

TIPPING POINT — DEVELOPING TRANSFORMATIVE CHANGE —

desmone WEST VIRGINIA

timelooper

MONTROSE ENVIRONMENTAL

PRESENTATION:

Planning Commission

PROJECT:

Wheeling Gateway Center

DATE:

September 14, 2026

designed to thrive.

Community Engagement Event held in February 2024 at the Capitol Theatre (additional feedback gathered from over 4,000 online responses)

Main Takeaways:

- Bridge is Iconic to Wheeling - Development should not outshine the suspension bridge

- Roof top Decks, Viewing Platforms - very important

- Connectivity to the River is a strong desire (trail connectivity obviously a must)

- Building Materials: Glass (for views); Brick Masonry for neighborhood context - perhaps sandstone base to compliment Bridge Abutment; Steel to showcase Wheeling's heritage

- 24/7 river access and bridge viewing, with ADA accessibility

Project Timeline:

February 2024 – Community Engagement Event

September 2025 - SHPO Review and Approval

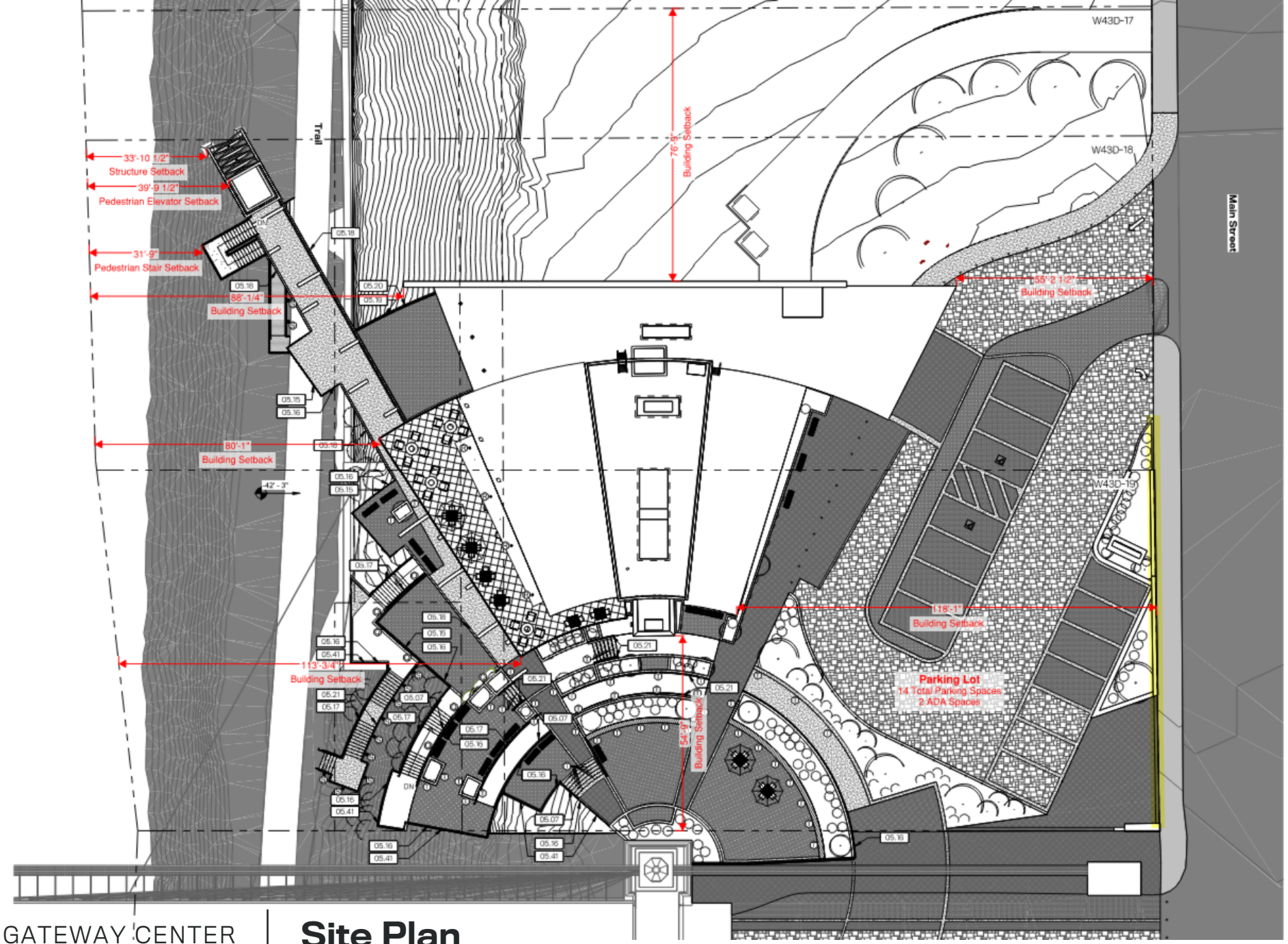
Ongoing- HUD/NEPA/WVDEP Review and Approval

April 2026 - NPDES Approval

April 2026 - Bid Opening

August 2026 - Notice to Proceed

Zoning Notes:
Zoning District: D-2
Parking Requirement: As approved by Planning (1355.02.f)



WHEELING GATEWAY CENTER | **Site Plan**



WHEELING GATEWAY CENTER | **Renderings**



WHEELING GATEWAY CENTER | **Renderings**

Thank You.

Primary Contacts.

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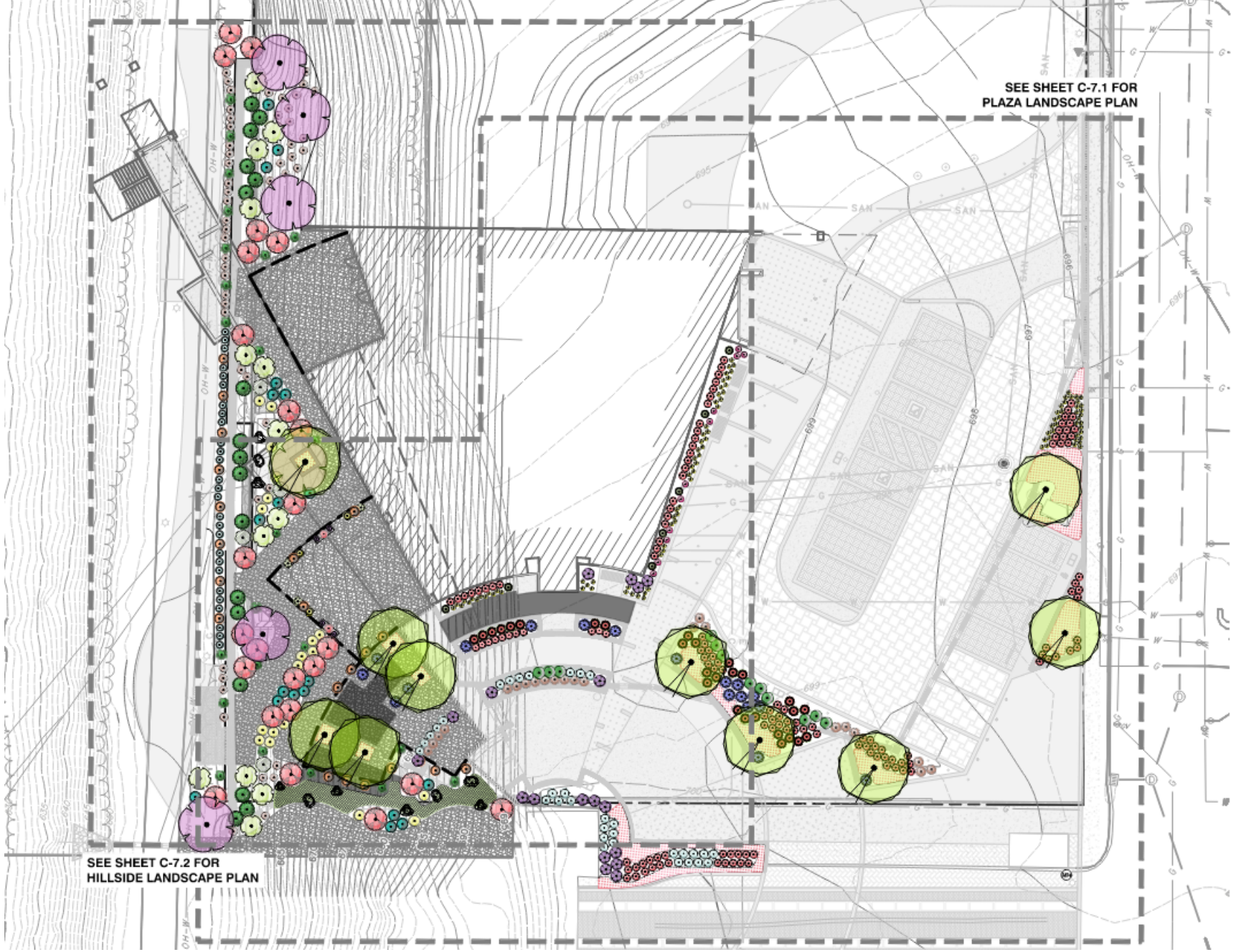
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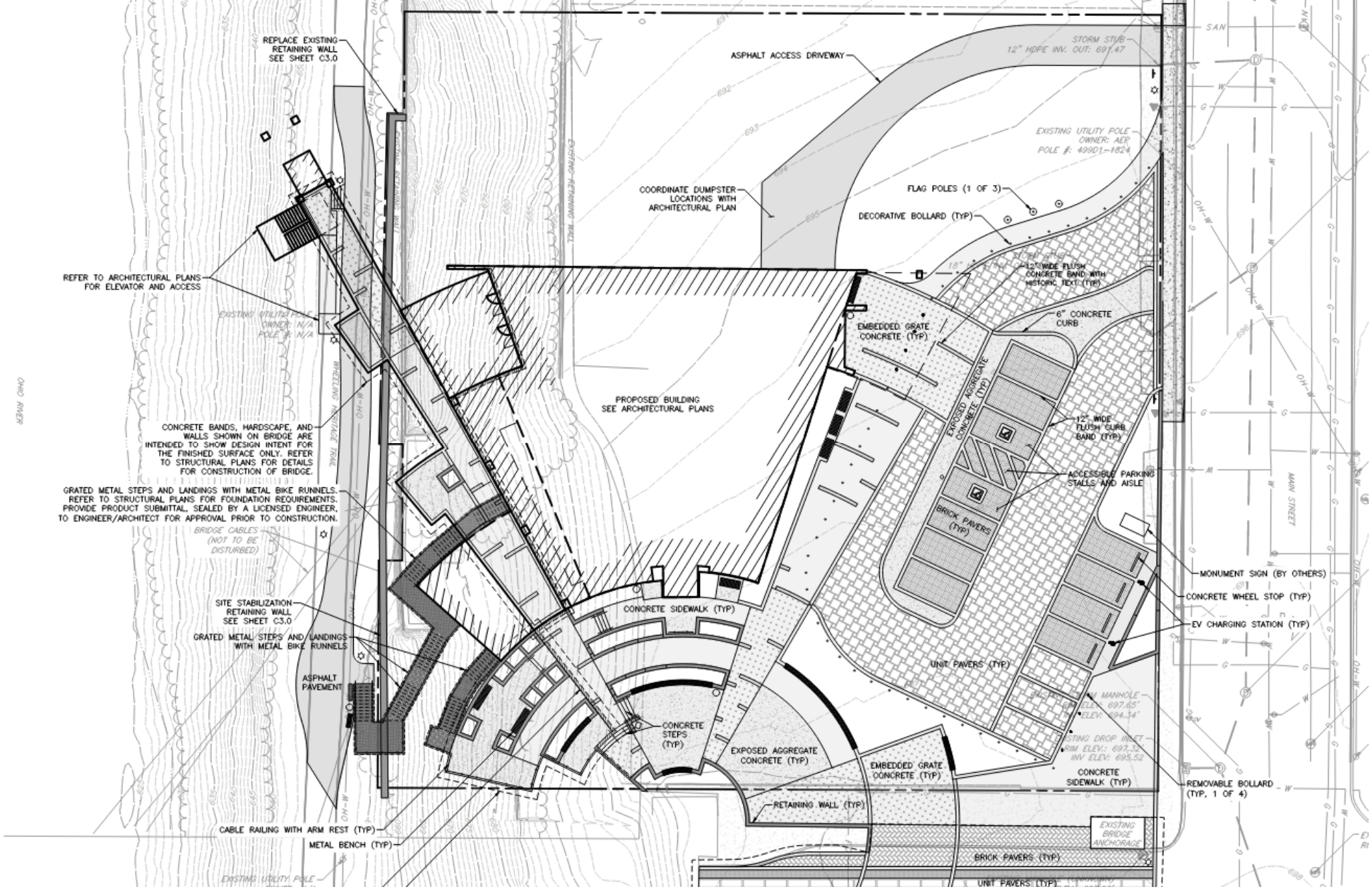
Pittsburgh

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WHEELING GATEWAY CENTER | **Landscaping Plan**



WHEELING GATEWAY CENTER | **Hardscape Plan**