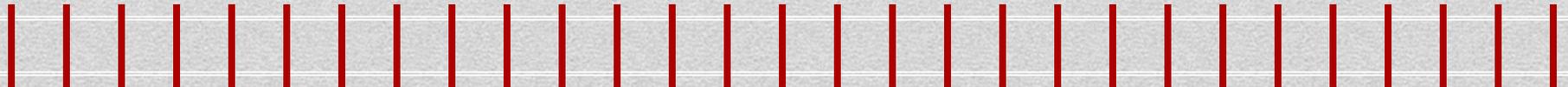




Central City Study

AIA WV Livable Communities Committee



- Design and visualization study for the redevelopment of the Central City Antique District along the 14th Street West corridor in Huntington, WV
- Explored redevelopment of the area using Complete Street Principles and in consideration of existing ordinances, the City's Plan 2025, and existing bike trail systems.
- Public “kick-off” charrette launched the project 23 Oct 2014.
- Informed by months of work by River to Rail Committee in 2014.
- Primary outcomes are graphic visualization of potential redevelopment of the corridor along with recommendations for improving the connection to the Downtown core, connections to existing bike trails and parks, ideas for commercial and residential development, as well as recreational space.

AIA Livable Communities

- Core district with intact (although gritty) architectural character – contrasts with out of scale industrial and shopping center.
- Lack of identity – some signage but very disorganized. Buildings in rough condition (lack of investment, lack of enforcement).
- Underutilized lots. Lack of upper story development – residential, office space, etc Lots of one story structures, some not open to public.
- Lack of child-friendly areas and features.
- Conflict of transportation modes. Adjacent but disconnected off-road bike trails, no on-road bike facilities. Poor wayfinding.
- Aging streetscape, missing trees, minimal lighting, no bike accommodations
- Multiple use groups/stakeholders – business owners, residents, tourists, trail users, shoppers, workers. Some engaged, most are not.

Challenges



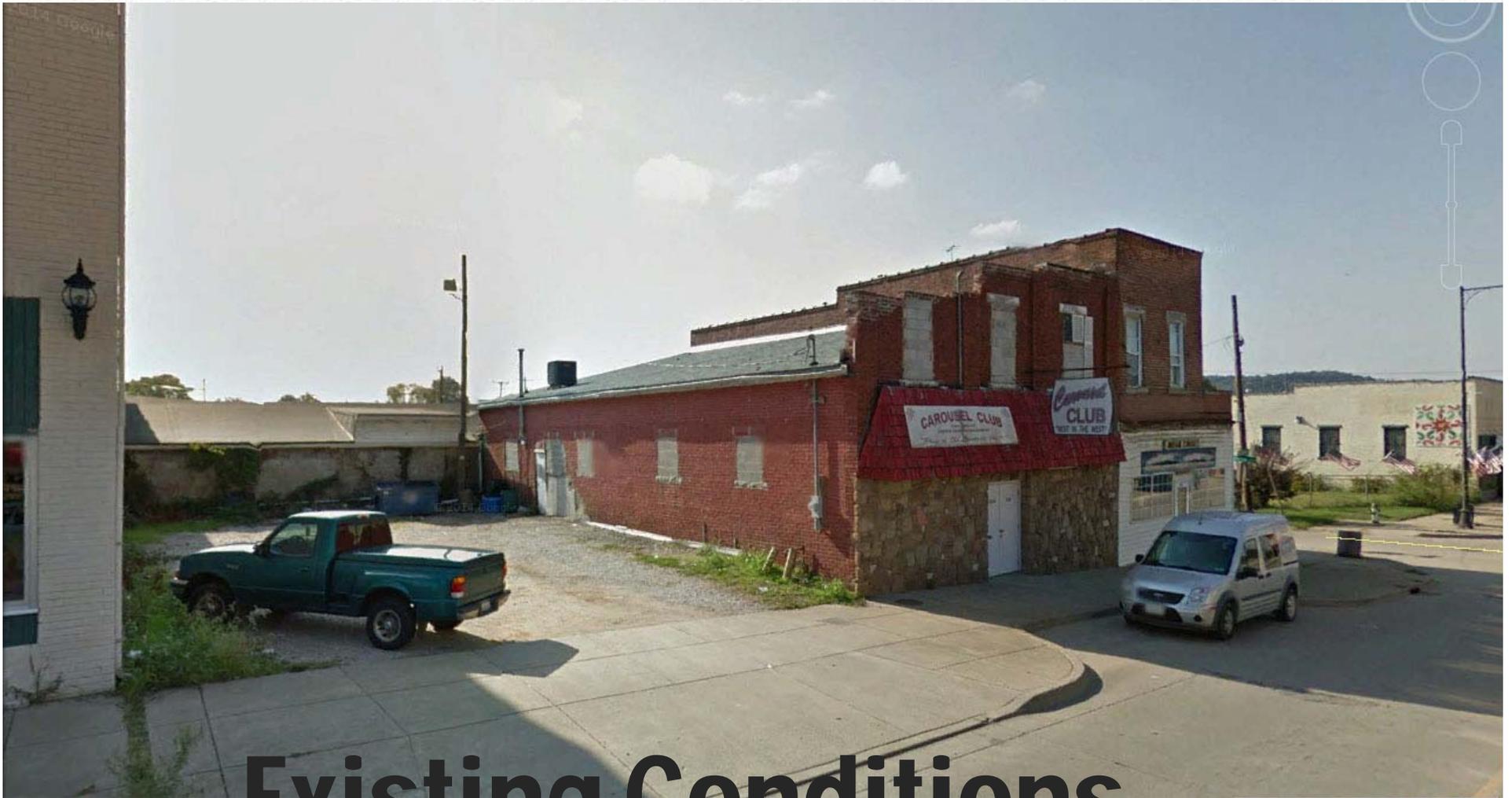
Existing Conditions

- Gritty exterior materials, lack of investment in property



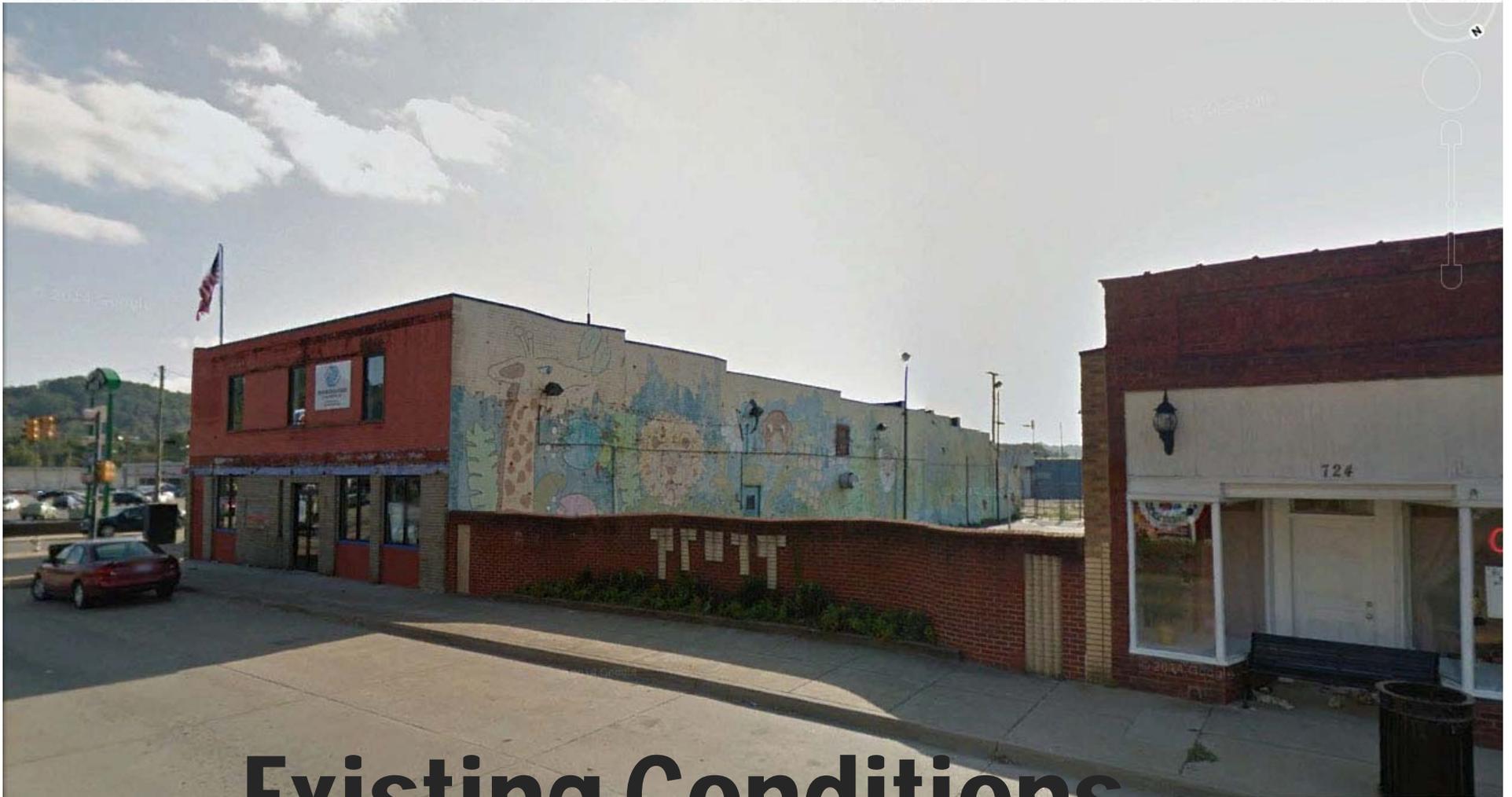
Existing Conditions

- Corner parking lots where buildings have come down – not striped, no clear entry point, no posted rules for use (reserved, public, etc.)
- Street trees missing, no landscaping buffer for parking lots



Existing Conditions

- Gritty exterior materials, damaged building façades
- Mid-block parking lots (not ideal utilization of property) with no posted rules for use, not striped
- Pre-existing non-conforming uses (strip club, bars)



Existing Conditions

- Boy's and Girl's Club – no green space, missing awning, beautiful mural not in good condition



Existing Conditions

- Underutilized lots and structures in core of district
- One story buildings, empty lots, lack of streetscape features and trees
- Some buildings are not open to the public. Minimal upper story development.



Existing Conditions

- Mish-mash of signage, no strong sense of arrival.
- Single story, underutilized structures, some buildings not open to public.



Existing Conditions

- Complete change of scale and character as you cross Madison Avenue
- No clear wayfinding system or sense of arrival



Existing Conditions

- Great architectural character in spots – strong anchors

Strengths

- The Wild Ramp and the Farmer's Market
 - Connection to PATH and Ritter Park
 - Gazebo
 - Good restaurants and cool antique shops
 - Commercial zoning (revisable)
 - Walkable from large residential neighborhoods
 - Easily accessible from South Side, Downtown, Westmoreland, Ohio
 - Easy access to river, rail, Interstate 64
 - Vacant properties (opportunities)
 - Shopping center (opportunity)
 - Strong community history and organized support
-

- 
- A new hotel
 - Improved bike/pedestrian recreational trail connections
 - Tourist destination
 - Infill development (mixed-use – encourage upper story residential or commercial with retail, restaurants below)
 - Fix up dilapidated structures, green teams
 - Strong connection between Downtown and Marshall – improve transit, bike and vehicle connections, develop housing
 - Incorporate public art to create identity/arts & antique district (painted ladies, murals on tanks, entrance archways)

Future Visions of Central City District

- 
- Improve facilities for Boy's and Girl's Club
 - Natural playground
 - Restore Fire Station – welcome center with historical displays
 - Address stormwater problems
 - West Middle School structure as vibrant, mixed-use development
 - Olympic Pool Site redevelopment
 - Affordable, quality housing

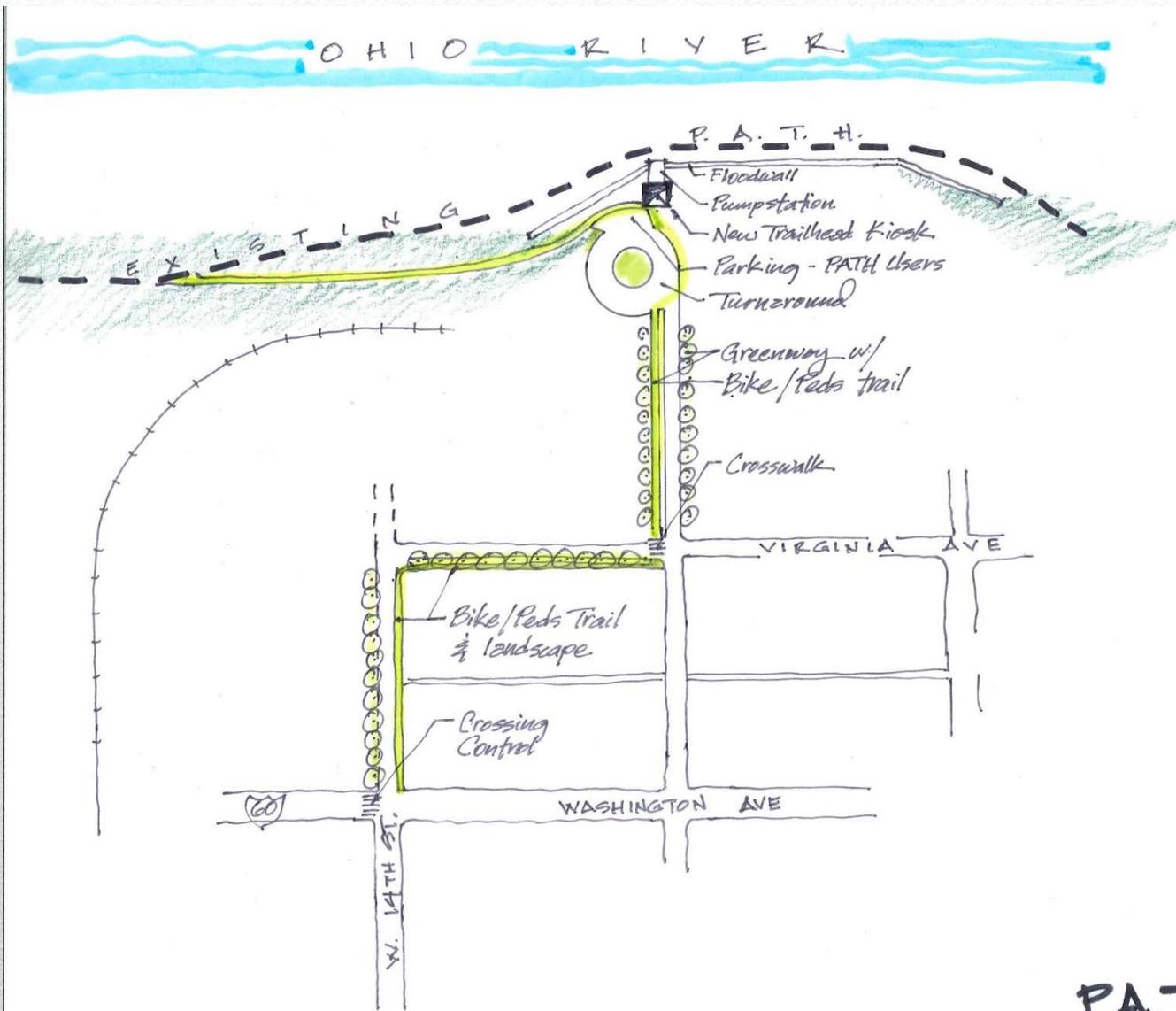
Future Visions of Central City District

- Connect the PATH along 14th Street West between the Levee Trail and Memorial Park Trail
- Identify development opportunities along 14th Street West and surrounding neighborhoods
- Inventory existing parking and look at capacity vs. demand
- Develop zoning overlay district for corridor.
- Develop a streetscape & parking design concept for 14th Street West
- Improve multi-modal accessibility, wayfinding, and enhance experience between Downtown and Central City District
- Strengthen community identity through public art, beautification, public playground, signage

Game Plan

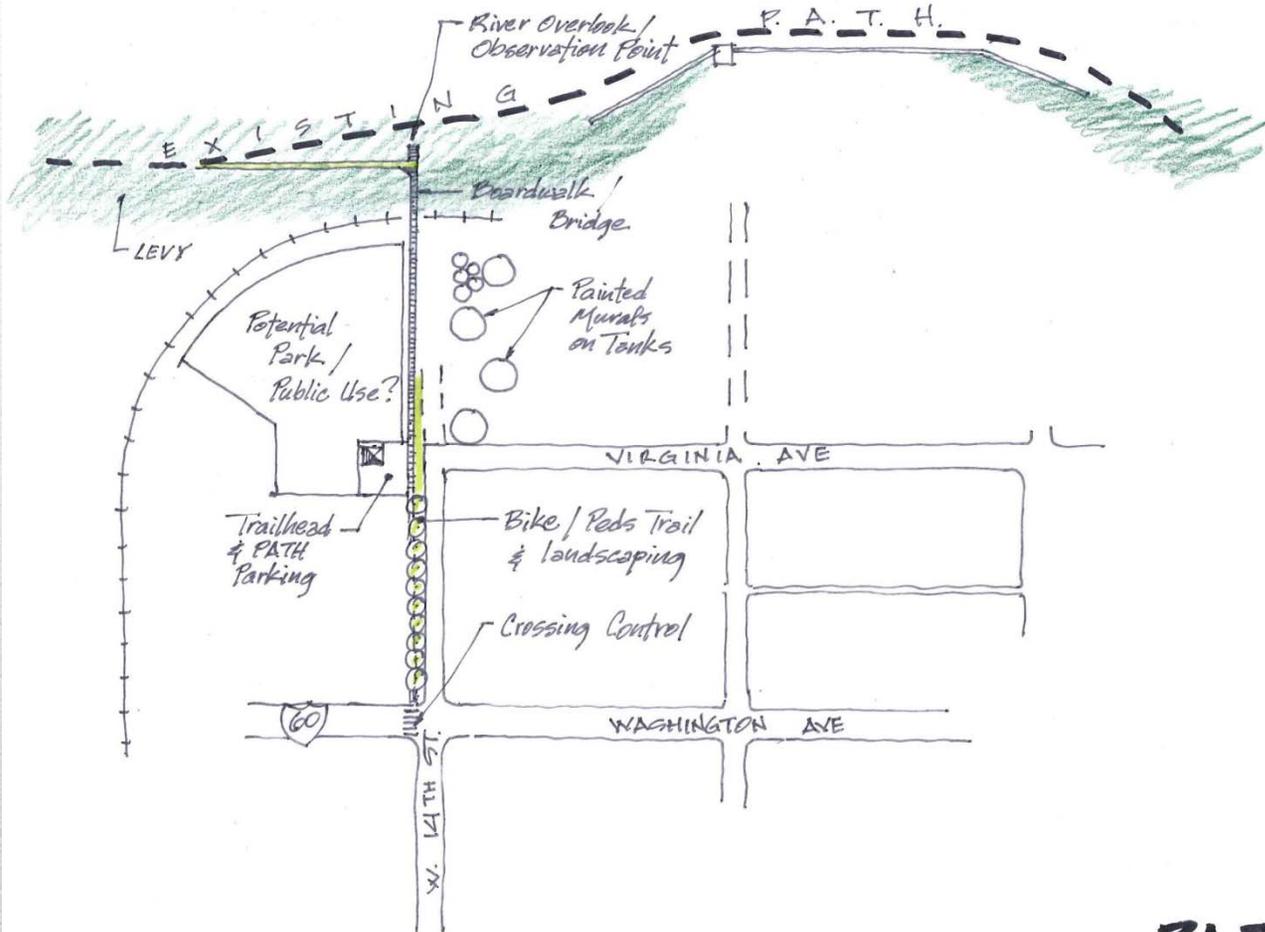
- 
- Connect the PATH along 14th Street West between the Levee Trail and Memorial Park Trail

Game Plan

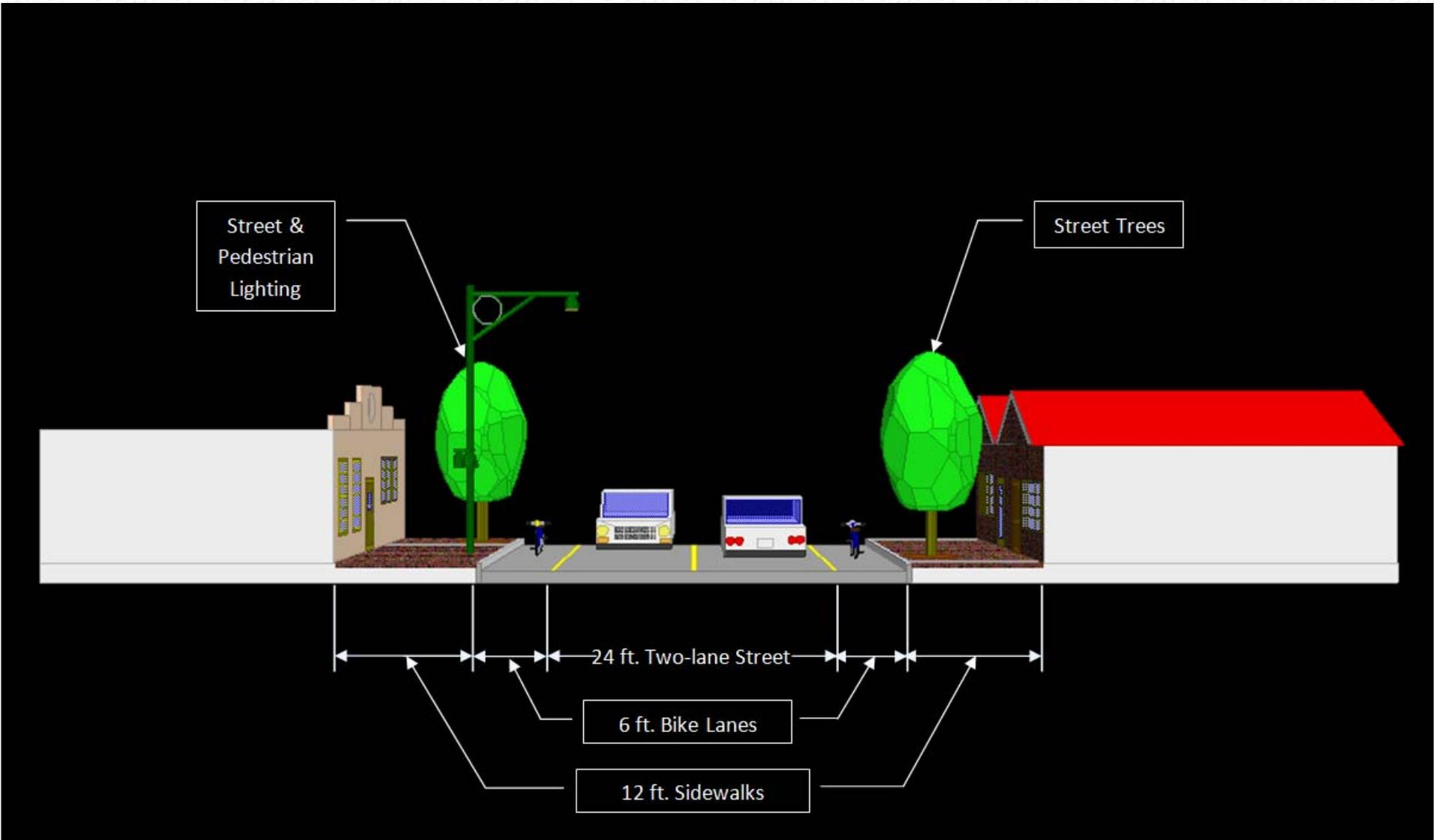


**P.A.T.H. ACCESS
OPTION 1**

OHIO RIVER

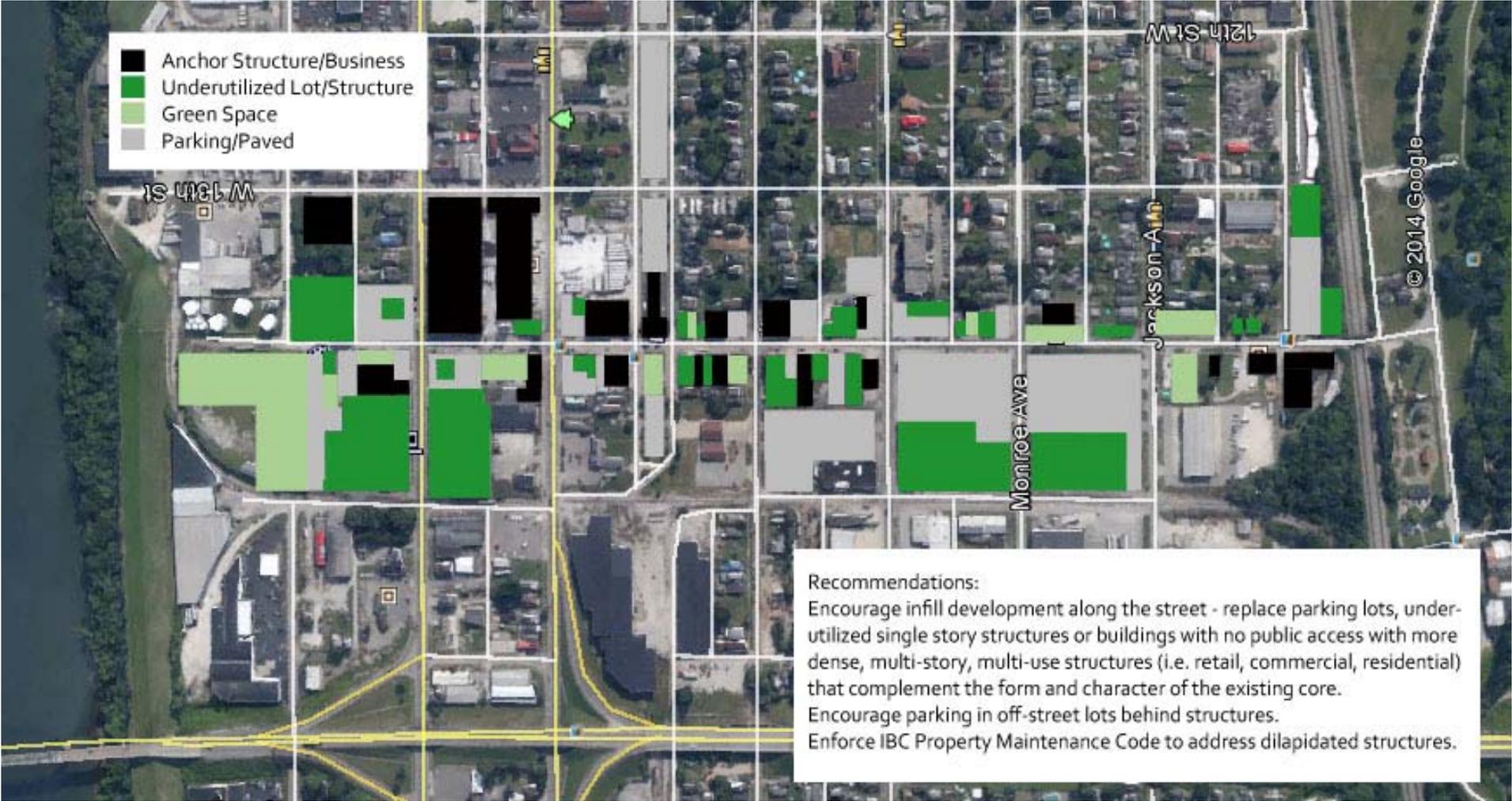


↑ P.A.T.H. ACCESS
OPTION 2



- Identify development opportunities along 14th Street West and surrounding neighborhoods
 - Study underutilized lots and structures
 - Encourage multi story development with mixed uses
 - Encourage ground level space to be open to the public – retail, restaurant, gallery, professional services, etc.
 - Enforce building codes for property maintenance to address dilapidated structures

Game Plan



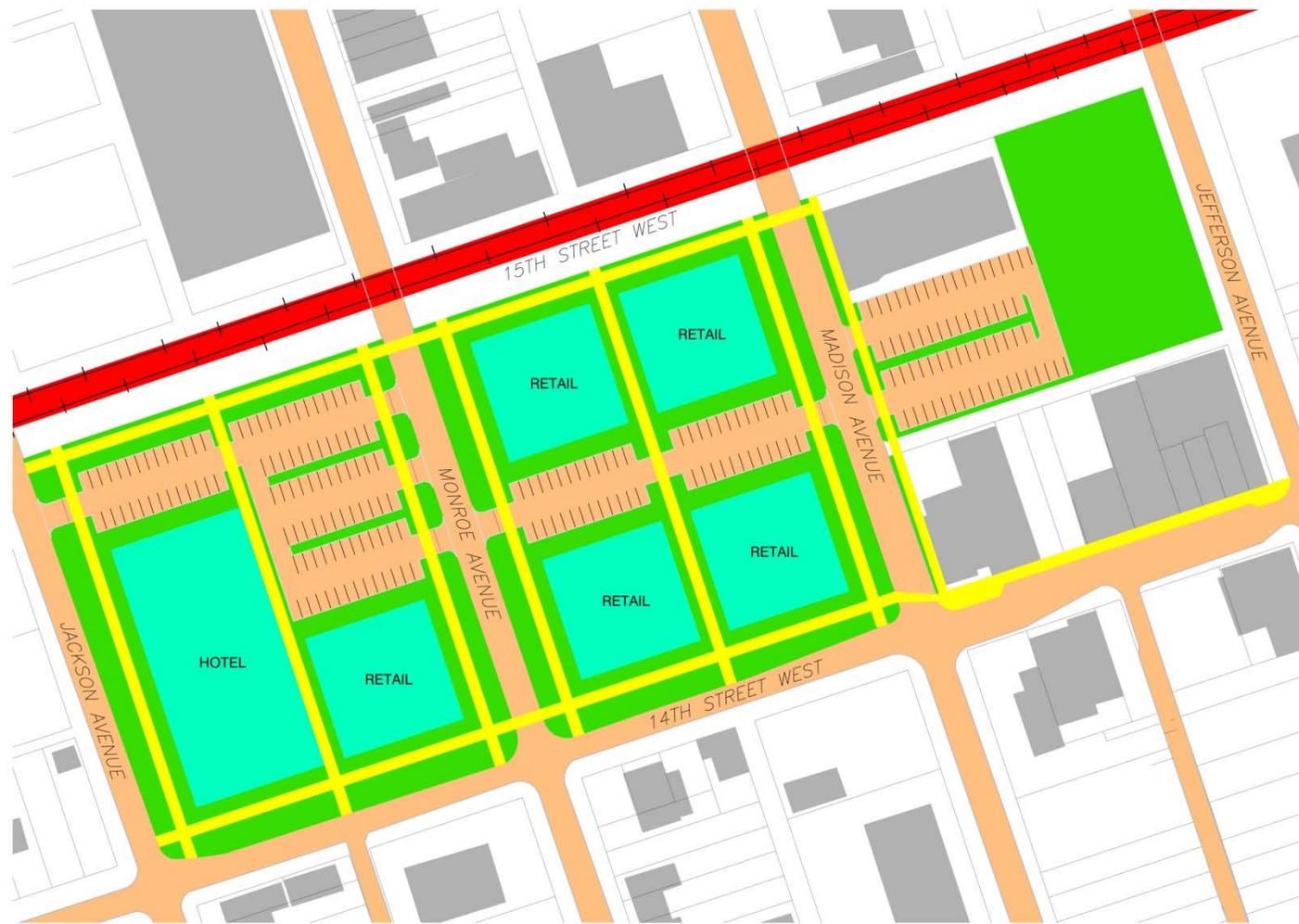
15th St W

12th St W

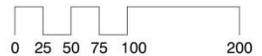
Monroe Ave

Jackson Ave

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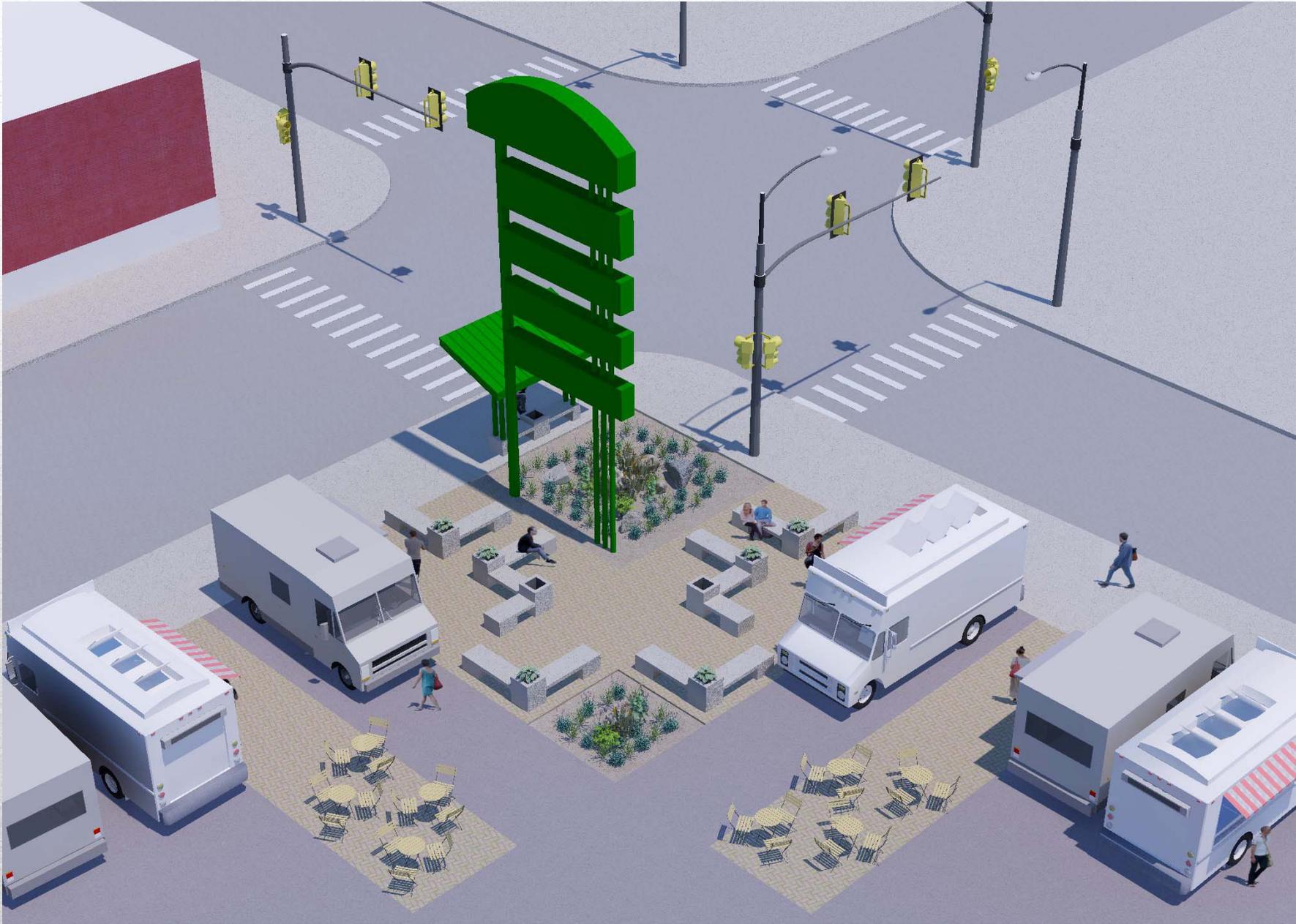


-  EXISTING BUILDING TO REMAIN
-  NEW RETAIL
-  GREEN SPACE
-  PEDESTRIAN ROUTE
-  AUTOMOBILE ROUTE
-  RAIL WAY











- Develop a streetscape & parking design concept for 14th Street West
 - Bury utilities
 - Increase plantings/greenspace
 - Inventory existing parking capacity and analyze demand
 - Improve wayfinding signage and direct people to free or municipal parking
 - Repair sidewalks and curbs
 - No new mid-block or street front parking lots allowed

Game Plan

Streetscape Design





R2R Corridor Entrances

Streetscape Design





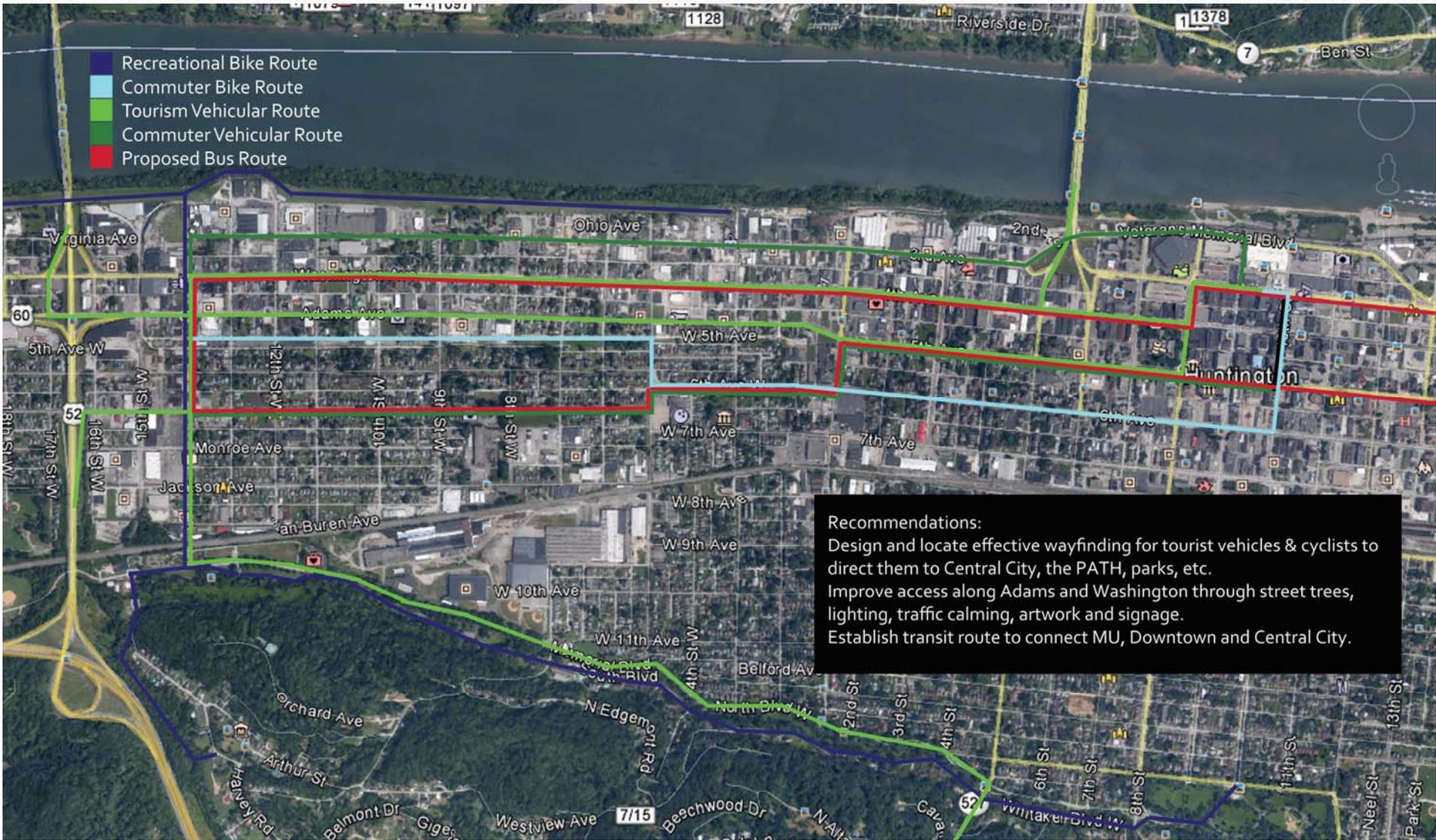
Alternative parking concept



Stormwater features

- Improve multi-modal accessibility, improve signage and enhance experience between Downtown and Central City District
 - Pave last block of Virginia Street to connect for commuter route
 - New bus route to connect to Downtown and Marshall
 - Focus on Adams and Washington to direct tourist traffic from Downtown – streetscape improvements, signage, public art or neighborhood identity markers
 - Commuter bike route along West 5th Avenue

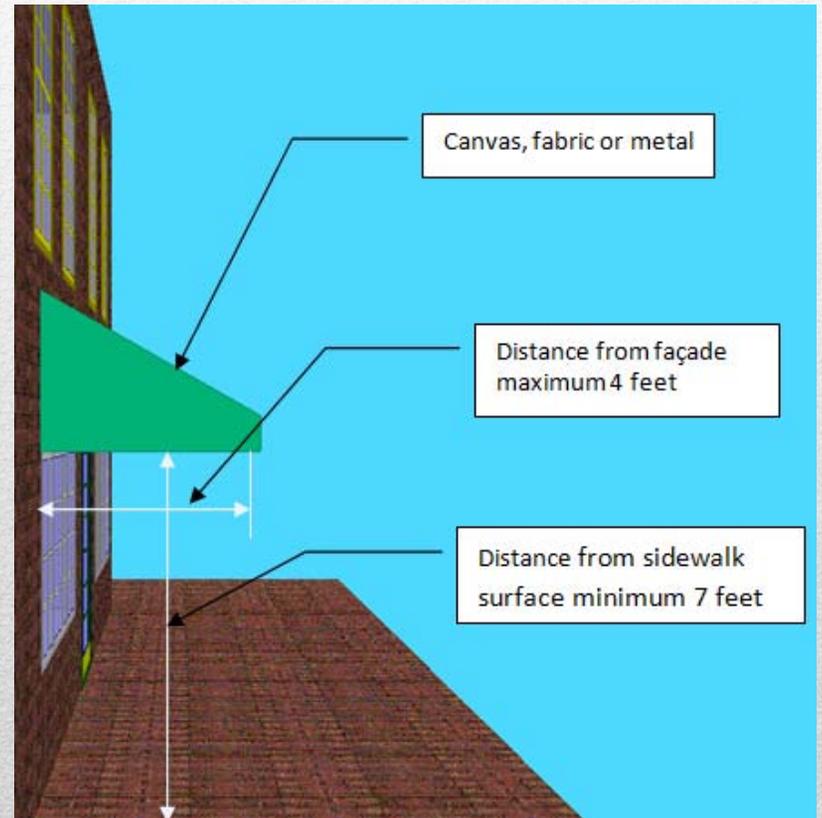
Game Plan



- Strengthen community identity, arts district
 - Quilt paintings
 - Murals on tanks @ Fuchs Lubricants
 - Natural playground
 - Tourist wayfinding from Downtown/Interstate
 - Paint color schemes (Victorian “Painted Ladies”)
 - Architectural and streetscape features such as awnings, signs, bike racks, sculpture

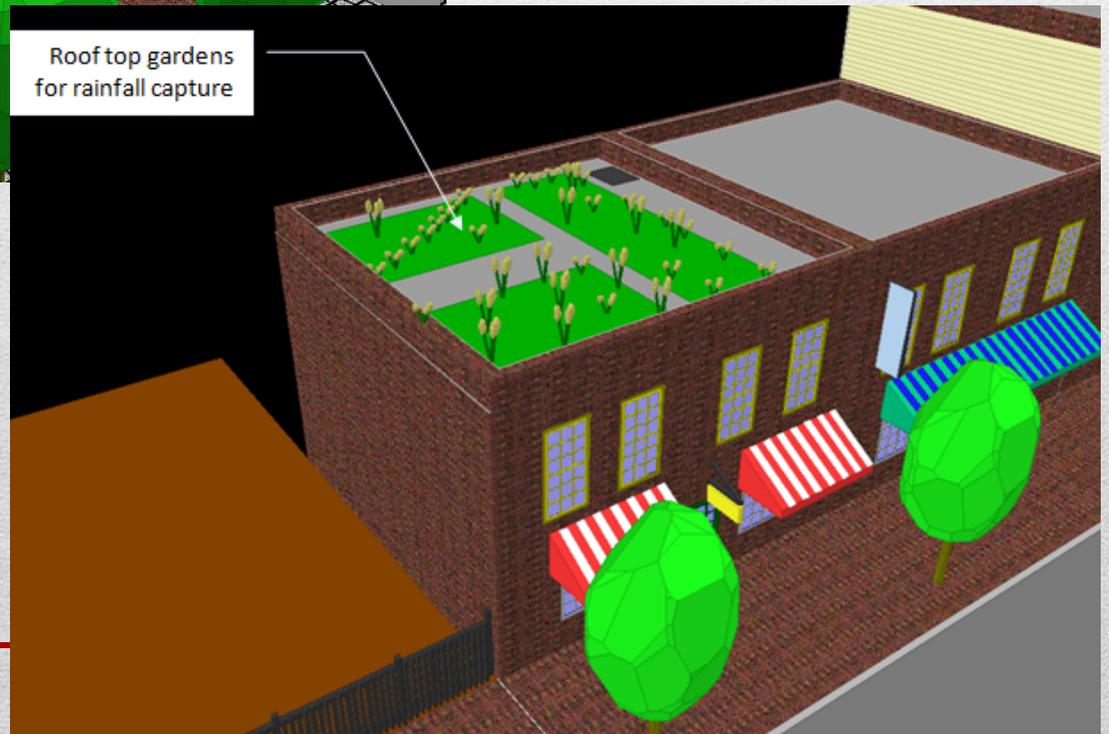
Game Plan

Façade ornamentation
with decorative brick,
medallions or stone inlay





Roof top gardens
for rainfall capture



- Further plan refinement and prioritization
- Zoning District Overlay development
- Identify funding sources/partners
- Coordination with City and cyclist groups, RTI
- Neighborhood planning weekends, work parties, Spring cleanup ??

Tracks and Channels Ahead
