



E. Kanawha City

Kanawha City has the longest commercial corridor in the city and has interstate exits at both ends. It was planned as a self-sustained community designed with a traditional grid with either 25'x120' lots or 50'x120' lots. All right of ways are 60' wide with the exception MacCorkle Avenue which is 80' and 50th Street being 100'. 50th Street was designed to be the "Main Street." The Kanawha City Land Company still holds title to the land in fee on all the right of ways and alleys whereas the City has a public easement over the right of ways. Kanawha City was annexed into the City of Charleston in 1929.

Past Planning Efforts

Kanawha City Revitalization Plan (1999) - two main goals: eliminate commercial encroachment into the residential neighborhoods and transform MacCorkle into slower, cleaner and greener corridor

Kanawha City Community Association (KCCA)

Kanawha City Community Association is a 501c3 neighborhood association with several subcommittees including Beautification and Imagine, Crime Safety and Housing, Planning and Zoning and the Kanawha City Business Association.

Lower Donnelly Neighborhood Association

Neighborhood Association that deals primarily with issues along Lower Donnelly Road including beautification projects and property maintenance issues.

MacCorkle Avenue Redesign

The AIAWV Livable Communities Committee studied MacCorkle Ave from 31st Street to 58th Street. The study recommended ways to clean, green and slow down the corridor. The study is conceptual and recommended bold changes. The KCCA has since secured grant money through the legislature to refine the plan down to discreet projects that could be used for applications for Transportation Enhancement Funds. Due to the financial shape of the federal government, the consultants have been asked to scale down the bold changes to the corridor and too look at smaller gateway projects and opportunities to clean and green the corridor in ways that are more realistically able to be funded and implemented.

For more information on recent initiatives in Kanawha City, please see the appendix.

Opportunities and Challenges

- Long commercial corridor, needs to be segmented into distinct nodes or pockets of intense retail activity and connectors of offices or residential
- Strong neighborhood residential in flats
- Continue beautification of corridor with landscaping and more uniform signage
- Improve MacCorkle pedestrian crossings
- Improve driveway access, look for opportunities for parking in the rear
- Encourage property consolidation and redevelop as better functioning plazas (potentially as mixed use with medical offices on the second and third floors)
- Focus on making MacCorkle an efficient shopping experience - easy access/egress, good selection of goods/services
- Ensure there are adequate buffers from commercial to the residential
- Explore possibility of a Business Improvement District (BID) to help plan for and fund reinvestment along MacCorkle
- Lack of parking along the corridor due to zero lot line development
- Commercial encroachment into the residential areas
- Both CAMC and UC are experiencing growth. Usually this involves encroachment into the neighborhoods. Both have long been acquiring property around their campuses for future expansion.
- Major new construction includes the Highland Hospital addition, WV Housing Development Funds new building. CAMC will soon start construction of a new cancer center on the former Watt Powell site. The Kanawha Mall recently underwent a major renovation converting it into a plaza and is now starting to be successful again.

MacCorkle Corridor Retail Mix

- Good quality grocery stores and specialty food stores
- Pharmacies and health care stores
- Convenience stores
- Casual restaurant dining, quick service eateries
- Personal services (beauty, dry cleaner, travel, etc.)
- Coffee/tea shops

Kanawha City Future Land Use and Opportunities

