable new development
- Focus on residential revitalization
- Instilling a sense of urgency on the West Side
- Need for recreation space for all ages



We need your input on the West Side!

Join Charleston Urban Renewal Authority (CURA), City of Charleston, and residents for the first round of community renewal-focused public meetings, which will help form a plan for Charleston's West Side neighborhood.

CURA is working with a local consulting team to revise its current West Side Community Renewal Plan from 2008. We are now seeking input from the neighborhood on these themes:

- Housing** – rebuilding, preserving, and planning for the future
- Economic Development** – position the district towards economic success
- Recreation** – making the community a destination in the city and region
- Public Safety** – develop efforts to a safer community
- Social Services** – unifying current services
- Other** – identifying your need as a community

The information collected at this public meeting will guide the strategic initiatives put forward in this updated plan. With this plan, CURA hopes to focus efforts towards community revitalization and instill a sense of urgency towards the future of the West Side.

This plan will be a collaboration of the authority, city, and community. We need your input.



We need your input on the West Side!

**Mary C. Snow
Elementary**
(100 Florida Street
Charleston, WV 25302)

Thursday, April 11, 2019 5:30-7:30pm

Join Charleston Urban Renewal Authority (CURA), City of Charleston, and residents for the second round of community renewal-focused public meetings, to review and comment on the DRAFT plan for Charleston's West Side neighborhood.

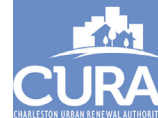
CURA is working with a local consulting team to revise its current West Side Community Renewal Plan from 2008. We are now seeking input from the neighborhood on the full DRAFT focusing on:

- Background** – what we heard from the West Side community
- Issues and Opportunities** – guiding the direction of the West Side
- Vision + Goals** – creating a safe, diverse, and desirable neighborhood
- Recommendations + Catalytic Projects** – review potential projects within your neighborhood

The information collected at this public meeting will guide the strategic initiatives put forward in this updated plan. With this plan, CURA hopes to focus efforts towards community revitalization and instill a sense of urgency towards the future of the West Side.

This plan will be a collaboration of the authority, city, and community. We need your input.

Visit <http://curawv.org/> to view a copy of the plan before the meeting!



Public meeting flyers for the first and second community engagement sessions

Areas of Discussion Covered During the First Public Meeting

Housing and Recreation

Community members were able to give input on what housing issues currently exist, and how they believe the issues should be addressed going forward. Many residents felt that programs to encourage and assist in home ownership would best serve the community. Residents also felt that the walkability of the West Side needed to be addressed.

Business and Commercial Improvement

Once a strong commercial core, the West Side has felt the squeeze of modern retail trends, with some retailers (such as K-Mart) having left the area. Several attendees felt that having a well-rounded portfolio of businesses would help to make the West Side a complete neighborhood. By having a full range of commercial services available within walking distance, the neighborhood could be an attractive location for new residents.

Safety and Services

Community safety is a paramount issue to many of the residents on the West Side. The residents feel that urban blight within the neighborhood has attributed to safety problems and a negative perception of the West Side by media. Several individuals also agreed that a lack of youth services needs to be addressed.

Other issues found in the West Side

As part of the public meeting, residents were given to the opportunity to share thoughts and opinions on the West Side even if they were outside of the topics discussed in breakout groups above. Several attendees reiterated that they wanted to see what had been completed that was suggested in the 2008 West Side Plan. These tasks have been highlighted in section 1.2 and 1.4.



"My neighborhood has a lot of people, some have cars and people are going way too fast and it's not safe."

Quote from attendee at the first public meeting

COMMUNITY ENGAGEMENT

Comments/Questions from the Public during the Second Community Engagement

1. What if people already own those parcels (asking about concept block design)?
 - Answer: This is just a concept that demonstrates various strategies that are addressed in the West Side Community Renewal Plan. The goal is to visibly demonstrate how these strategies can be employed throughout the plan area.
2. Will questions at this meeting be documented and answered in the report?
 - Answer: Yes. You have three weeks to comment on the plan.
3. Multiple questions were asked during the presentation. The participants were asked to save additional questions until the “break-out” groups.
 - Why was the focus on only this portion (2nd Avenue Area) of the West Side?
 - Answer: This area had previously been designated as the “Home Ownership Zone,” but no plan was created to demonstrate how the various strategies could be successfully implemented; however, the intent is not to show a final constructed condition for just these blocks, but rather to demonstrate how various strategies discussed in the plan could be implemented across the West Side.
 - How were people chosen for door to door interviews?
 - Answer: The Consultants explained the informal process which was used to interview individuals.
 - The West Side is a large area. When are you going to expand the study area?
 - Answer: The study area was selected as a demonstration, as noted above. It is not feasible, in the current effort, to complete a design for the entire area of the plan.
 - The gentlemen asked about the demolition process, and stated that only one house has been torn down. He wanted to know where the demolition money was going.
 - Answer: Please review the section of the report that addresses efforts that have already been completed. One of the recommendations of this report is a follow-up strategic demolition plan.
4. Several individuals requested hard copies.
 - We stated they would be distributed to local churches and organizations for review and comment. We worked with the Councilwoman Plear, to distribute copies of the report.
5. One individual emphasized the effect of drugs on the community and felt it was not being addressed in the report. He stated that he has had his rental properties, which were under renovation, broken into multiple times because of drug related activities.
 - Answer: Social issues are not directly a part of CURA’s overall mission and aren’t entirely covered in this report. However, creating a central community hub for outreach and assistance programs is recommended in the report. This will allow community members needing assistance to have a “one-stop-shop” for social services, etc. Since the planning team heard so much about social issues during the listening portion of our effort, we have addressed it in the report in sections related to social determinants of health, through the creation of a clearinghouse, as noted above, and by providing a comprehensive list of social service providers located in the plan area.
6. A question was raised about the perception of the West Side area and how it is presented by local media.
 - Answer: Districting is recommended to breakup areas of the West Side so they can be marketed and branded individually through wayfinding signage, promotional videos, etc.
7. Several people stated that they felt districting was a bad idea and that the West Side would still be generalized. They felt that it should all just be called “Charleston” regardless of where it was on a map.
8. A rental property owner present expressed his feelings that they are being over-taxed, or as he put it, “taxing us to death.” He felt that the number of abandoned properties was a result of the over taxing in the area.
9. What if the \$500k isn’t used in the Housing Improvement Zone?
10. Which districts would be implemented first?
 - Answer: The focus will be on the Housing Improvement Zone, as well as the other two commercial zones highlighted to create a focused effort of improvement and then allow for a ripple effect to begin on the West Side. While these areas have been targeted as focus areas, CURA will continue to work district wide to help improve the neighborhood.
11. Why does the 10-year plan focus on the same area as the 2008 10-year plan for the West Side?
 - Answer: Yes, it is the same focus area. The current recommendation is for the area to stay the same. But, within the first year of the study being adopted, it is recommended to look at newly available data to see if blight has expanded. If so, then it is recommended to expand the study area. It is proposed to remain the same in an effort to generate development with key partners and then move beyond the district to improve the whole West Side.

12. An individual present expressed his concern that there are no buyers interested in single-family homes available. He stated that the area has been infiltrated by investors. He also remarked that the median home price is \$42k.
13. How many people have applied for and been approved for assistance through MOECD program?
 - *Answer: Information was not available at time of question.*
14. An individual present spoke at length about that he didn't feel it makes economic sense to make improvements to the area because the value of property has not increased over the last 10 years.
 - *Answer: While this wasn't really a question, I think it makes sense to explain why the report is suggesting making improvements to the public realm in the West Side study area. We are also highlighting entities that can begin improvements in the district that do not need the comps and can help increase the property value over time.*
15. Is there anything in the plan to revitalize the Patrick Street Plaza area?
 - *Answer: This is out of the study area.*
16. Disappointment in Out-of-State individuals buying property and then doing nothing with it was expressed by several people.
 - *Answer: The Consultants explained the basics of the land bank program which is suggested in the study.*
17. Who would be responsible for land bank?
 - *Answer: City*
18. Several people expressed disappointment in people who have been holding onto parcels/properties over the last several years but have made no efforts to improve them. They feel that these people are now going to be able to receive money for improvements.
19. Property values have not risen. How are you going to address it?
20. There was discussion about the services and educational opportunities provided through Goodwill. They felt the programs were not well advertised and that "nobody knows about them.
21. Several people asked about the dates for future meetings.
 - *Answer: The Consultants gave what information he had available at the time, but we should make sure to push these out to media outlets, etc.*
22. One individual suggested we look at what larger cities (mainly Buffalo, NY) have done to improve blighted areas.
 - *Answer: These are addressed as case studies in the update.*
23. A person suggested that social services need to be brought in early (to younger kids, etc.) to prevent them from going down a negative path.
24. One individual suggested turning the West Side into a mixed income neighborhood.
25. It was suggested that putting an outlet mall next to Pile Hardware would be a good way to improve the neighborhood, and that outlet shopping was what people want.
26. It was also suggested that putting a Dave and Buster's into the Town Center Mall would save the mall.
27. It was suggested that more input should have been sought from the churches in the area of the concept block design.
28. Although not every property owner was addressed individually, the team made the effort (through more than 25 meetings and the walking tour of the neighborhood) to address as many impacted residents possible. The planning team appreciated their participation in the meeting tonight, which provided the opportunity for additional input.
29. It was noted that the walking survey must have been done during the day, since parking is an issue in the evenings and on the weekends, and was not addressed in the plan.
30. The planning team agreed to look at the parking situation during various times of the day.
31. Concerns were expressed about the economic feasibility of new residential development.

COMMUNITY ENGAGEMENT

32. The planning team noted the opportunity to first engage non-profits with a focus on housing to help stabilize the property values.
33. A question was raised regarding the likelihood of progress, since little was observed over the previous 10 years.
34. The planning team noted that there were many differences between the original plan and the update. Items that may have received a cursory mention in the original redevelopment plan were illustrated in greater detail to provide a roadmap to successful implementation.

Comments/Questions from the Public after Second Community Engagement

Marilyn McKeown, Better Buildings Committee

- Consider streetscape and safety improvements to the 2 block area between Washington & central on Park. This is directly across from Stonewall Jackson Middle School and it is a neglected and crime ridden area with a railroad crossing, many empty commercial buildings and very few windows facing the street.
- Make sure green ways (Complete streets) connect the commercial areas, including 5 Corners. Emphasize commercial nodes and build safe corridors to them. Add an additional greenway connector from Washington to Kanawha Blvd on Park.
- Consider forming a Community Development Corporation in addition to a Land Bank that would do residential projects & strategies, manage and maintain the various historic districts (other than Elk City which is handled by MainStreets) coordinate community input, and strengthen social capital (e.g. complimentary strategies in the HO Zone, like block parties, neighborhood watch, etc.)
- We would like CURA to commit to a continuing process for getting community input from west side stakeholders as they move forward with planning implementation of projects and strategies in the West Side Community Renewal Plan.

Unknown Caller, Resident

- Please explain the commercial improvements being made on the West Side.
- Where is the residential focus being put?

Pastor Matthew J. Watts, Tuesday Morning Group, HOPE CDC, WV NAACP

The Tuesday Morning Group and Charleston Branch NAACP's major recommendation to CURA, GAI Consultants, and ZMM Architects regarding the proposed West Side Community Renewal Plan are as follows:

I. General Observations

- The proposed amended/New West Side Community Renewal Plan provides an excellent executive summary and introduction
- The pictures, graphics captions, and maps helps to put the community in context which is extremely helpful
- The case studies are also helpful to understanding possibilities
- The Catalytic Project is an excellent concept but it does not have enough definition
- There should be more definition, explanation and pictures on the 22 projects funded by CURA

II. TMG and NAACP Proposed Recommendations

- That the Catalytic Project should include a redevelopment plan for the entire proposed Homeownership Zone Footprint/Housing Improvement Zone Footprint.
- That the HOPE Neighborhood Housing Economic Stabilization Initiative Project (HOPE NHESPI) be included as a nearly completed model catalytic project for the area bound east-west from Hunt Avenue to Florida Street, North to South Grant Street to 2nd Avenue.
- That there be a statement in the opening section of the Catalytic Project Section states that HOPE CDC and the Tuesday Morning Group Non-Profit Collaborative have served as the lead advocacy groups in developing the HOZ Footprint with a summary of the completed work in the HOZ.
- That a proposed Housing Redevelopment Plan be developed for the entire HOZ Footprint area.
- That the West Side Revive Movement Model be recommended as Model to execute the Catalytic Project in the Housing Improvement Zone (HIZ)
- That Advocacy Groups be identified to lead components of the Catalytic Project as CURA did in the 2008 plan i.e. blight removal, housing development, economic development/workforce development, social services, health.
- That the CURA funded Housing Rehab and Housing Purchase Program be listed as the Catalytic Project impacting the entire Housing Improvement Zone (HIZ).
- That a strategic property acquisition and demolition plan be developed for the Housing Improvement Zone (HIZ) Footprint area.
- That an economic development plan to develop commercial property on Central Avenue to support the Housing Improvement Zone (HIZ) be included.
- That the plan recommends that a Community and Populations Health and Poverty Solutions Center be established to address the social determinants of health like education, poverty, substance abuse, workforce and economic development, etc. through comprehensive community development in light of the findings in the Robert Wood Johnson Foundation County Health and Life Expectancy Reports.

III. Catalytic Project

- Regarding your proposed housing infills for the Housing Improve Zone (HIZ) from Stockton Street moving east toward Bream Street, there are several of issues that you may have not considered.
- You probably conducted your walking tour during the day when many residents were at work. So, you may not have noticed the number of cars that park on the street because there is little off-street parking.
- It does appear that you noticed that there are actually two churches not one, on 3rd Avenue. This includes Ebenezer Baptist Church and the Greater Emmanuel Apostolic

Church located at 1448 on the corner of 3rd Avenue and Stockton Street. This make for congested parking in this area on Sunday mornings, Sunday afternoons and Saturday's when funerals, weddings and other special events are held.

- From your drawings, it appears that several off-street parking spaces may be lost with the proposed street scape work on 3rd Avenue and Stockton Street.
- While 10 parking spaces would be added with the newly proposed Ebenezer Baptist Church parking lot, 22 parking spaces would be lost with the elimination of the Ebenezer lot across the street from Ebenezer. This would result in a net loss of 12 parking spots.
- It is very unlikely that Greater Emmanuel Gospel Tabernacle or Ebenezer Baptist Church would be interested in selling their lots to accommodate new housing infills.
- It is very possible that there might be some resistance to the development of the recreational field by current residents and current property owners.
- In our opinion, that it would have been wise to have had an informal conversational meeting with residents and property owners that will be directly impacted by the proposed Catalytic Project to gauge their opinions and receptivity to the ideas before formally presenting the plan.
- Another possible option for the recreational field could be on 1st Avenue and Florida Street next to the New Covenant Baptist Church parking lot where there are some vacant lots. This may be a better location because of parking and proximity to 2nd Avenue Center and Mary C. Snow. It would also provide a nice green space nice Florida Street. These two options should be weighed.

IV. HOPE Neighborhood Housing and Economic Stabilization Project should be featured as a nearly completed Catalytic Project that includes housing rehab and new construction (HOPE Townhouses), social services coordination and potential economic development. HOPE CDC has invested over \$5 million dollars in or near the HOZ. The Sadd brothers will have invested nearly \$3.4 million dollars in the HOPE Townhouses by the end of the year.

V. Limiting the HOZ Redevelopment Plan to the two block area, fails to recognize that the HOPE NHESPI with north/south boundaries on Grant Street and 2nd Avenue and east/west boundaries, from Hunt Avenue to Florida Street, is the most significant housing project that has been executed in the HOZ and arguably the most significant project developed in the entire WSCRFP Footprint. When East End Development Corporation completes the construction of the HOPE Town Houses, nearly 5.0 million dollars would have been invested in these two square block areas. This project is a text book case of a model urban renewal project because it included the following components.

- An urban redevelopment plan was developed by CURA
- A non-profit housing advocacy group (HOPE CDC) took the lead role in acquiring blighted vacant properties.
- The local non-profit (HOPE CDC) identified funding to acquire and rehab properties.
- The local urban renewal authority (CURA) provided funding for demolition of blighted structures.
- The local municipality (City of Charleston) coordinated demolition.
- A private developer (East End Development Corp LLC), developed a redevelopment plan, identify funding and redeveloped the property with 16 new townhouse apartments.
- The project was funded with local (CURA), State (WVHDF), Federal (HUD) funds and private local income tax credits.
- This is an incredible success story and should be featured in the Amended New West Side

Community Renewal Plan

- The HOPE MHESPI received national attention and featured in the National Christian Community Development Association (CCDA) Empowerment curriculum and video.
- The HOPE NHESPI received the Residential Housing Award at the 2018 Community Works Annual Housing Conference.
- There are only three (3) vacant properties remaining this area: One need to be demolished and two needs to be rehabbed.
- CURA should provide to complete HOPE Second Avenue/Grant Street, Florida Street/Hunt Avenue.
- Lighting the street scape and landscaping ideas proposed in the proposal in the proposed New West Side Model Residential Block should be done for the HOPE NHESPI Florida Street/Hunt Avenue project.

VI. Community Populations Health and Poverty and Public Center as a Catalytic Project

- In light of the latest Robert Wood Johnson Life Expectancy Report which suggest lower life expectancy for West Side residents than the average for Charleston, Poor Health Statistics for the West Side residents and comments from the West Side on the need to address poverty and other challenges on the West Side, the need for the Community and Populations Health Center and the Poverty and Public Solution Center should be spelled out in the plan.

VII. Actions that City of Charleston and CURA Could Take Immediately to Show Good Faith Toward Residents

- Cleaning out trees, brush and debris from alley ways in 1st, 2nd, and 3rd Avenues
- Cutting, trimming and removal of overgrown trees and brush throughout Homeownership Zone as appropriate.
- Strategically placing trash cans on trees.
- Conduct community walk through identifying all potential safety hazards, prioritizing those that should be immediately addressed
- Conduct community walk-through documenting all code violations
- Conduct a house by house, street house inspection of each property to determine which properties that can be rehabbed and which properties that should be targeted for demolition.
- Contact vacant property owners and determine who are open to selling their property and who are open to having their property demolished.
- Separate meeting with local Pastors in the HOZ
- Separate meeting with local non-profit leaders
- Separate meeting with local residents who reside in the HOZ

CURA would like to thank the West Side community with their strong participation in our public engagement process. All comments were thoughtfully put together in an effort to make this a true community plan. CURA and their consulting team have taken all feedback into consideration, and have included several within the final West Side Community Renewal Plan.

COMMUNITY ENGAGEMENT

A.2 Walk Around Overview

In November, members of the consultant team gathered to complete a walk around of the West Side Community Renewal Plan District. During the walk around, consultants were able to conduct informal interviews with residents to discuss things that they felt needed to be addressed in the plan. About a dozen residents were met with during the walk around.

The team also used this time to do an informal inventory of existing parcels. Doing so allowed the consultants to ascertain areas of the West Side that present both unique challenges and opportunities. Information gathered during the walk around was used to help select areas that are recommended to be focused on as catalytic projects.



Simple upgrades, such as new siding, can make a positive visual impact.



Abandoned residences, such as the above single-family home, account for about 13% of the total parcels within the plan boundary.



City councilwoman Tiffany Wesley Plear took time to speak with the consultants during their West Side walk around.



Small, closely spaced homes are not uncommon on the West Side, as well as available existing lots where these type of homes once stood and are potential infill opportunities.

URBAN RENEWAL AUTHORITY LAW

A.3 Urban Renewal Authority Law

Overview

Article 18. Slum Clearance (Summary)

Under the Code, an urban renewal area is a blighted area, which has been designated as appropriate for an Urban (Community) Renewal Project. In each community renewal area, conditions of a blighted area, as defined by the Code, must be present, in order for CURA to exercise its powers. Per the 2008 Plan, the City has found that the presence of those conditions of a blighted area exist and is defined as, "an area, other than a slum area, which by reason of the predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site improvement, diversity of ownership, tax or special assessment delinquency exceeding the fair value of land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use." §16-18-3

For a complete review of Article 18. Slum Clearance, please use the link below to access the West Virginia Legislature Code.

<http://www.wvlegislature.gov/WVCode/ChapterEntire.cfm?chap=16&art=18>

A.4 Other Legislation

Article 31. Neighborhood Housing and Economic Development Fund

A BILL to amend and reenact §16-2-14 of the Code of West Virginia, 1931, as amended, relating to employees of local boards of health; making legislative findings; requiring the Legislature to provide funds to Department of Health and Human Resources to provide local boards of health funds for pay raises for employees when the Legislature provides funds for across-the-board pay raises for state employees; limiting Department of Health and Human Resources from using provided funds for any other purpose; requiring annual funding to continue pay raises; and prohibiting Department of Health and Human Resources from placing additional restrictions or obligations on provided funds.

For a complete review of Article 31. Neighborhood Housing and Economic Development Fund; funding, please use the link below to access the West Virginia Legislature Code.

http://www.wvlegislature.gov/Bill_Status/bills_text.cfm?billdoc=hb2950%20intr.htm&yr=2019&sesstype=RS&i=2950

West Side Revitalization and Transformation Movement
 (West Side Revive Movement)
 Legislative and Programming Structure and Operating System
 To Improve Community and Population Health by Addressing Poverty, Substance Abuse, and
 Other Social Determinants of Health

Year 2019
 Proposed West Side Revive Movement Demonstration Pilot Project

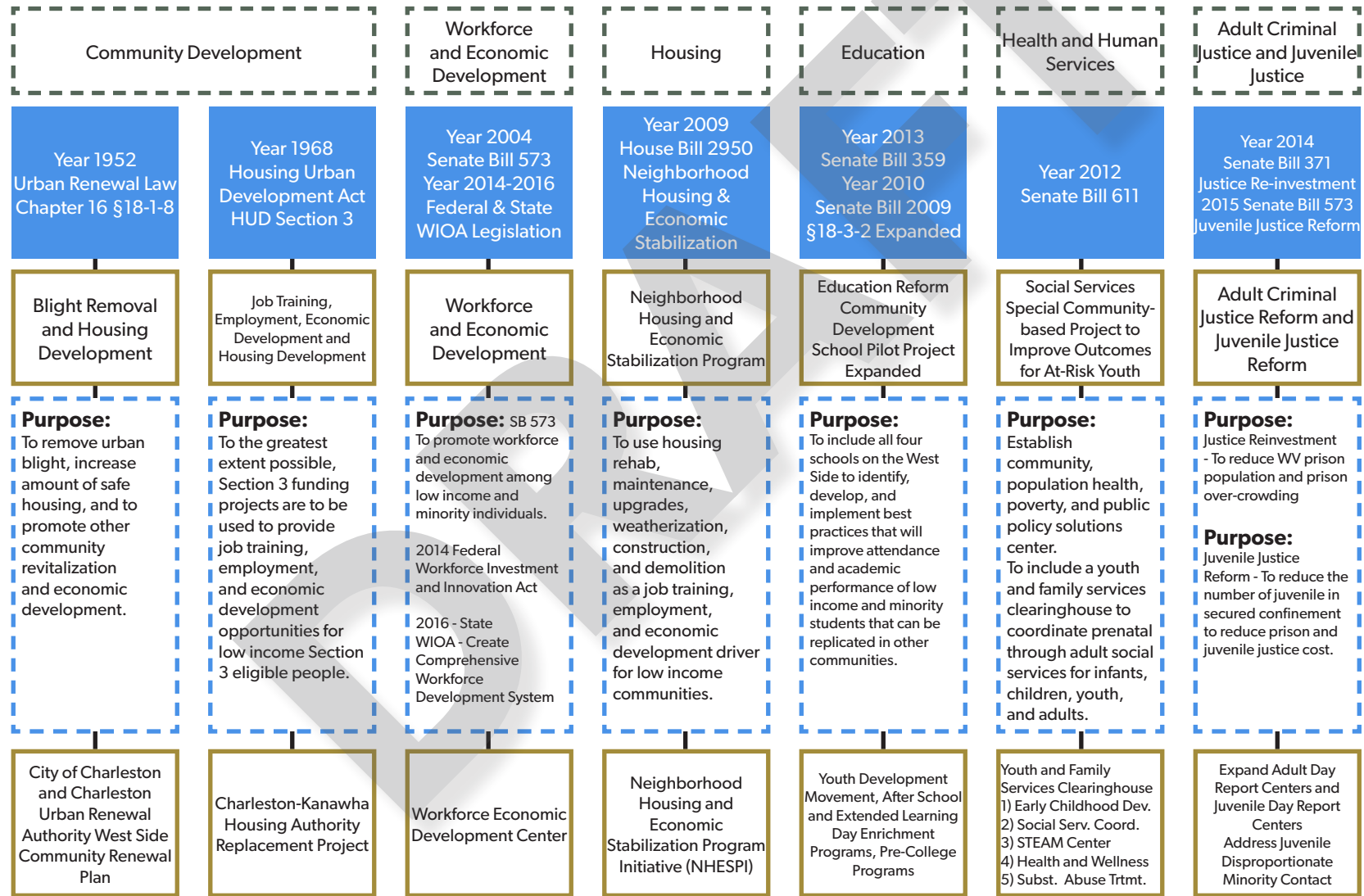


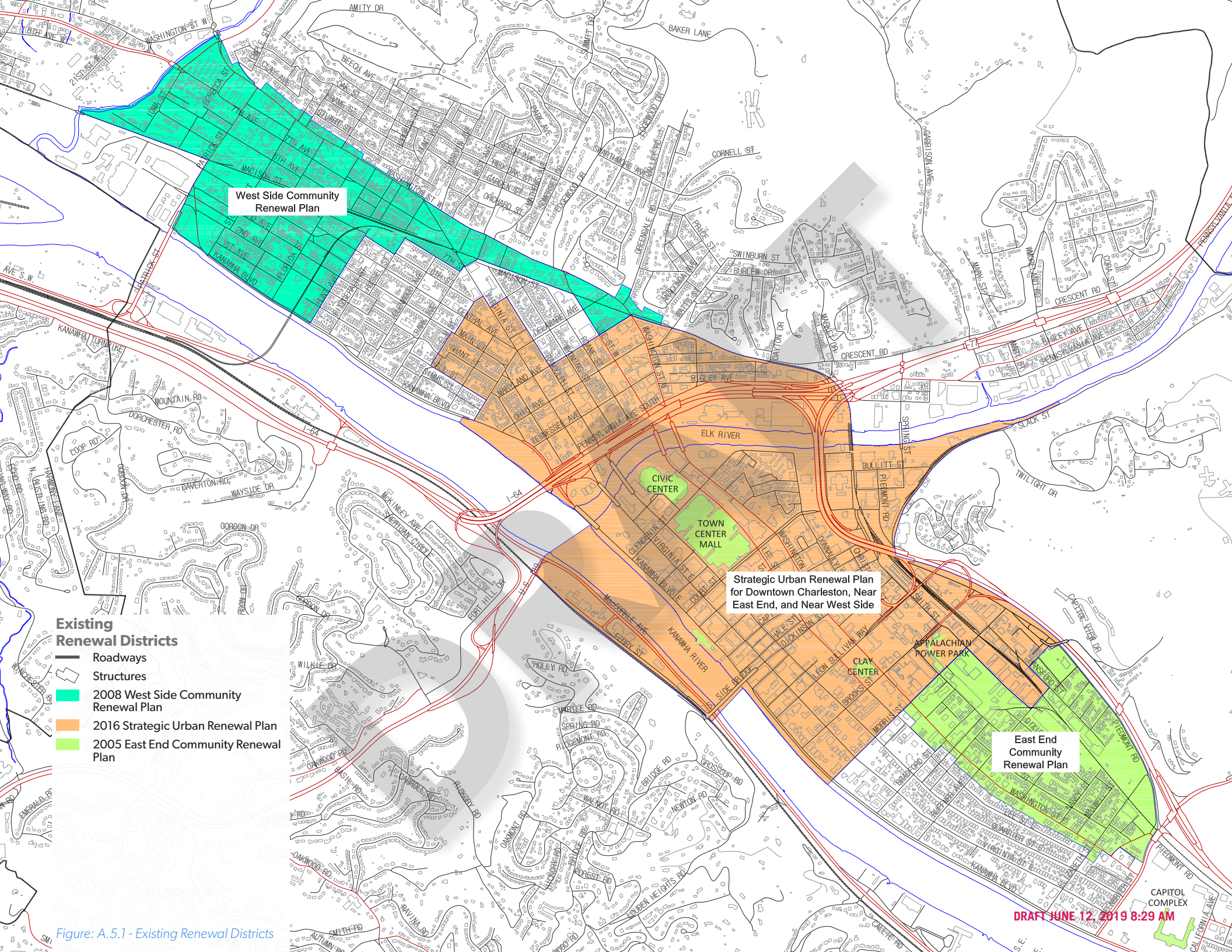
Figure A.4.1: - West Side Movement - Legislation and Programmatic Strategies for HOPE CDC [Source: M] Watts]

LIST OF FIGURES

A.5 List of Figures

- Figure: 1.2.1 - CURA involved projects since June 16, 2008
- Figure: 1.5.1 - Windshield Survey Totals
- Figure: 1.5.2 - Conditions Survey
- Figure: 1.6.1 - Existing West Side Community Renewal District
- Figure: 2.1.1 - Existing Zoning
- Figure: 2.2.1 - Existing Land Use
- Figure: 2.3.1 - 100 yr. Floodplain
- Figure: 2.4.1 - Publicly Owned Land
- Figure: 2.5.1 - Windshield survey vacancy percentages
- Figure: 2.5.2 - Vacant Parcels + Structures
- Figure: 2.6.1 - Social Service Provider Locations
- Figure: 2.7.1 - Public Transit
- Figure: 2.8.1 - Circulation
- Figure: 2.9.1 - Monthly Median Home Values
- Figure: 2.8.2 - Monthly Median Rental Rates
- Figure: 2.8.3 - Retail Trade Businesses
- Figure: 3.1.1 - Residential Improvement Areas
- Figure: 3.3.1 - Commercial Priority Areas
- Figure: 3.4.1 - Land Use
- Figure: 3.5.1 - Proposed Zoning
- Figure: 4.1.1 - Kanawha Boulevard Trestle Walkway and Bikeway System
- Figure: 4.1.2 - Kanawha Boulevard Trestle Walkway and Bikeway System Stormwater Management
- Figure: 4.1.3 - Kanawha Boulevard Trestle Walkway and Bikeway System Master Plan
- Figure: 4.1.4 - Charleston Bike + Trail Master Plan
- Figure: 4.3.1 - Existing Parks + Proposed Recreation Map
- Figure: 9.1.1 - Catalytic Initiatives Location
- Figure: 9.3.1 - Catalytic Blocks of the Housing Improvement Zone
- Figure: 9.4.1 - Existing Parks + Proposed Recreation Map
- Figure: 10.1.1 - Implementation Map
- Figure A.4.1: - Legislative Flow Chart - Source: West Virginia State Legislature, Herbert Henderson Office of Minority Affairs
- Figure A.5.1: - Existing Renewal Districts





West Side Community
Renewal Plan

Strategic Urban Renewal Plan
for Downtown Charleston, Near
East End, and Near West Side

East End
Community
Renewal Plan

**Existing
Renewal Districts**

- Roadways
- ▭ Structures
- ▭ 2008 West Side Community
Renewal Plan
- ▭ 2016 Strategic Urban Renewal
Plan
- ▭ 2005 East End Community
Renewal Plan

Figure: A.5.1 - Existing Renewal Districts

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CAPITOL
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WEST SIDE

COMMUNITY RENEWAL PLAN

Charleston, West Virginia

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