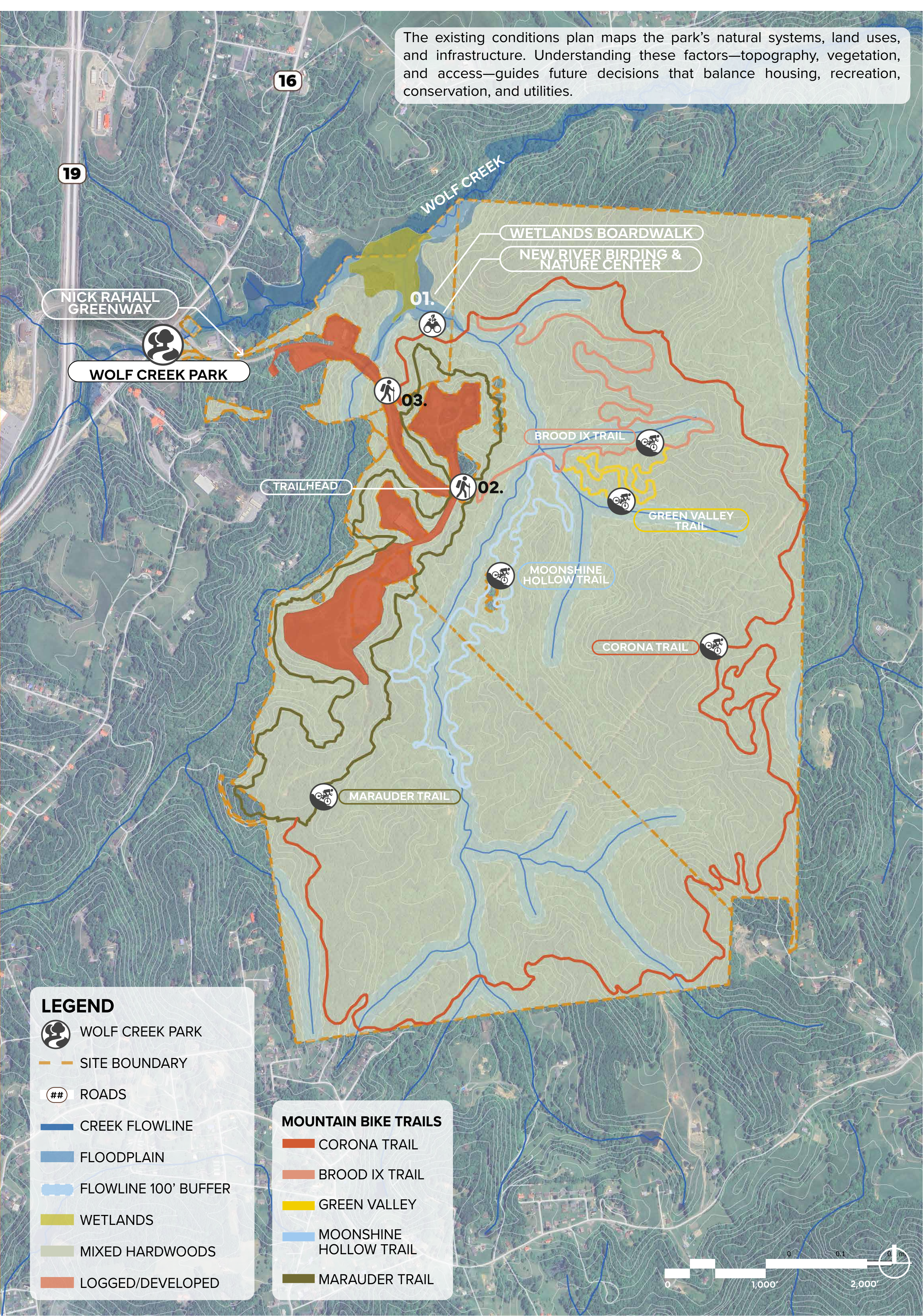


WELCOME TO WOLF CREEK PARK

OPEN HOUSE

EXISTING CONDITIONS



WHY THIS PLAN MATTERS:



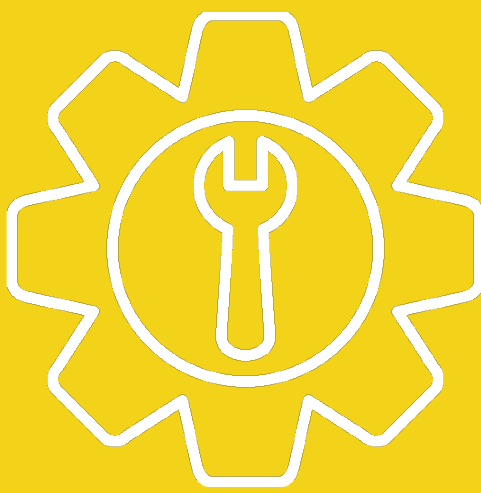
Housing is the community's greatest need:

Teachers, healthcare providers, park rangers, and outdoor recreation workers are unable to find attainable homes, limiting workforce recruitment and retention.



Seasonal and workforce housing shortages constrain the recreation economy:

Employees and visitors are forced to look to neighboring counties for accommodations.



Utility infrastructure is a major hurdle:

Sewer capacity, broadband, and road access must be addressed strategically to support sustainable development.



Tourism growth is not fully captured locally:

While visitation is rising, much of the economic benefit goes to Raleigh County as visitors stay and spend outside Fayette.



Ecological assets are irreplaceable:

Wetlands, forest corridors, and sensitive headwaters support over 48 documented species, making conservation as important as development.



OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES

- 01

Housing Demand is Strong:
Potential for 500–525 units over 20 years, with a mix of single-family, townhomes, and rentals.
- 02

Pricing Supports Top-Quartile Positioning:
Homes can compete at higher price points while still attainable compared to other national park communities.
- 03

Seasonal Housing is Needed:
Could make up nearly one-fifth of the program, serving workforce and second-home demand.
- 04

Recreation is a Core Asset:
Wolf creek park already has the largest trail system in the area; visitation growth supports expansion of trailheads, hubs, and indoor facilities.
- 05

Conservation is Integral:
Rough topography leaves only 22% of site developable, making wetlands and biodiversity a natural anchor for the site.
- 06

Economic Potential is Growing:
Light industrial and recreation-supportive businesses can complement housing and tourism growth.

CONSTRAINTS

- 01

Demographic Headwinds:
Household decline (-1.3% Annually) and lower incomes limit demand for higher-end product.
- 02

High Costs:
Construction costs of ~\$225/sf challenge affordability and feasibility.
- 03

Housing Pressures:
Airbnbs reduce the stock of long-term rentals, worsening housing shortages.
- 04

Infrastructure is a Hurdle:
Sewer lift station upgrades, water and internet gaps, and steep terrain make utilities and road building expensive.
- 05

Tourism is Seasonal:
Winter months see low demand, and many visitors stay in neighboring Raleigh county.
- 06

Economy is Undiversified:
Reliance on legacy industries limits resilience and new job creation.

MARKET ANALYSIS

MARKET ANALYSIS SUMMARY

The market study shows a strong need for new homes in the area—especially for local workers and families. Wolf Creek Park can grow with a mix of single-family homes, townhomes, and some rentals that fit local budgets. Early neighborhoods should focus on attainable housing, while future areas can include more premium and seasonal options. Access to trails, parks, and outdoor recreation will make living here even more attractive.

RECOMMENDED POSITIONING AND ASSOCIATED DEMAND

PLANNING CONSIDERATIONS

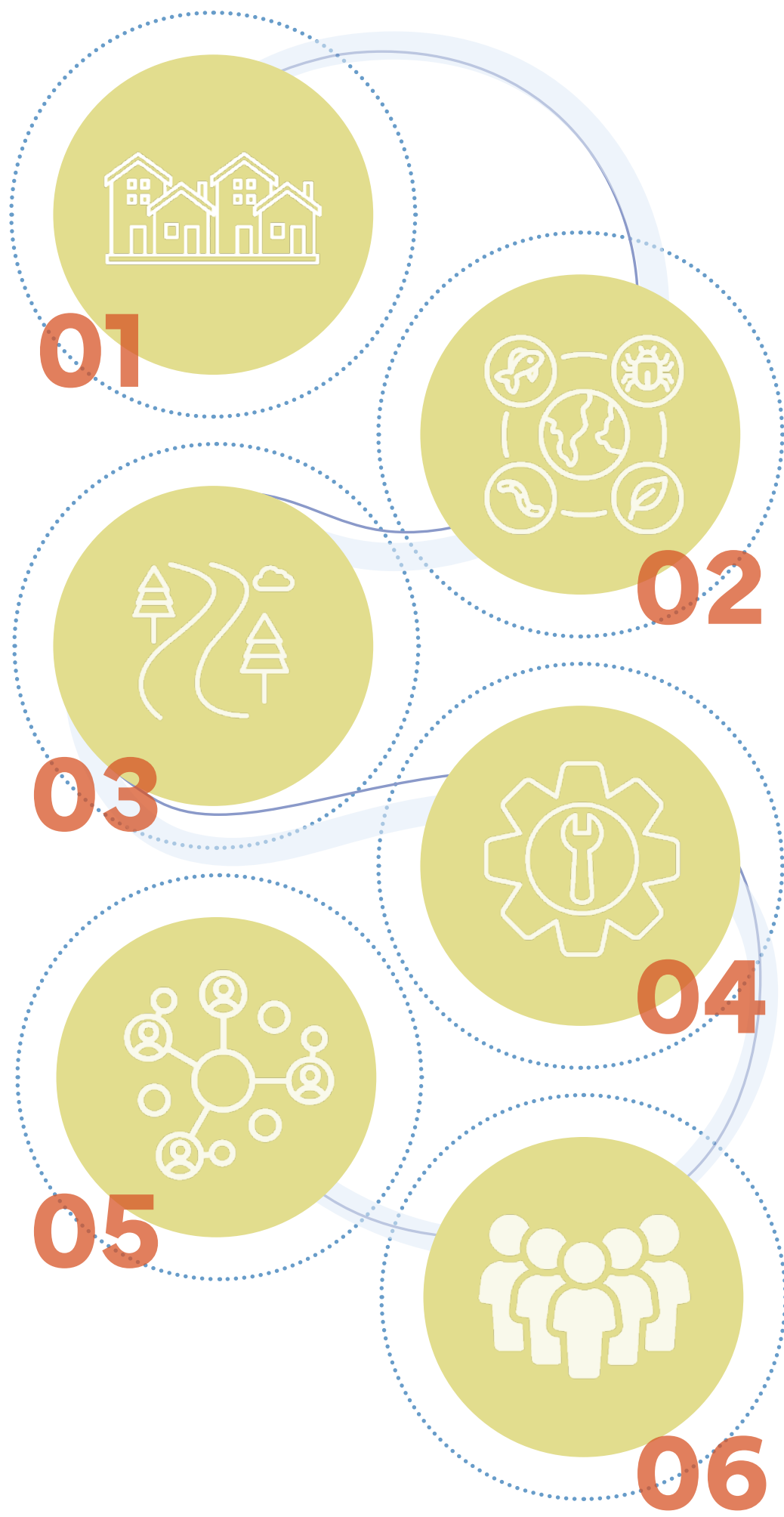
- Focus On For-Sale Housing:**
Single-family detached and attached units should form the backbone of development, positioned competitively in the top quartile of the market.
- Rental Demand Is Strong:**
Townhomes and multifamily rentals are needed to meet workforce needs; single-family rentals are not recommended.
- Unit mix balance:**
Over 20 years, demand points to ~210 single-family detached, ~55 townhomes, and substantial multifamily, aligning with both local turnover and seasonal market interest.
- Premium Product Opportunity:**
A share of buyers are positioned to pay above-market prices, supporting limited higher-end offerings.
- Seasonal Market Growth:**
With 18% of demand expected from seasonal buyers, development should account for flexible, short-term, or second-home housing types.
- Phasing Matters:**
Early phases should deliver attainable workforce housing and townhomes to meet immediate turnover-driven demand, while later phases can expand into seasonal and premium segments.
- Integration With Recreation:**
Proximity to trails, open space, and natural amenities is a key value driver and should remain embedded in housing design and placement.

	For-Sale Housing	Rental Housing
Recommended Positioning		
Single-Family Detached		
Achievable Prices (Rents)	\$450,000 - \$650,000	N/A - N/A
Recommended Sizes	2,000 - 3,000	N/A - N/A
Recommended Configurations	3 BR - 4 BR	N/A - N/A
Associated \$/SF	\$225 - \$217	N/A - N/A
Single-Family Attached		
Achievable Prices (Rents)	\$250,000 - \$400,000	\$1,728 - \$2,175
Recommended Sizes	1,200 - 2,000	1,080 - 1,500
Recommended Configurations	2 BR - 3 BR	2 BR - 3 BR
Associated \$/SF	\$208 - \$200	\$1.60 - \$1.45
Multifamily		
Achievable Prices (Rents)	N/A - N/A	\$1,140 - \$1,600
Recommended Sizes	N/A - N/A	600 - 1,000
Recommended Configurations	N/A - N/A	1 BR - 2 BR
Associated \$/SF	N/A - N/A	\$1.90 - \$1.60
Associated Demand (2025-2045)		
Single-Family Detached		
20-Year Cumulative Demand	265-275 Homes (65-70 Premium Homes)	N/A
Single-Family Attached		
20-Year Cumulative Demand	75-80 Homes	85-90 Units
Multifamily		
20-Year Cumulative Demand	N/A	75-80 Units

VISION AND GUIDING PRINCIPLES

VISIONING FRAMEWORK

Wolf Creek Park will become a model of balanced, community-driven growth in Fayette County—delivering attainable housing, expanding recreation opportunities, and protecting vital ecological systems. Rooted in the region’s natural character and strengthened by its proximity to the New River Gorge National Park and Preserve, the park will provide a connected, resilient community that supports local families, attracts visitors, and sustains the county’s economy for generations to come.



GUIDING PRINCIPLES

- 01

PROVIDE HOUSING FOR ALL
Deliver a mix of workforce, attainable, seasonal, and family housing to meet pressing community needs and support recruitment for schools, healthcare, and the recreation economy.
- 02

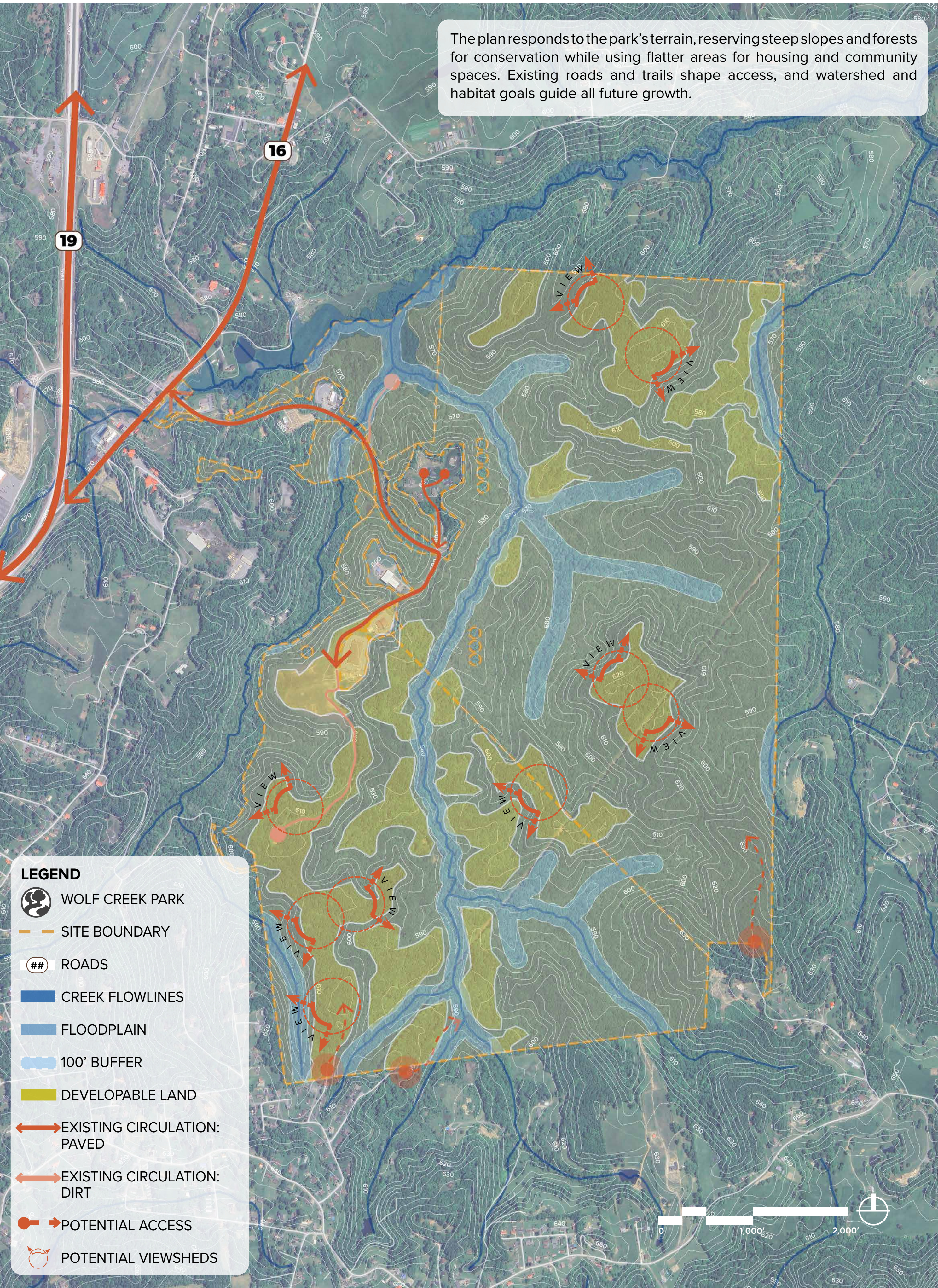
BALANCE DEVELOPMENT & CONSERVATION
Preserve wetlands, forests, and headwaters as ecological anchors while clustering development in suitable areas to maintain biodiversity, water quality, and the park’s natural character.
- 03

LEVERAGE RECREATION AS A DEFINING ASSET
Build on the park’s existing trail network and ecological amenities to position Wolf Creek as both a daily amenity for residents and a regional outdoor destination.
- 04

INVEST IN RESILIENT INFRASTRUCTURE
Phase utility and road improvements to match development demand, overcoming topographic challenges while ensuring long-term affordability and sustainability.
- 05

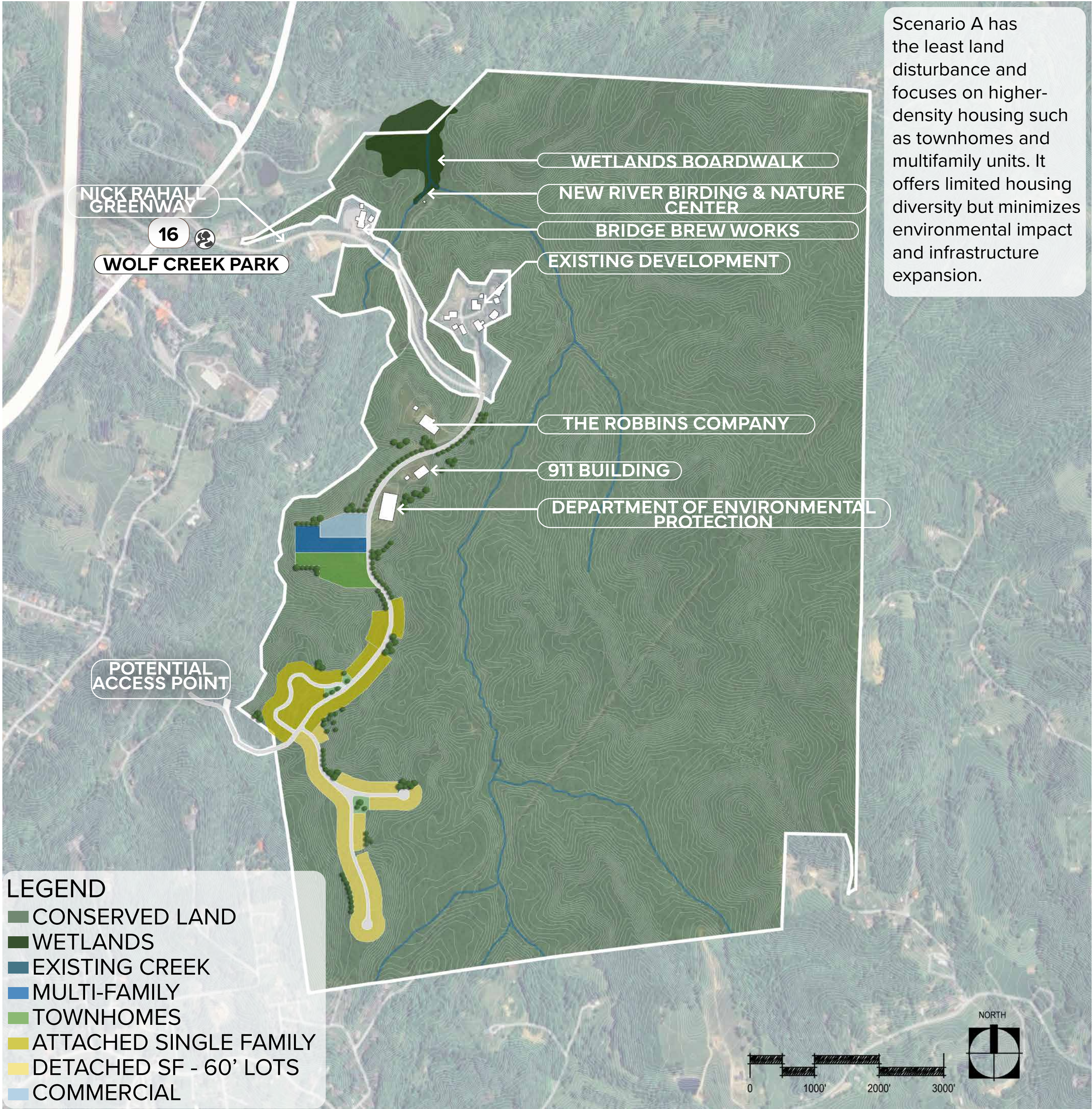
SUPPORT A DIVERSE, LOCAL ECONOMY
Encourage small-scale, recreation-supportive businesses and light industrial opportunities that complement housing and tourism, strengthening Fayette County’s economic base.
- 06

CREATE A CONNECTED COMMUNITY
Integrate housing, trails, open spaces, and civic uses to foster a live-work-play environment where people can connect with nature, neighbors, and opportunity.



MASTERPLAN SCENARIOS

SCENARIO A

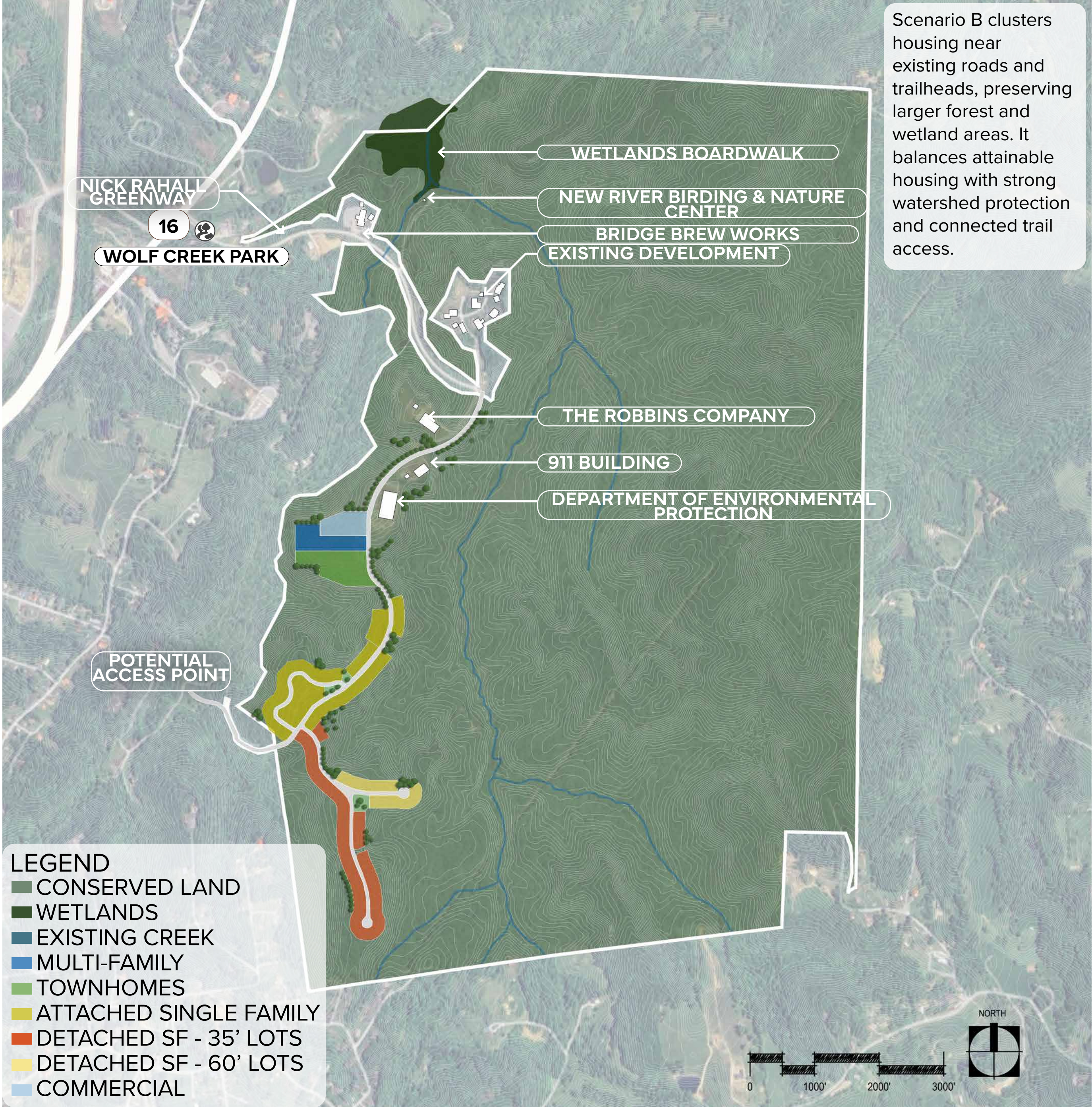


HIGHER INTENSITY:
Maximizes housing delivery in compact clusters, but reduces continuity of conservation lands. Best cost-per-unit vs. infrastructure; still needs targeted housing subsidies to counter vertical cost/pricing gap.

SCENARIO A METRICS

HOUSING METRICS	HOUSING TYPE	VALUE / DESCRIPTION
	Multi-Family	19%
	Townhomes	18%
	Attached Single Family	48%
	Detached SF - 35' Lots	0%
	Detached SF - 50' Lots	0%
	Detached SF - 60' Lots	15%
COMMERCIAL/ FLEX-USE METRICS	METRIC	VALUE / DESCRIPTION
	Total Housing Units	435
	Conservation Land (%)	95.8%
	Commercial Acreage	1.75
COMMUNITY RECREATION METRICS	RECREATION ELEMENT	VALUE / DESCRIPTION
	Open Space Acres	876.2
CONSERVATION METRICS	CONSERVATION TYPE	VALUE / DESCRIPTION
	Wetlands Preserved (ac)	9
	% Total Site Preserved	95.8%
CIRCULATION & MOBILITY METRICS	METRIC	VALUE / DESCRIPTION
	Miles of Primary Roads	1.03
	Miles of Secondary Roads	0.63
	New Trail Mileage (mi)	12.84

SCENARIO B



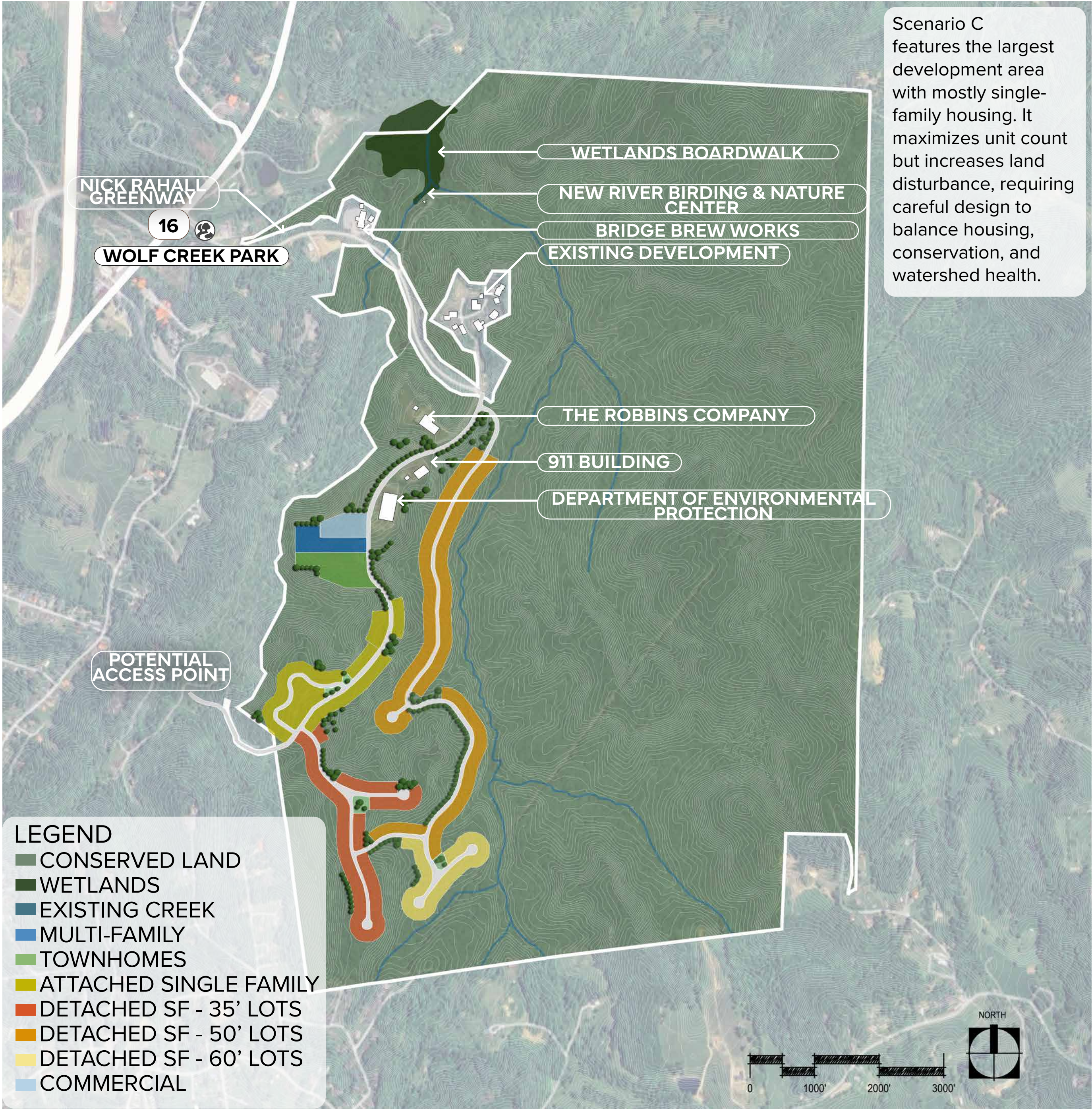
MODERATE DEVELOPMENT:
Provides strong housing delivery while preserving ecological corridors, creating the most integrated outcome. Balanced infrastructure efficiency and identity; strongest fit for blended funding (infrastructure + housing + trails).

SCENARIO B METRICS

HOUSING METRICS	HOUSING TYPE	VALUE / DESCRIPTION
	Multi-Family	17%
	Townhomes	18%
	Attached Single Family	44%
	Detached SF - 35' Lots	19%
	Detached SF - 50' Lots	0%
	Detached SF - 60' Lots	3%
COMMERCIAL/ FLEX-USE METRICS	METRIC	VALUE / DESCRIPTION
	Total Housing Units	478
	Conservation Land (%)	95.8%
	Commercial Acreage	1.75
COMMUNITY RECREATION METRICS	RECREATION ELEMENT	VALUE / DESCRIPTION
	Open Space Acres	876.2
CONSERVATION METRICS	CONSERVATION TYPE	VALUE / DESCRIPTION
	Wetlands Preserved (ac)	9
	% Total Site Preserved	95.8%
CIRCULATION & MOBILITY METRICS	METRIC	VALUE / DESCRIPTION
	Miles of Primary Roads	1.03
	Miles of Secondary Roads	0.63
	New Trail Mileage (mi)	12.84

MASTERPLAN SCENARIOS

SCENARIO C



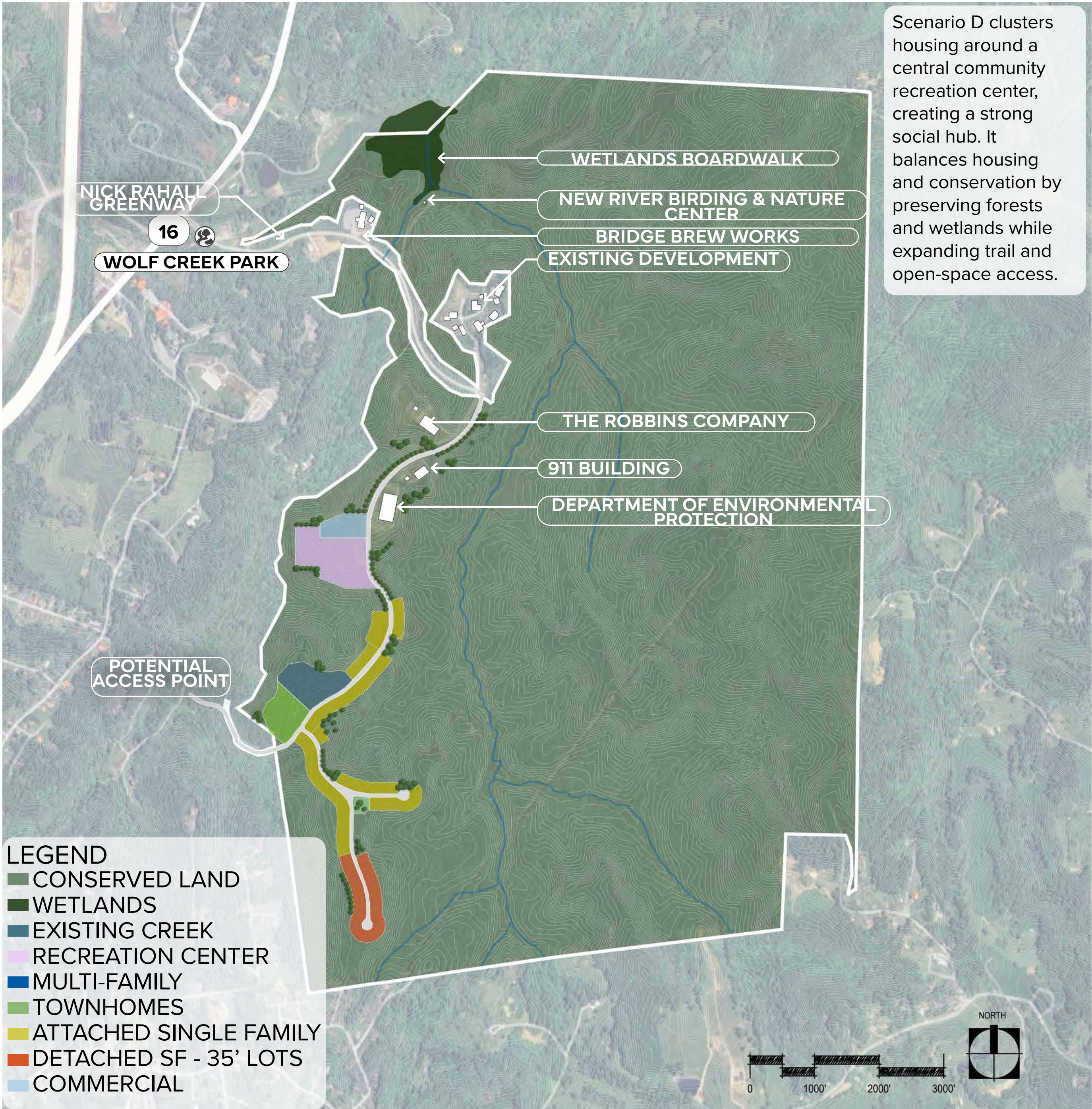
HIGH WIDTH DEVELOPMENT:

Scenario C has the widest development area with the most single-family housing and highest unit count. It reduces conservation coverage but maintains trails and open-space buffers while offering strong market potential.

SCENARIO C METRICS

HOUSING METRICS	HOUSING TYPE	VALUE / DESCRIPTION
	Multi-Family	12%
	Townhomes	11%
	Attached Single Family	31%
	Detached SF - 35' Lots	18%
	Detached SF - 50' Lots	23%
COMMERCIAL/ FLEX-USE METRICS	METRIC	VALUE / DESCRIPTION
	Total Housing Units	685
	Conservation Land (%)	92.6%
	Commercial Acreage	1.75
COMMUNITY RECREATION METRICS	RECREATION ELEMENT	VALUE / DESCRIPTION
	Open Space Acres	876.2
CONSERVATION METRICS	CONSERVATION TYPE	VALUE / DESCRIPTION
	Wetlands Preserved (ac)	9
	% Total Site Preserved	92.6%
CIRCULATION & MOBILITY METRICS	METRIC	VALUE / DESCRIPTION
	Miles of Primary Roads	1.03
	Miles of Secondary Roads	1.4
	New Trail Mileage (mi)	12.84

SCENARIO D



HIGHER INTENSITY WITH RECREATION CORE:

Maximizes housing delivery in compact clusters, maintaining efficient infrastructure and strong conservation. Integrates a community recreation facility that enhances identity and livability without altering development form.

SCENARIO D METRICS

HOUSING METRICS	HOUSING TYPE	VALUE / DESCRIPTION
	Multi-Family	20%
	Townhomes	19%
	Attached Single Family	52%
	Detached SF - 35' Lots	9%
	Detached SF - 50' Lots	0%
COMMERCIAL/ FLEX-USE METRICS	METRIC	VALUE / DESCRIPTION
	Total Housing Units	444
	Conservation Land (%)	95.8%
	Commercial Acreage	1.75
COMMUNITY RECREATION METRICS	RECREATION ELEMENT	VALUE / DESCRIPTION
	Open Space Acres	846.9
CONSERVATION METRICS	CONSERVATION TYPE	VALUE / DESCRIPTION
	Wetlands Preserved (ac)	9
	% Total Site Preserved	95.8%
CIRCULATION & MOBILITY METRICS	METRIC	VALUE / DESCRIPTION
	Miles of Primary Roads	1.03
	Miles of Secondary Roads	0.9
	New Trail Mileage (mi)	12.84

LAND USES

USE YOUR 3 DOTS TO VOTE FOR THE TOP FEATURES YOU'D LIKE TO SEE!

HOUSING The plan introduces a mix of housing types—single-family, townhomes, live-work, and seasonal units—creating walkable neighborhoods that serve local workers, families, and visitors.

SINGLE FAMILY HOUSING



TOWNHOUSE HOUSING



MULTI-FAMILY HOUSING



COMMUNITY ORIENTED DESIGN



SEASONAL & LIVE-WORK UNITS



COMPACT & WALKABLE BLOCKS



COMMERCIAL USES Small-scale commercial and light industrial spaces—such as restaurants, maker studios, and workshops—support local jobs and recreation services, creating an active hub that complements nearby housing and outdoor areas.

RESTAURANTS



LODGING



OUTDOOR RECREATION SUPPORT BUSINESSES



GEAR SHOP



MAKER SPACES



LIGHT INDUSTRIAL



RECREATION

PERIMETER TRAILS



NEIGHBORHOOD CONNECTOR TRAILS



MULTI-USE TRAILS



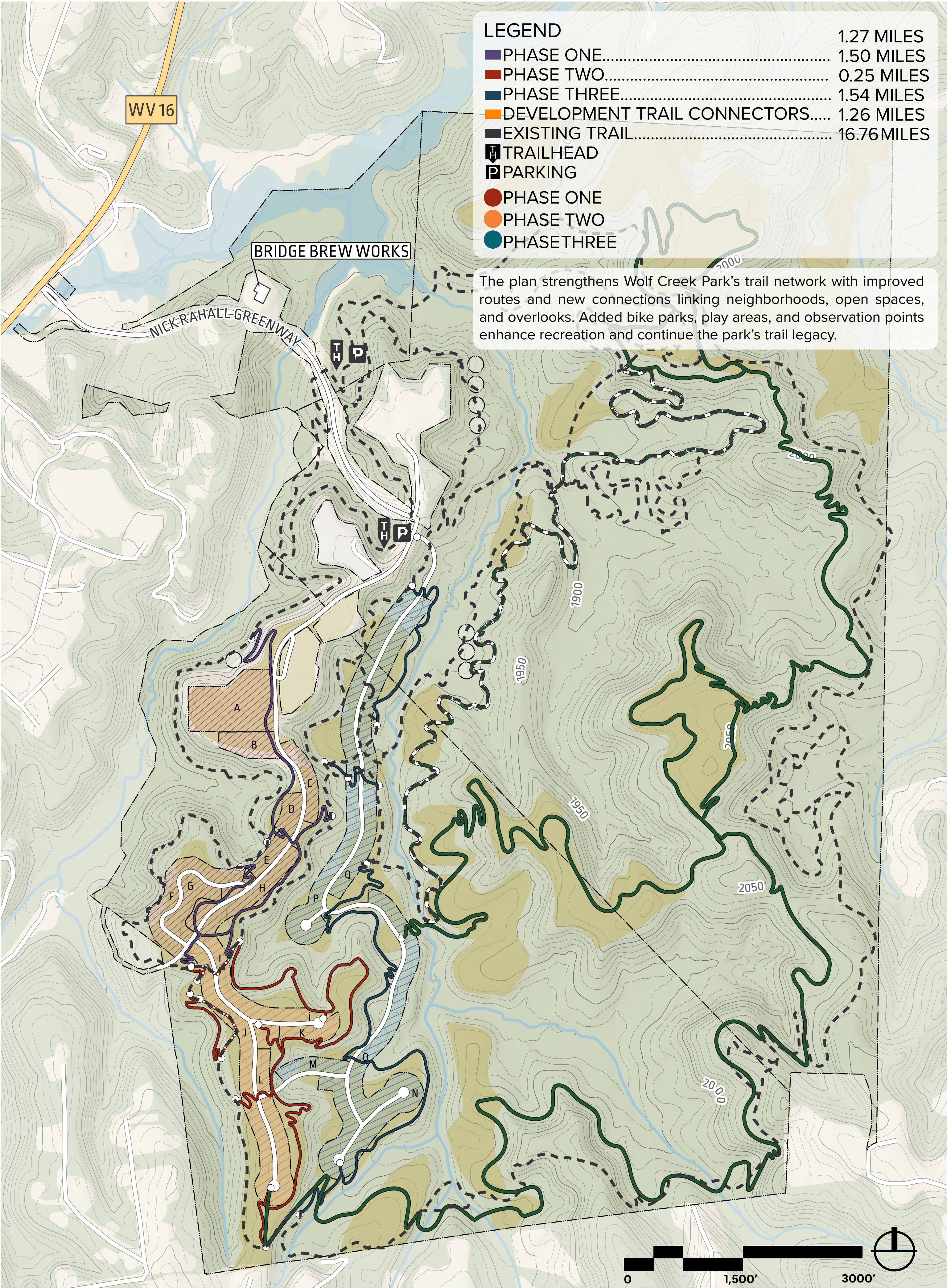
OBSERVATION & EDUCATION AREAS



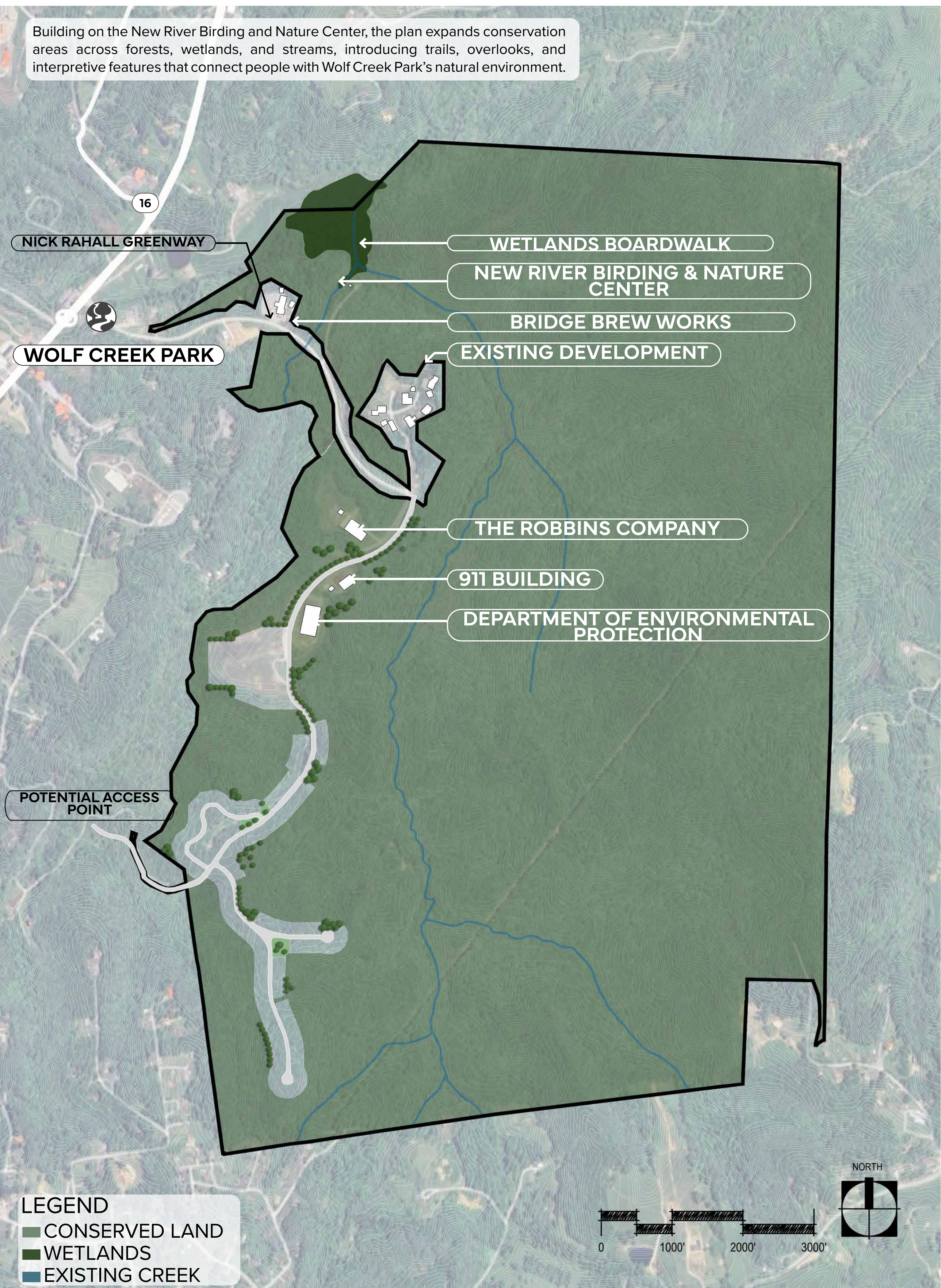
BIKE PARK ZONES



PARKS & PLAY AREAS



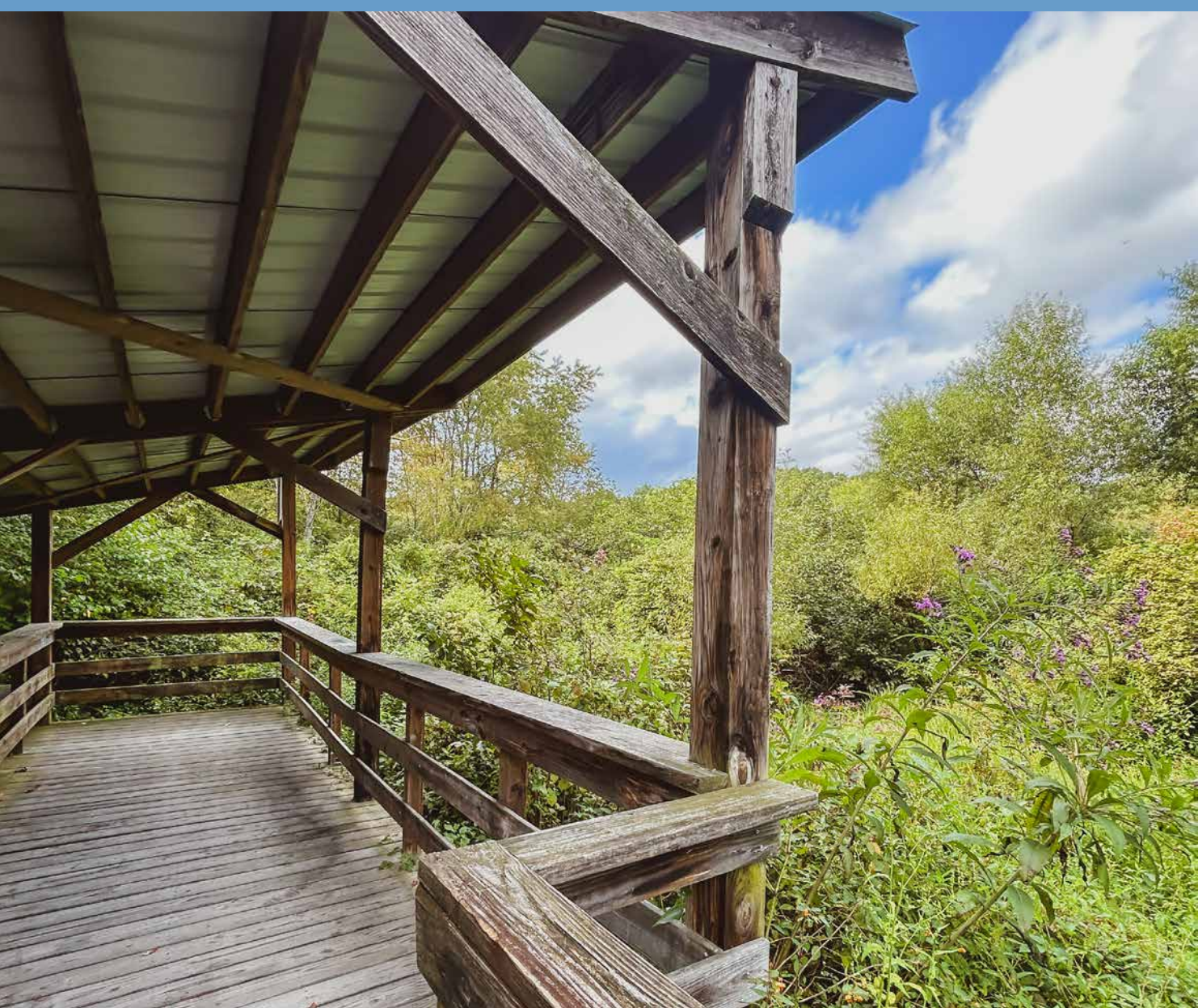
CONSERVATION



HABITAT NODES`



PAVILIONS AND GATHERING SPACES



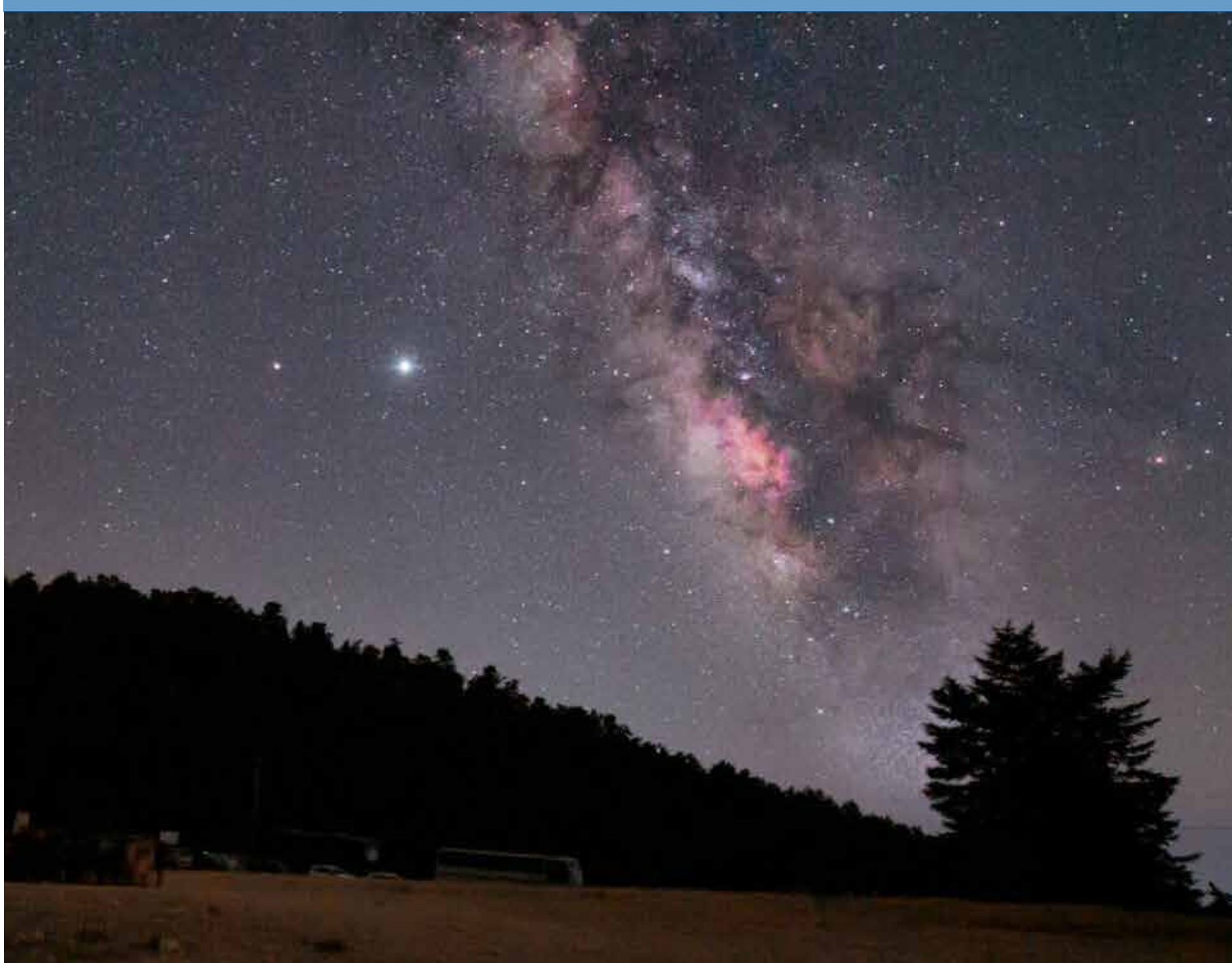
WILDLIFE & WATER MONITORING STATIONS



SEASONAL INSTALLATIONS



DARK-SKY OBSERVATION AREAS

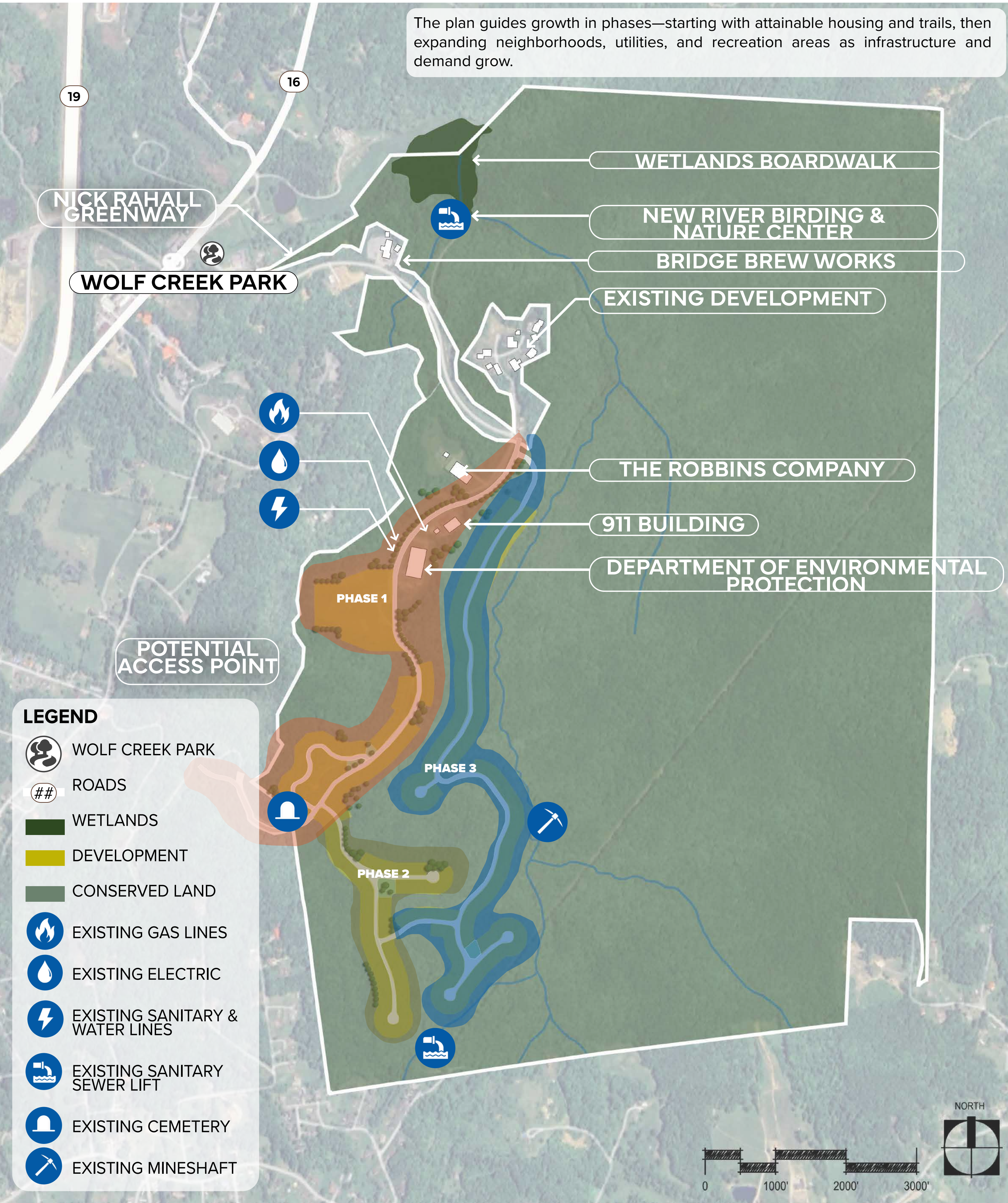


INTERPRETIVE WAYFINDING SIGNAGE



IMPLEMENTATION

POTENTIAL PHASING FRAMEWORK



Development begins with attainable housing clusters positioned near existing water, sewer, and broadband corridors. Trails and conservation buffers are integrated in Phase 1 to establish identity early. Outward expansion occurs only as infrastructure extensions are phased and funded, reducing the risk of stranded investments.

LAND USE SEQUENCING

Phase 1 – Early Development

- Workforce and attainable housing clusters along existing utility corridors.
- Trails extended to activate conservation areas and reinforce identity.
- Limited neighborhood-serving commercial introduced.

Phase 2 – Mid-Term Development

- Expansion of housing into adjacent areas, with townhomes, duplexes, and small-lot detached homes.
- Enhanced trail network and recreation nodes.
- Incremental business flex/co-working spaces added to support entrepreneurship.

Phase 3 – Long-Term Development

- Housing extended into remaining DEVELOPABLE zones, including modest larger-lot formats.
- Completion of the regional trail system integrated with conservation.
- Community-scale uses built, including a potential recreation center.

INFRASTRUCTURE EFFICIENCY

PHASE 1: FOUNDATIONAL EXTENSIONS

Approximately **4,400** linear feet (LF) of roadway extension

- Connects directly to existing utility infrastructure, establishing the site’s main access and service corridor.
- Extends **water, sewer, electric, and fiber** within or along new roadways; linear footage corresponds with roadway length.
- **Fire flow and capacity testing** confirm performance; upgrades or up-sizing determined as needed.
- Compact housing clusters leverage existing utilities with minimal off-site work.
- Requires early coordination and permits through **WVDOH, WVDHHR, WVDEP, WV American Water, and Oak Hill Sanitary Board**.

PHASE 2: STRATEGIC EXTENSIONS

Approximately **2,700 (LF)** of roadway extension

- Expands infrastructure southward along the ridge and natural drainage corridors.
- Extends **water, sewer, power, and fiber** in step with roadway construction.
- Adds **stormwater ponds and trailhead access** as housing expands.
- Builds upon Phase 1 utilities, maintaining cost efficiency and logical sequencing.
- Coordinates with **Mountaineer Gas, Frontier, and Verizon** for continued underground extensions.

PHASE 3: EXTENDED CONNECTION

Approximately **7,000 (LF)** of roadway extension

- Final expansion completing full build-out of major roadways and utilities.
- Extends **water, sewer, power, gas, and fiber** along the final north–south spine.
- May be divided into **two phases** to balance cost and construction sequencing.
- Introduces **secondary access, stormwater basins, and greenway linkages** connecting open space systems.
- Construction access managed through the primary entry; temporary haul routes may be required.

INFRASTRUCTURE SEQUENCING

Utilities (Water, Sewer, Broadband):

Phase 1 leverages existing service areas; future phases extend capacity outward in increments.

Roads and Access:

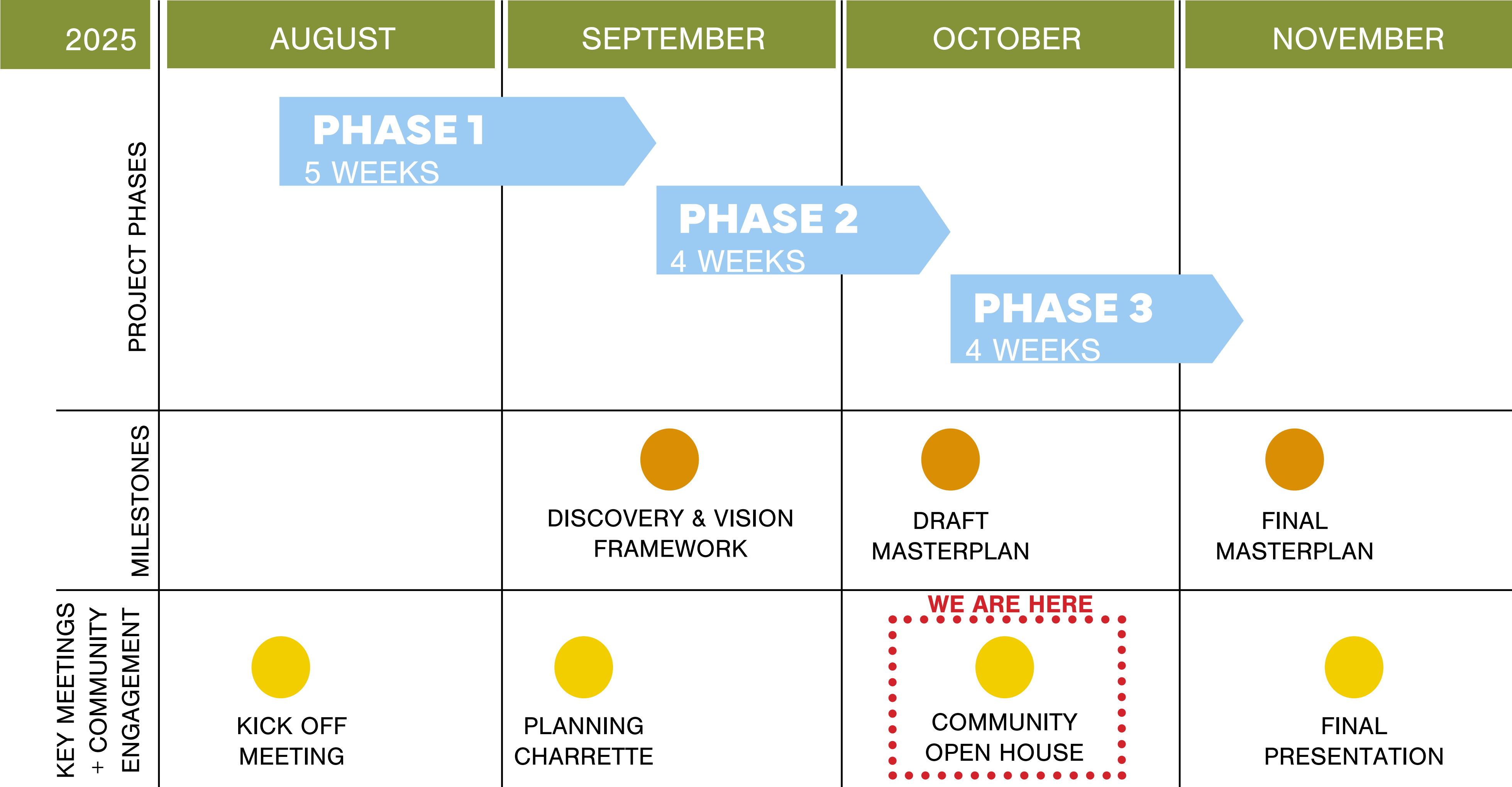
Phase 1 focuses on primary access roads; secondary internal circulation expands in later phases.

Power and Energy:

Load increases scale with housing delivery, with opportunities for solar-ready infrastructure and renewable integration.

HAVE MORE COMMENTS?

TIMELINE



Share your Wolf Creek Park - What’s your favorite thing about the area?
Write, Doodle, Anything!

Any other thoughts?

Scan the QR code to leave a comment and help shape Wolf Creek
Park Master Plan.

