

CITY OF WHEELING



CITY COUNTY BUILDING
1500 CHAPLINE STREET
WHEELING, WEST VIRGINIA 26003

August 16, 2019

ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT
Phone (304) 234-3701 | Fax (304) 234-3899 | WheelingWV.gov

West Virginia Department of Arts, Culture & History
Randall Reed Smith, Commissioner
Capitol Complex
1900 Kanawha Boulevard East
Charleston WV 25305-0300

Mr. Smith:

The City of Wheeling Planning Commission has received an application from Michael Hooper, Esquire on behalf of GC&P Development LLC and their subsidiary, GC&P Aggregates, LLC to amend the Future Land Use Plan found in the City of Wheeling 2014 Comprehensive Plan. As outlined in West Virginia code section 8A-3-6-d, "cities shall request input from other affected governing bodies and units of government when considering a comprehensive plan amendment". The request in front of the Commission is to reclassify the area from the "Conservation Development" category to a category that allows a mix of residential, commercial and institutional uses for the purposes of a large mixed-use development (see Map 6). In order to accommodate the development, approximately 9 million cubic yards of material lowering the average height of the hill by 100' will need to be removed/relocated to create a 50+ acre plus pad (Exhibit 4c). The proposed project includes a buffer to limit the impact on the nearby neighborhood, which is identified as the Woodsdale – Edgwood Historic District. I am requesting comment from you as it pertains to the potential impact on the historic district.

It would be helpful to have comments prior to the Planning Commission's next meeting on September 9, 2019. A public hearing will be scheduled in the future, possibly as early as October 21, 2019, and the proposed earthwork will be an important component of the review. Please let me know if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Tom Connelly".

Thomas Connelly, AICP
Assistant Director

Enclosure: July 29, 9019 Correspondence (Exhibit 5)
Preferred Layout (Exhibit 4c)
WVSHPO GIS MAP of boundary
Exhibits and Maps also available at: <https://www.wheelingwv.gov/gcp>

Cc: Susan Pierce, Deputy State Historic Preservation Officer
James "Jeff" Mauck, Chair, Wheeling Planning Commission
Michael Hooper, Esq. Applicant Representative

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WEST VIRGINIA STATE HISTORIC PRESERVATION OFFICE

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Interactive Map

Layers: SHPO Reference Basemaps Address Search / Zoom to location

Tools:



Scale = 1:4,518
X: -80.691998 Y: 40.036997
Coordinates displayed with mouse click

Tom Connelly

From: Smith, Jeffrey S <Jeffrey.S.Smith@wv.gov>
Sent: Tuesday, August 13, 2019 1:11 PM
To: Tom Connelly
Subject: Woodsdale-Edgewood Historic District (NR Ref #96000445)

Hi, Tom.

I've had an opportunity to review the contents of the National Register file for the Woodsdale-Edgewood Historic District. The language chosen to describe the district boundary in the Verbal Boundary Description (found in Section 10) is somewhat misleading, in particular the passage that references "the north edge of the hillside along Edgwood ...". As I think you stated on the phone, the 'north edge' would seem to be the ridge itself and not the bottom of this hillside. However, the boundary that appears on our GIS web app matches what is the district boundary map that is in our NR file. You can view this boundary map on page 182 of the [194-page PDF](#) of the nomination on our website. Regarding the Photo Map (the page that follows the boundary map in the nomination), I can't be certain what the large dotted line delineates but it's not the district boundary.

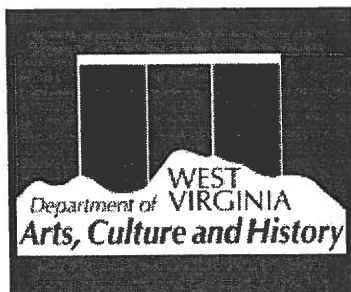
In summary, it does not appear to me that the GACS and GC&P property that we discussed last week is within the National Register boundary of the Woodsdale-Edgewood Historic District.

I hope this information will be of some assistance to you. Let me know if I can be of further assistance.

Best regards,
Jeff

Jeffrey S. Smith
Structural Historian
National Register and Architectural Survey Program Coordinator
State Historic Preservation Office
West Virginia Department of Arts, Culture, and History
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Click [here](#) to be directed to the WV SHPO homepage



Tom Connelly

From: Pierce, Susan M <Susan.M.Pierce@wv.gov>
Sent: Thursday, September 5, 2019 11:43 AM
To: Tom Connelly
Cc: Schaefer, Mitchell K
Subject: GC & P Development

Good morning Tom,

Mitch Schaefer and I just met with Michael Hooper, Esq who, as you know, is associated with the proposed development. He provided additional information regarding the project and mentioned that dates had changed for when the project would come before the planning commission and the public hearing. Please let us know these dates. We had planned to try to meet the September 9 deadline, but it would be helpful to know that there is more time to put together our thoughts.

Thank you,

Susan

Susan M. Pierce
Deputy State Historic Preservation Officer
West Virginia State Historic Preservation Office
WV Department of Art, Culture and History
1900 Kanawha Boulevard East
Charleston, WV 25305

(304) 558-0240 ext. 158



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Randall Reid-Smith, Commissioner

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CITY OF WHEELING
ECD DEPARTMENT

September 10, 2019

Mr. Thomas Connelly, AICP
Assistant Director
Economic & Community Development Department
City of Wheeling
1500 Chapline Street, Room 305
Wheeling, West Virginia 26003

RE: Amending Future Land Use Plan for City of Wheeling and
GC&P Mixed-Use Village Development Project
Along Bethany Pike, Wheeling, Ohio County, West Virginia
FR: 19-1391-OH

Dear Mr. Connelly:

We received your submission dated August 22, 2019, wherein you requested our comments regarding the aforementioned proposed project. As required by Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations, 36 CFR § 800: "Protection of Historic Properties," we submit our comments.

According to submitted information, GC&P Development, LLC proposes an amendment be made to the City of Wheeling's Future Land Use Plan found in the City of Wheeling 2014 Comprehensive Plan for the intended purpose of developing a mixed-use property, which will be located along Bethany Pike to the northeast of the Woodsdale-Edgewood Neighborhood Historic District. The approximate centerpoint of the proposed development area is 40.087812, -80.685072.

On Thursday, September 5, 2019, Mr. Mitchell Schaefer of my staff and I met with Mr. Michael Hooper, Esq. of Obermayer Rehmann Maxwell & Hippel LLP to discuss the proposed development project. We also discussed the proposed amendments to Wheeling's Future Land Use Plan. It was evident from our conversation with Mr. Hooper that a number of federal agencies such as the US Army Corps of Engineers, the Federal Highway Administration, and others, may become involved as regulatory and permitting agencies for this undertaking as it unfolds. For this reason, we submit our comments under Section 106 of the National Historic Preservation Act.

During that meeting, Mr. Hooper noted that several specifics regarding the development such as the potential size and dimensions of some of the proposed buildings, the limits of disturbance, and other project elements are still in the planning phases. He also informed us that most of the proposed land removal and subsequent construction would not be visible from the Woodsdale-Edgewood Neighborhood Historic District. We requested he submit color photographic simulations of the completed development from vantage points within that district so that we may better understand how the local viewshed might be affected by the project. However, given the fact that the project plans are

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FR: 19-1341-OH
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not yet finalized, we are unable to provide you with comprehensive comments for the undertaking. Before we can do so, we will need to review additional information from Mr. Hooper or GC&P Development as project specifics are better defined and submitted to our office.

We appreciate the opportunity to be of service. *If you have questions regarding our comments or the Section 106 process, please contact Mitchell K. Schaefer, Structural Historian, at (304) 558-0240.*

Sincerely,



Susan M. Pierce
Deputy State Historic Preservation Officer

SMP/MKS

CC: Mr. Michael E. Hooper, Esq.
Obermayer Rehmman Maxwell & Hippel LLP
BNY Mellon Center
500 Grant Street, Suite 5240
Pittsburgh, PA 15219-2502