

West Side Community Renewal Plan

**Charleston Urban
Renewal Authority**
Charleston, West Virginia

**Approved by City Council
June 16, 2008**



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West Side Community Renewal Plan

A. General Discussion and Description of Project Area

A.1. Introduction

The Washington Street West Urban Renewal Plan was adopted by Charleston City Council on March 2, 1992. This area includes Washington Street West from the 1000 block near Rebecca Street to the 1800 block (Russell Street) for a total area of 26 acres. The plan addressed preservation and rehabilitation of existing structures, streetscape and infrastructure improvements, designation of permitted uses on new redevelopment sites, redevelopment of sites by private interests and acquisition of sites for development and redevelopment.

The extent of this expansion area includes the area south of existing boundary along Washington Street to 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 area of 228 acres. This expanded area will be included in the original project by amendment that calls for a series of actions, including 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.

Any property acquisition that may occur in the amended boundaries will require CURA to adhere to applicable relocation policies for any owners or tenants. CURA may not use eminent domain proceedings to acquire owner-occupied residential property without the permission of the owner.

As required by law, the plan is sufficiently complete to indicate its relationship to definite objectives for the preservation and redevelopment of the area, particularly concerning appropriate land uses, zoning, traffic improvement, public improvements, and building requirements.

A.2. Legal Statement of the Project Area

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 1800 feet to a point being the northeast corner of parcel 443 West Charleston tax map No. 20; thence proceeding southeast on the southerly side of the CSX Railroad right-of-way 1200 feet to a point on the westerly right-of-way of Virginia Street and northeast corner of Parcel 447 West Charleston Tax Map No. 21; thence proceeding southeast of the westerly right-of-way of Virginia Street 135 feet to a point of intersection of Virginia Street right-of-way and Park Avenue 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 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 proceeding easterly on the southerly side of the CSX Railroad right-of-way 590 feet to a point on the southwest corner of Parcel 168 West Charleston Tax Map No. 15; thence proceeding northwest along the northerly property line of Parcel 23, 152 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; 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. 3; 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. 3; 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. 3; 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. 3; 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 615 feet crossing the right-of-way of Iowa Street to a point of intersection of the right-of-way of Seventh Avenue and the Kanawha Two Mile Creek; thence proceeding southwest along the southerly right-of-way of Kanawha Two Mile Creek

1660 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 right-of-way crossing the Iowa Street right-of-way 1600 feet to a point of intersection of Oregon Street and at the southeast corner of Parcel 141 West Charleston Tax Map No. 9; thence proceeding northeast along the westerly right-of-way of Oregon Street 332 feet to a point of intersection of the right-of-way of Oregon Street and the right-of-way of Fifth Avenue and the northwest corner of Parcel 217 West Charleston Tax Map No. 9; thence proceeding southeast along the southerly right-of-way of Fifth Avenue 440 feet to a point of intersection of the right-of-way of Fifth Avenue and the right-of-way of Patrick Street and the northeast corner of Parcel 219 West Charleston Tax Map No. 9; thence proceeding southwest across Patrick Street crossing the CSX Railroad right-of-way 412 feet to a point of intersection of the right-of-way of Patrick Street and the right-of-way of Fourth Avenue and at the southwest corner of Parcel 1 West Charleston Tax Map No. 10; thence proceeding southwest along the easterly right-of-way of Patrick Street 290 feet to a point of intersection of the right-of-way of Patrick Street and the right-of-way of Third Avenue and the southwest corner of Parcel 53 West Charleston Tax Map No. 10; thence proceeding southerly along the easterly right-of-way of Kanawha Boulevard 410 feet to a point of intersection of the right-of-way of Kanawha Boulevard and the right-of-way of Second Avenue and the northwest corner of Parcel 130 West Charleston Tax Map No. 20; thence proceeding southeast along the southerly right-of-way of Second Avenue 520 feet to a point of intersection of the right-of-way of Second Avenue and the right-of-way of Stockton Street and the northeast corner of Parcel 131 West Charleston Tax Map No. 20; thence proceeding southwest along the westerly right-of-way of Stockton Street 512 feet to a point of intersection of the right-of-way of Stockton Street and the right-of-way of Kanawha Boulevard; thence proceeding southeast along the northerly right-of-way of Kanawha Boulevard 1955 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.

A.3. Existing Uses and Conditions

The expanded urban renewal area, shown in Exhibit 1, is primarily a residential land use with zones of commercial/retail uses, primarily along Washington Street, Fourth Avenue, Kanawha Boulevard and Patrick Street, as well as some industrial and institutional/community uses within the expanded limits. Existing zoning within the area is shown in Exhibit 2.

A.4 Survey Findings

- A. The building survey was completed in April of 2007.
- B. Eight hundred eighty three (883) buildings were surveyed with 81% being residential, 14% commercial and the remainder (5%) industrial and institutional/community uses.

Summary of Building Use & Condition - Entire Study Area					
Use	Condition				Total
	A	B	C	D	
Commercial	65	51	4	4	124
Industrial	3	1	0	0	4
Institutional/Community	17	7	2	0	26
Mixed Use	4	5	2	4	15
Residential	205	375	108	26	714
	294	439	116	34	883

- C. Found nearly 20% of residential structures to be deficient, but only 6% of the commercial structures in poor condition.

- D. The Charleston Sanitary board reports the combined storm and sanitary sewer system in this area is around 100 years old with major I/I (inflow & infiltration) problems, capacity and structural issues. There has been flooding of structures along 6th Avenue between Iowa and Patrick, primarily from backup of sewer lines during major storm events affecting Two Mile Creek. A significant portion of the project area is within the 100 year floodplain.
- E. There are deficient streets, some that dead end with no way to turn around, unable to accommodate emergency vehicles easily. A lot of narrow one-way streets limiting ingress/egress to the area. There is a significant lack of sidewalks and the railroad right of way is another barrier to both pedestrian and vehicular circulation.
- F. Other than Cabell Field, Second Avenue Community Center, and the Tiskelwah Center, there are no other public recreation and green spaces within the project limits.
- G. Census data from 2000 reports that 46% of properties are owner occupied. In the four year period from 2003 to 2007, the City has razed 33 structures and cited another 94 structures for property maintenance issues within the area.
- H. There are numerous conflicts between adjoining land uses, especially along the Washington Street segment. There is a strong commercial, retail and service business uses along this corridor mixed with single family residential, some in fair to poor condition with poor street and sidewalk access to the residential properties.
- I. There is a large existing housing stock, but as stated, over the last 4 years structures have been demolished leaving vacant land and many properties were cited for deteriorating conditions, which threatens this fairly cohesive residential area.
- J. Median household income from the 2000 Census for this area was 62% of median for the entire City of Charleston and of households surveyed, 46% reported income derived either from Social Security or Public Assistance.

Based on these findings, it is our recommendation that this expanded area of the West Side meets the State statute for urban renewal as stated in WV Code 16-18-1 to 16-18-29 which constitutes a serious impact to public health, safety and welfare of the residents of the West Side neighborhood of the City of Charleston. The expanded area is in need of a redevelopment plan to stop the continued deterioration of housing, and improvements in infrastructure, safety, and housing, open space, and business opportunities.

Section B: Redevelopment Plan Objectives

Overall objectives of the redevelopment plan are to:

1. Preserve and enhance the existing environment of this area of the City.
2. Acquire and remove such structurally substandard and obsolete buildings in the project area as any be detrimental to the safety or welfare of the community, or which otherwise retard the purposes of this plan, including those buildings exhibiting blighting influences which tend to cause physical and environmental deterioration.
3. Encourage the assembly and coordinated development of adjacent properties to the extent that coordinated development represents a potential benefit to the area, and where lack of cooperation among diverse owners might otherwise discourage such development.
4. Encourage owners of existing properties not to be acquired to extend the useful life of structures on those properties, in a manner compatible with land uses proposed herein, in order to improve the surrounding environment.
5. Strengthen the tax base of the City through new development in the project area in a manner that will bring about the rehabilitation of existing structures to the maximum extent possible, the replacement of deteriorated buildings where rehabilitation is not possible, and the gradual renovation of portions of the area through the encouragement of selected projects based on joint public and private efforts, development incentives and other means.
6. Provide public improvements to complement and serve new development, including needed utilities, street and alley design treatments, landscaping, pedestrian facilities and parking.
7. Develop recreational amenities for residents of varying age and physical ability, giving a high priority to locations where facilities are most limited and the need is greatest.
8. Strengthen neighborhoods through positive action rather than demolition. Develop infill housing on vacant lots and rehabilitate existing housing where appropriate.

Site specific redevelopment plan objectives:

The redevelopment objectives specific to this project were derived from a series of public planning forums that were held in March, September, and November 2007. The initial forum gathered the public's interest and general concerns for the project, followed by a ½ day Saturday planning forum attended by nearly 60 people in September who helped craft a shared vision for housing, business, open space and safety/infrastructure issues within the project area.

In November 2007 the redevelopment objectives were presented focusing on those four main issues and asked the residents and business interests if their vision and intent were captured. Based on the positive feedback received and some further edits provided, the specific objectives for this redevelopment plan are as follows:

B.1 Housing Plan Recommendations

- B.1.a. Maintain and upgrade core residential areas within the project limits.
- B.1.b. Improved housing characteristics for the project area:
 1. Develop plans for new housing on the vacant lots with adequate lot sizes to accommodate current housing standards

2. The new housing should be:
 - Home ownership driven
 - Single family preferable
 - Duplex – 2 stories high maximum
 - Frame or brick style with front porches
 - Address accessibility issues for aging
 3. Upgrade multi-family housing and apartments but focus on new construction and rehabilitation of single family residences
 4. Low to moderate should remain the targeted priority for income – but should have a variety of income so that the schools are mixed for “modeling” and influence – develop so that anyone wants to live here – should be the goal
- B.1.c. Methods to protect the 80% of housing that is in good shape:
1. Maintenance workshops
 2. Home ownership workshops and improve ability for buying homes (check the foreclosure lists for opportunities [banks, courthouse]; what properties are available; what loan programs are available; training programs [KISRA, RCCR])
 3. Create pocket parks within residential neighborhoods to provide for areas for social networking, community gardens, and playgrounds.
 4. Convert a portion of the rental homes to owner occupied.
 5. Streetscapes
 6. Improved lighting
 7. Improved sidewalks
 8. Enforce design/zoning guidelines
 9. Home ownership association
 10. Develop incentive program to promote and recognize owners for keeping housing in good shape
- B.1.d. Methods to achieve improvement on the 20% of housing that is deficient improved?
1. Focus rehabilitation resources to certain deficient structures that negatively impact the overall block or neighborhood
 2. Work with landlords on:
 - Focused enforcement
 - Avoidance of fines for violations
 - Identification of the landlords
 - Registering rental property
 - Quarterly inspections to protect both landlords and tenants
 3. Continuing education for landlords/tenants on basic maintenance
 4. Update the laws on housing that allows inside inspection to enforce safety

5. Access to resources for repairs
 - Involve Habitat for Humanity and other agencies
 - RCCR
 - KISRA
 - CECDC
 - Churches
 - Home Blend program for City
 - Publicize/promote the available programs and education efforts

B.1.e. New Housing Initiative

1. Cabell School – Develop a home ownership zone program with housing infill in the immediate area of the school and rehabilitation of existing homes from Hunt to Stockton Streets and North to 3rd Avenue.

B.2 Business Recommendations:

- B.2.a. The strongest commercial areas are already predominantly zoned for commercial use. There are areas with a mixed use of commercial and some residential that should be rezoned and redeveloped more for commercial and business development due to the fractured residential parcels within these areas.

- B.2.b Focus on clustering of common business types help make an area become more of a destination point for purchasing these products and help drive other commerce. Fill in the voids in the commercial use area with complementary commercial interests. Some natural clusters identified include a cluster of engineering and architectural businesses, construction materials and supplies businesses, and automobile service and repair establishments.

- B.2.c. Market businesses to move to the West Side that provide complementary products to further this clustering concept.

- B.2.d. Contact existing businesses and determine if they are looking to expand/grow and help meet their needs.

- B.2.e There are locations for new private redevelopment, for office space, restaurants and entertainment venues different from downtown but close to other resources in the following areas:

1. Kanawha Boulevard
2. Lee & Maryland Avenue; Railroad Avenue
3. Washington Street – Existing Urban Renewal Area
4. Second, Third, Fourth, Sixth and Seventh Avenues from Patrick Street to Stockton Street

- B.2.f. Strong locations for private community retail redevelopment

1. Old Sunoco station at Greendale Drive
2. West side of the intersection of Washington and Lee Streets
3. Locations along Main & Central Avenues
4. Patrick Street north of the railroad tracks
5. 7th Avenue west of Patrick Street

B.2.g. Large Site Private Redevelopment/Rehabilitation/Adaptive Re-use:

1. 6th Street between Florida and Hunt Streets
2. 6th Avenue – site of old Sears repair center building

B.2.h. Public Redevelopment Areas:

1. The Cabell Field owned by the Kanawha County Board of Education
2. Open space development

B.2.i Implementation Strategies:

1. Identify advocacy groups such as Main Street West Side, West Side Neighborhood Association, Hope Community Development Corporation, Charleston Area Alliance or other entities to market the business retention and expansion effort.
2. Public improvements in infrastructure, the new school, and housing initiatives will help drive the private redevelopment.

B.3 Open Space Recommendations:

B.3.a. Existing parks, open space and recreational opportunities currently available within or bordering the project area are:

1. Tiskelwah Center
2. Second Avenue Community Center
3. Cabell Field
4. Stonewall Jackson Middle School
5. Edgewood Drive Tennis Courts
6. Kanawha Boulevard Walkway

B.3.b. Recommended Improvements at the Existing Facilities

1. Upgrade Tiskelwah Center with improved landscaped green spaces, organized recreational activities outside that may include a picnic shelter, basketball, waterpark/sprayground, skatepark, and playground upgrade. Add trees and lawn areas and minimize and buffer parking areas to one central area. Upgrade indoor facilities and programming to better accommodate senior recreational activities and after school care.
2. Second Avenue Center similar to Tiskelwah but stronger emphasis on teen center. Acquire land across 2nd Avenue from the center for additional open lawn space for field activities if not developed for new housing.
3. Stonewall Jackson Middle School – work with the school board to use the grounds near Washington Street for special neighborhood festivals and events.
4. Cabell Field has been identified as the site of a new community based elementary school, which will have a library and provide adult education open to the general public at times beyond the regular school hours. Site development would support outdoor recreation and

provide walking track for all users. Continue to use for soccer field and open play fields until school site is finalized and demolish the existing buildings to expand the open space as an interim measure until the new school is built.

5. Develop a fishing pier at the Florida Street intersection with the Kanawha Boulevard and riverfront in an area already utilized for fishing by some in the community, possibly with boating accommodations. Develop a river overlook, benches, West Side Trail Map and recreational opportunity sites (possibly in conjunction with the Riverfront Development Plan).

B.3.c. Proposed New Open Space Recommendations:

1. Maintenance management and site improvements along the hillside of West Washington Street from Greendale Drive to Barton Street. Focus mostly on removal of overgrown vegetation, exposing existing stone walls and other site features, long term maintenance of the vegetation and selective tree and other plants as warranted.
2. Trail development on 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. Also utilize the ground adjoining and underneath the trestle to create a green ribbon connecting the riverfront to Norfolk & Southern railroad trail. This land would also be used for improving both pedestrian and vehicular circulation in the area and also be maintained to limit overgrown vegetation.
3. Parcel at Barton Street and Washington Street west of and near the Emmanuel Baptist Church could be developed into a passive park used for gathering and socializing. Trees, benches, landscaping and a small playground would complement this new green space.
4. The old Go-Mart Site at the southwest corner of Patrick Street and 7th Avenue could serve as a tree lined lawn space on this busy edge of the commercial district until the space has a more viable commercial use. This lot could be developed as a prototype on how to manage other vacant property until they can be redeveloped. These spaces could also be utilized for community gardens.
5. Sixth Avenue Open Space. These parcels are primarily vacant and are on both sides of Sixth Avenue between Iowa and Patrick Street. The parcels are overgrown, with poorly graded side slopes giving the location an undesirable impression. Sixth Avenue is a narrow street through this area and acts as a short cut to Iowa Street and other streets. The land should be regraded to create more usable park spaces. Ideas envisioned within these areas could be a skatepark, soccer field, basketball, a water splash park feature and public amenities such as restrooms, picnic shelters, and enclosed dog park and other facilities. Vehicular circulation through the park may be limited to one way.
6. Iowa Street Open Space: This is similar to Sixth Avenue in that it is located within the flood plain and is part of the Charleston Cut Flower parcel. This space would be used for a park near Two Mile Creek and passive open space for the remaining land. A footbridge connecting this land to the North Charleston Recreation Center and another trail along the railroad tracks could provide a strong link to connecting most of the planned recreation opportunities within the area.

B.4 Safety & Infrastructure Plan Recommendations:

- B.4.a Sidewalk and streetscape upgrades are obviously needed throughout the project area. The recently completed first phase of the Florida Street Streetscape from the Kanawha Boulevard to beyond 2nd Avenue is part of a multi-phase project to extend these improvements through to Washington Street.

- B.4.b Other major streets through the project needing to have adequate and safe pedestrian routes include Washington Street, Seventh Avenue, Fourth Avenue, Iowa Street, Fifth Avenue and Patrick Street. These streets carry the most vehicular traffic and pedestrian mobility is limited at these crucial arteries if a sidewalk and adequate lighting is not in place.
- B.4.c Other streets without any sidewalks should receive a higher priority for sidewalk construction at least on one side of the street. The streets identified during the public workshop not already mentioned should also have higher consideration because of the recognition they are deficient in some way.
- B.4.d As referenced early, all the streets and alleys should have sufficient lighting. A review with Appalachian Power representatives should identify burned out lights and other dark areas for lighting improvements previously identified.
- B.4.e There are quite a few dead end streets within the project area, as well as several narrow one-way streets. The following streets should be examined to improve connectivity, increase their width, and develop a cul-de-sac or hammerhead, or elimination of the street during future redevelopment. These deficient streets impact public safety and lessen property values.
1. Fourth Avenue to Kanawha Two Mile Creek
 2. Sixth Avenue to Kanawha Two Mile Creek
 3. Clyde Court
 4. Parsons Court
 5. Madison Street
 6. First Avenue to the Kanawha Trestle
 7. Georgia Street
 8. Bream Street at the Railroad right-of-way
 9. Alleyway off Lee Street near Wilson Funeral Home
 10. Several alleys near the Kanawha Trestle
 11. Atkinson Court
 12. Rebecca Street (more an alley)
 13. 6th Avenue between Patrick and Iowa Streets (see open space recommendations)
- B.4.f The Norfolk & Southern Railroad right-of-way as stated before, divides this area creating almost separate neighborhoods. As stated in the Open Space Recommendations, legal pedestrian access to a trail system along the tracks for walkers and bikers would greatly increase the pedestrian's options. Many people walk the tracks now, which is evident from the trails to and along them.
- B.4.g The proposed school is seen as a community school, similar to the model of Riverside High School in the Upper Kanawha Valley. Many people openly support the positive image it will have for the West Side, helping anchor a rebirth of civic and community pride and ownership. It's presence will be a marked improvement over the vacant Cabell School, which should be demolished if the school funding takes longer, allowing the existing athletic fields to be expanded

for this area. Community input should be sought when planning the new school to maximize the facility for opportunities for the community to use the school grounds and building for evening and weekend events, programs, and community educational opportunities, making the school an object of pride and achievement within the community.

- B.4.h Vacant structures – The City has been aggressive in demolishing dilapidated vacant structures throughout the City, however, as a part of this plan, current vacant structures that are in poor condition and the owner makes no reasonable attempt to repair, sell or lease an upgraded structure then the City should demolish the structure after reasonable notice has been given.
- B.4.i. Vacant Lots – Maintenance of the vacant lots, and there are many throughout the project area, is varied. Some within the residential areas of First through Third Avenues are mowed lawn lots, while others are overgrown foreboding places such as the area along 6th Avenue off Patrick Street. Here again, maintenance of the area is the landowner's responsibility and the City should aggressively enforce this action including collection of trash and litter on the lots. Maintenance of unkempt lots by City would be charged to the landowner and failure to pay for these services would have a lien applied to the property.
- B.4.j. Surveillance Cameras have been discussed extensively by the Charleston Police Department and the West Side should receive an allotment of these cameras if they are implemented as another policing tool. Opportunity sites should be identified and recommended by community leaders based on community needs and complaints received.
- B.4.k. Flooding of Basements – The sewers in the project area are combined sewer, with very few separate storm sewers in the area. The sanitary/combined sewers are typically clay pipe lines with brick manholes. The lines and manholes in these areas are around 100 years old, thus they have infiltration and inflow (I&I) problems, capacity issues, and structural issues. There are also four combined sewer overflow (CSO) points within the proposed project, which are all high priority CSOs to Charleston Sanitary Board (CSB) at the time of the original adoption of this plan. CSB staff is currently deciding which projects will be included in their future planning and submitted to WVDEP as part of an action plan to address the CSOs. The West Side has been selected as a possible pilot area to require roof drains to be removed from the sanitary system, connecting to catch basins and new separate storm sewer lines, where possible. In addition to that project, CSB has also requested funding for removal and replacement (R&R) on the Kanawha Two Mile line, which runs along the west border of the Urban Renewal project areas.

There has been much discussion of how this plan would be implemented and who will champion all the elements addressed in the redevelopment objectives. While the West Side Main Street Program focuses on the commercial and business opportunities, there may be a need to further expand that role to address the other 3 major focus areas. The State of Pennsylvania "Elm Street Program" sets guidelines for including all the redevelopment objectives and these principals are offered in Exhibit 5 as a program that could be adopted by the West Side community.

Section C: Land Use Plan

The land use to be permitted in the Redevelopment Area and the regulations to which they shall be subject are specified below. The regulations are imposed to ensure the satisfactory development of the designated area in accordance with the objectives of this Plan.

C.1 Permitted Land Uses

The general framework for redevelopment within which the specified uses are permitted and the location of all streets are identified on the West Side Community Renewal Plan and Project Map, Exhibit 4.

The redevelopment projects are subsequently described with respect to redevelopment responsibilities, as follows: (1) private redevelopment; and (2) public redevelopment. The Charleston Urban Renewal Authority intends that properties designated for private redevelopment shall be predominately owned and redeveloped by private enterprise, and that the Authority shall not acquire such properties unless private interests are unsuccessful in assembling parcels or otherwise carrying out redevelopment actions as envisioned in this Plan and provided, further, that sufficient funds are available to acquire such properties or undertake such actions. Redevelopment of properties designated for public redevelopment shall be the responsibility of the Authority, the City of Charleston and other governmental units, as appropriate. Minor modifications consistent with the general intent of this plan may be made at the discretion of the Authority in accordance with local regulations and requirements. The General Land Use Provision and Regulations (C.2) and Specific Provisions and Regulations by Use Area (C.3) shall apply to areas designated within this Plan, and these subsections shall constitute covenants and conditions running with the land and shall be incorporated as covenants in disposition deeds and other disposition instruments or incorporated therein by reference to a written declaration of them duly recorded and shall be binding upon all parties and persons claiming under such deed or other disposition instruments. The permitted use of parcels shall be limited to the uses specified and subject to the regulations specified herein.

C.2 General Land Use Provisions and Regulations

The following general regulations and controls shall apply to all land within the Project Area. These regulations and controls are in addition to those set forth in subsequent sections.

C.2.a. Pedestrian Walks, Open Space and Recreation Facilities

All pedestrian walks, open space areas and recreation facilities shall be suitably paved or surfaced, landscaped with trees and shrubs and provided with benches, trash receptacles and lighting where appropriate. Structures that are customary and incidental to parks, such as concession stands, amphitheaters and bus stop shelters, shall be permitted. A bus shelter, if constructed, shall measure no more than 10 feet by 15 feet at the outer roof lines and shall be provided with benches and lighting.

C.2.b. Parking and Loading

Parking and loading requirements shall be as provided for in the City of Charleston Zoning Ordinance, Section 21. (See CVD Zoning for special parking requirement in that district).

C.2.c. Landscaping

All parking areas shall contain a minimum of 5% landscaping and all parking spaces containing 20 parking spaces or more shall provide a minimum of 5% interior landscaping in addition to any perimeter buffers required. Any land not covered by buildings or pavement shall be suitably landscaped and maintained. Plans for treatment of landscaped areas shall be submitted to the Charleston Urban Renewal Authority for approval.

C.2.d. Dumpster Screening

All trash dumpsters, trash pads, and outdoor storage areas shall be screened from view of a public street or right of way. Such screening may be achieved by using a minimum six (6) foot high, completely opaque fence or wall, a six (6) foot high berm with landscaping, or a six (6) foot high evergreen screen measured from the grade of the nearest public street.

C.2.e. Corner Visibility

Corner visibility shall be regulated in accordance with the Zoning Ordinance of the City of Charleston.

C.2.f. Signs (General)

A sign is hereby defined as a visual assembly of letters or any other device for attracting attention or conveying information. The maximum area of a sign shall not exceed 2 square feet for each linear foot of building wall fronting on a street. The area of signs is the sum of the smallest rectangle enclosing all such letters and devices. The maximum area allowed is the greatest sum of all those rectangles visible from any public right-of-way. Only one sign per place of business may be a monument or post and panel sign. For residentially zoned areas the sign regulations now or hereafter prescribed by the Zoning Ordinance of the City of Charleston shall govern.

1. Prohibited signs and devices

- Roof signs
- Ground Pole Signs (Except in a C-10 Zoning District)
- Intermittent, flashing, or moving signs except time, temperature or date
- Portable or temporary signs
- Signs mounted higher than the roof, eave or parapet line of any building or silhouetted against the sky.
- Off-premise signs pertaining to anything or any activity other than those primary activities on the same premises.
- Pennants, spinners, or streamers.
- Signs that contain or are an imitation of an official sign or signal, such as "stop," "go," "slow," "caution," "danger," "warning," or other similar words.

2. Whenever there is a change in use or ownership of a business, all non-conforming signs shall be removed and shall not be put back unless the new sign completely conforms to these regulations.

3. General sign restrictions:

- Monument sign;
 - 1. Shall not exceed 6 feet in height;
 - 2. Such sign shall not exceed 50 square feet in area including the base;
 - 3. The general area in the vicinity of a monument sign shall be landscaped and kept clear of weeds, debris, trash and other refuse.
- Ground Pole Signs (Permitted in C-10 Zoning District only with a maximum height of 15")
- Post and panel sign shall be allowed, provided that such sign shall not exceed 50 square feet in area and 6 feet in height.
- In multi-tenant buildings, there may only be one directory-style monument sign or post and panel sign, all other signs for individual tenants must be a wall sign or awning sign.
- Wall signs shall not project from any building façade more than 6 inches. However, shingle, suspended and projecting signs made of wood or metal are permitted in order to provide orientation to a pedestrian. Such signs shall be a maximum of 3 feet wide and 2 feet high and must not contain letters, emblems or devices exceeding 6 inches in height. Such sign shall not have any part lower than nine feet above a sidewalk nor higher than 12 feet above a sidewalk.

- Wall signs shall not contain a single letter, emblem or device exceeding 30 inches in height.
- All signs shall maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Ordinance.

C.2.g. Aesthetic Controls and Approval of Plans and Specifications

In order to establish and maintain property values and insure aesthetic and functional coordination essential to carrying out the Plan and the continued maintenance of the Redevelopment Area, developers shall agree to controls through such means as are deemed appropriate by the Charleston Urban Renewal Authority. Such controls will be concerned solely with aesthetic and functional considerations and will not relieve developers of their responsibility to comply with all ordinances and governmental rules and regulations. The Charleston Urban Renewal Authority specifically reserves the right to review and approve the developer's detailed plans, final working drawings and specifications. Review and approval will be specifically concerned with, but not limited to, site planning, street orientation of buildings and parking, architectural layout, and materials of construction, landscaping, access, advertising and identification signs, streets and sidewalks.

Applicable portions of the City's guidelines regarding historic and special architectural structures shall also be followed in preparing construction plans. Preliminary sketch drawings of site plans and building elevations in sufficient detail to show access, layout, landscaping and building construction shall be submitted to the Charleston Urban Renewal Authority for review and approval before working drawings are made.

C.2.h. Easement

No structure shall be erected on or over any utility easement without prior specific written consent of the utility involved and the Charleston Urban Renewal Authority.

C.2.i. Property Maintenance and Building Codes

All property within the redevelopment area shall be kept in good condition. All finished surfaces shall be maintained in good condition so as to prevent deterioration, flaking, peeling weathering, blistering and other exterior defects. City building codes, already in effect for the City as a whole, shall be applicable to new construction and rehabilitation within the redevelopment area. The Authority may authorize exceptions to applicable City codes if such exceptions do not result in a reduction of public safety standards and, further more, an exception is necessary to achieve the objectives of redevelopment as described herein.

C.2.j Servicing

An off-street loading space shall have a minimum size of 10 by 50 feet, a minimum clear height of 17 feet, and be provided a direct access to a public street or service alley. Off-street loading shall be designed and located so that no public right-of-way or off-street parking area is blocked in any way by a vehicle using a loading space. Off-street loading shall be on the same parcel as the building served and shall not be used for any other purpose, such as parking or storage. Open-air storage of equipment, merchandise and materials is prohibited except as specifically authorized by the Charleston Urban Renewal Authority.

C.2.k. Lighting

Lighting of all property shall be designed so as to prevent visual glare to a dwelling or unit or motor vehicle operator. Public walks or malls, plazas and parking areas shall be illuminated to permit these areas to function without being objectionable to any adjacent users and to provide for the safety and comfort of persons using them. Lighting of walks, malls and plazas shall be

compatible with architectural plans for new development and shall be considered a part of the landscape plan and subject to approval by the Charleston Urban Renewal Authority.

C.2.l. Curb Cuts

No part of a driveway leading from a public street shall be nearer than 20 feet to the street right-of-way line of any intersecting street or nearer than 10 feet to the end of a curb radius at an intersecting street, nor shall the driveway be nearer than 15 feet to any other part of another driveway entering a public right-of-way. The width of any driveway leading from a public street shall not exceed 35 feet at the curb line or 25 feet at the street right-of-way line.

C.2.m. Satellite Communication Devices

Satellite communication devices shall be located and screened in such a way that they are not visible from public right-of-way in the urban renewal area. When located on the roof of a building, such devices shall be screened by structural treatment which is compatible with the architecture of the building and its surroundings. When located on the ground, such devices shall be situated in rear yards otherwise rendered invisible by screening in accordance with Section C.2.n of this Plan.

C.2.n Fences and Walls

Fences and walls shall be required as a buffer zone between any commercial development and residential areas. These fences and walls and any others should be designed as an integral part of the site development and in a manner which enhances and complements the existing architecture and does not impede pedestrian access from public ways. They should be constructed of materials such as wood, brick and wrought iron. Chain-linked fences and other utilitarian materials should not be used when visible from public streets.

C.2.n Factory Built Structures

A factory built structure for commercial purposes, except when used as a temporary construction office on a construction site, shall be affixed to a permanent perimeter solid masonry foundation even if supported by interior piers, shall have wheels removed and shall be permitted only with the issuance of a Conditional Use Permit.

C.2.o Setbacks

Setbacks shall be regulated in accordance with the Zoning Ordinance of the City of Charleston except as noted in the CVD district.

C.3 Zoning

Zoning changes are identified on Exhibit 3 and are primarily changing portions of the residential zoning of R-4 and R-8 to C-8 and C-10 to promote improved commercial redevelopment within the areas identified on Exhibit 4, the West Side Community Renewal Plan and Project Map and to designate a portion of the Washington St. W. Business Corridor as Corridor Village District zoning as depicted on Exhibit 3.

Zoning changes are as follows:

C.3.a Changing R-8 to C-8 on parcels bounded by Horns Alley to the north, Patrick Street to the west, Stockton Street to the east and 6th Avenue to the south.

C.3.b. Changing R-8 to C-8 on parcels bounded by Horns Alley to the north, Stockton Street to the west, Bream Street to the east, and 7th Avenue to the south.

- C.3.c. Changing R-4 to C-10 on parcels bounded by Cannon Alley to the north, Patrick Street to the west, Stockton Street to the west, and 2nd Avenue to the south.
- C.3.d. A Home Ownership Zone will be developed within the R-4 zoning district around Cabell Field, Site of a proposed elementary school for the West Side. The home ownership zone will run from Stockton Street to Hunt Street and from the Kanawha Boulevard to the alleyway between Third and Fourth Avenues.

This zone is created to improve the home ownership opportunities through funding mechanisms and education in a joint public/private partnership with the City of Charleston, Charleston Urban Renewal Authority, WV Housing Development Fund, US Department of Housing and Urban Development, and private financial institutions.

With the completion of the new school, the area around it will become a more desirable place to live. By meeting the needs for improving housing opportunities at this time this designation will further the success of the community school approach.

C.3.e. Corridor Village District

The Washington Street West Urban Renewal Area as shown in Exhibit 3 is zoned Corridor Village District (CVD)

1. Permitted Principal Uses in the CVD

- Single-family dwelling
- Duplex dwelling
- Group home occupied by not more than eight individuals who are developmentally disabled, as provided by State law
- Multi-family dwelling
- Animal Hospital and Clinic – small animals (no outside kennels)
- Antique shops and interior decorating shops
- Art galleries, art supply stores and studios
- Audio visuals equipment supply stores excluding adult videotape stores, as defined by the City of Charleston's zoning ordinance, Article 2-020.
- Automobile parking areas, public and private
- Bakers, retail
- Barber and beauty shops (excluding instructional schools)
- Bed and breakfast inns
- Bookstores and stationery stores excluding adult book stores, as defined by the City of Charleston's zoning ordinance, Article 2-020
- Boutique Hotel
- Candy or confectionery stores
- Community Center/Civic Organization
- Church, temple or synagogue
- Day Care Center
- Dressmaking or millinery shops
- Drug or sundries stores
- Dry cleaning, pressing and laundry; distribution stations or retail businesses where no cleaning, pressing or laundry is done for other distribution stations or cleaning establishments; and self-service laundry
- Dry goods and notions stores
- Engraving, watch- making and jewelry stores
- Funeral Home
- Florist shops
- Gift shops
- Grocery stores (gasoline pumps not allowed)
- Gymnasiums or athletic clubs

- Hardware stores
 - Historic or monument site
 - Libraries, museums, historic buildings and grounds
 - Music and vocal instruction facilities
 - Music stores
 - Offices – general and professional
 - Photography shops
 - Printing and publishing facilities
 - Religious Institution
 - Restaurants, sidewalk cafes and food vendors (drive through facilities prohibited except by Conditional Use Permit and alcoholic beverages by Conditional Use Permit)
 - Retail specialty facilities (including facilities for the merchandising of shopper's goods, convenience goods and retail services directly to the consumer)
 - Shoe repair shops
 - Shoe shops
 - Tailor shops
 - Travel agencies
 - Wireless Telecommunication Facilities (When co-located on an existing facility).
2. Conditional uses in the CVD
- Banks or credit unions with or without drive through facilities
 - Restaurants and sidewalk cafes with drive-thru facilities.
 - The authorized use of bar, nightclub, lounge, dinner club or restaurant selling alcoholic beverages, including beer and wine, as a matter of right is prohibited and such use shall only be authorized by a conditional use permit authorized by the Charleston Board of Zoning Appeals (BZA). Such permit shall only apply to the owner(s) of the business or the owner(s) of at least 50% of the stock of a corporate business at the time the permit is issued and shall not be transferable. In addition there is hereby established a spacing requirement of a minimum of 500 feet between all night clubs, bars, or lounges
 - Bars, nightclubs, lounges, dinner clubs and restaurants lawfully selling alcoholic beverages including beer and wine and liquor, existing at the time of enactment of the applicable ordinance may continue so long as they are not closed for a continuous period of more than six months, after which time a conditional use permit approved by the BZA shall be required.
 - Wireless Telecommunication Facilities (When not co-located on an existing facility as outlined in the City of Charleston Zoning Ordinance)
3. Setbacks in the CVD District
- Commercial Parcel - No minimum front setback shall apply. A maximum front setback of 5 feet shall be permitted in order to maintain a clearly defined street edge and allow slight variations in design, such as substantial landscaping features and street furniture. A maximum 10 foot front setback shall be permitted only for the purpose of providing an outdoor dining area. For residential uses abutting other residential uses, the front setback shall be in keeping with the prevailing front setback line.
 - Rear setback – minimum of 25 feet
 - Side setback – No side setback required when abutting a commercial district. Five (5) foot setback required when abutting a residential district. If there is no access to the rear of the property by a public right-of-way, at least one side setback shall be a minimum of 10 feet for emergency access.
 - Residential Parcels – As required by the applicable zoning district in the City of Charleston Zoning Ordinance.
4. Height Limitations in the CVD
- Height shall not exceed 50 feet above grade at the building line. For one-story structures, the primary façade shall be a minimum of 16 feet in height. This creates a comfortable pedestrian environment.

5. Site Coverage Provisions in the CVD
 - Maximum lot coverage, by all buildings shall be 90 percent
6. Intensity of Uses in the CVD
 - No minimum lot size shall be required for commercial uses
 - Residential uses shall require the following minimum square footage of area for each lot or tract of land:

One-family dwelling	4,000 square feet per unit
Two-family dwelling	2,500 square feet per unit
Three-family dwelling	2,000 square feet per unit
Multi-Family Structure	1,500 square feet per unit
7. Parking Requirements in the CVD
 - Parking requirements in the CVD shall be as required in Section 21 of the City of Charleston Zoning Ordinance. In addition, in the CVD if a parking area other than an automobile dealership is located directly behind a front setback or adjacent to a public street, the parking area shall be screened with a hedge, earth berm, or decorative wall at least two and one-half feet in height, extending the length of the street frontage (see Figure 1). Such landscaping shall not be more than two and one-half feet in height in triangles at the intersection of a driveway with the street right-of-way or at street intersections. The triangles shall be determined according to Section C.2.e of this document.
8. Sign Requirements in the CVD
 - Sign requirements in the CVD shall be in accordance with section C.2.f.3 of this ordinance.
9. Design Standards in the CVD
 - Structures in the CVD Urban Renewal district identified to be contributing structures in a potential historic district shall be subject to review by the Authority's Architectural Review Committee in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures.
 - The design characteristics for new construction and facade renovation should ensure compatibility with the existing architectural theme and overall character of the district. The use of innovative and flexible design techniques that will accommodate development that fits with the existing environment should be encouraged. Generic corporate prototypes and parking lot based formulas may need to be modified to fit local standards for the District.
 - Primary building entrances shall face and open directly onto the public sidewalk adjacent to the primary streets within the CVD, or onto an outdoor dining area or plaza adjacent to the public sidewalk. Primary building entrances should be recessed. In order to promote economic viability and walkability within the district the primary building entrances shall remain open to the public at all times when the business is open.
 - For non-residential uses fronting on streets in the CVD, ground story façades shall have between 60 and 90 percent window space measured as a percentage of the façade that is between 2 and 10 feet above the fronting sidewalk. Ground floor windows shall not be tinted, mirrored or treated in such a way as to block views into the windows. Upper story facades shall have at least 25 percent window space, measured for each story as a percentage of the façade that is between 3 and 9 feet above the finished floor. (See Figure 2).
 - Window or door grills and locking metal security gates mounted on the exterior of a building are prohibited. Permissible alternatives which are architecturally integrated include windows that by their size and geometry offer inherent protection from intrusion, and the interior mounting of operable grills, bars, or shutters. Such devices must be kept

open during regular business hours in order to encourage legitimate and desirable activities such as walking and avoid visual blight and potential disinvestment.

- Long facades shall be designed with sufficient building articulation and landscaping to break them up into smaller visual elements. Expanses of uninterrupted wall area, unbroken roof forms, and box-like structures measuring more than 40 feet shall be prohibited. Suggested techniques for articulation include recessed entries, windows, insets, changes in material or color, works of art, landscaping, street furniture, architectural lighting and other pedestrian-level details.
- Material selection in new construction and rehabilitation shall relate to the historic neighborhood commercial context of the historic district located in the CVD. The use of EIFS, vinyl and aluminum siding, corrugated metal and plastic shall be discouraged.

10. Open Storage in CVD

- Open storage is restricted to automobile sales establishments and garden centers.

C.4 Project Identification

Exhibit 4 is a Redevelopment Plan and Project Map showing the locations of the following projects and signifying public redevelopment projects in contrast with those projects warranting special development requirements as stated below.

C.4.a. Special Development Requirements for Selected Properties

This is focused primarily toward private interest accomplishing the development and redevelopment objectives of the plan, special requirements are hereby established for selected properties and these requirements are as follows:

1. (West Charleston Tax Map No. 23) Parcels 115, 118, 123, 198, 211, & 206; (West Charleston Tax Map No. 24) Parcel 30 – redevelopment of these parcels for individual lots within the home ownership zone for single family residential infill (rehabilitation of (West Charleston Tax Map No. 23) Parcels 54, 57, 115, 171, 182, 241.1, 242, & 243
2. (West Charleston Tax Map No. 20) Parcels 87, 88, 89, 90, 91; (West Charleston Tax Map No. 23) Parcels 92, 93, 94, 95, 96, 98, 99, 100, 101 & 102 – redevelopment of multiple parcels within the home ownership zone for single family residential development
3. (West Charleston Tax Map No. 10) Parcels 178, 181, 185, 459, 486 & 489.1; (West Charleston Tax Map No. 11) Parcels 215, 237.1 – redevelopment of these parcels for single family residential infill.
4. Rehabilitation of property for residential use within all the residential redevelopment/ rehabilitation zones of the project limits.
5. (West Charleston Tax Map No. 9) Parcel 21 – property along Iowa Street. Redevelopment of this property for commercial use.
6. (West Charleston Tax Map No. 10) Parcels 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 279.1, 280, 281, 282, 283, 284, 285, 286, 287, 287.1, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, & 318 – property on Sixth and Seventh Avenues between Patrick and Stockton Streets. Redevelopment/rehabilitation of this property for commercial use.
7. (West Charleston Tax Map No. 20) Parcels 13, 14, 15, 16, & 17 – property on 4th Avenue between Patrick & Stockton Streets. Redevelopment of this property for commercial retail use.

8. (West Charleston Tax Map No. 20) Parcel 171 – property on Sixth Street. Redevelopment/rehabilitation of this property for commercial warehouse use.
9. (West Charleston Tax Map No. 21) Parcels 191, 192, 193, 194, & 194.1; (West Charleston Tax Map No. 24) Parcels 1, 2, 3, & 4 – property on Main Street between Hunt Avenue and Florida Street. Redevelopment/rehabilitation of this property for commercial warehouse or retail use.
10. (West Charleston Tax Map No. 22) Parcels 212, 213, 214, 215, 217, 221, 222, 223, 224, 225, 226, 227, 228, 229, & 438 – property at the western corner of Washington & Lee Streets intersection. Redevelopment of this property for commercial retail use.
11. (West Charleston Tax Map No. 15) Parcel 23 – property on Madison Street. Redevelopment/rehabilitation of this property for commercial use.
12. (West Charleston Tax Map No. 23) Parcels 17, 18, 19, 20, 21, & 22 – properties along Third Street beginning at Stockton Street. Redevelopment/rehabilitation of this property for commercial/office/service use.
13. (West Charleston Tax Map No. 23) Parcels 222, 223, 224, 226, 227, 231, and 246.3 – property along Kanawha Boulevard from Stockton Street to Florida Street. Redevelopment/rehabilitation of this property for commercial/office/service use.
14. (West Charleston Tax Map No. 10) Parcel 226, property on Washington Street. Redevelopment of this property for commercial use.
15. (West Charleston Tax Map No. 10) Parcel 331, property on Washington Street. Redevelopment of this building into commercial or mixed-use of commercial/residential.
16. (West Charleston Tax Map No. 3) Parcel 97, property on Washington Street. Redevelopment of this property for commercial use.

C.4.b. Public Redevelopment Projects

In addition to special development requirements for privately owned properties, as stated in the preceding section, this plan also encompasses a series of public redevelopment actions where public and joint public-private actions are hereby directed. The following projects are incorporated in this plan for public or joint public-private development.

1. Redesign and redevelopment of streets and sidewalks from the eastern boundary of Washington & Maryland Streets to the western boundary near Iowa Street. (West Charleston Tax Map Nos. 9, 10, 11, 13, 15, 20, 21, 22, 23, 24)
 - a. Complete Florida Street Streetscape (Third Avenue to Washington Street)
 - b. Washington Street Streetscape from Maryland Avenue to Florida Street)
 - c. Sidewalk upgrades on the following major streets:
 - Seventh Avenue
 - Fourth Avenue
 - Iowa Street
 - Fifth Avenue
 - Patrick Street
 - d. Street connectivity to eliminate dead end streets and improve narrow streets.
 - Fourth Avenue to Kanawha Two Mile Creek
 - Sixth Avenue to Kanawha Two Mile Creek
 - Clyde Court
 - Parsons Court
 - Madison Street

- First Avenue to the Kanawha Trestle
 - Georgia Street
 - Bream Street at the Railroad right-of-way
 - Alleyway off Lee Street near Wilson Funeral Home
 - Several alleys near the Kanawha Trestle
 - Rebecca Street
 - Sixth Avenue between Patrick and Iowa Streets
- e. Other neighborhood streets within the project area deficient of any sidewalks.
2. Assist Charleston Sanitary Board with separation of storm and sanitary sewer lines to prevent flooding in the more impacted areas of the project area.
 3. Assist with acquisition and development of a new school site at Cabell Field (West Charleston Tax Map No. 23) Parcel 249 and adjoining parcels if required.
 4. Creation of a home ownership zone surrounding the new school site. Acquisition of multiple parcels for single family residential development (West Charleston Tax Map No. 23) Parcels 42.1, 43, 44, 45, 46, 65, 66, 67, 68, 69, 70, 71, 76, 77, 78, 79, 80, 81, 86, & 87; (West Charleston Tax Map No. 20) Parcels 150, 151, 152, 153, 203, & 204
 5. Acquisition of individual lots within the home ownership zone for single family residential infill development. (West Charleston Tax Map No. 20) Parcel 76, (West Charleston Tax Map No. 23) Parcels 120, 164, 216, 217, (West Charleston Tax Map No. 24) Parcels 14 & 16
 6. Acquisition of parcels for development a multi-family residential project (West Charleston Tax Map No. 10) Parcels 425, and half of Parcels 422, 423, & 424
 7. Acquisition of parcels for redevelopment for new neighborhood/community commercial areas (West Charleston Tax Map No. 13) Parcel 121, (West Charleston Tax Map No. 21) Parcels 85, 100, 101, 102, 142, 143, & 385, (West Charleston Tax Map No. 10) Parcels 168, 169, 171, 171.1, 172, 173, 339, 340, 341 & 342
 8. Acquisition of parcels for redevelopment for adaptive reuse of the parcels and structures if applicable for new commercial use. (West Charleston Tax Map No. 20) Parcels 186, 187, 188, & 202
 9. Acquisition of parcels for new park lands west of Patrick Street to improve access to recreation and open space in this area. (West Charleston Tax Map No. 9) Lots 36, 37, a portion of Parcel 22, Parcels 74, 75, 76, 106, 107, 109, 110, 111, (West Charleston Tax Map No. 10) Parcels 205, 206, 207, 208, 209, & 210
 10. Acquisition of the CSX Trestle and right-of-way for trail and green space development.
 11. Acquisition of easement or right-of-way for trail development along Norfolk & Southern Railroad from Iowa Street to the eastern boundary of the project limits and beyond.
 12. Redevelopment of existing recreation venues of Tiskelwah and Second Avenue Centers and Cabell Field as envisioned in the redevelopment objectives.
 13. Develop a fishing pier off the Kanawha Boulevard lower walkway at Florida Street.
 14. Maintenance management and landscape enhancements along the hillside and within the right-of-way along West Washington Street.

15. Demolition of selected structures to improve roadway visibility (West Charleston Tax Map No. 3) Parcels 4, 5, 6, 7, 8 and 9.
16. Acquisition of parcels with vacant, dilapidated structures for demolition and then, develop infill housing. (West Charleston Tax map 23, Parcels 57, 61, 124, 135, 136, 147, 148, 170, and 172, West Charleston Tax Map 24, Parcel 28.

Redevelop for residential use West Charleston Tax Map 23, parcels 117,118, and 119.

C.5 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.

C.6 Review Criteria and Process

Proposals for developing specific parcels for all commercial and multi-family residential uses will be evaluated by the Charleston Urban Renewal Authority based on the following criteria:

- A. The degree to which the proposed development meets project objectives.
- B. The quality of the specific site and building design and overall harmony of design throughout the project.
- C. Adequacy of vehicular access, circulation and off-street parking.
- D. Provision for the safety and convenience of pedestrians.
- E. Financial capability and responsibility of the developers.
- F. Schedule proposed for completion of development.

The Charleston Urban Renewal Authority specifically reserves the right to review and approve all detailed plans and specifications for new development or rehabilitation with respect to their conformance with the provisions of this Redevelopment Plan and such design controls as may be promulgated and made a part of disposition procedures by the Authority. As a general policy, the Authority will defer review of plans for single-family residential rehabilitation and construction in residential zoning districts to the City of Charleston's Planning Department. Preliminary sketch drawings of site plans, access, parking, loading landscape treatment and building plans and elevations shall be submitted to the Authority for review and approval, obtained before final approval and conveyance of the development parcel, if appropriate, to the developers.

The Urban Renewal Authority reserves the right to vary provisions in this Plan in accordance with the following standards:

- The person seeking a variance shall demonstrate to the Urban Renewal Authority the existing of special conditions and circumstances peculiar to the land or proposed building or structure involved, or to the existing building or structure in the case of properties "not to be acquired."
- The Urban Renewal Authority shall determine that the granting of the variance will be in harmony with the general purpose and intent of the Plan, and will not be injurious to the general area or otherwise detrimental to the public welfare.
- The Urban Renewal Authority shall determine that the proposed variance is the minimum variance that will make possible the proposed use of the land or the building or structure on a property designated "not to be acquired."

- In granting any variance, the Urban Renewal Authority may prescribe such appropriate conditions and safeguards as will be in conformance with the Plan.
- All variances issued by the Urban Renewal Authority shall be stated in the contract of sale or in the compliance agreement of a property that is "not to be acquired."

Section D: Redevelopment Approach and Techniques

D.1 Approach

This Redevelopment 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 techniques as identified herein. These include special development requirements, land acquisition and other activities described in this plan.

D.2 Land Acquisition

D.2.a. Land To Be Acquired or Made Available for Public Redevelopment

All land to be acquired or made available for public redevelopment is designated on the West Side Community Renewal Plan and Project Map, Exhibit 4. Land designated for acquisition is to be acquired by CURA and CURA may itself redevelop such land or designate other agencies or individuals to do so, in any case expressly subject to the regulations, requirements and objectives of this plan.

D.2.b. Land To Be Privately Redeveloped Under Special Development Requirements

All land to be privately redeveloped in accordance with this plan is indicated on Exhibit 4. The owners of all such parcels shall strive to comply with the specific regulations, permitted uses, controls and restrictions applicable thereto as set forth in Section C of this Plan. If the owners of properties designated under Special Development Requirements are unable or unwilling to voluntarily commence to comply or conform to such requirements, as set forth in Section C of this Plan, within 6 months from date of written notice of the requested improvements by the Authority, the Authority, upon a determination by Authority resolution that the property owner has failed to achieve substantial conformity with these requirements, acquire such property by condemnation pursuant to the eminent domain provisions of the Code of West Virginia as if the property has originally been planned for acquisition, after 30 days written notice to the owner. Upon acquisition of such parcel, the Authority may, at its option, clear such parcel or parcels for redevelopment or rehabilitate the building(s) in order to conform with the above-referenced requirements as contained in the redevelopment proposal, and then sell such property, or dispose of such parcel without demolition of any improvements thereon, but expressly subject to the pertinent and appropriate provisions, regulations, controls and restrictions of the Plan.

D.2.c. Land Not To Be Acquired

The majority of land within the redevelopment area is classified "not to be acquired." Such land may only be acquired if future amendments to this plan necessitate such acquisition.

D.3 Provisions for Treatment of Existing Structures

Properties in the redevelopment area which are presently designated "not to be acquired" may contain structures which are substandard and in need of improvement. In order to conserve and maintain existing structures in keeping with the character of the redevelopment area, CURA will use its best efforts to encourage owners to adhere to the following standards:

- A. The physical character of the buildings should be aesthetically satisfactory and architecturally consistent with the proposed development. Whether occupied or vacant, a buildings exterior

should be continuously maintained through quality workmanship in accordance with standards of applicable codes of the City of Charleston.

- B. All exterior surfacing materials, including any decorative materials, should be in good condition and securely fastened in place. All exterior surfaces should be clean and covered with an exterior paint or appropriate preservative, unless such surfaces are customarily maintained in their natural state.
- C. All existing signs to be continued in use within the Project Area should conform to the requirements of this Redevelopment Plan and be maintained in good repair. Any signs which have excessively weathered or faded, or those where the paint has excessively peeled or cracked, or electrical signs which have become inoperative, should be repaired or with supporting members, should be removed.
- D. All open areas for off-street parking, loading and trash storage should be screened from view from the street and adjoining property by fencing or other appropriate means and maintained in good repair and in good condition, free of litter and debris.
- E. Parking structures should have wallscreens at least 5 feet high or more than 50 percent opacity so as to shield automobiles from the street and adjoining properties. At least 50 percent of any rooftop parking area should be screened by a barrier of acceptable design.

D.4 Obligations of Purchasers of Project Area Land

The Charleston Urban Renewal Authority in disposing of the land in the Project Area 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 judgement of said Authority are necessary to carry out the objectives of this Redevelopment Plan. In all instances the contracts, deeds or other instruments between the Authority and purchasers of land in the Project Area shall obligate them and their successors in interest to:

- A. Devote the parcels owned by them only for the purposes and in the manner specified in this Redevelopment Plan. (To that end, the Charleston Urban Renewal Authority reserves the right to review and approve site development plans, as well as detailed architectural plans, and final working drawings and specifications.)
- B. Begin and complete the construction of improvements agreed upon in the land disposition contract within a reasonable time as determined in the contract.
- C. Retain the interest acquired until the completion of construction and development of the area acquired in accordance with this Redevelopment 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 the Charleston Urban Renewal Authority.
- D. 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.

D.5 Utility Lines

CURA shall encourage all new public and private utility lines to be placed underground. CURA will have the right to review all proposals.

Section E: Conformance with the Comprehensive Plan

The Redevelopment Plan is consistent with the City's Comprehensive Plan, adopted by the City Council in 1979. Zoning changes have been noted in Section C.

Section F: Procedure for Changes in Approved Plan

The Authority may modify this Redevelopment 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 his successor or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change the Redevelopment Plan as previously approved by City Council, the modification must similarly be approved by the governing body.

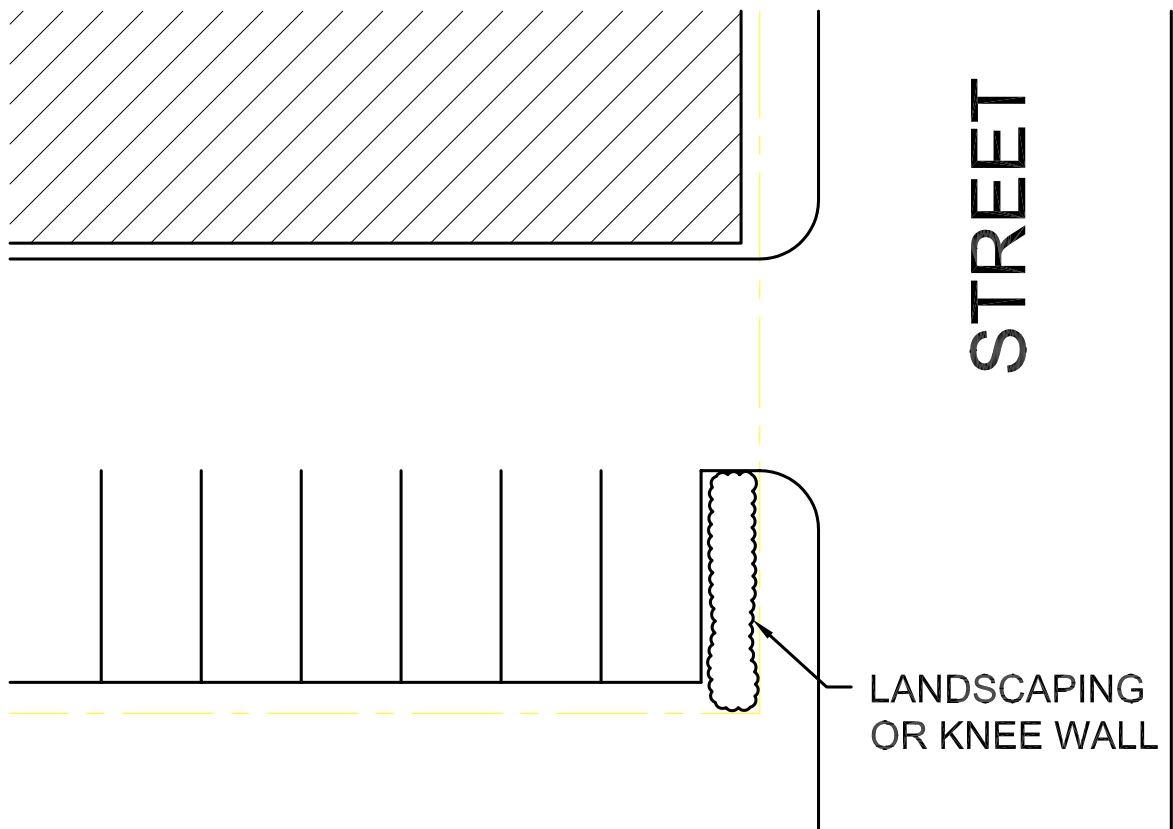


FIGURE 1
PARKING LOT SCREENING

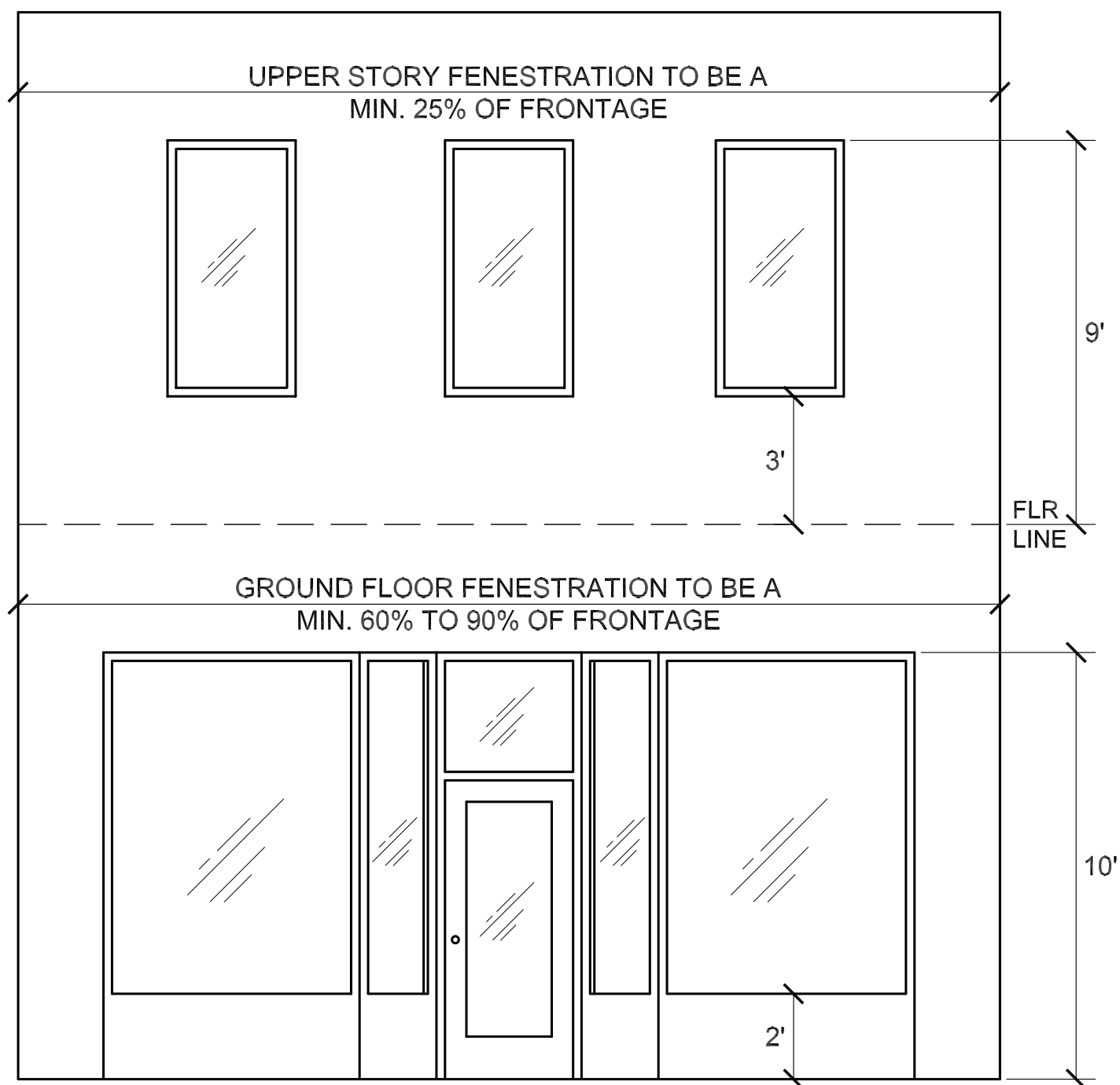
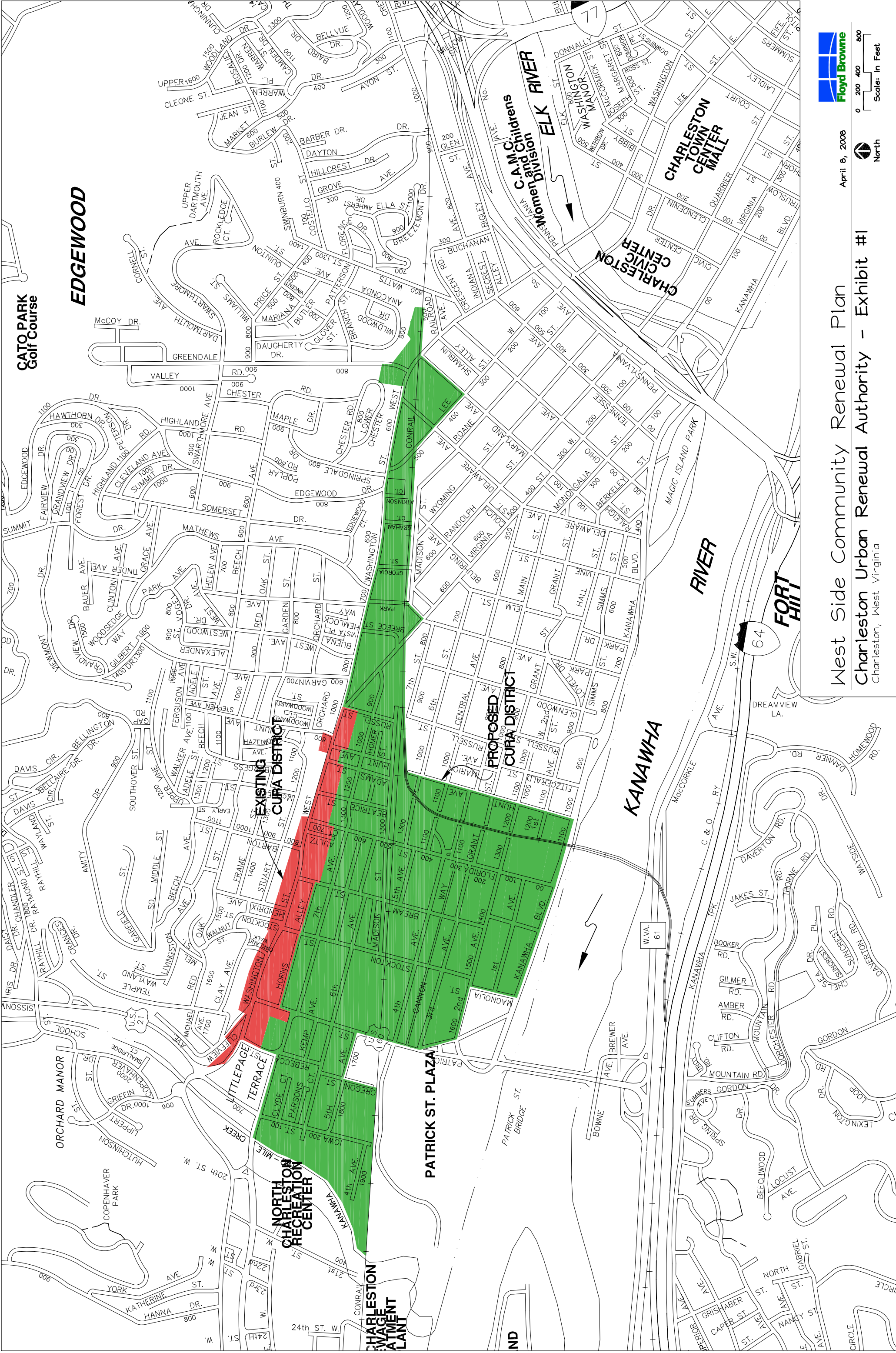
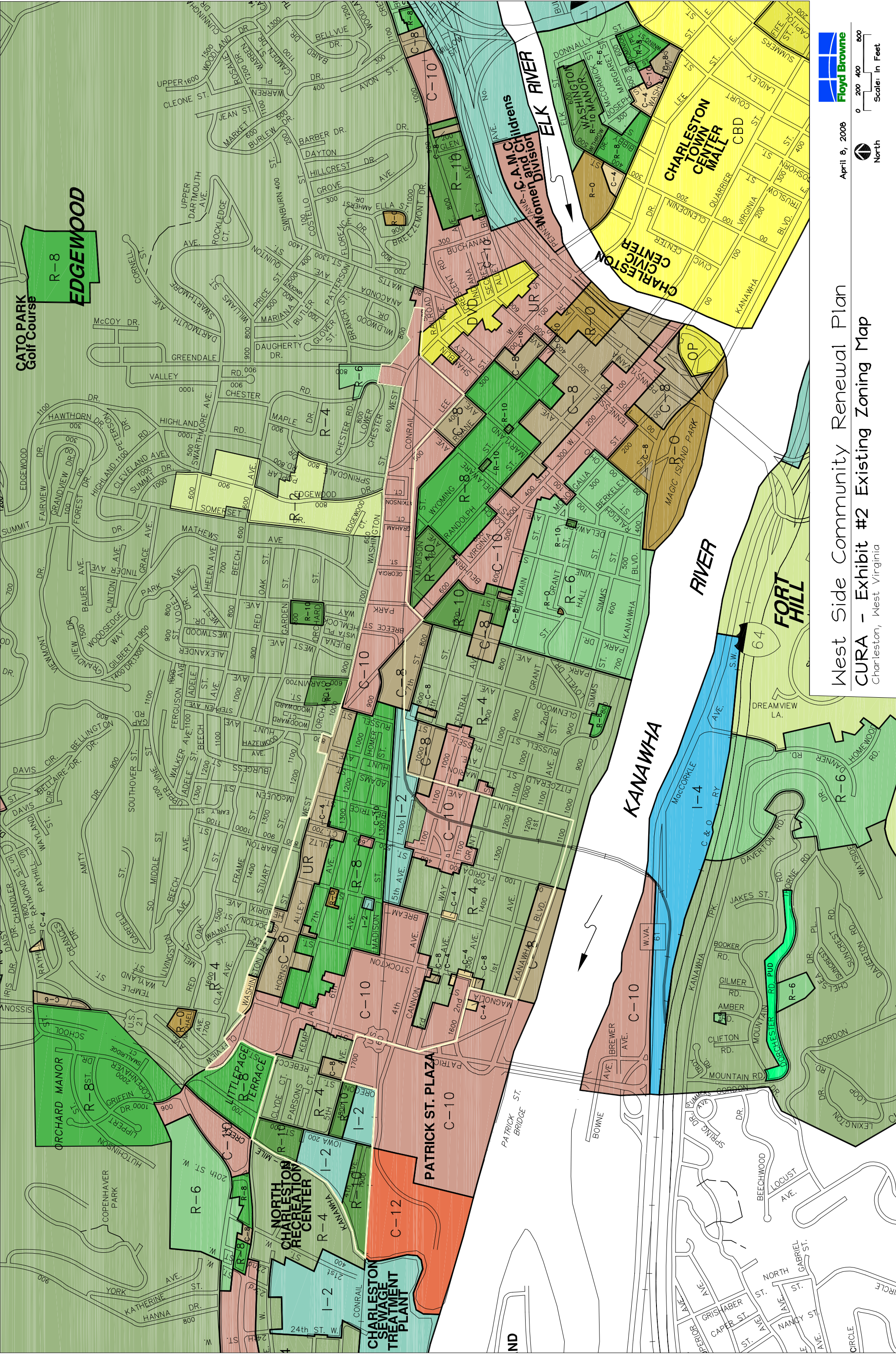


FIGURE 2
STOREFONT TRANSPARENCY & RHYTHM





April 8, 2008

