



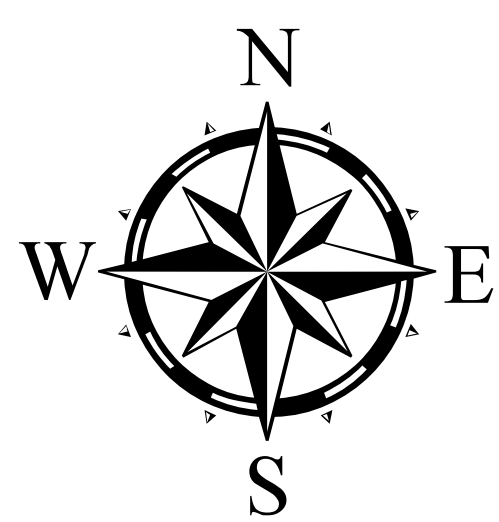
#### LEGEND

- Roads
- Interstate & Highway
- River & Creek
- City Limits
- Incorporated Places
- County Boundary

#### Opportunity Areas

- Warwood
- Oglebay
- North Wheeling
- National Road - First Suburb
- Wheeling Island
- East Wheeling
- Downtown - Center Wheeling
- South Wheeling

0 0.2 0.4 0.6 0.8 1 Miles



#### Warwood

- Continue investment to maintain this stable residential neighborhood.
- Maintain and support existing businesses.
- Expand on existing parks and recreational facilities including access to the Wheeling Heritage Trail.
- Reuse/redevelop brownfield sites for new light industrial/commercial uses

#### Oglebay

- Maintain and promote this strong economic driver.
- Evaluate growth opportunities in the surrounding areas, particularly new housing.

#### North Wheeling

- Evaluate options to reduce traffic impacts on the neighborhood.
- Continue plans for the development of the North Park Landfill for greenspace and passive recreational activities.
- Continue to encourage the mixture of uses along Main Street.
- Encourage rehabilitation and restoration of historic buildings and infill development that maintains the historic character.
- Maintain/upgrade the viable light industrial/commercial areas along Wheeling Creek in Fulton

#### National Road – First Suburbs

- Maintain the strong residential neighborhoods that are the newest areas of Wheeling.
- Ensure adequate buffering of residential uses from business activity.
- Maintain the commercial core along US 40 and in the neighborhood business areas.
- Support key neighborhood entities (e.g., Wheeling Jesuit/Linsly, Wheeling Park, and Wheeling Hospital).
- Support better transit options including more access to the trail system.
- Increase use and access to Wheeling Creek.

#### Wheeling Island

- Encourage reinvestment and rehabilitation of Front Street, historic structures, and the area north of the interstate
- Evaluate redevelopment options in the south (without sacrificing historic structures) to provide affordable housing options that can be constructed above the flood elevation.
- Expand the marina area, trails, and access to the river.
- Work to enhance access and protections of the National Wildlife Refuge at the northern tip of the island.

#### East Wheeling

- Continue to partner with social services, churches, and schools to reinvest in the neighborhood.
- Work to continue rehabilitation and infill development efforts that have reinvigorated this neighborhood. Make sure any new development maintains the character of the neighborhood.
- Allow for some small-scale mixed use development and urban living options in a scale consistent with the neighborhood.
- Acquire and clear vacant and dilapidated structures on severe hillside lots to open up greenspace areas and provide for urban agriculture.
- Maintain/upgrade the viable light industrial/commercial areas along Wheeling Creek & US 250

#### Downtown

- Reinvest in and protect as many historic buildings as possible.
- Provide for new mixed-use development opportunities that contain urban living options, restaurants, new office space, and small-scale commercial options.
- Capitalize on the waterfront including the prime area around the confluence of the Ohio River and Wheeling Creek.
- Encourage expansion of the WVNC campus and the location of other university programs in the area to create a hub of activity.
- Capitalize on the state's planned street paving and traffic improvements along Main Street to undertake other necessary infrastructure improvements.
- Upgrade the streetscape.
- Formalize the arts and cultural district.

#### Center Wheeling

- Build on the current reinvestment momentum to expand the historic market area and surrounding residential areas.
- Encourage rehabilitation and restoration of historic buildings and infill development that maintains the historic character.
- Expand the commercial area around Lowes (e.g., grocery store, restaurant, etc.).
- Focus on artisan and entrepreneurial growth in the area.
- Define targeted redevelopment areas to develop affordable housing options that can serve the local businesses and OVMC.

#### South Wheeling

- Support the expansion of existing businesses.
- Provide for redevelopment options of brownfield sites.
- Encourage affordable housing redevelopment projects.
- Provide for the adaptive reuse of older, unique buildings (e.g., Cooley Benz and the Schmulbach buildings).
- Expand the existing parks through adjacent vacant lots wherever possible.