


















## 2004 Comprehensive Plan Analysis

CATEGORY	RECOMMENDATION	COMPLETE	INCOMPLETE	IN PROGRESS	DESCRIPTION
Land Use	Redevelopment of Brownfields				<ul style="list-style-type: none"> <li>• In 2004, ABC and the Foundry was still in operation. Since then, both operations have ceased.</li> <li>• Acquisition of Powhatan Place, \$200,000 Cleanup Grant, and application for \$4.5 million HUD BEDI.</li> <li>• Acquisition and Redevelopment of Civic Center</li> <li>• Acquisition and development by APU into Academic Center and Finance Center</li> <li>• 3 EPA Assessment Grants; 1 Clean-up Grant; and 1 EPA Area-Wide Pilot Planning Grant to develop re-use plans.</li> </ul>
Land use	Identify Sites for Commercial/Business/Employment Parks within UGB				<ul style="list-style-type: none"> <li>• This task was completed and is now being re-evaluated given current market conditions under the HUD Challenge Planning Grant.</li> <li>• Development of Potomac Marketplace.</li> </ul>
Land use	Establishing Special/Entertainment zoning on Shenandoah Downs and annexation of such property.				Although discussions have been held with PNGI, the company has yet to request annexation or zoning request. City is still interested in pursuing this recommendation.
Land Use	Maintain traditional grid pattern for streets.				Zoning and subdivision ordinances were amended requiring certain block size and type to be consistent with 1896 plat.

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Land Use	Secure public facilities (parks, schools, community facilities)				<ul style="list-style-type: none"> <li>• Acquisition and remodeling of Civic Center.</li> <li>• Acquisition and construction of Lance-Slusher Park</li> <li>• Construction and acquisition of Charles Marcus Field</li> <li>• Lease and construction of Cranes Lane Park</li> <li>• Acquisition and remodeling of CVB</li> <li>• Acquisition of Briar Run Park</li> <li>• Acquisition of Flowing Springs Park</li> <li>• Extensive remodeling of City Hall.</li> <li>• Addition of courtroom at Police Department.</li> </ul>
Land Use	Support Future Needs of Hospital				<ul style="list-style-type: none"> <li>• Have improved infrastructure surrounding hospital.</li> <li>• Supported construction bonds necessary for physician's office building</li> <li>• Have cooperated and encouraged hospital through expansion.</li> </ul>
Land Use	Amending zoning code to allow reduction of lot sizes to provide viable uses for 25' x 125' lots				<ul style="list-style-type: none"> <li>• Being evaluated by HUD Challenge Planning Grant consultants; aware and are working on ordinance amendment.</li> </ul>
Land Use	Amending zoning code to allow residential, single and multi-family in Highway Commercial and Central Business District.				<ul style="list-style-type: none"> <li>• Ordinance was amended to allow residential by special exception.</li> <li>• Being evaluated by HUD Challenge Planning Grant consultants to amend ordinance to allow use by right.</li> </ul>
Transportation	Planning and construction of Fairfax Boulevard				<ul style="list-style-type: none"> <li>• Acquired \$1.2 million DOT TIGER II planning grant to plan, engineer, design and draft construction</li> </ul>

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					documents for Fairfax Boulevard. <ul style="list-style-type: none"> <li>• Developing funding strategy to build.</li> </ul>
Transportation	<p>Improve connections to surrounding communities (Mildred, Fifth Avenue, WV Route 9)</p> <p>Complete Route 9</p> <p>Maintained involvement with WV DOT.</p> <p>Development of Transportation Master Plan.</p> <p>Identification of short, mid and long-term goals.</p> <p>Alternate transportation methods considered.</p> <p>Seek the establishment of a Ranson/Charles Town commuter bus service to Duffields or Harpers Ferry MARC rail station.</p>	✓	✓	✓	<ul style="list-style-type: none"> <li>• Addition of \$1.2 million in sidewalk on Mildred Street, improved storm water and landscaping</li> <li>• Fifth Avenue designed and planned for construction in Spring 2012</li> <li>• Third Avenue planned for construction in Spring 2012</li> <li>• Acquisition of 3 Transportation Enhancement Grants</li> <li>• Acquisition of 3 Safe Routes to School Grants</li> <li>• Completion of WV Route 9 to Martinsburg</li> <li>• Completion of \$120,000 Baker Transportation Study with assistance of WVDOT</li> <li>• Identification of short, mid and long-range goals.</li> <li>• Acquisition of DOT TIGER II grant to design a commuter center for motorists, pedestrians and bicyclists.</li> </ul>
Transportation	Improve Pedestrian Travel	✓	✓	✓	<ul style="list-style-type: none"> <li>• Construction of approximately \$1.4 million in sidewalks</li> <li>• Acquisition / construction of Safe Routes to School Phase I, II and III sidewalks</li> <li>• Acquisition of over \$600,000 in funds to install sidewalks on Fifth Avenue. Along with Fifth Avenue relocation</li> </ul>





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					<p>project being built by the City, sidewalks will be constructed from Mildred to Route 9.</p> <ul style="list-style-type: none"> <li>• Acquisition of Transportation Enhancement Grant to construct streetscape pedestrian improvements from Fairfax Blvd. to Preston and from Lancaster Circle to Second Avenue.</li> <li>• Acquisition of Flowing Springs Trail Recreational Grant to start trail system with goal of connection trail system to existing path adjacent to W. Va. Route 9.</li> </ul>
Transportation	Gateway Enhancement Study to let the visitor know when they have entered and left Ranson.		✓	✓	<ul style="list-style-type: none"> <li>• Study has not been commissioned.</li> <li>• Gateway signs have been installed.</li> <li>• Street signs are in process of being replaced.</li> <li>• Combination of EPA Area Wide and HUD Challenge Planning grant will further assist this cause.</li> </ul>
Parks, Open Space and Recreation	Comprehensive community park system be developed.	✓		✓	<ul style="list-style-type: none"> <li>• In 2004, the City did not have a public park.</li> <li>• Since 2004, the City formed the Ranson Parks and Recreation Commission.</li> <li>• Acquisition and remodeling of 40,000 square feet Civic Center</li> <li>• Acquisition and remodeling of Lance-Slusher Park.</li> <li>• Acquisition and current development of Flowing Springs 40 acre park.</li> <li>• Construction of Charles Marcus</li> </ul>










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					<p>Football Field</p> <ul style="list-style-type: none"> <li>• Lease and construction of Cranes Lane Park</li> <li>• Construction of West End Park</li> <li>• Operation of all parks and programs.</li> <li>• Construction of Centennial Park and gardens around City Hall.</li> <li>• Requirement that developers build parks within certain areas.</li> </ul>
Parks, Open Space and Recreation	Acquiring 100 year floodplains and buffers.	✓		✓	<ul style="list-style-type: none"> <li>• Acquisition and protection of Flowing Springs Park.</li> <li>• Zoning ordinance prohibits building within flood plain.</li> </ul>
Parks, Open Space and Recreation	Rare and endangered species identification	✓		✓	<ul style="list-style-type: none"> <li>• Flowing Springs Park plan is identifying native and rare species.</li> </ul>
Parks, Open Space and Recreation	Forrested and buffer areas; open spaces and farm preservation	✓	✓	✓	<ul style="list-style-type: none"> <li>• Urban tree canopy study</li> <li>• Plantings of several hundred trees</li> <li>• HUD Challenge Planning grant will look at preservation and open space requirements.</li> </ul>
Community Services/Schools	City work with County School Board to assist with necessary planning.			✓	<ul style="list-style-type: none"> <li>• City has had discussions with school board about locating schools close to urban core.</li> <li>• HUD Challenge Planning grant consultants will be having conversation with school board representatives in September.</li> </ul>
Community Services/Public Library	Provide land for another library.		✓		<ul style="list-style-type: none"> <li>• This has not been completed and given the nature of technology and e-Readers, this recommendation will be re-evaluated.</li> </ul>
Community Services/Community Centers	City and Jefferson County Parks and Recreation work together to meet		✓	✓	<ul style="list-style-type: none"> <li>• No formal agreement has been entered into between JCPRC and the</li> </ul>

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	the needs of the community at-large.				<p>City.</p> <ul style="list-style-type: none"> <li>• Informal discussions have and continue to take place.</li> </ul>
Community Centers/Fire, Rescue and Emergency Medical	City should continue to provide support of fire, rescue and emergency services.				<ul style="list-style-type: none"> <li>• City continues to provide financial support to fire department</li> <li>• City donated land to Jefferson County Emergency Services Agency for new headquarters, asphalted street and waived fees.</li> </ul>
Community Centers/Law Enforcement	Expansion of police force to meet national standard of one officer per 700 residents.				<ul style="list-style-type: none"> <li>• In 2003, the Department consisted of 9 full-time and (1) part time law enforcement personnel supported by (1) civilian staff member.</li> <li>• 2010 population was approximately 4,500 from 2000 population of 2,991.</li> <li>• Department now consists of 13 officers, including the Chief, which is 1 officer per every 346 residents, 1 civilian full-time secretary and 2 part-time magistrates.</li> <li>• Purchase of needed equipment and vehicles.</li> </ul>
Community Centers/Public Works	Expansion of public works and/or outsourcing of services to private contractors.				<ul style="list-style-type: none"> <li>• Public works personnel expanded to diversify talents to perform more tasks in-house. Currently has a roster of 9 full-time employees and 2 part-time.</li> <li>• Garbage collection outsourced to save resources.</li> <li>• Purchase of additional equipment and vehicles to meet needs.</li> <li>• Renovation of public works yard.</li> </ul>

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Utilities/Sewer	Work with Charles Town and Jefferson Utilities to establish a joint water/wastewater authority to service Urban Growth Boundary.				<ul style="list-style-type: none"> <li>• In spite of numerous conversations and meetings, this has not happened.</li> </ul>
Utilities/Sewer	Add treatment capacity to CTWWTP.				<ul style="list-style-type: none"> <li>• Charles Town is working on expanding capacity according to its April 2011 strategic plan.</li> </ul>
Utilities/Sewer	Consider construction of new wastewater treatment plant.				<ul style="list-style-type: none"> <li>• The PSD's Flowing Springs Plant that was intended to serve large portions of Ranson was denied by WV PSC on August 12. Currently evaluating future plans.</li> </ul>
Utilities/Storm Drainage	Improve underground storm drain piping.				<ul style="list-style-type: none"> <li>• Certain spot improvements have been made to alleviate storm water run-off (i.e. Mildred Street, George Street), but additional storm water work will be needed in the future and with the implementation of MS4 and Chesapeake Bay requirements.</li> </ul>
Utilities/Storm Drainage	Require all new commercial development and residential development with lots smaller than one acre to be required to construct a closed section storm drain system.				<ul style="list-style-type: none"> <li>• This recommendation has not been implemented.</li> <li>• City staff served on committee to create a regional storm water management ordinance.</li> <li>• City will have to adopt a new comprehensive storm water ordinance to comply with MS4 requirements and is currently in discussions with WVDEP.</li> </ul>
Utilities/Storm Drainage	Purchase small properties, where appropriate, to allow for expansion of storm water facilities.				<ul style="list-style-type: none"> <li>• Thus far, the City has not purchased properties for storm water purposes, but has utilities alleys, existing properties and right-of-way to divert storm water, where appropriate.</li> </ul>

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Utilities/Storm Drainage	Establish a storm water utility.		✓	✓	<ul style="list-style-type: none"> <li>W. Va. Law does not currently allow for creation of storm water utility unless the City is a designated MS4 community.</li> <li>WVDEP has informally notified the City that it will be designated.</li> <li>Once designated, the City will have to seriously consider forming a storm water utility.</li> </ul>
Utilities/Storm Drainage	Review storm water regulations on a regular basis to make them equal to or better than those of Jefferson County.		✓	✓	<ul style="list-style-type: none"> <li>This has not been done.</li> <li>Currently in process of reviewing regional model storm water ordinance and in conversations with DEP to adopt new storm water ordinance.</li> </ul>
Utilities/Miscellaneous	Install all new distribution facilities for electric, telephone, cable TV and other miscellaneous utilities underground.	✓			<ul style="list-style-type: none"> <li>Ordinance adopted requiring all new utilities to be buried underground.</li> </ul>