

## **STAR CITY BOYERS AVENUE RENOVATION**

Interested residents and business owners of Star City have worked to improve quality of life issues for the community for several years. The current plan for upgrading Boyer's Avenue started in 2004 with a survey and several town meetings to determine important issues that citizens were concerned about and suggestions on how to go forward. What followed were committees were formed to work on a plan and report back to City Council.

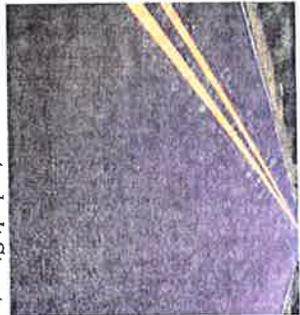
With approval by City Council a business overlay of the entire water front properties stretching from the river back to Pleasant Hill Avenue was created along with new codes and ordinances to aid in developing more commercial business activity. Work began in 2006 to develop a TIF Application for the downtown and University Avenue, with approval being granted in late 2007. Further work proceeded in 2008 to determine just what infrastructure needs would provide the greatest return to produce growth and prosperity for Star City.

As part of the TIF City Council approved examining potential changes to Boyers Avenue and with agreement from the Monongalia County Commission, contracted with URS Corp. to develop a plan for the area. The plan prepared with extensive public involvement calls for widening Boyers Avenue to three lanes between Monongalia Boulevard and University Boulevard, installation of bioswales of eight and half feet on each side on the avenue. Install an all purpose walk/bike sidewalk including lighting and benches on the West side of Boyers Avenue with pedestrian friendly cross walks at Leeway and University Avenue. Widening of the avenue will require the 10 lots on the West side of Boyers be purchased and leveled to make room for the expansion. City Council approved this plan in 2009.

Currently, Star City Council has approved widening Boyers Avenue to a 50 foot right-of-way, and approved moving ahead with the plan presented by URS Corp. With no objections from County Commission, Star City will ask that the West Virginia Department of Highways develop a more detailed design to upgrade this corridor to meet their standards and the needs of the Star City as shown in this plan.

A summary of URS recommendations for streetscape improvements and the public comments on issues and ideas during the planning process follows:

# Standard Materials and Site Amenities



Asphalt Streets



Permeable Paver Bike Access



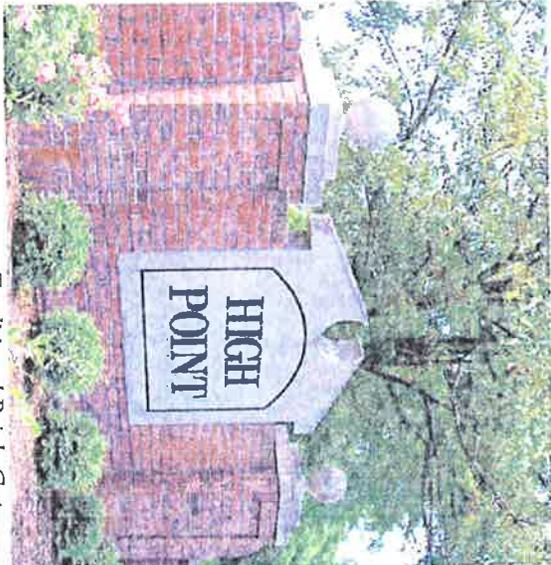
Brick ADA Ramps



Zebra Stripe Crosswalk



Streetside Bioswale with Trees



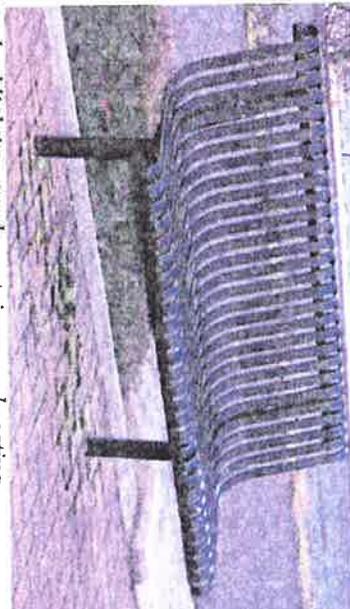
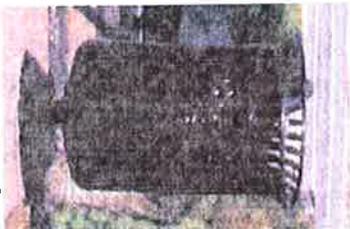
Traditional Brick Gateways



Landscaped Retaining Walls



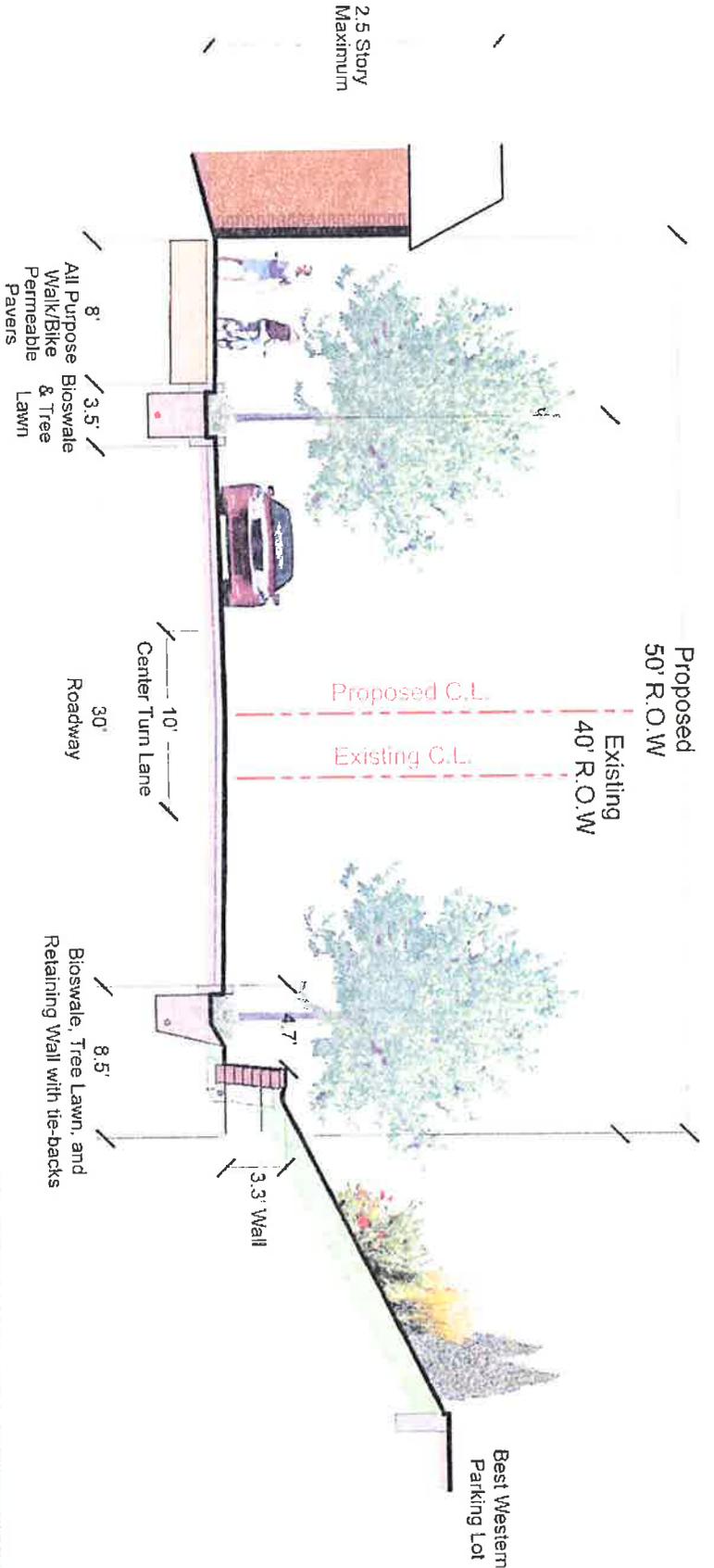
Existing Riverfront standard lighting, trash containers and seating



Star City, West Virginia

Standard Materials  
Boyers Avenue Streetscape  
URS

# Streetscape Section



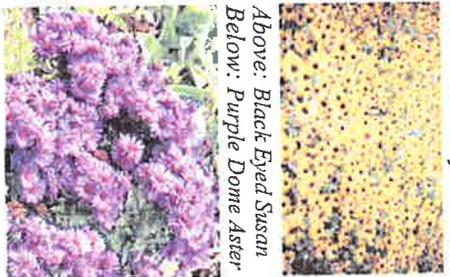
- 50' ROW
- Pervious pavement path
- Bioswales on both sides for stormwater
- Large street trees on both sides
- Retaining wall to maximize streetscape



Street Tree: Celebration Maple



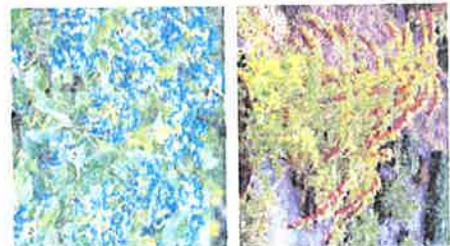
Retaining Wall: Utilize tall evergreen to shield motel parking lot and low maintenance all season shrubs such as junipers, viburnum & shrub roses



Above: Black Eyed Susan  
Below: Purple Dome Aster

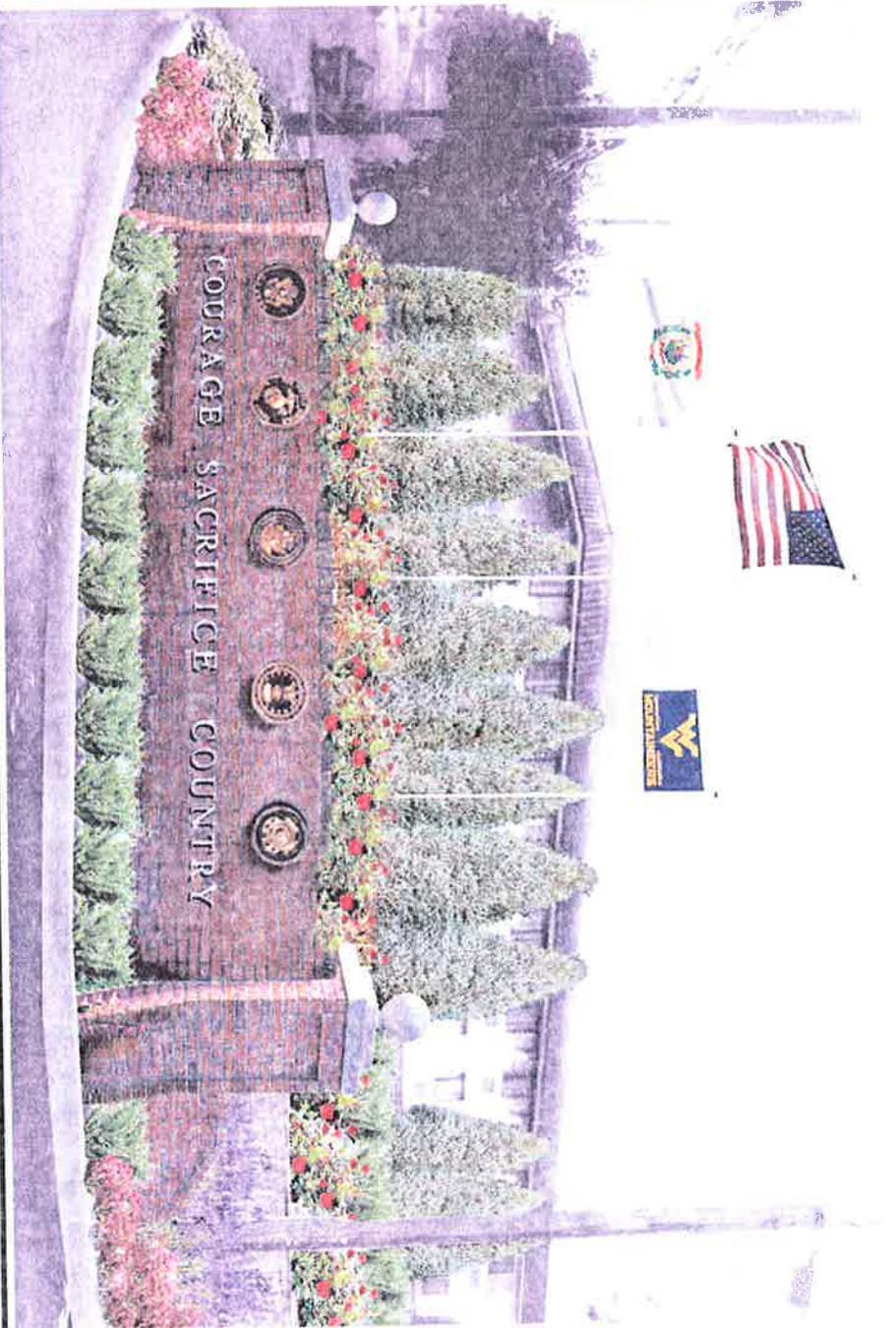


Above: Karl Foerster Reed Grass  
Above Right: Coralberry  
Right: Blue Muffin Viburnum

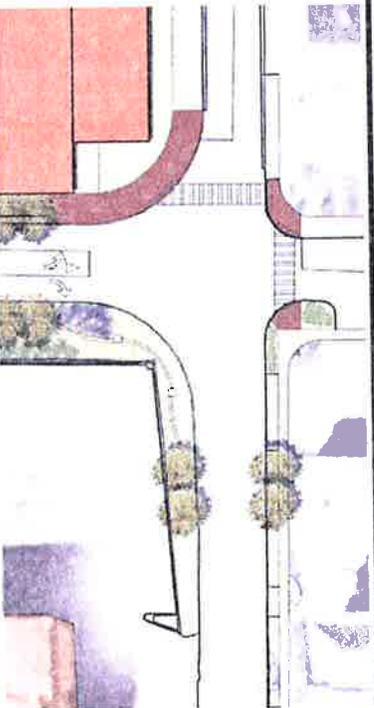


Bioswale - easy maintenance, all season color, urban tolerant

## Boyers - University Intersection Beautification



*Veterans Memorial Wall as gateway element at the intersection of Boyers and University Avenue. Wall material should match material used for gateway at Boyers Avenue and Monongahela Boulevard.*

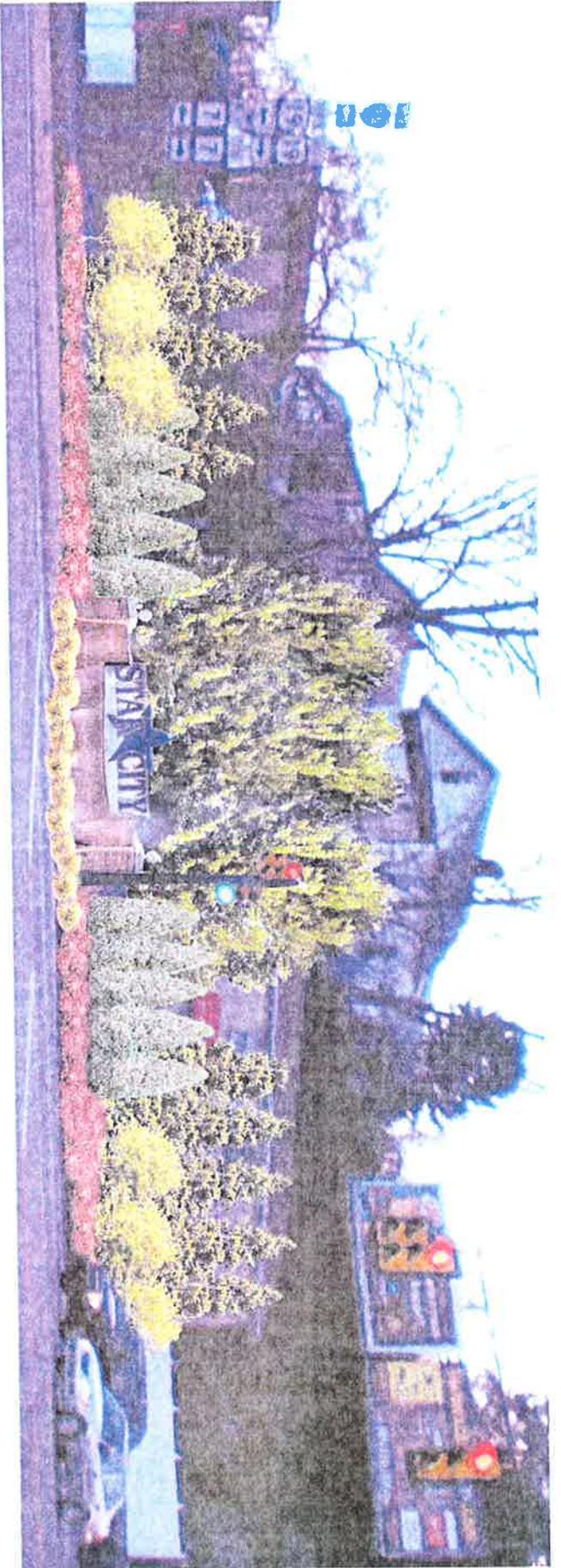


- Wrap retaining wall around corner;
- Create gateway with retaining wall;
- Increased landscaping at corner - additional trees;
- Continue landscaping & sidewalks along Boyers past University.

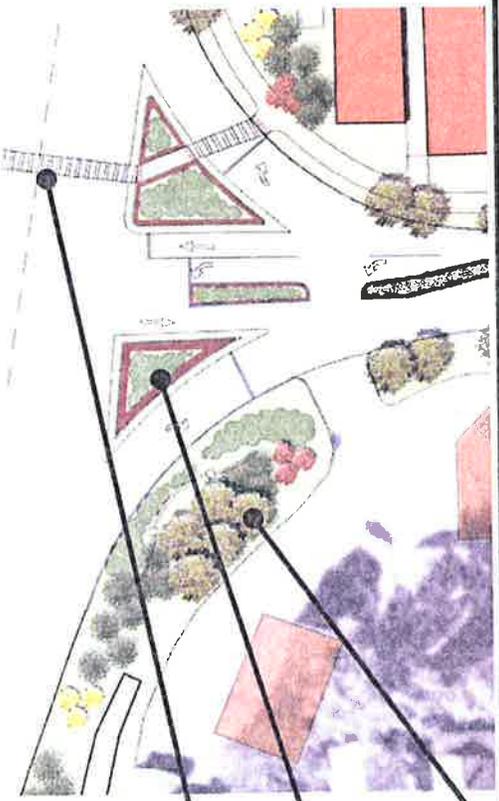
Star City, West Virginia

Gateway - University Ave  
Boyers Avenue Streetscape **URS**

# Boyers - Monongahela Intersection Beautification



One side of intersection used as gateway element at Boyers and Monongahela. Wall material should match material used for gateway at Boyers Avenue and University. Star City emblem made of glass with up lighting at night. Adjoining intersection gateway should be a part of buildings. Replace signal light arm with decorative black signal light arm.



Create gateway in front of car wash with:

- decorative wall;
- lush landscape;
- pipe existing dry ditch.

Beautify splitter islands with:

- decorative paving bands;
- hearty landscape.

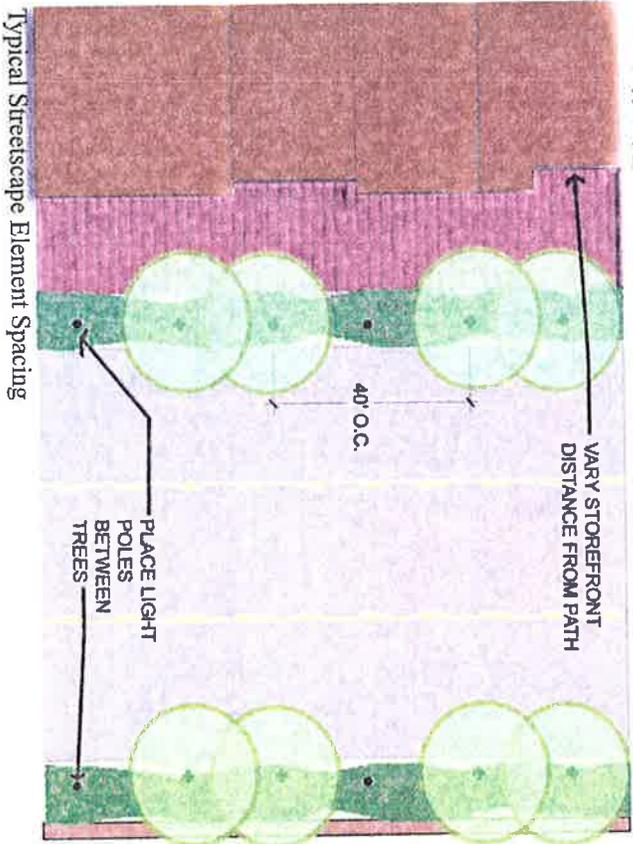
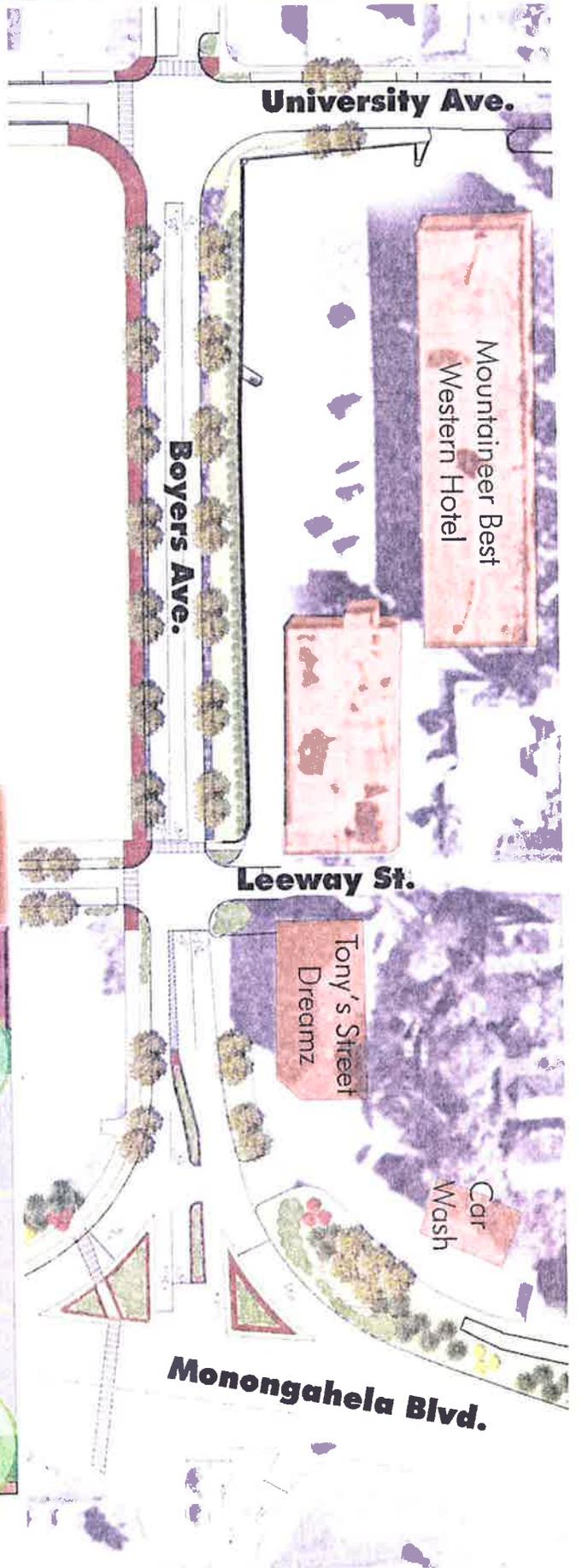
Pedestrian flow:

- utilize existing pedestrian signalization;
- keep pedestrians to west side of Boyers;

Star City, West Virginia

Gateway - Monongahela Blvd  
Boyers Avenue Streetscape **URS**

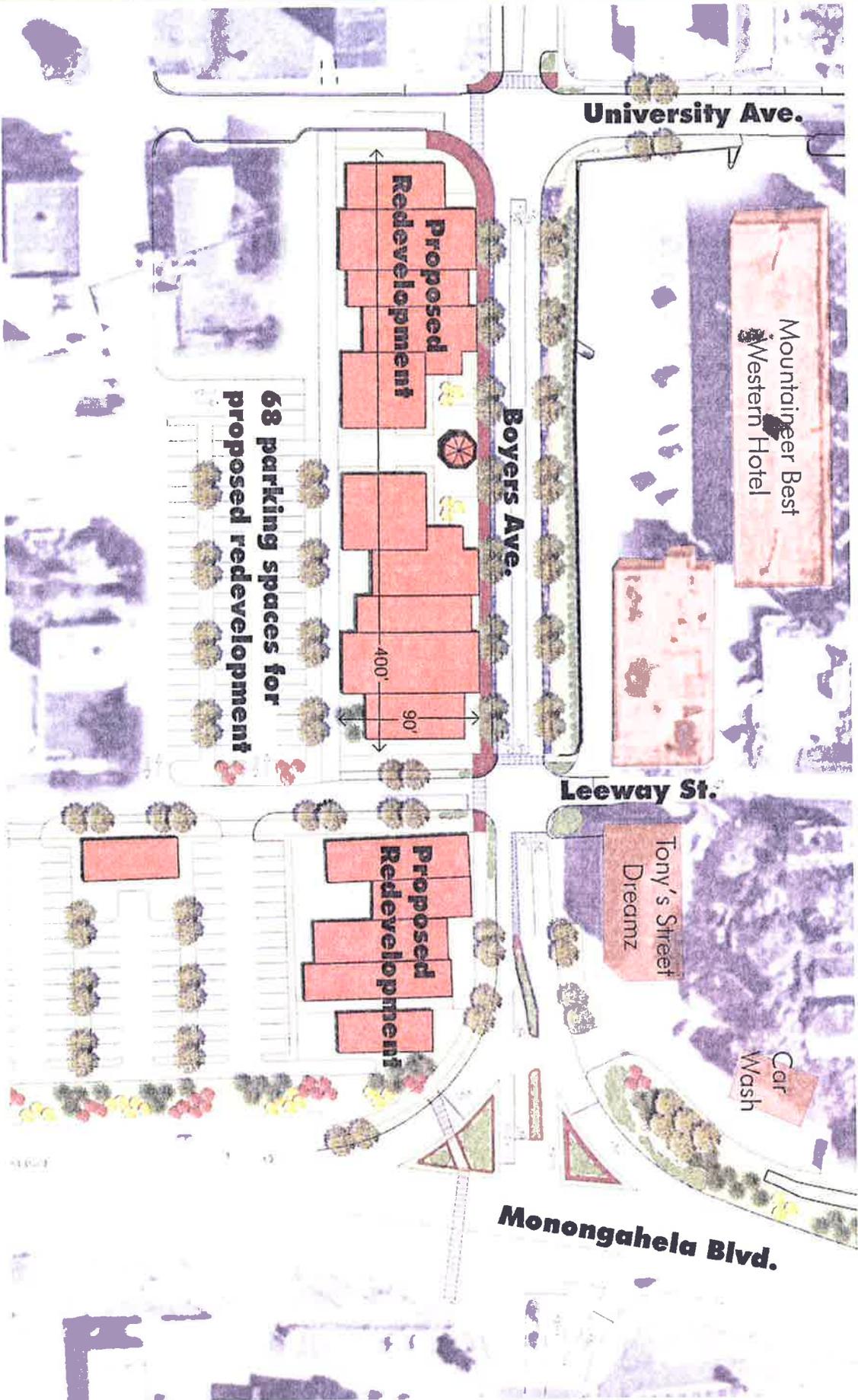
# Streetscape Master Plan



Star City, West Virginia

Streetscape Master Plan  
Boyers Avenue Streetscape **URS**

Illustrative Concept Plan Options



Star City, West Virginia

Illustrative Concept Plan B: Long Term Redevelopment Option  
Boyers Avenue Streetscape



**Illustrative Concept Plan Options**



**S**tar City, West Virginia

Illustrative Concept Plan A: Interim Option  
Boyers Avenue Streetscape **URS**

# Boyers Avenue Improvement Study

## Public Meeting Summary:

### Public opinion on issues and ideas



The first public meeting in the Boyers Avenue Improvement Study process was held from **6:30 pm to 8:30 pm on Monday, October 5, 2009** at the Star City Municipal Building on Broadway Avenue. There were 25 people in attendance who all expressed interest in the planning process and the goals of the project.

#### Traffic data collection comments

- Fridays are the worst time for traffic. The window between 2:30 pm and 6 pm is the best to get a true feel for the congestion that exists along the corridor.
- The best times to collect data will be those weeks when there is no home football game so students will be captured as they leave town for the weekend.
- Traffic at Stafford Street and Boyers Avenue needs to be included
- Look at accident rates at roundabouts compared to traditional four-way stops. Resident believes that accidents are higher when using roundabouts.
- Look at roundabouts in other areas for comparable size and effectiveness. Other places to look at included Pittsburgh, Washington, DC, and European cities.

#### General traffic concerns in the area

- WVDOH needs to be involved to have any chance for something to actually be constructed.
- The timing of the signals at Sheetz and WV Route 7 needs to be studied
- The timing at the Sheetz and University Town Center lights in the morning (estimated 8:30 – 9:30 am) allows for traffic to move freely through both intersections toward I-79. After that point, the signals do not phase together. Check the timing at various points during the day to see how the two signals work together.
- Add a third lane across the Star City Bridge to Route 7.

#### Land Use

- Property owners need to be consulted during the process so that their ability to develop their property is not negatively affected. Plans need to be aware of any access restrictions that would unduly hamper development opportunities in the corridor.
- Look at redeveloping the property that exists along Boyers Avenue for a number of uses, including but not limited to business development, and improved transportation corridor, parking, or other public use that adds value to the community. Current land use is estimated that only one house along the corridor is a family residence.
- Need to consider improvements and maintenance of storm drains in the corridor as improvements occur.
- Any improvements to the corridor, including landscaping and sidewalks, should be very low maintenance so as to not unfairly burden Star City staff with additional responsibilities on a State-maintained roadway.
- Sight distance at the southeast corner of the intersection (hotel property) needs to be improved.

#### Ideas for improvements in the corridor

- Look at adding a third lane to Boyers Avenue that only serves the bridge. Be cognizant that business uses cannot be negatively affected with improvements to the corridor.

# Boyers Avenue Improvement Study

## Public Meeting Summary:

### Public opinion on issues and ideas



The second public meeting in the Boyers Avenue Improvement Study process was held from **6:30 pm to 8:30 pm on Monday, November 9, 2009** at the Star City Municipal Building on Broadway Avenue. There were 25 people in attendance who all expressed interest in the planning process and the goals of the project.

The goal of this meeting was to share with the public a range of alternatives that were developed for the corridor based in part on input received following the previous public meeting in October 2009. The alternatives developed represented a number of categories, including visual design options, right-of-way layouts, and traffic simulations for a variety of scenarios.

#### Design features

- Pavers on travel lanes: Agreement that pavers look very nice but concern over the maintenance requirements of pavers vs. asphalt and the demands on city staff for upkeep.
- Crosswalks: Like reflectivity aspects of crosswalks, especially the idea of LEDs in the street. Concerns over maintenance of LEDs and need for replacement. Raised crosswalks were promoted (traffic calming). Questions raised about general illumination for crosswalks i.e. overhead and on the operation of LEDs (continuous or button activated).
- Bike lanes: Preferred only one bike lane and sidewalk as opposed to double as shown in the cross-sections. Also likes the ability to differentiate the bike lane by color from the auto travel lanes
- Retaining walls
  - Like the use of retaining walls, especially if they can add some green to the corridor.
  - Ideas for LCD variable message signs built in to the wall for posting community events, amber alerts, advisories, etc.
  - Wants to see an honor wall for veterans
- Gateway: No archway – no one like that idea for this area. Most preferred the traditional brick wall similar to the one in the slide. Gateway needs to be "green" and need little to no maintenance. Something to consider is to try and incorporate the history of the glass industry in the formation of Star City. Glass / lighted glass as part of the gateway.
- Tree Grates: The existing trees are all either bad or wrong type and 80% will be taken out and replaced. Tree grates are good for uniform design as long as they are sized correctly and are sited with the correct trees for the situation.
- Benches: Steel or cast iron is preferred. Most people liked the ones that are currently in place.
- Bioswales: Uniform support for the development of bioswales in as many places as applicable

#### Utilities

- Would like estimates for burying power lines in the corridor
- Would stormwater system upgrades be needed with installation of bioswales? If so, could those happen at the same time the utilities are buried.
- Gas lines – assumption is that the gas company would be the responsible party for relocating gas lines as needed.

# Boyers Avenue Improvement Study

## Public Meeting Summary:

### Public opinion on issues and ideas



#### Traffic / Circulation

- Roundabout feasibility was accepted by those in attendance. There is no good case for a roundabout at the proposed location on Boyers and University. The steep grade (13%) plus the lack of available right-of-way make the financial impacts of a roundabout unacceptable.
- Future traffic at Boyers and University needs to be considered in the equation. How can NB traffic on Boyers make the straight and left movements in the future if development increases and congestion keeps pace?
- Retiming of the light at Boyers and Mon Blvd was accepted as a viable alternative by those in attendance. Coupling the timing change with slight modifications to the signal and addition of a partial right turn lane between Mon Blvd and Leeway Street seen as a likely option. Access to the Oates property would be SB right or direct off of Leeway Street.