



CITY OF
Wheeling
WEST VIRGINIA

Comprehensive Plan Update

Community Meeting Groups

12 February 2024



Welcome City of Wheeling!

From the City

**COMMUNITY
CONVERSATION**

Passport



BJ Delbert, Building and Planning Director

Bill Lanham, Assistant City Manager

Nancy Prager, Development Director

Rochelle Barry, Parks and Recreation Director

Michele Rejonis, Marketing



Welcome City of Wheeling!

From the Steering Committee

COMMUNITY CONVERSATION

Passport



Bob Herron, City Manager

Elizabeth Paulhus, Community Foundation

Howard Monroe, Planning Commission

Jeremy West, Planning Commission

Kurt Zende, Chamber

Michael Baum, Planning Commission

Olivia Litman, CVB

Scott Schenerlein, Wheeling Heritage

Valorie Piko, Regional Economic Development

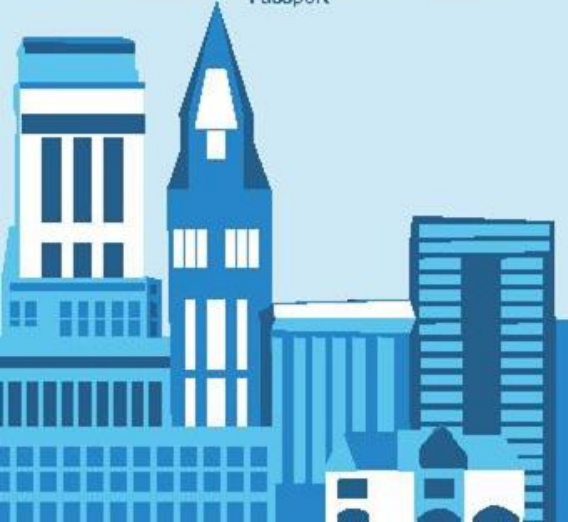


Welcome City of Wheeling!

Raffle Donations

COMMUNITY CONVERSATION

Passport



Wood-N-Stitches

VC Wares

The Market Cafe

Grandpa Joe's

Valley Cheese

Coleman's Fish Market

Tito's in the Market House

Moonlight Apparel

Wheeling Heritage Basket

**Join us at all
the meetings
for a chance
to win!**



evolve

environment :: architecture

Our nationally recognized studio prioritizes the design and planning of resilient communities and addresses them at multiple scales.

We enable more livable communities by envisioning beneficial built systems and developing human capacity with a focus on implementation.



Christine Mondor,
FAIA, EcoDistricts AP
Principal



Ashley Cox, AICP,
EcoDistricts AP
Associate, Senior
Project Manager



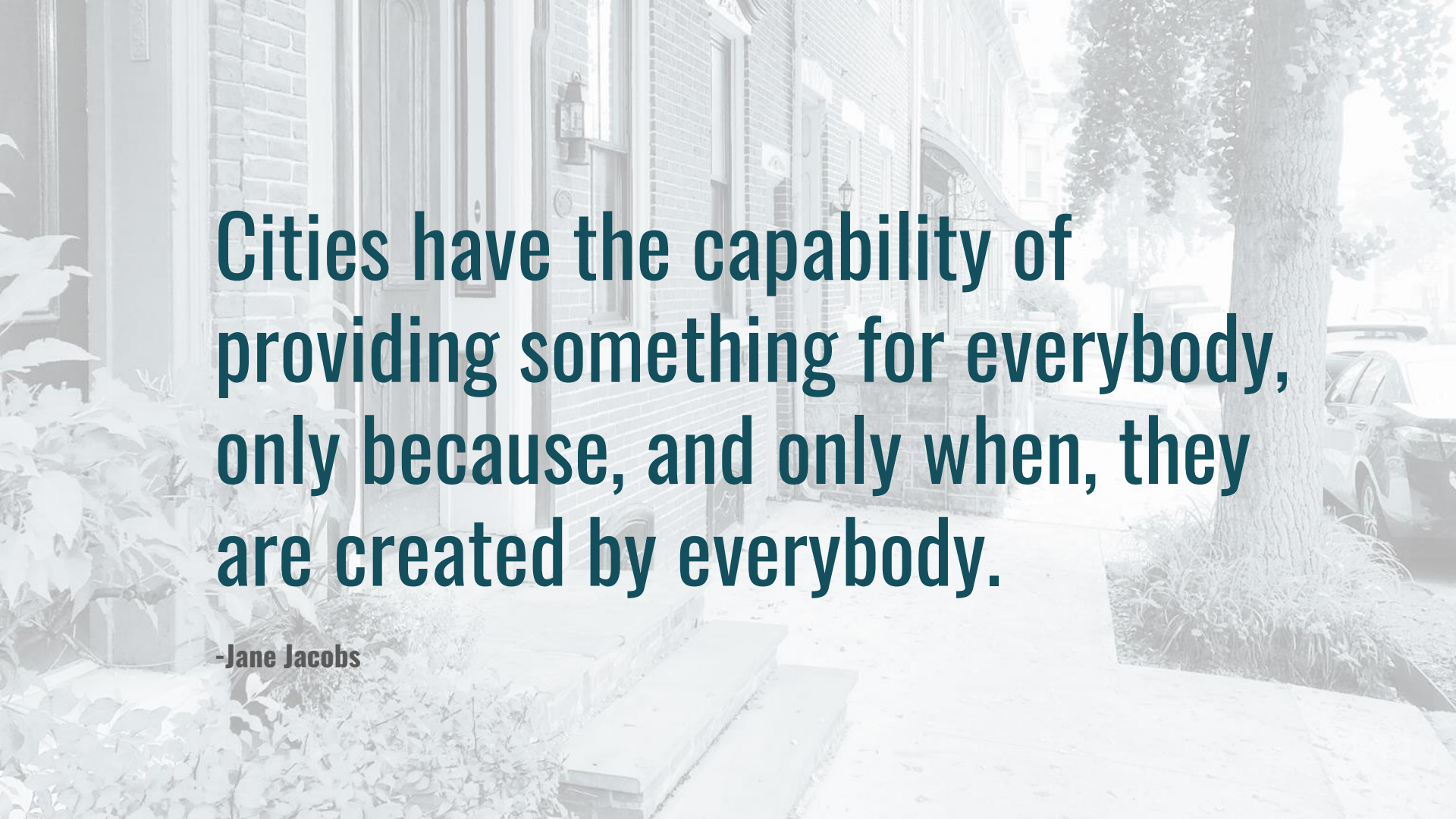
Breen Masciotra, AICP
Mobility Specialist



Varun Shah
Urban Designer,
Project Support



Mae Catino
Engagement
Specialist



Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.

-Jane Jacobs

Think-Share STORY MAPPING!

Use the postcard to write or draw a place that is important to you.

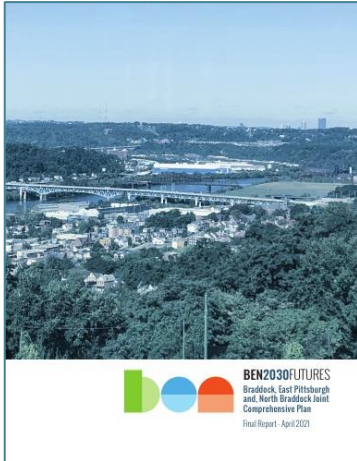
We want to know what places are valuable to you and why?

Introduce yourself and your story to your group.



A COMPREHENSIVE PLAN

Sets a **VISION** for future growth and development



Draws goals and aspirations from a **COMMUNITY PROCESS**



Is an **OFFICIAL DOCUMENT** that directs public policy and is referenced by the county and the state



“Wheeling will be a forward-thinking, modern, and sustainable community with...

a diverse economy,
support for local entrepreneurs,
strong community partnerships,
robust neighborhood and infrastructure investments,
and an emphasis on embracing the area’s
unique heritage, culture, and recreational opportunities.”

Envision Wheeling Plan, 2014

PL

PLACEMAKING

Community is centered in our passion for the places we call home.

We help envision beloved and high-performing places.

ID

IDENTITY

We weave diverse narratives into a vibrant tapestry of belonging.

We examine data and lived experience to inform an emerging identity.

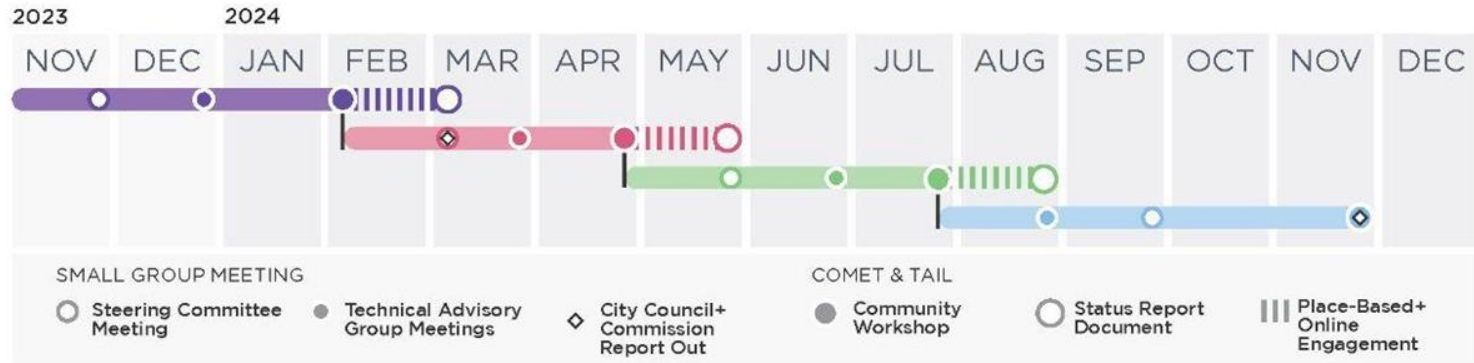
EN

ENGAGEMENT

Great ideas advance with collective commitment, shared resources and collaborative efforts.

We convene to build community capacity. In planning, the race is really the prize!

Full Project Schedule as of October 26, 2023



PHASE 01 ARTICULATING A VISION

It is important during this phase of the project that we have a shared understanding of project goals and are clear about the process to get to the finish line.

PHASE 02 DEVELOPING A PLAN

It is important during this phase of the project that we identify systems + projects in the community that support our goals.

PHASE 03 DEEPENING PRIORITIES

Throughout the process we may identify projects that need more investigation to outline scope and prepare materials to seek funding and support.

PHASE 04 LAUNCHING INTO ACTION

It is important during this phase that we prepare a final document containing all the technical information necessary for both the public and municipal partners to implement the community's vision.

TODAY'S AGENDA

Meeting Goal. We will have a shared understanding of project goals and clarity on the process to get to the finish line.

Introduction Getting to Know Each Other

Baseline Understanding Getting to Know Wheeling

Break Out Groups Today + Tomorrow

Final Thoughts + Next Steps

Free Roam Wall Activities

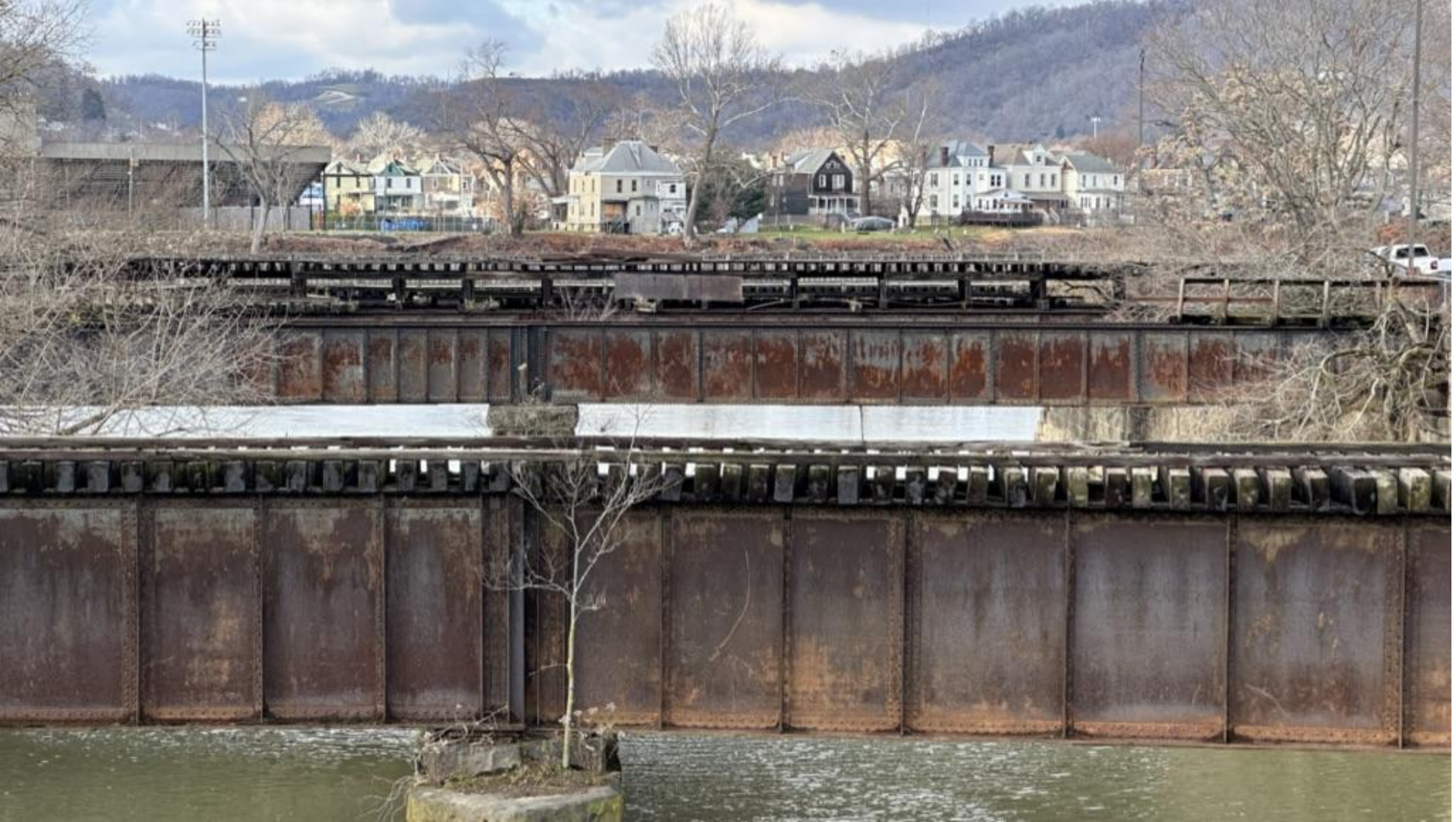
Baseline Understanding

GETTING TO KNOW WHEELING

What Defines Our Community?



HOUSING







How can we move Wheeling *forward?*

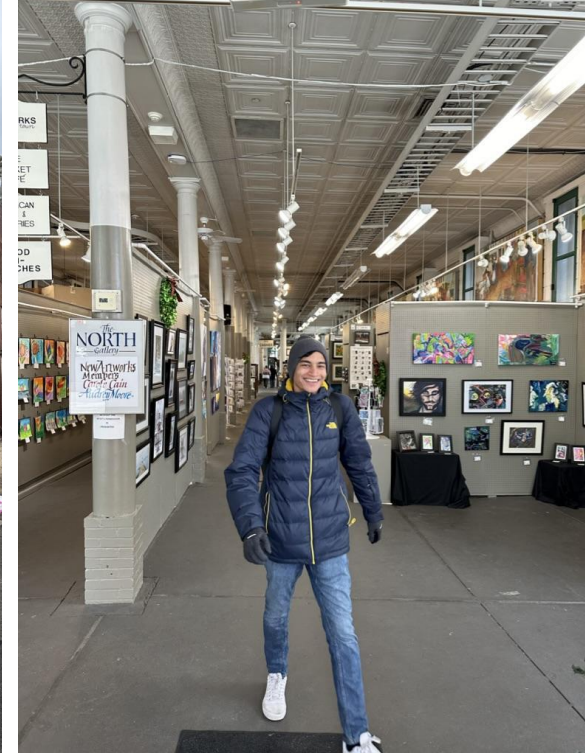
I wish this was...
housing for new
neighbors



A blue-tinted photograph of a sculpture made of crumpled plastic, resembling an elephant's head and trunk. The sculpture is the central focus, with its trunk extending downwards. The background shows a building and some foliage. The text "ARTS + CULTURE" is overlaid in white, bold, sans-serif font in the center of the image.

**ARTS +
CULTURE**





How can we move
Wheeling *forward*?

I wish this was...
a shared arts
identity



HERITAGE





How can we move Wheeling *forward*?

I wish this was...
a connected riverfront
& downtown!



How can we move Wheeling *forward*?

I wish this was...
a connected arts &
culture district

A blue-tinted photograph of an industrial building with a water tower, surrounded by bare trees and a body of water. The text "ENVIRONMENT + HEALTH" is overlaid in white, bold, sans-serif font.

ENVIRONMENT + HEALTH





How can we move
Wheeling *forward*?

I wish this was...
a healthy and
green community

A blue-tinted photograph of a suspension bridge over a river. The bridge has two tall towers and numerous cables. The river is in the foreground, and there are bare trees on both sides. The word "MOBILITY" is overlaid in large, white, bold, sans-serif capital letters in the center of the image.

MOBILITY





How can we move Wheeling forward?

I wish this was...
a city of accessible
destinations

We're still looking & listening...

neighborhoods

education

recreation

tourism

team spirit

Share your *...memory* *...knowledge* *...vision* of Wheeling!



HOUSING



ICONIC PLACES



HERITAGE



TRANSPORTATION



DOWNTOWN



PUBLIC ART



TEAM SPIRIT



CULTURAL COLLECTIBLES



LOCAL FOOD



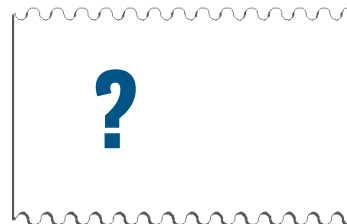
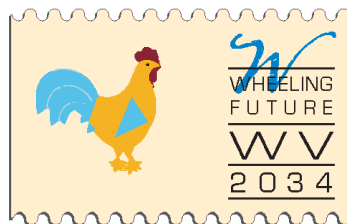
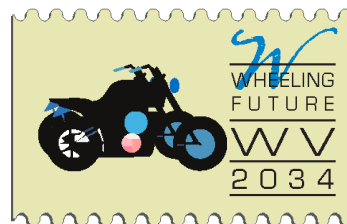
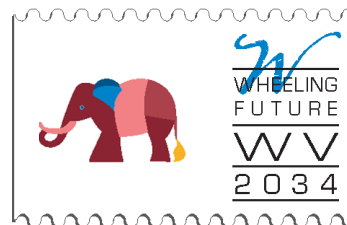
AGRICULTURE



ARCHITECTURE



Share your
...memory
...knowledge
...vision
of Wheeling!



We Examined **DEMOGRAPHICS**

How many are we and are more people coming?

Population Count | Population Growth | Household Type & Formation

We Examined **LABOR & INDUSTRY**

Where do people from our communities work?

Industry Type and Distribution | Top Employers | Job Density

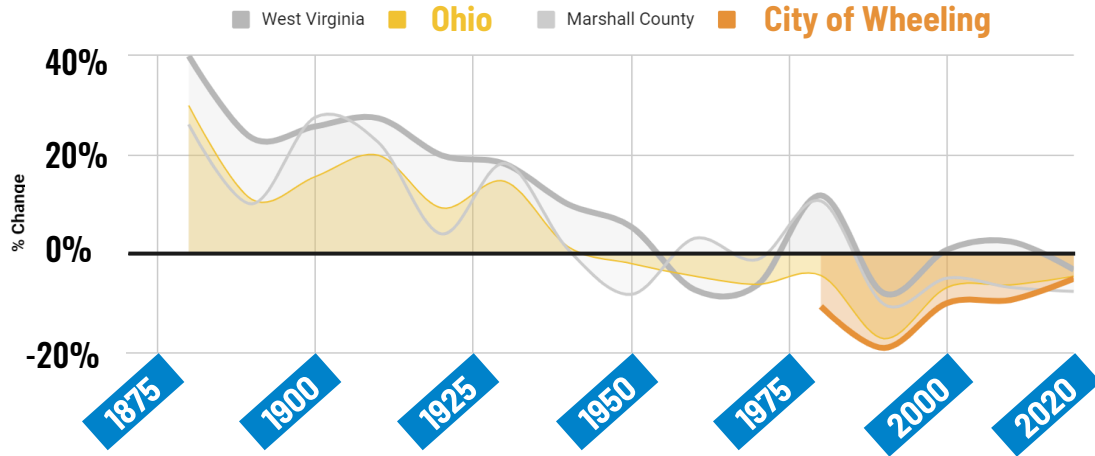
How many are we and are more people coming?

SOURCE: US Census 2020, ESRI

The city is losing population at a lower rate than the MSA and is showing signs of **growth in the future.**

Change in Population (1870-2020)

IPUMS NHGIS, University of Minnesota, www.nhgis.org



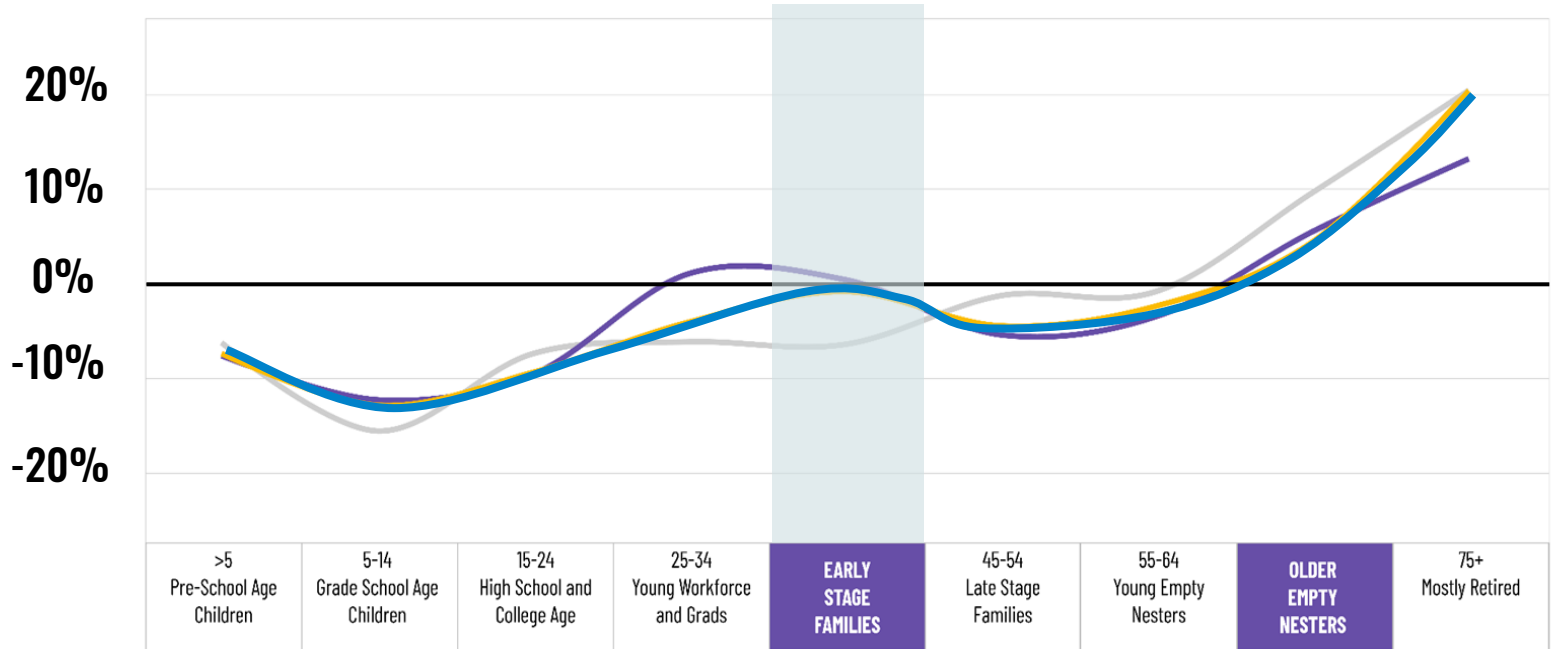
Migration Data	Ohio County	Marshall County	Belmont County
Population	41361	30602	66839
Number of people moving in	2685	1101	2204
Number of people moving out	2240	1390	2915

How old are we and how do we live?

SOURCE: US Census 2020, ESRI

Share of **younger families and workforce is relatively stable** in Wheeling

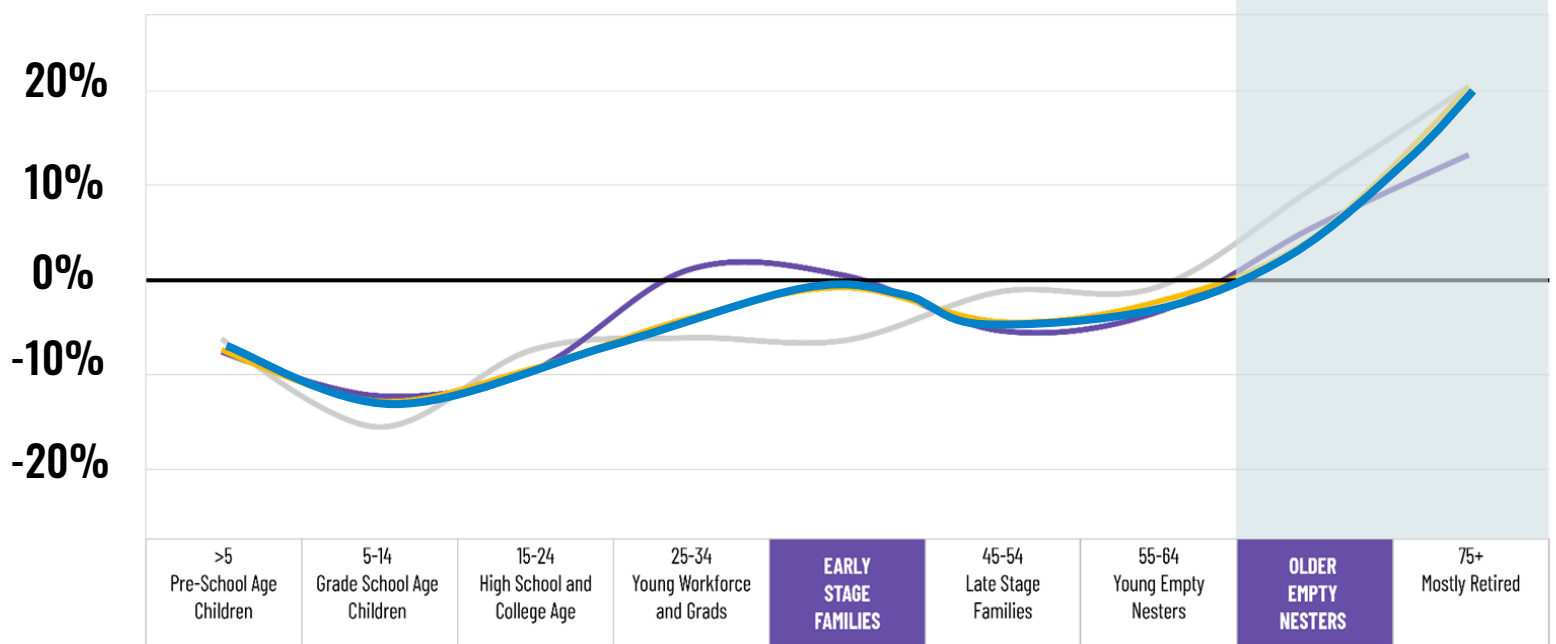
■ City of Wheeling
■ Wheeling MSA
■ Downtown Wheeling



How old are we and how do we live?

SOURCE: US Census 2020, ESRI

Wheeling has a **higher share of households with people 65 years and over.**



How old are we and how do we live?

SOURCE: US Census 2020, ESRI

Wheeling has a **lower share of households with younger married couples** and households with children

Household by Type	City of Wheeling	Wheeling MSA
Total Number of Households	12,359	58,608
Married Couple Households	35.2%	44.6%
Cohabiting Couple Households	7.6%	7.3%
No Spouse/Partner	57.1%	48.1%
Living Alone	40.9%	32.7%
With Children	19.8%	21.8%
65 years and over	18.9%	15.8%

What jobs are in our community?

Occupational Employment and Wage Estimates

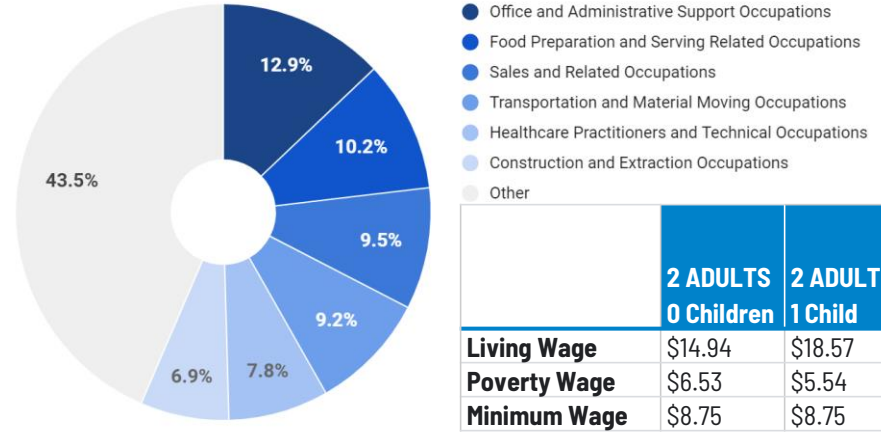
U.S. Bureau of Labor Statistics (Wheeling, WV-OH), 2022

Over 30% of the jobs available in the Wheeling MSA are below living wage.

The industries with the highest wages in the region require a professional degree.

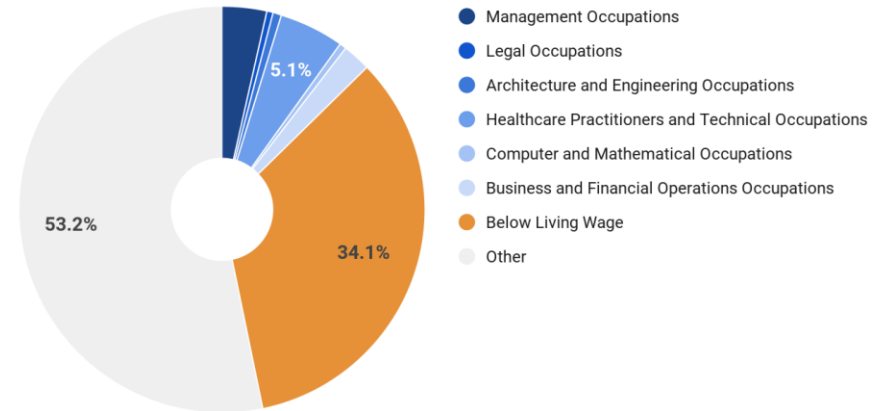
Industries with the Most Employment

U.S. Bureau of Labor Statistics (Wheeling, WV-OH), 2022



High Wage Industries by Share of Employment

U.S. Bureau of Labor Statistics (Wheeling, WV-OH), 2022

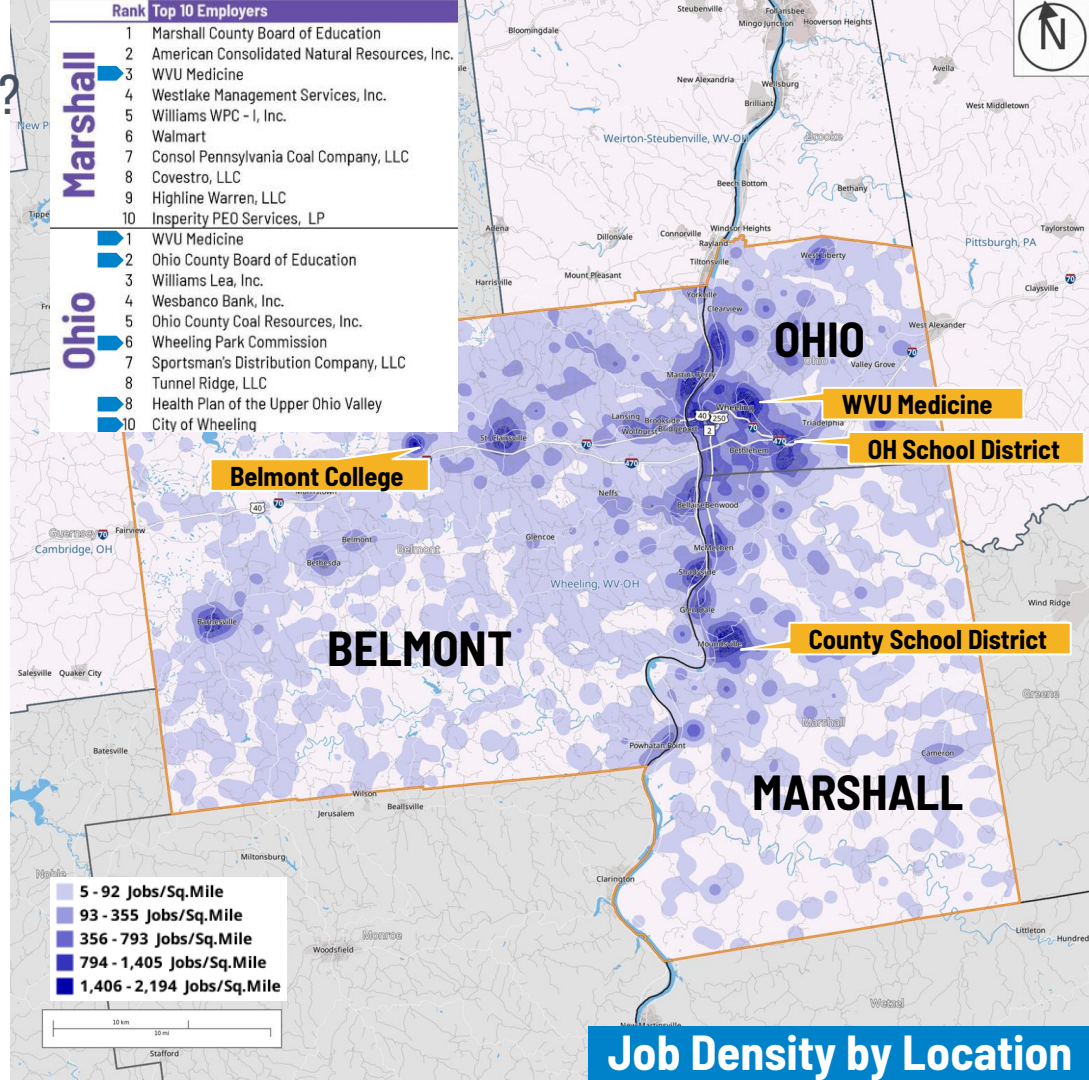


Where do people from our community work?

Top Employers by County Residence

Workforce West Virginia, 2022

Wheeling serves as a job center in its Workforce Development Region due to the WVU Hospital which is the state's largest employer.



Baseline Understanding

GETTING TO KNOW WHEELING

How do we characterize our places?

We Examined **RESILIENCE**

What challenges should we prepare for?

Building Age | Flood Prone Areas

We Examined **MOBILITY**

What are our biggest gaps to access?

Transit Access to Destinations

We Examined **LAND USE**

Where are we investing our time and resources?

Zoning Districts | Land Use | Dwelling Units

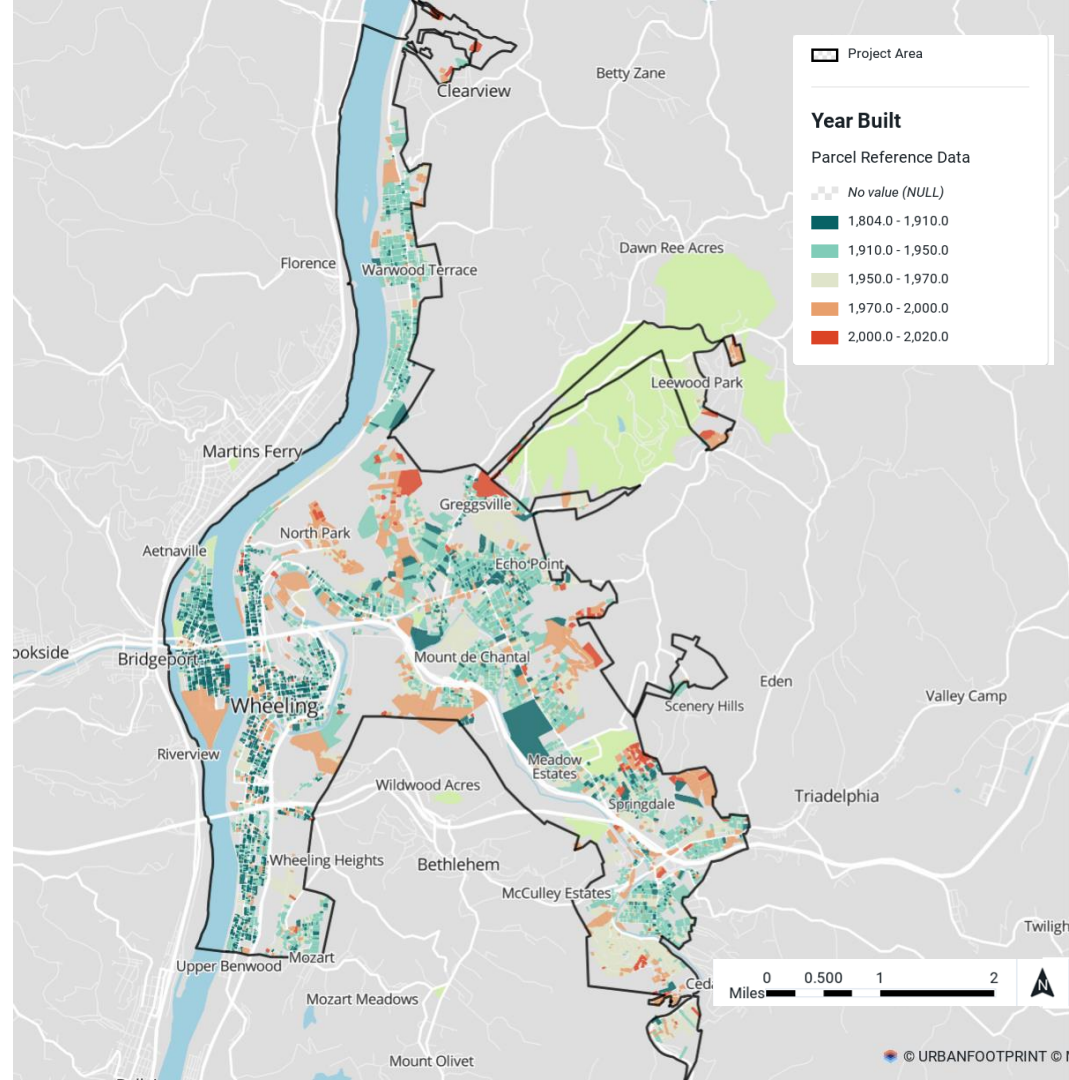
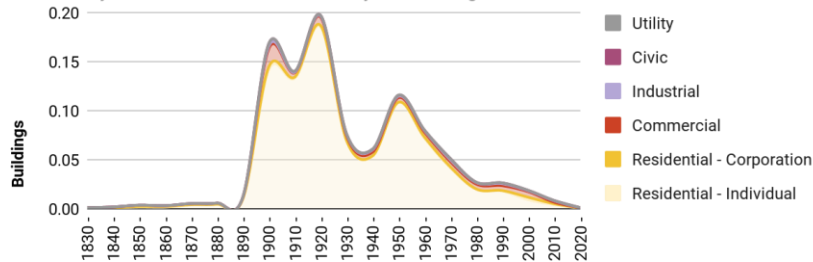
What challenges should we prepare for?

Building Age

Over 35% of the **city was built between 1900 and 1940** close to the river and the highway system.

Count of Buildings by Year Built

Ohio County Parcel Assessment for the City of Wheeling WV, November 2023



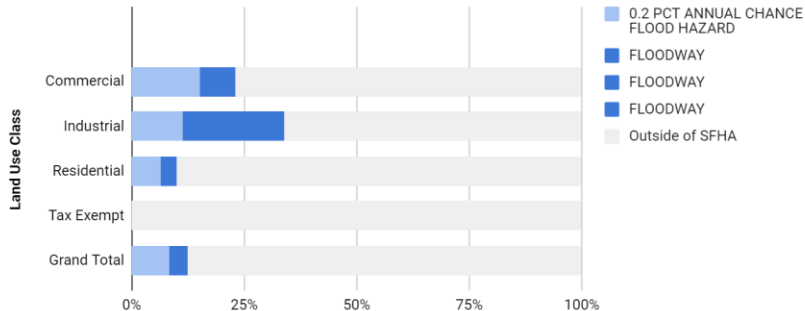
What challenges should we prepare for?

Flood Prone Areas

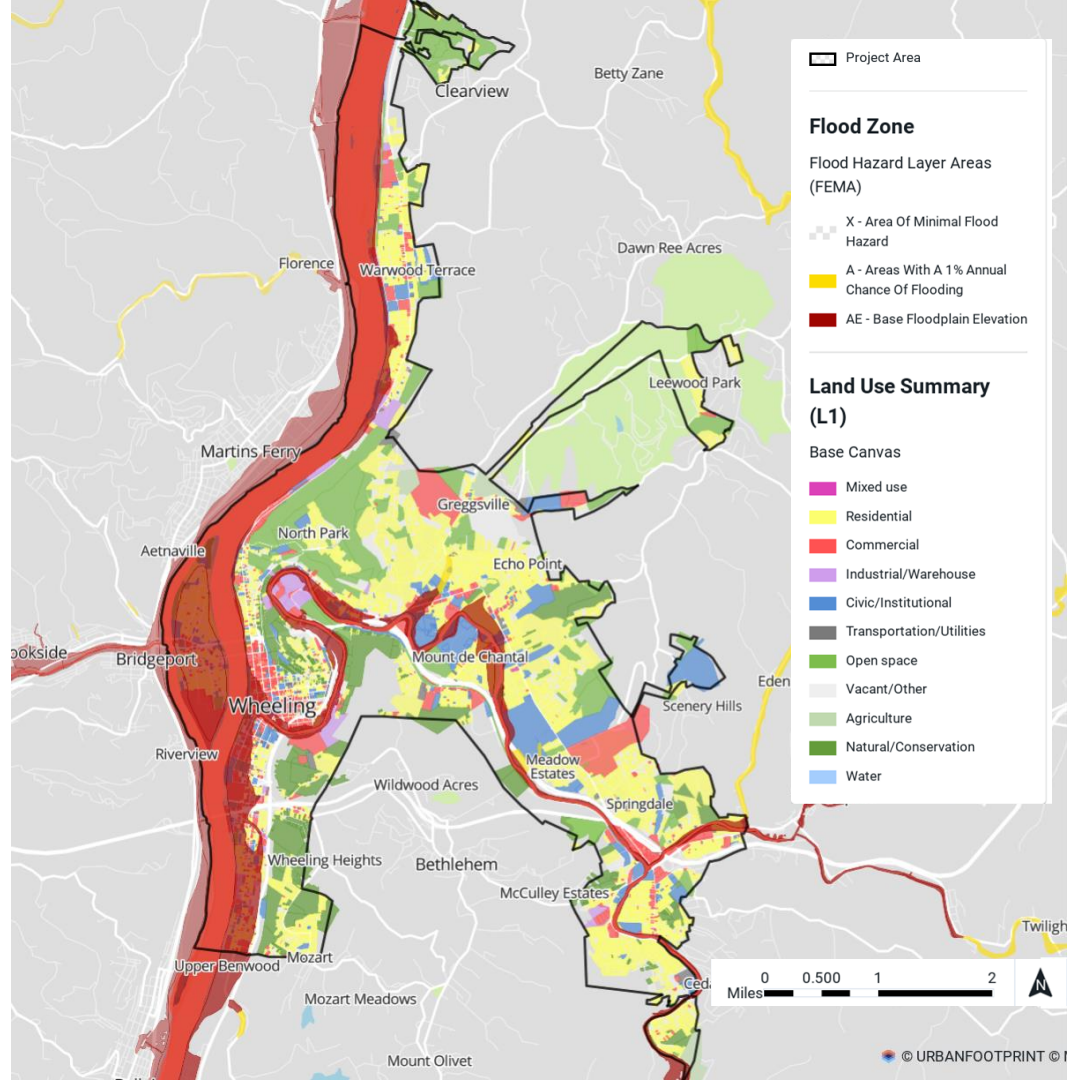
The river and the creek create Wheeling's **unique character**, but also put the city's historic center at **risk for flooding**.

Special Flood Hazard Area (SFHA) by Land Use Class

Ohio County Parcel Assessment for the City of Wheeling WV, November 2023



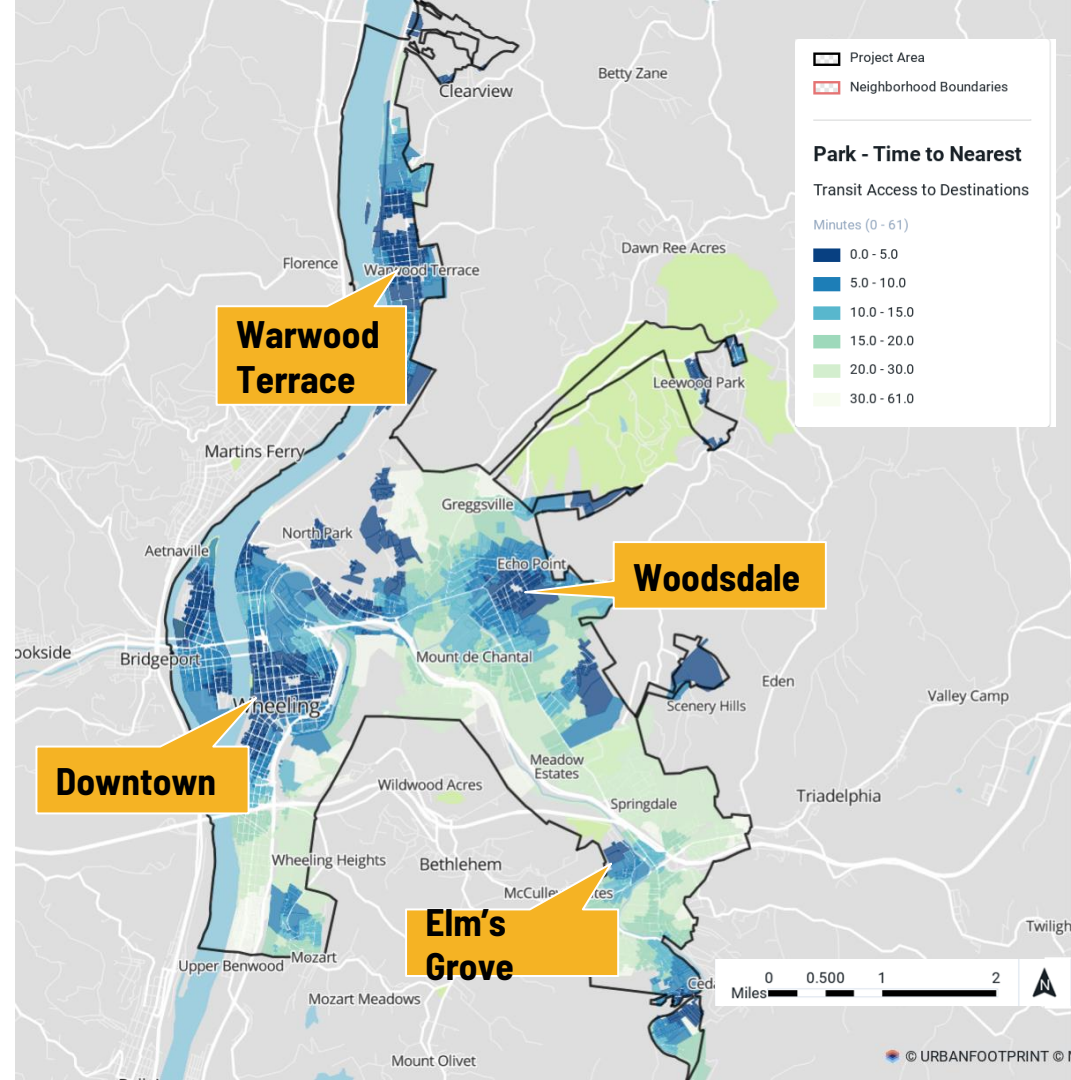
Share of Total Parcels



What are the biggest gaps to access?

Transit Access to Destinations

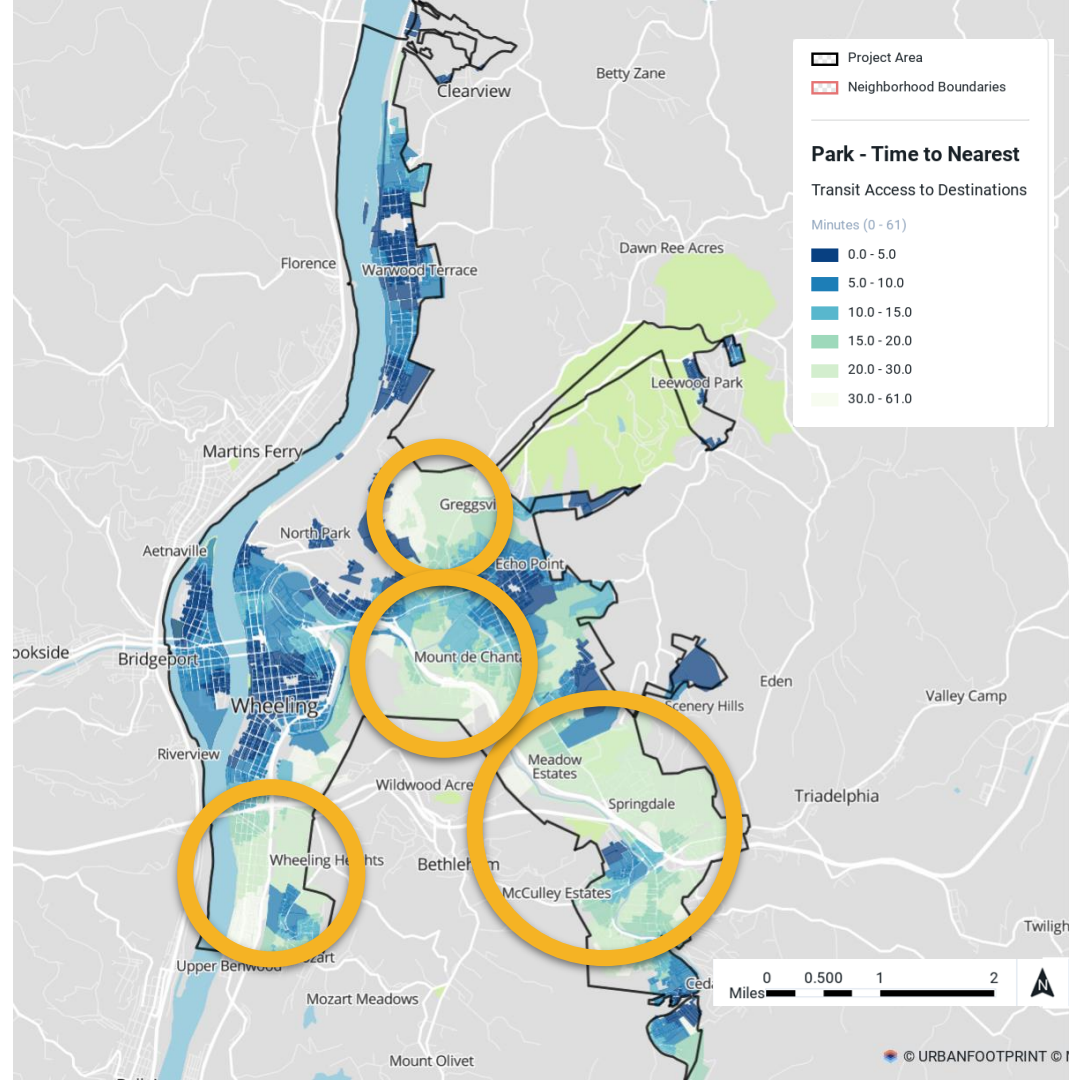
There are **four centers of activity** that are pretty evenly distributed in Wheeling located in the downtown area, Warwood Terrace, Woodsdale, and Elm Grove.



What are the biggest gaps to access?

Transit Access to Destinations

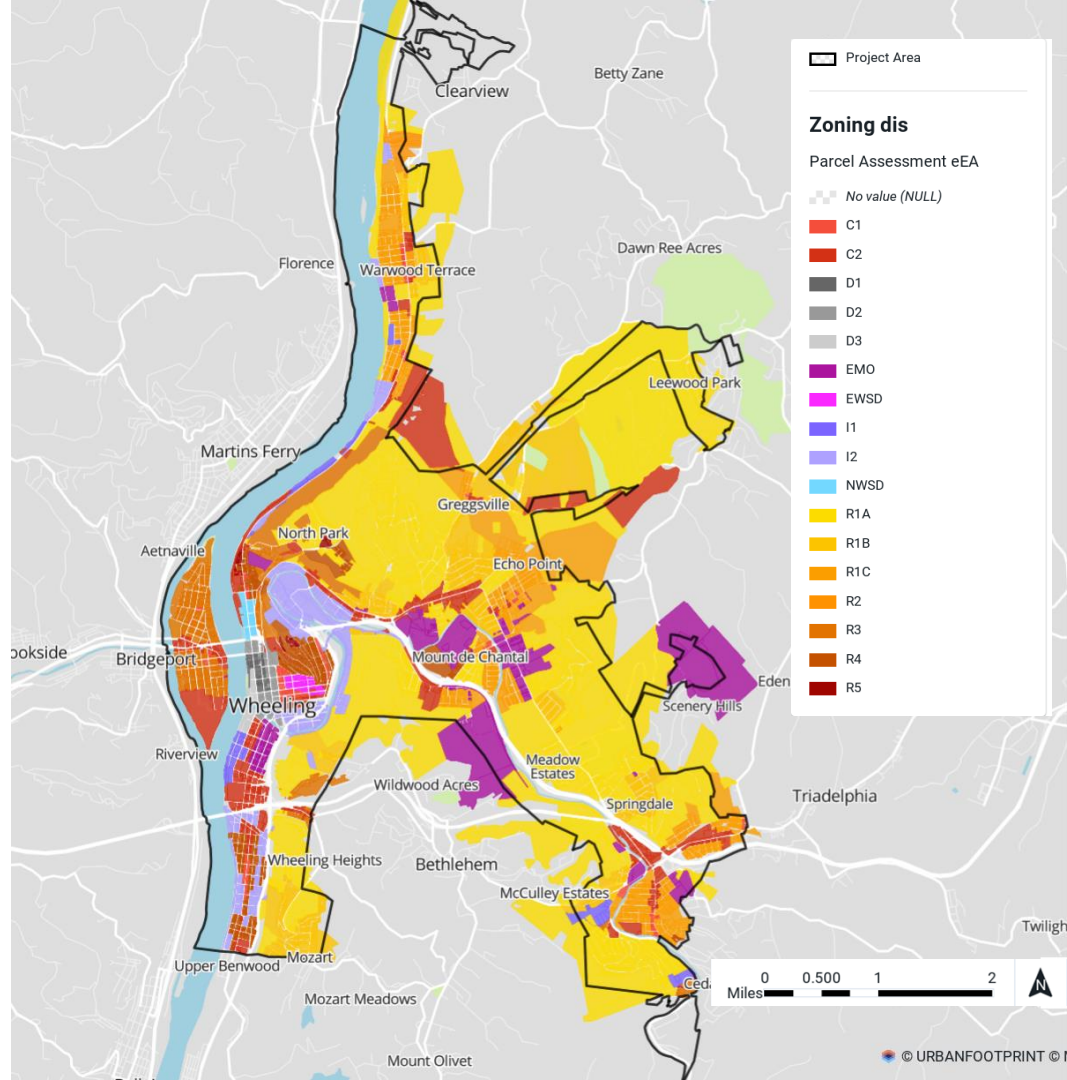
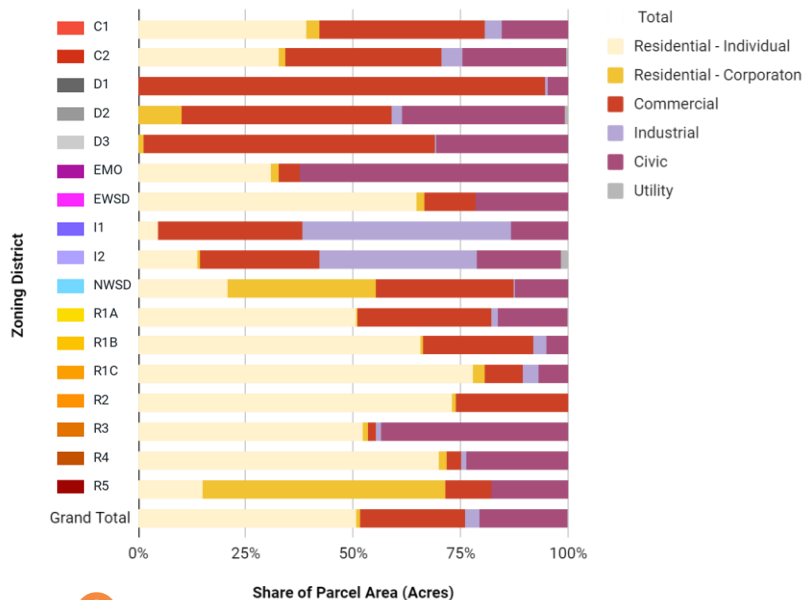
While generally accessible by transit, there are certain segments in the **southern and eastern edges of the city that are not as connected** to destinations (schools, hospitals, retail, parks).



Where are we investing our time and resources?

Zoning Districts by Land Use

Ohio County Parcel Assessment for the City of Wheeling WV, November 2023



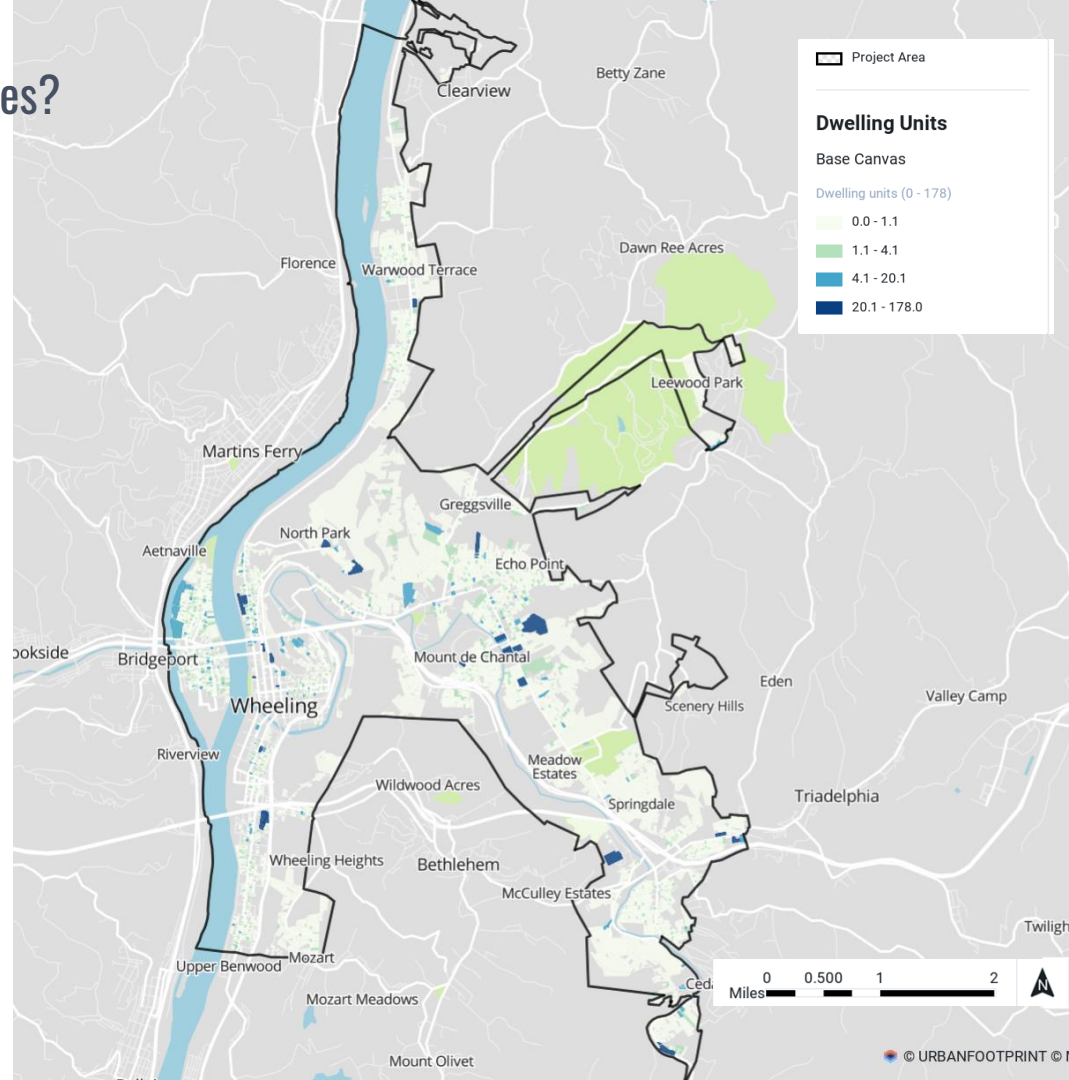
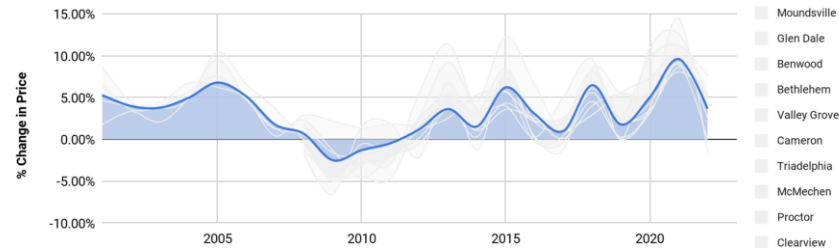
Where are we investing our time and resources?

Existing Housing Assets

Over 90% of the residential buildings in the city are single family residential. **Density should be considered in the city's future to address demand.**

Zillow Home Value Index (2000-2023)

Zillow Housing Data, www.zillow.com/research/data/



Focus Group Discussion TODAY vs TOMORROW

Build off your post it notes to discuss the top 3 critical issues for your group using the asset map.

THREE WORDS That Describe Your Community TODAY!

I am really excited about this!

This! *This!* *This!*

This!

I feel neutral about this

This! *This!*

This!

This!

This!

This is something we should improve on

THREE WORDS That Describe Your Community TOMORROW!

For Myself and my Family

This! *This!* *This!*

This!

For Young People

For Elders

This! *This!* *This!*

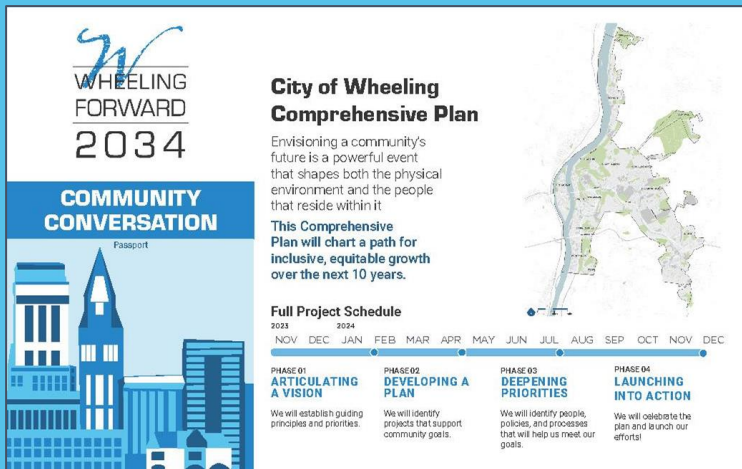
For The City

This! *This!* *This!*

Wall Activities

PASSPORT TO WHEELING!

Tear and return your passport to enter a raffle



WHEELING FORWARD 2034

COMMUNITY CONVERSATION
Passport

City of Wheeling Comprehensive Plan

Envisioning a community's future is a powerful event that shapes both the physical environment and the people that reside within it.

This Comprehensive Plan will chart a path for inclusive, equitable growth over the next 10 years.

Full Project Schedule


2023	2024
NOV	DEC
JAN	FEB
MAR	APR
MAY	JUN
JUL	AUG
SEP	OCT
NOV	DEC

PHASE 01: ARTICULATING A VISION
We will establish guiding principles and priorities.

PHASE 02: DEVELOPING A PLAN
We will identify projects that support community goals.

PHASE 03: DEEPENING PRIORITIES
We will identify people, policies, and processes that will help us meet our goals.

PHASE 04: LAUNCHING INTO ACTION
We will celebrate the plan and launch our efforts!



symbol, use your Post-Its to
You Think!!

ted!
and Planning Director
ev.gov.



**Visit Every Station
For The Chance To Win A Prize!**

name
Jane Doe

email
J.Doe937@###.com

neighborhood
downtown

IMPORTANT TO OUR COMMUNITIES
What are our priorities?

IN OUR COMMUNITIES
What are our assets?

ABOUT OUR COMMUNITIES
What is our baseline of understanding?

FINAL THOUGHTS & NEXT STEPS

MAR Workshop 01 Summary
MAY Community Workshop 02

For More Information or for Updates, reach out to

BJ Delbert, Building and Planning Director

bdelbert@wheelingwv.gov

(304) 234-3702