



2024 City of Wheeling Comp Plan



WHEELING FORWARD 2034

CITY OF WHEELING COMP PLAN

APPENDIX A - Phase 01 Summary

[Wheeling Today + Tomorrow](#)

Updated May 20, 2024

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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.

Wheeling Forward 2034: Comprehensive Plan

Phase 01 Summary:

Wheeling Today + Tomorrow

During this part of the project, we established guiding principles and priorities, shared our understanding of existing conditions and had a clear process of how to get to the finish line. This phase documents our current understanding of the history, people, places, businesses and assets that make the City of Wheeling unique and concise messaging about our vision for this project. During Phase One, our consultant team began the technical analyses to better understand Wheeling through local, regional, and national data sources, as well as through the lived experiences of the community.

TASKS

- Critical Issues Assessment
- Community Conversation 01 Results
- Land Use and Character Scan
- Economic Development Horizon Scan
- Existing City and Regional Plan Review

Community Vision

At the conclusion of this phase the following vision statements for Wheeling's future were crafted:

The city of Wheeling is leveraging its legacy while remaining competitive in a rapidly changing world

The city of Wheeling invests in people realizing their full potential where residents, business owners and institutions feel supported by each other

The city of Wheeling is a place of belonging and people can show up in their authenticity where families are invited to share in and help uphold the rich culture, history, and sense of community.

The city of Wheeling is a center for building connections where people, businesses and institutions are able to commune, and communicate consistently and effectively.

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Critical Issues Assessment

- Adapting to Changes
- Learning from Other Cities
- Community Engagement and Partnerships
- Pathways for Future Leadership



Wheeling's Historical Significance

In the Northern Panhandle of the Ohio Valley Region, Wheeling has long been an innovator in the infrastructure of cities and a threshold for economic expansion. Its location at the intersection of the Ohio River, the National road by way of the first of its kind Wheeling Suspension Bridge, and the Baltimore and Ohio Railroad enabled the city to have a strong position in the newly formed state as its inaugural state capital. The Northern Panhandle not only serves as a gateway between Pittsburgh, PA and Columbus, OH but also as the proverbial door to westward expansion for the County.

Early settlement occurred around major connections where the land naturally flattens out. Some of the oldest parts of the city are the Downtown and Wheeling Island closest to early manufacturing plants like the Riverside Company or Top Mill as well as the retail and service industries that served the growing labor force. Much of the existing buildings and infrastructure was constructed between 1900-1940 and the rich architectural language that we enjoy in Wheeling

is a testament to that initial investment in the city. Its location also makes it susceptible to flooding, driving up maintenance costs and prohibitively high insurance premiums.

Economic Challenges and Historic Grief

Manufacturing was a significant sector in Wheeling's history, and like many other legacy communities, Wheeling felt the effects of America's decline in the manufacturing sector. Globalization and U.S. economic policy around that time allowed investors to move capital to places that could be leveraged in places that had lower overhead costs and cheaper labor. Simultaneously there has also been a decreasing demand for coal in favor of more renewable energy sources which was also a key export for the state and continues to be one of Wheeling's main sources of living wage jobs. As industry went overseas, many of the manufacturing jobs went with them. Many communities found themselves struggling to pivot to another industry that could support their local population.

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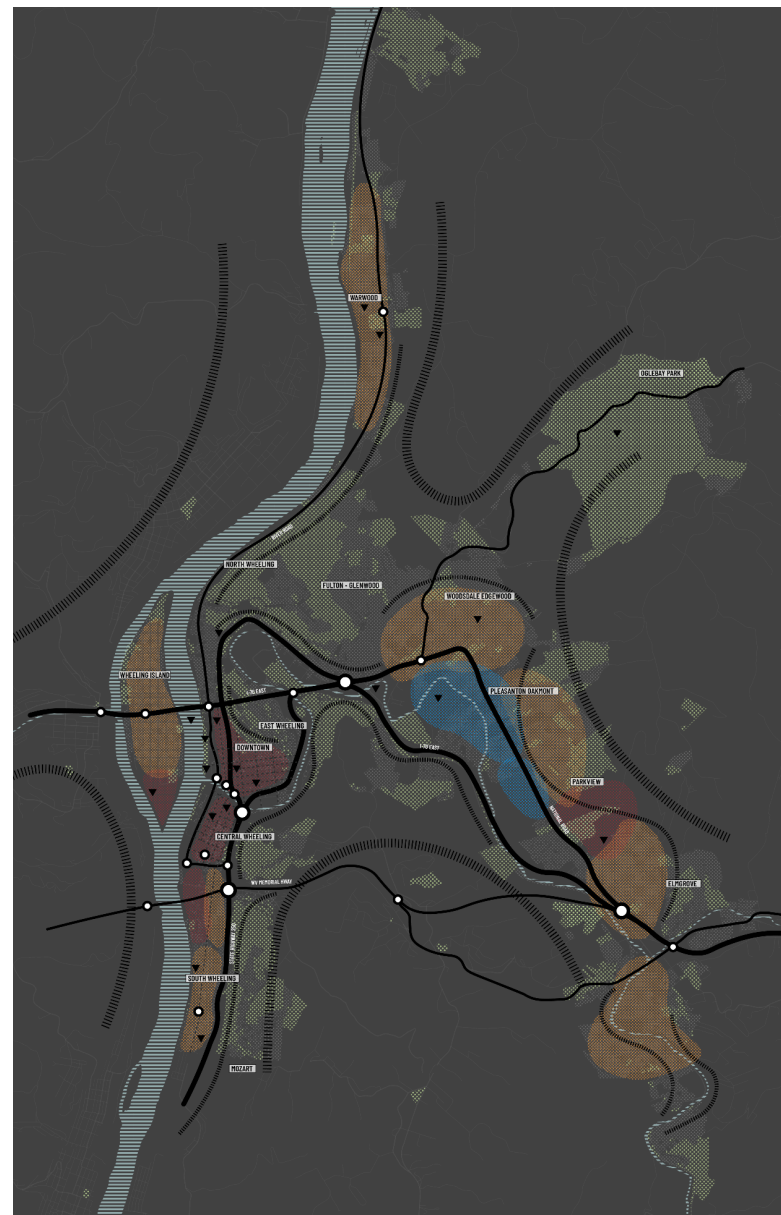
Property owners struggle to maintain their buildings, businesses struggle to stay open, and residents are more convinced that there were greener pastures elsewhere. An over reliance on coal paired with reduced spending on healthcare and education made it difficult for new families to find opportunities for growth in the region. Historically, policies that protect from additional harm have been emphasized to address the grief and shock amidst national and international changes that have greatly impacted the state. There has been an acknowledgement from the city and the State that the only way to turn the corner is to grab the wheel and chart the path that is desired.

A Shift in Economic Focus

We do see a trend of jobs that are reshoring to the states in the form of additive manufacturing due to tech innovations and eCommerce. The city is pivoting its once industry-driven waterways and regional connections into a network of trails and new ecological points of connection. Population growth in urban areas and same day delivery have put pressure on freight industry to adopt efficiency enhancing technologies, emphasize last-mile connections, and greater demand for warehousing. The state continues to balance the right mix of large industries recruitment, home-grown entrepreneurship, and infrastructure improvements. Under the Appalachian Regional Commission, West Virginia outlined the following investment priorities in the [State Appalachian Development Plan And Annual Strategy Statement](#):

- provision of basic infrastructure such as water and wastewater (highest priority)
- industrial and commercial site development
- addressing abandoned and dilapidated buildings
- workforce development, including re-entry into the workforce for individuals with substance use disorders (SUDs).

The demographics of the community have been shifting upwards and the city of Wheeling is striving to build on this momentum with an inclusive community for all through housing choice, mobility options, cultural and recreational options, and attracting jobs with living wages. In effort to turn the corner, Wheeling's 2014 Comprehensive Plan outlined a progressive vision to modernize the city, increase its resiliency, and diversify the economy. Decades of successes, as well as challenges, will inform this comprehensive plan as Wheeling reimagines what it means to be a twenty-first century legacy city.



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Community Conversations 01 Results

We conclude this first phase with a public meeting that goes over the process, presents work to date, and builds consensus with the public about values and goals that will steer the comprehensive plan investigation and final recommendations. You can view the [meeting slides](#) and give your feedback on the [Virtual Asset Map](#) and the [Phase 01 Community Survey](#) on the city's [Wheeling Forward 2034 Comprehensive Plan](#) web page. The following pages show the results from the activities in the workshop agenda below:

- **Introduction:** Getting to Know Each Other
- **Activity:** Story Mapping
- **Baseline Understanding:** Getting to Know Wheeling
- **Activity:** Wheeling Today+Tomorrow
- **Free Roam:** Wall Activities

Existing Conditions & Context Workshop

DATE	Monday February 12th, 2023
PARTICIPANTS	59
DURATION	2 hours

The first City of Wheeling Comprehensive Plan Workshop took place on February 12, 2024 from 7 PM - 9PM at West Virginia Northern Community College located in East Wheeling. This workshop is where we begin to build consensus around a long-range vision for the future for the City of Wheeling. In addition to creating these visions, community members were asked to think about their assets, and goals about how it can best support them.

01 MEETING AGENDA PAMPHLET

Attendees were given a passport (or meeting agenda) to encourage active listening

- General project information
- Contact information

02 PRESENTATION

Attendees received an overview of the comprehensive planning process and an update of completed work to date. "Desktops Analysis" is paired with summarized preliminary conversations with stakeholders. There are a series of break out activities interspersed throughout.



IMAGE Community residents in the first public meeting for the city of Wheeling Comprehensive Plan. (Photo by Consultant)

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03 ACTIVITY: POSTCARD TO THE FUTURE

Participants were seated in groups of 6 to 8 where a meeting facilitator introduced the icebreaker activity. Each person was given a Wheeling postcard that would be mailed to future residents about the places that are valuable to them and why. After writing or drawing on the postcard it was used to introduce everyone at the table to each other.



IMAGE Community residents fill out the "Postcard to the Future" in the first public meeting for the city of Wheeling Comprehensive Plan. (Photo by Consultant)

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Recreational Opportunities:

- Clean water for activities like kayaking, boating, and swimming in creeks.
- Golfing at Wheeling Park and Oglebay.
- Festivals, including music festivals at Heritage Port.
- Oglebay park as a hub for family-friendly activities like festivals, walking trails, outdoor pools.
- Wheeling Park as a central gathering place for the community, offering various amenities like swimming pools, playgrounds, ice rinks, splash pads and more.

Culture and Entertainment:

- Enjoying Broadway plays, the symphony, and events like the Nutcracker at the Capitol Theatre.
- Music festivals and live music events, including performances during the summer.
- Community events like the Christmas parade and Disney on Ice, contributing to the vibrant atmosphere.

Community and Neighborhood Features:

- Walkable neighborhoods with a sense of safety and community.
- Center Market area as a vibrant hub for shopping, dining, and socializing.
- Preservation of historic architecture and neighborhoods.
- Opportunities for volunteerism and community engagement, including crowdfunding initiatives like 'Show of Hands.'

Educational and Artistic Offerings:

- Educational institutions like colleges and universities.
- Cosmetology programs and art galleries showcasing local talent.
- Appreciation for local artists and desire for more opportunities for apprenticeships.

Development and Future Aspirations:

- Desire for continued revitalization of downtown areas with more businesses, restaurants, and housing options.
- Emphasis on accessible housing, community spaces, and multi-use buildings.
- Support for initiatives that foster economic growth and community cohesion.

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04 ACTIVITY: WHEELING TODAY + TOMORROW

Participants were asked to give 3 words that describe the city of Wheeling Today using post-it notes. As they shared their words to each other, they placed the post-it on a shared sheet that asked them to rate their words as positive, neutral and negative. When thinking about an aspirational Wheeling in the future, they were also asked to give three words: (1) for themselves and their family (2) for youth or elders, and (3) for the city.



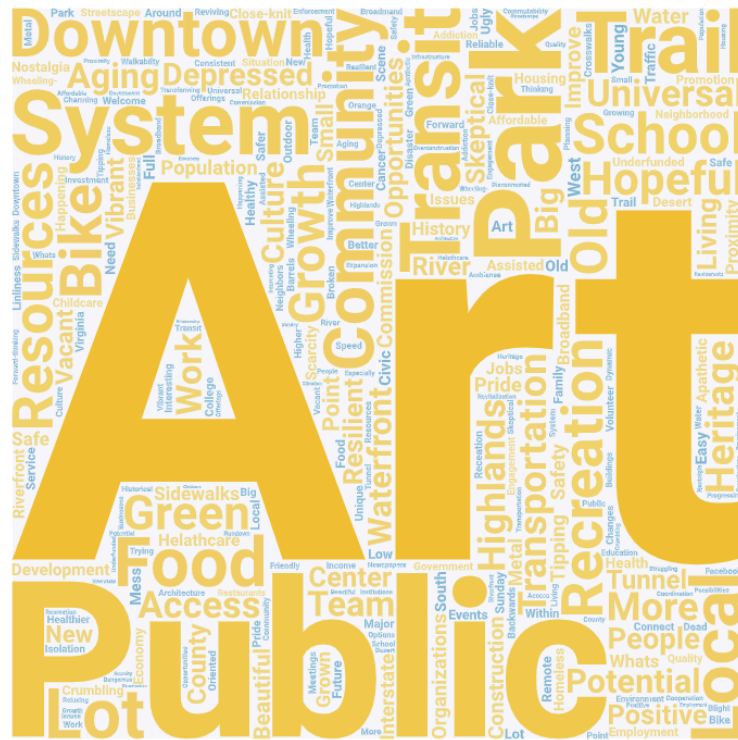
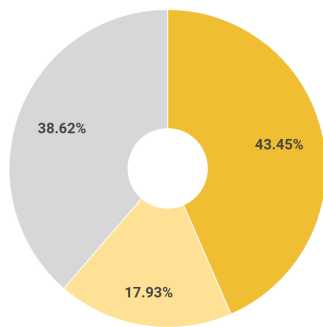
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IMAGE Community residents discuss their values and aspirations with each other in the “Wheeling Today + Tomorrow” activity during the first public meeting for the city of Wheeling Comprehensive Plan. (Photo by Consultant)

City of Wheeling Today

Source: Phase 01 Public Meeting + Community Survey (MAR'24)

- positive
- neutral
- negative



Wheeling Today Takeaways

Based on the provided words, residents of the city of Wheeling have a mixed perception of their city. Some residents view Wheeling as hopeful, progressing, and transforming, with potential for growth and revitalization. They appreciate the city's vibrant arts community, heritage, and unique charm. However, there are also residents who feel skeptical, depressed, and apathetic about the current state of the city. They express concerns about issues such as underfunding, aging infrastructure, and a lack of resources. Additionally, some residents describe Wheeling as a ghost town or a mess, highlighting challenges such as blight and the need for future planning. Despite these differing perspectives, there is an overall recognition of the city's potential and a desire for positive change.

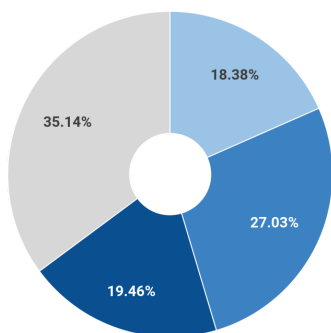
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City of Wheeling Tomorrow

Source: Phase 01 Public Meeting + Community Survey (MAR'24)

- ...for Myself and my Family
- ...for Young People
- ...for Elders
- ...for the City



Wheeling Tomorrow Takeaways

Myself and My Family

- Improved bike trails, greenbelts and walkability to promote active transportation.
- Better and more convenient mass transit options for easier commuting.
- Liberty activities, sports, symphony, and cultural activities to enhance community engagement.
- Parks, outdoor recreation, and dog-friendly spaces for leisure and relaxation.
- Entertainment venues for concerts and other events.
- Continued recreation opportunities for all ages, including community engagements in arts and craft activities.
- Ensuring no business encroachment in residential neighborhoods.
- Housing cooperatives and affordable home ownership options.
- Ease of access to recycling facilities for environmental sustainability.
- Safety, both in terms of personal safety and home security. Addressing issues related to drugs, street people, and empty storefronts.
- Creating an inviting and hopeful atmosphere with a small-town feeling.

Young People

- Employment: The focus is on higher levels of employment and better job opportunities.
- Community Engagement: There is an emphasis on youth engagement, social opportunities, and a culture of care for the homeless and those in recovery.
- Education: The importance of excellent school systems, various forms of education post high school, and internship opportunities in higher educational institutes.
- Housing: The need for affordable, clean housing that matches average income, as well as combining daycare and senior living centers.

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- Safety: Concerns about crime rates and homelessness, with an emphasis on compassion and support.
- Recreation and Culture: The desire for concerts, music shows, recreational activities, arts, and a diverse and entertaining environment.
- Health and Wellbeing: The preference for an industry that prioritizes people's health and wellbeing, vegetarian options, and accessibility.
- Connectivity: The importance of being connected, both in terms of infrastructure and digital connectivity.
- Economic Growth: The goal of economic growth and creating good jobs.
- Community Spirit: The desire for a strong town feeling, inspiring atmosphere, and a sense of belonging.

Elders

- Community and quality of life: It mentions concerts and music shows, a good zoo, and opportunities for growth and connection. It also highlights the importance of being engaged and active, with mentions of a sports center and senior citizen interaction/activities. The selection emphasizes the need for nice, clean housing that matches average income, as well as vegetarian options and accessibility.
- Safety: Considerations for crime rates and homelessness with compassion. Social opportunities, arts/recreation, and a culture of care for the homeless and those in recovery are also mentioned. The selection suggests the involvement of younger veterans through VFW/American legion participation.
- Sense of Belonging: Other ideas include combining daycare and senior living centers, preserving historic elements, and creating a sense of belonging and safety in the community. The selection also mentions the importance of walkability, low cost of living, and more free senior activities.

The City

- Neighborhood support: Some key themes include enhancing downtown areas, addressing homelessness, involving the community, providing access to healthy food and water, and bringing back pride in neighborhood recreational leagues. Other important aspects mentioned included a focus on transportation, assisted living, recreation opportunities, affordable childcare, and volunteer opportunities to support vibrancy.
- Transparency and Connection: here is a focus on fostering better communication and listening among community members, creating a comprehensive community calendar, embracing modern and sustainable practices, and establishing the community as a destination spot. The ideas also touch on being ecologically minded, experimental, and reversing negative feedback loops to promote community pride. Support for greater partnerships, organizing city fundraisers, and fostering community synergy and collaboration
- Economic Development: Furthermore, the selection highlights the importance of arts and culture, open-mindedness, supporting small businesses, attracting large businesses, rehabilitating houses, improving transportation infrastructure, and developing vacant properties. There is an emphasis on increasing revenue, promoting tourism, and offering water recreation activities.
- Placemaking: Other goals mentioned include supporting affordable housing, improving parking downtown, advertising the affordability of living in the area, establishing interstate relationships and . The desired outcome is a revitalized downtown and neighborhoods, with a strong sense of community, hope, better government, beautification, growth, and success.

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Urban System Takeaways

Housing

1. The primary concern for residents in Wheeling regarding housing is affordability specific towards attracting younger homeowners
2. Maintaining the quality of the housing stock and improving the sense of community, neighborhood pride.
3. There is also concern regarding accessibility to recreation and culture and making homes conducive to remote work.

Culture

1. There is a lot of pride for the existing and historic arts scene and a lot of support for the artists.
2. There could be a push to promote the architecture of the historic district and the general cultural events to bring the community together

Resilience

1. There is a lack of awareness among the people regarding measures and major events geared toward resilience (changes downtown).
2. There could be a collective push to connect neighbors and stakeholders driven toward the same goal.
3. Create more jobs to ensure the community is resilient against homelessness and other social issues

Mobility

1. Two major networks could be improved-connecting wheeling downtown with the rest of the city through reliable infrastructure and public transportation, and connecting the city of Wheeling with other big cities.
2. Ease of access within the city, sidewalk improvement, improving the bike trails and improving the reliability of public transportation is key.
3. City can also build networks connecting the waterfront to create a more accessible, recreation trail (walking and bike)

Development

1. There are currently a lot of vacant, underdeveloped parcels of land that can be future development sites.
2. Also focusing on South Wheeling and the highlands for development and not just downtown.
3. Increasing access and opportunities for restaurants, small businesses, childcare, and education.
4. Investing in infrastructure development, restoring historic architecture and improving streetscape

Economy

1. The primary economic focus is to increase employment opportunities geared towards retaining the younger population in the city.
2. Prioritize and grow local small businesses by investing in them.
3. Streamline relationship with county commission and city government to increase the pace of economic growth.
4. Plan for growth downtown and improve broadband access across the city

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05 FREE ROAM: PASSPORT TO WHEELING

After the presentation and initial activities they engaged in as a group, attendees were given time to take a closer look at the stations around the room to learn more and share their thoughts individually.

ABOUT OUR COMMUNITY: BASELINE DATA.

The community was introduced to the meeting content as they found their way into the auditorium. Maps and analyses were mounted along the walls as a primer to the content that would be the theme for the night. It allowed for people to read through the content, verify the data and provide initial feedback on the findings.

IN OUR COMMUNITY: ASSET MAPPING.

We asked attendees to tell us the places that were important to them in Wheeling. This gives us a sense of perceived physical and spatial assets that they identify with the city and provide us with an inventory of significant places. During the meeting participants were given a set of stickers that represented the different types of community assets. The categories are not exhaustive, but serve as a starting point for thinking about significant places in the city. They were also encouraged to give us details about the place they are noting. Some of the things included were Landmarks and places, Community organizations, Projects and initiatives, Festivals, events and programs.

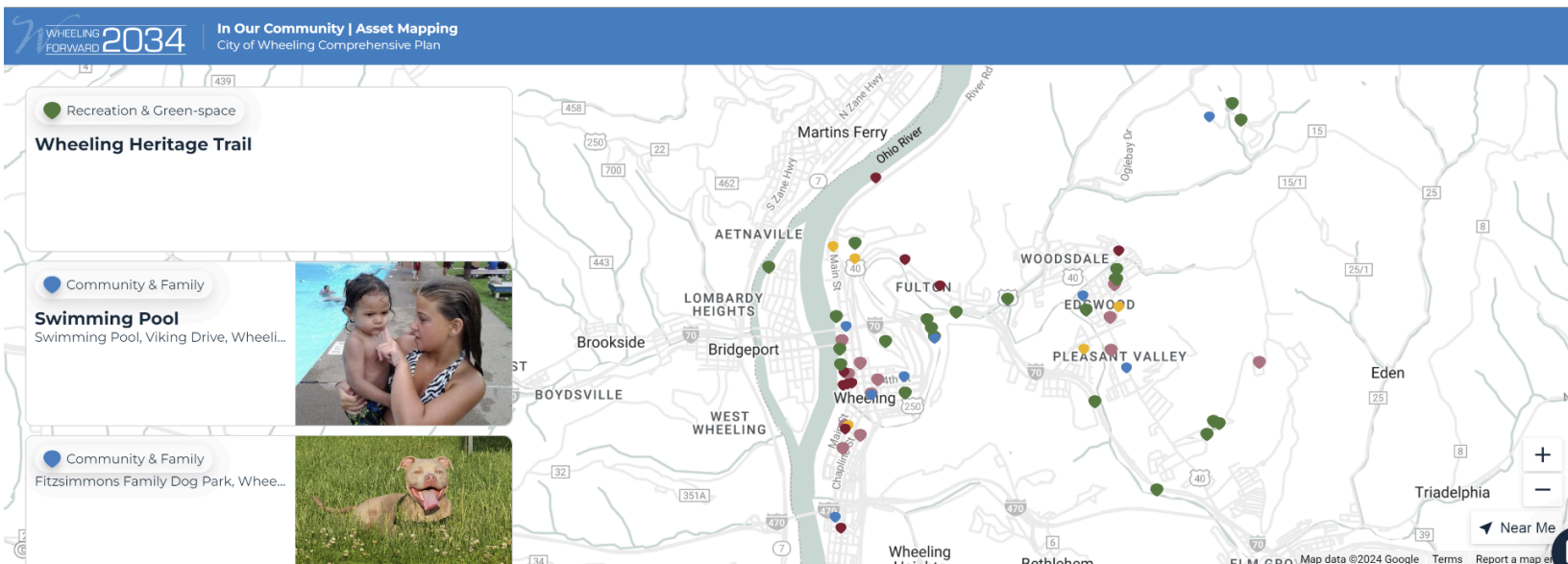


IMAGE Online Crowdsourced Asset Map using Proxi, as of May 20th, 2024
https://map.proxi.co/r/JFWFG8-xfdNS9lsh_8yr?lat=40.07393108630196&lng=-80.73303025515693&zoom=13
(Image Capture by Consultant Team)

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IMPORTANT TO OUR COMMUNITY: PRIORITIZED ISSUES.

Attendees were given a set of stickers and asked to prioritize the issues that were most important to address for the city of Wheeling to grow. These issues were a collection of common issues in these topics, as well as Wheeling specific issues called out in previous plans or during our conversations with stakeholders.



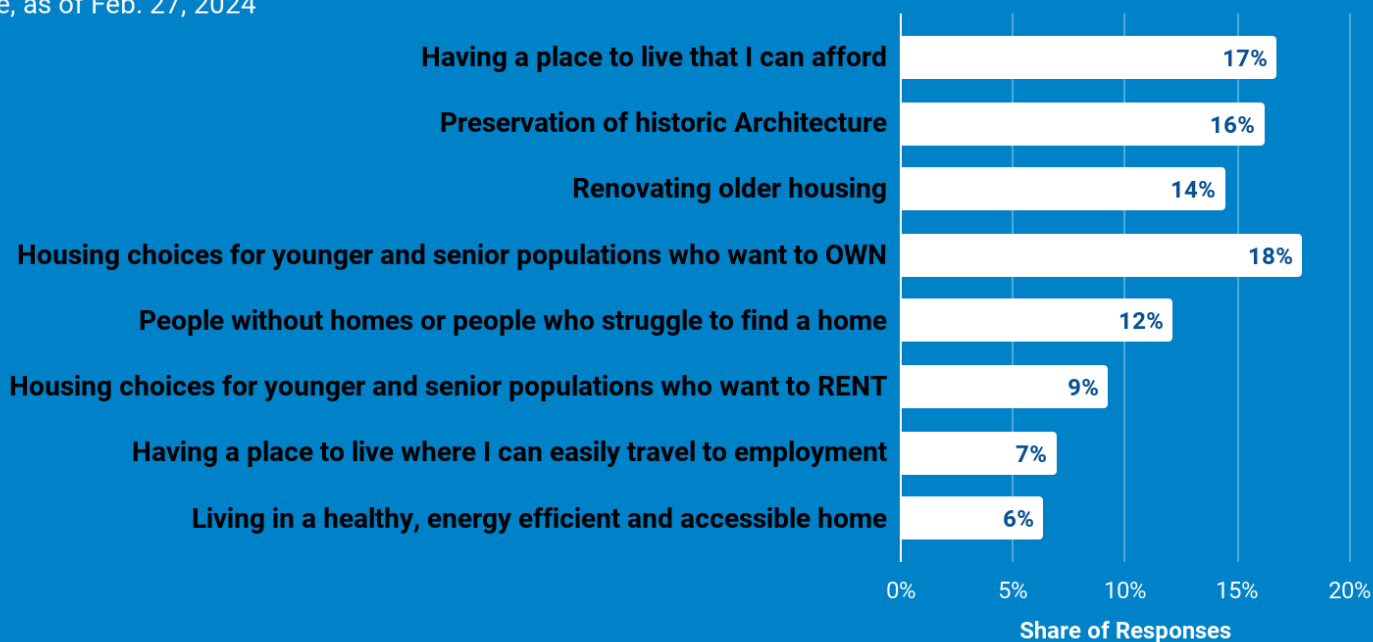
IMAGE Jeanne Finstein of Friends of Wheeling participates in a workshop Monday night at West Virginia Northern Community College, where members of the community gathered to provide input on the city of Wheeling's next 10-year Comprehensive Plan. (Photo by Eric Ayres)

Wheeling Forward 2034: Comprehensive Plan

Where we LIVE

Public Response, as of Feb. 27, 2024

Housing Priorities



Housing

What is working well?

While not perfect, there are people who are trying to make Wheeling better and are invested in improving the city. The existing housing stock has a strong architectural character that is actively being restored with the help of partners such as Wheeling Heritage. The city of Wheeling offers residents a high quality of life with access to good schools, parks, walkable downtown, and overall feels safe for families.

What could be improved?

While there is good work happening, there are gaps in communication between the city and citizens, with many people not made aware of ongoing efforts. The city is perceived as not having capacity to address environmental stewardship, safety, and managing residential blight, and implementation of construction projects. This drop in confidence has led to some wanting more transparency about how resources are being allocated.

Many keyed in on the need for affordable housing options and are open to out of the box ideas to address the need. Some suggestions included programs for first-time home buyers, housing cooperatives, apartments for retirees who are looking to downsize, and a year-round shelter for our most vulnerable residents..

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Where we WORK

Public Response, as of Feb. 27, 2024

Economic Priorities



Economy

What is working well?

The work to improve downtown and the Highlands is received positively and people are eager to see that investment expand to other areas. Recreational amenities such as the riverfront parks and capital theater are viewed to support vibrant street life and attract local and regional patrons. The city's proximity to the interstate provides an economic advantage as it connects to other economic centers such as Pittsburgh and Washington. Community groups and city government have been successful at collaborating around economic growth and there is encouragement amongst the tenacious local businesses.

What could be improved?

Considering policies that incentivize business owners who see the value of the city

There is a strong desire to attract a greater diversity of and innovation in science, technology, research and manufacturing industries to locate in the city. Not only does this leverage the city's historic ties as a legacy city, but also invite young people from the city an opportunity who pursue advanced degrees to have opportunities for career advancement locally. These industries can potentially provide higher wages for people at any level of educational attainment. While we are thinking about the types of industries, the needs of the desired labor force must also be taken into consideration.

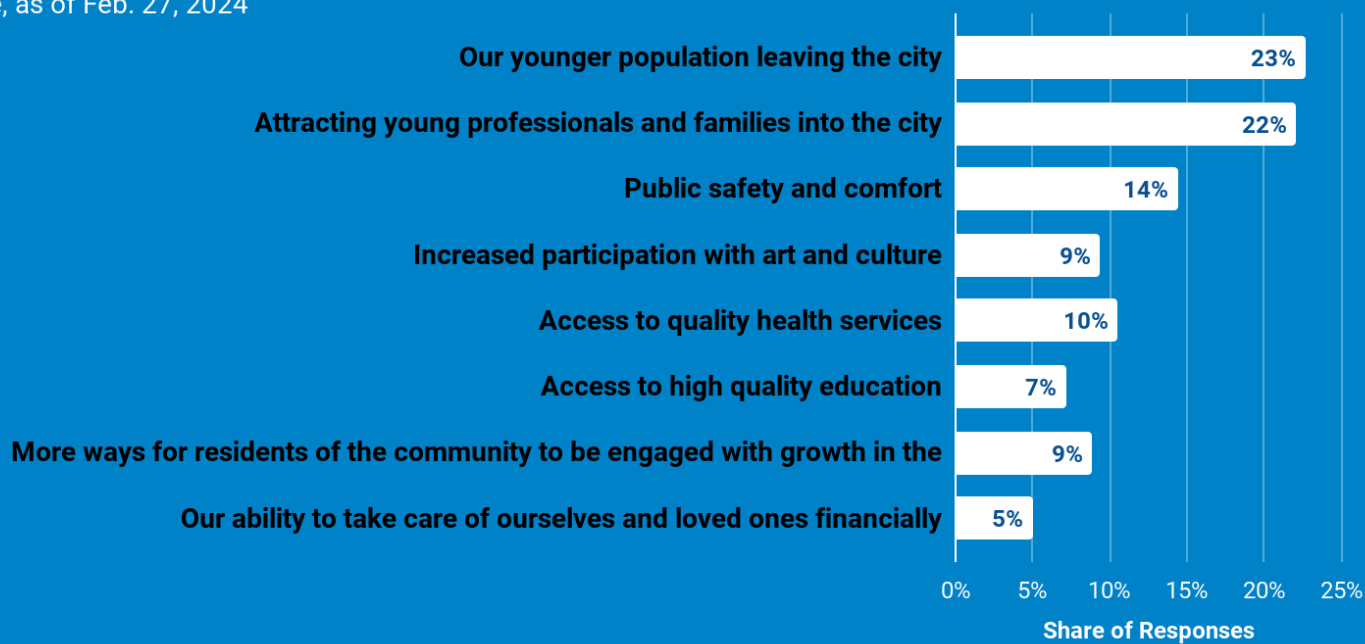
While people agree that the core economic driver needs to better align with today's economic landscape, many are wary of solely relying on a few large businesses to meet that need. Large industry is important to residents, and the community is looking for a vote of confidence from the city through programming and policy that local businesses could also rise to the occasion. Some suggestions included start up support for budding entrepreneurs with programs that connect people to education, funding and networking opportunities. Some early adopters who don't need to be convinced to locate to the City of Wheeling do not currently feel supported.

Wheeling Forward 2034: Comprehensive Plan

How we THRIVE

Public Response, as of Feb. 27, 2024

Cultural Priorities



Culture

What is working well?

The city is viewed as versatile, having the ability to do many things, where there is a lot of potential and it feels like anything could work here. The development of downtown apartments is seen as a step in the right direction, as any effort to support young people is seen as a good thing. The city has many high quality community amenities that serve the community's needs such as continued improvement of healthcare options through West Virginia University Medicine, a good school system, and beautiful homes with architectural character - when well maintained. When compared to larger cities, many feel like it is safer in Wheeling, likely due to overall friendliness.

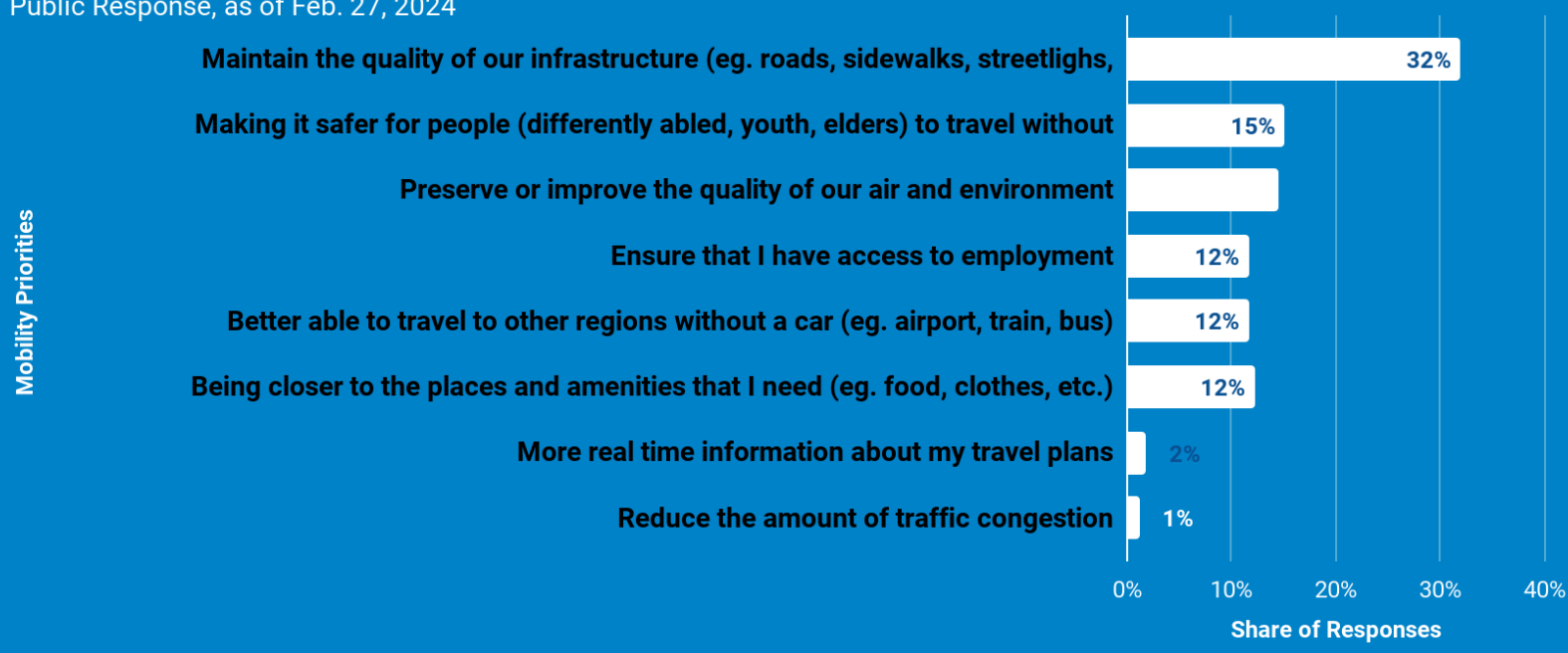
What could be improved?

A huge roadblock for many is the cost of living and many feel high anxiety about being able to afford a satisfactory quality of life in the city. This is a community that is full of opportunity and desires clarity about its direction. Some feel that there is a tendency to fall back on tried and true, but often irreplicable methods of the past. As a result there is a lot of ambition and urgency in creating opportunities for residents that include a focus on higher wages or affordable housing. There is also a broad agreement that the city has intrinsic value that just hasn't been tapped including its geographic location and high quality amenities that could support existing and new residents and businesses. There is a culture of care that many residents extend to each other and are looking for in their government and institutions to also buy into. Suggestions included service provisions around mental health, housing renovations, homeownership, business recruitment and business support.

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What we can ACCESS

Public Response, as of Feb. 27, 2024



Mobility

What is working well?

The work being done to improve the streetscapes and new development in the downtown is seen positively. Outside of downtown, walkability within proximity to their home is also important, with some places faring better than others.

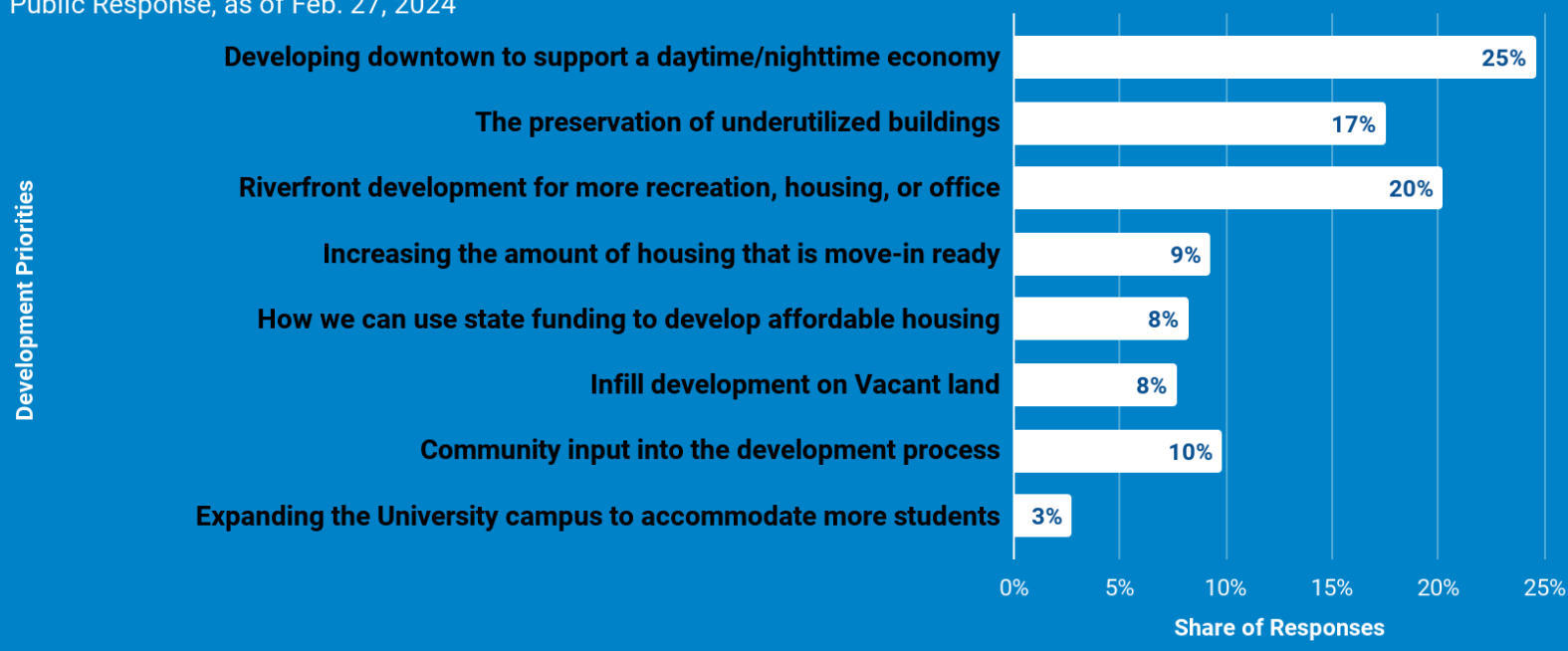
What could be improved?

The interstate is a major mobility asset that connects the city to major cities across three states via the Aetnaville Bridge, but without a compelling reason to stop, this corridor is a missed opportunity. The city is close to the Pittsburgh International Airport, but expressed difficulty finding an affordable and efficient way to get there. The riverfront was considered an easy place to start building a regional destination that should be supported by places to eat and shop. In addition to having more places to go, residents emphasized a need for better communication to the greater region around the services and amenities Wheeling offers. The community also wants more accessible and inexpensive ways to travel locally and included .

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What we BUILD

Public Response, as of Feb. 27, 2024



Development

What is working well?

The development that is happening downtown and along the riverfront are very well received by the community. This is in alignment with a previously stated priority to focus on renovation of historic buildings that are in need of repair. While the improvements are perceived to be moving slowly, it is in the right direction and clearly communicated - which is appreciated. The addition of more riverfront events has been successful in bringing residents to the newly revitalized parts of town and there is a desire for more reasons to come together. It was noted that the additional parking that was provided is not necessary for the success of the downtown.

What could be improved?

With greater Interstate cooperation, our city can secure funding for larger economic development initiatives. There is known state funding to support the development of affordable housing which is the top development priority for residents. Housing development strategies ran the gamut, including context-sensitive infill, a year-round shelter for our most vulnerable populations, affordable rentals and condos.

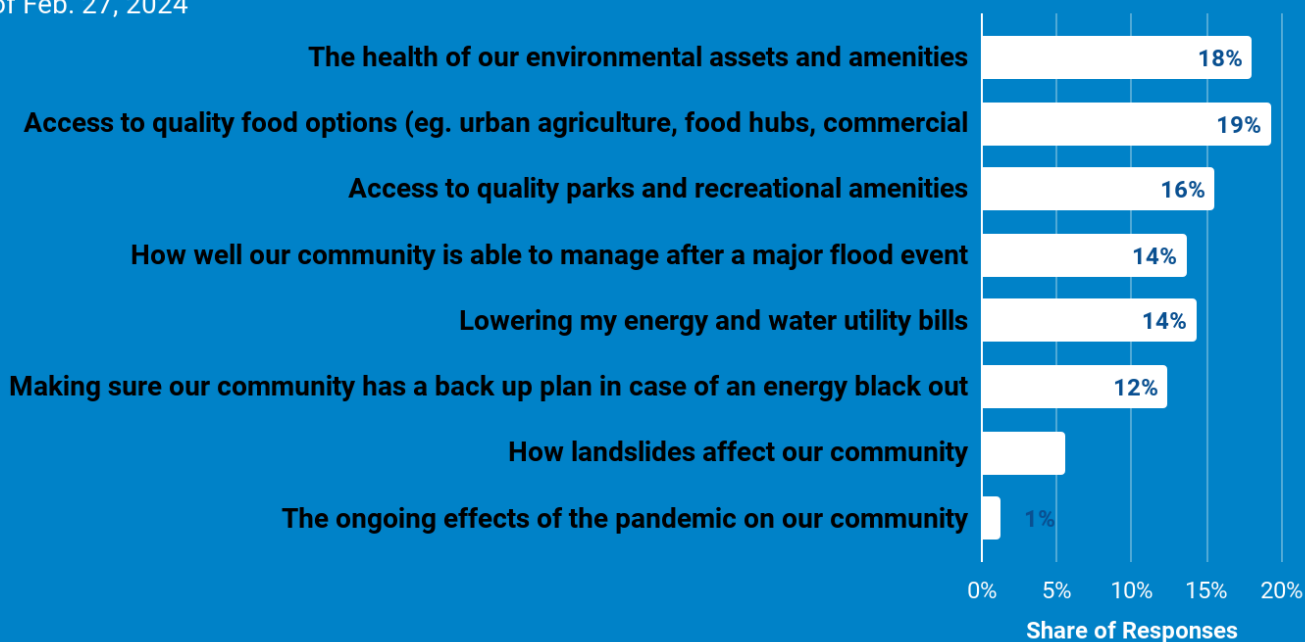
There were some big development opportunities identified such as the recently closed Ohio Valley General Hospital and numerous old factories around the city that could support adaptive reuse. Infill development in general was welcome, with a desire for more sustainable buildings to take their place, as they are noted to be a high priority for young professionals. There was also a noted interest in a vacant lot strategy for smaller parcels that could host a community garden, pocket park or just a clean-up initiative.

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How we PREPARE

Public Response, as of Feb. 27, 2024

Resilience Priorities



Resilience

What is working well?

The park system is often hailed as one of the best assets in the city, with many in Wheeling identifying with Oglebay park. The riverfront park has been received well as part of the downtown revitalization efforts. There is also support for the streetscape improvements and trail system that is being built out to connect more neighbors to local and regional assets, but there is concern around safety.

What could be improved?

The community shared a strong desire to be more prepared for potential damage due to major environmental events such as flooding, landslides and increasingly intense storms. One person noted the storm event in 2022 that hit Wheeling and left many residents without power or transportation - calling for an emergency plan relative to energy. The work towards flood prevention in the streetscape improvements is seen as a step in the right direction, and the community would like to see flood prevention turned up a notch. These climate events leave existing and future development vulnerable to damage and present major safety concerns. Residents have expressed a desire for more stringent regulations around building in landslide prone areas.

The community also wanted more attention paid to its outdoor recreational assets, which many have noted as one of the greatest amenities in the city. They wanted access to green spaces and believe they will go a long way towards improving Wheeling's perceived value to a new generation of residents. This would include greater education around how to install and maintain planting and trees for sequestration. Finally, the community wanted resilience considerations to be incorporated into their day to day life, including more on-demand communication with the city to stay up to date with emergencies updates, ways to lower utility bills, and greater access to high quality and nutritious foods.

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Land Use and Character Scan

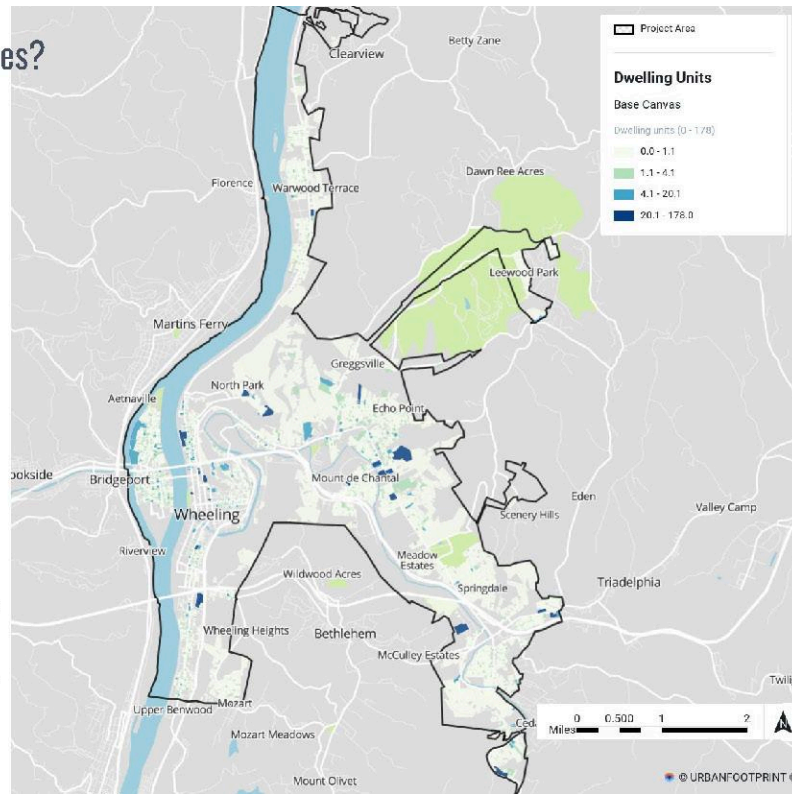
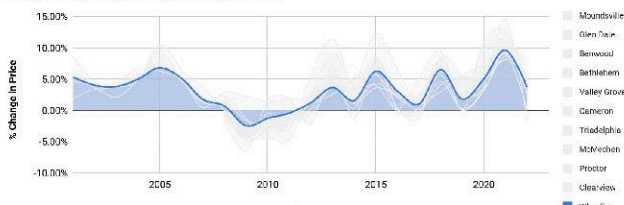
Where are we investing our time and resources?

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)

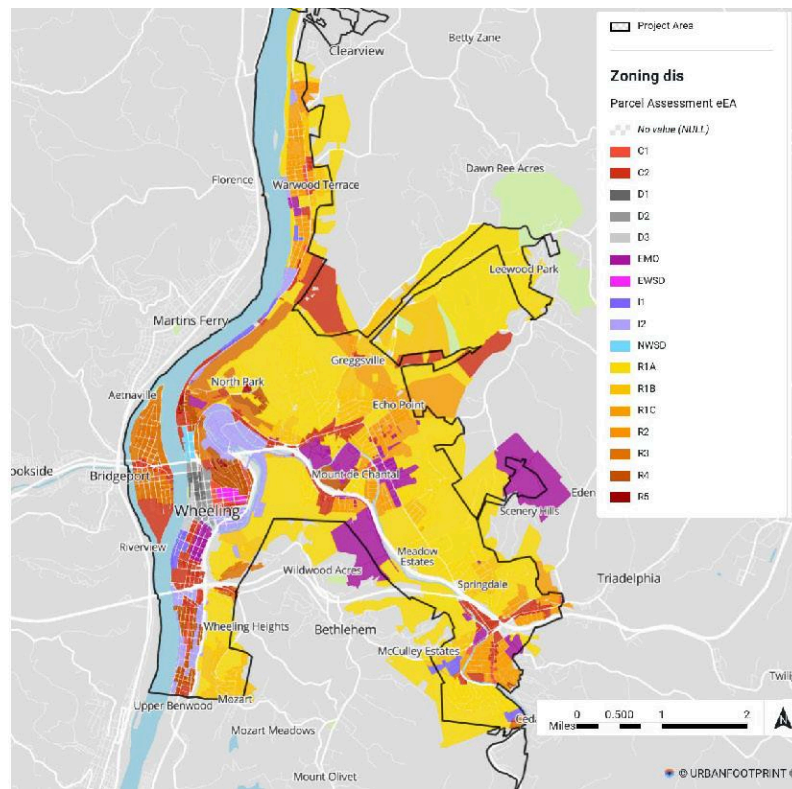
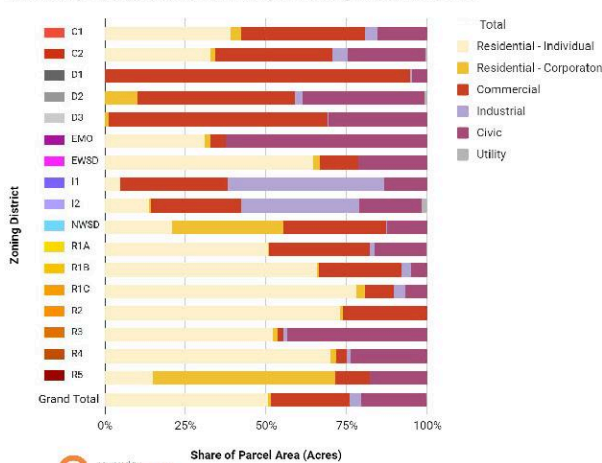
Zillow Housing Data, www.zillow.com/research/data/



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

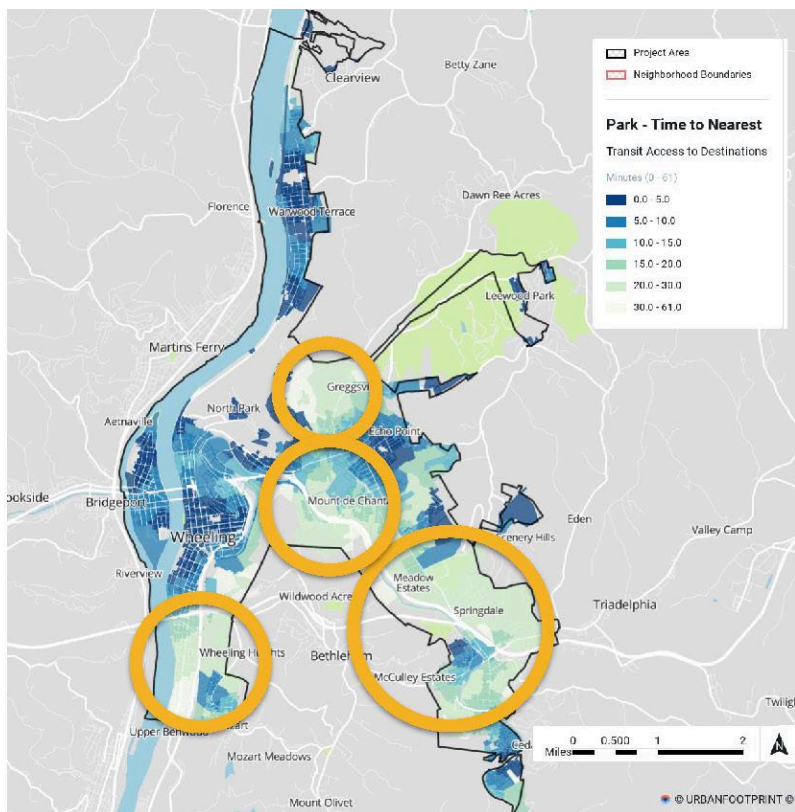


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What are the biggest gaps to access?

Transit Access to Destinations

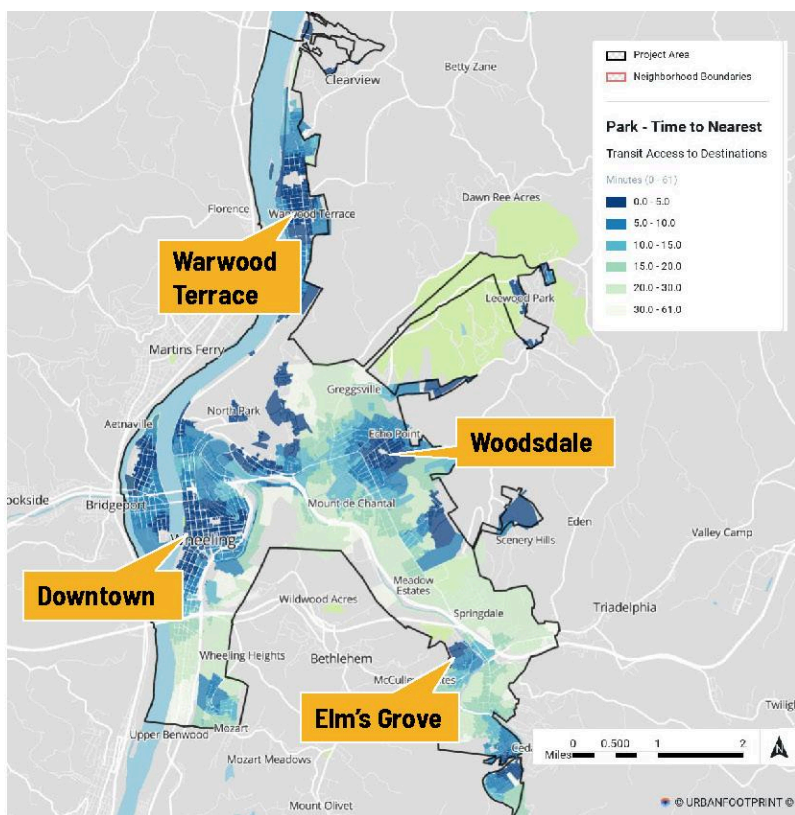
While generally accessible by transit, there are certain segments in the **southern and eastern edges of the city that are not as connected** to destinations (schools hospitals, retail, parks).



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.



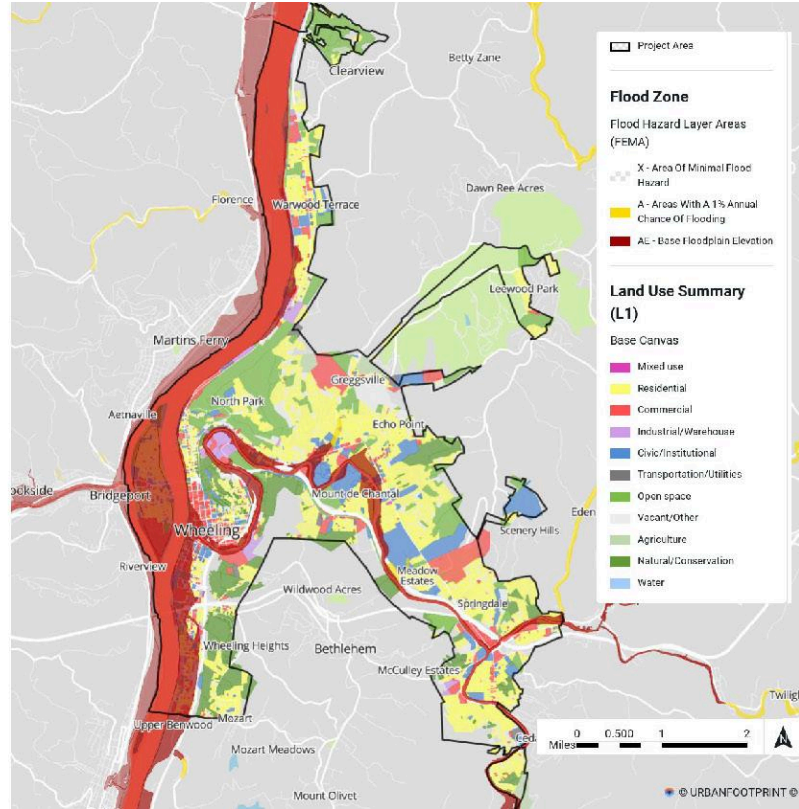
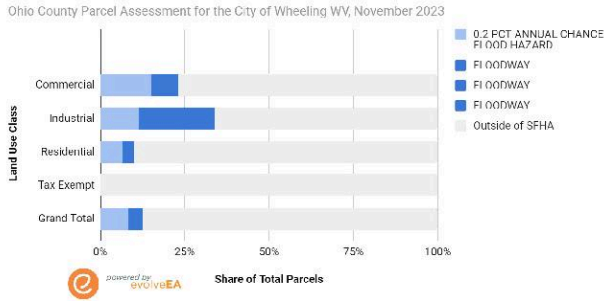
Wheeling Forward 2034: Comprehensive Plan

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

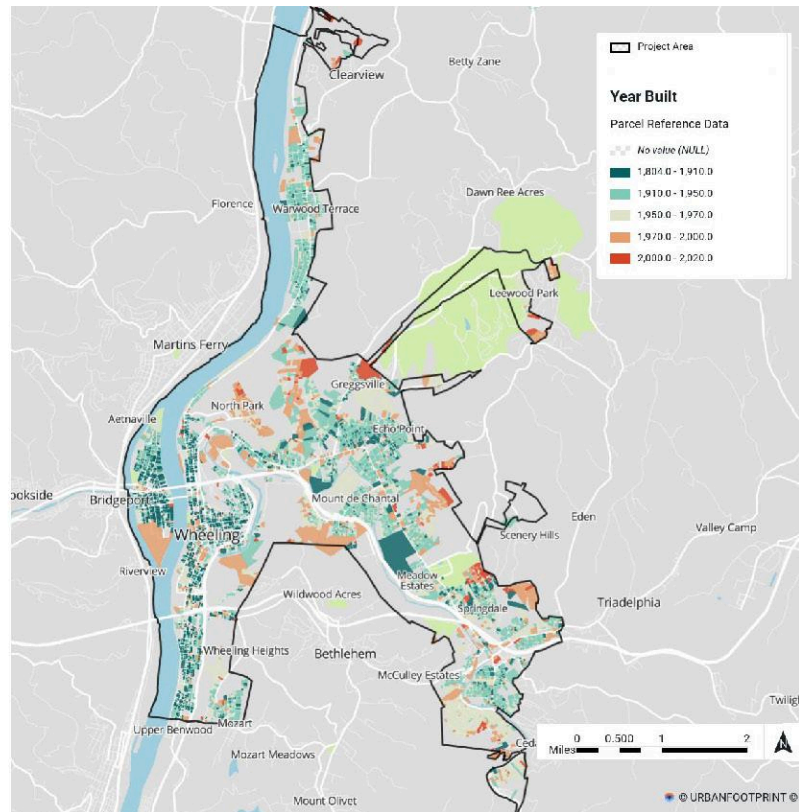
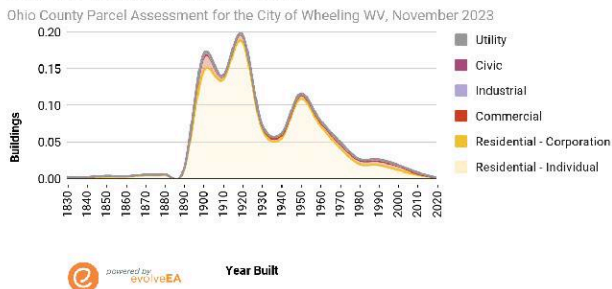


What challenges should we prepare for?

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



Wheeling Forward 2034: Comprehensive Plan

Economic Development Horizon Scan

How many are we and are more people coming?

The city is losing population at a lower rate than the MSA.

There is a balance of people moving in and out of the area to/from a different state for all three counties, with a slight trend towards more people moving out

Population Count and Growth	City of Wheeling	Wheeling MSA
Number change from 2010 to 2020	-1487	-8344
Percent Change	-5%	-6%
Number change from 2020 to 2023	-67	-1948
Percent Change	-0.20%	-1.40%

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



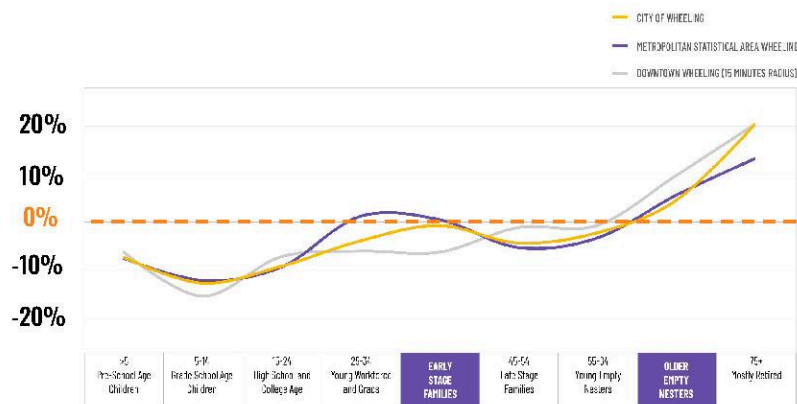
SOURCE: US Census 2020, ESRI

How old are we and how do we live?

Share of the older population is increasing and the share of younger families and workforce is decreasing in Wheeling

Wheeling has a higher share of households with people 65 years and over and people living alone

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%

SOURCE: US Census 2020, ESRI



Wheeling Forward 2034: Comprehensive Plan

What level of education do we have?

Wheeling attracts a larger share of College graduates within the MSA, but has a lower share of high school graduates

Educational Qualifications	City of Wheeling	Wheeling MSA
No High School Diploma	6.50%	6.60%
High School Graduate	33.30%	41.70%
College/Associate Degree	24.70%	27.30%
Bachelor's/ Graduate Degree	35.40%	24.40%



Education	Level of Education
Ritchie Elementary School	Elementary School
Madison Elementary School	Elementary School
Warwood Elementary School	Elementary School
Corpus Christi Grade School	Elementary School
Wheeling Country Day School	High School
The Linsy School	High School
Woodsdale Elementary School	Elementary School
St. Michael Parish School	High School
Steenrod Elementary School	Elementary School
Triadelphia Middle School	High School
Wheeling University	College University
WV Northern Community College	College University
West Liberty University	College University
West Virginia Business College	College University
Wheeling Middle School	High School
Wheeling Central Catholic High School	High School
Wheeling Park High School	High School
Bridge Street Middle School	High School

SOURCE: US Census 2020, ESRI

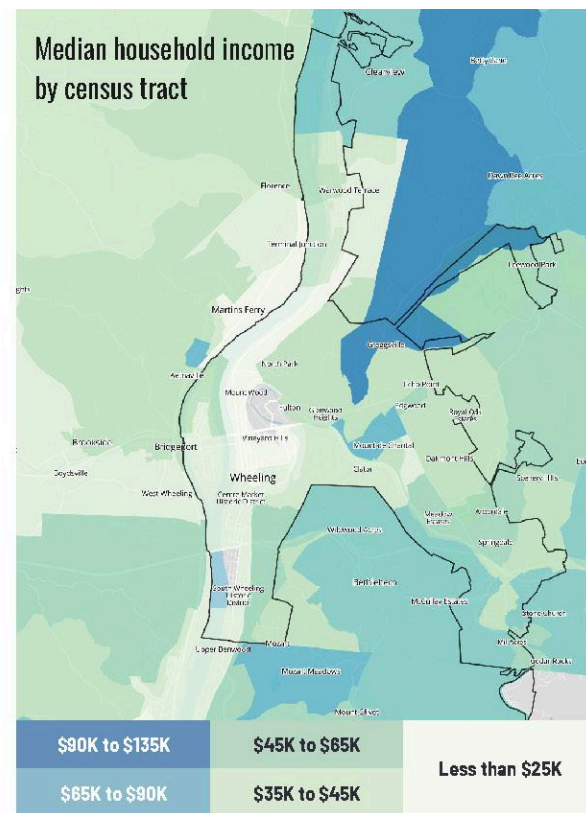
How do we make and spend money?

Wheeling has a lower median household income but a higher per capita income compared to the MSA

Income	City of Wheeling	Wheeling MSA
Median household income	\$47,510	\$54,417
Per capita income	\$36,085	\$33,039



SOURCE: ESRI



We Examined **LABOR & INDUSTRY**

What jobs are in our communities?

Industry Type and Distribution

Where do people from our communities work?

Top Employers | Job Density | Job Distance & Direction



What jobs are in our community?

Occupational Employment and Wage Estimates

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

About half of the jobs in the Wheeling MSA are in healthcare, food service, retail, administration, and logistics.

There is a higher concentration of construction and healthcare jobs in the region compared to the nation.



Occupation Title	Employment	LQ
All Occupations	58,400	1
Construction and Extraction Occupations	4,030	6.90% 1.68
Installation, Maintenance, and Repair Occupations	3,190	5.46% 1.39
Protective Service Occupations	1,810	3.10% 1.33
Healthcare Practitioners and Technical Occupations	4,560	7.81% 1.28
Food Preparation and Serving Related Occupations	5,950	10.19% 1.2
Community and Social Service Occupations	1,010	1.73% 1.11
Building and Grounds Cleaning and Maintenance Occupations	1,850	3.17% 1.08
Healthcare Support Occupations	2,870	4.91% 1.07
Sales and Related Occupations	5,520	9.45% 1.06
Office and Administrative Support Occupations	7,550	12.93% 1.02
Transportation and Material Moving Occupations	5,370	9.20% 1
Personal Care and Service Occupations	1,090	1.87% 0.97
Educational Instruction and Library Occupations	3,200	5.48% 0.95
Legal Occupations	440	0.75% 0.92
Management Occupations	3,150	5.39% 0.81
Production Occupations	2,730	4.67% 0.79
Life, Physical, and Social Science Occupations	360	0.62% 0.7
Arts, Design, Entertainment, Sports, and Media Occupations	540	0.92% 0.66
Architecture and Engineering Occupations	620	1.06% 0.63
Business and Financial Operations Occupations	2,030	3.48% 0.53
Farming, Fishing, and Forestry Occupations	80	0.14% 0.43
Computer and Mathematical Occupations	450	0.77% 0.23

Wheeling Forward 2034: Comprehensive Plan

What jobs are in our community?

Occupational Employment and Wage Estimates

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

A quarter 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.

	2 ADULTS 0 Children	2 ADULTS 1 Child
Living Wage	\$14.94	\$18.57
Poverty Wage	\$6.53	\$5.54
Minimum Wage	\$8.75	\$8.75



Occupation Title	Employment	Median Wage	
All Occupations	58,400	\$18.06	
Construction and Extraction Occupations	4,030	6.90%	\$28.20
Installation, Maintenance, and Repair Occupations	3,190	5.46%	\$23.36
Protective Service Occupations	1,810	3.10%	\$20.46
Healthcare Practitioners and Technical Occupations	4,560	7.81%	\$29.51
Food Preparation and Serving Related Occupations	5,950	10.19%	\$11.15
Community and Social Service Occupations	1,010	1.73%	\$17.90
Building and Grounds Cleaning and Maintenance Occupations	1,850	3.17%	\$13.17
Healthcare Support Occupations	2,870	4.91%	\$13.90
Sales and Related Occupations	5,520	9.45%	\$13.23
Office and Administrative Support Occupations	7,550	12.93%	\$16.85
Transportation and Material Moving Occupations	5,370	9.20%	\$16.84
Personal Care and Service Occupations	1,090	1.87%	\$13.10
Educational Instruction and Library Occupations	3,200	5.48%	\$23.36
Legal Occupations	440	0.75%	\$32.67
Management Occupations	3,150	5.39%	\$38.26
Production Occupations	2,730	4.67%	\$19.71
Life, Physical, and Social Science Occupations	360	0.62%	\$28.69
Arts, Design, Entertainment, Sports, and Media Occupations	540	0.92%	\$17.86
Architecture and Engineering Occupations	620	1.06%	\$40.84
Business and Financial Operations Occupations	2,030	3.48%	\$29.17
Farming, Fishing, and Forestry Occupations	80	0.14%	\$19.05
Computer and Mathematical Occupations	450	0.77%	\$30.06

What jobs are in our community?

Top Industries by Wheeling Residents

On The Map - Home Area Profile (City of Wheeling), 2021

High paying jobs in health and education make up 30% of the jobs held by Wheeling residents.

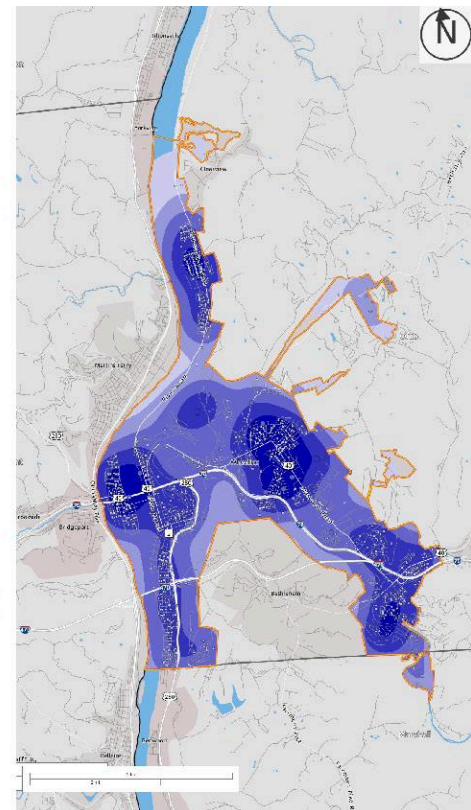
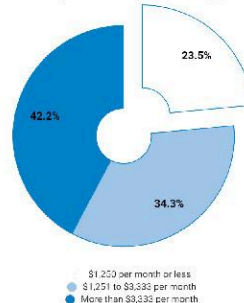
Jobs commonly found in commercial districts make up 20% but do not make as much

Jobs by NAICS Industry Sector	Count	Share
Health Care and Social Assistance	2,541	20.0%
Retail Trade	1,623	12.8%
Accommodation and Food Services	1,183	9.3%
Educational Services	1,055	8.3%
Administration & Support, Waste Management and Remediation	772	6.1%



Share of Jobs by Earnings

On The Map - Home Area Profile (Wheeling), 2021



Wheeling Forward 2034: Comprehensive Plan

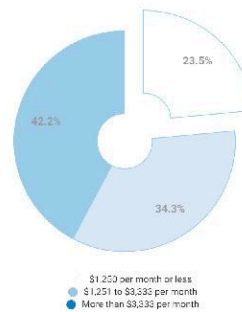
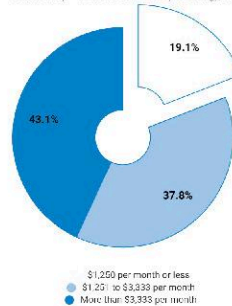
What jobs are in our community?

Jobs by NAICS Industry Sector	Count	Share
Health Care and Social Assistance	5,995	29.0%
Administration & Support, Waste Management and Remediation	1,781	8.6%
Accommodation and Food Services	1,484	7.2%
Retail Trade	1,405	6.8%
Finance and Insurance	1,374	6.6%

Jobs by NAICS Industry Sector	Count	Share
Health Care and Social Assistance	2,541	20.0%
Retail Trade	1,623	12.8%
Accommodation and Food Services	1,183	9.3%
Educational Services	1,055	8.3%
Administration & Support, Waste Management and Remediation	772	6.1%



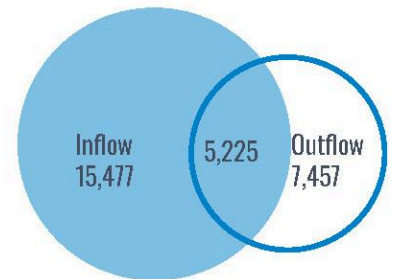
Share of Jobs by Earnings
On The Map - Home Area Profile (Wheeling), 2021



Top Industries by Wheeling Workers

On The Map - Home Area Profile (City of Wheeling), 2021

30% of people who come into the city of Wheeling to work have jobs in healthcare and social assistance and generally make more money.

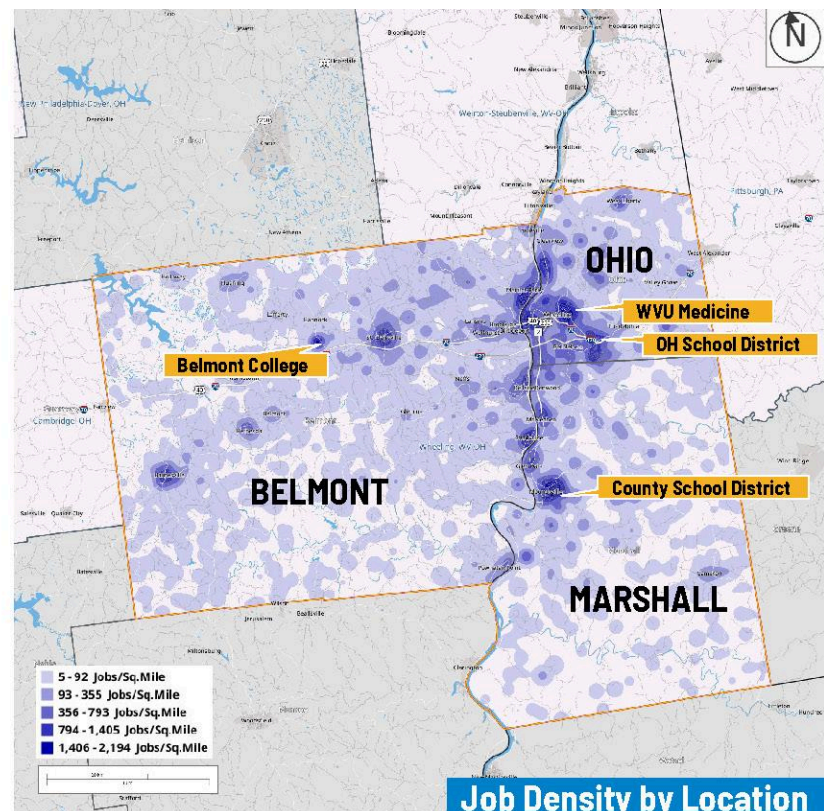


Where do people from our community work?

Job Density by Location

On The Map - Home Area Profile (Wheeling MSA), 2021

The city is connected to legacy industry on the north-south axis by way of the Ohio River



Job Density by Location

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.



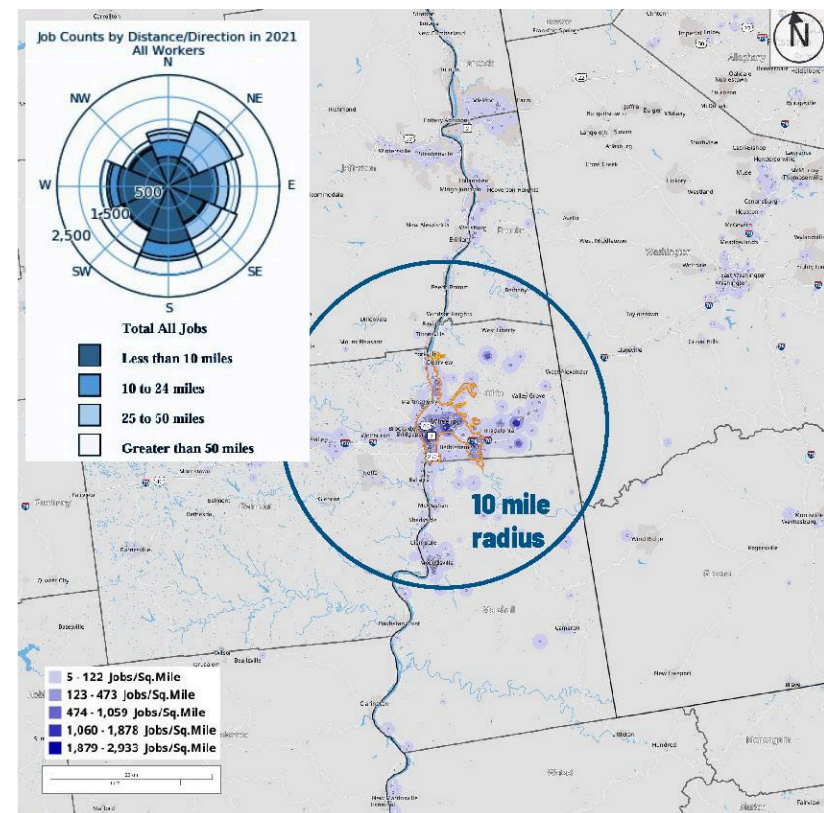
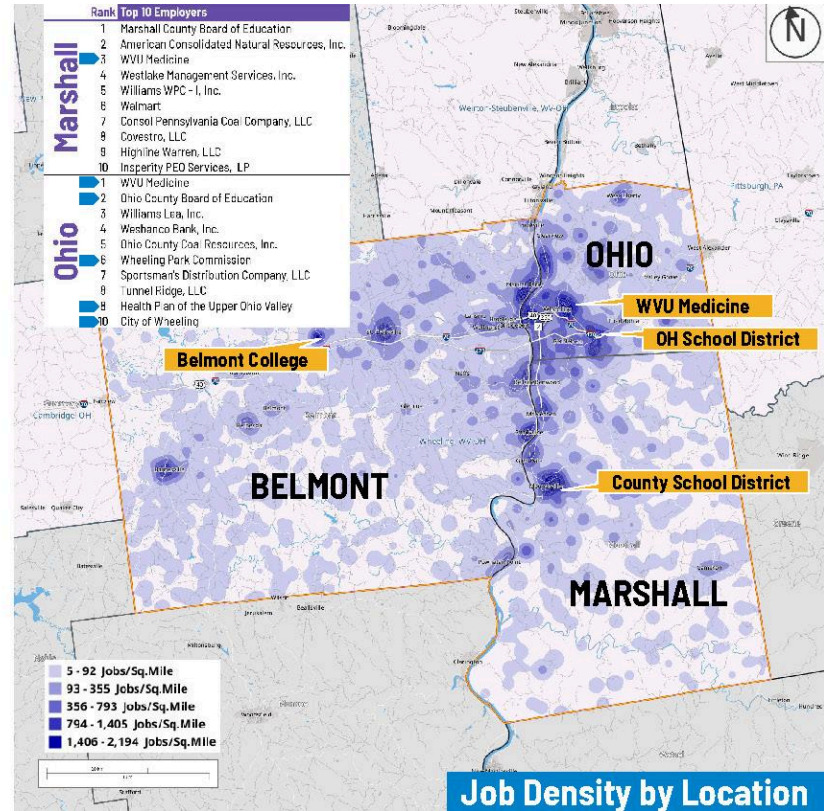
Where do people from our community work?

Job Distance & Direction

On The Map (City of Wheeling), 2021

About 60 percent of jobs held by Wheeling residents are less than 10-miles away.

There is a concentration of jobs located in the Pittsburgh area.



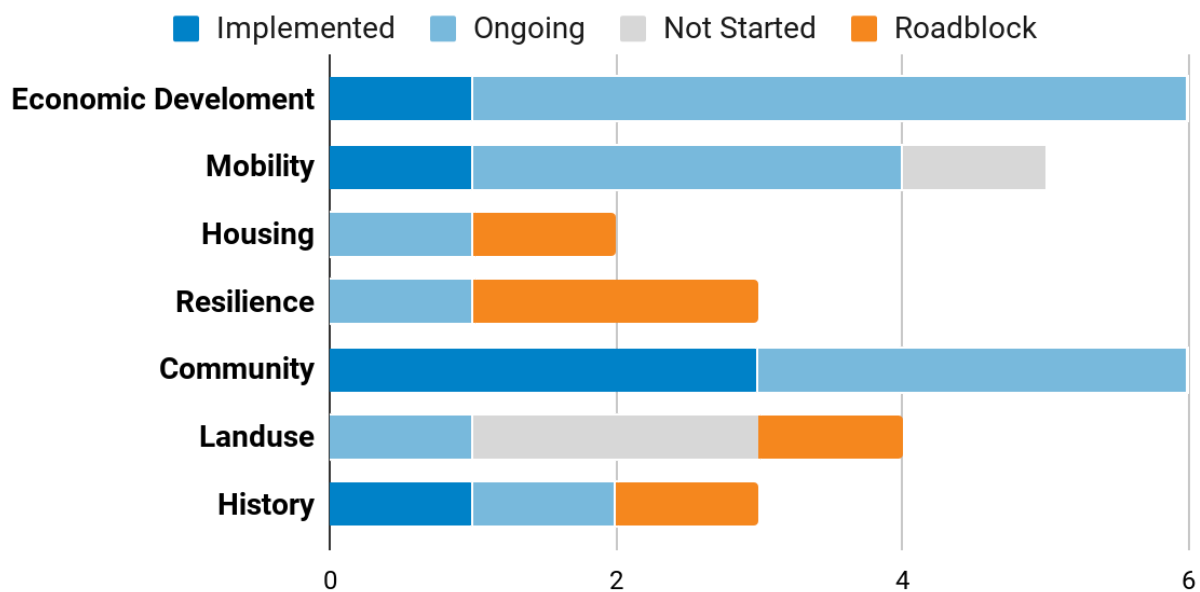
Wheeling Forward 2034: Comprehensive Plan

Existing City and Regional Plan Review

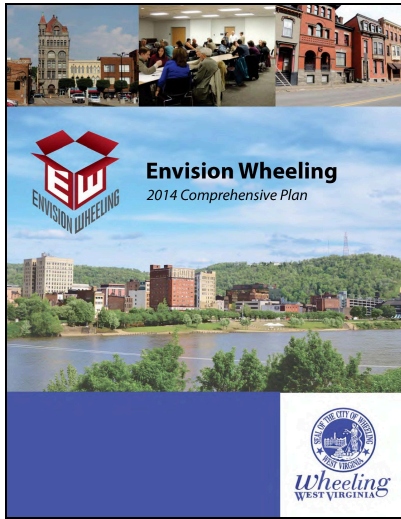
Previous Plans Focus	Housing	Resilience	Mobility	Econ. Dev.	History	Community
	Envision Wheeling Plan	Light Blue	Light Blue	Light Blue	Dark Blue	Light Blue
Consolidated Annual Performance & Evaluation Report (CAPER)	Dark Blue	Light Blue	Light Blue	Dark Blue	Light Blue	Dark Blue
Coordinated Public Transit - Human Services Transportation Plan	Light Blue	Light Blue	Dark Blue	Light Blue	Light Blue	Dark Blue
Region X Coordinated Public Transit- Human Services Transportation Plan	Light Blue	Light Blue	Dark Blue	Dark Blue	Light Blue	Dark Blue
Wheeling Area Economic Outlook	Light Blue	Light Blue	Light Blue	Dark Blue	Light Blue	Light Blue
2018 Top Prospects Survey Results	Light Blue	Light Blue	Light Blue	Dark Blue	Light Blue	Light Blue
2022 West Virginia Economic Review	Light Blue	Light Blue	Light Blue	Dark Blue	Light Blue	Light Blue
ARC Project Guidelines	Light Blue	Light Blue	Light Blue	Dark Blue	Light Blue	Light Blue

Envision Wheeling Plan Strategy Implementation

Internal Review, 2023



Wheeling Forward 2034: Comprehensive Plan



Envision Wheeling

2014 Comprehensive Plan

Prepared for: City of Wheeling

Completed: 2014

Envision Wheeling is the City of Wheeling's comprehensive planning effort that began in late 2013 and was established to develop a vision for the city's future. The purpose of the plan is to serve as a long-term planning tool that identifies the city's policies and strategies related to the physical, economic, and social development of Wheeling. The plan attempts to balance quality of life, livability, economic health, prosperity, private property needs, and public fiscal responsibility through a consensus building process that allows the public to assist in directing how Wheeling will grow over the next 10 to 20 years.

Objectives of this report are:

1. Provide guidance on future decisions
2. Provide vision that transcends leadership changes
3. Work toward goals through public assistance and a consensus building process

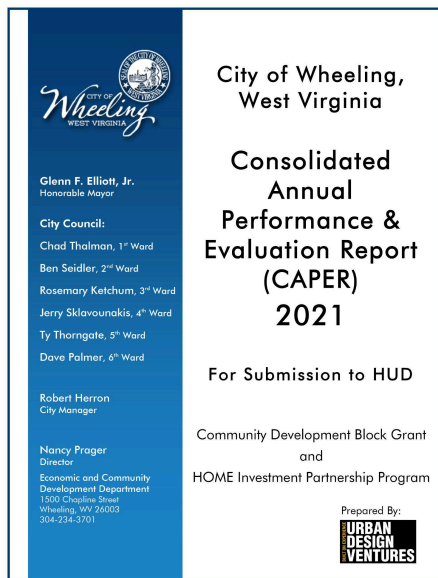
Key Strategies

- Encourage growth in Housing
- Preserve Historic homes and neighborhoods
- Create broad range of Housing typologies (more choices for younger and senior population)
- Redevelop and renovate vacant housing structures
- Create walkable downtown, mixed use neighborhood
- Explore urban agriculture
- Invest in renewable resources
- Build green infrastructure
- Expand non-vehicular transportation
- Expand non-vehicular and Mass Transit options
- Upgrade local infrastructure systems
- Update the city's Capital Improvement plan
- Invest in the Community and Finance Development projects
- Attract Start-ups
- Target efforts that bring in jobs
- Build upon Major Industries
- Capitalize on Land Availability
- Protecting Historic Districts and buildings
- Ensuring long term preservation of Historic Districts and Buildings
- Expand Adaptive reuse policy for older buildings
- Reevaluate current Building Code for allowing more flexibility in requirements
- Provide access to Arts and Culture
- Promote the city's heritage as a sense of place
- Change perceptions that discourage people from moving in
- Encourage Younger Population to remain in the city

Key Goals

1. To be **Modern and Sustainable**
2. To build a **Diverse Economy**
3. To foster strong **Community Partnerships**
4. To invest in **Neighborhoods**
5. To invest in **Infrastructure**
6. To improve **Quality of life**

Wheeling Forward 2034: Comprehensive Plan



Consolidated Annual Performance & Evaluation Report (CAPER)

Prepared for: City of Wheeling
Completed: 2021

In accordance with the Federal Regulations found in 24 CFR Part 570, the City of Wheeling, West Virginia has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2021 through June 30, 2022. The CAPER describes the activities undertaken during this reporting period for funding from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program (HOME).

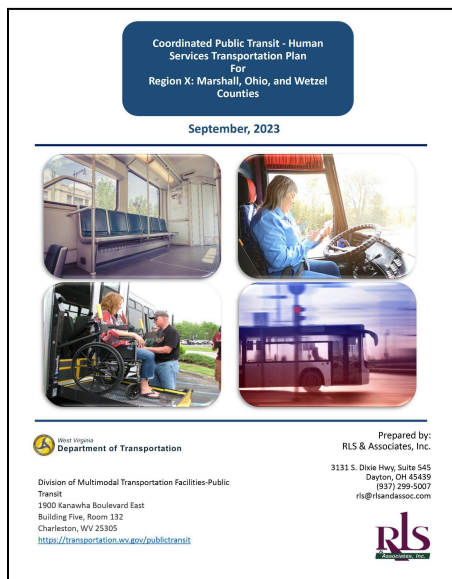
Key Strategies

- Assist low and moderate income households to become homeowners
- Support and promote the development of decent, safe, sound, and accessible housing
- Promote and support the revitalization of residential neighborhoods
- Provide for utilities, deposits, and rental fees for low-income households under threat of eviction and at-risk of becoming homeless.
- Remove architectural barriers and make public and community facilities accessible to persons with physical disabilities.
- Provide funds to increase the supply of affordable housing for persons with special needs.
- Provide support social service programs and facilities for persons with other special needs.
- Support and encourage new job creation, job retention, workforce development, and job training services.
- Support the expansion, growth and new development of business and commercial enterprises through technical assistance programs, low interest financing and a façade improvement program.
- Plan and promote the development and redevelopment of vacant commercial and industrial sites and facilities, and the revitalization efforts in downtown.
- Improve the City's infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, slopes, curbs etc.
- Improve the City's parks, recreational centers, bike trails, green infrastructure, as well as public and community facilities through rehabilitation and new construction.
- Improve and increase public safety, provide programs for the youth, the elderly, disabled, and low- and moderate-income persons.
- Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
- Provide assistance for food and nutritional programs to address the needs of the unemployed, underemployed, and homeless.
- Improve public safety through upgrades to facilities, purchase of new equipment, fire equipment, etc

Wheeling Forward 2034: Comprehensive Plan

Key Goals

1. To improve the quality of the housing stock in the city and increase the supply of affordable housing. decent, safe, sound and accessible housing for homeowners, renters and homebuyers
2. To increase the supply of decent, safe, sound, accessible and affordable housing for low and moderate income households in the City of Wheeling
3. To sustain the quality of life for the residents of Wheeling.
4. To improve the administration, planning, and management capacity to address the needs of the City and better utilize Federal grants and loans.
5. To increase the employment opportunities through new or expansion of businesses and industry.
6. To improve the quality of life, support services and provide housing opportunities for the special needs population in the City.
7. To improve the living conditions and support services to address the needs of the homeless and persons who are at-risk of becoming homeless.



Coordinated Public Transit - Human Services Transportation Plan

Prepared for: City of Wheeling

Completed: 2023

This plan updates the West Virginia Planning and Development Region X Coordinated Public Transit- Human Services Transportation Plan (Coordinated Plan) for Marshall, Ohio and Wetzel Counties. The plan was initially developed in 2011 and last updated in 2019. The plan was initially developed to fulfill the planning requirements for the United We Ride initiative and the Federal Transit Administration's (FTA) requirements under the Safe, Accountable, Flexible, and Efficient Transportation Equity Act – A Legacy for Users (SAFETEA-LU).

Key Strategies

- Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.
- Support and promote the development of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City and the HOME Consortium through new construction and rehabilitation.
- Improve the City's infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, slopes, curbs, ADA curb cuts, retaining walls, sanitary sewers, water lines, stormwater management, bridges, etc.
- Improve the City's parks, recreational centers, bike trails, green infrastructure, as well as public and community facilities through rehabilitation and new construction.

Wheeling Forward 2034: Comprehensive Plan

- Improve and increase public safety, provide programs for the youth, the elderly, disabled, and low- and moderate-income persons, recreational passes, transportation services, and social/welfare programs throughout the City.
- Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
- Provide assistance for food and nutritional programs to address the needs of the unemployed, underemployed, and homeless.
- Improve public safety through upgrades to facilities, purchase of new equipment, fire equipment, crime prevention, community policing, and ability to quickly respond to emergency situations.
- Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports, environmental reviews and clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.
- Provide funds for training, education, outreach, testing, and monitoring to affirmatively further fair housing in the City of Wheeling and the HOME Consortium.

Key Goals

1. It provides HUD with the necessary information for the Department to meet its statutory requirement to assess each grantee's ability to carry out relevant CPD programs in compliance with all applicable rules and regulations.
2. It provides information necessary for HUD's Annual Report to Congress, also statutorily mandated.
3. It provides grantees with an opportunity to describe to citizens their successes in revitalizing deteriorated neighborhoods and meeting objectives stipulated in the Five-Year Consolidated Plan and Annual Action Plans.



Region X Coordinated Public Transit-Human Services Transportation Plan Update

Prepared for: City of Wheeling

Completed: 2019

This plan updates the West Virginia Planning and Development Region X Coordinated Public Transit-Human Services Transportation Plan for Marshall, Ohio, and Wetzel Counties. The plan was initially developed in 2011 and last updated in 2015. The Safe, Accountable, Flexible, and Efficient Transportation Equity Act, A Legacy for Users (SAFETEA-LU) was the Federal surface transportation authorization at the time of the initial report. The 2015 update was developed in response to requirements set forth by Moving Ahead for Progress in the 21st Century Act

Wheeling Forward 2034: Comprehensive Plan

Key Strategies

- OVRTA, Family Resource Network (Ohio County) and Belomar Regional Council will co-facilitate a subcommittee that consists of Region X public and human services transportation stakeholders that meets quarterly or biannually to discuss coordination, mobility management, and unmet transportation needs.
- Region X public transit and human service transportation providers will participate in the West Virginia Transportation Coordinating Council, West Virginia Public Transit Association, and/or other statewide venue.
- Region X public transit and human service transportation providers and community stakeholders will meet regularly through countywide transportation committees and local broad-based committees that aim to improve access to social services and economic opportunities.
- Existing transportation services for the target populations are important and the quality of service from those organizations must be maintained. Transportation providers will work together to provide safe vehicles that are in good condition and maintain a high standard of staff training and customer service. Providers will acquire vehicles that are able to safely transport individuals on all types of rural roadways and comfortably accommodate people with mobility challenges.
- Enhance Informational Resources for Mobility Options and Ride Sharing. New and existing transportation service providers will expand service for older adults, individuals with disabilities, and people with low incomes for medical appointments, shopping and errands, employment, education, and other trip purposes.

Key Goals

1. Improve Communication Among Transportation Providers and Stakeholders in the Region and Throughout the State of West Virginia.
2. Improve Communication Among Transportation Providers Throughout the State of West Virginia.
3. Improve Communication Among Transportation Providers Within Region X Counties.
4. Maintain Current Levels of Transportation Services for Older Adults, Individuals with Disabilities, and People with Low Incomes.
5. Improve Information Sharing with the Public and Access to Transportation Services through Effective Regional Mobility Management.
6. Extend Operating Hours and Service Areas for Transportation Services.

Wheeling Forward 2034: Comprehensive Plan



Wheeling Area Economic Outlook

Prepared for: Bureau of Business & Economic Research
Completed: 2022


The Wheeling Area has experienced major episodes of economic volatility in recent years. Indeed, the region has swung between periods of natural gas pipeline construction activity adding thousands of jobs locally, only to be followed by unprecedented job losses in just two months due to the COVID-19 recession. In this report, we present a detailed discussion of the Wheeling Area economy and an economic forecast of the region covering the next five years.

Key Takeaways

- Among the region's four counties, Ohio County is expected to realize the fastest pace of job growth going forward at roughly 1.0 percent annually.
- Construction payrolls in the Wheeling Area are expected to grow 0.8 percent annually during the outlook period, though growth will be concentrated over the next couple of years.
- The forecast calls for manufacturing payrolls to increase just over 0.3 percent annually during the outlook period.
- Education and health services are expected to add jobs at a 1.0 percent average annual rate through 2026.
- Large revisions to historical data in the next benchmark revision as well as any unanticipated changes in the Wheeling Area's labor force participation rate could cause the forecast for the regional unemployment rate to differ significantly from both its projected level and path.
- Due to the large influx of pandemic-related federal relief in early 2021, inflation-adjusted personal income in the Wheeling Area is expected to increase only slightly between 2021 and 2026, but the period between 2022 and 2026 will likely see real income growth proceed at an average annual rate of 1.5 percent.
- Historical demographic trends for the Wheeling Area are expected to persist into the outlook period as the forecast calls for the region's population to shrink at a rate of more than 0.3 percent annually over the next five years, or a decline of nearly 600 residents per year.

Wheeling Forward 2034: Comprehensive Plan

Downtown Wheeling
2018 Top Prospects Survey Results



Total Respondents	Completion Rate	Average Time Spent
1,551	85%	5m:25s

Q.1: Where do you live?

Response	Count	Percentage
I live in Downtown Wheeling	82	5.3%
I do not live in Downtown Wheeling, but I live within Wheeling's city limits	789	50.8%
I do not live in Wheeling, but I live within 10 miles of Wheeling	446	28.8%
I live more than 10 miles from Wheeling	234	15.1%
TOTAL	1,551	100.0%

Q.2: Do you work in Downtown Wheeling?

Response	Count	Percentage
Yes	505	32.7%
No	1,040	67.3%
TOTAL	1,545	100.0%

Q.3: What is the name of the Downtown Wheeling business or place that you visit most often? Note: If you work in Downtown Wheeling, do not enter your workplace! | Top 21 Shown

Response	Count	Percentage
Center Market	125	9.0%
Later Alligator	120	8.7%
Wesbanco Arena	106	7.7%
DCarol's Pizzeria	91	6.6%
Chickie's Fish Market	66	4.8%
The Wheeling Grub	59	4.3%
Heritage Pub	56	4.0%
River City Ale Works	56	4.0%
Vagabond Kitchen	54	3.9%
Market Vines	47	3.4%
Tachibana	38	2.7%
Library/Ohio Courts Library	30	2.2%
Good Mansion Winery	27	2.0%
Wheeling Brewing Company	23	1.7%
City-Council Building	19	1.4%
Capitol Theatre	18	1.3%
Jehli's	17	1.2%
Sabrey	17	1.2%
Waterfront	17	1.2%
CVS	16	1.2%
Wheeling Coffee & Spice	16	1.2%
7 Eleven	14	1.0%

Downtown Wheeling | 2018 Top Prospects Survey Summary Results | Page 1

2018 Top Prospects Survey Results


Prepared for: City of Wheeling

Completed: 2018

The results will help identify the types of retailers, restaurants and services that consumers would like to see downtown. Findings will also be a useful resource for businesses that are considering expanding into the growing downtown market.

Key Takeaways

- More than half of the Surveyors would not prefer living in the Downtown Wheeling Area
- Almost half of the Surveyors would prefer rental housing in Downtown Wheeling with most preferring a Townhouse, Loft or a Condo
- Center Market / Later Alligator / Wesbanco Arena are most visited Businesses
- Surveyors prefer to patronize restaurants in the downtown area
- Surveyors prefer to patronize Specialty Food Markets, Clothing Stores and Grocery Stores



ARC Project Guidelines
Revised November 2023

Introduction
On October 26, 2021, the Appalachian Regional Commission approved its current strategic plan Appalachia Envisioned: A New Era of Opportunity. Following its adoption, a revision of the ARC governing Code was undertaken to develop programs and policies to carry out the goals and objectives set forth in the plan. Pursuant to Section 6.5 of the Code, the following project guidelines are established. The guidelines set forth the criteria for approval of ARC projects reflecting the requirements of the Appalachian Regional Development Act of 1965 (ARDA), as amended, the ARC Code, and the provisions of the ARC Strategic Plan.

In accordance with Section 6.5 of the ARC Code, the Commission may, from time to time, approve additional Policy Statements concerning the implementation of Commission Area Development Programs. These Policy Statements will be included as appendices to these guidelines.

Appalachian Regional Development Act
The statutory criteria for approval of ARC projects are found mainly in Sections 223, 224, 225, and 303 of the ARDA (40 U.S.C. 1452, 1453, 1454 and 1455). Primarily, ARC approval requires a determination by the Commission that the project will contribute to the development of the Appalachian Region (Section 223). The pertinent provisions of these sections may be summarized as follows:

- In approving a particular project, the Commission must also consider whether the project will improve, on a continuing rather than a temporary basis, the opportunities for employment, the average level of income, or the economic and social development of the area served by the project (Section 224).
- The Commission must also consider the importance of the project or class of project in relation to other projects or classes of projects which may be in competition for the same funds (Section 224).
- For each project, the Commission must consider the relative financial resources available to the applicant (i.e., its "ability-to-pay") (Section 224) and determine that there is adequate assurance that the project will be properly administered, operated, and maintained (Section 303).

ARC Project Guidelines | Revised November 2023 | Page 1 of 2

Appalachian Regional Commission Project Guidelines

Prepared for: Appalachian Region

Completed: 2023

On October 26, 2021, the Appalachian Regional Commission approved its current strategic plan Appalachia Envisioned: A New Era of Opportunity. Following its adoption, a revision of the ARC governing Code was undertaken to develop programs and policies to carry out the goals and objectives set forth in the plan. Pursuant to Section 6.5 of the Code, the following project guidelines are established. The guidelines set forth the criteria for approval of ARC projects reflecting the requirements of the Appalachian Regional Development Act of 1965 (ARDA), as amended, the ARC Code, and the provisions of the ARC Strategic Plan.

Wheeling Forward 2034: Comprehensive Plan

Key Goals

1. Building Appalachian Businesses: Strengthen and diversify the Region's economy through inclusive economic development strategies and investments in entrepreneurship and business development.
2. Building Appalachia's Workforce Ecosystem: Expand and strengthen community systems (education, healthcare, housing, childcare, and others) that help Appalachians obtain a job, stay on the job, and advance along a financially sustaining career pathway.
3. Building Appalachia's Infrastructure: Ensure that the residents and businesses of Appalachia have access to reliable, affordable, resilient, and energy efficient utilities and infrastructure in order to successfully live and work in the Region.
4. Building Regional Culture and Tourism: Strengthen Appalachia's community and economic development potential by preserving and investing in the Region's local cultural heritage and natural assets.
5. Building Community Leaders and Capacity: Invest in the capacity of local leaders, organizations, and communities to address local challenges by providing technical assistance and support to access resources, engage partners, identify strategies and tactics, and conduct effective planning and project execution.

Wheeling Forward 2034: Comprehensive Plan



WHEELING FORWARD 2034

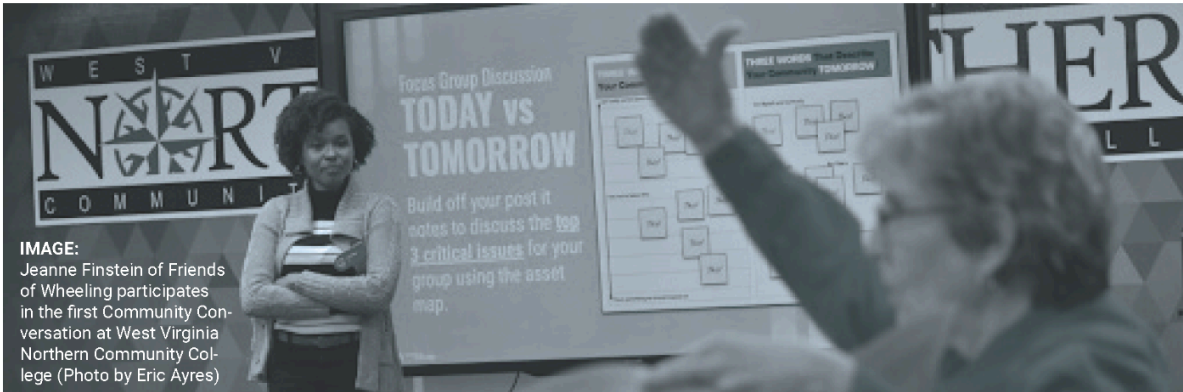


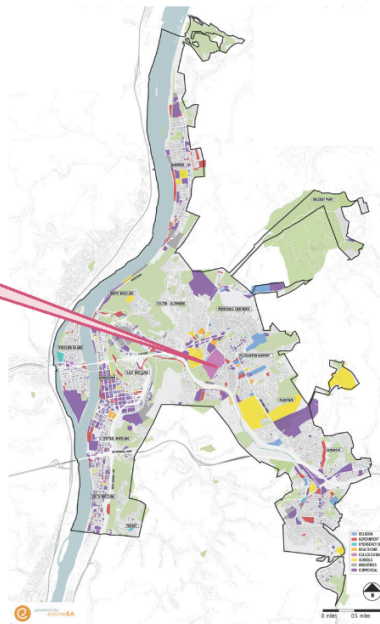
IMAGE:
Jeanne Finstein of Friends of Wheeling participates in the first Community Conversation at West Virginia Northern Community College (Photo by Eric Ayres)

COMMUNITY CONVERSATION 02

Thursday, May 23, 2024
5:30 PM - 7:30 PM

Wheeling University
316 Washington Ave
Wheeling, WV 26003

We hope to see you there!
The Public Meeting location is compliant with the Americans with Disabilities Act (ADA). If you or an individual that requires special assistance to attend and/or participate in this meeting or need additional information please contact:



The City of Wheeling will be hosting their **second of four public workshops**, where the community will:

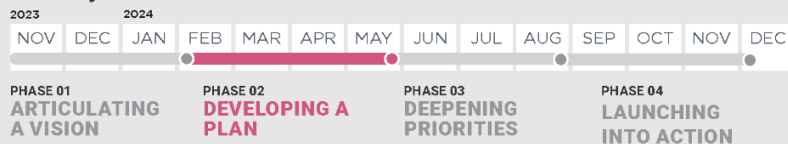
review **Future Scenarios** for potential impacts on the city's growth.

prioritize **Actions and Strategies** that help us meet our collective goals.

A Comprehensive Plan describes a community vision and the steps to make it a reality. Comprehensive Plans make recommendations that can inform land use regulations and help guide growth and development for up to a 10-year period.

BJ Delbert, Building and Planning Director
bdelbert@wheelingwv.gov
(304) 234-3702

Full Project Schedule



Wheeling Forward 2034: Comprehensive Plan

