

NEIGHBORHOODS' POSITION PAPER ON MAJOR SOUTH MORGANTOWN DEVELOPMENT

The position of several Morgantown neighborhoods - South Hills, South Park, and Southpoint - in relation to a massive new development project proposed to stretch from East Oak Grove Cemetery and the Circle K on Dorsey Avenue to and along the border of South Park to South Hills and Southpoint neighborhoods is as follows:

In firm alignment with the vision and blueprint of Morgantown's Comprehensive Plan, these several city neighborhoods are committed to protecting and promoting:

- 1) the local ecology, its environment, wildlife, woods, and green space;
- 2) the safety and quality of life of the local neighborhoods;
- 3) and the overall well-being of the city and county.

The development project would grossly impact adjacent neighborhoods and the city as a whole. We are committed to maintaining and improving city livability: by minimizing neighborhood through traffic, by maximizing safety and walkability, by preserving the environment, by protecting wildlife, by providing open space for healthy exercise and enjoyment, by boosting social and economic well-being in alignment with Morgantown's vision and blueprint. Such commitment has the potential to raise the bar for maintaining and improving quality of life in both longstanding neighborhoods and in new areas of the city.

The detailed position and priorities of South Park, South Hills, and Southpoint neighborhoods are as follows:

1) ECOLOGY & QUALITY OF LIFE

that the city and county co-operate to protect and promote the local ecology and the neighborhoods' quality of life through a) public purchase and set-asides of as much of the existing wilderness as possible, especially along the borders of South Park, South Hills, and Southpoint, and through b) annexation of the greater development project area to provide a revenue stream for land purchase, and to zone it appropriately.

2) SAFETY & QUALITY OF LIFE

that the city, county, and state co-operate to protect and promote the safety and quality of life of the neighborhoods by responsible traffic management that allows no new intersection or traffic direct from the development project to Buckhannon Avenue, nor to any local neighborhood road: that is, the city, county, and state must prohibit any traffic direct through the adjacent neighborhoods of South Park, South Hills, Southpoint; all new subdivision traffic must proceed via the collector/arterial road that is Dorsey Avenue, which itself connects directly to the arterials Greenbag Road and University Avenue.

3) CITY & COUNTY WELL-BEING

that the city and county co-operate to annex and zone the development project and surrounds, thereby providing the city a major new revenue stream that with deliberate financing may be used to purchase greenbelts adjacent to the existing neighborhoods to help preserve the local ecology, the environment and wildlife, and to lessen the damage done to Morgantown's status as a green and healthy and livable city.

SUMMARY OF IMPERATIVES

In regard to the massive new development project, the key priorities and imperatives of the several

neighborhoods are for the local ecology, for neighborhood safety and neighborhood quality of life, and for city and county well-being. It is the emphatic and carefully considered view of the several neighborhoods that these imperatives must be addressed 1) by public purchase and stewardship of as much of the development land as possible; 2) by annexation and zoning of the greater development area; 3) and by the responsible management of traffic, i.e., a prohibition against access to South Park, South Hills, and Southpoint via any road but the collector/arterial road that is Dorsey Avenue with its direct connections to larger arterials.

NEIGHBORHOOD IMPERATIVES ALIGNED WITH MORGANTOWN COMPREHENSIVE PLAN

The Morgantown Comprehensive Plan's "core elements [of] Land Management, Transportation, Environment, Neighborhoods and Housing, Community Facilities and Services, and Economic Development" are met here by the several neighborhoods' efforts to forge collaboration between the public and the city and county governments and business interests; and by the neighborhoods' advocacy of protecting the environment, wildlife, and green space; and by the neighborhoods' advocacy of proper, safe, and livable traffic management, as well as by the neighborhoods' equally strong advocacy of annexation, which enables zoning with its many benefits for new and existing housing and land management, and which will improve city finances for attending to local social needs, including ecological health, recreational opportunities, preservation of open space, quality infrastructure, expanded social services, and much more.

William Wasson
Pres. SOUTH POINT NEIGHBORS ASSOCIATION

Paul B. Steel
Pres. South Park Association Neighbors

Dave Harschwager
south Hills Association
I recognize this is private land in the county w/ limited restrictions, but hope legally do what is best for the city.