

**Comprehensive Plan Topics Work Shop**  
**Berkeley Senior Services Center**  
**217 N. High Street**  
**Wednesday, March 15, 2017**  
**6:30 - 8:00 PM**

**Small Group Exercise – Summary**

**Areas for Redevelopment or New Development:**

1. Downtown
  - a. Job Resource Center
  - b. Community Activities / Activities to draw youth & millennials
  - c. Need for additional parking - free 1<sup>st</sup> hour with validation
  - d. Enforce Regulations, work w/ Landlords (out of state/area)
  - e. Upstairs apartments (affordable housing)
  - f. Invest in Economic Development staff
  - g. Encourage people & businesses to locate downtown
  - h. Arts & Heritage District – Taking current assets, integrity, music, art & food to bring people & development to Downtown
  - i. Gathering places that promote celebrations and inspire, and can be supported by business redevelopment
  - j. Attractions – Private donors / partnerships to partake in building
  - k. Old buildings – utilize or renovate
  - l. Sidewalks – Queen St, cross-streets
  
2. Entrances to City
  - a. Welcome, Streets, Beautification
  - b. Brown Signs to promote tourism on I-81
  - c. Exit 12 – redesign of traffic flow
  - d. Better signs & road structure - not have all traffic flow into City downtown (Business bypass) = Roundabout / Town Square
  
3. Old Mill area (Interwoven Mills) Winchester Ave West, Mall Drive, Porter Ave to W King Street
  - a. Mixed Commercial & Residential
  - b. More pedestrian space (bike trail ways, sidewalks, greenway)
  - c. Tremendous opportunity for renovation / restoration / redevelopment
  - d. Housing & amenities to attract millennials and above;
  - e. Convention center & space for parking
  
4. Areas to North of Downtown - Race St through Applesauce Plant Area (Race / Ray / Center Street), Matthews Foundry to Penn Ave, N Queen, Moler / Tavern Rd
  - a. “Family friendly” Park area to west of railroad off of Race St
  - b. Sidewalks
  - c. Redevelopment opportunities
  - d. Public & private investment

- e. Community Gardens
  - f. Role of Community Dev. Agency – coordinate w/ community groups – Beautify
5. Raleigh St. Extension / Edwin Miller. Blvd.
    - a. Skate Park & Race
    - b. Encourage more development w/ tax benefits
    - c. Recreation Center
    - d. Housing / Apartments
  6. Orchard View (Developing area west of I-81) - Public Resources / Community Facilities to be built
    - a. Martinsburg High School & Middle School
    - b. Firehouse
    - c. Police Dept.
    - d. Need shops / housing w/ walking trails
    - e. Small community / multi-use development
  7. New businesses:
    - a. Professional – DHS;
    - b. Gov't Contracting Businesses.
    - c. Lockheed Martin; BAE.
    - d. Federal funds for infrastructure (Widening Rt. 9 → Towards Hedgesville)
    - e. Drug Rehab Facility
    - f. Resources for homeless population
    - g. Clean Energy

**Identified congestion areas:**

(Commercial center, East of I-81)

Foxcroft / Apple Harvest / Apple Harvest Dr + Winchester to I-81 – cooperate w/ County

Commons & Weis Markets intersections

Foxcroft / Rt. 9 (Lowe's)

Mall / Martins / Olive Garden Strip

- a. Feasibility study
- b. Speed bumps
- c. Sidewalks

(Northeast of Downtown)

E. Moler Ave & Queen St

Create turning lanes & place a turn light

Bike trails / lanes that can lead through the city

Can't get around those turning left

Congested – better timed light

Moler Ave & High St – fix dip in stop sign & place light at the intersection

(Northwest-to-North of Downtown)

King St & Winchester and King & Raleigh Sts, Raleigh St & Race

redirect Rt. 111 traffic to Raleigh

left turn signals / turn lanes all 4 ways

(Northwest city area)

Tavern & Rock Cliff, Hospital area

Four-way stop where traffic backs up

- a. Roundabout
- b. Traffic Light

(North)

Edwin Miller Blvd by Walgreens, CVS – no cross walks – sidewalks – dangerous

Calming circles in areas of light intersections.

Congestion Areas: Rt. 12, Rt. 11, (New Proctor & Gamble), Rt. 45.

**Alternative transportation/recreation areas:**

Downtown

Bike on & off road - Queen St.

Bike Connection to Route 9

Bicycle lanes – W. Raleigh St Extension to Wilson St

Skate Park – Raleigh St bypass

Sidewalks – Queen St – improved to attract more people / businesses

Queen St – Subway – top of hill

Need walkways – Burke to Queen

Get rid of street parking – make it a pedestrian mall. (?)

Improve lighting

Lake Thomas Rec Trail → Tuscarora Creek → Oatesdale Park

Paths (Bike / Walk)

Bike rentals

Greenway trails following the streambeds

Lake Thomas

- a. Paddle boats
- b. Swimming hole
- c. Rock Cliff climb
- d. Fishing hole

Active Recreation facilities – Race / Raleigh St Extension – add park area w/ amenities

Skate Park

Edwin Miller

Sidewalks & Bike Lanes

Old Courthouse into a Historical / Chamber of Commerce site.

Tavern Road – Moler, Tennessee to Hospital

Sidewalks

Bike Paths

School bus route

Hospital / Addiction Center

Sidewalks up Winchester Ave, Tennessee Ave.

Need a crosswalk at W. Addition St across Winchester Ave.

Apple Harvest – Winchester

Foxcroft

More solar charging stations & keep maintained

Sidewalks & Bike Lanes

Youth events. Millennials

Recreation –

National Guard - move and use area for recreation center with indoor pool

Berkley County Rec – Poorhouse Farm

750 Baltimore Street – given to Parks and Rec to develop a community rec center

indoor pool, etc., for individuals to use (not just team use)

classes, weight lift, TV sitting room

War Memorial

put in asphalt walkway around the outer portion of the Park for a walk path

Gateway Trail System

Greenway trails – see bike trail

Train or Bus from Martinsburg to / from DC

Train station – businesses

Trains – bike trails

Ice Skating by train station

Change image of City → Advertisement.

→ Businesses to create a vocational center.

→ City of Martinsburg needs to communicate with Berkeley County.

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**Small Group Exercise – GROUP 1**

- Notes on redevelopment or new development areas:

Downtown – Job Resource Center

Stores – Homeless

Community Activities / Youth Activities / Kids

More parking \* Public Baptismal Pools

Race / Ray / Center Street

\*(more like Shepherdstown) \* Community Gardening

- Notes on identified congestion areas:

Foxcroft / Apple Harvest – Whole City (sidewalks)

- Mall / Martins / Olive Garden Strip (sidewalks)

- Bike trails /lanes that can lead through the city (Moler Avenue)

- Notes on alternative transportation/recreation areas:

Offroad bike trail – downtown & around the road

- walking trail along Tuscarora

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**Small Group Exercise – GROUP 2**

- Notes on redevelopment or new development areas:
  1. Mall Drive to King Street
    - a. Mixed Commercial & Residential
    - b. more pedestrian space (bike trailways, sidewalks, greenway)
    - c. Activities to draw youth & millennials
  2. Race St through Applesauce Plant Area
  
- Notes on identified congestion areas:
  1. E. Moler Ave & Queen st – create turning lanes & place a turn light
  2. King St & Winchester and King & Raleigh Sts – redirect Rt. 111 traffic to Raleigh
  3. Moler Ave & High St – fix dip in stop sign & place light at the intersection
  
- Notes on alternative transportation/recreation areas:

Sidewalks up Winchester Ave, Tennessee Ave.  
Need a crosswalk at W. Addition St across Winchester Ave.  
Bicycle lanes – W. Raleigh St Extension to Wilson St, from Wilson St up through Downtown on Queen St.  
Greenway trails following the streambeds  
Recreation – National Guard move and use area for recreation center with indoor pool  
Skate Park – Raleigh St bypass

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**Small Group Exercise – GROUP 3**

- Notes on redevelopment or new development areas:

Mall – kid tr.                   \*\*\*Drug Rehab Facility (a Need)  
Edwin M. B. Park  
Skate Park & Race  
Clean Energy  
Community Garden

- Notes on identified congestion areas:

Foxcroft / Rt. 9 (Lowe's)  
King & Raleigh  
Bob's C/out (LT?)

- Notes on alternative transportation/recreation areas:

Paths (Bike / Walk)  
Bike rentals  
More solar charging stations  
(& maintained) (→ Foxcroft)

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**Small Group Exercise – GROUP 4**

- Notes on redevelopment or new development areas:

Downtown – Enforce Regulations, work w/ Landlords (out of state/area)  
Upstairs apartments  
Entrance to City – signals, Welcome & Streets, Beautification  
➔ Brown Signs, tourism on I-81

- Notes on identified congestion areas:

Apple Harvest Dr + Winchester to I-81 – cooperate w/ County  
Role of Community Dev. Agency – coordinate w/ community groups – Beautify

- Notes on alternative transportation/recreation areas:

1. School bus & Hospital
2. Tavern Road – walkways
3. Tavern Road – Moler Ave
4. Apple Harvest – Winchester
5. Queen St – Subway – top of hill
6. Tuscarora Creek – walkways – Burke to Queen

War Memorial -----➔ Who owns Tuscarora Creek?  
Part of Shenandoah Valley



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**Small Group Exercise – GROUP 5**

- Notes on redevelopment or new development areas:

Arts & Heritage District – Taking current assets, integrity, music, art & food to bring people & development to Downtown  
Matthews Foundry to Penn Ave of N Queen  
Moler Tavern Rd

- Notes on identified congestion areas:

Apple Harvest Dr @ Foxcroft, Commons & Weis Markets intersections  
Raleigh St & Race  
4-way Stop @ Tavern & Rock Cliff – Needs a Roundabout

- Notes on alternative transportation/recreation areas:

Lake Thomas Rec Trail → Tuscarora Creek → Oatesdale Park  
Bike Connection – Route 9 to Downtown  
Gateway Trail System  
Sidewalks & Bike Lanes – Foxcroft, King St, Tennessee to Hospital  
Edwin Miller

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**Small Group Exercise – GROUP 6**

- Notes on redevelopment or new development areas:
  1. Downtown – a) empty buildings fill w/ businesses, housing (Economic Developer to get people / businesses downtown)
    - b) Parking – free 1<sup>st</sup> hr, validation
    - c) Perceptions – improve
  2. Raleigh St. Extension – a) Encourage more development w/ tax benefits
    - b) Put in Rec. Center
    - c) Housing / Apartments
  
- Notes on identified congestion areas:
  1. 4 way stop at Rock Cliff Drive / Tavern Road – traffic stops & backed up
    - a. Roundabout
    - b. Traffic Light
  2. Area around the Mall at Chili's, Panera, Olive Garden – traffic is congested to get out of Martin's
    - a. Feasibility study
    - b. Speed bumps
  3. Moler Ave & N Queen St
    - a. Can't get around those turning left
    - b. Congested – better timed light.
  4. Edwin Miller Blvd by Walgreens, CVS – no cross walks – sidewalks – dangerous
  
- Notes on alternative transportation/recreation areas:
  1. War Memorial Park – put in asphalt walkway around the outer portion of the Park for a walk path
  2. Tuscarora Creek Park – develop walking path, bike path
  3. Lake Thomas
    - a. Paddle boats
    - b. Swimming hole
    - c. Rock Cliff climb
    - d. Fishing hole
  4. Build a rec center – indoor pool, etc., for individuals to use (not just team use), classes, weight lift, TV sitting room (A Community Rec Center)
  5. 750 Baltimore Street – given to Parks and Rec to develop a community rec center

\*\*Train or Bus from Martinsburg to / from DC

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**Small Group Exercise – GROUP 7**

- Notes on redevelopment or new development areas:

Old Mill area (Interwoven Mills) Winchester Ave West to Porter Ave to W King St  
Mill area represents tremendous opportunity for renovation / restoration /  
redevelopment – buildings renovated & brought up to code; housing & amenities to  
attract millennials and above; convention center & parking space  
Area west of 81 – new shops / housing w/ walking trails, “Small community / multi-  
use development”

- Notes on identified congestion areas:

Rock Cliff Dr/ Tavern Rd – Light or traffic circle  
If light – added turn lanes  
Raleigh & King St – left turn signals / lanes all 4 ways

- Notes on alternative transportation/recreation areas:

Bike trail – extended from Rt 9 to Raleigh St Extension  
Sidewalks – Queen St – improved to attract more people / businesses  
Get rid of street parking – make it a pedestrian mall. Improve lighting  
Greenway trails – see bike trail

Active Recreation facilities – Race / Raleigh St Extension – add park area w/  
amenities “Skate Park”

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**Small Group Exercise – GROUP 8**

- Notes on redevelopment or new development areas:

Exit 12 – redesign of traffic flow → Better signs (road structure) not have all traffic flow into City downtown (Business bypass) = Roundabout / Town Square  
2-lane highway for Rt. 11 – sidewalks

Attractions – Private donors / partnerships to partake in building. Folk gatherings based on business redevelopment.

New businesses: Professional – DHS; Gov't Contracting Businesses. Lockheed Martin; BAE. Federal funds for infrastructure (Widening Rt. 9 → Towards Hedgesville)

Old warehouse / Salt factory – knock it down redevelop into condos, professional offices, etc.

Old buildings – utilize or renovate. Asbestos? – Martinsburg High School, Middle School, Firehouse to be built in near Orchard View. Police Dept.

City/County/Intermediate

- Notes on identified congestion areas:

Congestion Areas: Rt. 12, Rt. 11, (New Proctor & Gamble), Rt. 45.

Calming circles → in areas of light intersections.

Tavern & Rock Cliff – needs better intersection / calming circle.

- Notes on alternative transportation/recreation areas:

Change image of City → Advertisement.

→ Businesses to create a vocational center.

→ City of Martinsburg needs to communicate with Berkeley County.

Old Courthouse into a Historical / Chamber of Commerce site.

Train station – businesses

Trains – bike trails

Youth events. Millennials

Hospital / Addiction Center

Ice Skating by train station

Parks & Recreation – Berkeley County Rec – Poorhouse Farm. Not advertise

Plan for a developer to donate buildings. Bidding to develop.

What's in the budget and what is needed to implement these ideas?