



FEBRUARY 14, 2023

WEST MAIN STREET AND WEST PIKE STREET SIDEWALK
COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT

PRE-APPLICATION PLANNING DOCUMENT

CITY OF CLARKSBURG, WV
ECONOMIC DEVELOPMENT DEPARTMENT



FEBRUARY 14, 2023

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Executive Summary

The West Main Street and West Pike Street Sidewalk Community Development Grant Project encompasses the repair and replacement of sidewalks throughout Clarksburg's Central Business District. This document provides anticipated future capital outlays for improvements on a block basis, with a five any ten-year funding methodology provided. This document further illustrates current right-of-way improvements with street and sidewalk widths established using external data: Harrison County Tax Map records and Google Street View. Generalized street design was established using Streetmix online software.

This document was prepared in conjunction with a Community Development Block Grant application for sidewalk improvements to West Main Street. Public participation was established in connection with a citizen participation plan, including public hearing opportunities on January 31, 2023 and February 16, 2023. Further comments related to this plan document and the West Main Street and West Pike Street Sidewalk Project will be taken until 4:00 p.m. February 21, 2023. This application specifically seeks \$500,000.00. in funding which would be used to expedite either 5-year or 10-year improvement plans with initial funding going to West Main Street Improvements.

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Streetscape Plan Area

The core downtown area identified in this plan as a polygonal zone that begins at the intersection of West Main Street and South 2nd Street and goes in a westerly direction to the intersection of West Main Street and South Chestnut Street. The boundary then continues along South Chestnut Street to the intersection of South Chestnut Street and West Pike Street. The boundary then continues in a easterly direction terminating at the West Main Street and South 2nd Street origin point.

The following streets are included in this plan:

- South 2nd Street (100-Block) – Segments M and N
- South 3rd Street (100-Block) – Segments O and P
- South 4th Street (100-Block) – Segments Q and R
- South 5th Street (100-Block) – Segments S and T
- South 6th Street (100-Block) – Segments U and V
- South Chestnut Street (100-Block) – Segments F and G
- West Main Street (200-500 Blocks) – Segments A, B, C, D, and E
- West Pike Street (200-500 Blocks) – Segments H, I, J, K and L
- Traders Alley (200-500 Blocks) – Segments W ,X, Y, Z, and AA

Sidewalk & Curb Analysis

Many sidewalks in the downtown area are in various states of disrepair, with concrete scaling, pitting, and voids present. Curbs are generally better, but many segments are broken. One issue that has been historically mentioned for the decline in certain locations is the use of ornamental pavement that has reached the end of its lifespan. Curb issues appear to be most present at locations of on-street parking near intersections. Additional concrete issues appear to be associated with the parking meter installation locations.

Staff has reviewed Harrison County Tax Map data and established estimates of linear footage of sidewalks in the plan area and provides the following scenarios to illustrate potential phasing for the downtown's sidewalk infrastructure repair and replacement.

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Sidewalk & Curb Scenario 1 – Complete Replacement

Scenario 1 is the complete replacement of all sidewalks and curbs in the plan area. This would provide for a total estimated project amount \$2,196,700.00. Phasing for this plan could allow for a 5-year or 10-year buildout as provided below.

5-Year Capital Improvement Plan - \$439,340.00 per year average

- Year 1: \$399,000.00 Segments A, B, and C – West Main St. – South 2nd Street to South 5th Street
- Year 2: \$363,900.00 Segments D and E – West Main St. – South 5th Street to South Chestnut Street

- Year 3: \$364,600 Segments K, L, M, and N – S. 2nd St. & West Pike St. – S. 2nd St. to S. 4th St.
- Year 4: \$451,000 Segments H, I, and J – West Pike St. – South 4th Street to South Chestnut Street
- Year 5: \$618,200 Segments F, G, O, P, Q, R, U, V, and Z – S. 3rd, S. 4th, S. 5th, S. 6th, and S. Chestnut Streets and portions of Traders Alley

10-Year Capital Improvement Plan - \$219,670.00 per year average

- Year 1: \$181,400 Segment E – West Main Street – South Chestnut Street to South 6th Street
- Year 2: \$244,700 Segments D and C – West Main Street – South 6th Street to South 4th Street
- Year 3: \$220,000 Segment B – West Main Street – South 4th Street to South 3rd Street
- Year 4: \$114,800 Segment A – West Main Street – South 3rd Street to South 2nd Street
- Year 5: \$244,000 Segments M, N, O, and P – South 2nd Street and South 3rd Street
- Year 6: \$305,200 Segments Q, R, U, and V – South 4th Street and South 6th Street
- Year 7: \$165,000 Segments F, G, and Z – South Chestnut Street and portions of Traders Alley
- Year 8: \$193,000 Segment H – West Pike Street – South Chestnut Street to South 6th Street
- Year 9: \$258,000 Segments I and J – West Pike Street – South 6th Street to South 4th Street
- Year 10: \$280,600 Segments K and L – West Pike Street – South 4th Street to South 2nd Street

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Sidewalk & Curb Scenario 2 – Complete Repair

Scenario 2 is the repair and reconditioning of all sidewalks and curbs in the plan area. This would provide for a total estimated project amount \$1,331,700.00. Phasing for this plan could allow for a 5-year or 10-year buildout as provided below.

5-Year Capital Improvement Plan - \$266,340.00 per year average

Year 1: \$222,000	Segment B – 300-Block of West Main Street
Year 2: \$284,200	Segments C and D – West Main St. – South 4 Street to South 5 th Street
Year 3: \$273,200	Segments A, E, F, G, M, and N – W. Main St., S. Chestnut St., & S. 2 nd St.
Year 4: \$238,600	Segments O, P, Q, R, U, V, and Z, S. 3 rd , S. 4 th , S. 5 th , and S. 6 th Streets and portions of Traders Alley
Year 5: \$365,800	Segments H, I, J, K, and L – West Pike Street

10-Year Capital Improvement Plan - \$133,170.00 per year average

Year 1: \$57,400	Segment A – West Main Street – South 3 rd Street to South 2 nd Street
Year 2: \$222,000	Segment B– West Main Street – South 3 rd Street to South 4 th Street –
	GOES INTO YEAR 3
Year 3: \$0	Segment B– West Main Street – South 3 rd Street to South 4 th Street
Year 4: \$244,700	Segments C and D – West Main Street – South 4 th Street to South 6 th Street
Year 5: \$90,700	Segment E – West Main Street – South 6 th Street to South Chestnut Street
Year 6: \$93,900	Segments L , M, and N – South 2 nd Street and 200- Block of West Pike Street
Year 7: \$168,400	Segments K, O, and P – South 3 rd Street and 300- Block of West Pike Street
Year 8: \$134,000	Segments J, Q, and R – South 4 th Street and 400- Block of West Pike Street
Year 9: \$147,600	Segments I, U, and V – South 6 th Street and lower 500- Block of West Pike Street
Year 10: \$173,000	Segments F, G, H, and Z – West Pike Street – S. Chestnut Street, upper 500- Block of West Pike Street and portions of Traders Alley

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Sidewalk & Curb Scenario 3 – Mixed Repairs and Priority Replacement

Scenario 3 is the replacement of West Main Street, South Chestnut Street, and South 6th Street with repair and reconditioning of remaining sidewalks and curbs in the plan area. This would provide for a total estimated project amount \$1,550,300.00. Phasing for this plan could allow for a 5-year or 10-year buildout as provided below.

5-Year Capital Improvement Plan - \$310,060.00 per year average

Year 1: \$222,000	Segment B – 300-Block of West Main Street
Year 2: \$359,500	Segments A, C, and D – West Main St. – 200 and 400 Blocks of West Main Street
Year 3: \$322,400	Segments E, F, and G – W. Main St. remainder and S. Chestnut St.
Year 4: \$280,600	Segments M, N, O, P, Q, R, U, V, and Z, S. 2 nd S. 3 rd , S. 4 th , and S. 6 th Streets and portions of Traders Alley
Year 5: \$365,800	Segments H, I, J, K, and L – West Pike Street

10-Year Capital Improvement Plan - \$155,030.00 per year average

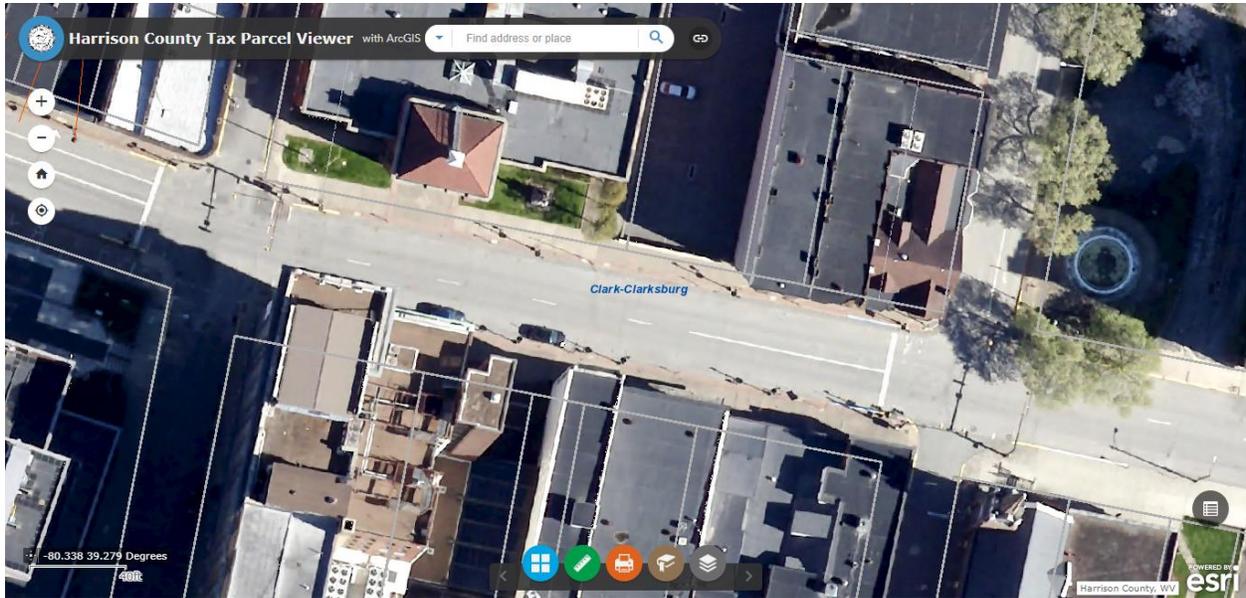
Year 1: \$141,400	Segments F and G – South Chestnut Street
Year 2: \$158,600	Segments Q, R, U, V, and Z – S. 4 th and 6 th Streets and portions of Traders Alley
Year 3: \$122,000	Segment M, N, O, and P – South 2 nd and 3 rd Streets
Year 4: \$114,800	Segment A – 200-Block of West Main Street
Year 5: \$222,000	Segment B – 300-Block of West Main Street
Year 6: \$62,200	Segment C – Lower 400-Block of West Main Street
Year 7: \$182,500	Segment D – Upper 400-Block of West Main Street
Year 8: \$181,400	Segment E – 500-Block of West Main Street
Year 9: \$170,700	Segments H and I West Pike Street – S. Chestnut Street to 5 th Street
Year 10: \$195,100	Segments J, K, and L – West Pike Street – 5 th Street to 2 nd Street upper 500- Block of West Pike Street and portions of Traders Alley

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Segment A – West Main Street – South 2nd Street to South 3rd Street

- Right-of-Way Width: 65 Feet +/-
- Northern Sidewalk Length – 287 Feet +/-
- Southern Sidewalk Length – 287 Feet +/-
- Initial Sidewalk Repair Estimate: \$57,400
- Sidewalk Replacement Estimate: \$114,800

Tax Map Data:



Westerly View:

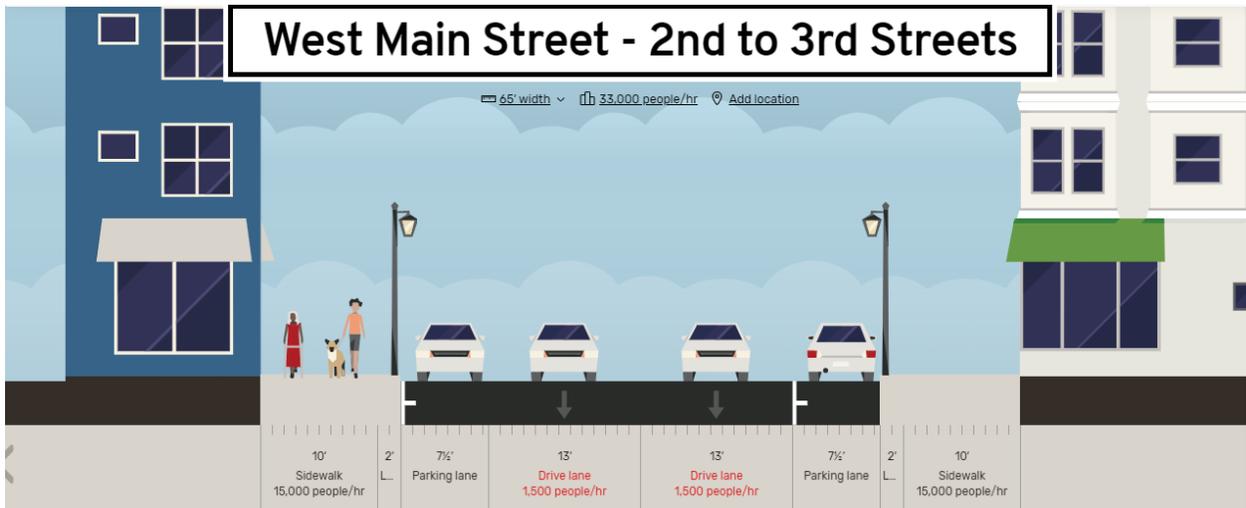


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Easterly View:



Current Street Design:

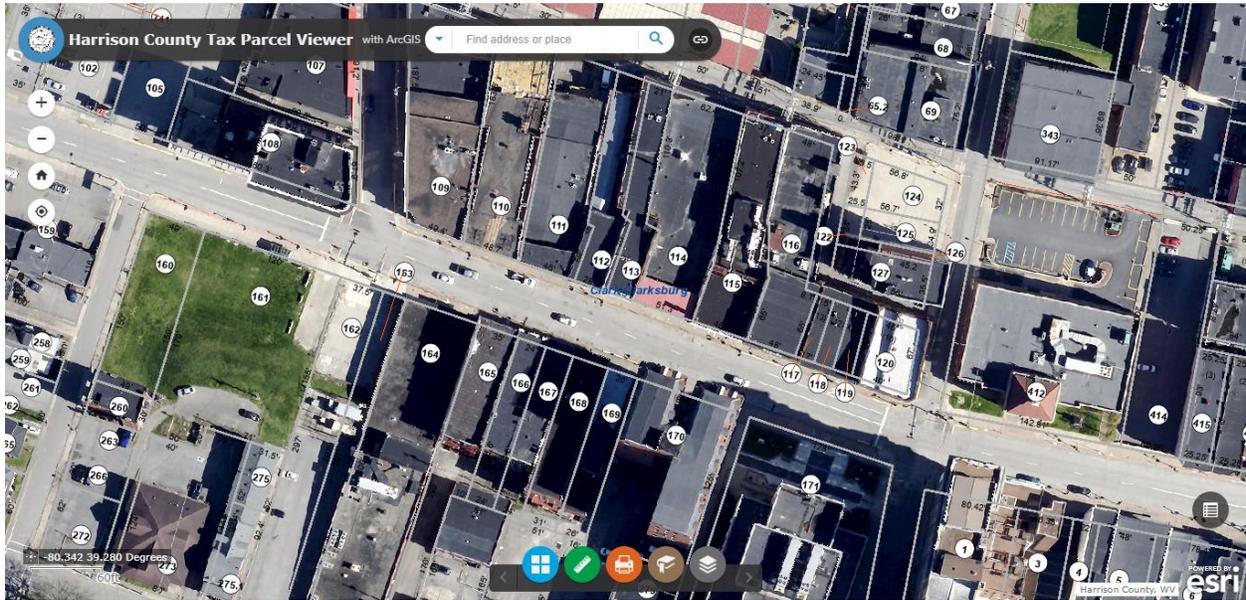


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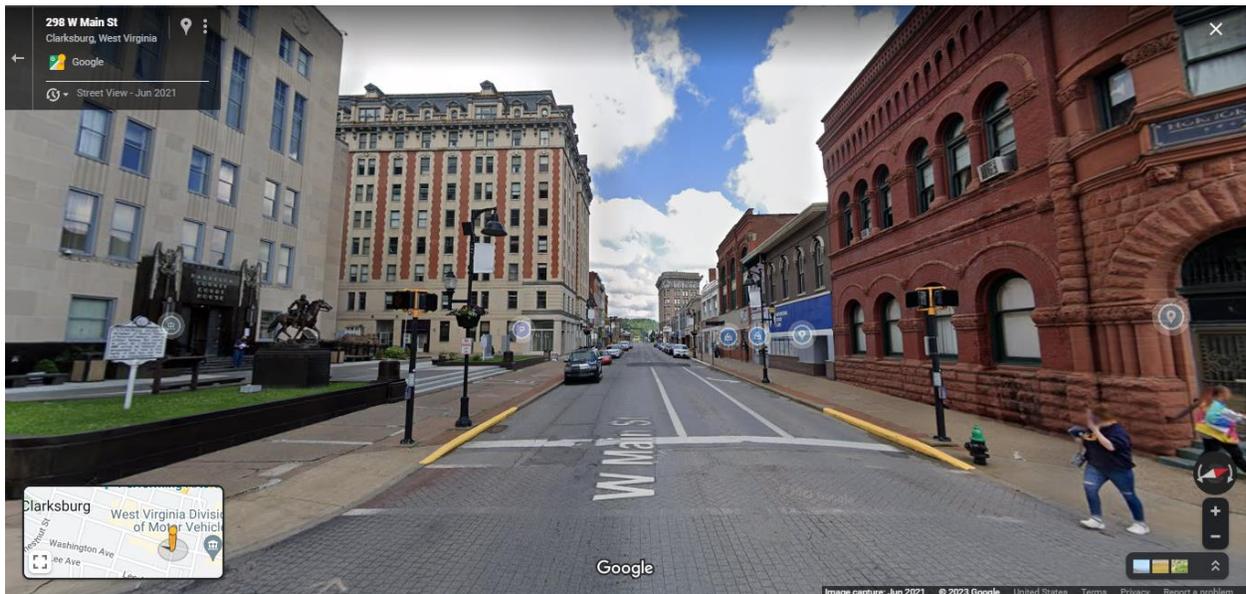
Segment B – West Main Street – South 3rd Street to South 4th Street

- Right-of-Way Width: 60.5 Feet +/-
- Northern Sidewalk Length – 450 Feet +/-
- Southern Sidewalk Length – 660 Feet +/-
- Sidewalk Replacement Estimate: \$222,000

Tax Map Data:



Westerly View:



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Westerly View:

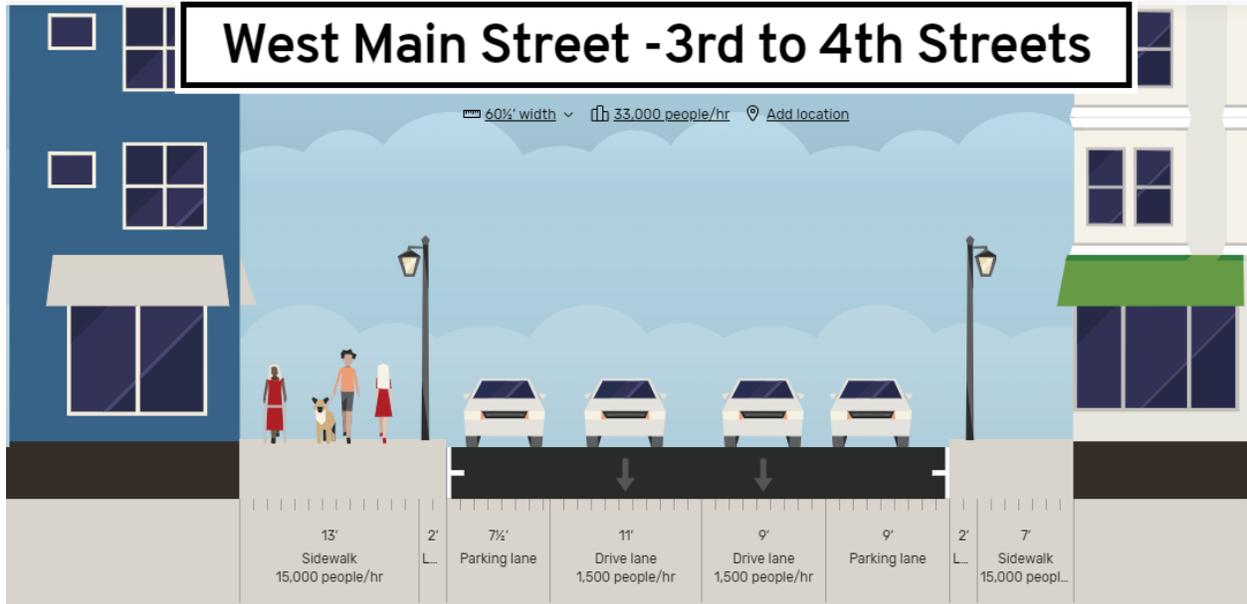


Easterly View:



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Current Street Design:

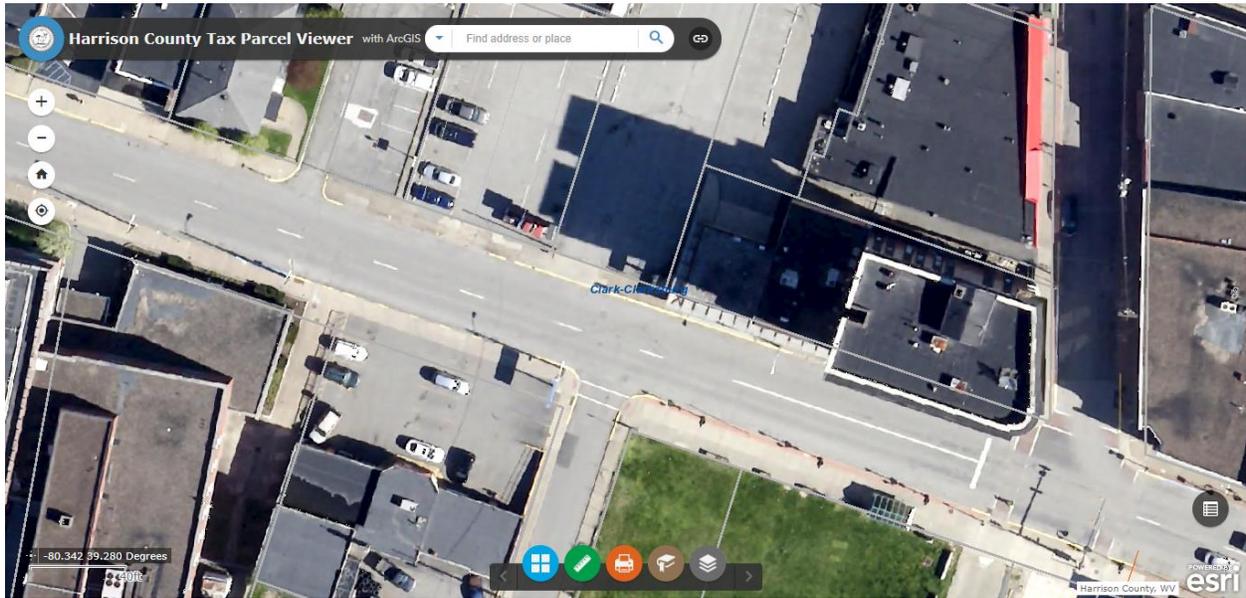


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Segment C – West Main Street – South 4th Street to South 5th Street

- Right-of-Way Width: 60.5 Feet +/-
- Northern Sidewalk Length – 311 Feet +/-
- Southern Sidewalk Length – See Note 1
- Sidewalk Replacement Estimate: \$62,200

Tax Map Data:



Westerly View:

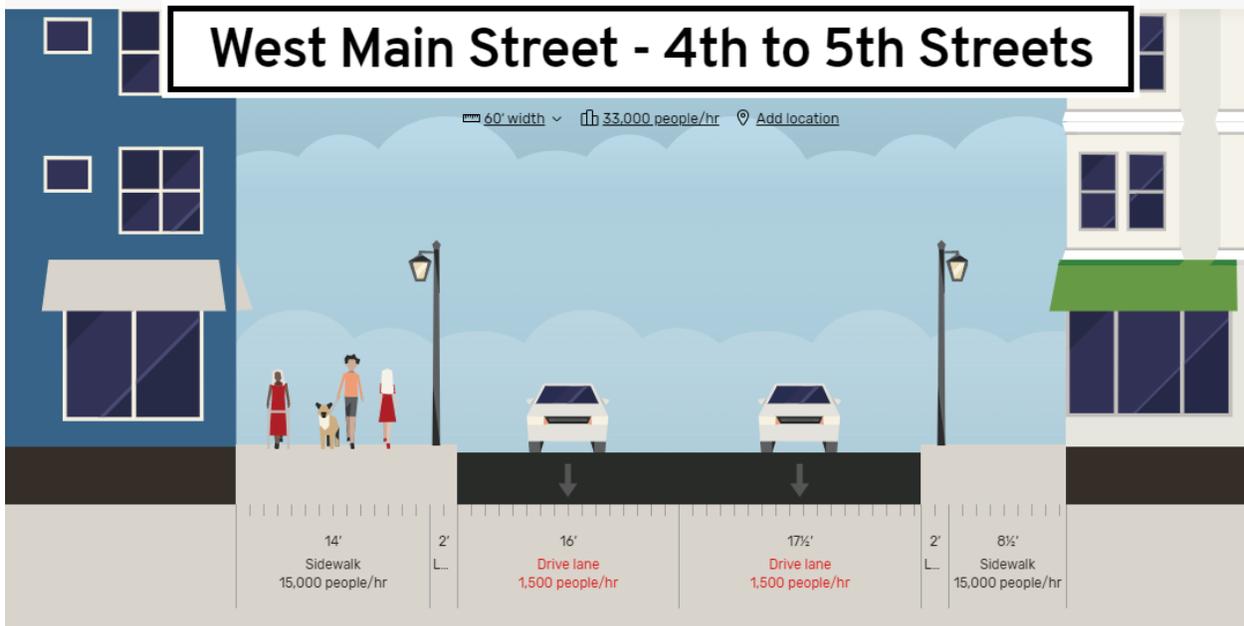


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Easterly View:



Current Street Design:

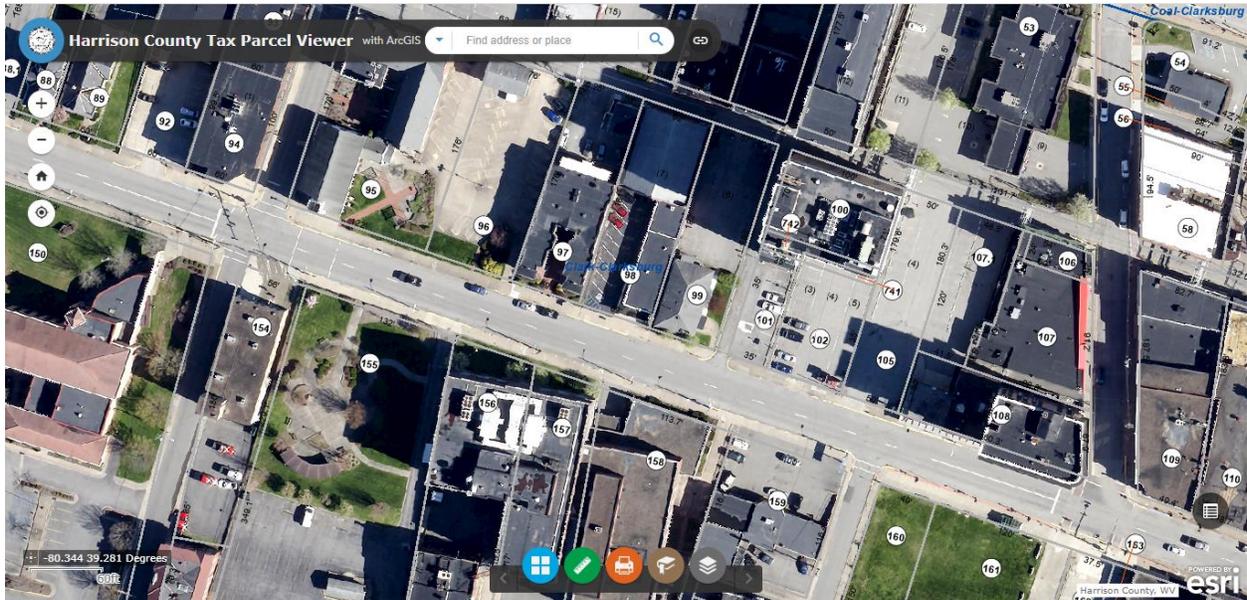


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Segment D – West Main Street – South 5th Street to South 6th Street

- Right-of-Way Width: 60 Feet +/-
- Northern Sidewalk Length – 377.5 Feet +/-
- Southern Sidewalk Length – 535 Feet +/-
- Sidewalk Replacement Estimate: \$182,500

Tax Map Data:



Westerly View:

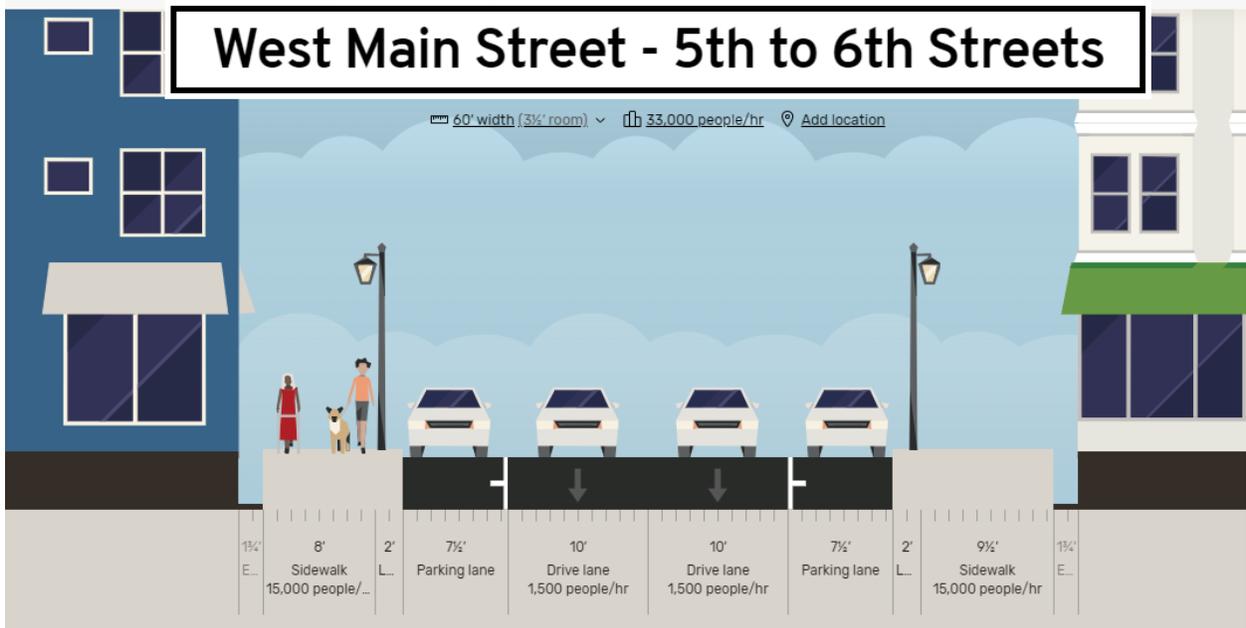


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Easterly View:



Current Street Design:

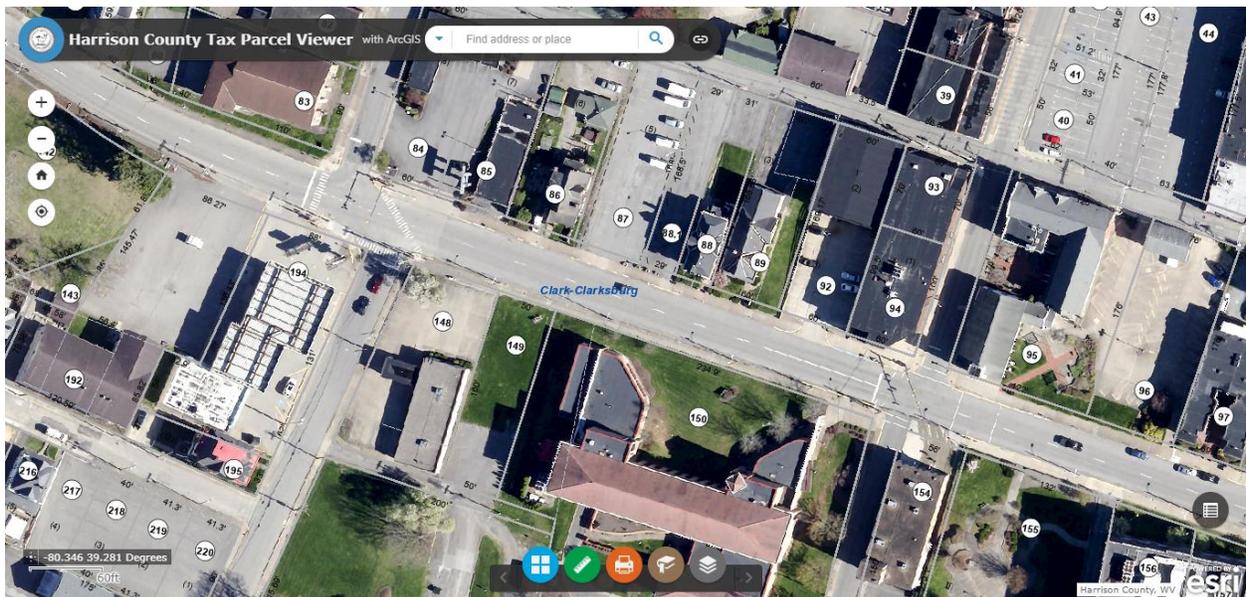


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Segment E – West Main Street – South 6th Street to South Chestnut Street

- Right-of-Way Width: 60 Feet +/-
- Northern Sidewalk Length – 482 Feet +/-
- Southern Sidewalk Length – 425 Feet +/-
- Initial Sidewalk Repair Estimate: \$90,700
- Sidewalk Replacement Estimate: \$181,400

Tax Map Data:



Westerly View:

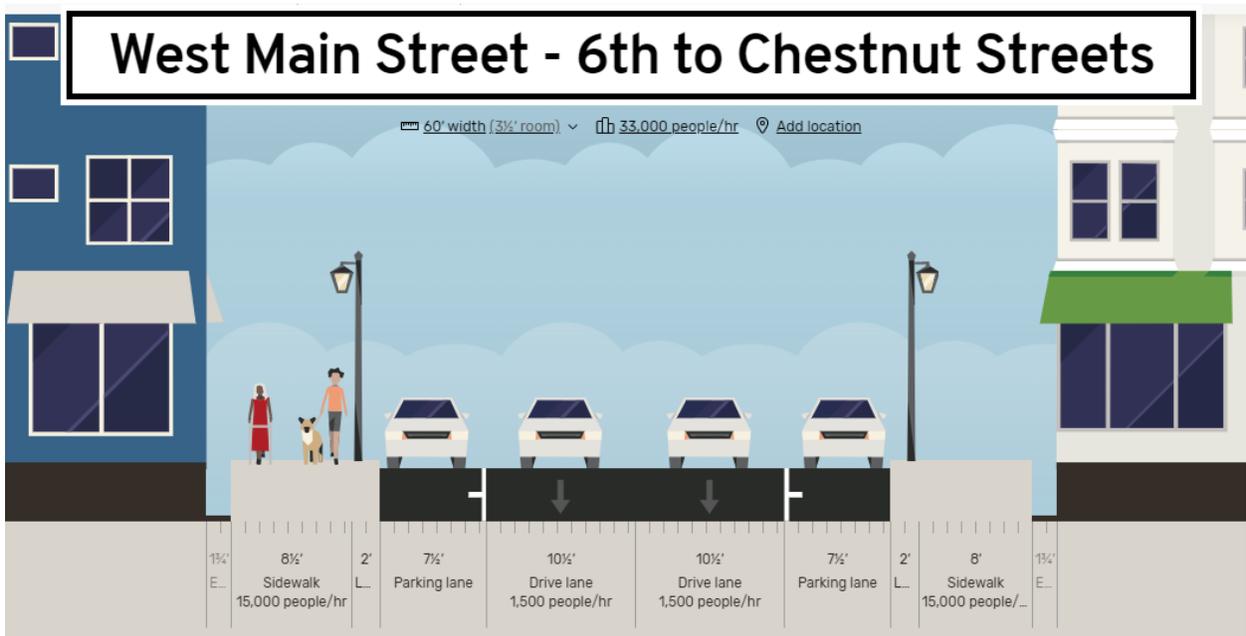


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Easterly View:



Current Street Design:

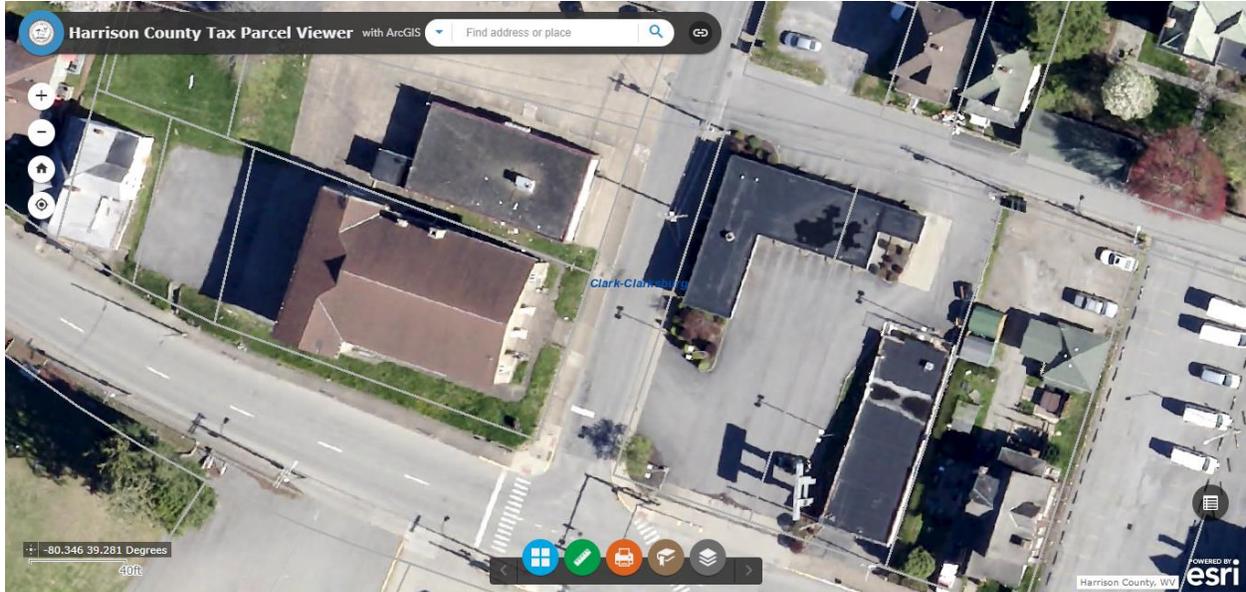


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Segment F – South Chestnut Street – West Main Street to Trader’s Alley

- Right-of-Way Width: 35 Feet +/-
- Eastern Sidewalk Length – 155 Feet +/-
- Western Sidewalk Length – 204 Feet +/-
- Initial Sidewalk Repair Estimate: \$35,900
- Sidewalk Replacement Estimate: \$71,800

Tax Map Data:



Northerly View:

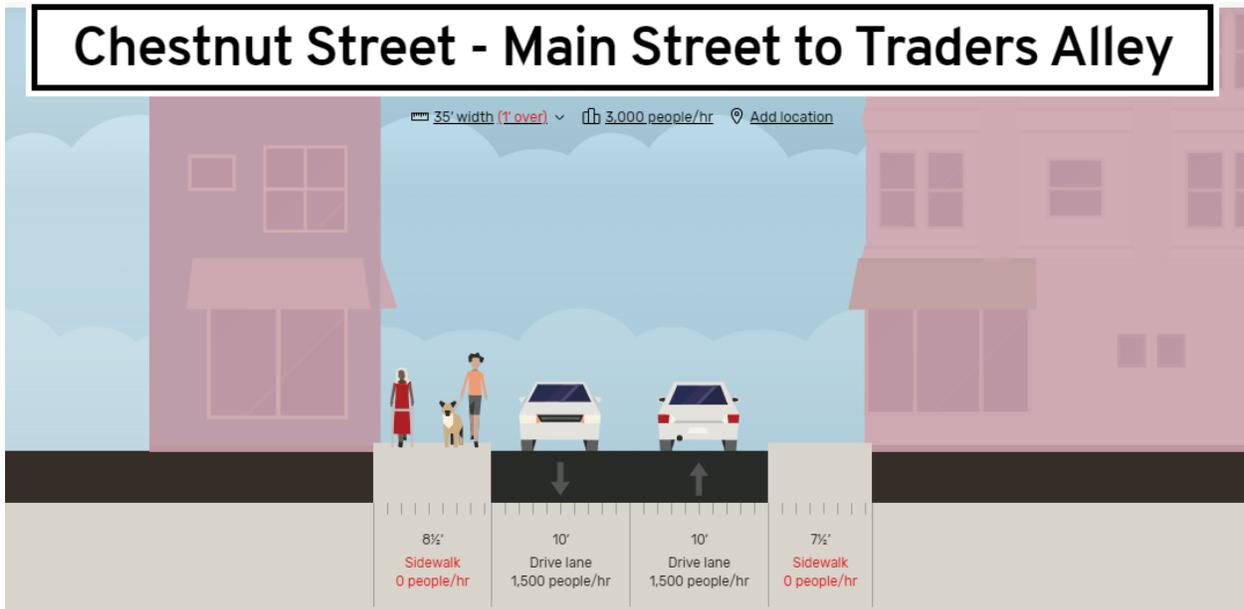


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Southerly View:



Current Street Design:



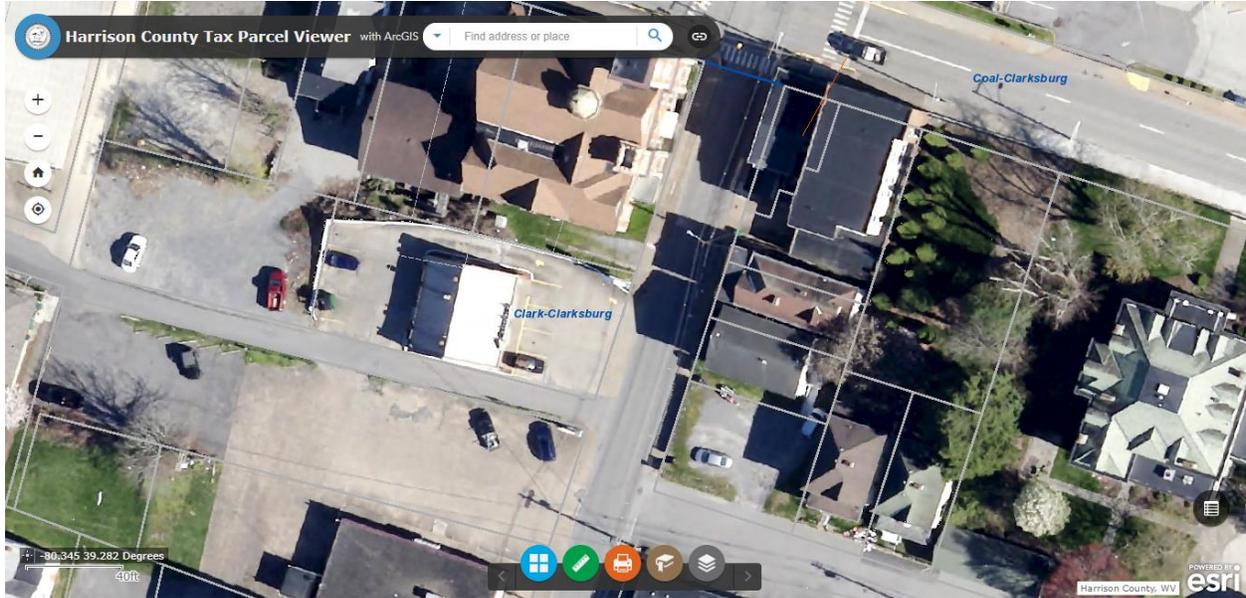
Notes: Portions of sidewalk appear to encroach onto private property.

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Segment G – South Chestnut Street – Traders Alley to West Pike Street

- Right-of-Way Width: 35 Feet +/-
- Eastern Sidewalk Length – 190 Feet +/-
- Western Sidewalk Length – 156 Feet +/-
- Initial Sidewalk Repair Estimate: \$34,600
- Sidewalk Replacement Estimate: \$69,200

Tax Map Data:



Northerly View:



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Southerly View:



Current Street Design:

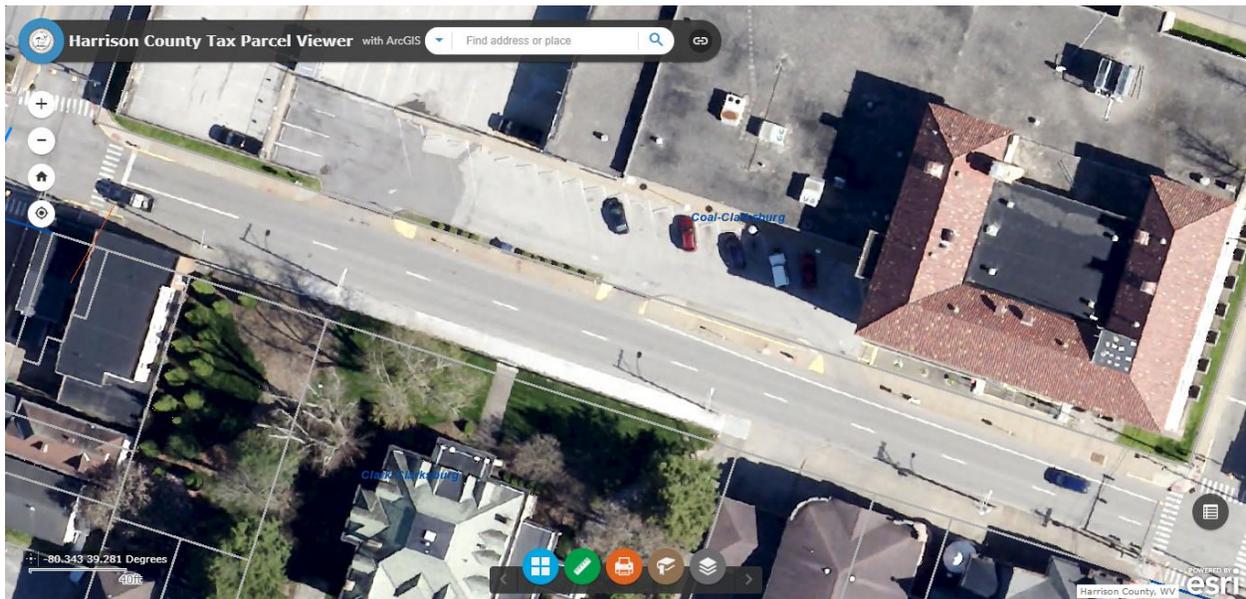


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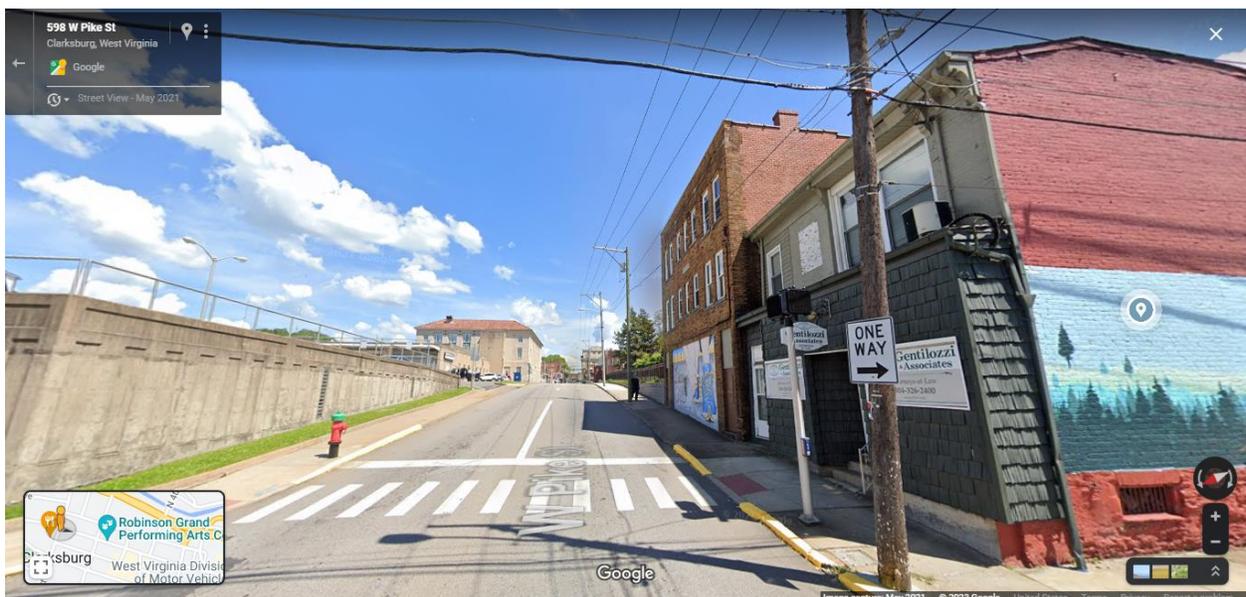
Segment H – West Pike Street – South Chestnut Street to South 6th Street

- Right-of-Way Width: 50 Feet +/-
- Northern Sidewalk Length – 485 Feet +/-
- Southern Sidewalk Length – 480 Feet +/-
- Initial Sidewalk Repair Estimate: \$96,500
- Sidewalk Replacement Estimate: \$193,000
-

Tax Map Data:



Easterly View:

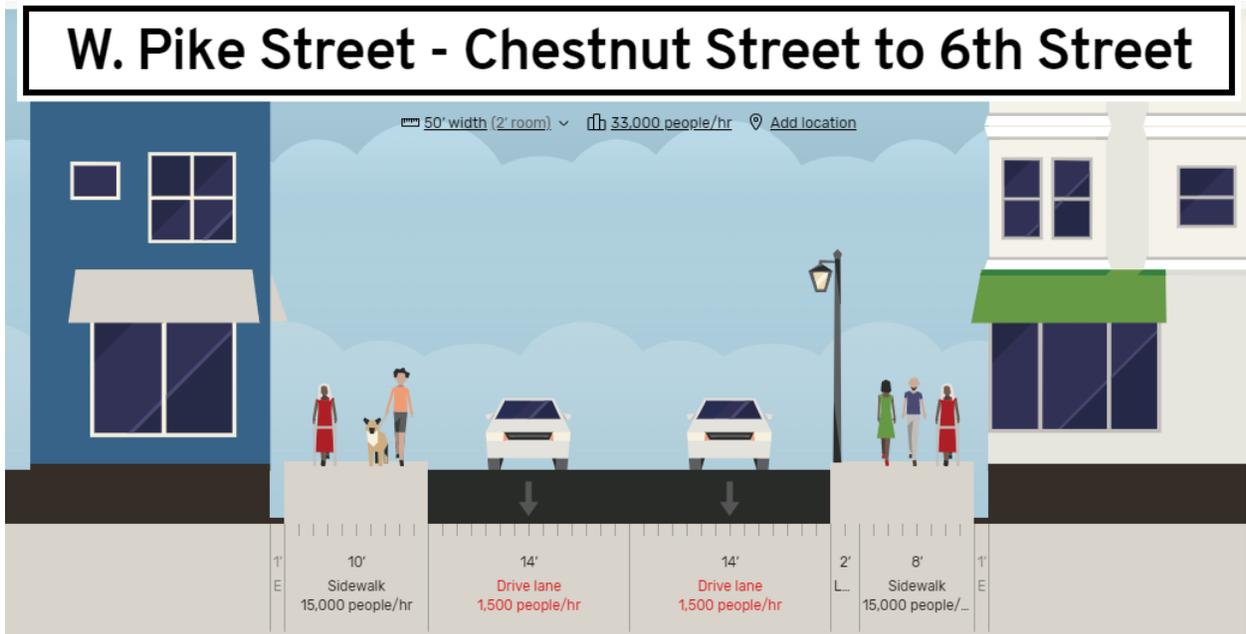


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Westerly View:



Current Street Design:

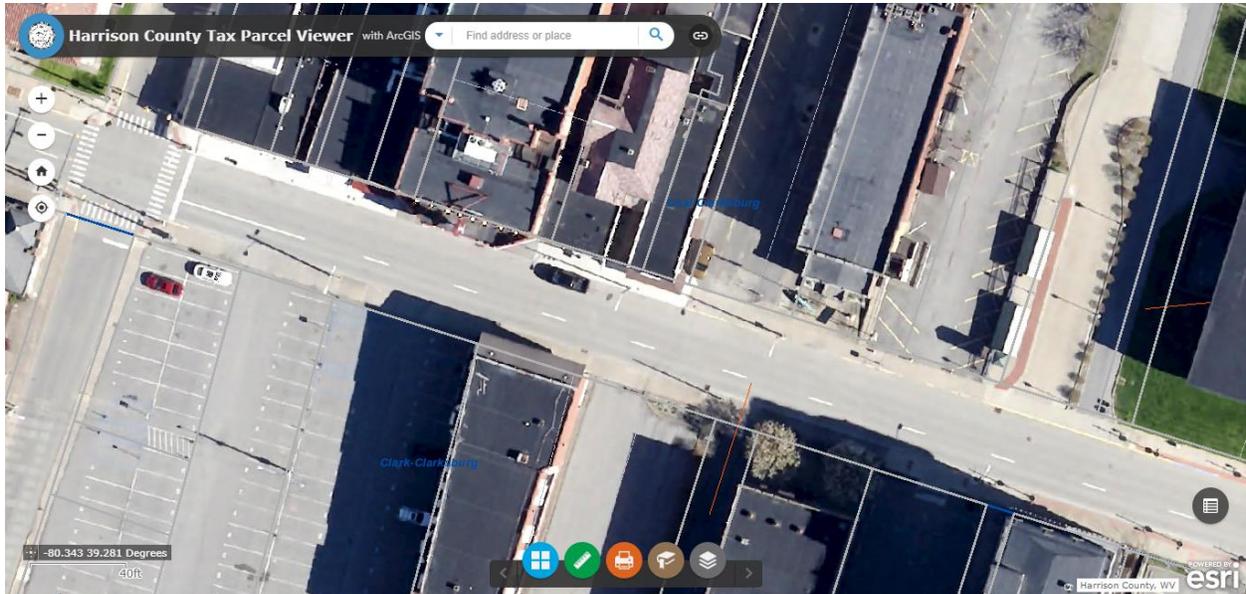


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Segment I – West Pike Street – South 6th Street to South 5th Street

- Right-of-Way Width: 50 Feet +/-
- Northern Sidewalk Length – 367 Feet +/-
- Southern Sidewalk Length – 375 Feet +/-
- Initial Sidewalk Repair Estimate: \$74,200
- Sidewalk Replacement Estimate: \$148,400

Tax Map Data:



Easterly View:

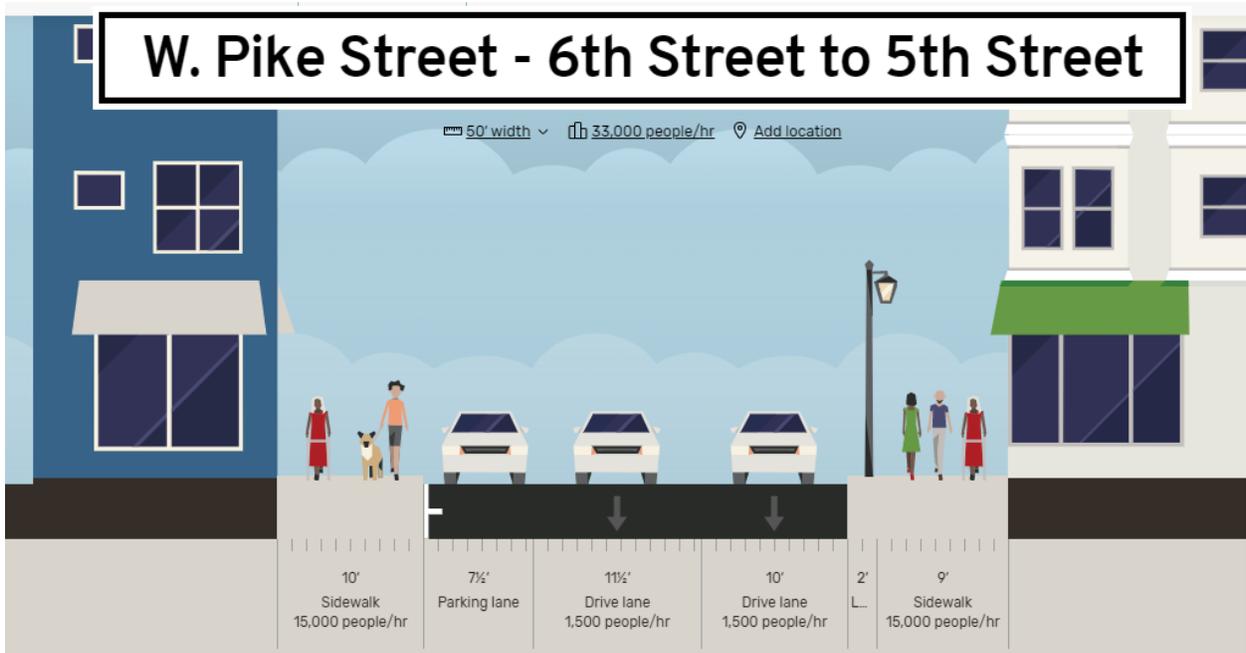


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Westerly View:



Current Street Design:

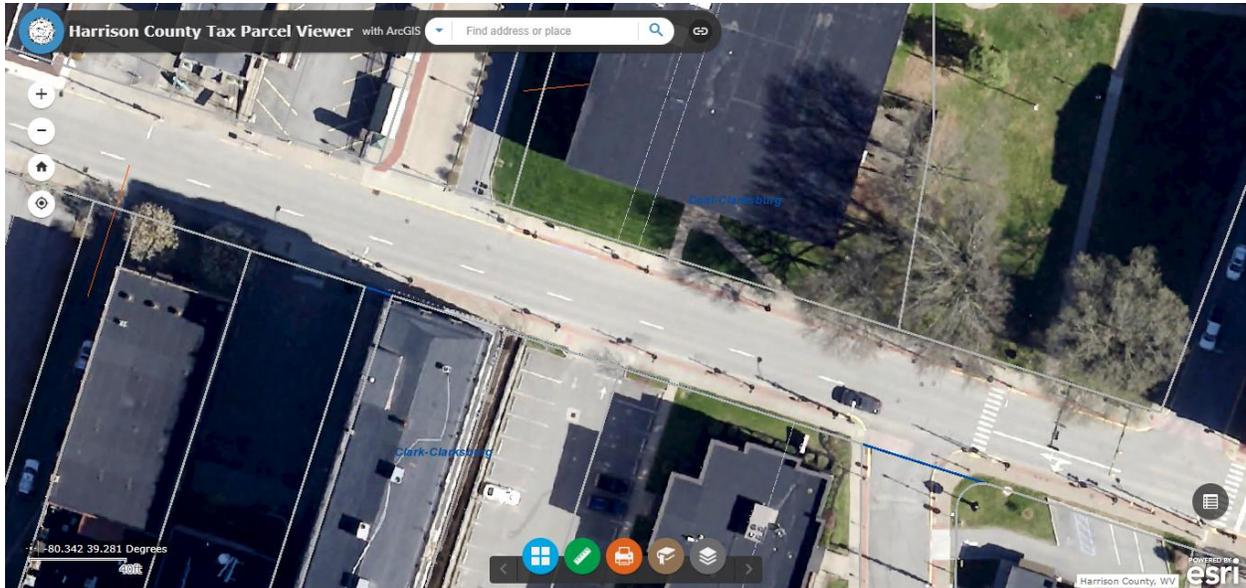


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Segment J – West Pike Street – South 5th to South 4th Street

- Right-of-Way Width: 50 Feet +/-
- Northern Sidewalk Length – 338 Feet +/-
- Southern Sidewalk Length – 210 Feet +/-
- Initial Sidewalk Repair Estimate: \$54,800
- Sidewalk Replacement Estimate: \$109,600

Tax Map Data:



Easterly View:

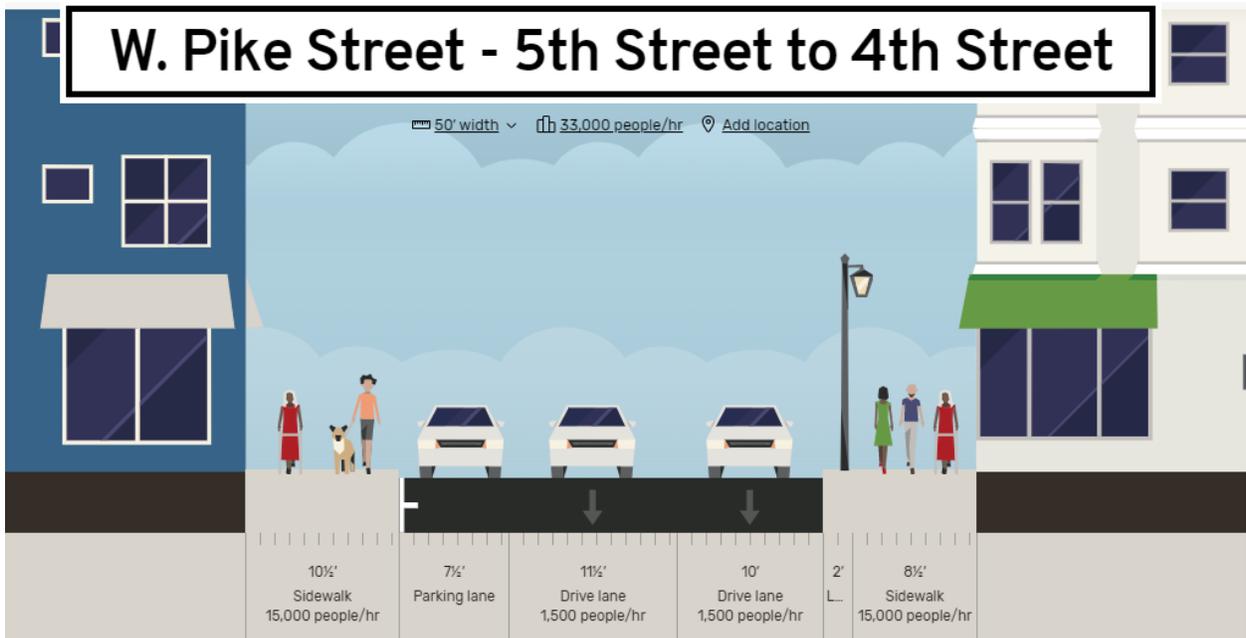


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Westerly View:



Current Street Design:

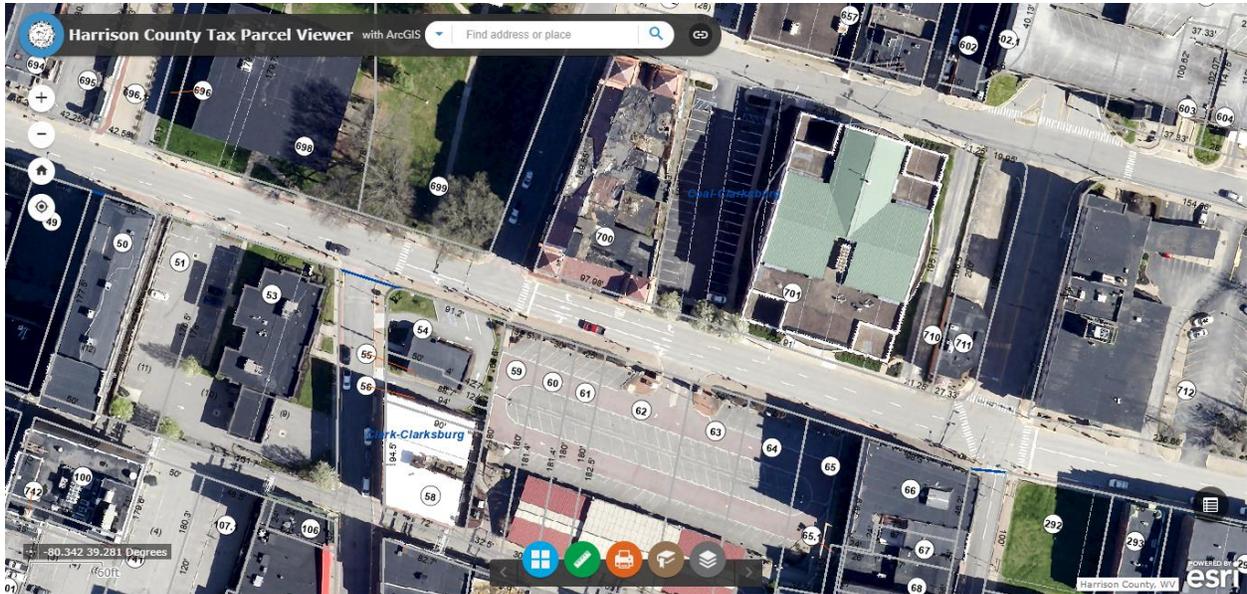


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Segment K – West Pike Street – South 4th to South 3rd Street

- Right-of-Way Width: 50 Feet +/-
- Northern Sidewalk Length – 384 Feet +/-
- Southern Sidewalk Length – 500 Feet +/-
- Initial Sidewalk Repair Estimate: \$88,400
- Sidewalk Replacement Estimate: \$176,800

Tax Map Data:



Easterly View:



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Easterly View:

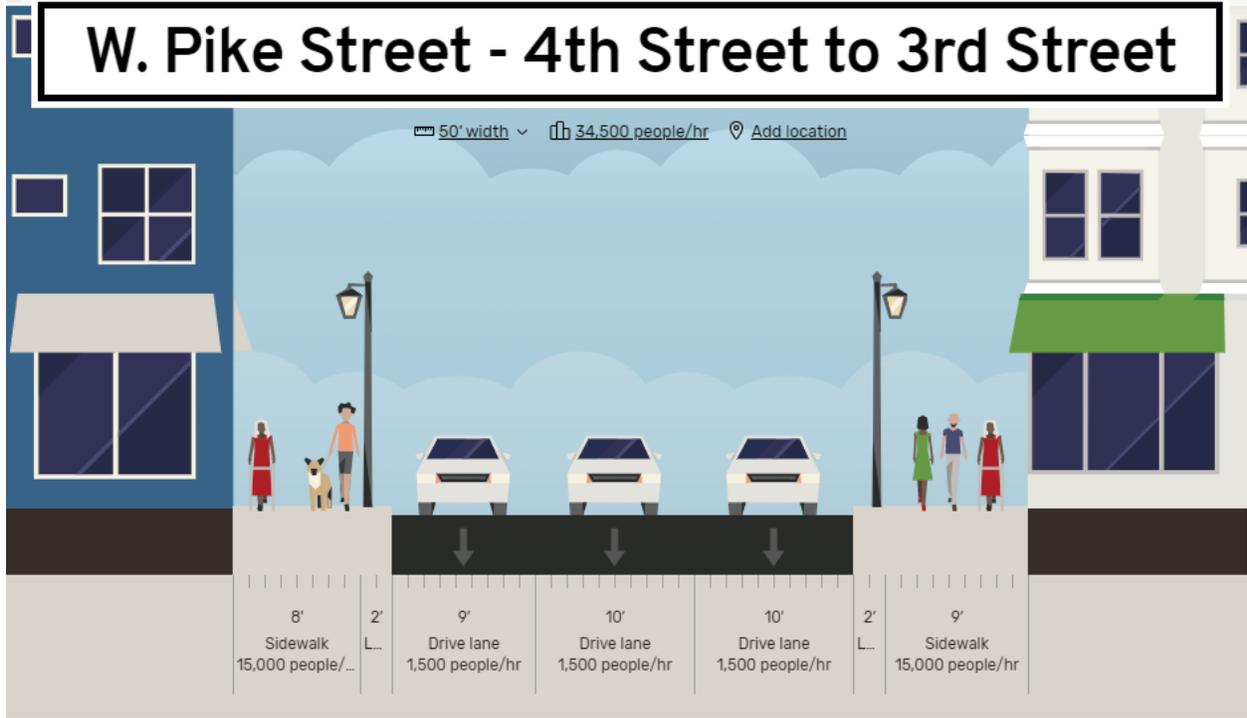


Easterly View:



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Current Street Design:

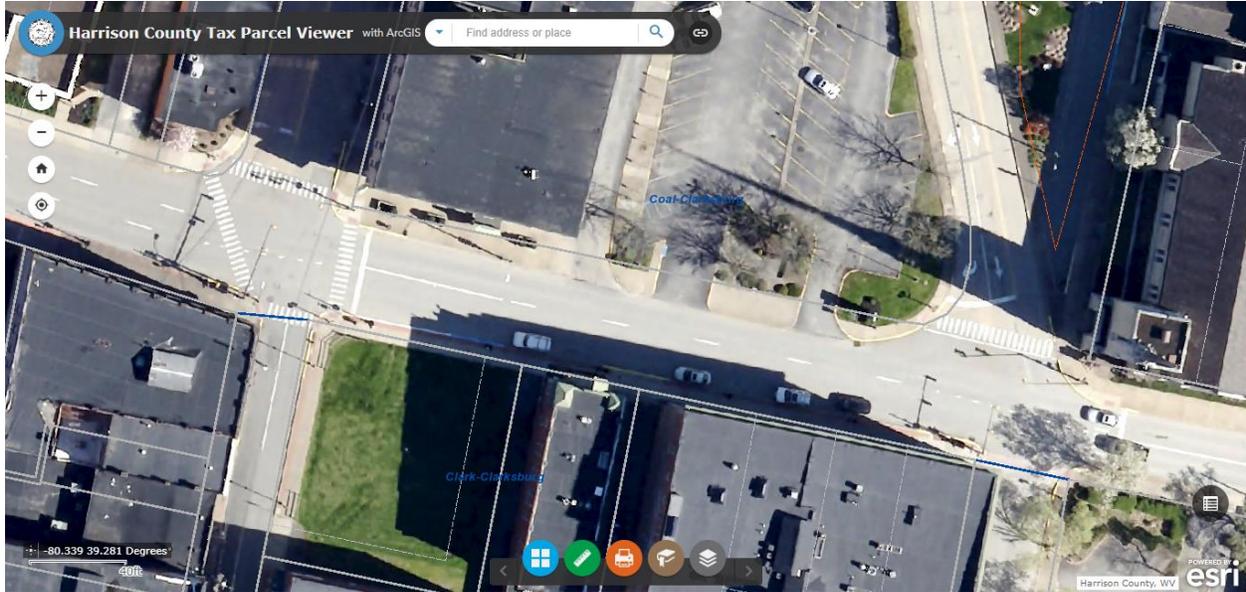


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Segment L – West Pike Street – South 3rd to South 2nd Street

- Right-of-Way Width: 50 Feet +/-
- Northern Sidewalk Length – 225 Feet +/-
- Southern Sidewalk Length – 294 Feet +/-
- Initial Sidewalk Repair Estimate: \$51,900
- Sidewalk Replacement Estimate: \$103,800

Tax Map Data:



Easterly View:

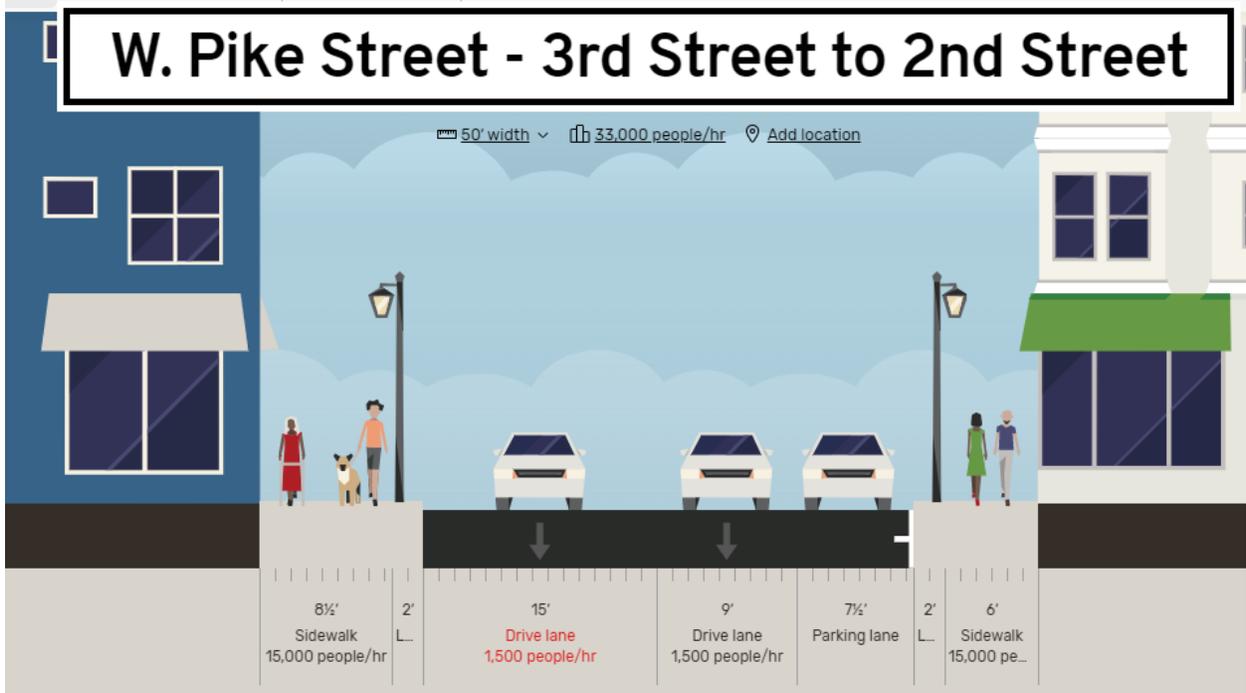


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Westerly View:



Current Street Design:

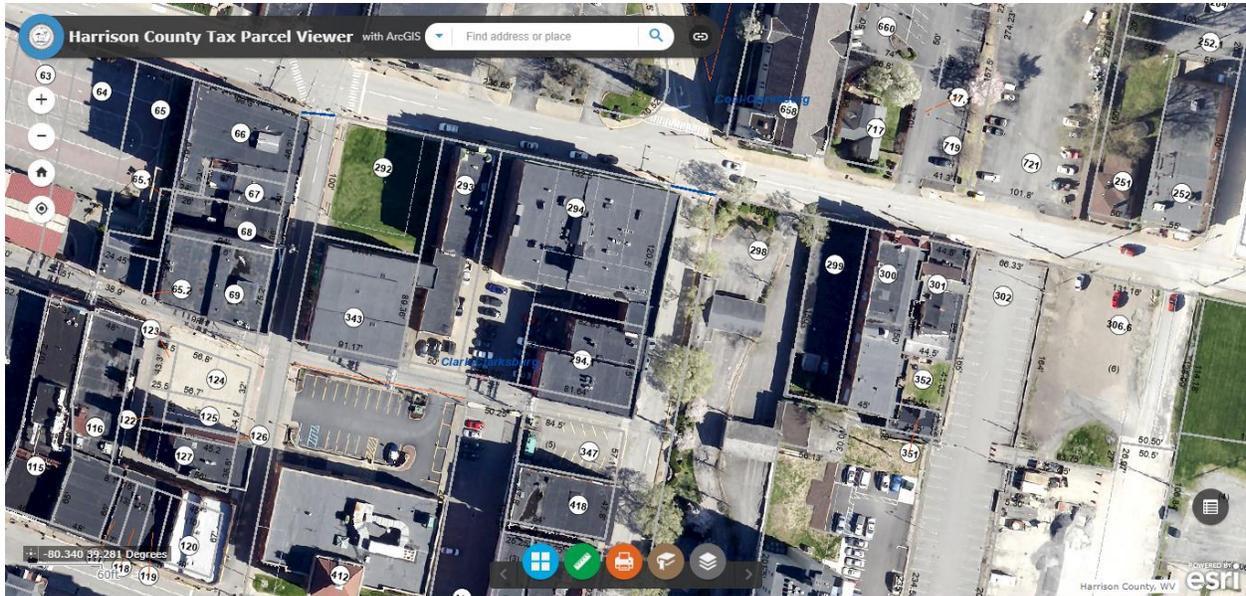


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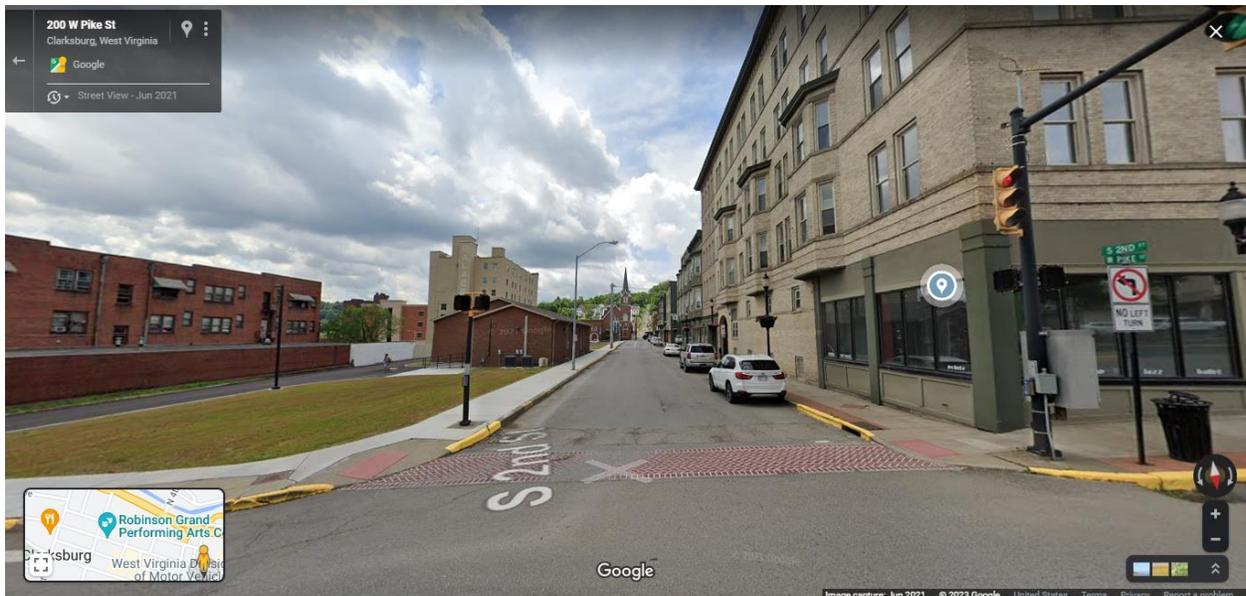
Segment M – South 2nd Street – West Pike Street to Traders Alley

- Right-of-Way Width: 40 Feet +/-
- Eastern Sidewalk Length – 195 Feet +/-
- Western Sidewalk Length – 195 Feet +/-
- Initial Sidewalk Repair Estimate: \$19,500
- Sidewalk Replacement Estimate: \$39,000

Tax Map Data:



Southerly View:

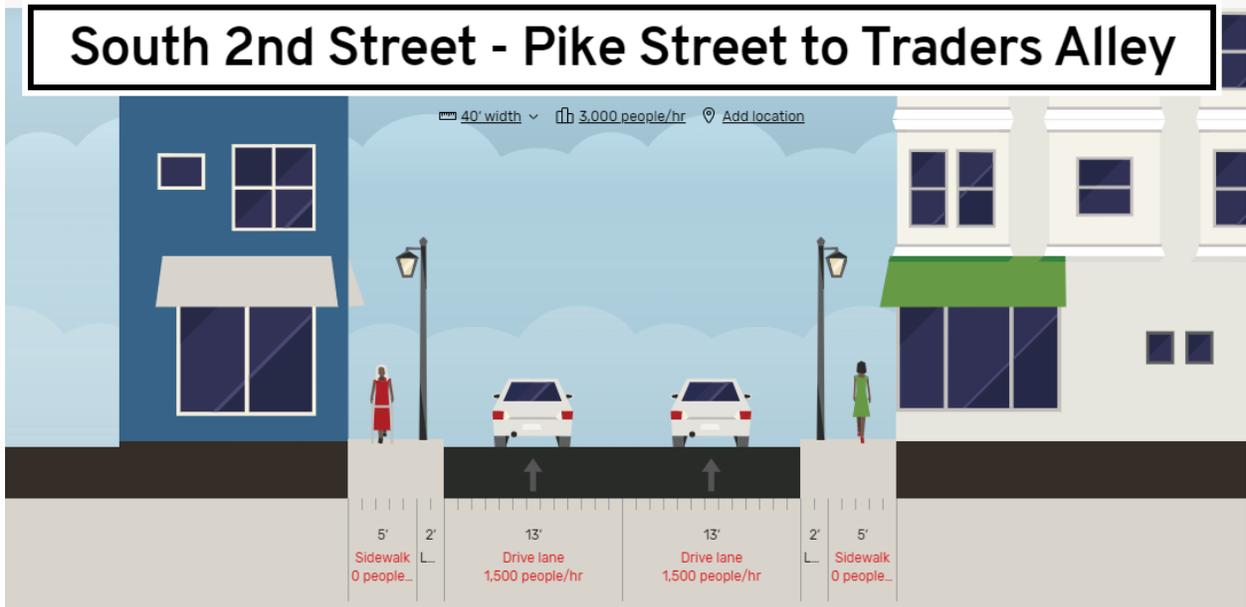


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Nothernly View:



Current Street Design:

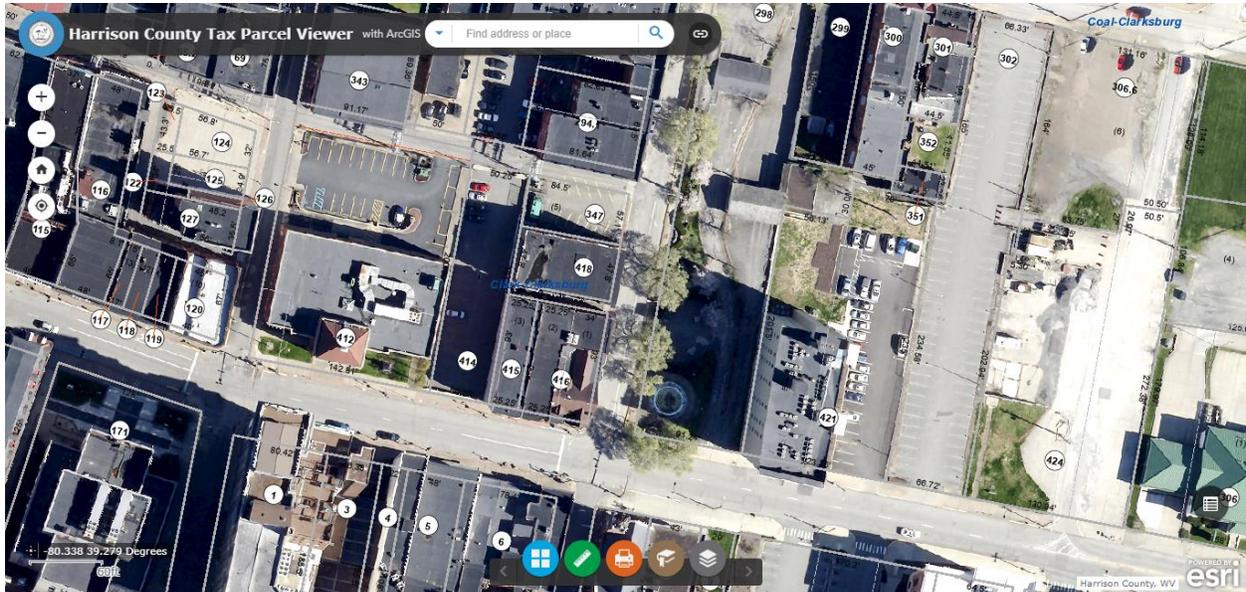


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Segment N – South 2nd Street – Traders Alley to West Main Street

- Right-of-Way Width: 35 Feet +/-
- Eastern Sidewalk Length – 200 Feet +/-
- Western Sidewalk Length – 225 Feet +/-
- Initial Sidewalk Repair Estimate: \$22,500
- Sidewalk Replacement Estimate: \$45,000

Tax Map Data:



Southerly View:



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Northerly View:



Current Street Design:

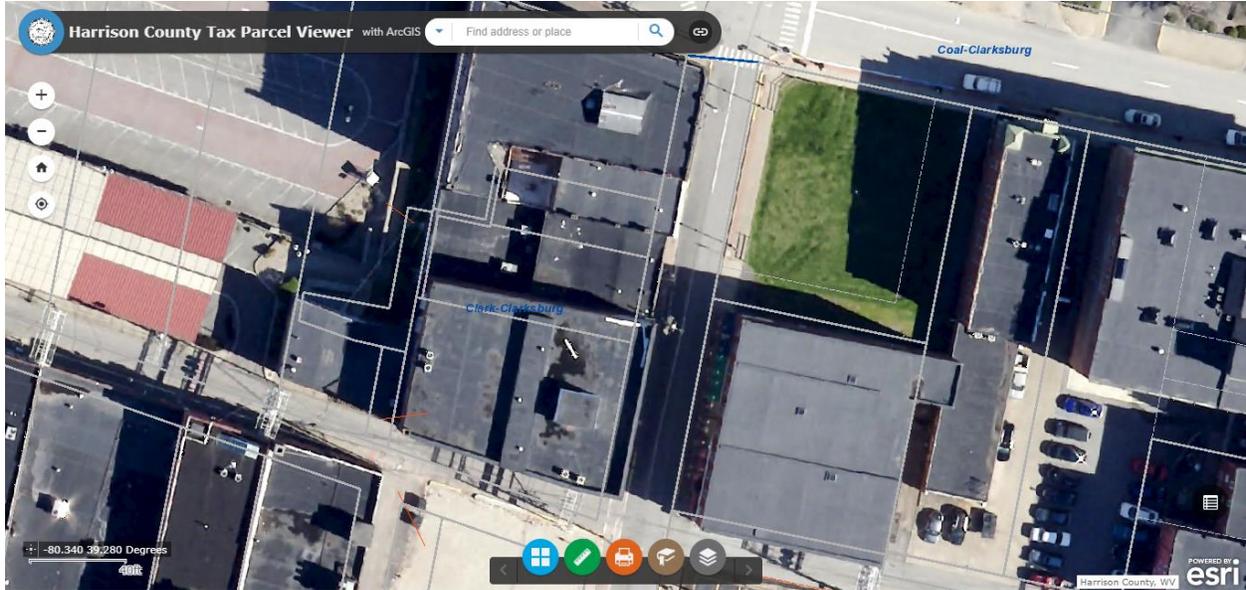


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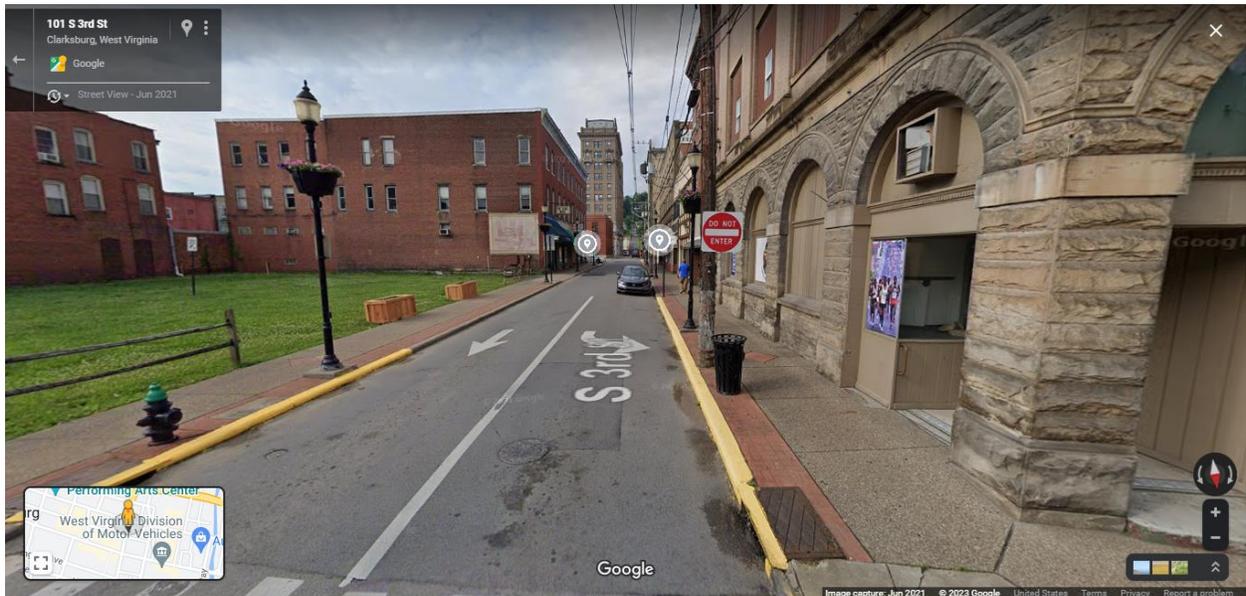
Segment O – South 3rd Street – West Pike Street to Traders Alley

- Right-of-Way Width: 30 Feet +/-
- Eastern Sidewalk Length – 200 Feet +/-
- Western Sidewalk Length – 200 Feet +/-
- Initial Sidewalk Repair Estimate: \$40,000
- Sidewalk Replacement Estimate: \$80,000

Tax Map Data:



Southerly View:



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Northerly View:



Current Street Design:

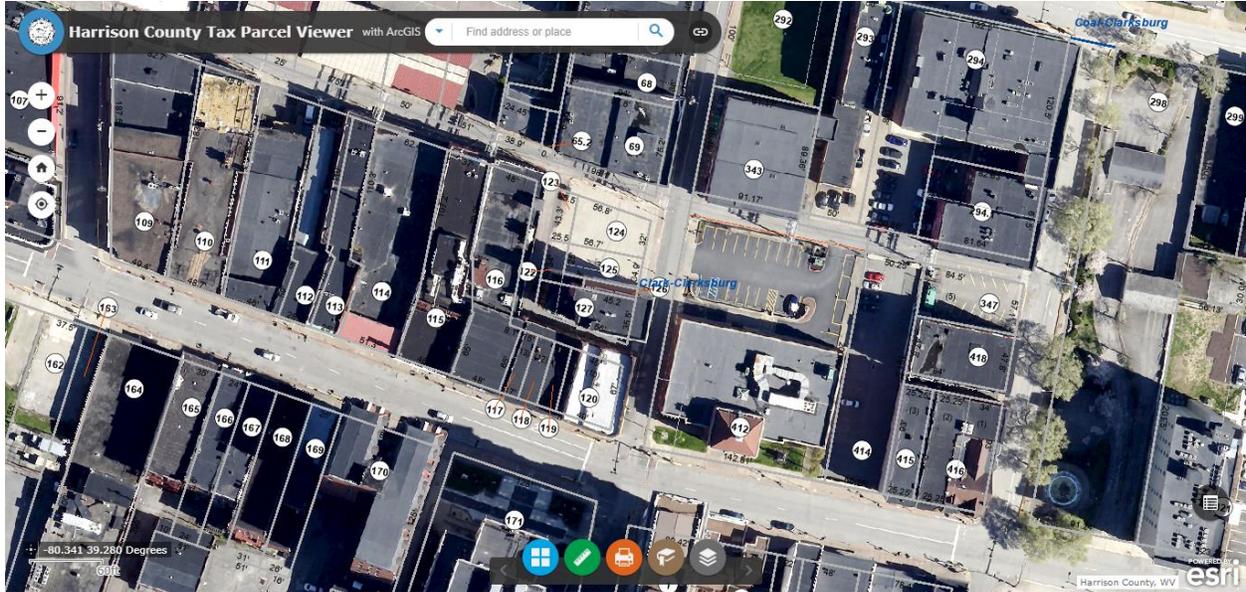


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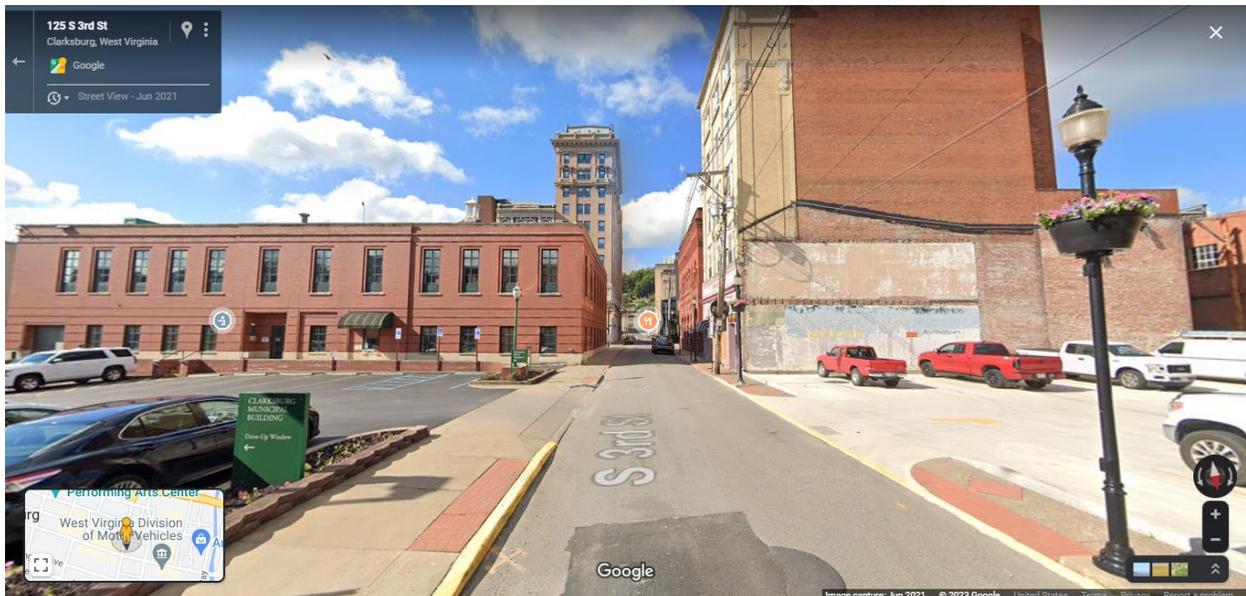
Segment P – South 3rd Street – Traders Alley to West Main Street

- Right-of-Way Width: 40 Feet +/-
- Eastern Sidewalk Length – 200 Feet +/-
- Western Sidewalk Length – 200 Feet +/-
- Initial Sidewalk Repair Estimate: \$40,000
- Sidewalk Replacement Estimate: \$80,000

Tax Map Data:



Southerly View:



FEBRUARY 14, 2023

Northerly View:



Current Street Design:

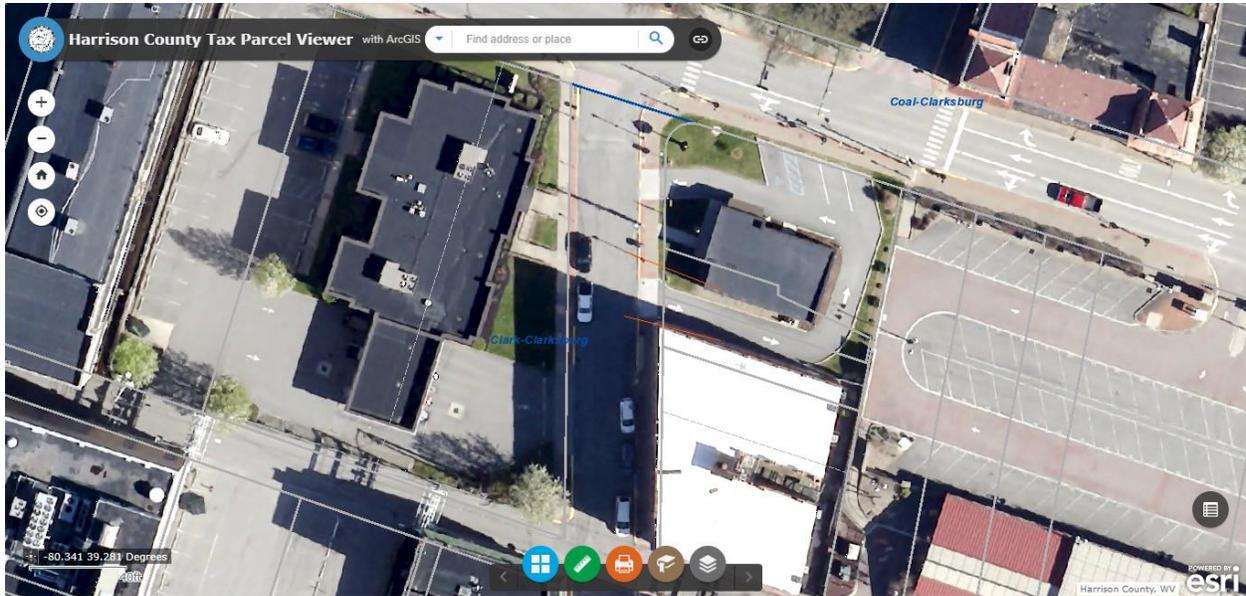


FEBRUARY 14, 2023

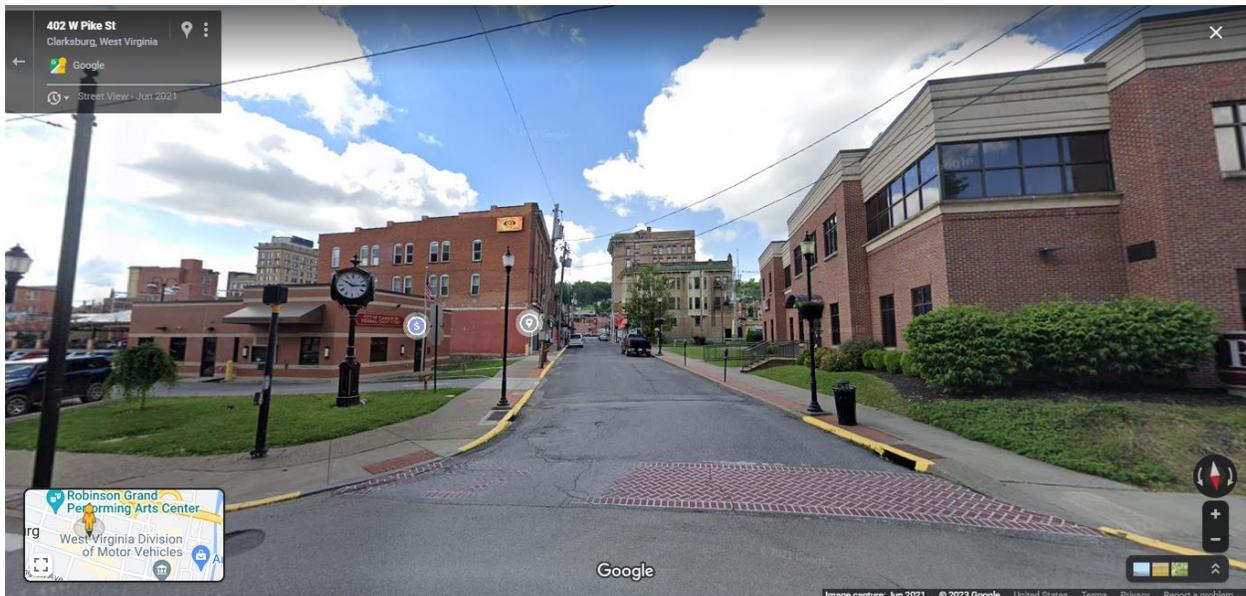
Segment Q – South 4th Street – West Pike Street to Trader’s Alley

- Right-of-Way Width: 3 Feet +/-
- Eastern Sidewalk Length – 196 Feet +/-
- Western Sidewalk Length – 196 Feet +/-
- Initial Sidewalk Repair Estimate: \$39,200
- Sidewalk Replacement Estimate: \$78,400

Tax Map Data:



Southerly View:

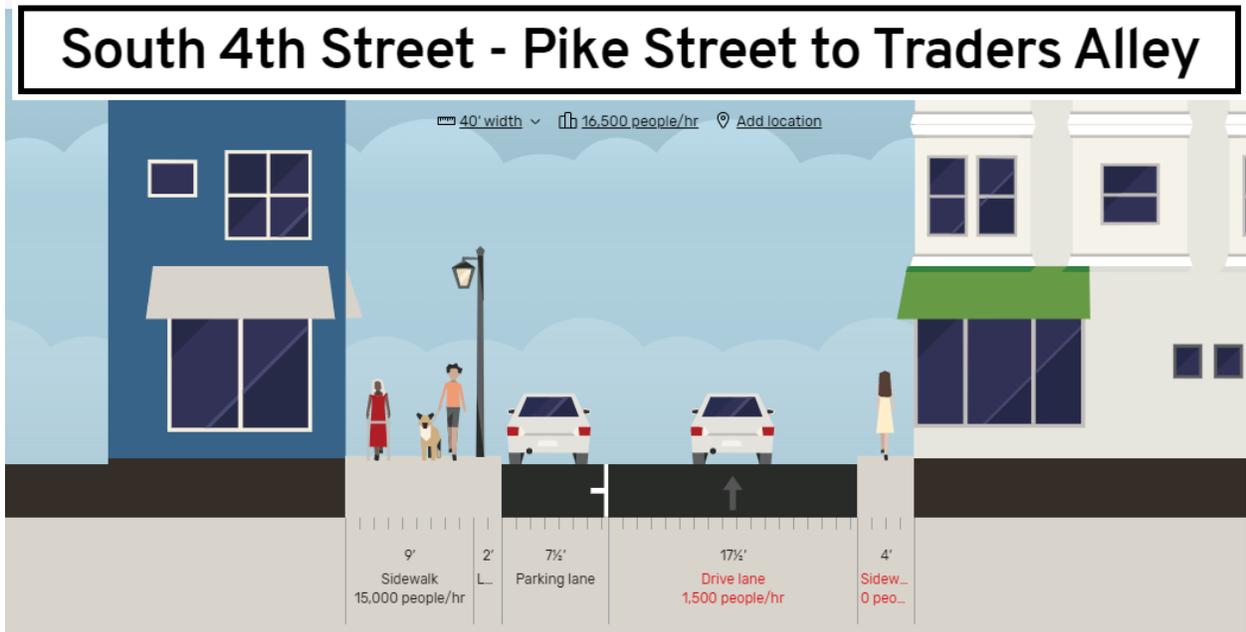


FEBRUARY 14, 2023

Northerly View:



Current Street Design;



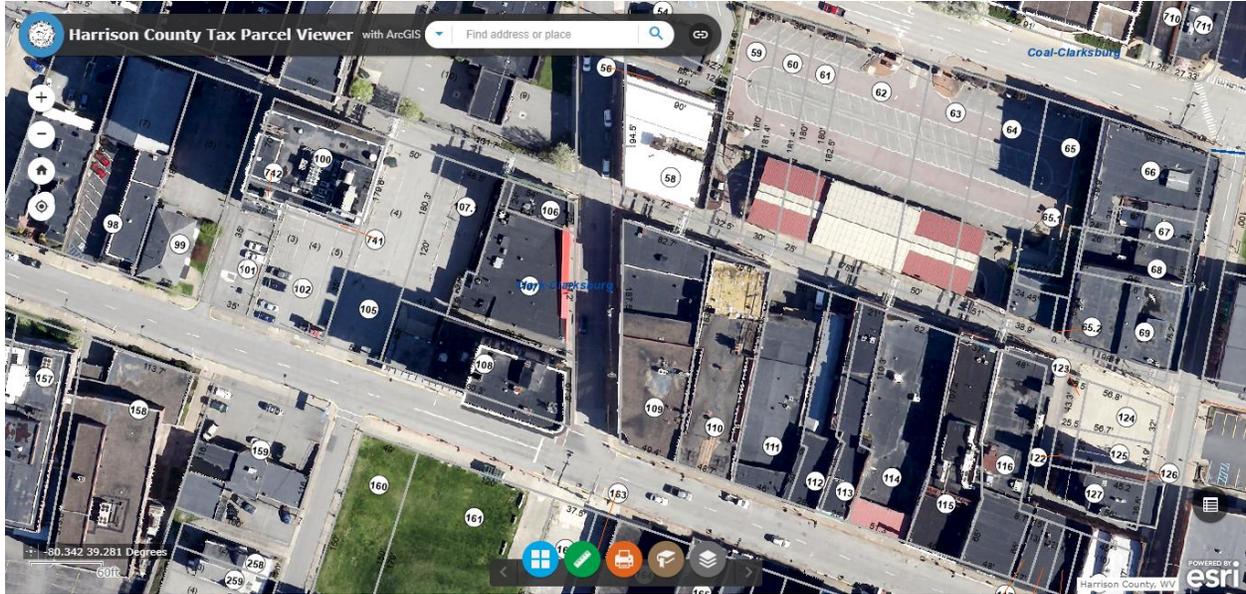
Note: Portions of western sidewalk appear to be on private property.

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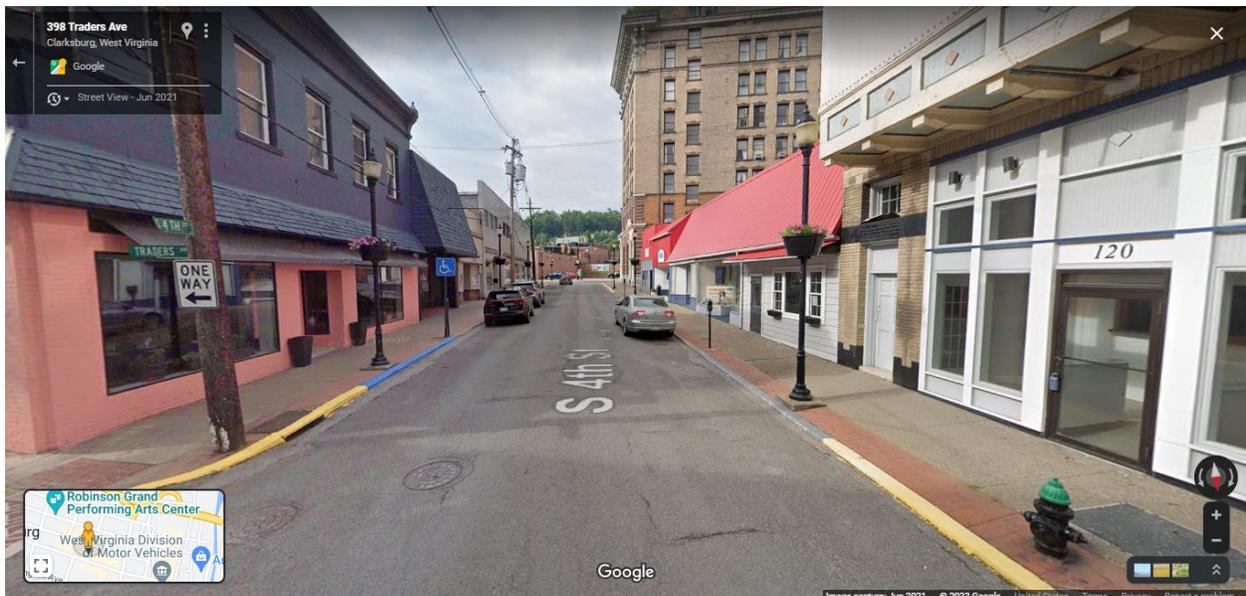
Segment R – South 4th Street – Trader’s Alley to West Main Street

- Right-of-Way Width: 40 Feet +/-
- Eastern Sidewalk Length – 195 Feet +/-
- Western Sidewalk Length – 205 Feet +/-
- Initial Sidewalk Repair Estimate: \$40,000
- Sidewalk Replacement Estimate: \$80,000

Tax Map Data:



Southerly View:



FEBRUARY 14, 2023

Northerly View:



Current Street Design:

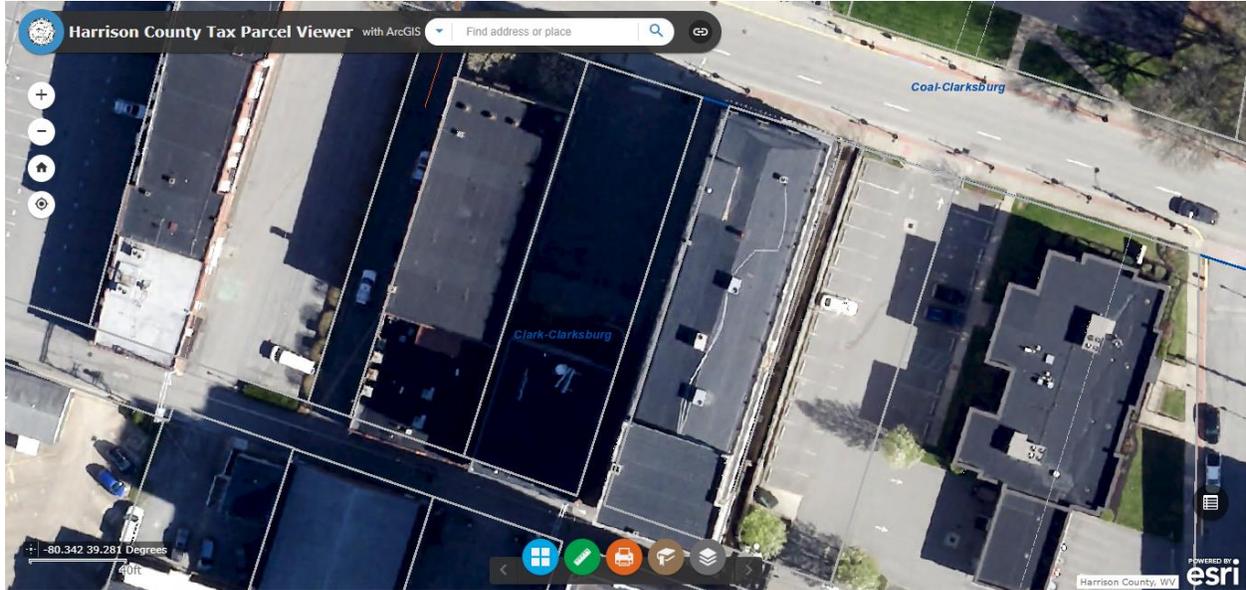


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Segment S – South 5th Street – West Pike Street to Trader’s Alley

- Right-of-Way Width: 35 Feet +/-

Tax Map Data:



Southerly View:



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Northerly View:



Current Street Design

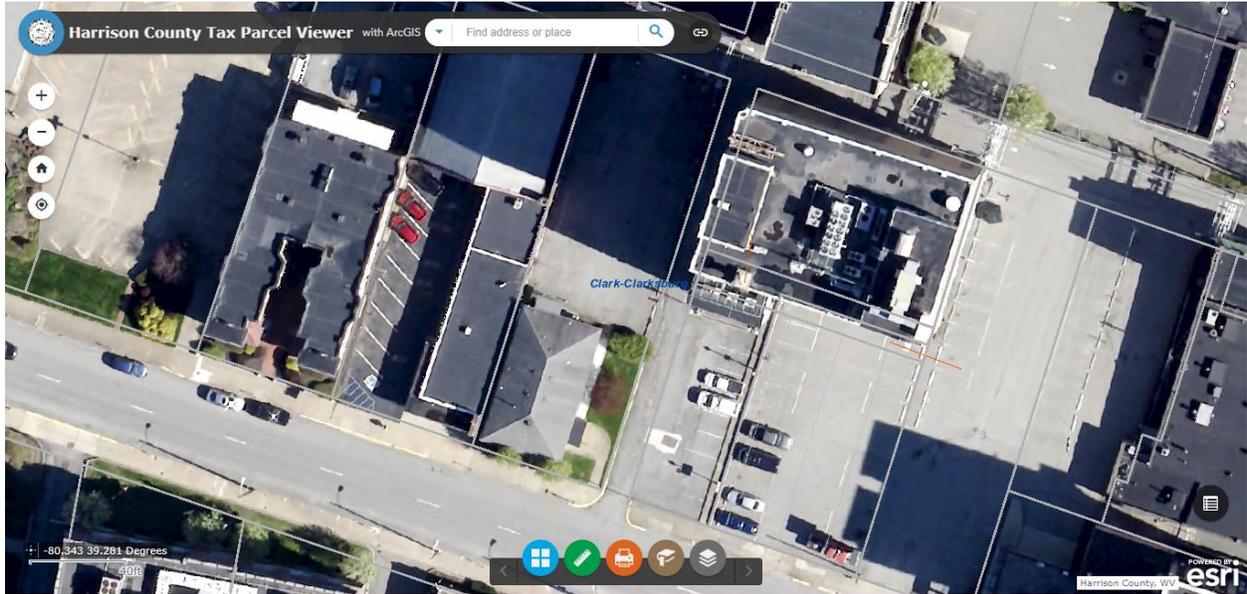


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Segment T – South 5th Street – Traders Alley to West Main Street

- Right-of-Way Width: 12 Feet +/-

Tax Map Data:



Southerly View:



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Northerly View:



Current Street Design:

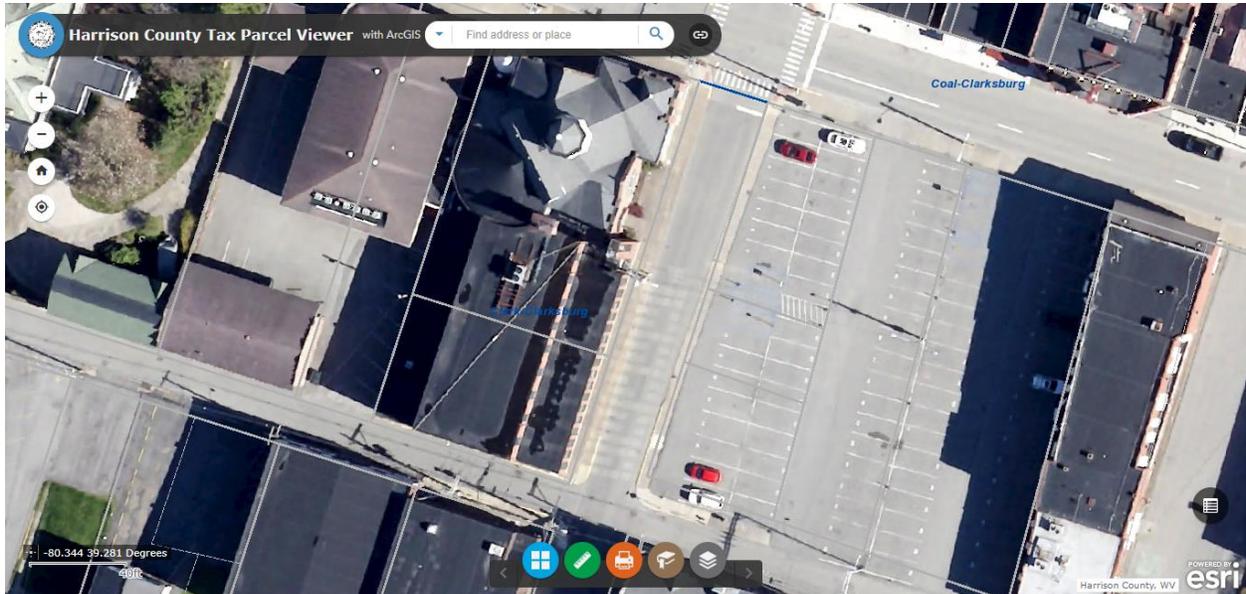


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Segment U – South 6th Street – West Pike Street to Traders Alley

- Right-of-Way Width: 30 Feet +/-
- Eastern Sidewalk Length – 183 Feet +/-
- Western Sidewalk Length – 183 Feet +/-
- Initial Sidewalk Repair Estimate: \$36,400
- Sidewalk Replacement Estimate: \$72,800

Tax Map Data:



Southerly View:



FEBRUARY 14, 2023

Northerly View:



Current Street Design:

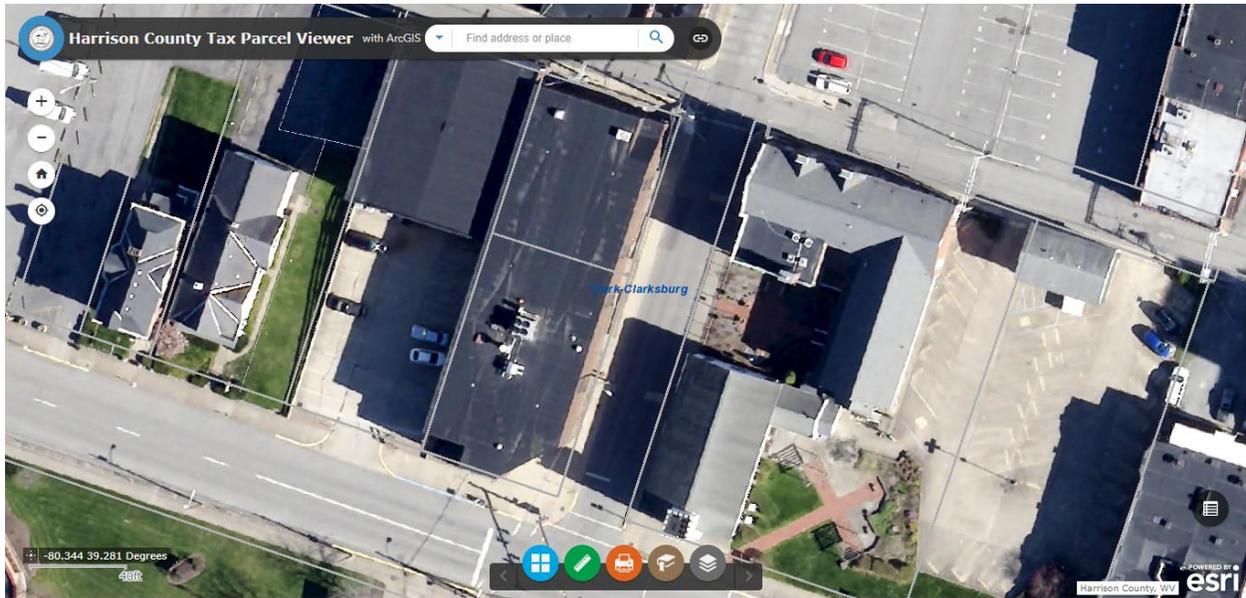


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Segment V – South 6th Street – Traders Alley to West Main Street

- Right-of-Way Width: 30 Feet +/-
- Eastern Sidewalk Length – 185 Feet +/-
- Western Sidewalk Length – 185 Feet +/-
- Initial Sidewalk Repair Estimate: \$37,000
- Sidewalk Replacement Estimate: \$74,000

Tax Map Data:



Southerly View:



FEBRUARY 14, 2023

Northerly View:



Current Street Design:

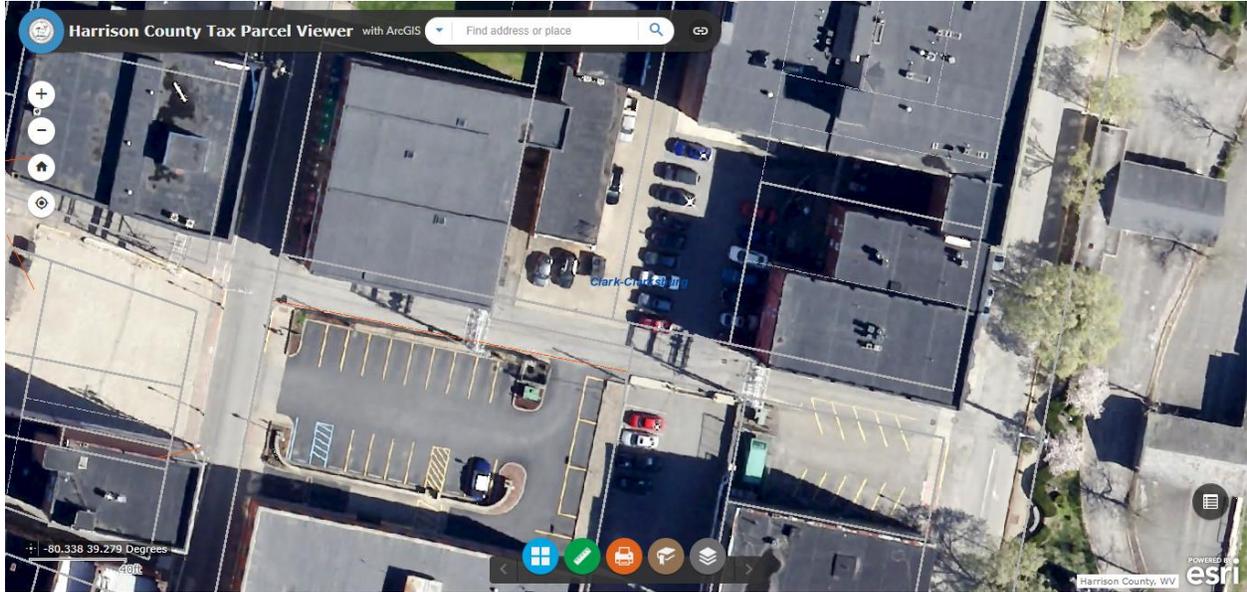


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Segment W – Traders Alley – South 2nd Street to South 3rd Street

- Right-of-Way Width: 20 Feet +/-

Tax Map Data:



Westerly View:



FEBRUARY 14, 2023

Easterly View:



Current Street Design:

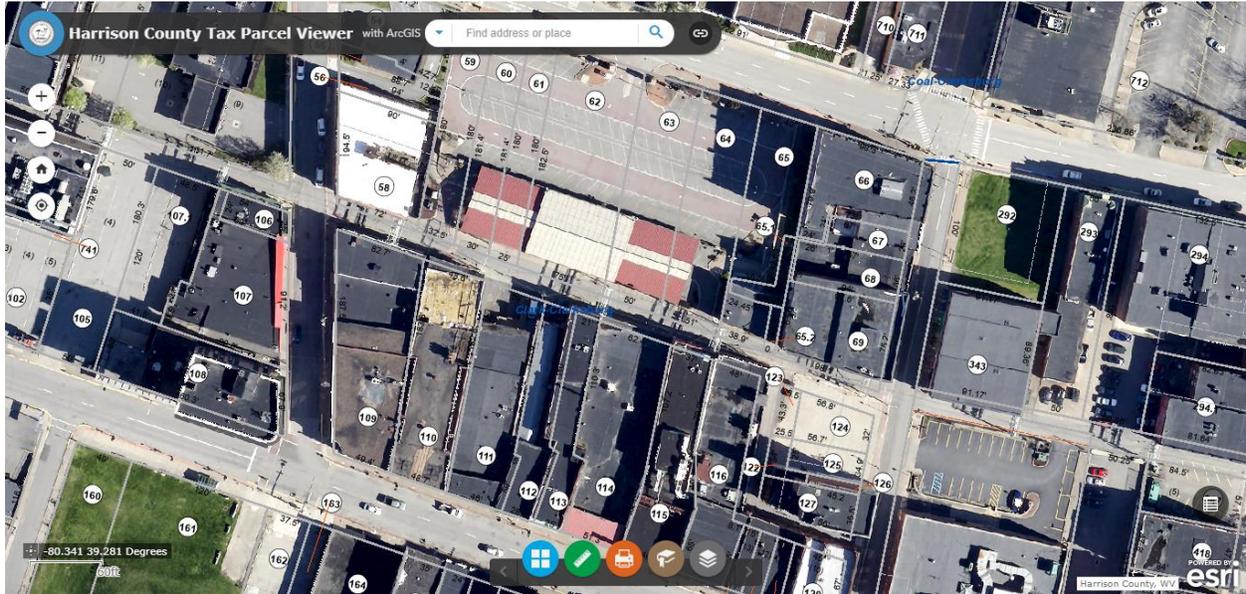


FEBRUARY 14, 2023

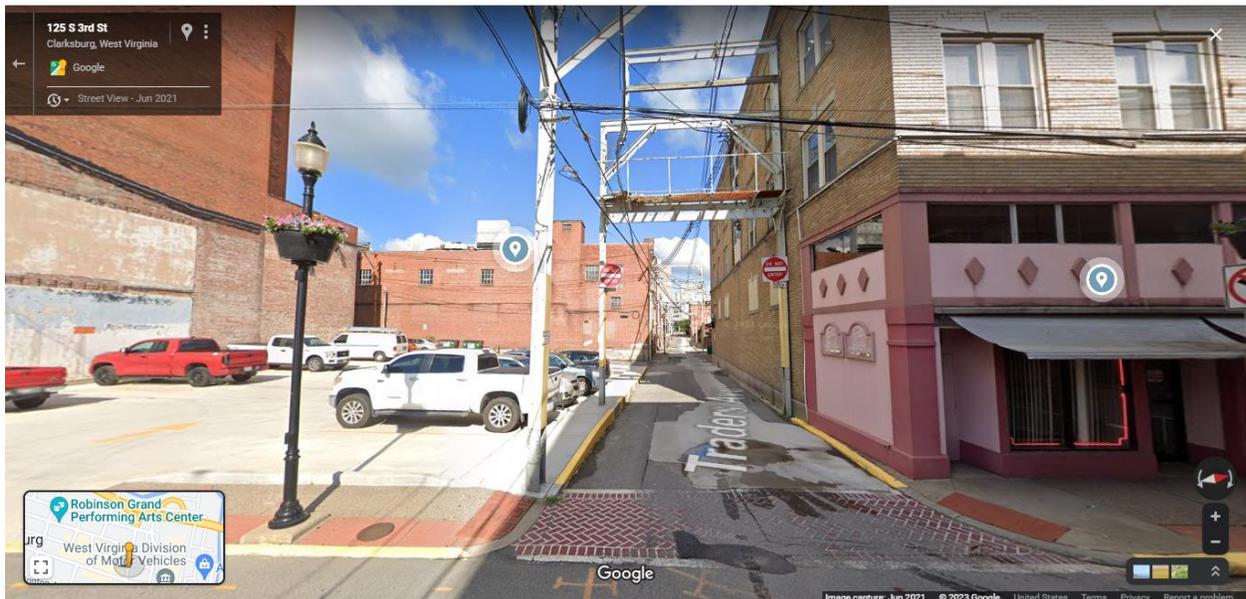
Segment X – Traders Alley – South 3rd Street to South 4th Street

- Right-of-Way Width: 20 Feet +/-
- Northern sidewalk length: 355 Feet +/-
- Southern sidewalk length: 475 Feet +/-

Tax Map Data:



Westerly View:



FEBRUARY 14, 2023

Westerly View:



Easterly View:



FEBRUARY 14, 2023

Current Street Design:



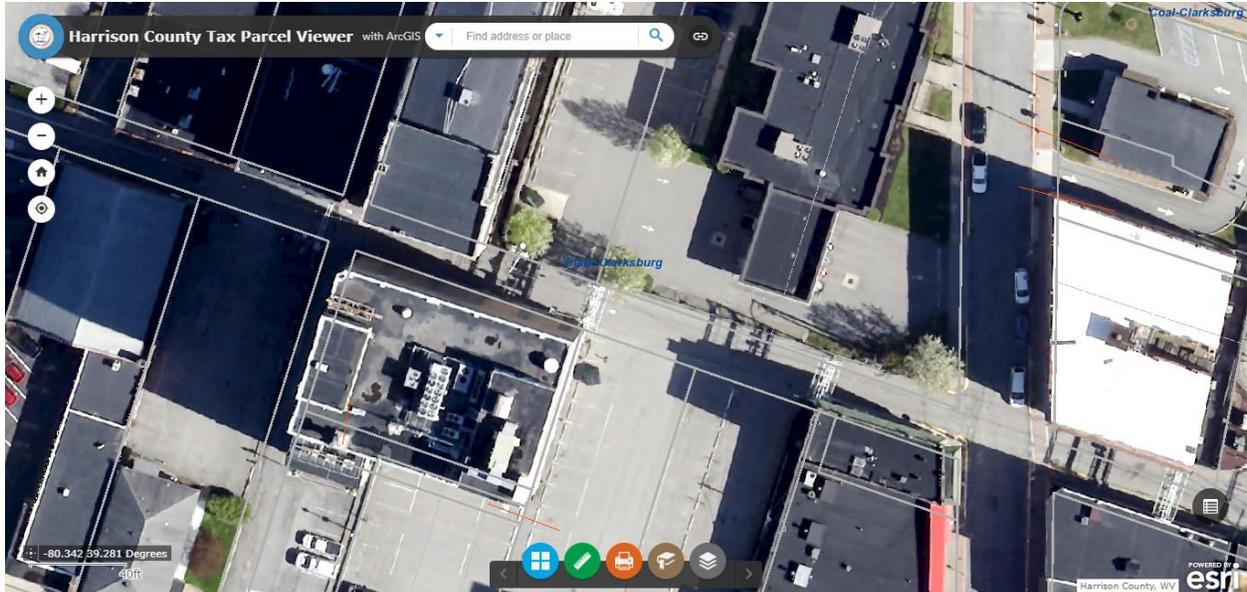
Note: Right-of-way does not correspond to the built environment.

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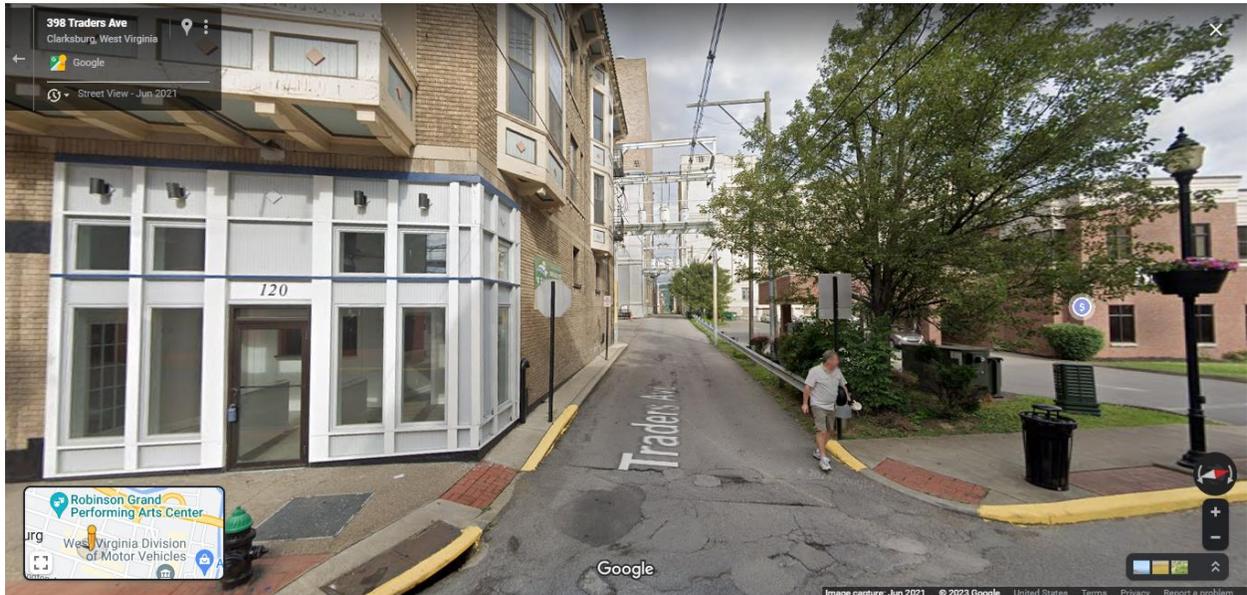
Segment Y – Trader’s Alley – South 4th Street to South 5th Street

Right-of-Way Width: 22 Feet +/-

Tax Map Data:



Westerly View



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Easterly View;



Current Street Design:

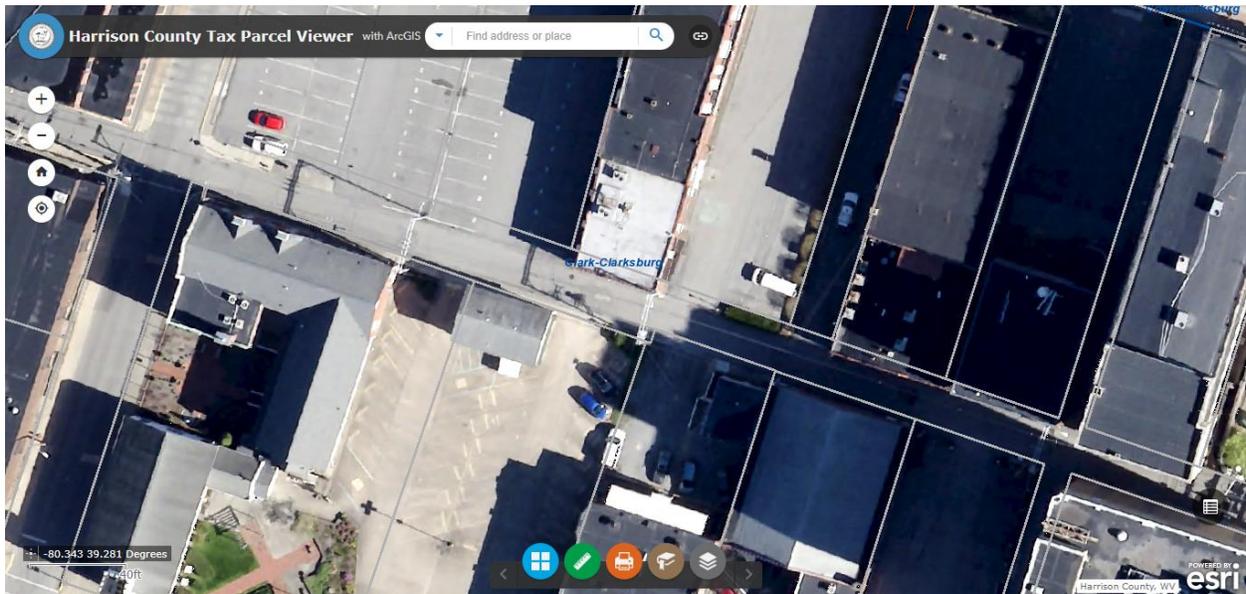


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Segment Z – Trader’s Alley – South 5th Street to South 6th Street

- Right-of-Way Width: 50 Feet +/-
- Northern Sidewalk Length – 60 Feet +/-
- Initial Sidewalk Repair Estimate: \$6,000
- Sidewalk Replacement Estimate: \$12,000

Tax Map Data:

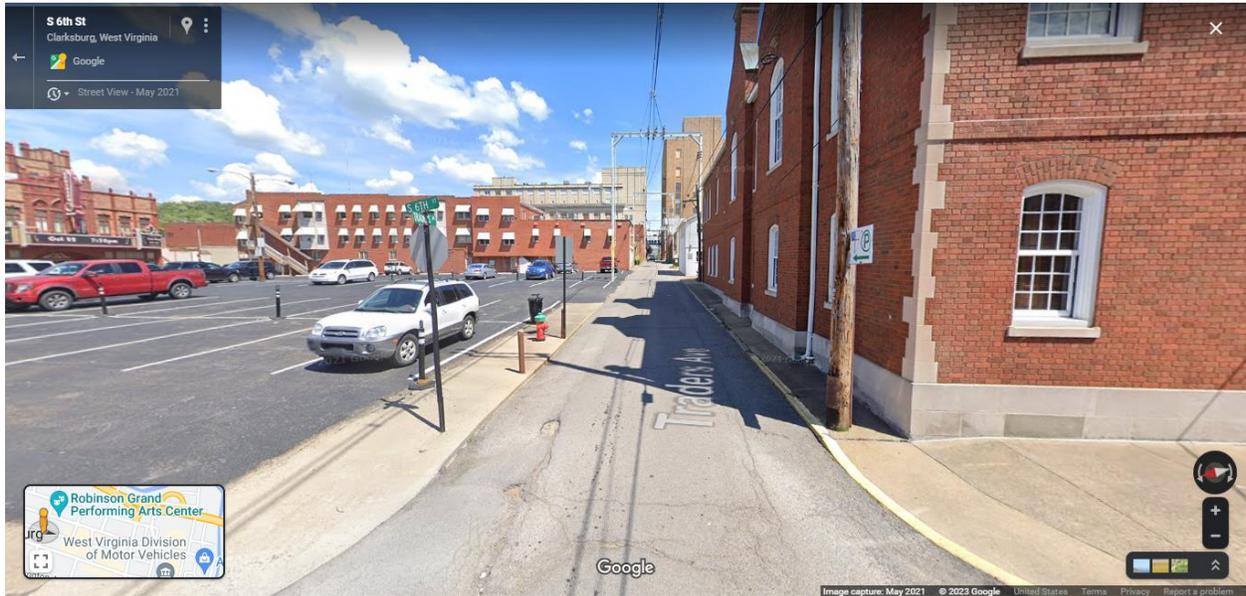


Wesernly View:



FEBRUARY 14, 2023

Easterly View



Current Street Design:

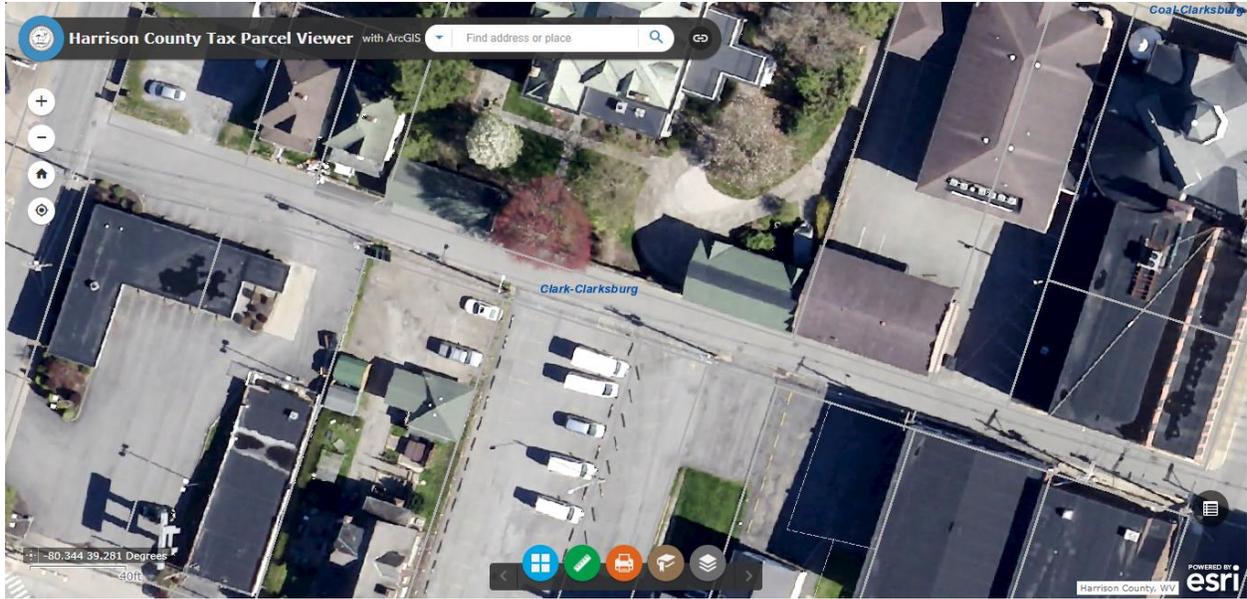


Note: Right-of-Way expands near 6th street intersection from 22 to 26 feet.

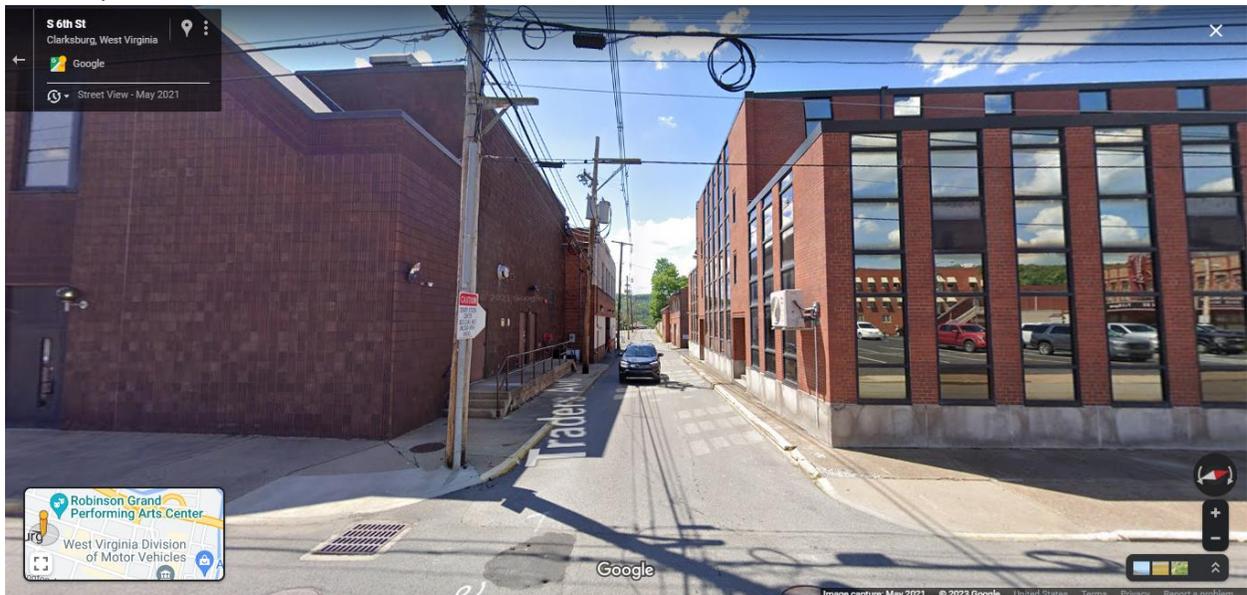
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Segment AA – Trader’s Alley – South 6th Street to South Chestnut Street
Right-of-Way Width: 22 Feet +/-

Tax Map Data:



Westerly View



FEBRUARY 14, 2023

Easterly View:



Current Street Design:



Data Sources:

- Harrison County Tax Map Data
- Google Street View
- Streetmix.net