

St. Albans Comprehensive Plan



2015 - 2025

COMPREHENSIVE DEVELOPMENT PLAN

CITY OF ST. ALBANS

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ST. ALBANS

Come on Home

*Notes from the Mayor
Dick Callaway:*

Over the past few years the City of St. Albans has made tremendous progress in economic, social, and community development. Main St. has been revitalized. Three streetscape projects have been completed and three more have been granted. A Performing Arts Theatre and Arts Academy have been established and have been running successfully since 2008. There are now over 500 businesses that call St. Albans home.

One third of the waterlines in the city have been updated and the city water plant has been upgraded to current standards. These two projects alone had a price tag of 14 million dollars. This was a much needed investment in the future of the city.

The city invests several thousands of dollars every spring and fall undertaking street repaving projects in each ward. The Regional Intergovernmental Council, in an effort to improve our streets, conducted a comprehensive study of the railroad crossings in the downtown area. An additional study is now underway with RIC to determine the cost to make the necessary improvements to the crossings.

The new bridge, connecting St. Albans with Route 25 and the Interstate, was completed in 2013. The bridge is a gateway for further economic development for the city.

Plans are in place to build a new facility to house the Lester Reed Emergency Response Center. This facility will accommodate two fully equipped ambulances, one fire truck, law enforcement officers, county tax collecting officials, and living quarters for the on duty staff.

The city is moving toward a vision to have a community that is safe, caring, and healthy; we believe that this Comprehensive Plan will get us there.



A Community Resource



A Community Resource

While this document serves as the City's Comprehensive Plan, and meets the statutory requirements of the Code of West Virginia, it is intended to be more than a traditional comprehensive plan. It is our desire that this document be a community resource for citizens, businesses, industries, visitors, and even those with just a casual interest in St. Albans. This document provides insight into the state and federal regulations that affect the City. It also provides links to federal, state and local agencies where one can go to obtain additional information on the topics contained in this document or other similar information. This document is not intended to be viewed once and placed on a shelf to be revisited once every five or ten years. We encourage you to view and use the information contained in this document often.



Introduction



Introduction

Community spirit has been a moving force in St. Albans, WV throughout the years. Whether the need has been to build a library, restore the train depot or organize a river festival, the residents have banded together to get the job done. The preparation of this 10-year Comprehensive Plan has garnered the input from over 700 residents. This input and help from the Regional Intergovernmental Council, the St. Albans Planning Commission, the staff of the City of St. Albans and Mayor Dick Callaway have made this possible.

This Comprehensive Plan was coordinated through the MS4 Department. Department Heads were assigned chapters to write for their areas of the city. The RIC was instrumental in bringing together chapters on Transportation and Socio-Economic Development. They also helped provide the pie charts for the Summary of Survey chapter.

According to West Virginia Code, Chapter 8A Land Use Planning, the purpose of a Comprehensive Plan is to guide a governing body to accomplish a coordinated and compatible development of land and improvements within its territorial jurisdiction, in accordance with present and future needs and resources.

A comprehensive plan, also known as a master or general plan, is a collection of information and materials designed to guide the future development of a city or county. Such a plan can provide a community with a firm foundation for policy and action that will allow it to function more efficiently and effectively. It can strengthen communities' policies and legislation, and it also can promote a more certain future.

Community involvement has always been an integral part of the planning process. A survey was included in the water bill sent out in the summer of 2012. We received over 700 responses over the next several months. This is comparable to holding 14 town meetings with at least 50 participants at each one. Results of the survey will be found in the next chapter entitled Summary of Survey.

Introduction

Requirements of a Comprehensive Plan

Chapter 8A, Article 3 details the requirements of a Comprehensive Plan. There are several steps a local government must follow to adopt a Comprehensive Plan. The plan itself must also contain several mandatory elements. The tables below detail the mandatory elements and where they can be found in the City of St. Albans Comprehensive Plan.

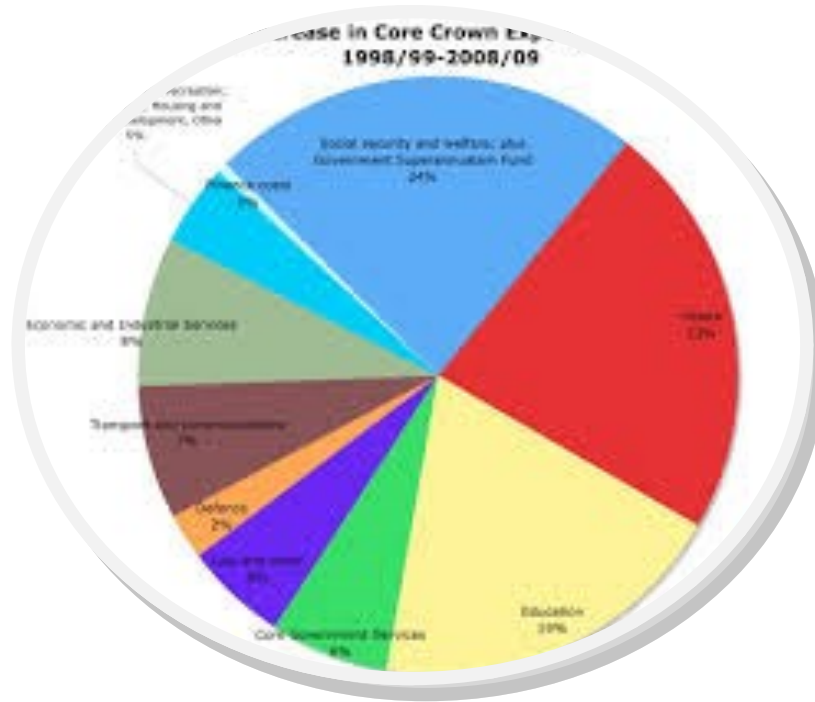
Required Objectives for a Comprehensive Plan	
WV Code 8A-3-4	
Code Provision	Chapter
Statement of goals & objectives	Goals, strengths, challenges, recommendations included in each chapter
Timeline on how to meet short & long-term goals & objectives	Goals and recommendations are included in each chapter and in the Summary on p.109
Action plan with implementation strategies	Refer to the Summary of Recommendations
Recommendations of a financial program for necessary public funding	Funding suggestions in the Summary of Recommendations Chapter p. 109 - 117
Statement of recommendations concerning future land use & development policies	Located in the chapter on Land Use p. 82
A program to encourage regional planning, coordination, and cooperation	We are working with the Regional Intergovernmental Council for all regional planning
Maps, plats, and/or charts - that present basic information on the land, including present and future uses	Two maps included in the Land Use Chapter starting on p. 82

Introduction

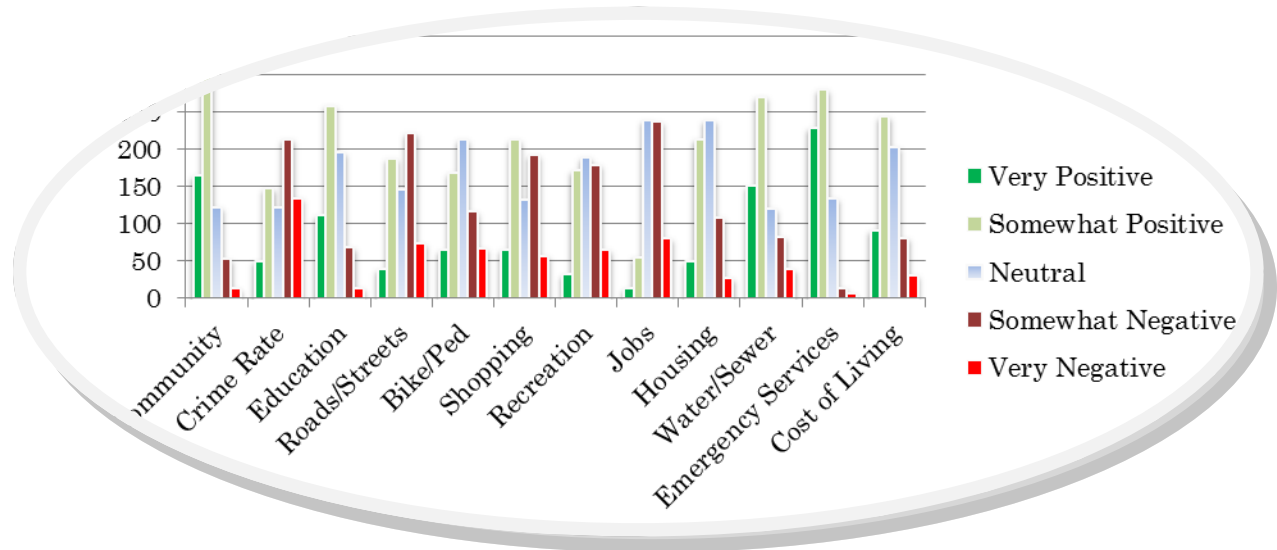
Required Components for a Comprehensive Plan	
WV Code 8A-3-4(c)	
Code Provision	Page Number
Land Use	
Residential, commercial, industrial, agricultural, recreational, educational, public, historic, conservation, transportation, infrastructure or any other use of land	See maps for existing & projected Land Use
Population density & building intensity standards	p. 79
Growth and/or decline management	p. 79
Projected population growth or decline	p.79, p. 100, 101
Constraints to development, including identifying flood-prone & subsidence areas	p. 79, 80
Housing	
Analyzing projected housing needs and the different types of housing needed, including affordable housing & universally designed housing accessible to persons with disabilities	p. 80
Identifying the number of projected necessary housing units & sufficient land needed for all housing needs	p. 81, p. 108
Addressing substandard housing	p. 81
Rehabilitating & improving existing housing	p. 81
Adaptive reuse of buildings into housing	p. 81
Transportation	
Vehicular, transit, air, port, railroad, river & any other mode of transportation system	p. 89 - 98
Movement of traffic & parking	p. 95
Pedestrian & bicycle systems	p. 97
Intermodal transportation	p.97, 98

Introduction

Required Components for a Comprehensive Plan	
WV Code 8A-3-4(c)	
Code Provision	Page Number
Economic Development	
Opportunities, strengths & weaknesses of the local economy & workforce	p. 99 - 108
Identifying & designating economic development sites and/or sectors for the area	p. 86, see map
Type of economic development sought, correlated to the present & projected employment needs & utilization of residents in the area	p. 99 - 108
Miscellaneous Components	
Infrastructure	p. 87
Public Services	p. 71
Rural	p. 82, see maps
Recreation	p. 51
Preferred Development Areas	see maps
Renewal and/or Redevelopment	p. 78
Financing	p. 109 - 118
Historic Preservation	p. 40
Optional Components	
History	p. 20
Environmental	p. 33
Tourism	p. 65
Conservation	p. 33
Natural Resources Use	p. 35



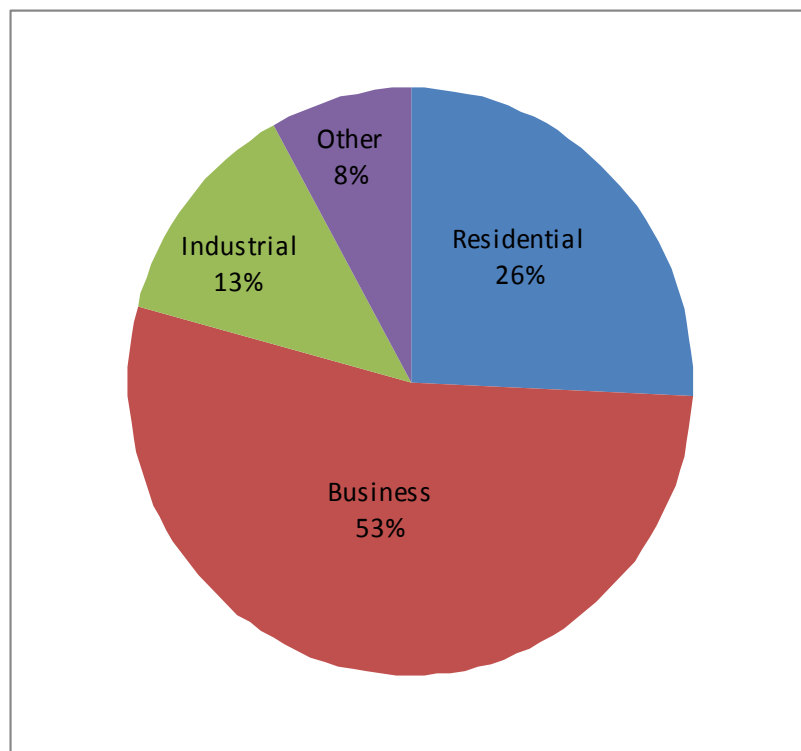
Summary of Survey



Summary of Survey

A survey was sent out with the Water Bill. The public input was vital to assure that the plan reflected the needs and views of residents and business owners. We received over 700 replies. The results of those replies are listed below.

What type of new growth (if any) would you like to see in St. Albans?

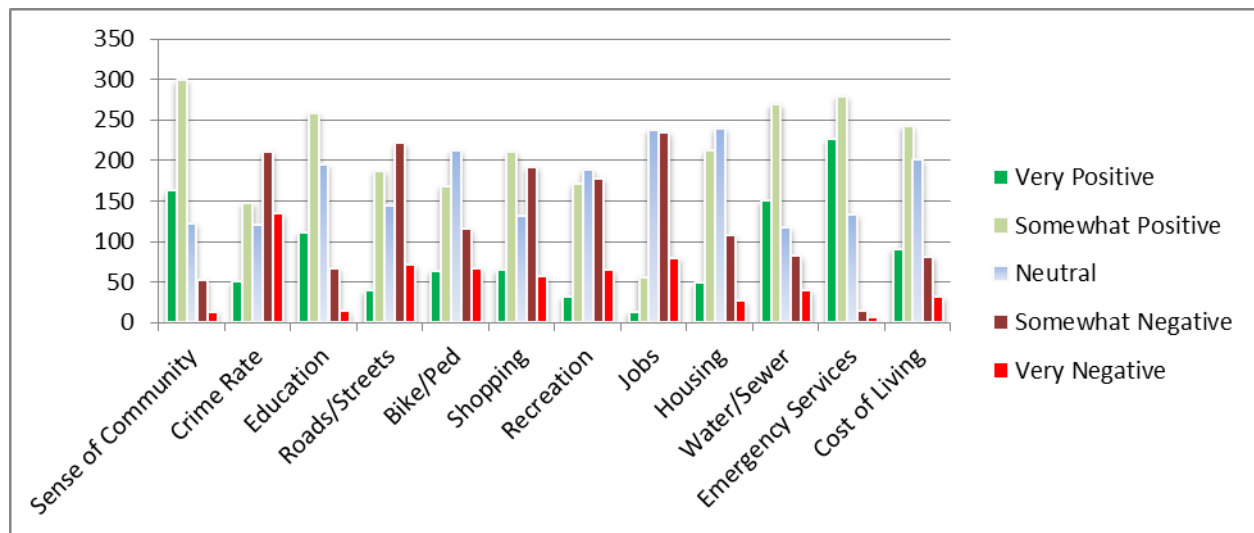


Overwhelmingly, the respondents wanted more Business or Commercial enterprises within our community. Suggestions included, more family style restaurants, a community/recreation center and more arts (like the Alban Arts Center).

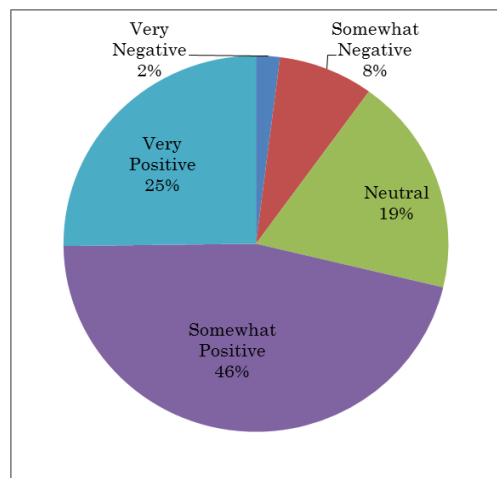
Summary of Survey

How would you rate the following aspects of living in St. Albans?

This was rated on a 1 to 5 scale with '1' being 'Very Negative' and '5' being 'Very Positive'. The following charts track how the ratings placed:



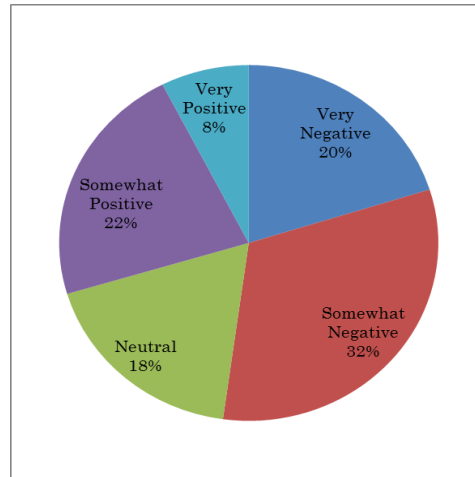
Sense of Community



The survey showed that 71% of the respondents are positive about St. Albans' Sense of Community. Negative responses accounted for only 10%. There is a strong positive attitude in St. Albans.

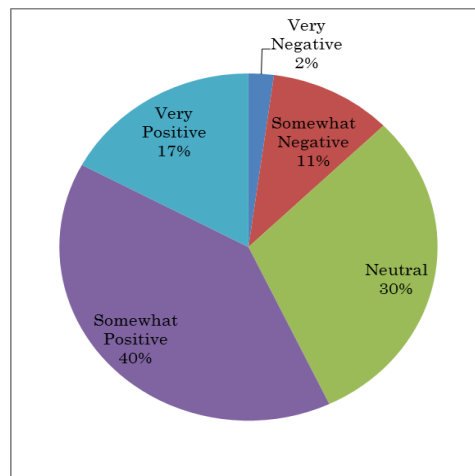
Summary of Survey

Crime



You can see that there is a big concern about crime in our city. Half of the respondents (52%) have a Negative or Very Negative response.

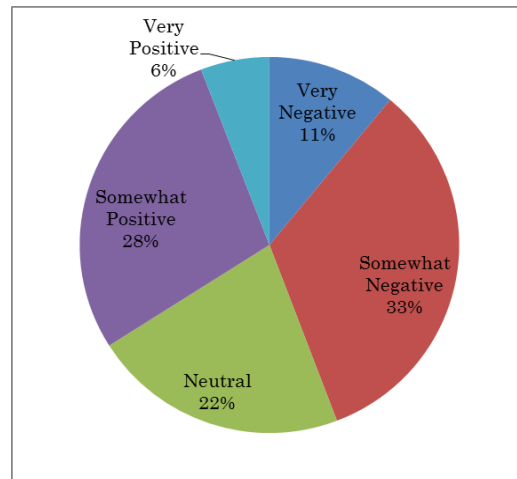
Education



There is a very good feeling about the education level in St. Albans. 57% of our respondents marked this section as Very Positive or Somewhat Positive. While only 13% responded negatively.

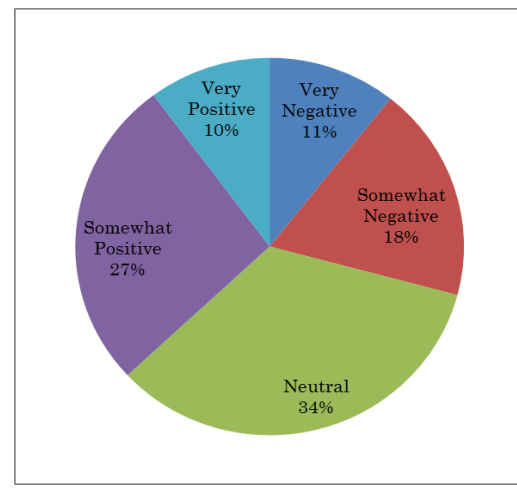
Summary of Survey

Roads



The condition of the roads is always a topic of discussion. You can see that 44% of respondents had negative feelings while only 34% had anything positive to say. The condition of our roads are always subjective depending on where you live.

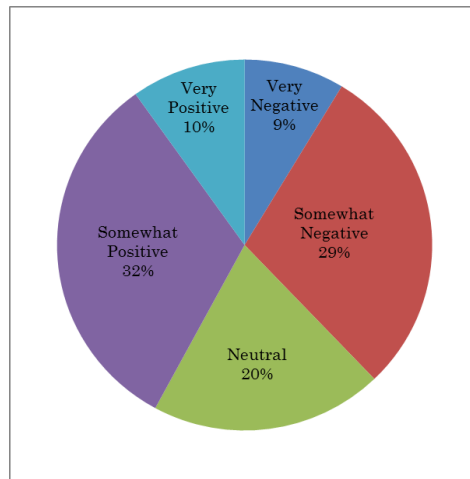
Bike/Pedestrian Accommodations



The city recently put in some bike lanes to help make bike riding safer on our streets. Most folks, 34%, were Neutral on this subject with 37% positive and 29% negative.

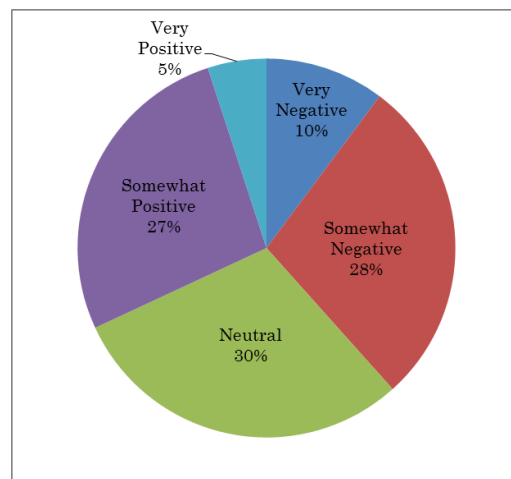
Summary of Survey

Shopping



Shopping seems to depend on what you are shopping for. We found 42% of the respondents have a positive experience and 38% a negative one.

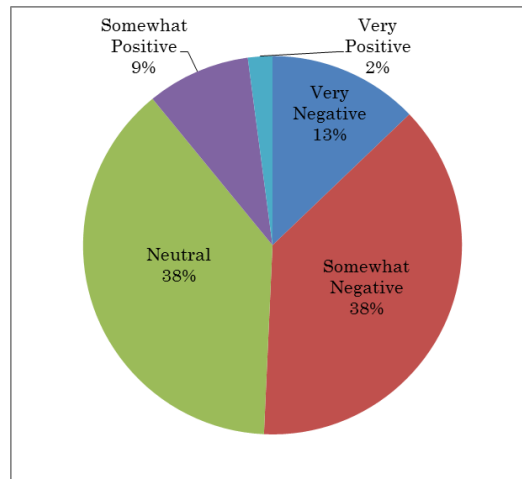
Recreation



The Recreation Survey was almost even in our three categories. Neutral came in at 30%, Negative was 38% and Positive was 32%. Most of the surveys requested that the city start up some kind of Community Center for Recreation.

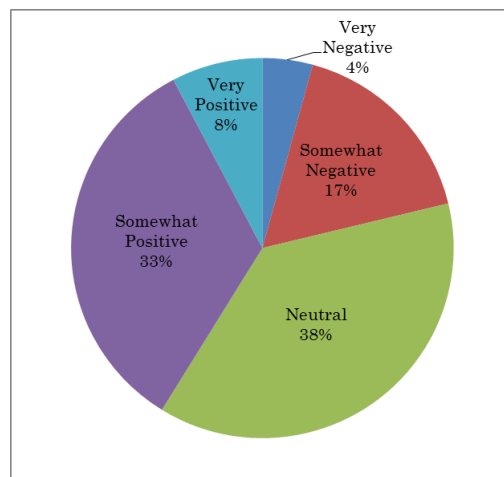
Summary of Survey

Jobs



St. Albans is more what we call a 'bedroom community'. Very little industry means not many jobs within the community. The survey found 51% of the respondents in the negative with this category. Only 11% registered with positive responses.

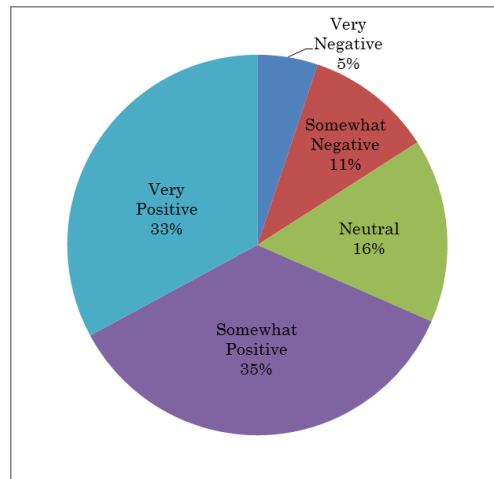
Housing



Housing showed a bit of an uptick in the survey. Positive responses were at 41% and negative responses were at 21%. Over one-third of the respondents were neutral at 38%.

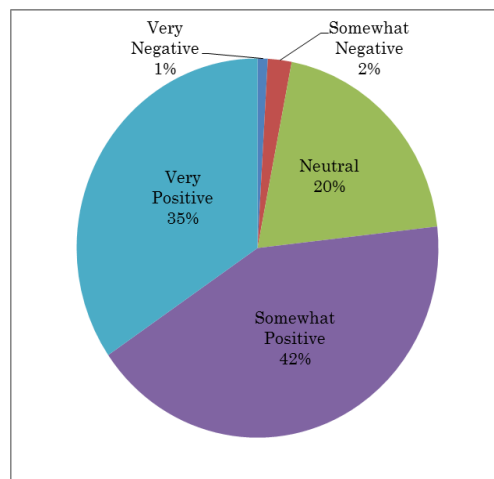
Summary of Survey

Water/Sewer Service



The survey found that a majority of the respondents were Somewhat Positive or Very Positive (68%). There were only 5% that were Very Negative.

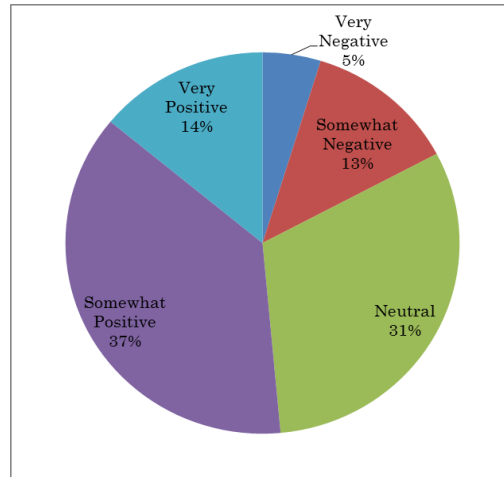
Emergency Services



The survey found that the citizens of St. Albans were also Very Positive and Somewhat Positive to the tune of 77% of our Emergency Services category. A record low 3% were Negative.

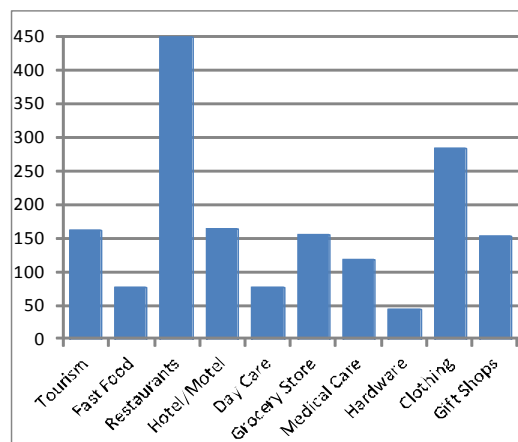
Summary of Survey

Cost of Living



Most of the respondents were Very Positive or Somewhat Positive in their responses in this area (51%). Negative responses were only at 18%.

What types of new business establishments would you like to see in St. Albans?

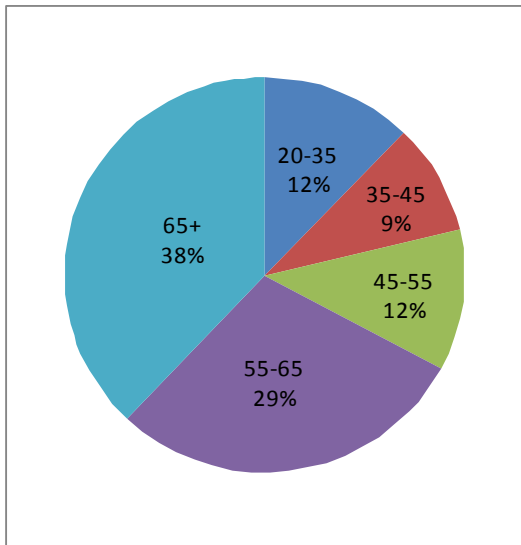


Overwhelmingly the business that the respondents wanted was some type of sit-down restaurant to replace Shoney's. Second place was some kind of clothing shop.

Summary of Survey

Demographics

Age

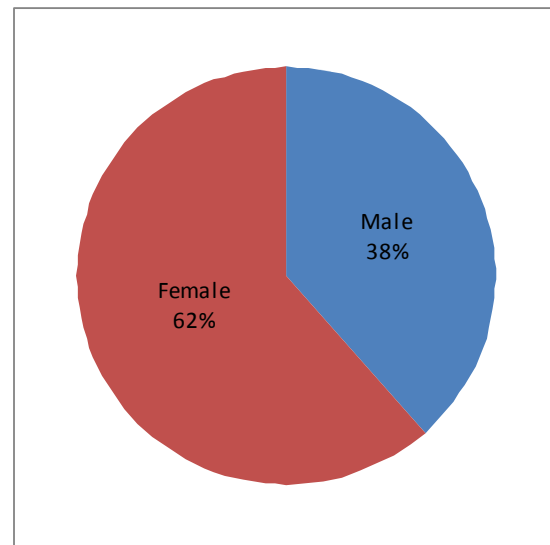


Age groups were split as follows:

20 - 35	12%
36 - 45	9%
46 - 55	12%
56 - 65	29%
66 +	38%

You can see by the results that we received our most responses from the age of 55 and above (67%).

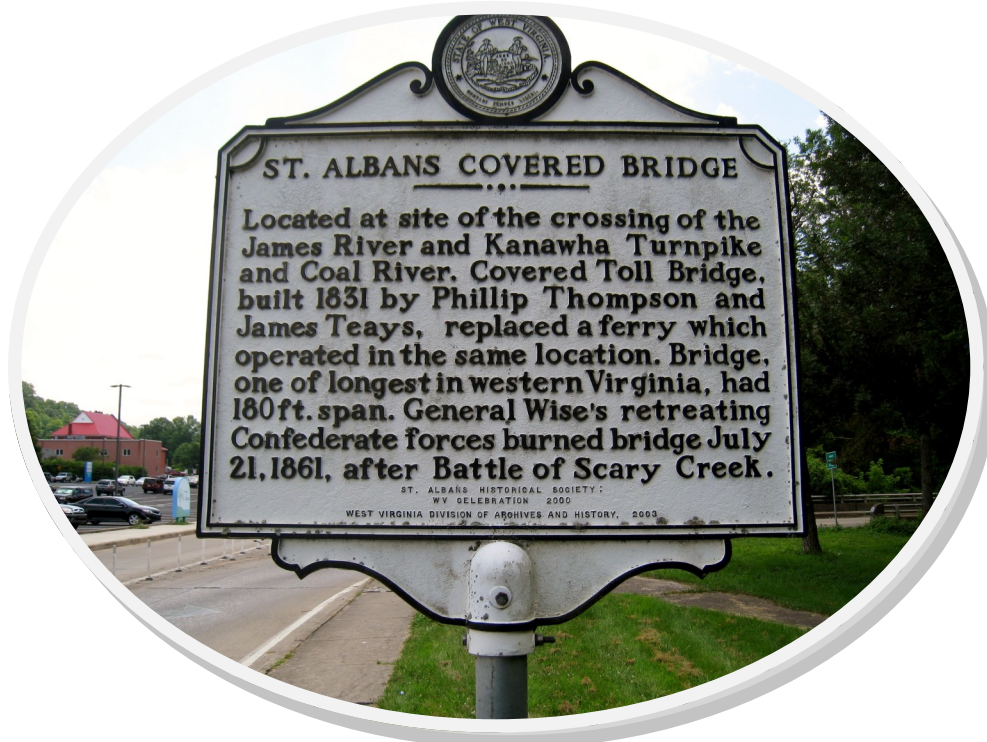
Gender



Do I really need to explain this one?



History of St. Albans



History of St. Albans

St. Albans is a city in Kanawha County, West Virginia, United States, at the confluence of the Kanawha and Coal Rivers. The population was 11,044 at the 2010 census.

St. Albans is located at 38°22′ 49″ N 81°49′ 11″ W (38.380365, -81.819712).

St. Albans was laid out in 1816. Originally, it was known as Philippi, after Philip Thompson, an early settler, the name afterwards being changed to Colesmouth due to the area and river being discovered by Samuel Cole. The city was then incorporated as Kanawha City in 1868. The town was renamed in 1872 by H.C. Parsons of the C & O Railroad in honor of his birthplace in St. Albans, Vermont, which is itself named after St.



Albans in Hertfordshire, England.

[5] The latter town is named for St. Alban, believed to have been the first British Christian martyr. The town became prosperous in the early 1900's due to the numerous saw mills in the town and the shipping of coal on the railroads.

Vast virgin timber forests, buffalo and Indians trails preceded the White man in this area. The last buffalo was killed in this area in 1815. Ft. Tackett once stood near St.

Albans. Fort Tackett was built in 1786 on land that originally belonged to George Washington and deeded to him for his service in the French and Indian War. 31 people lived there in 1790 when the Shawnee Indians attacked and captured several settlers and took them to Michigan. Most of them eventually escaped and returned to this area. Six months later they attacked again and killed Christopher Tackett and several children, kidnapped several others and burned



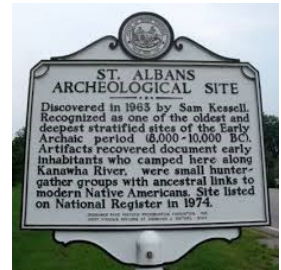
the fort. Several hid from the attack and managed to escape to Ft. Clendenin, later Charleston. The first white child born in the Kanawha Valley was born here to Kizah

History of St. Albans

Tackett.

The Coal River that flows through St. Albans was discovered in 1742 by explorer John Salley and named for its vast outcropping of coal. He eventually paddled his canoe all the way to New Orleans and returned by ship to Virginia and wrote of his travels in his diary. The community of Coalsmouth was established at present day St. Albans and became a lumber and railroad town. George Washington's great-nephew, Samuel Washington Jr., lived here for awhile and supposedly is buried in the Bangor Cemetery in town, although his tombstone is long gone. His father, Samuel Washington, who lived in the Poca area, is also buried at Bangor Cemetery. He inherited 3,500 acres near here as well as a famous battle sword from George Washington and Benjamin Franklin's gold-headed cane, which was presented to Congress in 1843 and can be seen at the Smithsonian.

The famous James River & Kanawha Turnpike passed through St. Albans and many Inns were established and a covered bridge once crossed the Coal River, but was burnt during the Confederates retreat during the Civil War in 1861 following the Battle of Scary Creek, a few miles down river. Eleven locks and dams were constructed on the Coal River in 1855 and continued until after the Civil War.



St. Albans has eleven (11) sites listed on the National Register of Historic Places and their Historical Society frequently conducts historic walking tours (see [Historic Preservation](#) chapter for more information). Main St. was recently added as an Historic District. The Archaeological site along the Kanawha river is one of the oldest in the United States and artifacts have been dated to 7,900 BC. It is listed as a National Historic Landmark.



Economic & Community Development



Economic & Community Development

Introduction:

In 1832, at the junction of the Kanawha and Coal Rivers, a community eventually known as St. Albans was settled. St. Albans began building and developing into a cornerstone of the Kanawha Valley. Sawmills and lumber yards, creameries and canneries, bakeries and flour mills, newspapers, theaters, radio stations, railroads, bands and hotels illustrate the diversity of commerce that define St. Albans rich history of growth.

The economic stability of St. Albans has been threatened by the decline of the Kanawha Valley's chemical industries, prompting a renewed interest in economic development. The city established the position of Economic Development Director in 1978. It has been filled intermittently since then. The need for stability in economic development is crucial. City government must be in a position to aid existing business while attracting new commerce.

St. Albans must also recognize the importance of community development as well as economic development. Adult and family recreation, city appearance and schools represent a few of the areas that require attention to guarantee success in both economic and community growth.

The recommendations for community and economic development will continue addressing and creating opportunities for St. Albans businesses and residents. These recommendations insure further growth by positioning St. Albans for a successful government/business relationship.

Economic Indicators:

It must be realized that there are a number of influences in the local economy over which the city has no control. Identifying these influences will help St. Albans to better deal with them.

Economic & Community Development

Work Force West Virginia maintains statistics on a number of economic factors affecting the state and its communities. The following section will evaluate some indicators applicable to St. Albans, WV.

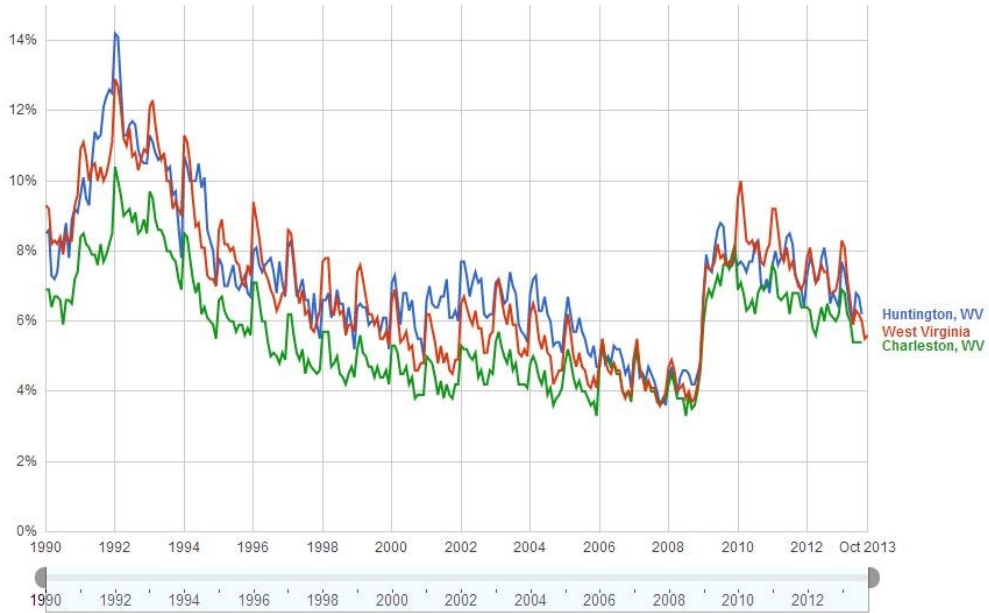
Employment:

The first economic indicator is the unemployment rate. This is defined as the number of persons in the labor force who are unemployed, expressed as a percentage of the total labor force. The labor force is defined as the number of persons 16 years and over who are either employed or available for and seeking employment. The unemployment rate in St. Albans has risen since 2000 from 3.6% to the February 2014 level of 6.4%. This is consistent with the national trend over the last 10 years which stands at 6.7% as of March 2014.

The following charts show the Unemployment rates comparing Charleston, Huntington and W. Virginia and also Kanawha County, Putnam County and W. Virginia. The charts show that Charleston and Kanawha County were consistently lower than the state average.

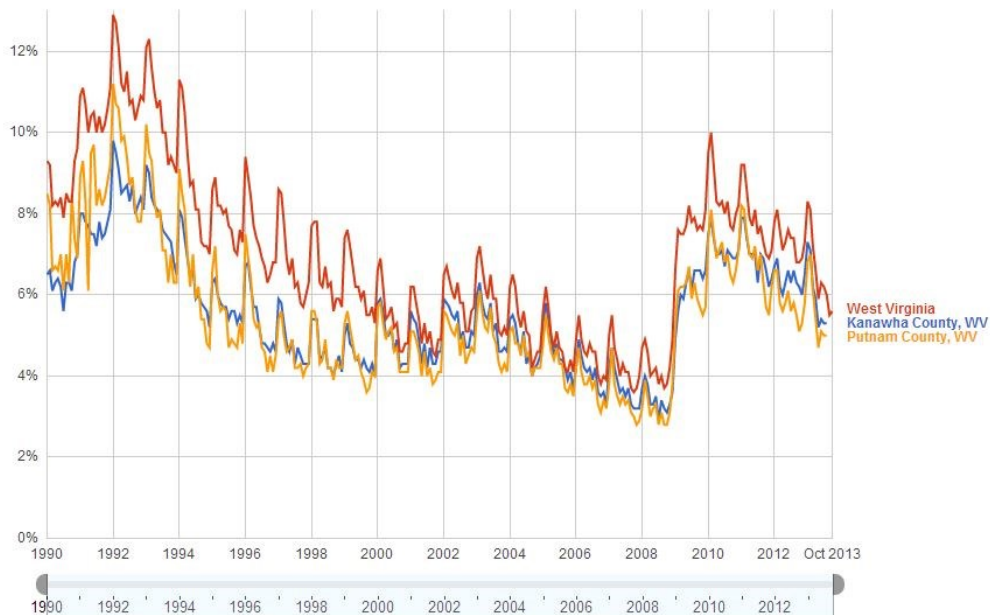
Economic & Community Development

Unemployment rate - Not Seasonally Adjusted ?



Data from U.S. Bureau of Labor Statistics Last updated: Nov 29, 2013
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Unemployment rate - Not Seasonally Adjusted ?



Data from U.S. Bureau of Labor Statistics Last updated: Nov 29, 2013
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Economic & Community Development

Income:

St. Albans Median Household Income is \$41,956 in 2006-2010 and has grown by 13.00% since 2000. The median income is defined as the income value where 50% of a particular group has an income above a value and 50% of the same particular group has an income below that value. The income growth rate is much lower than the state average rate of 28.70% and is lower than the national average rate of 19.17%. Saint Albans median house value is \$97,300 in 2006-2010 and has grown by 26.20% since 2000. The house value growth rate is lower than the state average rate of 30.63%. This is much lower than the national average rate of 50.42%.

St. Albans Median Household Income by Age

The average income for different age groups is shown below.

<u>Age</u>	<u>City</u>	<u>State</u>	<u>USA National Average</u>
< 25	\$19,028	\$17,841	\$26,465
25 - 44	\$44,046	\$44,698	\$57,132
45 - 64	\$53,207	\$47,410	\$63,398
> 64	\$27,173	\$26,683	\$33,906

Economic & Community Development

Strengths:

Location: within easy driving distance to Charleston, Yeager Airport, and Huntington, within 500 miles of several major east coast cities, accessed by a four lane highway, brand new bridge across the Kanawha River and in close proximity to three interstate systems

Schools: several award winning schools, all schools lie within the St. Albans city limits. These include five (5) Elementary Schools, two (2) Middle Schools and one (1) High School

Community activities: library, active social groups, 120 churches, sports for youth

City owned utilities: sewer & water rates are reasonable to draw both business and residents to the area

Median Household Income: \$41,956 (as per 2006 - 2010 census information)

Kanawha (commercial) & Coal (recreational) Rivers: growth of Riverfest & Coal River Group activities

Arts Community: very active arts community on Olde Main St. Including the live performances at the Alban Arts Center, the Alban Arts Academy and weekly music and comedy shows at the Four Brothers Coffee & Tea House.

Building Regulations: the city has a Full-Time Building Inspector, a Zoning Enforcement officer, and a Property Maintenance Inspector. The city has also adopted the International Code Council & the International Property Maintenance Code. The city does continuing education for the Building Dept. and enforces the city ordinances on a daily basis

Community Business: the city has several community business groups to address this issue. STARDA, Partnership, Chamber of Commerce, Friends of the Alban, Rotary Club, Lion's Club, St. Albans Convention and Visitor's Bureau

Recreation: Roadside Park, City Park, public swimming pool, youth camps,

Economic & Community Development

Boys & Girls Club, Active Sports Complex, Founder's Day, Chili Cook-off, Car Shows, 5K Races, Christmas Parade, Festival of Lights, bicycle path thru town, and several community parks located in city neighborhoods

Staff Support: the city has added new positions, such as, an MS4 Administrator (**Municipal Separate Storm Sewer System**, to comply with the Federal mandates for the Clean Water Act), Economic Community Advisor and the city has also added new police officers and created new groups within the police departments (a Special Forces unit, bicycle patrols, police supervised Neighborhood Watches and a Drug Unit detective)

Challenges:

Citizen awareness: helping citizens understand both current conditions and future possibilities, while the city searches for realistic opportunities

Schools: vacant building on Kanawha Terrace

Lack of buildable sites: for development

Restricted access to our downtown area: due to the railroad tracks

Recycling: not enough participation, not all recyclables included

Economic and Community Resources: identify and utilize

Chamber of Commerce: needs to be refocused and coordinated with the Partnership

Lack of local farmer output: no place currently for a Farmer's Market

Unfunded Mandates from the Federal Gov't: for example, the MS4 Program

Economic & Community Development

Recommendations:

High Priority:

- * Recognize business in the community - e.g. recognition days (small business day, retail business day, etc.)
- * Revitalize the Chamber of Commerce - conduct a 'Needs Assessment' of established businesses
- * Establish a Grant Management Program to solicit grant funding for economic development
- * Funding can be through the City's Budget

Ongoing Priorities:

- * Have consistency and readability in street signs, replace wooden signs with metal
- * Annex areas adjacent to St. Albans for potential development and B & O gain

Annexation has proven to be a vital tool in the city's growth and tax base. For example, after the substantial annexation in 1940, the 1950 census reflected population growth almost tripled that of other Kanawha Valley communities.

Low Priorities:

- * Identify and mark interstate exits as routes to St. Albans
- * Establish a Farmer's Market

Beautification

Introduction:

The City of St. Albans has the opportunity to capitalize on the natural and manmade features within the city. Beautification issues encompass a broad range of aesthetic problems and assets. Overall aesthetic improvement of the city would be beneficial to the economic, physical and social development of St. Albans. Therefore, strong emphasis should be placed on the development of beautification recommendations and standards to safeguard the existing beauty and future development of St. Albans.



Our goals are based on recommendations from the committee formed for the previous Comprehensive Plan and from over 700 responses from a survey that was sent out with the water bill.

Goals:

- * Upgrade signage at city entrances
- * Improve trash/debris collection on public & private levels.
- * Continue to maintain riverbanks on Kanawha and Coal rivers
- * Continue to repair/replace dumpsters
- * Continue the development of streetscapes
- * Enforce maintenance codes & ordinances

Strengths:

- * Streetscapes have been indoctrinated into city planning
- * Grants for further streetscapes have been procured
- * Excellent riverfront opportunities
- * Rosie the Riveter Park has been established

Beautification

Recommendations:

The Kanawha and Coal Rivers are unique features of our city and should be promoted to improve and enhance the image of St. Albans and to stimulate additional pride among its residents.

High Priorities:

- * Reduce Visual Pollution
 - Stabilize the banks of both rivers to reduce soil loss and visual disorder.
 - Continue to maintain trash/debris collection from bank and river access.
 - Encourage private owners to maintain the appearance of the riverbank and accesses.
- * Funding from the City's Budget, grants, and the Stormwater Fee.

Ongoing Priorities:

- * Provide additional access to rivers for viewing, fishing, and other leisure or recreational activities to promote the utilization of the rivers.
- * Encourage additional recreational opportunities.





Environmental Protection



Environmental Protection

This section includes information on Natural Resources (protection of our environment) and Man-made Resources (protection of our historical landmarks).

A Natural Resource is something that is found in nature and can be used by people. Earth's natural resources include light, air, water, plants, animals, soil, stone, minerals, and fossil fuels. People need some natural resources to stay alive. They use others to make their lives better.

Natural Resources are materials and components (something that can be used) that can be found within the environment. Every man-made product is composed of natural resources (at its fundamental level). A natural resource may exist as a separate entity such as fresh water, and air, as well as a living organism such as a fish, or it may exist in an alternate form which must be processed to obtain the resource such as metal ores, oil, and most forms of energy.

Some natural resources such as sunlight and air can be found everywhere, and are known as ubiquitous resources. However, most resources only occur in small sporadic areas, and are referred to as localized resources. There are very few resources that are considered inexhaustible (will not run out in foreseeable future) - these are solar radiation, geothermal energy, and air (though access to clean air may not be). The vast majority of resources are exhaustible, which means they have a finite quantity, and can be depleted if managed improperly.

We will cover the St. Albans Rainwater Program and our efforts in Historical Preservation. These are on-going projects to protect and preserve our waterways from pollution and preserve our heritage.

Rainwater Program

Introduction:

Under the State of West Virginia National Pollution Discharge Elimination System (NPDES) General Water Pollution Control Permit, effective July 22, 2009, municipalities, counties, transportation facilities, federal and state prisons, and universities located within the boundaries of an Urbanized Area (UA), as defined by the 2000 U.S. Census must develop and implement a stormwater management program with the goal to reduce the discharge of pollutants from its Small Municipal Separate Storm Sewer System (MS4) to the Maximum Extent Practical (MEP), in order to meet the requirement of the Clean Water Act and protect water quality.

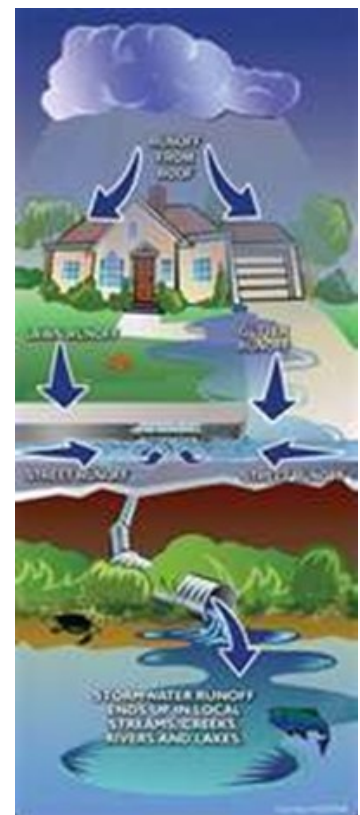
The Environmental Protection Agency has outlined six minimum control measures that must be met by MS4 communities through the development and implementation of their Stormwater Management Plan.

The six minimum control components are:

1. Public Education and Outreach
2. Public Involvement and Participation
3. Illicit Discharge Detection and Elimination
4. Controlling Runoff from Construction Sites
5. Controlling Runoff from New Development and Redevelopment
6. Pollution Prevention and Good Housekeeping

A MS4 Stormwater Board was created to oversee the WVDEP requirements for our city. Chapman Technical Group developed our Stormwater Management Plan (SWMP) and updated it in 2013. The city also hired a MS4 Administrator in 2012 to implement the program.

The St. Albans City Council created & implemented a new stormwater ordinance to comply with the federal and state mandates. The ordinance (Article 958) is comprehensive and captures the requirements of those



Rainwater Program

mandates. Items covered by the ordinance include rainwater services fees, pollutants entering storm ditches and drains, illicit connections to the storm sewer system, regulations concerning construction sites, the city's inspection authority, new development/redevelopment permits and penalties for violations. Please take the time to check out the complete ordinance on the City of St. Albans webpage (<http://www.stalbansvw.com/>). Choose <Codified Ordinances>, <Start Here>, <Part 9>, <Chap 5>, <Art. 958>.

Goals:

- * Create a Rainwater Utility.
- * Prepare a comprehensive GIS mapping of the city's stormwater infrastructure including drains, pipes, and outfalls.
- * Maintain and implement Stormwater Management as required by the USEPA and WVDEP.
- * Create a city map marking the storm water system. Including storm drains, outfalls, city facilities, storm pipes and receiving waters.
- * Develop a Stormwater Pollution Prevention Plan.
- * Continue to create, print & distribute Rainwater related pamphlets.
- * Organize and construct Rain Gardens.



Rainwater Program

- * Make all City properties rainwater compliant.
- * Utilize Green Infrastructure in all construction projects.
- * Raise the citizen's awareness of Rainwater Pollution Prevention.

Stormin' Says

- * Have a yearly Rain Barrel Workshop.

Strengths:

- * MS4 Board created and meets monthly.
- * MS4 Administrator hired and is a Certified Stormwater Inspector
- * Ordinances are in place.
- * Existing billing system can be utilized for the Rainwater Fee.
- * Newsletter has been created to inform the public.
- * Rainwater web page www.stalbansstormwater.vpweb.com has been created.
- * Facebook page www.Facebook.com/RainwaterWorx created
- * Quarterly meetings with nearby MS4 Community Leaders coordinated thru the Charleston Stormwater Program.



Rainwater Program

Recommendations:

High Priorities:

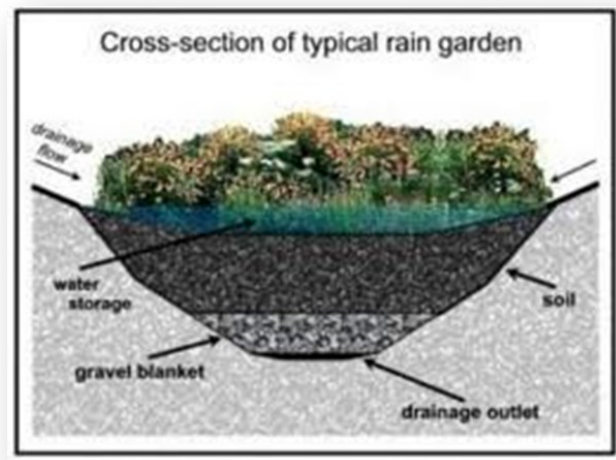
- * Create a Rainwater Utility through coordination with the MS4 Board & City Council
- * Prepare a comprehensive GIS mapping of the city's stormwater infrastructure including drains, pipes, and outfalls
- * Raise the citizens awareness of Rainwater Pollution Prevention
- * Rainwater booth at local events
- * Partnering with the MS4 Administrator
- * Funding through the Stormwater Fee and grants

Ongoing Priorities:

- * Organize and construct Neighborhood Rain Gardens
- * Work with the local schools to start Rain Garden programs on school grounds
- * Rainwater Demos at local schools
- * Make all City properties rainwater compliant
- * Use LID (Low Impact Development), Rain Gardens and Green Infrastructure to reduce stormwater runoff
- * Run more workshops

Low Priorities:

- * Work with the City Building Department to develop a Stormwater Pollution Plan for new construction within the city limits



Rainwater Program

- * Explore LEED (Leadership in Energy & Environmental Design) initiatives
- * Run more workshops
- * Contact the WV Conservation Agency for a Rain Barrel Workshop



Historic Preservation

Introduction:

St. Albans is a historic town with a rich heritage. It is important to many community members that this heritage be preserved for posterity. St. Albans has twelve (12) sites listed on the National Register of Historic Places and the St. Albans Historical Society frequently conducts historic walking tours. The Archaeological site along the Kanawha river is one of the oldest in the United States and artifacts have been dated to 7,900 BC.

St. Albans Properties listed on the National Register of Historic Places:

1. St. Albans Archaeological Site (1974)

St. Albans Archaeological Site is a historic archaeological site located near St. Albans, Kanawha County, West Virginia. It was a camping site for prehistoric peoples between c. 10,000 B.C. and A.D. 1700. Excavations in 1964-1968, yielded projectile points ranging in age from 7900 to 6210 B.C.



2. St. Mark's Episcopal Church c. 1847 (1977)

St. Mark's Episcopal Church, also known as Bangor Parish, is a historic Episcopal church at 405 B Street. It was built in 1847, and is a one-story brick building in the Gothic Revival style. It has a rectangular floor plan with a front vestibule and entrance through a central tower.



During the American Civil War, the building and surrounding property were occupied by Union forces. They burned the parsonage and damaged the interior of the church. After the war the building had to be closed for a period of time while only temporary repairs were made. The Federal government paid restitution for the damages in 1915, and the building was restored to good condition.

It was listed on the National Register of Historic Places in 1977

Historic Preservation

3. Chilton House c. 1857 (1977)

Chilton House was built in 1857, and is a "T"-shaped brick dwelling in the Gothic Revival style. The roof structure has a total of seven gables, three in the head and four in the leg of its "T" shape. In 1975, the house was moved approximately 200 yards to its new location and set on a cinder block and sandstone foundation. In 1883, the house became the property of William and Mary Chilton, whose son U.S. Senator William E. Chilton (1858-1939) was a frequent visitor.



It was listed on the National Register of Historic Places in 1977

4. The Beeches c. (1874 (1979)

The Beeches, also known as the Huntington-Skinner House and Woman's Club of St. Albans, is a historic home located at 805 Kanawha Terrace. It was built about 1874 for Henry Edwards Huntington in the Italianate style. After its purchase in 1903 by local magnate J. V. R. Skinner, the two story home was transformed with a mix of formal interior and exterior details and additions. It commands an excellent view of Kanawha Terrace, a principal street of St. Albans, atop a hill that descends in a gentle slope shaded with beech trees and shrubbery.



It was listed on the National Register of Historic Places in 1979.

Historic Preservation

5. Mohler House c. 1900 (1983)

William E. Mohler House, also known as "Hill Grove," is a historic home located at 819 Pennsylvania Ave. It was built about 1900, and is a 2 1/2-story, frame rectangular dwelling with a corner tower in the Queen Anne style. It sits on a stone foundation. It has a complex roof of multiple gables, with four colossal paneled brick chimneys. The upper most floor houses a ballroom. It was built by William E. Mohler, president of the area's largest lumber company. The property was sold for use as a church in 1965, and occupied by Covenant Presbyterian Church when listed in 1983. The house is once again a private residence.



It was listed on the National Register of Historic Places in 1983.

6. Bank of St. Albans/St. Albans City Hall c. 1907 (1988)

Bank of St. Albans Building, also known as St. Albans City Building, is a historic bank building located at 80 Olde Main St. It was built in 1906, and is a three-story, masonry building in the Classical Revival style. The front facade features two sets of fluted columns with Ionic order capitals. It housed a bank until 1961, after which it was occupied by city offices. The building is currently a private residence.



It was listed on the National Register of Historic Places in 1988.

Historic Preservation

7. St. Albans Post Office/Chapman Technical Group c. 1937 (1994)

The Old St. Albans Post Office, is a historic post office building located at 202 Sixth Ave. It was built in 1937, and is a one story, five bay brick building with a metal hip roof in Colonial Revival style. A rear addition was built about 1955. It was designed by the Office of the Supervising Architect under Louis A. Simon and Supervising Engineer Neal A. Melick. The building is now the offices of the Chapman Technical Group.



It was listed on the National Register of Historic Places in 1994.

8. St. Albans C&O Depot c. 1907 (1997)

St. Albans Chesapeake and Ohio Railroad Depot, is located at 410 4th Ave. It was built in 1906 by the Chesapeake and Ohio Railroad. It has a 1 1/2 story central block with one story wings and a hipped roof. It originally had a square watch tower. The frame building is clad in clapboard siding. The station closed about 1963 and remained vacant until the city purchased the land from CSX Transportation in 1991 and CSX donated the station. The building is currently used by the C & O Modelers Association.



It was listed on the National Register of Historic Places in 1997

Historic Preservation

9. Coal River Locks & Dams & Log Booms c. 1855 (1997)

The utilization of the rivers for navigation was enhanced in 1855 by the construction of eight locks and dams designed by Major William Rosecrans (who later was promoted to a Union General). The Coal River Navigation Company was formed and invested approximately \$208,000 to complete the system.^[1]

The lock and dam system was repeatedly washed out by floods but continued to be rebuilt by investors. The system operated successfully from 1855 through 1861. In 1860 over 850,000 bushels of coal were shipped. The outbreak of the Civil War stopped operations of the system but in 1867 a new company was formed and the lock and dams returned to service until 1881. Altogether the lock and dams operated for 16 years. The system is now listed on the National Register of Historic Places as is a series of Log booms built after the locks on the dams were washed away as the Coal River Locks, Dams, and Log Booms Archeological District.^[2] The log booms helped to channel cut timber into Sawmill locations along the Coal River near St. Albans, WV.



The Coal River from St. Albans to Upper Falls remains a designated navigable waterway.

10. St. Paul's Baptist Church c. 1921 (1998)

St. Paul Baptist Church is located at 405 B St. It was built in 1921, and is a two story brick building in the Late Gothic Revival style. It features a square corner tower. It has a ground level fellowship hall and elevated first floor sanctuary. It was built to serve a growing African American population in St. Albans. The bronze door with religious symbols was designed by local artist Cubert Smith in the 1980s.



It was listed on the National Register of Historic Places in 1998

Historic Preservation

11. Main Street Historic District (28 bldgs.) (2000)

St. Albans Main Street Historic District is a historic district roughly bounded by Main St. between Second St. and B St. The district includes 27 contributing buildings in the central business district of St. Albans. They were constructed following two fires in 1906 that destroyed the original frame structures. Notable buildings include the Ivanhoe Lodge No. 71 (c. 1910), Hamrick Hospital / Braley Thompson Learning Center (c. 1940), Alban Theater (c. 1937), Old First National Bank & Post Office (c. 1910), First Baptist Church (1907, 1922,



1938), and the Washington Lodge No. 58 (c. 1926), designed by Walter F. Martens. Located in the district and separately listed is the Bank of St. Albans Building.



It was listed on the National Register of Historic Places in 2000

12. James Weimer House c. 1917 (2004)

James Weimer House is a historic home located at 411 Eighth Ave. It was built in 1917 by James Weimer, owner of the now closed Weimer Lumber Company, and is a 2 1/2-story, yellow brick dwelling with Classical Revival and Colonial Revival style detailing. It has a gambrel roof with original red clay tiles and dormers. It features a one story porch running the width of the house and continuing a short distance along the side. Also on the property is a contributing brick garage.

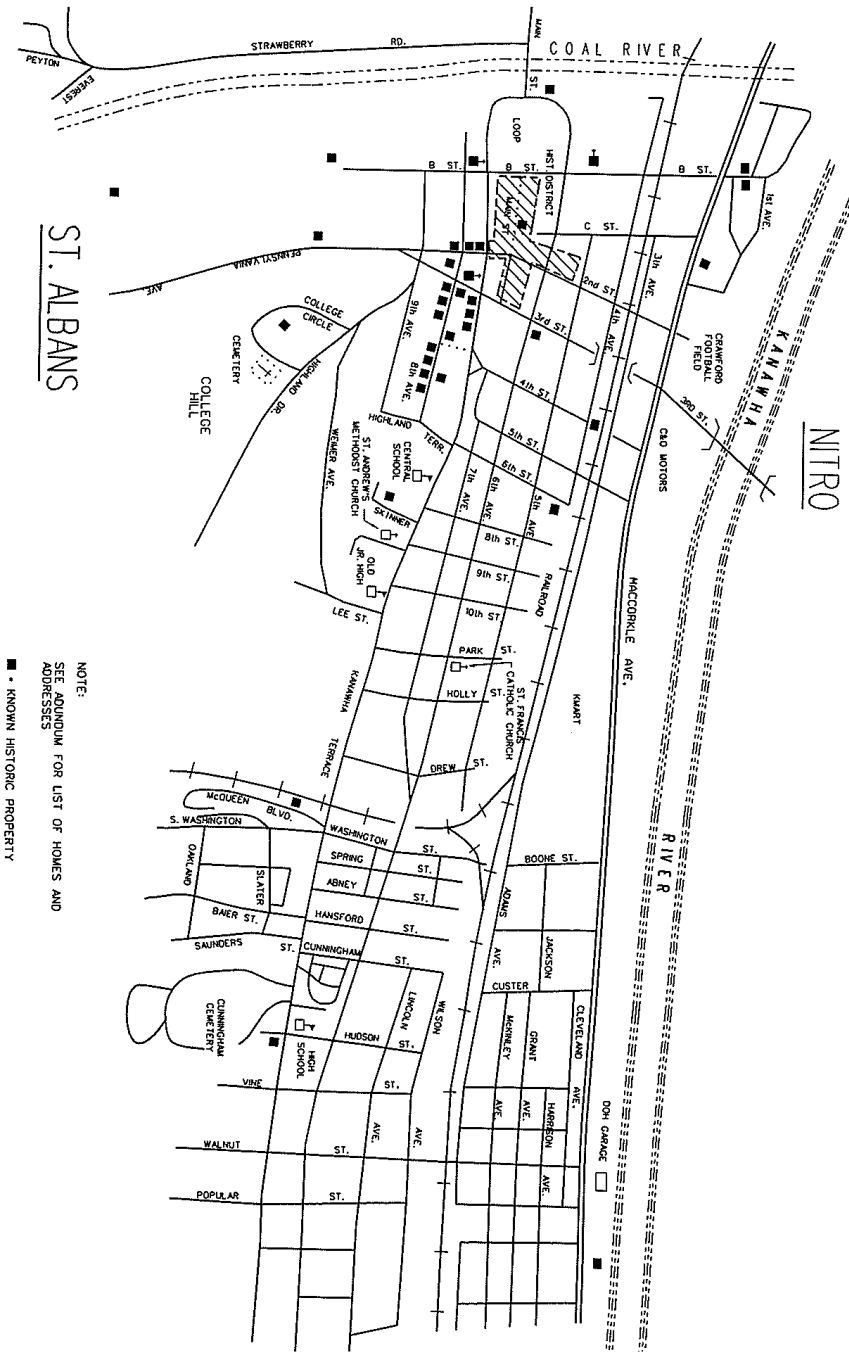


It was listed on the National Register of Historic Places in 2004.

Historic Preservation

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KNOWN HISTORICAL PROPERTIES



ST. ALBANS

Historic Preservation

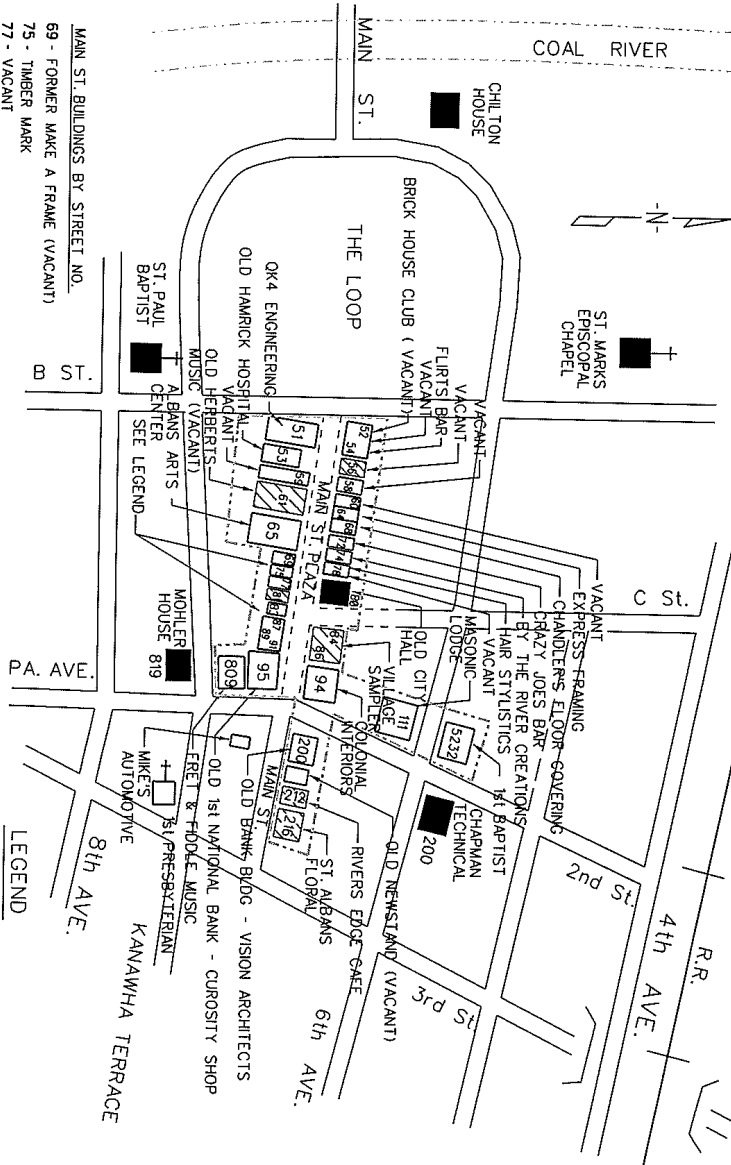
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- MAIN ST. BUILDINGS BY STREET NO.
- 69 - FORMER MAKE A FRAME (VACANT)
 - 75 - TIMBER MARK
 - 77 - VACANT
 - 81 - USA MARTIAL ARTS
 - 83 - COAL RIVER INSURANCE
 - 87 - VACANT
 - 89 - VACANT
 - 91 - VACANT

ST. ALBANS

- LEGEND
- HISTORIC DISTRICT
 - PREVIOUSLY LISTED ON THE NATIONAL REGISTER
 - CONTRIBUTING BUILDING
 - NON-CONTRIBUTING BUILDING

BUILDINGS AS OF:
9-2000
Rev. 9-2007 n.r.



Historic Preservation

Goals:

- * St. Albans needs to identify Historic properties/districts that should be placed on the National Register of Historic Places or a Local Historic Register and ensure the non-destruction of all historical sites.
- * A “St. Albans Historic and Architectural Survey” was completed in 1983 by Paul Marshall with grant money from the City of St. Albans and the State Historic Preservation Office (SHPO). This survey is still relevant and on file with the city. The City, along with the property owners, the St. Albans Historical Society and other interested parties will continue to nominate historic properties to the National or Local Register as interest arises.

Strengths:

- * The people of St. Albans are sensitive to their historic surroundings, as demonstrated by their participation in the periodic *Historic Walking Tours*, *Founder’s Day* on Main St. and the annual *Morgan’s Kitchen Fall Festivals* (events sponsored by the St. Albans Historical Society). The city’s landscape and historic structures have changed very little. The Lantz Lumber Co. building is still vacant, but not in immediate danger of destruction.
- * The St. Albans Historical Society (SAHS) was formed in 1972 and has been very active in identifying and placing historic properties on the National Register, as well as conducting walking tours and historically oriented festivals such as the Founder’s Day celebration on Olde Main St.. They also have regular Open Houses at their facilities located near the C & O Railroad Station. The SAHS has also published 12 historical books and a DVD about the town’s history.
- * The establishment by the city of a Main St. Landmarks Commission has helped to preserve the integrity of this historic area.

Historic Preservation

Recommendations:

These recommendations were gleaned from the last Comprehensive Plan, discussions with Neil Richardson (A St. Albans historian) and results from the Comprehensive Plan Survey conducted.

High Priorities:

- * Establish a City Grant Management Program to apply and obtain grants for historical preservation. Partner with the St. Albans Historic Society to conduct historic surveys, complete National Register forms, identify and mark local historic properties and determine historically sensitive areas for special zoning
- * The City will partner with the St. Albans Historic Society and others to find good adaptive reuse for historic properties
- * Funding through grants and private donations

Ongoing Priorities

- * Identify properties for listing on the National Register of Historic Places or Local Historic Register
- * Expand the Morgan's Kitchen Fall Festival, conducted by the Historical Society on the second Saturday in October, to include more activities.
- * Support the change of City Zoning Ordinances to help establish Bed and Breakfast Inns in historic homes
- * Identify historic properties that are to be demolished and take photos and document recordings. This will allow time to retrieve architectural and historical items to archive them for posterity
- * Continue the Founder's Day activities on Olde Main St. to draw visitors to downtown and use that day to promote history

Low Priorities:

- * Open Morgan's Kitchen on Rt. 60 more frequently and stabilize its roof and structure
- * Enhance the Historic Walking Tours with more educational pieces to show the public their significance
- * Have the St. Albans Historic Society coordinate with the St. Albans Riverfest, and other groups to have historic tours and open houses during seasonal events

Historic Preservation

- * Post signs, markers, banners, flags, etc. by historic sites
- * Support Elementary schools in developing Historical plays and exhibits





Community Facilities



Community Facilities

Introduction:

Community facilities and services are provided by the City for the common good of all citizens. Some facilities, such as parks and recreation facilities are desirable amenities that add to the quality of life of City residents.

The facilities covered in this chapter are not all provided directly by the City. However, because of the public nature of the services or the level of assistance provided by the City, such services are considered “public” for planning purposes.

The services and facilities covered in this chapter include: The Hansford Center, Parks and Recreation and the Alban Arts Center.



Hansford Center

Introduction:

As the primary center of the city's department of senior services, the Hansford Center promotes services to enhance the health, safety and welfare of St. Albans and surrounding area's senior population. The building comprises an art/music classroom, a senior lounge/library, a computer lab with 16 computers, an exercise room, an adult respite daycare center for Alzheimer's or other dementia patients, kitchen, bathrooms, and a multipurpose dining room with a stage. The Hansford Center is a place for recreation and socialization, nutrition enhancement, exercise, arts and crafts, respite day care, and transportation services. This year, the Hansford Senior Center will celebrate 34 years of continuous operation as a hub of activity for area seniors. Throughout the year they have special events and celebrate every holiday.

Goals:

- * Seek additional private and public grants.
- * Encourage private donations.
- * Create new fund raising opportunities.
- * Increase staff size by one full time driver.
- * Request community input and participation in publicizing events and programs.

Strengths:

- * The Hansford Center operates three vans, each equipped with a wheelchair lift or ramp. They provide transportation for seniors in St. Albans (and



In 2013, the Center provided 6,954 passenger trips.

Hansford Center

within 5 miles of St. Albans) for transport into the Center for lunch Monday through Friday and for twice weekly shopping trips. Special trips to places of interest in West Virginia are planned throughout the year.

- * The Hansford Center, in cooperation with Putnam Aging and the West Virginia Bureau of Senior Services, serves as a nutrition site for congregate meals.
- * Sixteen computers, wireless internet service, and the help of volunteer teachers and assistants enable The Hansford Center to provide FREE beginner's computer classes to seniors and an intermediate computer literacy class.



- * The Hansford Center offers exercise classes five days a week. These classes include morning floor mat exercises, Sit and Be Fit exercises, and Aerobics.

Hansford Center

- * The Hansford Center hosts a dance one weekend each month. One evening a month they hold a covered dish dinner and game night. The facility is also equipped with large flat screen TVs, Wii entertainment systems, Shuffleboard, Table Tennis, Corn Hole and other games.



- * As part of an ongoing effort to educate and inform seniors of health conditions, wellness promotion, and disease prevention and management, they partner with other agencies to present programs free to the public.
- * Ample parking is available on four sides of the building.
- * There are three wheelchair accessible entrances, two with automatic door openers.
- * The Center has a natural gas powered generator which enables us to remain open in inclement weather and major power outages, as well as serve as an emergency shelter.
- * Owned and operated by the City of St. Albans, operational funding is budgeted annually. Public and private grants strengthen our ability to provide services.

Hansford Center

- * A major strength for the Center is the involvement of community volunteers, providing over **5,186 volunteer hours** of service in 2013.

Challenges:

- * Funding.
- * Staffing insufficiencies.
- * Community Outreach and increased use of facility.
- * Encouraging and increasing volunteer participation.

Recommendations:

- * Improve senior nutrition.
- * Promote a sense of community and fellowship.
- * Provide socialization opportunities to enrich mental health and happiness.
- * Provide **FREE** recreational activities.
- * Provide **FREE** exercise and health promotion opportunities.
- * Provide inexpensive non-emergency transportation for doctors' appointments.
- * Renovate one non-functioning classroom bathroom.
- * Replace roof sheathing on the adult respite daycare center's porch.
- * Renovate office bathroom.
- * Replace window air conditioner unit in the kitchen.
- * Replace aging kitchen appliances.
- * Replace exterior kitchen door.
- * Pave graveled employee parking area.
- * Upgrade exterior lighting and security system by adding two additional cameras and replacing two failing cameras.
- * Modernize the building's fire alarm system and emergency lighting to current fire code.

Hansford Center

- * Refinish wooden stage floor.
- * Study costs and need for automatic door openers for main bathrooms to increase accessibility.
- * Continue to create and implement new programs and events.

Parks & Recreation

Introduction:

The Parks and Recreation Department in St. Albans works to provide a safe & fun environment for recreation. There are events going on throughout the year, highlighted by the Swimming Pool, Haunted Trail, Easter Egg Hunt and the Festival of Lights. There are baseball and softball programs in the summer.

Surveys were sent out with the water bill to over 6300 residents. Their feedback was recorded and parsed to determine strengths and areas of opportunity for the department. We received over 700 responses to our survey.

Goals:

- * Find solutions to funding problems
- * Improve condition of current facilities
- * Develop marina area
- * Create a Recreation Center for all ages
- * Develop more activities for the existing athletic fields/facilities
 - e.g. Frisbee golf, zipline, spray park, etc.

Strengths:

- * The city maintains City Park, Roadside Park, Ordnance Park and four (4) smaller parks within the city limits.
- * City Park is the largest park maintained by the city.
- * City Park contains four(4) shelters (including a brand new one)
- * City Park has two (2) outside



Parks & Recreation

public restrooms

- * Playground equipment at City Park



- * Dog Park at City Park

- * Amphitheater at City Park

- * Walking & hiking trails throughout City Park



Parks & Recreation



* Baseball & softball field for boys and girls age 6 to 18 and men's tournament



- * Roadside Park by the Kanawha River has a Boat Ramp, Stage for music, plus Free Movie nights
- * Roadside Park has two (2) shelters
- * Restrooms at Roadside Park
- * Roadside Park has hookups for RV's for two nights
- * There are handicap accessible playground equipment at Roadside Park

Parks & Recreation

- * Wounded Warrior concert projects every year at Roadside Park
- * Roadside Park hosts the Riverfest event each year
- * Free food & music for after home football games in the fall available at Roadside Park
- * Rosie the Riveter Park
- * Ordinance Park has four (4) small parks with playground equipment
- * Two basketball courts located at Ordinance Park
- * Ordinance Park has tennis courts available for public use
- * Practice Soccer field at Ordinance Park
- * Archery Range (across Rt. 60) from Ordinance Park



Parks & Recreation

Upcoming Park Improvements:

- * Disc Golf Course in City Park
- * Indoor Batting Cage - Baseball/Softball field
- * Grant to upgrade & improve all trails in City Park
- * Improving the land in Roadside Park where the A-frame once



stood
by
putting

Parks & Recreation

an observation deck on the old foundation

- * A Spray Water Park in Ordnance Park & improve playground equipment

Challenges:

- * Funding
- * Upgrade of current facilities
- * Need for a Recreation Center
- * Upgrades for athletic fields/facilities
- * Citizen participation

Recommendations:

High Priorities:

- * Find solutions for funding problems
- * Improve condition of current facilities
- * Evaluation of current equipment & facilities
- * Evaluate the need for additional employees
- * Improve Amphitheater
- * Funding through the City's Budget, grants, and private donations

Low Priorities:

- * Explore the need for a Recreation Center
- * Develop more Athletic Fields/Facilities

Alban Arts Center

Introduction:

The Alban opened in 1938 as a Movie House. The newly revitalized Alban Arts Center is an intimate and nostalgic theatrical venue located on charming, historic Olde Main Street . It re-opened in 2008 as part of an effort to invigorate the arts and to inject new liveliness -- via the arts and family-friendly events -- onto Olde Main. St. Albans Mayor Dick Callaway and the St. Albans Regional Development Authority laid the groundwork to purchase the old movie house to create a multi-purpose theatrical center. The inside and outside were renovated and the exterior repainted a distinctive red and white, including a recreation of the original marquee.



In 2009 it was opened to become a showcase of local and regional talent under the non-profit directorship of the Friends of the Alban Arts and Conference Center. The Alban Arts Center has expanded in scope and variety with every passing year and now stages six community theatre productions per year which caters to a diverse spectrum of audiences. In addition, the Alban produces a variety of other cultural events including “Live at the Alban”, a new concert series dedicated to presenting West Virginia musicians from multiple

Alban Arts Center

genres, and the Alban Arts Academy, whose focus on arts education instills in students the value and love of cultural pursuits. The Alban Arts Center serves the community by providing a venue for cultural enrichment and making the facilities available to other local and touring groups, to include; concerts, workshops, conferences, art gallery services and other community entertainment events.



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ALBANARTSCENTER.COM

JULY 27TH
7:00 PM
TICKETS \$10



AWARD WINNING
ARTIST
CHASE LIKENS

LIVE AT THE
ALBAN



2012 AMERICAN IDOL CONTESTANT
POINT PLEASANT WV NATIVE
SPECIAL ACOUSTIC
PERFORMANCE!



The Alban seats 206 in its fixed theatre seats and can hold up to 250 people. The Alban houses community theatre productions, Arts Instruction, an Art Gallery, a full size movie screen and a stocked concession stand.

Goals:

- * Bring a broad spectrum of arts to the community
- * Provide opportunities of cultural enrichment to an artistically underserved community in western Kanawha County, Putnam County and the surrounding area
- * Provide diverse, quality theatrical productions to the community
- * Provide educational opportunities in the performing and visual arts to students of all ages and backgrounds
- * Increase public knowledge of the Alban Arts Center and its diverse cultural offerings
- * Develop firm community and regional support

Alban Arts Center

Strengths:

- * Developing and implementing the Alban Arts Academy which has to date provided artistic education to many children and adults
- * Strong and expanding volunteer support from all walks of life
- * Diverse productions ranging from children's classics, contemporary drama, award-winning works, classical productions and musical entertainments
- * Versatile venue that can accommodate theatrical performances, concerts, private events, gallery services and community outreach projects

Challenges:

- * The need to increase community knowledge and awareness
- * The need for consistent, sustainable funding
- * The need for an additional facility for arts programming

Recommendations:

High Priorities:

- * Increase community and regional support through arts advocacy and direct public information campaign
- * Broaden marketing efforts to corporations, businesses and individuals to create long-term sustainable funding and support

Ongoing Priorities:

- * Seek out permanent additional space for classes and program development
- * Establish a full-time professional theater



Education



Education

Introduction:

Schools provide our most valuable and important resource: educated citizens better equipped to cope with the complexities of today's society. The economic vitality of St. Albans and the well-being of its residents depend on the quality of education available. This is because the quality of education in a community is directly linked to the quality of life and has a significant impact on family housing choices.

Many residents living in St. Albans today chose to locate here because of the quality of education available for their children. Today, young parents are facing similar decisions whether they already live in the City or are new to the area. Where they choose to live depends on the strength of education in the community.

To strengthen St. Albans quality of life, the City must be vigilant in attending to the delivery of educational programs, the condition of school buildings and grounds, and the general attitude of the community toward education.

Schools in St. Albans

There are 8 K-12 schools in St. Albans, including 8 public schools and 1 private school. St. Albans public schools belong to the Kanawha County Schools School District.

There are 5 St. Albans elementary schools, 2 St. Albans middle schools, 1 St. Albans high school and 9 St. Albans preschool schools. All attendance is from 2011.

Central Elementary School Public	PK-5	404
Alban Elementary School Public	PK-5	346
Lakewood Elementary School Public	PK-5	284
George C. Weimer Elementary School Public	PK-5	181
St Francis of Assisi School Private	PK-5	113
Hayes Middle School Public	6-8	516
McKinley Middle School Public	6-8	374
Saint Albans High School Public	9-12	1070

Education

Goals:

- * Improve the conditions of the present facilities
- * Improve Public Relations for the schools
- * Continue the support of the City
- * Investigate the unequal funding per student as compared to other Kanawha County High Schools
- * Continue to develop partnerships with the eight (8) local schools in the city

Strengths:

- * A City Police Officer is assigned Full Time to work with our local schools
- * The City's Substance Abuse Prevention Task Force is involved in the schools
- * There is a student drug testing program
- * The City has established a 24/7 Drug Free Club at the St. Albans High School
- * A Teen Court Program for teens 13 to 18 has been established
- * The City has also established a Municipal Truancy Court in the Middle Schools and the High School
- * Education in the Arts is well established at the Alban Arts Academy
- * Most schools are well located
- * Highlawn Elementary was given an award as a National School of Excellence
- * Highlawn Elementary was also recognized as a State Blue Ribbon School
- * Alban Elementary was recognized as a State Blue Ribbon School

Recommendations:

High Priorities:

- * Inspect schools to ensure that buildings and grounds are properly maintained and safe
- * City programs are being funded through the City's Budget

Ongoing Priorities:

- * Endorse an Education Day
- * Improve the sidewalks, lighting, and flashing lights along the school route for children that walk to school

Education

- * Continue the current programs in our schools (e.g. maintaining a city police officer in our schools)





Public Services & Utilities



Public Works

Introduction:

St. Albans Public Works Department, under the direction of Orville Browning, is responsible for the maintenance of roadways, sidewalks, garbage and recycling collection. Public Works is also responsible for traffic signage, drainage complaints, and trimming of trees.

Goals:

Public Works Department goals are to serve the Citizens of St. Albans with:

- * Street Maintenance
- * Trash removal
- * Tools, knowledge and manpower to beautify our town
- * We will continue to perform these duties in an efficient and professional manner.

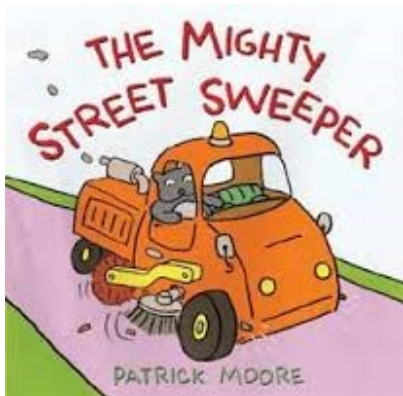


Strengths:

- * Public Works is a strong department that has the experience and manpower to do the job.
- * The director, Orville Browning has been with the city for 32 years.

* The dedicated staff brings many talents to the workforce such as tree trimmers, concrete work, and street maintenance.

* Public Works also reaches out to our neighboring communities and assists them with our specialized equipment including bucket truck for those hard to reach places, vector truck and street sweepers.



Public Works

- * We strive to keep our city clean with all trash and brush removal
- * We have a Public Works Committee meeting once a month to stay focused on the needs of our community

Recommendations:

Ongoing Priorities:

- * Public Works will continue to evaluate the infrastructure of the City and make necessary improvements
- * The Public Works Department has expressed the need to replace major equipment (Backhoe, Dump Truck, Garbage Truck) over the next five years to allow us to continue serving the community in an excellent and efficient manner.

Low Priorities:

- * Public Works has expressed an interest in moving the facility to the property on Washington Street near the Boone Street tunnel

*



Municipal Utilities Commission

Introduction:

The **St. Albans Municipal Utility Commission** is a municipally owned water and wastewater utility created by city ordinance on August 3, 1953. The Utility Commission serves as the policy making body for the system as regulated by the Public Service Commission of West Virginia and Bond Covenants adopted by City Council. The Utility Commission consists of five members, with the Mayor as Chairman/General Manager. The other four members are appointed by City Council to staggered four year terms. The Commission holds membership in the Rural Water Association and is a Charter Member of the West Virginia Water Quality Association.



City of St. Albans Municipal Utility Commission, located at 1499 MacCorkle Ave. St. Albans, WV 25177

Wastewater Collection System

The existing collection system serves a population equivalent of approximately 57,100 persons in the City of St. Albans, the Greater St. Albans PSD and the surrounding environs. The collection system consists of 93.9 miles of gravity line, 14.3 miles of force main and 70 lift stations.



Wastewater Treatment Plant

The wastewater treatment plant was upgraded and brought online in August 2001 and was converted to a 4.0 million gallon per day intermittent cycle extended aeration system with storm capacity of approximately 12.0 million gallons per day. The upgraded

Municipal Utilities Commission



plant utilizes Ultra Violet for disinfection, aerobic digestion, sludge thickening, maintains a certified laboratory and 2 belt filter presses for final disposal.

View of Control Building

The WWTP staff consists of 3 Class IV operators, 1 Class II operator and 1 Class I operator working 8 hours per day 7 days per week.



Water Supply System

Treatment Facility: The Water Treatment Facility was originally constructed in 1921, drawing its water from the Coal River, and operated as the St. Albans Light, Water and Ice Company. In 1981, the facility was updated to provide a multiple-barrier treatment process utilizing coagulation, flocculation sedimentation, filtration and disinfection. Then, in 2013, an extensive upgrade was done to bring the plant into a state-of-the-art computerized water treatment facility. Five Class III, certified water quality professionals currently operate the

Municipal Utilities Commission

facility ten hours a day. The MUC has a storage capacity of about 3 million gallons, a reserve of about two days of water under normal circumstances.

Distribution System: The clean water is pumped to four storage tanks and then distributed throughout the MUC's service area through approximately 65 miles of water lines, ranging from 2" up to 18". The system includes eight pressure reducing valves, two booster stations and 284 fire hydrants. This system is maintained by the Distribution Department. The Distribution Department consists of eight experienced and well qualified employees along with the aid of five maintenance employees.

Goals:

- * Continue to supply our customers with the most efficient and safe drinking water
- * Strive to maintain the most reasonable rates possible
- * Meet all federal and state regulatory guidelines
- * Continue to treat our wastewater in compliance with all state and federal rules and regulations

Strengths:

- * The water treatment plant has won awards for its operations and effluent quality
- * Provides 1.3 million gallons of water per day to 6,300 residential, commercial, governmental and industrial locations in St. Albans, Sun Valley, Riverlake, Dry Ridge and Riverbend
- * The facility produces high quality, safe drinking water at a rate of 2,200 gallons a minute
- * There was a \$10,000,000 water line replacement in 2011-2013
- * The City had a refinancing of bonds in 2014 and received an additional \$2,000,000 to upgrade the Wastewater Plant

Municipal Utilities Commission

Recommendations:

Ongoing Priorities:

- * Continue to replace city water distribution systems
- * Keep up-to-date with Federal & State regulatory changes
- * Investigate more cost-effective methods of water sterilization
- * Provide ongoing education for water and wastewater plant operators
- * Provide support to enable our employees the opportunity to advance to a higher certification class as a water or wastewater operator
- * Invest in a 1.5 million gallon water tank for the Ordinance Park area
- * Funding is through bond sales

Low Priorities:

- * Invest in a new Belt Press (sludge squeezer)
- * Replace the treatment process and equipment at the Wastewater Plant
- * Replace waste press in final stage of processing at the Wastewater Plant
- * Replace smaller generators with a larger, more powerful generator to run the Water Plant



Housing & Residential



Housing & Residential

Introduction:

The housing and residential needs for St. Albans have changed greatly over the years. St. Albans was a very small town in 1940 with a population of 3,558. There was a population boom for the next 20 years that brought the number of residents up to a high of 15,103. Since then St. Albans has had a steady decline in population to a total of 11,044 as per the 2010 census.

Census	Pop.
1900	816
1910	1,209
1920	2,825
1930	3,254
1940	3,558
1950	9,870
1960	15,103
1970	14,356
1980	12,402
1990	11,194
2000	11,567
2010	11,044

There are, according to the 2010 census, 5,436 housing units available. There are 4,969 units occupied with 467 units vacant. 174 units are available for rent or sale. This leaves 293 total units vacant and taking up needed real estate. The current problem in St. Albans is that there is essentially no more room to build. New housing is one of the reasons that people move to an area. 60% of the city housing stock was built between 1940 and 1960.

Home ownership and affordability have long been recognized as one of the foundations of social stability. Well-designed, attractive, safe and affordable housing choices are important to the health of a community. The City's ordinances, policies and procedures are intended to ensure the provision and maintenance of adequate and safe housing. The neighborhoods in which people want to live are those that are clean and attractive.

Goals:

- * **Provide More Building Land**
There will be no natural renewal in the city unless more land is made available for new home construction
- * **Provide Housing For Active Elderly**
Many older people who have lived here for a number of years but no longer want the work required in the upkeep of a traditional home, would stay here if suitable housing were available in several price levels. Ideally, this would be located on level ground and either be single level or in

Housing & Residential

- buildings equipped with elevators.
- * **Promote Upgrading of Existing Housing**
More and more properties each year are falling into disrepair. The problem is especially severe in the rental property category.
- * **Provide Upscale Single Family Housing**
Families want this type of housing as their incomes increase.
- * **Ensure that St. Albans Continues to be a Safe Place to Live**

Strengths:

- * **Location - Kanawha River/Route 60**
The location on the river is advantageous because of Roadside Park with its boat ramp and marina.
- * **Route 60 gives the City access to the entire Kanawha Valley area and is the nearest noncontiguous suburb having a four-lane road.**
- * **Safe place to live - St. Albans has strived to upgrade its Fire and Police Departments by adding more personnel, equipment and continuous training throughout the year.**

Challenges:

- * **Deterioration of Existing Housing Stock**
The majority of homes in St. Albans are 50 - 70 years old. Some of this accelerated deterioration can be attributed to the less-than-adequate building quality of prefabricated homes marketed soon after the end of WWII.
- * **Only One Non-Grade Railroad Crossing**
Except for a single underpass, the route from US 60 to Main St. is via grade crossings. A long-term action plan is needed to improve traffic flow.
- * **Poor Interstate Access**
Access to St. Albans from I-64 can be confusing to new travelers. The marked 'St. Albans' exit to the west is 4.6 miles from the city over a heavily traveled 2-lane highway. There is no 'St. Albans' signage to the East of the city at the Institute exit.
- * **Enforcement of Existing Housing Regulations relating to condition**

Housing & Residential

Recommendations:

High Priorities:

- * The passing of the Home Rule Legislation gives the City the opportunity to address housing issues
- * Continue to partnership with the REACH Program that provides volunteers to repair dilapidated housing

Ongoing Priorities:

- * Work with the West Virginia Housing Development Fund to continue to provide financial assistance for upgrading existing housing

Low Priorities:

- * Encourage new housing construction for smaller, easier to maintain housing for the active elderly



Land Use Analysis



Land Use Analysis

Introduction:

Land use analysis is a means of broadly classifying how land is used. The land use plan brings together consideration for both the physical development as well as the social characteristics of the town. Land use mapping and related information is used to analyze the current pattern of development, and serves as the framework for formulating how land will be used in the future.

Efficient land use is vital to a city's prosperity. St. Albans has a total land area of 3.62 sq. mi. It is generally considered that the most significant trend will be



further commercial development particularly in certain areas of the city. These areas would include: Walnut St. from Kanawha Terrace to MacCorkle Avenue; Sixth Avenue from Third Street to Park Street; Third Street Underpass area; the vacant lot on MacCorkle Avenue next to the Exxon gas station.

Walnut Street from MacCorkle Avenue to Kanawha Terrace has had little new commercial development. Walnut Street continues to be a major access corridor to MacCorkle Avenue. While commercial growth is important to the overall health of the city, so is maintaining a good residential housing stock. St. Albans has very limited opportunity for the development of new residential areas. It is therefore imperative that the existing residential areas be maintained and renewed. Commercial development tends to have the opposite effect on immediately adjacent residential areas and ripples through the entire adjoining residential areas as residential property values tend to decrease due the encroachment of the commercial development. It is for these reasons that the value of commercial development needs to be weighed heavily against the value

Land Use Analysis

of maintaining residential areas. It is believed that further commercial development from Grant Avenue to Kanawha Terrace should be discouraged due to these considerations. Walnut Street from Grant Avenue to MacCorkle could be developed commercially without a significant adverse effect on the adjoining residential area.

Sixth Avenue is becoming the new 'Main Street' of St. Albans. It exhibits an aesthetic and historic character, particularly from Eighth Street to Park Street,



which should be valued by the city and its residents. Continued commercial development of Sixth Street seems inevitable and careful consideration should be given to the value of the adjoining residential areas. The Downtown Historic District was developed and established as a district by City Ordinance 1329.13. The extent and boundaries of the district include all properties adjoining or abutting the Sixth Avenue right of way from Second Street to West Main Street and from West Main Street to the intersection of Second Street and Kanawha

Land Use Analysis

Terrace; and the properties adjoining or abutting the Main Street right of way from Third Street to B Street. In considering new construction, the city is encouraged to submit contemporary designs that would be harmonious with the character of the District.

There are several areas in the vicinity of the Third Street underpass that are projected for commercial use. These areas would be Third Street from Fourth Avenue to Sixth Avenue, as well as areas along Third Avenue, Fourth Avenue and MacCorkle Avenue.

The vacant lot on MacCorkle Avenue next to the Exxon gas station is now available for

redevelopment. The city is looking into a new commercial interest for that site.



Goals:

- * Investigate possible commercial development along Walnut Street between Grant Avenue and MacCorkle Avenue
- * Review any contemporary designs for commercial development along Sixth Avenue
- * Review commercial opportunities around Third Street from Fourth Avenue to Sixth Avenue
- * Continue the redevelopment of the vacant lot next to the Exxon gas station on MacCorkle Ave.

Land Use Analysis

Strengths:

- * The St. Albans Regional Development Authority was formed in 1990 as a volunteer, non-profit organization and continues to promote the economic well-being of St. Albans by widening the retail base and attracting new businesses

New Construction:

- * New replacement bridge constructed in 2013 connecting St. Albans & Nitro
- * The area where Highlawn School existed has been redeveloped as the Active Sports Complex
- * AT&T office has opened on MacCorkle Avenue next to Little Caesars
- * Four Brothers Cafe opened up on Olde Main St.
- * Moses Ford constructed a new building on MacCorkle Ave.
- * Rapid Car Wash on MacCorkle Ave.
- * K. V. Fine Jewelry & Loan constructed an addition to their building
- * Moses Outlet Property constructed a storage building on MacCorkle Ave.
- * Little Caesar's on MacCorkle Ave. in 2009
- * New Moses Fiat addition on MacCorkle Ave.
- * Eagle Self Storage on Pennsylvania Ave. in 2007

Recommendations:

* Walnut Street

- * Develop plans for commercial development in the area between Grant Ave. and MacCorkle Ave.
- * Further commercial development from Grant Avenue to Kanawha Terrace should be discouraged due to the fact that the existing residential areas should be maintained and renewed

* Sixth Avenue

- * Solicit submissions of contemporary designs for new construction along Sixth Ave. that are harmonious with the Historic District

* Third Street Underpass Area

- * Talk with city planners about designs for this area

* MacCorkle Avenue

- * Talk with possible tenants for this area (hotels, restaurants, family gyms, etc.)

Infrastructure

Introduction:

Infrastucture maintenance and development are crucial to the growth of the City. It requires that existing capital facilities are maintained sufficiently and that future annexation can be adequately served. For the purposes of this plan, infrastructure includes the rainwater system, water system, sanitary sewer system, parking lots and sidewalks. Transportation will be addressed in the next section.

The City is working with Chapman Technical Group to provide an infrastructure report on the rainwater and sewer systems in the city.

Goals:

- * GIS mapping of the entire storm drain and sewer systems
- * Identify trouble areas
- * Setup a maintenance program for rainwater
- * Enforce and comply with EPA regulations
- * Review inspection program
- * Provide excellent, courteous service to all city water clients

Strengths:

- * City owned and operated water and sewer systems
- * High quality water
- * Low cost
- * Great maintenance crews with Public Works and MUC Departments
- * Streetscape projects set up and financed through grants and city funding

Infrastructure

Recommendations:

High Priorities:

- * Institute a Rainwater Fee to cover expenses for GIS mapping and improvements to the MS4 system
- * Funding through the City's Budget, grants and the Stormwater Fee

Ongoing Priorities:

- * Work with Public Works to establish a maintenance program for MS4
- * Keep abreast of EPA & DEP regulations
- * Continue yearly employee training for Stormwater Pollution Prevention and Good Housekeeping Practices

Low Priorities:

- * Locate trouble areas when the mapping is complete
- * Contract with Chapman Technical Group for the following:
 - Analysis of existing rainwater system
 - Short, medium and long range recommendations for the maintenance and upgrade of the rainwater and sewer systems



Transportation

Introduction:

A city's transportation system affects its ability to function and grow. The combination of land use and transportation impact many elements of a city - such as livability, aesthetics, and how easily people and goods move within the area. Roadway plans should encourage optimal community development while allowing for safe, swift, and efficient movement. The transportation network should also accommodate local commuting and shipping patterns. Any transportation improvements should be designed to ensure compatibility with the existing system.

Public awareness and acceptance of a transportation plan also promotes a satisfactory neighborhood environment. Heavy through traffic can be a nuisance and a distraction in an otherwise quiet and safe neighborhood. Advance knowledge of the designation and the location of major traffic arteries can result in greater neighborhood stability in which residents have the assurance that traffic conditions will remain relatively consistent in future years. Early knowledge of planned major streets and their locations permit the proper arrangement of other elements in the Comprehensive Plan. This includes the prescription of the land uses and provision of public facilities such as schools, parks, and utility improvements. Thus, the public sector and private developers must know the future location of streets and highways in order to proceed intelligently with individual project plans.

Sidewalks:

Sidewalks play an important role in transportation, especially for transit riders, bicycle riders, and pedestrians. Sidewalks throughout St. Albans are in varied states of repair. In recent years streetscape projects have been completed along the central downtown streets. In general, most streetscaping involves moving utilities below ground, adding or improving street lights, and replacing sidewalks. Moving away from the downtown district, sidewalks gradually deteriorate. Most are in need of replacement, while others require moving utilities and widening to meet ADA standards. A thorough inventory of all sidewalks throughout St. Albans would prove beneficial in prioritizing transportation funds. Priority should be given to sidewalks along or near transit

Transportation

routes, schools, and parks.

The Regional Intergovernmental Council (RIC) 2040 Long Range Transportation Plan recommended the installation of a sidewalk, where missing, between Gateway Shopping Center and Oliver Street. The 2040 Plan also suggested that sidewalks be installed with curb ramps in areas of concentrated activity and areas which are potential school routes. One potential funding source for implementing projects of this nature, as suggested in RIC's 2040 Plan, is the Federal Transportation Alternatives grant program which supports multimodal transportation systems.

The 6th Avenue Streetscape:



Bicycle Facilities:

A bicycle lane was constructed by the West Virginia Division of Highways along MacCorkle Ave (U.S. 60) extending from the intersection of WV 817 in St. Albans throughout the city. It consists of a four foot wide striped lane on both sides of the roadway. There are "Share the Road" signs as the bike route continues to the Patrick Street Bridge. There are also "Share the Road" designated streets within the Corporate Limits of St. Albans, which were designated around 1970. Bicycle racks were installed at Morgan's Kitchen, a

Transportation

small roadside park with paved parking along the Kanawha River in St. Albans. Comments from the Community Survey revealed most people feel this facility is a great attraction, but could be utilized more. The survey also indicated a desire for more trails along the river and more recreation opportunities.

Transit:

The Kanawha Valley Regional Transportation Authority (KRT) currently maintains fixed route bus service between St. Albans and downtown Charleston. KRT also maintains and operates a small transit station with a covered shelter, located on 6th Avenue near the intersection of 3rd Street. Transit service was halted between St. Albans and Nitro after a twelve ton weight restriction was placed on the Dick Henderson Bridge in 2008 due to its deterioration. Transit service has been restored in 2014 due to the completion of the new bridge in November 2013.



Transportation

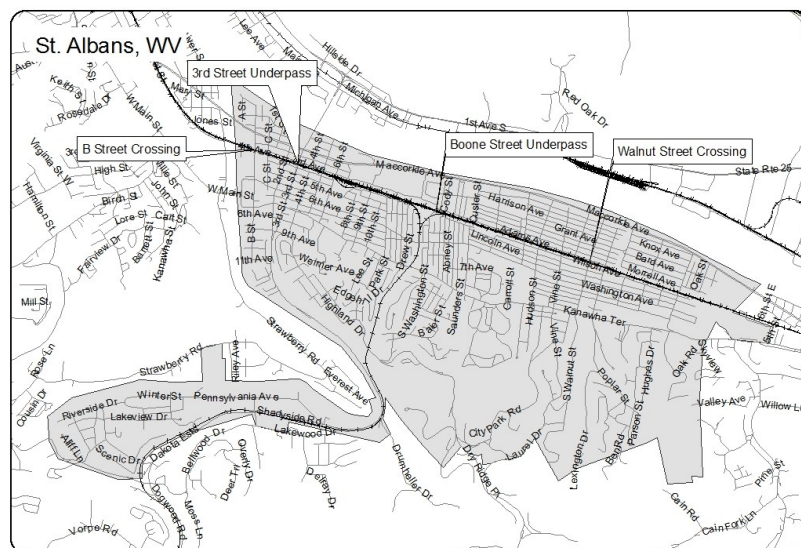
Airport:

Yeager Airport currently serves St. Albans as well as the greater Charleston area. Yeager Airport offers competitive airfares to destinations throughout the world and nonstop flights to ten major cities. Only sixteen miles from St. Albans, Yeager Airport is accessible from Interstate 64.

Railroads:

CSX Corporation operates a main track running east to west through St. Albans with a wye intersection traveling south. The main track services Amtrak three times a week and carries assorted freight, and bulk commodities such as coal. The wye intersection serves the southern West Virginia coal fields. The main track lies south of U.S. Route 60 and runs parallel to the road intersecting the street network several times. Within the St. Albans corporate limits are 16 roadway intersections with the railroad, 12 of which are at-grade railroad crossings and four of which are grade-separated crossings.

One of the greatest concerns expressed by city residents is the delay and danger caused by passing trains at crossings. When a train travels on the mainline through the city, seven intersections become blocked; traffic then diverts to the grade separated crossings, causing congestion. The most heavily traveled grade-separated crossing is the 3rd Street underpass, which is narrow and becomes congested quickly during peak travel hours.



Map Data from WV GIS Tech Center
Created by the Regional Intergovernmental Council



Transportation

In 2012 HDR Engineering, Inc. completed the St. Albans Railroad Crossing Study which reviewed the existing transportation network, identified areas of deficiency, and made recommendations for improvements.

The study also reviewed train accident history and noted that accidents decreased with the addition of lights, signs and automatic gates to all crossings. Other low-cost improvements were mentioned in the study and are listed below:

- Install advanced rail crossing signs
- Install stop bars on approaching roadways
- Install signs detailing number of tracks
- Replace existing timber and asphalt crossings with concrete crossings
- Install height restriction signs where needed

The study identified a need for major improvements at the B Street crossing, the 3rd Street underpass and the Walnut Street Crossing. These large scale projects would increase vehicle mobility and improve safety of the railroad and transportation networks within St. Albans. Because of funding limitations it is unlikely that all three improvements will be constructed in the near future. Thus, the study identified the *Improvements to the 3rd Street Underpass* as the recommended project. This project involves widening the current underpass and increasing the vertical clearance. The widening will allow an elongated left turn lane at the intersection of 3rd Street and MacCorkle Avenue, which should increase capacity and improve traffic flow.

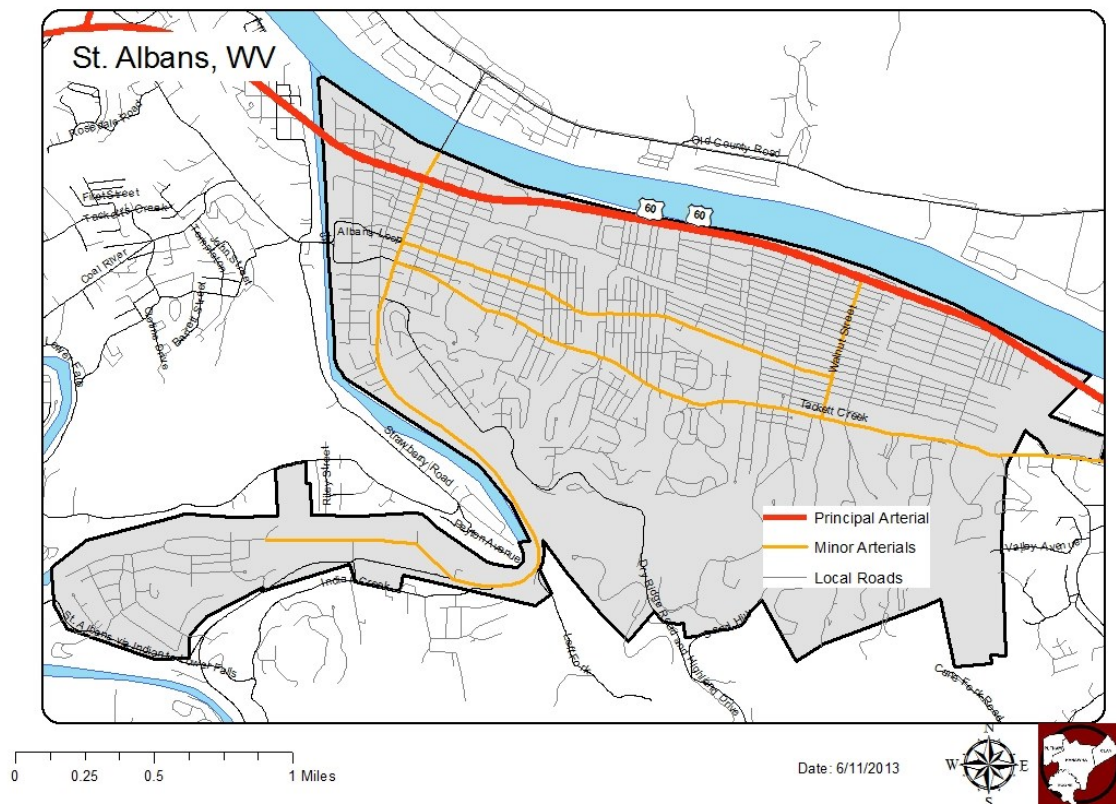
3RD STREET GRADE-SEPARATED UNDERPASS



Transportation

Roads and Streets:

Transportation planners categorize highways, roads and streets by the type of service they provide, which is called the functional classification. Comprehensive transportation planning employs functional classification to determine how travel may be channeled within the network in a logical and efficient manner. The West Virginia Department of Transportation, Division of Highways uses the National Functional Classification System consisting of five categories: interstate, principal arterial, minor arterial, major collector and minor collector. St. Albans has no interstate highways within its corporate limits, but comprises a mix of the remaining categories.



Transportation

Principal Arterial:

U.S. Route 60, MacCorkle Avenue, is the principal arterial highway traveling east to west through St. Albans and carries approximately 22,500 vehicles daily. U.S. Route 60 connects to Interstate 64 via WV 817 and with Nitro via the Dick Henderson Bridge. It also connects with South Charleston to the east. Principal arterial highways typically have tightly controlled access and serve medium to longer distance travel. There are more access points and connectors to collector streets throughout the city than is typical of most principal arterial highways.

The Dick Henderson Bridge functions as a principal arterial facility by providing an important connection between St. Albans and the city of Nitro across the Kanawha River. For many St. Albans residents, the bridge and WV 25 provides the quickest and most accessible route to I-64.

Minor Arterials:

Minor arterial facilities have more closely spaced intersections, some individual site driveways, and generally lower design and posted speeds compared to principal arterials. Third Street, Sixth Avenue, Washington Avenue and Pennsylvania Avenue are all classified as minor arterials within the city. Minor arterials provide a higher level of access to adjacent land uses than principal arterials and typically have lower traffic volumes. Within St. Albans, these streets are generally two lanes and are undivided with little or no paved shoulders. There is an occasional left-turn lane at intersections and major driveways. Other characteristics may include sidewalks, signalized intersections, and on-street parking in residential and centralized business areas.

Local Roads:

Local road facilities provide greater access and the least amount of mobility. These facilities typically connect to one another or to collector streets and provide a high level of access to adjacent land uses/development (i.e. frequent driveways). Local roads serve short distance travel and have low posted speed limits (25mph to 35mph). Most local roads in the St. Albans network serve

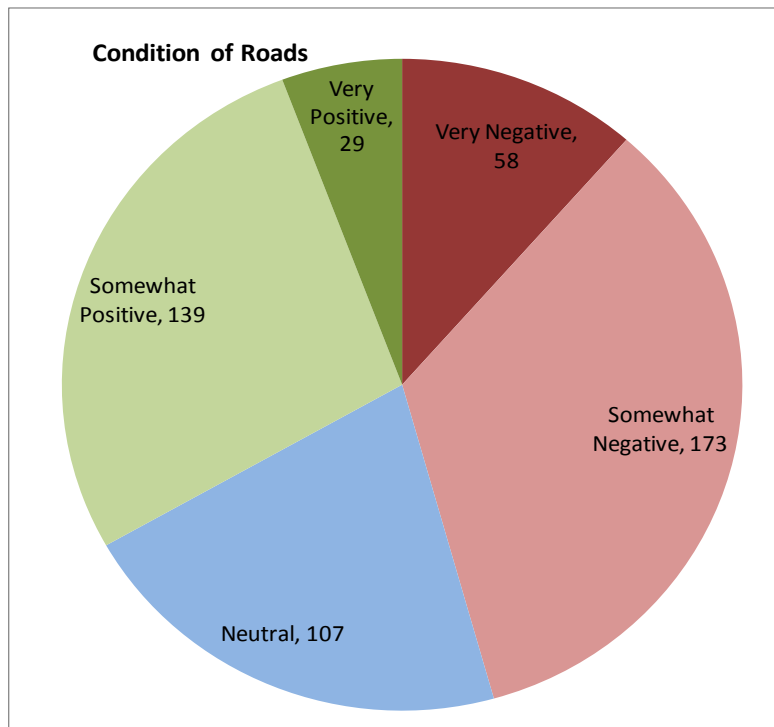
Transportation

residential areas, are often unlined and at times receive less maintenance

Community Survey:

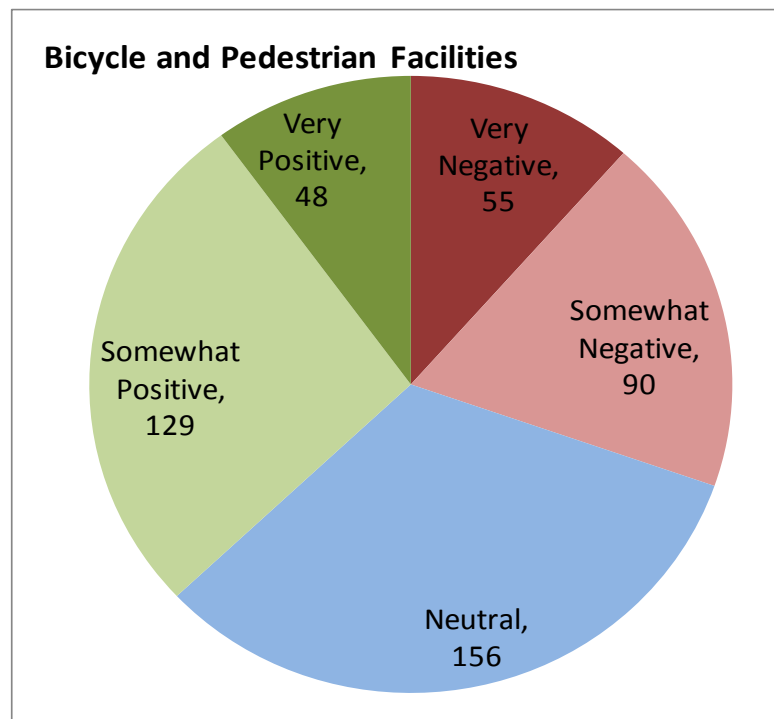
In the beginning of 2013 St. Albans residents received a community survey to complete and return with their monthly utility bill. Citizens were asked about their specific demographics, satisfaction with current city services, what types of future economic development would be preferred and any additional comments. Respondents were specifically asked to rate the local transportation network, including pedestrian and bicycle facilities.

Out of 506 responses, 34% of people feel very negative about the condition of the roads. Several commenters mentioned specific roads littered with potholes, lack of police involvement and driver disregard for speed limits.



Transportation

Out of 478 responses, most people have neutral feelings about the bicycle and pedestrian facilities. Commenters rarely mentioned bike lanes; however some felt the bicycle lane along U.S. Route 60 is unnecessary. Sidewalks were mentioned frequently, with respondents feeling that they are dirty or in disrepair.



Goals:

To provide an efficient and safe multi-modal transportation system that supports economic growth and development within the City of St. Albans in order to meet the current and future need of the residents.

Recommendations:

Ongoing Priorities:

- * Improvements to and routine maintenance of rail crossings on state owned roads

Transportation

- * Advocate for CSX to upgrade rail crossings from asphalt/timber to concrete pavement
- * Coordinate with KRT to improve or maintain existing transit routes and bus shelters throughout the city
- * Evaluate and/or complete the following bicycle/pedestrian improvements as recommended in the Kanawha-Putnam Bicycle and Pedestrian Plan
 - ◆ Kanawha Terrace: Use existing pavement width to provide 14' travel lanes for a shared lane facility
- * Coordinate with Fire and Police Departments to improve accessibility of emergency services.
- * Improve sidewalks and curb ramps throughout the city.
- * Compile and maintain a database of sidewalk construction and maintenance
- * Funding through the City's Budget and State grants

Low Priorities:

- * Support and advocate for WVDOH to complete the following transportation improvements:
 - 3rd Street Underpass Widening Upgrade



Socio-Economic Data



Socio-Economic Data

Purpose:

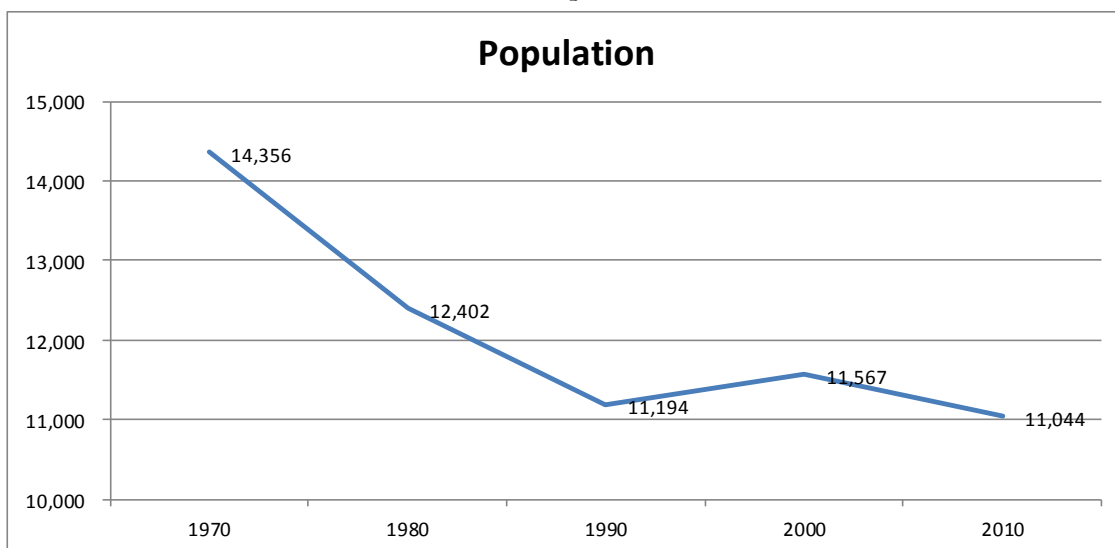
To provide a summary of background information and relevant demographic and economic information based on the 2010 Census data. The analysis of this data is vital to understand the historical conditions and future development and growth for the City of St. Albans.

History:

The City of St. Albans was established in 1816. Originally, it was known as Phillippi, after Philip Thompson, an early settler, the name afterwards being changed to Coalsmouth, due to its location at the mouth of the Coal River. The city was then incorporated as Kanawha City in 1868. The town was renamed in 1872 by H. C. Parsons of the C&O Railroad in honor of his birthplace in St. Albans, Vermont.

Between 1970 and 1980, population declined, but remained fairly steady from 1990 to 2010 (see Figure 1). Table 1 illustrates the number of people and the population trend leading to the present.

Figure 1



Socio-Economic Data

Location:

The City of St. Albans is located in Kanawha County, bordering on the Kanawha River. It is located across from Nitro and borders Jefferson (unincorporated) to its east and Amandaville (unincorporated) on its west.

Population:

An important component of a comprehensive plan is a profile of the population of the community and surrounding areas. Historical data and long-range trends need to be considered. By collecting and analyzing socio-economic data, growth and development trends can be studied. Information provided in this section will be a vital part in updating the current St. Albans Comprehensive Plan.

Population Growth:

Table 1 compares population growth for the City of St. Albans, the City of Charleston and Kanawha County between 1990 and 2010. There was a slight population increase of 3.3% for St. Albans between 1990 and 2000. Charleston and Kanawha County both lost significant population during the same period.

Table 1 Population, 1990-2010

	1990	2000	2010
City of St. Albans	11,194	11,567	11,044
City of Charleston	57,287	53,421	51,400
Kanawha County	207,619	200,073	193,063

Source: US 1990, 2000 and 2010 Census

Households:

Socio-Economic Data

The U. S. Census reported there are 4,969 households in the City of St. Albans. A household is all persons who occupy a housing unit. Table 2 identifies the household growth trends from 1990 to 2010.

Table 2 Households, 1990-2010

	1990	2000	2010
City of St. Albans	4,837	5,185	4,969
City of Charleston	25,302	24,505	23,907
Kanawha County	84,435	86,226	82,337

Source: US 1990, 2000 and 2010 Census

Median Household Income:

Table 3 describes the Median household income levels of households in St. Albans, Charleston, and Kanawha County. In the City of St. Albans, the median household income in 2010 was \$44,323 which was a 19.4% increase over the median household income of \$37,130 in 2000. In comparison, Charleston had a 2010 median income of \$46,004 and Kanawha County, a median household income of \$44,265.

Table 3 Median Household Income

	2000	2010	Percentage Change
City of St. Albans	\$37,130	\$44,323	+19.4%
City of Charleston	\$34,009	\$46,004	+35.3%
Kanawha County	\$33,766	\$44,265	+31.1%

Source: US 2000 and 2010 Census

Per Capita Income:

Socio-Economic Data

Table 4 lists the Per Capita income levels of households in St. Albans, Charleston, and Kanawha County. The per capita income in St. Albans in 2010 increased to \$24,717, a 24.8 % increase over the per capita income of \$19,806 in 2000. Charleston had a 2010 per capita income of \$35,191. Kanawha County's per capita income in 2010 was \$26,790.

Table 4 Per Capita Income

	2000	2010	Percentage Change
City of St. Albans	\$19,806	\$24,717	+24.8%
City of Charleston	\$23,017	\$35,191	+52.9%
Kanawha County	\$20,354	\$26,790	+31.6%

Source: US 2000 and 2010 Census

Age:

Table 5 shows the City of St. Albans median age for years 2000 and 2010. The median age in 2010 was 45.0, which is older than the City of Charleston median of 41.7, and the Kanawha County median of 42.4. It also is older than the West Virginia median of 41.3.

Table 5 Median Age

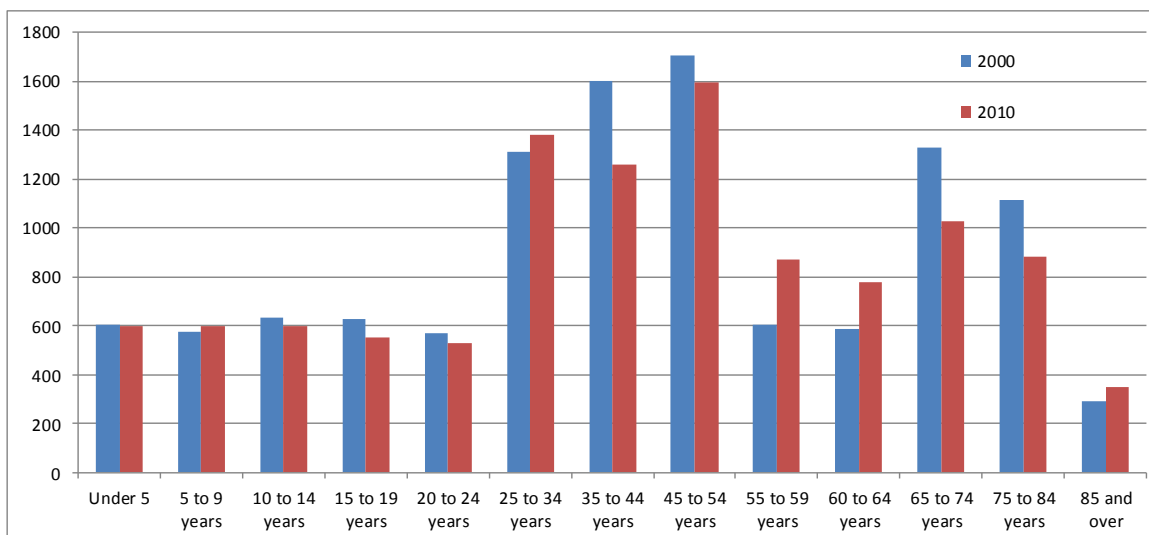
	2000	2010	Percentage Change
City of St. Albans	44.3	45.0	1.01%
City of Charleston	40.8	41.7	1.02%
Kanawha County	40.2	42.4	1.05%
West Virginia	38.9	41.3	1.06%

Source: US 2000 and 2010 Census

Socio-Economic Data

St. Albans is a relatively older community. While the 45 to 54 age group was the largest segment in 2000, the same age group in 2010 decreased by 125. In 2010, 55 to 59 was the largest age group, with an increase of 268 from 2000 (Figure 2).

Figure 2



Education:

Education attainment is an indicator of the level of training and skills the residents of an area have reached and are an important factor in employment.

Table 6 indicates that 90% of St. Albans residents are high school graduates, an increase from 84.9% in 2000. St. Albans is steady with the number of high school graduates in nearby Charleston, and is ahead of the number of high school graduates in West Virginia. The number of residents who have bachelor's degrees or higher increased slightly in 2010 from 2000. Although Charleston's residents have a higher number of bachelor's degrees than St. Albans, West Virginia residents have a lower number than St. Albans.

Table 6 High School and College Graduates

Socio-Economic Data

2010	St. Albans	Charleston	West Virginia
High School graduates or higher	90%	90.1%	82.6%
Bachelor's Degrees or higher	23.2%	37.8%	17.6%
2000	St. Albans	Charleston	West Virginia
High School graduates or higher	84.9%	83.8%	75.2%
Bachelor's Degrees or higher	22.9%	32.6%	14.8%

Race:

As reported by the 2010 Census, and shown in Table 7, the City of St. Albans is predominately white (93.5%). This percentage is down 1.9% from that reported in the 2000 Census. The second highest group was Black or African American (3.4%); with two or more races (1.5%); Hispanic (0.8%) and Asian (0.5%). Charleston continues to maintain a higher racial diversity than that of St. Albans.

Table 7 Race 2010

	St. Albans	Charleston
White	93.5%	78.4%
African-American	3.4%	15.5%
Two or More Races	1.5%	3.2%
Hispanic	0.8%	1.4%
Asian	0.5%	2.3%
Other	0.5%	1.5%

Source: 2010 Census

Socio-Economic Data

Employment:

Type of employment is also considered when analyzing demographic data. Table 8 shows categories of industry for employed persons over the age of 16 in years 2000 and 2010.

Table 8 Industry of Workers

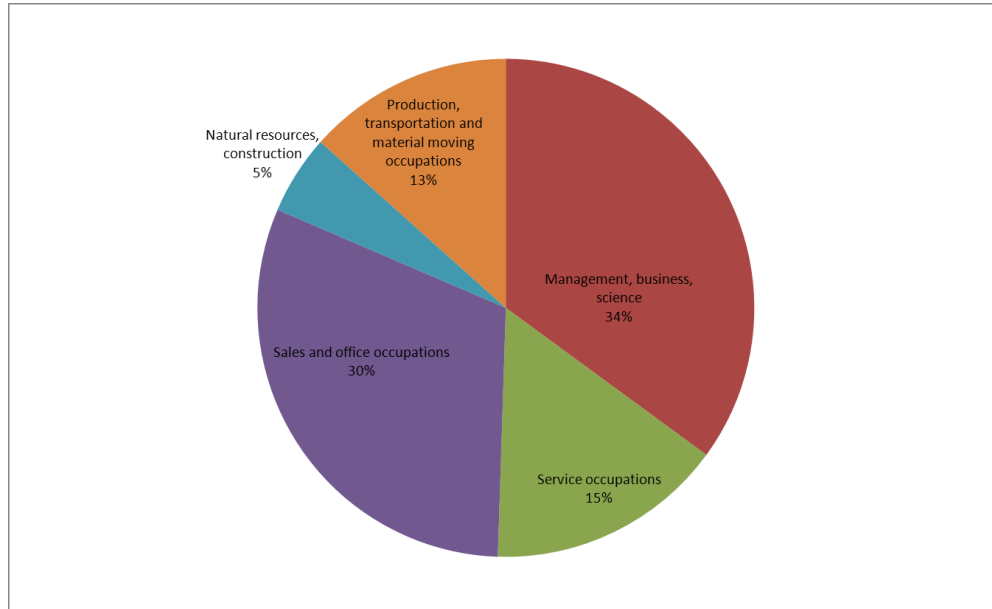
	2000	2010
Agricultural, forestry, fishing, hunting and mining	1%	2%
Construction	4%	4%
Manufacturing	9%	4%
Wholesale trade	3%	2%
Retail trade	14%	17%
Transportation and Warehousing and Utilities	6%	5%
Information	5%	2%
Finance and insurance, real estate and rental	8%	8%
Professional and management services	10%	12%
Education services, health care and social assistance	18%	22%
Arts, entertainment and recreation and food service	9%	7%
Other services, except public administration	4%	7%
Public administration	8.7%	10.1%

Occupations:

A higher level review of employment is shown in Figure 4. Thirty four percent of those employed are professionals in skilled work environments such as management, business and science occupations. Sales and office occupations follow closely behind with thirty percent.

Socio-Economic Data

Figure 4 - Occupation of workers



Commuting to Work:

Table 9 summarizes the means by which people commute to work. Of those workers commuting to work, the majority drive alone, while the second highest carpooled, followed by people who work at home.

Table 9 - Means of Commuting to Work - 2010

Means	Number of People
Workers 16 years and over	5,091
Car, truck or van—drove alone	4,203
Car, truck or van or car pooled	685
Public Transportation	42
Walked	61
Other means	25
Worked at home	75
Mean travel time to work (minutes)	23.1

Socio-Economic Data

Housing:

There are 4,745 occupied housing units in St. Albans. Seventy-five percent are owner occupied (3,532) with twenty-five percent renter-occupied (1,213).

Of 5,088 housing units in St. Albans, older homes make up the greatest percentage. There are 29.1% of homes built in the 1950's; second are 1940 built houses at 24.6%. Houses built in the 1960's and 1970's remain at 11%. Only 13% of houses were built in 1980 or later.

Table 10 - Houses by Year Built

Year	Number of houses	Percentage
Built 2005 or later	27	0.5
Built 2000 to 2004	234	4.6
Built 1990 to 1999	203	4.0
Built 1980 to 1989	200	3.9
Built 1970 to 1979	573	11.3
Built 1960 to 1969	608	11.9
Built 1950 to 1959	1,482	29.1
Built 1940 to 1949	1,251	24.6
Built 1939 or earlier	510	10.0



Summary of Recommendations



Summary of Recommendations

The Summary of Recommendations will list the recommendations from each Chapter individually. The Action Plans indicate where funding would be attained. Our High Priority recommendations should be addressed within the first 5 years of the plan. The Ongoing Priority recommendations are already in place and should continue through the 10 year plan. The Low Priority recommendations will be addressed in the 5 year to 10 year range.

Economic & Community Development

High Priority:

- * Recognize business in the community - e.g. recognition days (small business day, retail business day, etc.)
- * Revitalize the Chamber of Commerce - conduct a 'Needs Assessment' of established businesses
- * Establish a Grant Management Program to solicit grant funding for economic development
- * **Funding** can be through the City's Budget

Ongoing Priorities:

- * Have consistency and readability in street signs, replace wooden signs with metal
- * Annex areas adjacent to St. Albans for potential development and B & O gain

Annexation has proven to be a vital tool in the city's growth and tax base. For example, after the substantial annexation in 1940, the 1950 census reflected population growth almost tripled that of other Kanawha Valley communities.

Low Priorities:

- * Identify and mark interstate exits as routes to St. Albans
- * Establish a Farmer's Market

Summary of Recommendations

Beautification

Watercourses:

The Kanawha and Coal Rivers are unique features of our city addressed to improve and enhance the image of St. Albans and to promote additional pride among its residents.

High Priorities:

- * Reduce Visual Pollution
 - Stabilize the banks of both rivers to reduce soil loss and visual disorder.
 - Continue to maintain trash/debris collection from bank and river access.
 - Encourage private owners to maintain the appearance of the riverbank and accesses.
- * **Funding** from the City's Budget, grants, and the Stormwater Fee.

Ongoing Priorities:

- * Provide additional access to rivers for viewing, fishing, and other leisure or recreational activities to promote the utilization of the rivers.
- * Encourage additional recreational opportunities.

Rainwater Program

High Priorities:

- * Create a Rainwater Utility through coordination with the MS4 Board & City Council
- * Prepare a comprehensive GIS mapping of the city's stormwater infrastructure including drains, pipes, and outfalls
- * Raise the citizens awareness of Rainwater Pollution Prevention
- * Rainwater booth at local events
- * Partnering with the MS4 Administrator
- * **Funding** through the Stormwater Fee and grants

Summary of Recommendations

Ongoing Priorities:

- * Organize and construct Neighborhood Rain Gardens
- * Work with the local schools to start Rain Garden programs on school grounds
- * Rainwater Demos at local schools
- * Make all City properties rainwater compliant
- * Use LID (Low Impact Development), Rain Gardens and Green Infrastructure to reduce stormwater runoff
- * Run more workshops

Low Priorities:

- * Work with the City Building Department to develop a Stormwater Pollution Plan for new construction within the city limits

Historic Preservation

These recommendations were gleaned from the last Comprehensive Plan, discussions with Neil Richardson (A St. Albans historian) and results from the Comprehensive Plan Survey conducted.

High Priorities:

- * Establish a City Grant Management Program to apply and obtain grants for historical preservation. Partner with the St. Albans Historic Society to conduct historic surveys, complete National Register forms, identify and mark local historic properties and determine historically sensitive areas for special zoning
- * The City will partner with the St. Albans Historic Society and others to find good adaptive reuse for historic properties
- * **Funding** through grants and private donations

Ongoing Priorities

- * Identify properties for listing on the National Register of Historic Places or Local Historic Register
- * Expand the Morgan's Kitchen Fall Festival, conducted by the Historical Society on the second Saturday in October, to include more activities.
- * Support the change of City Zoning Ordinances to help establish Bed and Breakfast Inns in historic homes
- * Identify historic properties that are to be demolished and take photos and

Summary of Recommendations

document recordings. This will allow time to retrieve architectural and historical items to archive them for posterity.

- * Continue the Founder's Day activities on Olde Main St. to draw visitors to downtown and use that day to promote history.

Low Priorities:

- * Open Morgan's Kitchen on Rt. 60 more frequently and stabilize its roof and structure
- * Enhance the Historic Walking Tours with more educational pieces to show the public their significance
- * Have the St. Albans Historic Society coordinate with the St. Albans Riverfest, and other groups to have historic tours and open houses during seasonal events
- * Support Elementary schools in developing Historical plays and exhibits

Hansford Center

High Priorities:

- * Encourage private donations.
- * Create new fund raising opportunities
- * **Funding** through City's Budget and seeking additional private and public grants

Ongoing Priorities:

- * Monitor needs for additional staff
- * Improve facilities as per the list in the Hansford Center Chapter of this report

Parks & Recreation

High Priorities:

- * Find solutions for funding problems
- * Improve condition of current facilities
- * Evaluation of current equipment & facilities
- * Evaluate the need for additional employees
- * Improve Amphitheater

Summary of Recommendations

- * **Funding** through the City's Budget, grants, and private donations

Low Priorities:

- * Explore the need for a Recreation Center
- * Develop more Athletic Fields/Facilities

Alban Arts Center

High Priorities:

- * Increase community and regional support through arts advocacy and direct public information campaign
- * Broaden marketing efforts to corporations, businesses and individuals to create long-term sustainable **funding** and support

Ongoing Priorities:

- * Seek out permanent additional space for classes and program development
- * Establish a full-time professional theater

Education

High Priorities:

- * Inspect schools to ensure that buildings and grounds are properly maintained and safe
- * City programs are being **funded** through the City's Budget

Ongoing Priorities:

- * Endorse an Education Day
- * Improve the sidewalks, lighting, and flashing lights along the school route for children that walk to school
- * Continue the current programs in our schools (e.g. maintaining a city police officer in our schools)

Public Works

Summary of Recommendations

Ongoing Priorities:

- * Public Works will continue to evaluate the infrastructure of the City and make necessary improvements
- * The Public Works Department has expressed the need to replace major equipment (Backhoe, Dump Truck, Garbage Truck) over the next five years to allow us to continue serving the community in an excellent and efficient manner
- * **Funding** is through the City's Budget

Low Priorities:

- * Public Works has expressed an interest in moving the facility to the property on Washington Street near the Boone Street tunnel

Municipal Utilities Commission

Ongoing Priorities:

- * Continue to replace city water distribution systems
- * Keep up-to-date with Federal & State regulatory changes
- * Investigate more cost-effective methods of water sterilization
- * Provide ongoing education for water and wastewater plant operators
- * Provide support to enable our employees the opportunity to advance to a higher certification class as a water or wastewater operator
- * Invest in a 1.5 million gallon water tank for the Ordinance Park area
- * **Funding** is through bond sales

Low Priorities:

- * Invest in a new Belt Press (sludge squeezer)
- * Replace the treatment process and equipment at the Wastewater Plant
- * Replace waste press in final stage of processing at the Wastewater Plant
- * Replace smaller generators with a larger, more powerful generator to run the Water Plant

Housing & Residential Development

Summary of Recommendations

High Priorities:

- * The passing of the Home Rule Legislation gives the City the opportunity to address housing issues
- * Continue to partnership with the REACH Program that provides volunteers to repair dilapidated housing

Ongoing Priorities:

- * Work with the West Virginia Housing Development Fund to continue to provide financial assistance for upgrading existing housing

Low Priorities:

- * Encourage new housing construction for smaller, easier to maintain housing for the active elderly

Land Use Analysis

Low Priorities:

* Walnut Street

Develop plans for commercial development in the area between Grant Ave. and MacCorkle Ave.

* Sixth Avenue

Solicit submissions of contemporary designs for new construction along Sixth Ave. that are harmonious with the Historic District

* Third Street Underpass Area

Talk with city planners about designs for this area

* MacCorkle Avenue

- * Talk with possible tenants for this area (hotels, restaurants, family gyms, etc.)

Infrastructure

High Priorities:

- * Institute a Rainwater Fee to cover expenses for GIS mapping and improvements to the MS4 system
- * **Funding** through the City's Budget, grants and the Stormwater Fee

Ongoing Priorities:

- * Work with Public Works to establish a maintenance program for MS4

Summary of Recommendations

- * Keep abreast of EPA & DEP regulations
- * Continue yearly employee training for Stormwater Pollution Prevention and Good Housekeeping Practices

Low Priorities:

- * Locate trouble areas when the mapping is complete
- * Contract with Chapman Technical Group for the following:
 - Analysis of existing rainwater system
 - Short, medium and long range recommendations for the maintenance and upgrade of the rainwater and sewer systems

Transportation

Ongoing Priorities:

- * Improvements to and routine maintenance of rail crossings on state owned roads
- * Advocate for CSX to upgrade rail crossings from asphalt/timber to concrete pavement
- * Coordinate with KRT to improve or maintain existing transit routes and bus shelters throughout the city
- * Evaluate and/or complete the following bicycle/pedestrian improvements as recommended in the Kanawha-Putnam Bicycle and Pedestrian Plan
 - ◆ Kanawha Terrace: Use existing pavement width to provide 14' travel lanes for a shared lane facility
- * Coordinate with Fire and Police Departments to improve accessibility of emergency services.
- * Improve sidewalks and curb ramps throughout the city.
- * Compile and maintain a database of sidewalk construction and maintenance
- * **Funding** through the City's Budget and State grants

Low Priorities:

- * Support and advocate for WVDOH to complete the following transportation improvements:
 - 3rd Street Underpass Widening Upgrade

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Jason Philabaun
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Kevin Pennington

John Caudill IV
Ronald K. Colby, III
Loretta Griffith
Garry Pennington

Planning and Zoning Commission:

Desper Lemon
Barbara Foster

Allan McVey
Patty Chandler

Sharon Smith Banks
Fred Dillon

Outside Help:

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Chapman Technical Group

Comprehensive Plan Contributors:

Pat Priddy, Municipal Utility Commission
Scott Tweedy, Parks and Recreation
Kathy Barnette, Hansford Center
Marlette Carter, Alban Arts Center
Jeri Ray, Public Works
Neil Richardson, St. Albans Historical Society
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