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TRIANGLE URBAN RENEWAL PROJECT

Project W. Va. R-21

Charleston, West Virginia

AMENDED URBAN RENEWAL PLAN

(Also Known as Redevelopment Plan)

Charleston Urban Renewal Authority

January, 1977

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A. Table of Contents

This Urban Renewal Plan for the Triangle Urban Renewal Project, W. Va. R-21 (hereinafter referred to as the "Project Area"), located in the City of Charleston, West Virginia, has been prepared by the Charleston Urban Renewal Authority (hereinafter referred to as the "Local Public Agency" or "LPA") in accordance with and in furtherance of Article 18 of Chapter 16 of the Code of West Virginia and with Federal financial assistance pursuant to the Housing Act of 1949, as amended, and contains the following elements:

The text pages 1 through 26 which comprise a part of the Amended Urban Renewal Plan, include the following:

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The following maps and exhibits which comprise the remainder to the Amended Urban Renewal Plan are identified as follows:

<u>Title</u>	<u>No.</u>	<u>Date</u>
Boundary Map	URP-1	9/73
Land Use Map	URP-2	1/77
Land Acquisition Map	URP-3	1/77
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B. Description of Project

1. Boundaries of the Project Area

The boundaries of the Project Area are shown on the "Boundary Map," URP-1, and are described in the attached Boundary Description, Exhibit "A".

2. Urban Renewal Plan Objectives

The major objective of the Urban Renewal Plan is to remove substandard structures and blighting influences from the Triangle area, and to redevelop a healthy, safe, and attractive predominantly private single-family residential neighborhood, suitable for its location adjacent to the Central Business District. To further this central objective, a number of secondary objectives can be framed.

- a. To maintain the original single-family residential character by retaining and rehabilitating as many existing single-family residences as feasible;
- b. To aggregate the existing land parcels in order to provide satisfactory sites for redevelopment;
- c. To improve the functional and physical layout of the neighborhood;
- d. To provide a contiguous, desirable residential neighborhood, devoid of through traffic and convenient to community facilities;
- e. To provide a substantial number of housing units of low or moderate cost on land to be disposed of for residential purposes.
 - (1) To provide a site(s) for the construction of 200 units of private and/or publicly sponsored elderly low-rent housing.
 - (2) To provide sites for Federally or non-Federally assisted low and moderate cost sales and rental housing.
- f. To provide sites for a new elementary school, community building and swimming pool;
- g. To provide suitable expansion area for hospital uses;

- h. To provide suitable areas for parking facilities: for expansion of the Charleston Civic Center existing facilities; to serve the Central Business District; and, to serve existing and development uses within the project area;
- i. To provide a site for convenience shopping located especially to serve the new residential uses;
- j. To provide adequate expansion area for the central business district consonant with a transition to a residential environment located generally northeast of Washington Street and northwest of Court Street;
- k. To establish development controls allowing unified redevelopment of project area land with contiguous parcels within the adjacent Government Square Urban Renewal Project, particularly "superblock" development of land generally south of Lee Street;
- l. To permit a full range of uses to meet the market demands shown to exist by the economic analysis, while carefully excluding any uses that might have an adverse effect on the total neighborhood;
- m. To furnish an adequate traffic system to form a compatible pedestrian and vehicular circulation network with particular emphasis on the safety of children; and
- n. To provide additional land for Interstate - 77 and establish development controls to provide uses which will buffer the impact of the Interstate on the adjacent residential environment.

3. Proposed Renewal Action

The major portion of the Project Area is scheduled for clearance and redevelopment with certain parcels designated as not-to-be-acquired. Rehabilitation and conservation activities are proposed to retain as many of the existing single-family residential properties as feasible. The Plan proposes to remove blighting conditions and influences within the Project Area and to create sites for redevelopment with a variety of uses, as shown on the Land Use Plan, URP-2. Generally, public improvements for the Project Area consist of:

- a. Provision of a local street system and modification of the primary street system;
- b. Realignment and improvement of the existing utility substructure;
- c. Provision of a new elementary school, community building and swimming pool;
- d. Expansion of public parking facilities in connection with the Civic Center; and
- e. Provision of additional land for construction of Interstate 77.

The Urban Renewal Authority may acquire properties designated for rehabilitation. These properties will be rehabilitated by the Urban Renewal Authority or sold for rehabilitation. All properties designated as not-to-be-acquired will, to the extent deficient, be brought up to a level sufficiently high to add or maintain usefulness and economic life. Requirements for these not-to-be acquired properties are also established in this Plan. The Urban Renewal Authority will guide and assist property owners in the accomplishment of this goal. With respect to acquisition proposals, the Urban Renewal Authority will acquire properties, rehabilitate structures, remove structures, and dispose of by either selling or leasing all properties acquired by it, and subject to the land uses and controls listed herein.

C. Land Use Plan

1. Land Use Map

The land use map is included as part of the urban renewal plan and shows the following proposed uses:

- a. Thoroughfares, street rights-of-way and utility easements: Major thoroughfares, public streets, areas within public rights-of-way and utility easements are identified on the proposed Land Use Map, URP-2. Minor modifications consistent with the general intent of the Urban Renewal Plan may be made at the discretion of the Urban Renewal Authority in accordance with Local regulations and requirements.

b. Other uses shown include the following:

- 1) Residential-Low Density and Related Uses
- 2) Residential-Medium Density and Related Uses
- 3) Convenience-Commercial and Related Uses
- 4) Commercial and Related Uses
- 5) Special-Commercial and Related Uses
- 6) Public and Related Uses
- 7) Quasi-Public and Related Uses

2. Land Use Provisions and Building Requirements

In order to achieve the objectives of the Plan, the redevelopment and use of the land constituting the Project Area will be made subject to the requirements and restrictions specified in this subsection.

a. Permitted Uses

The uses listed under each of the following land use areas identified on the "Land-Use Plan", UPR-2, shall be the only uses permitted within that area.

1) Residential-Low Density and Related Uses

- a) Existing single-family residences to be rehabilitated.
- b) Single-family detached residences
- c) Two-family residences
- d) Townhouse residences
- e) Garden apartments
- f) Existing Church
- g) Accessory Uses customarily related to the above uses: yard area, garages, parking, tool and storage sheds, recreation areas limited to use by owner or residents and home occupations.

2) Residential-Medium Density and Related Uses

- a) Single-family detached residences
- b) Two-family residences
- c) Townhouse residences
- d) Multiple-family residences
- e) Churches or synagogues, provided that they have principal access/frontage on Washington Street East or Court Street and that the total land area for these uses be not more than 5% of the total land area in the residential land use area.
- f) Accessory Uses customarily related to the above uses: yard or open space areas, garages, parking, tool and storage sheds, recreation areas for use by owner or residents and home occupations.

3) Convenience-Commercial and Related Uses

a) Retail and service uses of the convenience type listed below:

- 1) Apparel and accessories shop
- 2) Bakery, provided manufacturing of baking goods is limited to floor area of 1,000 square feet
- 3) Bank or other financial institution
- 4) Barber or beauty shop
- 5) Camera supply store
- 6) Collection station for laundry or dry cleaning
- 7) Dressmaking shop
- 8) Drug store or pharmacy
- 9) Dry goods store
- 10) Eating and drinking establishments including beer parlors but excluding drive-in establishments
- 11) Florist shop
- 12) Food or grocery store
- 13) Gift shop
- 14) Hardware store
- 15) Hobby or toy store
- 16) Jewelry store, including watch repairs
- 17) Laundromat
- 18) Musical instruments and accessories sales
- 19) Photographic studio
- 20) Radio, television or appliance repair
- 21) Shoe repair shop
- 22) Shoe store
- 23) Sporting goods store
- 24) Tailor shop
- 25) Tobacco shop
- 26) Variety store

b) Similar retail and service uses which are, in the opinion of the LPA, of the same general character as those uses listed above, but not including any of the uses permitted under paragraph 4) b) below.

c) Multiple-Family dwellings when in accordance with the provisions of paragraph C.2. b. 5), below, and when located in separate structure(s) or in the same building and above any of the permitted uses in paragraph 3) a) above.

- d) Churches or synagogues, provided that they have principal access/frontage on one of the streets depicted on the Land Use Plan, URP-2, and that the total land area for these uses be not more than 10% of the total land area in the convenience-commercial and commercial land use areas.
- e) Accessory Uses customarily related to the above uses: yard area, garages, parking areas, loading areas, tool and storage sheds, and recreation facilities for use by multiple-family unit residents.

4) Commercial and Related Uses

- a) All uses permitted in paragraph 3) a) and 3) d) above.
- b) Retail and service uses listed below:
 - 1) Amusement enterprises, including pool halls, dance halls and penny arcades
 - 2) Appliance sales and service
 - 3) Auction house
 - 4) Automobile accessories sales
 - 5) Automobile parking lot or garage facilities
 - 6) Automobile rental agency
 - 7) Automobile sales, storage, repairs or painting shop
 - 8) Bowling Alley
 - 9) Department store
 - 10) Dry cleaning, laundry or tailoring shop.

 - 11) Funeral home
 - 12) Furniture repair and upholstery
 - 13) Furniture store
 - 14) Gasoline service station
 - 15) General repair shop
 - 16) Hotels and Motels. Accessory uses must meet their respective parking and off-street loading requirements
 - 17) Ice storage
 - 18) Interior decorating studio
 - 19) Leather goods store
 - 20) Medical clinic or Nursing Home
 - 21) Paint store
 - 22) Private club or lodge
 - 23) Professional or business offices or office building

- 24) Radio, television, or film studio
- 25) Skating rink
- 26) Theatre
- 27) Trade and business schools
- 28) Travel agency

- c) Similar retail and service uses which are, in the opinion of the LPA, of the same general character as those uses listed above.
- d) Wholesale or warehousing uses servicing the Central Business District area.
- e) Multiple-Family dwellings when in accordance with the provisions of paragraph C.2.b. below and when located in the same building and above the following uses:
 - 1) Any uses permitted in paragraph 3) a) above.
 - 2) Interior decorating studio
 - 3) Leather goods store
 - 4) Medical clinic
 - 5) Paint store
 - 6) Professional or business offices
 - 7) Trade and business schools
 - 8) Travel agency
- f) Accessory Uses customarily related to the above uses: yard area, garages, parking areas, loading areas, tool and storage sheds, and recreation facilities for use by multiple-family unit residents.

5) Special Commercial and Related Uses

- a) All uses permitted in paragraph 4) a) and 4) b) above with the exception of the following:
 - 1) Automobile accessory sales
 - 2) Automobile rental agency
 - 3) Automobile sales, storage, repairs or painting shop
 - 4) Gasoline service station
 - 5) Ice storage
 - 6) Dry cleaning plant
 - 7) Funeral home

b) Multiple-family dwellings when in accordance with the provisions of paragraph C.2.b. below. Such multiple-family dwellings may be developed in separate structures or above first floor commercial uses as permitted in paragraph 5)a) above.

6) Quasi-Public

- a) Churches and Synagogues
- b) Electric Power Sub-station
- c) Hospitals
- d) Clubs
- e) Historical Building
- f) Accessory Uses customarily related to the above uses: yard area, parking and loading areas, garages, tool and storage sheds.

7) Public

- a) Automobile parking lot or parking garage
- b) Any special commercial use as permitted in paragraph 5)a) above limited to first floor of a public parking garage.
- c) Community building and swimming pool
- d) Public school
- e) Pedestrian walkways
- f) Existing post office garage facility
- g) Playgrounds and public parks/open space
- h) Accessory Uses customarily related to the above uses: yard area, parking and loading areas, and recreation facilities.

b. Regulations, Controls and Restrictions

The following regulations, controls, and restrictions shall apply to uses permitted on property acquired by the LPA and to new development which occurs on not-to-be-acquired property.

1) Residential-Low Density and Related Uses

Minimum Lot Area:

<u>Unit</u>	<u>Area Square Feet</u>
Single-family detached	5,000
Two-family	4,000
Interior row dwelling unit	2,000
End row dwelling unit	4,000
Apartment unit	500

Minimum Lot Width at the Building Line:

<u>Unit</u>	<u>Feet</u>
Single-family detached	50
Two-family	80
Interior row dwelling unit	20
End row dwelling unit	40
Apartment unit	50

Minimum Yard Requirements and Usable Open Space:

Shall conform to those described hereinafter by paragraph C.2.b.2).

Minimum Off-Street Parking and Loading Requirements:

Shall conform to those described hereinafter by paragraph C.2.b.2).

Maximum Lot Coverage:

Not more than 35 percent of the lot may be covered by buildings.

Maximum Building Height:

No building or structure may be higher than 40 feet or three stories except for chimneys or roof-top mechanical equipment enclosures.

Existing Single-Family Residences:

Such properties shall acquire or be enlarged by sufficient property, wherever possible, to bring the property into conformance or closer to conformance with the above requirements. However, such acquisition or addition to the property of an existing residence shall not destroy the development potential of adjacent parcels for permitted uses.

New Development on Existing Lots of Record:

An existing lot of record shall be any parcel (tract) which does not conform to the above requirements, was pre-recorded at the date of approval of this urban renewal plan and was shown:

- a) by a recorded plat or deed to have been owned separately and individually from adjoining parcels of land at a time when the creation of a lot of such size, width, depth or any combination thereof, at such location would have not been prohibited by City ordinance; and
- b) to have remained in separate and individual ownership from adjoining tracts of land continuously during the entire time that the creation of such lots has been prohibited by the applicable City ordinances.

Construction of new single-family detached residences shall be permitted on such existing lots of record when the following minimum requirements are met:

Minimum Lot Area: 3,750 square feet

Minimum Lot Width at Building Line: 40 feet

Minimum Yard Requirements:

Front yard: 15 feet

Rear yard: 25 feet

Side yard: The sum of the widths of the two side yards shall be not less than 25% of the width of the lot, nor shall either side yard be less than 10% of the width of the lot. No side yard shall be less than 3 feet in width.

2) Residential - Medium Density,

Minimum Lot Area: (Dwellings)

The minimum lot area is the total of the following minimums for each dwelling unit on the lot:

<u>Unit</u>	<u>Area Square Feet</u>
Single-family detached	5,000
Two-family	4,000
Interior row dwelling unit	2,000
End row dwelling unit	4,000
Apartment unit	500

Minimum Lot Width at the Building Line:

<u>Unit</u>	<u>Feet</u>
Single-family detached	50
Two-family	80
Interior row dwelling unit	20
End row dwelling unit	40
Non-dwelling uses	80
Apartment unit structure	50

Minimum Yard Requirements:

Front yard: 15 feet and an additional 2½ feet at the building line for each story above four stories.

Rear yard: 25 feet

Side yard: Except for attached row dwelling units, 5 feet for up to and including 2½ story buildings, 7½ feet for 3 story buildings, and an additional 2½ feet at the building line for each story over three. Each end row dwelling unit shall have a 15 foot side yard. Any side yard adjacent to a street shall be a minimum of 15 feet.

Maximum Lot Coverage:

Not more than 35 percent of the lot may be covered by buildings.

Maximum height:

No building or structure may be higher than 70 feet or six stories except for bell towers, chimneys, or roof-top mechanical equipment enclosures.

Minimum Usable Open Space:

Each apartment unit shall have access to at least 120 square feet of yard area for use as open space use. Each apartment unit shall be provided with at least 50 square feet of active recreation area which may be included within the minimum open space area required.

Such usable open space, in redevelopment areas along the Elk River, shall be developed to provide maximum utilization of and a direct physical relationship with the minimum open space required along the riverbank.

Minimum off-street parking:

Single & Two-family houses	1/family
Row dwellings and apartment houses	1/unit
Housing for Elderly	1/5 units
Churches - Synagogues	1/10 seats in the principal auditorium
Minimum off-street loading	
Residential	None for single family dwellings. 1 space per apart- ment structure.

For any building, the use of which is not specifically mentioned above, the provisions for a similar use shall apply as determined by the LPA.

3) Public and Quasi-Public and Related Uses

Minimum Yard Requirements:

Front yard:	15 feet and an additional 2 1/2 feet at the building line for each story above four stories.
Rear yard:	25 feet
Side yard:	5 feet up to and including 2 1/2 story buildings, 7 1/2 feet for 3 story building and an additional 2 1/2 feet at the building line for each story over three.

Maximum Lot Coverage:

Not more than 64 percent of the lot may be covered by buildings.

Maximum Height:

No building or structure may be higher than 225'

Floor Area Ratio:

Maximum floor area ratio is 12.8.

Minimum off-street parking:

Elementary School:	1/classroom or office room
Churches, Synagogues, Club and School auditoriums	1/10 seats in teh principal auditorium
Community Building:	1/office room, plus 1/10 seats in any meeting rooms
Hospitals:	1/6 beds, plus 1/staff Doctor, plus 1/2 employees on the greatest shift

Maximum off-street loading:

Elementary School:	1 space
Churches or Synagogues:	none
Community Building:	1 space
Hospitals:	1 space, plus 1 space/200 beds

For any building, the use of which is not specifically mentioned above, the provisions for a similar use shall apply as determined by the LPA.

4) Convenience-Commercial and Commercial (Non-Residential Uses Only)

Minimum Lot Area and Width: None
Minimum Yard Requirements:
Front yard: 10 feet,
Rear yard: 25 feet
Side yard: None required except that if provided it must be at least 5 feet, or if side yard adjoins a residential use, 5 feet shall be provided. Any side yard adjacent to a street shall be 10 feet.

Maximum coverage:

Not more than 75 percent of the lot may be covered by buildings,

Maximum height:

No building or structure may be higher than 6 stories or 60 feet, *except in the portion of the Project Area bounded by Clendinin, Washington and Court Streets where the maximum height shall not exceed 145 feet.*

except in the portion of the Project Area bounded by Clendinin, Washington and Court Streets where the ^{required} front yard shall be 3 feet along Washington Street, 4 ^{feet} 4 ^{inches} along Clendinin Street, and 5 feet along Lee Street. In addition, ^{hotel} balconies shall be permitted to extend 2 feet over ^{the} Washington Street ^{right of way} in this portion of the Project Area

except in the portion of the Project Area bounded by Clendinin, Washington and Court Streets where 93 % coverage shall be permitted at ground level if at ~~the~~ least 75 % usable open space is provided at the third floor level and above.

provided at least 145' above st. R/W

Minimum off-street parking:

Each use shall provide at least one parking space and more spaces if indicated by the following requirements. Parking may be provided in common for more than one use if the total number of spaces is equal to the individual requirement for each use taken separately.

<u>Use</u>	<u>Spaces Required</u>
Automobile sales and service garages	1/1,000 S.F. of floor area
Banks, business or professional offices	1/500 S.F. of floor area
Bowling alleys	4/alley
Churches, dance halls and assembly halls without fixed seats	1/100 S.F. of floor area used for dancing or assembly
Funeral homes	3/chapel room or parlor or 1/50 S.F. of floor area or assembly room used for services, whichever is greater.
Appliance or furniture stores, over 2,000 S.F. of floor area	1/1,000 S.F. of floor area
Hotels	1 space for every 2 guest rooms
Motels	1 space for each guest room
Medical clinic	1/200 S.F. of floor area
Restaurants, beer parlors, over 1,000 S.F. of floor area	1/200 S.F. of floor area
Retail stores, shops, etc., over 2,000 S.F. of floor area	1/500 S.F. of floor area
Theatres	1/8 seats

For any building, the use of which is not specifically mentioned above, the provisions for a similar use shall apply as determined by the LPA.

Minimum off-street loading:

No loading or unloading operations shall be performed from a public right-of-way. All uses shall be responsible for providing adequate loading and unloading facilities on the premises of the principal buildings; these may be provided in common for more than one commercial use, except as follows:

However, as noted in the portion of the project area bounded by Cleudinin, Washington and Court Streets shall not be required to have more than 2 loading spaces with one (1) space for a compactor/container.

Any use in excess of 10,000 square feet of floor area shall provide at least 1 off-street loading and unloading space plus 1 space for each additional 10,000 square feet.

5) Convenience-Commercial, Commercial and Special Commercial and Related Uses (Only Multiple-Family Dwellings in Conjunction with other permitted Uses)

Units:

Commercial units may be located in separate structures. At the discretion of the authority, land designated for convenience commercial reuse may be developed for residential reuse in it's entirety.

Minimum lot area:

Minimum lot area shall be 10,000 square feet. In additional 500 square feet shall be added to the minimum lot area (10,000 square feet) for each dwelling unit.

Minimum lot width:

The minimum lot width shall be 100 feet measured at the building line.

Minimum yard requirements:

- Front yard: 15 feet and an additional 2 1/2 feet for each story above four stories.
- Rear yard: 25 feet
- Side yard: 5 feet and an additional 2 1/2 feet for each story above two stories. Any side yard adjacent to a street shall be a minimum of 15 feet.

Maximum height:

No building or structure may be higher than 120 feet.

Maximum Floor Area Ratio: 6.0

i Minimum off-street parking:

Each dwelling unit shall have at least one parking space. Each business use shall provide parking and loading spaces in accordance with the appropriate requirements for non-residential uses as described in paragraph 4) above.

except in the portion of the Project Area bounded by Clendinin, Washington and Court Streets where 87% coverage shall be permitted.

Minimum Open Space:

Each dwelling unit shall be provided with a minimum of 120 square feet of usable open space. This open space requirement may be met by yard area, balconies, roof-top facilities or any combination thereof.

6) Special Commercial and Related Uses (Non-Residential Uses Only)

All areas outside of the project area contiguous to and being developed as part of a parcel under this land use category shall be included in calculation of the following minimum lot coverage and Floor Area Ratio.

Minimum Lot Area: One acre

Minimum Lot Width: 100 feet

Maximum Lot Coverage: 85% of gross area of contiguous land under development by a private developer. Land coverage shall include enclosed mall area. In the event that the City of Charleston provides public parking facilities within this land use area, such parking facilities shall be permitted 100% land coverage and shall not be considered as part of the land coverage requirements applicable to private development.

Maximum Building Height: 400 feet

Maximum Floor Area Ratio: 12.8

Minimum yard requirements:

Front yard: 10 feet (Under this subsection all yard area facing street rights-of-way shall be considered a front yard).

Rear yard: None

Side yard: None

Minimum off-street parking:

Off-street parking requirements shall be the same as required for Convenience-Commercial and Commercial Uses described in paragraph 3) above.

Minimum off-street loading: *(except in the portion of the Project Area bounded by Clendinin, Washington and Court Streets where the maximum number of required loading spaces shall not exceed 20)*

Retail & Service Uses:

First 8,000 sq.ft.	- None
Next 17,000 sq.ft.	- 1 space
Next 15,000 sq.ft.	- 1 space
Next 20,000 sq.ft.	- 1 space
Next 40,000 sq.ft.	- 1 space
Each additional 15,000 sq.ft. or fraction thereof	- 1 space

except in the portion of the Project Area bounded by Clendinin, Washington, and Court Streets where the front yard may be less than 10 feet at a particular location as long as the front yard along each street averaged 10 feet.

Offices, Motels & Hotels: First 75,000 sq.ft. -
1 space
Next 75,000 sq.ft. -
1 space
Each additional 200,000
sq.ft. or fraction thereof
1 space

c. General Provisions

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 the previous subsections.

1) 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. No structures shall be permitted except bus stop-shelters and appropriate recreation facilities but not including automobile parking facilities. 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.

A minimum open space area twenty(20) feet in width shall be maintained along the southerly bank of the Elk River.

2) Buffer Areas

No residential structure(s) shall be permitted within 100' of the Interstate right-of-way on the easterly boundary of the project area. Such buffer areas may be used for accessory uses such as yards, open space, recreation or parking where parcels for permitted residential uses abut the Interstate right-of-way.

3) Parking Facilities

All parking facilities shall be paved with a permanent surface and properly lighted. Parking areas, with each parking space having a minimum width of 9 feet wide and an area of not less than 180 square feet, shall be designed with adequate ingress and egress from a public right-of-way, and have appropriate maneuvering area and shall include landscape planting to effect a pleasing appearance.

except in the portion of the Project Area bounded by Clendinin, Washington and Court Streets where a maximum height of 10 feet shall be permitted.

Parking requirements may be met by joint parking facilities or off-site facilities provided that the required spaces shall not be more than 300 feet from the entrance of the use.

4) Landscaping

Any land not covered by buildings or pavement shall be suitably landscaped and maintained.

5) Corner Visibility

On any corner bounded by two streets nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of two and a half and 10 feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner and a line joining points along said street lines fifteen feet from the point of the intersection.

6) Signs

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 two square feet for each lineal foot of building wall fronting on a street. The area of signs is the sum of the smallest rectangles 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.

Signs shall not:

- a) be higher than the roof, eave or parapet line of any building, nor silhouetted against the sky.
- b) be intermittent or moving.
- c) no sign shall project from any building facade more than ~~(6)~~¹² inches.
- d) use direct illumination such as bare incandescent bulbs or bare gas or fluorescent tubes.
- e) contain a single letter, emblem or device exceeding thirty inches in height,
- f) pertain to any thing or activity other than those primary activities on the same premises.
- g) be of the free-standing or ground-pole type.

- 7) No driveways shall be permitted to residential development from Washington Street East in the Residential Land Use categories.

8) Flood Proofing Standards and Noise Assessment and Attenuation Standards

Refer to Attached Exhibit "C"

9) Aesthetic Control and Approval of Plans and Specifications

In order to establish and maintain values and insure aesthetic and functional coordination essential to carrying out the Plan and the continued maintenance of the Project, developers shall agree to controls through such means as are deemed appropriate by the LPA. 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 LPA specifically reserves the right to review and approve the developers' detailed plans, final working drawings, and specifications. Review and approval will be specifically concerned with, but not limited to, site planning, architectural layout, materials of construction, landscaping, access, advertising and identification signs, streets and sidewalks.

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 LPA for review and approval before working drawings are made.

10) Easements

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

d. Applicability of Plan to Not-to-be-Acquired Properties

All properties designated as "Not-to-be-Acquired" as shown on the "Land Acquisition Map", URP-3, Rev. January 1977, shall be subject to the land use provisions of paragraph C.2.a., and the general provisions of paragraph C. 2. c. The regulations, controls and restrictions in paragraph C. 2. b. shall apply to property acquired and assembled with a not-to-be-acquired property and to new development on not-to-be-acquired property.

e. Timing

The provisions established in this Urban Renewal Plan shall be in effect from the date of adoption by the governing body of the City of Charleston, West Virginia and shall remain in effect until January 1, 1989.

D. Project Proposals

1. Land Acquisition

a. Identification of Real Property to be Acquired

- 1) Clearance and Redevelopment - All land to be acquired in accordance with the Urban Renewal Plan is identified on the "Land Acquisition Map", URP-3.
- 2) Public Facilities - The land to be acquired for public facilities is being acquired for clearance and redevelopment purposes and is identified on the "Land Acquisition Map", URP-3.
- 3) Those properties identified to be acquired for rehabilitation on the "Land Acquisition Map", URP-3, Revised January 1977 will be acquired by the LPA. Upon acquisition of these properties, the LPA may, at its option, rehabilitate such properties or may dispose of such properties to public agencies, private firms or individuals for rehabilitation. In any event, the rehabilitation of these properties shall be expressly subject to the pertinent and appropriate provisions, regulations, controls and restrictions of the Plan.

b. Statement of Special Conditions Under Which Properties Not Designated for Acquisition May be Acquired

- 1) All properties designated not-to-be acquired are shown on the "Land Acquisition Map", URP-3. The Local Public Agency reserves the right to acquire properties designated not-to-be acquired if costs of severance are excessive or if assemblage of land is necessary for more efficacious achievement of Plan objectives.
- 2) Each such not-to-be acquired parcel shall be subject to the specific regulation, controls and restrictions applicable thereto as set forth in Section C.2.d. and D.2. If the owners are unable or unwilling to comply or conform thereto within twelve (12) months from the date of written notice by the LPA, the LPA, upon a determination by resolution, after due consideration that the property owner has failed to achieve Standards, may acquire such property after ninety (90)

days written notice to the owner. The LPA reserves this right to acquire any such non-complying property for a period of two (2) years from the date of written notice by the LPA. Upon acquisition of such parcel, the LPA may at its option clear such parcel for redevelopment or may dispose of such parcels without demolition of any improvement thereon but expressly subject to the pertinent and appropriate provisions, regulations, controls and restrictions of the Plan.

c. Statement of Special Conditions Under Which Properties Identified to-be-acquired may be Exempted.

The LPA may exempt the acquisition of properties to be acquired with approval of City Council when and if it is determined that such exemptions will be in the best interest of the project and the urban renewal plan will not be violated.

2. Rehabilitation and Conservation

In the Triangle Urban Renewal Area all properties designated as not-to-be-acquired shall be subject to the Property Rehabilitation Standards. Property Rehabilitation Standards are a combination of code standards and rehabilitation requirements which are herein established for properties not-to-be acquired in the project area.

Requirements for all such deficient not-to-be acquired residential properties are set forth in Exhibit "B", dated September, 1973, hereby embodied in and made a part hereof. Requirements for all such deficient non-residential not-to-be acquired properties shall be the applicable controls and ordinances of the City and State as described in Section A. of Exhibit "B".

3. Statement of Proposals to Provide Low or Moderate Cost Housing

The reuse of the Project Area will be predominantly nonresidential. Of the land to be disposed of for residential purposes, the Local Public Agency will seek to dispose of more than 50 percent of the land to redevelopers who will provide low and moderate cost housing. Present proposals indicate that a minimum of 20 percent of the land for residential purposes will be redeveloped for low-rent housing for the elderly.

4. Redeveloper's Obligations

The Local Public Agency, in disposing of the land in the Project Area to be redeveloped by private or public parties,

shall, in contracts or deeds or other instruments with such parties, include such terms or conditions as in the judgement of the LPA are necessary to carry out the objectives of the Urban Renewal Plan. Such provisions shall be contained in such contracts, deeds, or other instruments irrespective of their duplication of requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the project area so that such obligations may operate independently of such zoning and other laws or regulation. In all instances, the contracts, deeds, or other instruments between the LPA and the redevelopers shall obligate the purchasers of land in the project area, and their successors in interest to:

- a. Devote the parcels owned by them only for the purposes and in the manner specified in the Urban Renewal Plan, and to that end to obtain the approval of the LPA of site redevelopment plans;
- 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 plan and shall 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 LPA.
- 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, religion, sex, age, 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, sex, age, or national origin in the sale, lease or occupancy of the property.

5. Underground Utility Lines

All existing and proposed overhead utility lines shall be installed underground. The electric sub-station and major trunk lines serving the sub-station will not be subject to this requirement.

E. Other Provisions Necessary to Meet State and Local Requirements

1. Conformance to General Plan

The Urban Renewal Plan conforms to the General Plan (Comprehensive Plan) for the City of Charleston. Specifically all land use proposals and street changes contained in the plan are in furtherance of the General Plan.

2. Indication of Activities

The Urban Renewal Plan is sufficiently complete to indicate the proposed activities.

- a. The extent of land acquisition, clearance and redevelopment, is indicated herein and shown on the "Land Acquisition Map", URP-3, Revised January, 1977.
- b. The principal public improvements are indicated herein and shown on the "Land Acquisition Map", URP-3, Revised January, 1977, and the "Land Use Plan", URP-2, Revised January, 1977.
- c. Zoning and Planning changes, land uses and building requirements are indicated herein and where appropriate are shown on the "Land Use Plan", URP-2, Revised January 1977, and the "Illustrative Site Plan", URP-6 Revised January 1977. Charleston City Council Ordinance 1523, passed May 6, 1974, proscribes that the land use in Urban Renewal Districts shall be controlled by the Urban Renewal Plan.

3. Relationship of Local Objectives

The Urban Renewal Plan is related to local objectives as follows:

- a. The clearance and redevelopment of a blighted area.
- b. The retention and rehabilitation for as many single family residents as possible.
- c. Improved traffic movement by the implementation of the Major Thoroughfare Plan.
- d. Establishment of land uses consonant with the City's Land Use Plan.
- e. The provision of a substantial number of sales housing units of low or moderate cost on land to be disposed of for residential purposes.

- f. Provision of additional parking facilities for the Civic Center.
- g. All form of public transportation and all forms of public utilities are and will continue to be available for the Project Area. Available community-wide Public Facilities supporting the new land uses in the project area will be augmented by such project facilities as a new community school, a modernized St. Francis Hospital, expanded parking areas serving the Civic Center, and public parking facilities serving the commercial development.

In addition, project activities will provide for: major improvements to Lee Street East, Donnally Street, Court Street, Summers Street and Margaret Street; improvements to the surface condition, curbs, sidewalks and traffic signalization of other project area streets; a new storm sewer system to effectively separate sewer systems; and new sanitary sewer construction, where necessary, to serve new development.

F. Procedure for Changes in Approved Plan

The Urban Renewal Plan may be modified at any time by the Local Public Agency; provided that, if modified after lease or sale of property in the Project Area, the modification must have the consent of the redeveloper or redevelopers of such real property or his successor or their successors in interest materially affected by the proposed modification. Where the proposed modification will substantially change the Urban Renewal Plan as previously approved by the governing body the modification must be similarly approved by the governing body of the City of Charleston, West Virginia. The Urban Renewal Plan and/or any subsequent modification by the governing body of the City of Charleston, West Virginia, shall be in full force and effect until January 1, 1989.



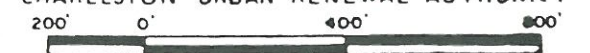
LEGEND

- PROJECT AREA BOUNDARY
- *** POINT OF BEGINNING



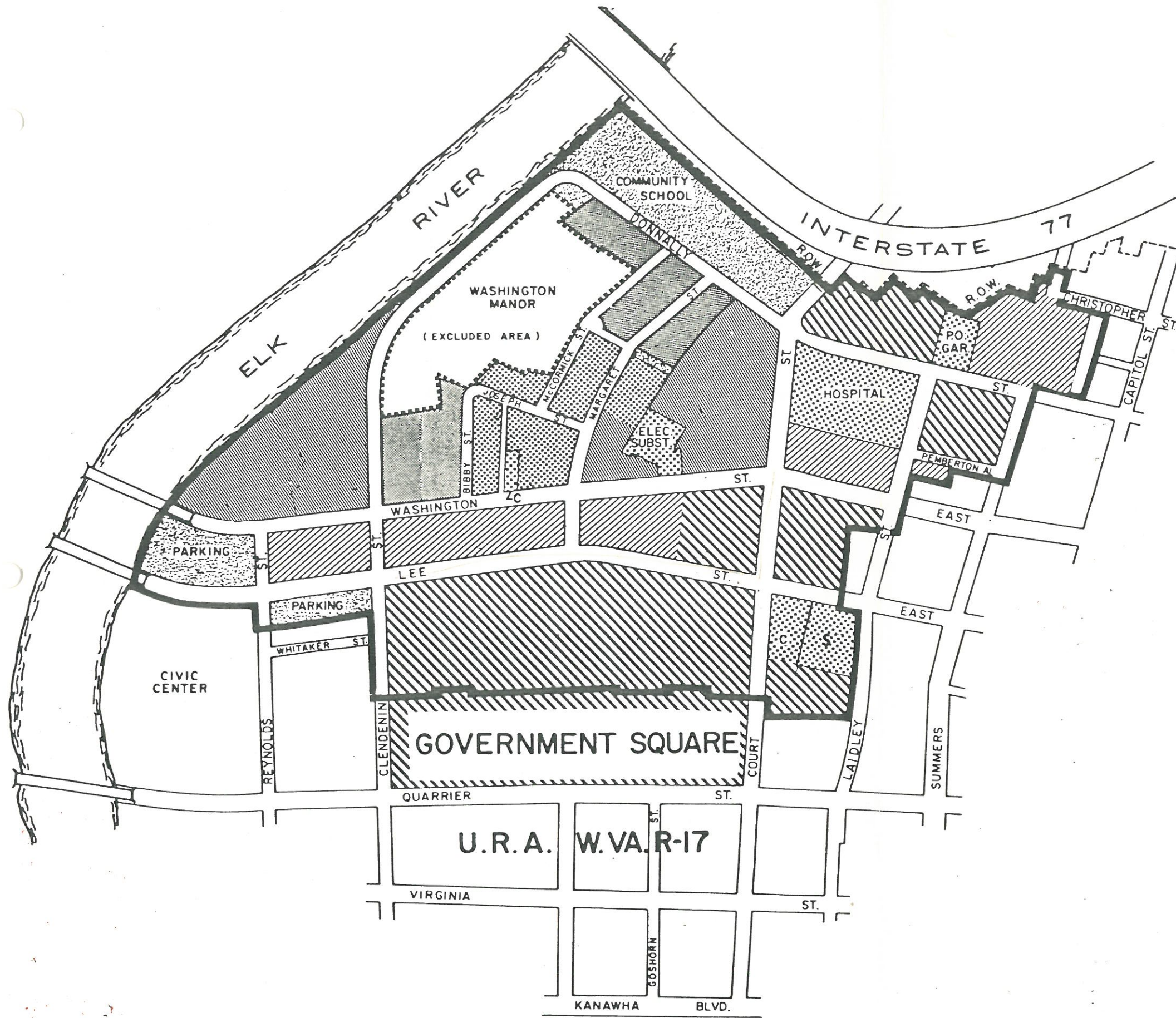
**TRIANGLE
URBAN RENEWAL AREA
BOUNDARY MAP**

CITY OF CHARLESTON, WEST VIRGINIA
CHARLESTON URBAN RENEWAL AUTHORITY











MULLIN & LONERGAN ASSOC., INC. PHILA., PA.

U.R.P. - 1
JAN., 1968
REVISED AUG., 1968
JAN., 1969
SEPT., 1973



LEGEND

-  PROJECT AREA BOUNDARY
-  RESIDENTIAL, LOW DENSITY
-  RESIDENTIAL, MEDIUM DENSITY
-  CONVENIENCE COMMERCIAL
-  COMMERCIAL
-  SPECIAL COMMERCIAL
-  PUBLIC
-  QUASI-PUBLIC

R.O.W. = RIGHT-OF-WAY
 C = CHURCH
 P.O.GAR. = POST OFFICE GARAGE
 S = SCHOOL

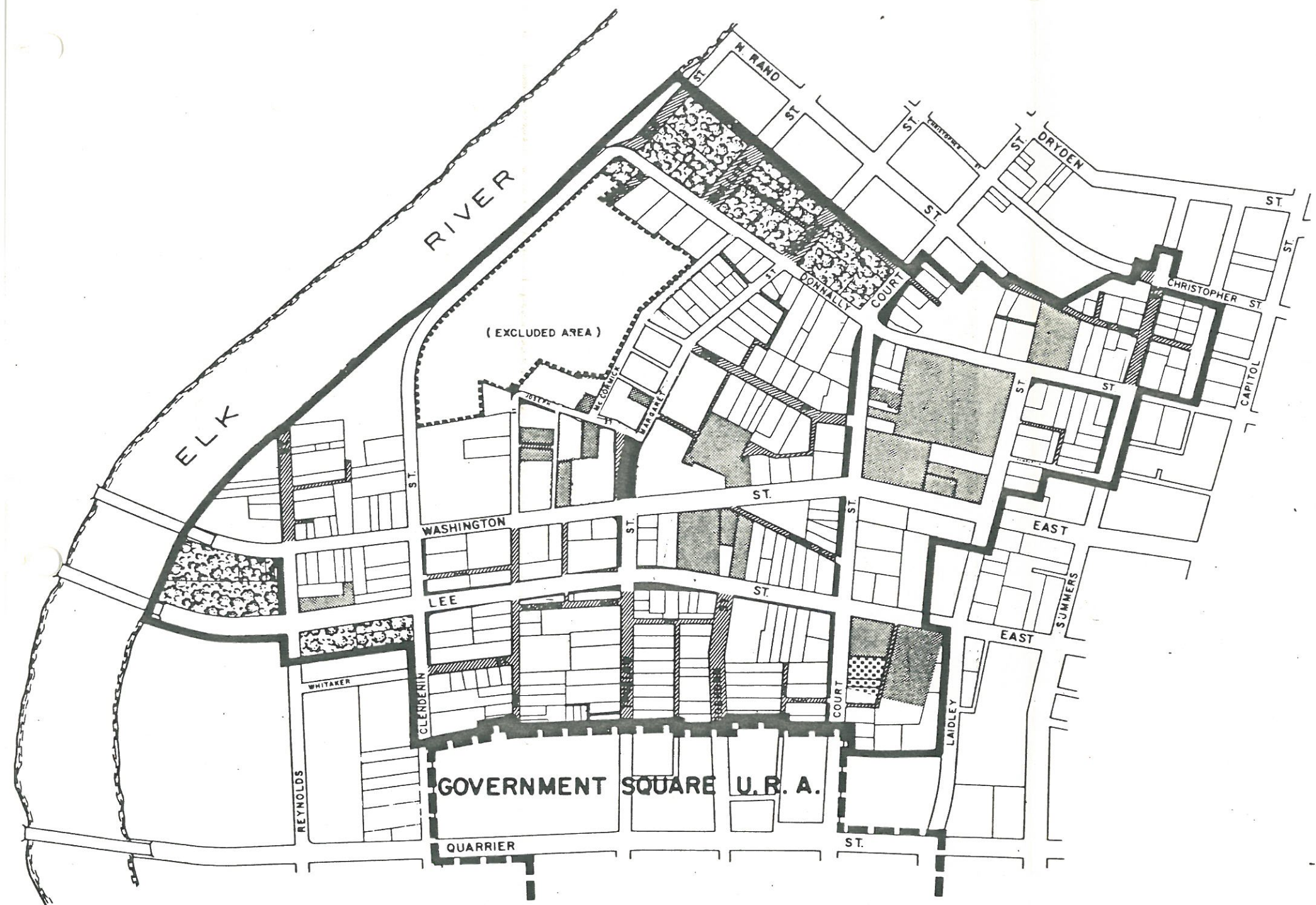


TRIANGLE
 URBAN RENEWAL AREA
LAND USE MAP

CITY OF CHARLESTON, WEST VIRGINIA
 CHARLESTON URBAN RENEWAL AUTHORITY
 200' 0' 400' 800'
 MULLIN & LONERGAN ASSOC., INC. PHILA., PA.

URP-2
 JAN., 1968
 REVISED: AUG., 1968
 JAN., 1969
 SEPT., 1973
 APR., 1974

JAN. 1977



- LEGEND**
-  PROJECT AREA BOUNDARY
 -  PROPERTIES NOT TO BE ACQUIRED
 -  RIGHTS-OF-WAY TO BE VACATED
- PROPERTIES TO BE ACQUIRED FOR:
-  REHABILITATION ACTIVITIES
 -  CLEARANCE AND REDEVELOPMENT
 -  PUBLIC REDEVELOPMENT
 -  QUASI-PUBLIC REDEVELOPMENT
 -  RIGHTS-OF-WAY






**TRIANGLE
URBAN RENEWAL AREA
LAND ACQUISITION MAP**

CITY OF CHARLESTON, WEST VIRGINIA
 CHARLESTON URBAN RENEWAL AUTHORITY
 200' 0' 400' 800'
 MULLIN & LONERGAN ASSOC., INC. PHILA., PA.

URP-3
 JAN., 1968 JAN. 1977
 REVISED AUG., 1968
 JAN., 1969
 SEPT., 1973

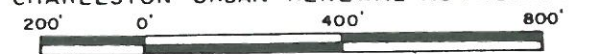
LEGEND

-  PROJECT AREA BOUNDARY
-  EXISTING BUILDINGS
-  PROPOSED BUILDINGS



TRIANGLE URBAN RENEWAL AREA ILLUSTRATIVE SITE PLAN

CITY OF CHARLESTON, WEST VIRGINIA
CHARLESTON URBAN RENEWAL AUTHORITY



MULLIN & LONERGAN ASSOC., INC. PHILA., PA.

U.R.P.-6
JAN., 1968 - Jan. 1977
REVISED: AUG., 1968
JAN., 1969
SEPT., 1973

EXHIBIT "A"
BOUNDARY DESCRIPTION
TRIANGLE URBAN RENEWAL PROJECT
PROJECT NO. W. VA. R-21
CHARLESTON, WEST VIRGINIA

BEGINNING at the intersection of the west side of Lee Street East and the south side of the Elk River; THENCE, generally in an easterly direction along the south side of the Elk River approximately 2,477 feet to its intersection with the west right-of-way (controlled access) line of United States Interstate Route 77; THENCE, generally southerly and southeasterly along the west right-of-way (controlled access) line of United States Interstate Route 77 to the southeast side of Summers Street; THENCE, southwesterly along the southeast side of Summers Street approximately 110 feet to the southwest side of Christopher Street; THENCE, southeasterly along the southwest side of Christopher Street approximately 170 feet to its intersection with the southeast side of Eagan Street; THENCE, southwesterly along the southeast side of Eagan Street approximately 320 feet to its intersection with the northeast side of Donnally Street; THENCE, northwesterly along the northeast side of Donnally Street approximately 170 feet to its intersection with the southeast side of Summers Street; THENCE, southwesterly along the southeast side of Summers Street approximately 315 feet to its intersection with the southwest side of Pemberton Alley extended; THENCE, northwesterly along the southwest side of Pemberton Alley approximately 215 feet to a property corner; THENCE, southwesterly along property lines approximately 80 feet to a property corner; THENCE, northwesterly along a property line approximately 115 feet to the southeast side of Laidley Street; THENCE, southwesterly along the southeast side of Laidley Street approximately 210 feet to a point; THENCE, northwesterly across Laidley Street and along a property line approximately 200 feet to a property line and property line extended approximately 305 feet to the southwest side of Lee Street East; THENCE, southeasterly along the southwest side of Lee Street East approximately 110 feet to the northwest side of Laidley Street; THENCE, southwesterly along the northwest side of Laidley Street approximately 385 feet to the rear property line of the Federal Building property; THENCE, northwesterly along said rear property line approximately 315 feet to the southeast side of Court Street; THENCE, northeasterly along the southeast side of Court Street approximately 75 feet to a point; THENCE, northwesterly across Court Street and along a property line approximately 190 feet to the southeast side of an alley; THENCE, northeasterly along the southeast side of said alley approximately 25 feet to a point; THENCE, northwesterly, across the alley and along a property line approximately 180 feet to the southeast side of Goshorn Street; THENCE, southwesterly along the southeast side of Goshorn Street approximately 10 feet

Revised: September, 1975

to a point; THENCE, northwesterly across Goshorn Street and along a property line approximately 150 feet to the southeast side of an alley; THENCE, northeasterly along the southeast side of said alley approximately 10 feet to a point; THENCE, northwesterly across the alley and along a property line approximately 145 feet to the southeast side of Truslow Street; THENCE, continuing northwesterly across Truslow Street and along a property line, the southwest side of a walkway, property lines and the southwest terminus of Bibby Street approximately 385 feet to the northwest side of Bibby Street; THENCE, northeasterly along the northwest side of Bibby Street approximately 20 feet to a point; THENCE, northwesterly along a property line approximately 85 feet to a property corner; THENCE, southwesterly along a property line approximately 10 feet to a property corner; THENCE, northwesterly along a property line and property line extended approximately 215 feet to the northwest side of Clendenin Street; THENCE, northeasterly along the northwest side of Clendenin Street approximately 340 feet to a property corner; THENCE, northwesterly along property lines approximately 365 feet to the northwest side of Reynolds Street; THENCE, northeasterly along the northwest side of Reynolds Street approximately 80 feet to the southwest side of Lee Street East; THENCE, northwesterly and northerly along the southwest and west side of Lee Street East approximately 480 feet to the point of BEGINNING.

The Public Housing Project known as Washington Manor is to be excluded from the area described above and is bounded as follows: BEGINNING at the intersection of the east side of Joseph Street and the northwest side of Bibby Street; THENCE, southwesterly along the northwest side of Bibby Street approximately 20 feet to a property corner; THENCE, northerly along a property line approximately 100 feet to a property corner; THENCE, southwesterly along a property line approximately 110 feet to a property corner; THENCE, northwesterly along a property line approximately 210 feet to the southeast side of Clendenin Street; THENCE, northeasterly and easterly along the southeast and south side of Clendenin Street approximately 1,130 feet to a property corner; THENCE, southerly along a property line approximately 80 feet to the north side of Estill Street; THENCE, westerly along the north side of Estill Street approximately 75 feet to a property corner, said property corner being the end of Estill Street;

THENCE, southerly along a property line approximately 195 feet to a property corner; THENCE, easterly along a property line approximately 15 feet to a property corner; THENCE, southerly along a property line approximately 80 feet to a property corner; THENCE, easterly along a property line approximately 5 feet to a property corner; THENCE, southerly along a property line approximately 80 feet to the north side of McCormick Street; THENCE, westerly and southwesterly along the north and northwest side of McCormick Street approximately 485 feet to the northeast side of an alley; THENCE, northwesterly and westerly along the northeast and north side of said alley approximately 100 feet to a property corner; THENCE, northerly along a property line approximately 135 feet to a property corner; THENCE, westerly along a property line approximately 110 feet to the east side of Joseph Street; THENCE, northerly along the east side of Joseph Street approximately 20 feet to the point of BEGINNING.

EXHIBIT "B"
RESIDENTIAL PROPERTY REHABILITATION STANDARDS
TRIANGLE URBAN RENEWAL PROJECT
CHARLESTON, WEST VIRGINIA

Standards for the Rehabilitation of Existing Structures

All not-to-be acquired properties must comply with the standards of State and City regulations that relate to use, maintenance, facilities, and occupancy of existing buildings. The purpose of the standards for the rehabilitation of existing properties in the project area is to insure proper provisions for health, safety, livability and good appearance of the neighborhood. The requirements which generally apply to all properties within the project area are set forth in these standards. These standards, and other controls referred to herein, including ordinances of the City constitute the basis for satisfactory rehabilitation standards in the area.

A. City and Other Regulations

1. City Regulations

All not-to-be acquired properties which remain in the area and all properties acquired for rehabilitation shall conform to the applicable codes of the City of Charleston as amended from time to time. Included are the following applicable codes:

<u>CODE</u>	<u>TITLE</u>	<u>DATE ADOPTED</u>
Housing	City	1960 amended 1968
Building	City	1968 amended 1971
Plumbing	City	1968
Electric	National Electric Code-1971	1971
Fire Prev.	City	* amended 1965
Zoning	City	1969 amended 1971

All work under this program shall be subject to the approval of the appropriate departments of the City as provided by the ordinances referred to above. Where controls are inconsistent or in conflict, the more restrictive will apply but always subject to review by the Urban Renewal Authority.

2. State Regulations

All not-to-be acquired properties shall be in accordance with the standards of the State of West Virginia and subject to the approval, where necessary, of the appropriate departments of the State of West Virginia.

* Under revision.

3. Public Utilities

All regulations of public utility companies which are applicable to work done under this program shall be complied with.

4. Application

Where more than one set of restrictions or controls apply to a single property, the more restrictive control will apply.

B. GENERAL REQUIREMENTS

1. Architectural Design

"Rehabilitation" means repairs, alterations, partial rebuilding, refinishing, etc., to produce a tight, clean, safe, healthful, well-appearing structure.

In all rehabilitation, the structure must be so designed as to be a good neighbor to adjoining buildings, a harmonious part of the street as a whole, and of the character of the overall neighborhood. No style or period is implied by this requirement for architectural harmony. The Redevelopment Authority must approve all designs.

The Urban Renewal Authority will suggest certain examples of specific rehabilitated, restored, or reconstructed dwellings upon request, as guides to the property owners. It will also offer general counsel in rehabilitation planning and methods of execution to owners who need or request this aid.

2. Material and Workmanship

All materials and workmanship employed in rehabilitation under this program shall be of good standard quality, or better, and shall meet the requirements of the regulations referred to under "City and Other Regulations", Section A, except where variations are specifically approved by the Authority and the appropriate Departments of the City.

All alterations to and repair of old work shall be done with matching or complementary materials and methods, and/or finished in such a way that the alterations and repairs are not apparent or are in harmony with existing surfaces. Where "matching" or "same as original" materials

are referred to in these Standards, this shall not prevent the use of substitute materials having the same appearance as the original material provided by the Authority.

3. Hazard and Nuisances

- a. All foundation walls, interior and exterior walls, roofs and chimneys, flooring and supporting construction, interior and exterior stairways and rails, windows and window frames, doors and door frames, trim and fire escapes are to be sound, durable, and subject to a reasonable life expectancy with only routine maintenance. They shall be safely constructed and kept in good condition.
- b. All dilapidated portions of existing properties or blighted structures which are not economically repairable shall be removed.
- c. ~~Potential fire hazards which might cause injury to persons, or damage to adjacent buildings, are to be eliminated.~~
- d. Unsafe conditions that might cause injury to persons or property are to be eliminated.

C. INTERIOR

1. Detailed Requirements

Detailed requirements for interior rehabilitation for each property cannot be established by the Authority until after each owner has indicated his intention as to the type of occupancy he wishes for the building. However, these standards contain the general requirements, space standards, and plumbing and mechanical equipment standards controlling building interiors, and shall be complied with in dwelling design, construction and rehabilitation.

2. Intent

The intent of these Standards is to insure interior rehabilitation which will provide safe, healthy and pleasant dwellings which will make the best possible

use of the existing structures in the neighborhood so that their economic value for habitation may be preserved or regained, for future benefit to the community.

3. Exclusion of Rooming Houses

No rooming houses as defined by the Housing Code of the City of Charleston will be permitted, provided that where the owner of an existing single family residence lets a room or rooms, that owner may be permitted to continue letting these rooms provided they meet the requirements of the housing code and these standards. No new rooming units shall be added beyond those in existence at the approval of these standards. Upon the sale of homes containing rooming units, only one unit shall be allowed.

4. Privacy and Arrangement

- a. Kitchens shall not be used for sleeping accommodations.
- b. Each dwelling unit that has access to the basement and laundry facilities shall have such access without passing through another dwelling unit.
- c. Access to all parts of a living unit shall be possible without passing through a public hallway.
- d. A bathroom shall not be used as a passageway to a habitable room, hall, basement or to the exterior.
- e. No addition or alteration to a structure is permitted which requires that access to a bathroom is through a bedroom except where there is an adequate bath already serving the dwelling unit which meets the requirements of the housing code.
- f. A bathroom should be located on the same floor as principal bedrooms.

5. Basements

- a. All basements or crawl spaces shall be free of dampness, properly drained and ventilated. Floors in basement should be paved with concrete or a similar material.

b. Every basement used as part of a dwelling unit shall provide adequate window space located entirely above ground.

c. No sleeping rooms are permitted in basements.

6. Ceiling Heights

a. All rooms not classified as habitable but subject to occupation or passage by residents should have a minimum clear ceiling height of 7'0" in housing code.

b. Rooms with less than 7'0" clear ceiling height are allowable for storage. Basements with less than 7'0" clear ceiling height which are used for laundry facilities or as work shops are allowable where associated tasks can be carried on with reasonable comfort and increasing the ceiling height would be an unreasonable cost in relation to other rehabilitation activity.

c. Bathroom shall have at least a clear ceiling height of 7'0".

d. Where existing ceiling heights are in excess of 8'6", they may be lowered to better and more economically facilitate the accomplishment of heating requirements of the housing ordinance and section C16A of these standards.

7. Kitchen Facilities and Sanitary Facilities and Equipment

a. Each living unit shall have a specific kitchen space, which contains a sink with counter work space and having hot and cold running water, and adequate space for installing cooking and refrigeration equipment, and for the storage of cooking and eating utensils. Sinks, counter space and storage space shall be neat and well appearing and in good physical condition.

b. Minimum areas and dimensions of kitchen storage space should generally be as follows:

(1) Total shelving in wall and base cabinets
30 sq.ft.

(2) Drawer area - 5 sq.ft.

- (3) Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.
 - (4) Counter work space shall be no less than 6 sq.ft.
- c. There shall be a separate shut-off valve in the water service to each dwelling unit.
 - d. When new plumbing fixtures are installed, shut off valves shall be installed in the service to each fixture.
 - e. Positive mechanical ventilation should be provided over the cooking area to direct smoke, fumes and odor to the out of doors. If natural ventilation does not meet the requirements of Section C.10(b) of these standards, such ventilation shall be provided.
 - f. All hot water heaters shall be equipped with an approved pressure relief valve.

8. Closets and Storage

- a. Clothes closet space shall be provided within each living unit on the basis of approximately 12 square feet for the first bedroom, plus 6 square feet for each additional bedroom. The space provided should be, if possible, divided into separate closets serving each bedroom, and having one closet located so as to open directly off a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen.
- b. Within each living unit, total shelf area or built-in drawer space of at least 8 sq.ft. should be provided for linens. This space should be appropriately increased 2 sq.ft. for every bedroom over three in a dwelling unit.
- c. General storage should be provided with a minimum volume of 100 cu.ft. for each dwelling unit of 2 bedrooms or less. This minimum should be increased 50 cu.ft. for each additional bedroom over 2.

- d. A medicine cabinet or shelving totalling at least 1 1/2 sq.ft. of storage surface should be provided in each bathroom.

9. Light and Ventilation

- a. All public entrance space shall have natural light provided by window, doorway, or equivalent glass area of at least 10 percent of the floor area. Either natural ventilation of at least 5 percent of floor area or mechanical ventilation shall be provided.
- b. Every public hall and inside stairway in every dwelling or multi-family dwelling shall be lighted at all times such that an illumination of 15 lumens per square foot exists in the darkest portions of the hall or stairway.

10. Interior Doors

It is required to provide a door for each opening to a bedroom, bathroom or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding.

11. Electrical Outlets and Wiring

- a. Every dwelling unit shall have electrical service adequate for proper and safe operation of electrical appliances in the unit. No service below 60 AMPS in an existing unit shall be considered adequate and no new service below 100 AMPS is allowed. Higher service may be required in either case if existing or probable future load warrants.
- b. Every habitable room shall have 2 double convenience outlets located for equatable accessibility throughout the room. One of these receptacles should be switched from a location readily accessible upon entering the room. A similarly switched wall or ceiling light fixture may be substituted for a switched receptacle but not for the receptacle itself.

12. Interior Finishes

- a. All interior walls and ceilings of rooms and hallways shall provide:
- (1) A suitable base for decorative finish;
 - (2) A water proof and hard surface in spaces subject to moisture; and
 - (3) No objectionable or dangerous surface irregularities or cracking, irregularities of a nature which prevent easy cleaning or painting, or which contribute to unsightly room appearance.
- b. Where needed, as in kitchens, bathrooms, laundries and entrance vestibules, a protective and decorative finish coating shall provide:
- (1) Adequate resistance to wear; reasonable durability
 - (2) Protection of finished surfaces from moisture
 - (3) Easy cleaning and maintenance
- c. Finish floors in habitable rooms shall be wood flooring or a resilient tile or sheet material. Carpeting over a suitable underlayment is also acceptable.
- In hallways, wood, a resilient flooring, or carpeting are appropriate finish flooring materials. Noise control shall be considered in making selection.
- d. In public entrance spaces, a finished floor that is resistant to water and dirt shall be given special consideration such as ceramic tile, terrazzo, or concrete are appropriate, in addition to floorings named above.
- e. All interior walls, ceilings and floors, besides meeting the requirements in a-c above, shall have a durable, finished surface capable of sustaining periodic cleaning such as in normal housekeeping so that such attention will provide a bright and pleasant habitable space. When this is not attainable due to deterioration of the finished surface, it shall be refinished or replaced to restore this quality.

13. Stairs and Rails

- a. Existing stairways should not be below reasonable standards with regards to rise and run of steps, headroom, obstructions, width, and landings.
- b. All stairs shall have a handrail on at least one side, securely mounted and convenient to grip.
- c. Existing stairs, if basement stairs, which do not meet requirement a. this section, shall be allowed to remain when to meet these, an unreasonable expense or structural modification is necessary. They must, however, be sound, in good repair, and have a handrail.

14. Pest Control

- a. Besides the provisions which deal with rodent and pest infestation which are found in the Housing Code, all windows and doors which are normally open for access and ventilation during the summer shall be equipped with screens which cover all of the openable portion of the door or window.
- b. Where item C. 15 and C 16. of this P.R.S. is violated, installations for storm windows and screens should be made at all doors and windows.

15. Heating

- a. Every dwelling unit shall be supplied with heat from a central heating unit maintained in compliance with and capable of performing to the standards stipulated in the housing code. Additionally, no such central system is allowed, when, to meet these standards, any one of the habitable rooms is maintained above 78 degrees fahrenheit.
- b. Where these specifications are not met, insulation, siding, weatherstripping, storm doors and windows or other items should be installed to meet the requirements of this section.

D. EXTERIOR AND GROUNDS

1. Exterior Walls

- a. All building exterior surfaces shall be, in addition to the conditions prescribed in the

Housing Code, relatively clean and well appearing, free from accumulated grime, chipped and scaling paint, unsightly stains and other visually detrimental surface blemishes.

- b. Where substantial rebuilding is necessary, the methods and materials used shall be such that the integrity of the structure is maintained by assuring maximum harmony with the rest of the building and neighboring buildings. There should be no "patch up" or "added on" look to the work which would detract from its appearance.
- c. Where reclading of the exterior is necessary due to deteriorated surface materials existing on structures, no new material shall be used which simulates a material which is not, in fact, the material being covered. However, other cladding materials may be used if they are durable, well appearing and are a compatible veneer to the surface they are covering. For example, aluminum siding may be used over weatherboard where the siding simulates weatherboard. Plaster may not be used over the weatherboard where it is struck or painted to look like stone. Plastic or asphalt siding which is designed to look like brick cannot be used on a frame structure, except for minor repairs to existing siding. The Redevelopment Authority must approve all such major exterior treatment.
- d. Windows, doors and screens, besides meeting other stipulated requirements of codes and ordinances, shall be of design, size, material, finish and installation to present a neat, orderly, and well-kept appearance.
- e. Door and window frames, trim and sash may be required to be replaced or modified if rehabilitation expenditures approximate replacement modification costs. Modification costs are defined as the cost of covering with a replacement unit designed to modify the door or window to meet these standards and protect the doors or windows from further weathering or deterioration.

- f. Projections from exterior walls - There shall be no fire escapes on exterior walls if such walls are less than 6 feet from a public street or walkway, and in no case on front walls of structures. Designs for all permitted fire escapes must be approved by the Authority.

2. Roofs

- a. All antennas, mechanical equipment, etc., which are visible from public ways and adjoining properties shall be improved where practicable by the elimination of all visually unattractive or dilapidated roofing materials and rooftop constructions and by careful design and organization of all new rooftop materials and equipment.
- b. All visible metal work including gutters and downspouts shall be painted or integrally colored and shall be maintained in a state which will not detract from the looks or soundness of the building.

3. Porches

- a. Where existing wood porches and similar frame appurtenances are in such condition and of such design that repair is feasible and desirable, they shall be repaired using matching materials and design. (Section B.2.)
- b. Where all porches or appurtenances are in such condition that substantial rebuilding is necessary or desirable, they shall be removed entirely or rebuilt of materials in harmony with the main structure. Before entirely removing a porch, the advice of the Redevelopment Authority should be sought as there are numerous instances where the existing porches are an integral design element of the main structure and removal would hurt the architectural character of the property, or the street. Similarly, advice should be sought in designing new porches for the same reasons.

4. Exterior Lighting

Exterior lighting shall be required to light main entrances to buildings and major walkways to these entrances. They may be located elsewhere and in all cases shall be shielded to prevent glare on other properties. No floor lighting of buildings, streets or walkways is permitted except by approval of the Authority.

5. Access

- a. Each structure containing a dwelling is to have safe and unobstructed access and egress to a public way. Such access must be direct without passing through another dwelling unit.
- b. Hard surface walkways and/or stairs shall be provided from public streets, sidewalks or alleys to the entrances of habitable structures; such walkways shall be maintained in a safe and well appearing state.
- c. Such walkways shall be maintained in safe condition, reasonably even, devoid of dangerous cracks and voids and with sound, secure handrails where stairs may create a hazard.

6. Drainage

All rainwater and drainage shall be directed off and away from the structure and ground to a public right-of-way which drains to a storm sewer.

7. Planting & Landscaping

All open space adjacent to dwellings and their accessory buildings shall be landscaped or treated in a manner which will not detract from the neighborhood. Landscaping may include walks, patios, gardens, flower beds, grass, ivy, etc. No area open to view from public ways or neighboring yards and structures shall be left fallow, with bare ground, weeds, or debris contributing to an unsightly neighborhood.

8. Fencing

All fencing shall be of quality material and kept in good state of repair and properly protected from deterioration. The fencing shall be in keeping with the visual character of the neighborhood and should not be environmentally detrimental to any neighboring property. Dilapidated fences shall be removed to upgrade the property.

9. Retaining Walls

- a. All retaining walls shall be structurally sound and in good repair.
- b. Plans and construction for buildings, repairing, modifying or removal of any retaining wall shall be approved by the City of Charleston City Engineer.

10. Trees

All trees should be pruned and trimmed, to insure their health and good appearance. They shall be free of dead and rotten limbs which create a safety hazard to persons and property.

E. ACCESSORY STRUCTURES AND STORAGE

1. All accessory structures including detached garages shall be maintained structurally sound with weather-tight roof, and in good repair. The caliber of exterior maintenance and appearance shall be the same as required for the dwellings they adjoin. They should be in keeping with the character of the neighborhood in size and visual quality.
2. When used for storage of items which in anyway detract from an agreeable visual environment, the structure shall be enclosed to shield these items from view.
3. Open storage or more than a short termed nature of any item which is a visual nuisance, that is, detracts visually from the neighborhood quality, is prohibited. These items could be unused automobiles, building materials, discarded appliances, garbage cans, etc.

F. PARKING

1. Parking facilities should be provided suitable to the needs of the occupants either on the dwelling site or in nearby off-street parking, such as along streets, on public lots, in alleys, etc. where such a use is not detrimental to traffic movement, property access, safety or neighborhood character.
2. Parking on dwelling sites shall be in garages, in carports with paved floors, or on paved pads located so that the presence of a parked car does not detract from the neighborhood image. The Urban Renewal Authority shall approve all new parking areas before their construction.

Flood Hazards

Some of the project area is flood-prone according to determinations made by the Army Corps of Engineers. The Corps calculates 50-year and 100-year flood levels to be 592 feet and 596 feet respectively.* Additionally, HUD's Federal Insurance Administration identifies a portion of downtown Charleston and half of the project area as eligible for the Federal Flood Insurance Program.

For project planning and replanning purposes, the 100-year flood level, 596 feet, is a benchmark to determine flood-prone areas. Figure II-1, extrapolated from aerial photos of contours and elevations taken in May 1974, shows those areas lower than elevation 596 feet.

Because CURA must comply with Executive Order 11296 requiring flood prevention measures for Federally financed and insured projects, those areas lying below the established Corps of Engineers 100-year flood elevation, 596 feet, will be treated for flood prevention by:

- (1) Building above flood-level elevation (ensuring that first floor is above elevation - new residential uses)
- (2) Floodproofing or ensuring that first floor is above elevation (commercial uses)
- (3) Floodproofing rehabilitated housing if rehabilitation improvements amount to more than 50 percent of the structure's present worth.

* Both levels are calculated, since the most severe flood on record occurred in 1912. Neither the 1936 flood nor the rainfall of Hurricane Agnes reached the 100-year flood levels.

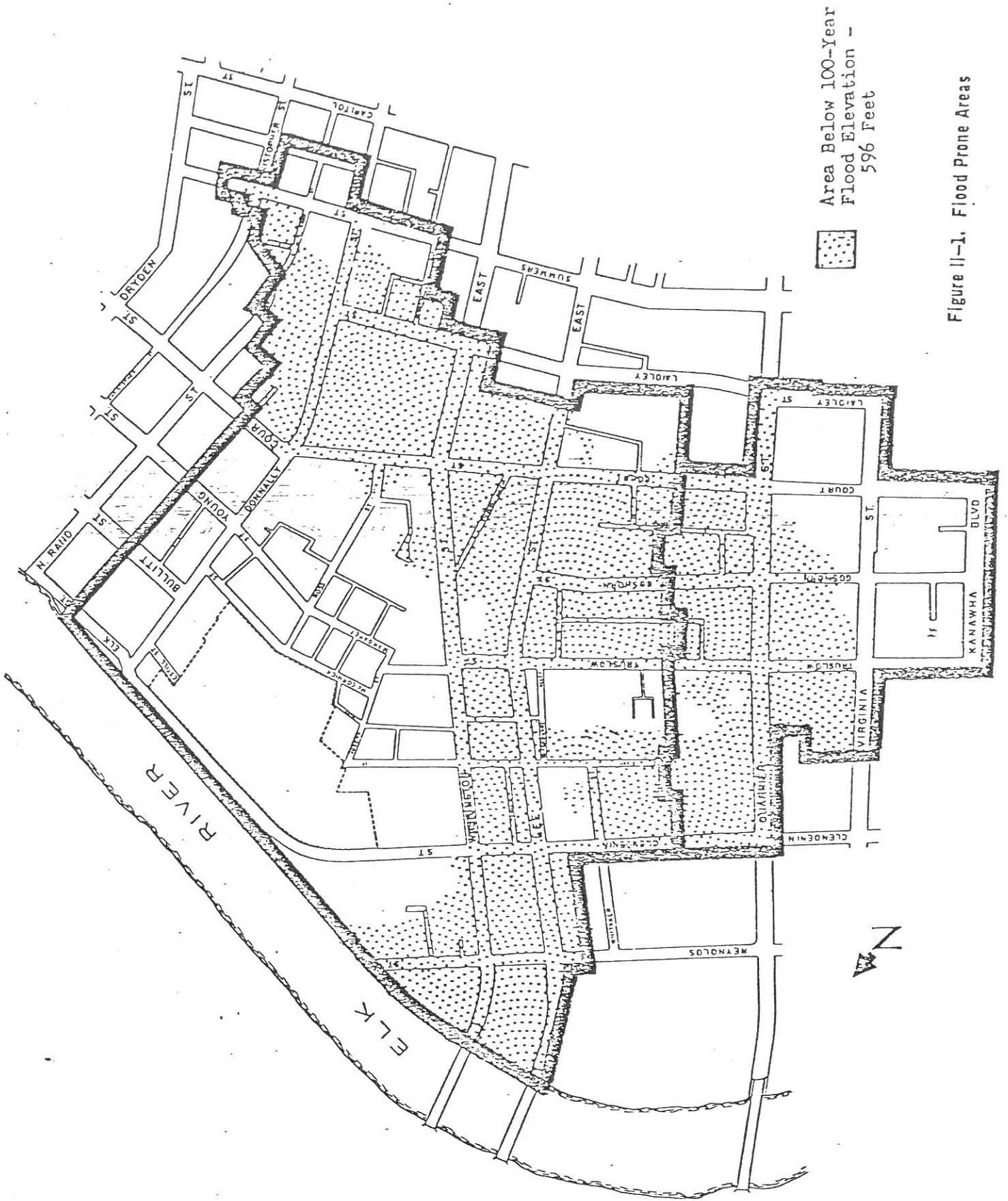


Figure 11-1. Flood Prone Areas

As Charleston is certified under the Flood Insurance Program, CURA must comply with P.L. 93-234, Flood Disaster Protection Act of 1973.

4. Noise

The project area will be affected by traffic noise on the interstate highway and on two city streets adjacent to residential reuses. Other than some traffic-generated noise, the project will not significantly contribute to noise levels.

The impact of traffic noise on residential reuses was determined by using HUD Noise Assessment Guidelines and traffic projection data supplied by the West Virginia Department of Highways (DOH). Because noise levels are estimated on projected traffic, no onsite decibel measurements were necessary.

The assessment of noise impact was measured against the following HUD Circular 1390.2 performance standards for residential areas:

Exterior Noise Levels

Unacceptable	-	Exceeds 80 dB(A) 60 minutes per 24 hours
		or
		Exceeds 75 dB(A) 8 hours per 24 hours
Discretionary/Normally Unacceptable	-	Exceeds 65 dB(A) 8 hours per 24 hours
		or
		loud, repetitive sounds

Exterior Noise Levels (Cont'd)

- Discretionary/Normally Acceptable - Does not exceed 65 dB(A) more than 30 minutes per 24 hours.
- Acceptable - Does not exceed 45 dB(A) more than 30 minutes per 24 hours.

Interior Noise Level

Acceptable rating is mandatory for sleeping quarters.

- Acceptable - Does not exceed 55dB(A) for more than an accumulation of 60 minutes in any 24-hour period
and
Does not exceed 45 dB(A) for more than 30 minutes during night-time hours from 11pm to 7am
and
Does not exceed 45 dB(A) for more than an accumulation of 8 hours in any 24-hour day.

Highway Impact on Project

Partly constructed I-77 is elevated about 18 feet and skirts the project area's northern boundary. Construction is completed in the vicinity of the project. There are no egress points from the interstate system to the project area, although there is one access point to I-64 west and I-77/79 north at Court Street.

In May 1973, DOH made ambient noise measurements in the project area paralleling the interstate - generally the area between Donnelly Street and the centerline of each of I-77's two separate roadbeds. Noise ranged from 66 dB(A) at 7 am to 78 dB(A) at 5 pm. All external noise was measured including that of highway construction. DOH then used the Michigan noise predictor model to determine long-range effects for the same area. Their results were:

	<u>1974 dB(A)</u>	<u>1991 dB(A)</u>
Level expected to be exceeded 10% of the time	68	71
Level expected to be exceeded 50% of the time	61	64

The DOH calculations would not preclude residential use in view of U.S. Department of Transportation criteria.

HUD evaluated the projected noise impact using Noise Assessment Guidelines, Circular 1390.2, and projected traffic volumes for the design year 1991. The analysis indicated that the anticipated heavy volume of trucks is the objectionable contributor to adverse noise levels. To ensure that residential reuse is within acceptable noise levels, clearly unacceptable, normally unacceptable (discretionary) and clearly acceptable areas were outlined in the project area. Figure II-2 shows that an area closer than 140 feet to the centerline of the nearest interstate highway roadbed is unacceptable for new housing construction. The area greater than 1,200 feet is clearly acceptable. Federally assisted housing in the area in between will require some degree of attenuation to meet HUD standards (see Remedies).

Impacts of Project Streets on Proposed Housing

Noise impact on residential reuses adjacent to Washington Street and Court Street also was considered. Using data supplied by the City Traffic Engineer and DOH, Noise Assessment Guidelines, Circular 1390.2, and the Kanawha County TOPICS report, noise impact was predicted.

Truck traffic on Washington Street will have an adverse environmental impact for housing reuses that must be evaluated on a parcel-by-parcel reuse basis. If trucks are prohibited from using this street - as on Kanawha Boulevard - the adverse impact would be eliminated. If truck traffic remains as planned, soundproofing will be necessary to protect those affected residences.

Court Street, from Washington Street north to Donnelly Street, borders a parcel planned for residential reuse. Because of the proximity to the interstate and intended traffic flow, this block is expected to be the most heavily traveled, and the Washington/Court intersection is likely to be the busiest in the project area. The resultant noise level would place the site in a normally unacceptable category and soundproofing of residential reuses will be needed.

Remedies

To bring questionable areas within standards:

- (1) Housing reuses less than 1,200 feet and greater than 140 feet from the centerline of the nearest roadbed of the interstate highway will be treated acoustically to attenuate sound transmission

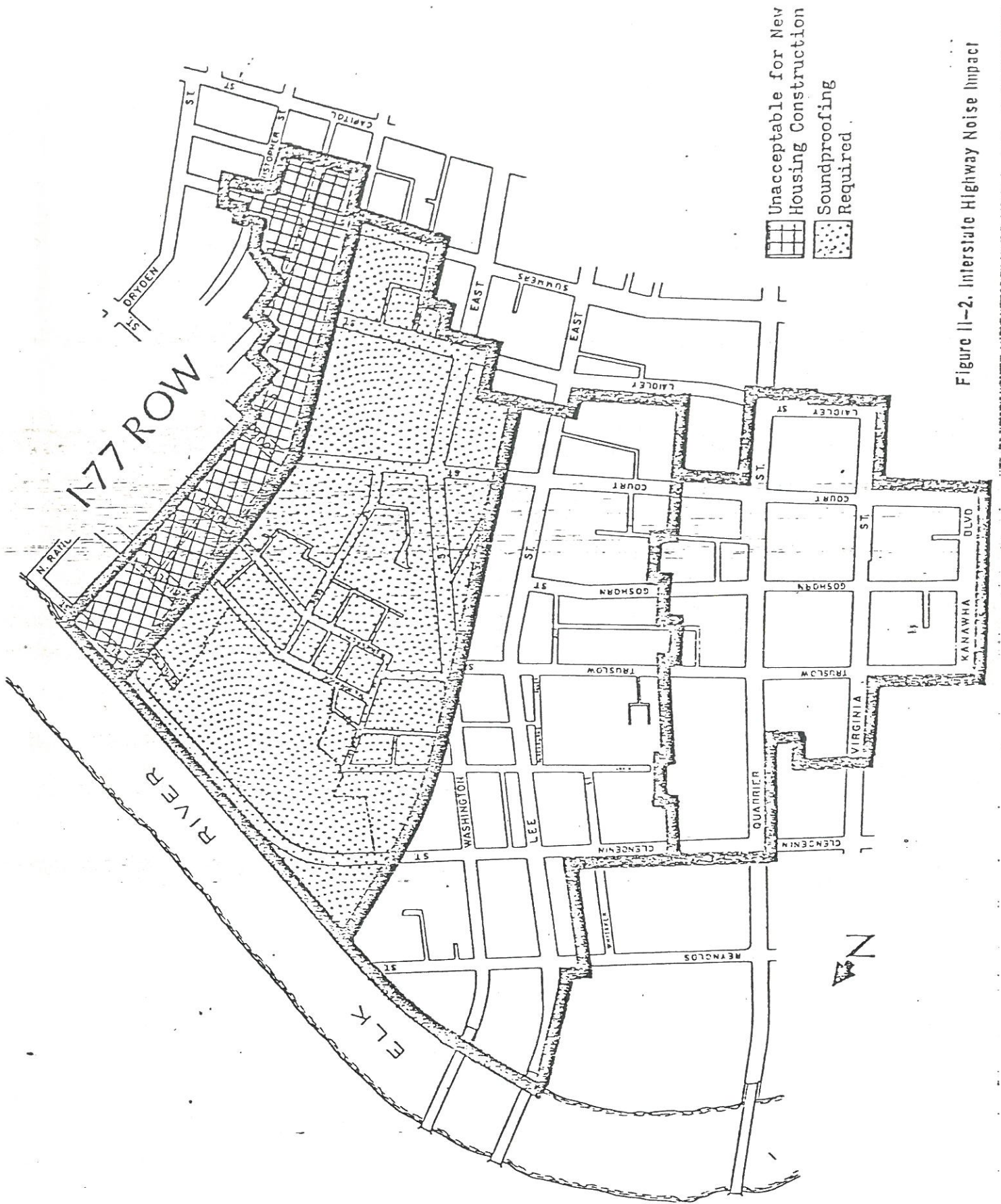


Figure 11-2. Interstate Highway Noise Impact

- (2) No housing reuses will be permitted closer than 140 feet from the centerline of the nearest roadbed of the interstate highway
- (3) Housing reuses along Washington Street and Court Street will be evaluated on a parcel-by-parcel basis to determine the level of noise attenuation required
- (4) CURA will adopt noise standards compatible with HUD standards as design-controls
- (5) CURA will use landscaped earth berms and other barriers as necessary to help reduce exterior noise.

Attenuation measures that will be used as needed are:

- (1) Air conditioning
- (2) Design and orientation of buildings, including positioning of sleeping quarters
- (3) Insulation and double-pane glass
- (4) Noise attenuating structural materials and construction methods
- (5) Aesthetically landscaped earth berms.

Decibel readings on a site-by-site basis when land disposition is known will provide the basis for determining the need for and method of attenuation.