

A scenic view of a river valley with forested hills and a rocky foreground. The river flows through the center of the valley, surrounded by dense green and yellow foliage. The hills are covered in forest, and the sky is filled with soft, colorful clouds. The foreground shows a rocky ledge.

WOLF CREEK PARK

ANALYSIS, VISIONING, AND MASTER PLAN

November 25, 2025



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EXECUTIVE SUMMARY

The Wolf Creek Park Master Plan was initiated by the New River Gorge Regional Development Authority (NRGRDA) to define a clear, long-term vision for Fayette County's most strategic development area. Covering approximately 920 acres, the plan provides a framework that balances housing, conservation, recreation, and infrastructure investment, positioning Wolf Creek Park as a catalyst for sustainable growth and economic diversification in the New River Gorge region.

The plan addresses Fayette County's growing demand for attainable and workforce housing, the opportunity to expand outdoor recreation and tourism, and the need to protect sensitive ecological systems within the Wolf Creek watershed. Through extensive analysis, only 200–220 acres were identified as suitable for development—highlighting the importance of compact, infrastructure-efficient, and environmentally responsible land use strategies. A market analysis and financial feasibility assessment was conducted to evaluate potential development scenarios and economic performance across the site. The results underscore the challenges of achieving financial feasibility for diverse housing types under existing market conditions, where development costs, infrastructure needs, and attainable pricing must be carefully balanced. The findings reinforce the importance of public-private collaboration, phased infrastructure investment, and targeted incentives to support successful implementation.

The Master Plan merges the most effective components of multiple scenarios into a housing-led, conservation-centered, and recreation-activated framework. Compact residential clusters are organized along existing utility corridors to minimize infrastructure expansion and protect natural systems. Continuous greenways, trail networks, and open spaces preserve the park's ecological integrity while enhancing regional recreation appeal. Implementation is phased to align housing delivery with infrastructure investment and funding opportunities, reinforcing Wolf Creek Park's role as a model for sustainable and inclusive growth in Appalachia.

Client

New River Gorge Regional Development Authority (NRGRDA)

Planning Consultant Team

- EDSA – Lead Planner
- Kimley-Horn – Utility and Infrastructure Planning
- Progressive Trail Design – Trails and Recreation Planning
- RCLCO – Economics and Market Feasibility

01

INTRODUCTION

OVERVIEW

WHY THIS PLAN MATTERS

Wolf Creek Park represents a once-in-a-generation opportunity to shape the future of Fayette County at a critical time. The community faces pressing challenges—housing shortages that limit workforce recruitment, infrastructure gaps that constrain growth, and the need to capture more of the benefits from a rapidly expanding tourism economy. At the same time, the site contains irreplaceable ecological assets that must be protected to preserve the character and resilience of the region.

This plan matters because it provides a roadmap to balance these competing needs. By aligning housing, recreation, infrastructure, and conservation, the Wolf Creek Park Master Plan will help Fayette County strengthen its economy, support its residents, and protect the natural systems that make this region unique.



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.

PLAN INTENT

PURPOSE AND PLANNING APPROACH

The Wolf Creek Park Master Plan is intended to guide the future of the 900-acre site and its role in Fayette County. Its purpose is to establish a phased vision that balances housing, recreation, conservation, and light economic uses, while responding to infrastructure challenges and protecting environmental assets.

The plan is being developed through technical analysis and extensive stakeholder engagement. It identifies existing conditions, opportunities, and constraints, and it will set the foundation for how future investments in housing, utilities, and recreation can be prioritized.

Ultimately, the plan's goal is to unlock the region's potential—expanding attainable housing, strengthening the workforce, diversifying the economy, and protecting ecological systems. More than a blueprint for physical development, it is intended as a framework for action and stewardship to enhance resilience, livability, and long-term quality of life.





02

CONTEXT

CONTEXT

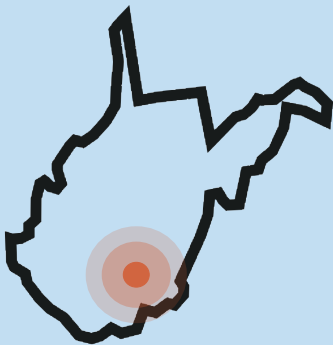
REGIONAL CONTEXT

Wolf Creek Park is located in southeast West Virginia within Fayette County, in the Appalachian foothills. Its proximity to Fayetteville and the New River Gorge situates the site within a broader landscape valued for recreation, biodiversity, and scenic beauty.

The site connects to regional rivers, forests, and public lands, reinforcing the area’s identity as an Appalachian recreation corridor. This positioning allows the site to serve as a link between communities and outdoor destinations, supporting tourism, conservation, and regional economic development.

Key Points:

- Situated within 10 miles of Fayetteville, Oak Hill, and Summersville — key service and cultural hubs.
- Within 30 minutes of multiple trailheads, scenic overlooks, and national/state parks.
- Regional access provided by Routes 19 and 16, with connections to Charleston and Beckley.
- Part of a nationally recognized outdoor recreation region anchored by the New River Gorge National Park.



DRIVE TIMES

CHARLESTON	1 HR 15 MIN	↖
BECKLEY	30 MIN	↙
PRINCETON	1 HOUR	↑
COLUMBUS, OH	3 HRS 45 MIN	↑
PITTSBURGH, PA	3 HRS 45 MIN	↑
RICHMOND, VA	4 HRS 15 MIN	↑
GREENSBORO, NC	3 HRS 15 MIN	↑
CINCINNATI, OH	4HRS 30 MIN	↑



79



WEST VIRGINIA
INTERNATIONAL YEAGER AIRPORT

CHARLESTON
POP. 48,864

19

SUMMERSVILLE
POP. 3,431



SUMMERSVILLE LAKE
WILDLIFE MANAGEMENT AREA



GAULEY RIVER NATIONAL
RECREATION AREA

NEW RIVER

61

NEW RIVER GORGE AIRPORT - WV32



FAYETTEVILLE
POP. 2,887

19

WOLF CREEK PARK

64

77

OAK HILL
POP. 8,179



BABCOCK STATE PARK



BEURY MOUNTAIN
WILDLIFE MANAGEMENT AREA



NEW RIVER GORGE
NATIONAL PARK

10 MILE RADIUS

BECKLEY
POP. 17,286

64

RALEIGH COUNTY MEMORIAL AIRPORT



30 MILE RADIUS



BLUESTONE NATIONAL SCENIC AREA

LEGEND



SURROUNDING TOWNS



PARKS & PRESERVED
WILDERNESS



SITE BOUNDARY



ROADS



NEW RIVER



MILEAGE RADIUS



CAMP CREEK STATE FOREST

77

19

PRINCETON
POP. 5,872

WEST VIRGINIA
VIRGINIA



CONTEXT

LOCAL CONTEXT

Fayette County and the surrounding communities form an important regional setting for Wolf Creek Park. Towns such as Fayetteville and Oak Hill provide essential services, cultural amenities, and connections to regional roadways. Within a 20-minute drive, visitors can access rivers, forests, and trail systems, reinforcing the area’s reputation as a hub for outdoor recreation and ecotourism.

Key points:

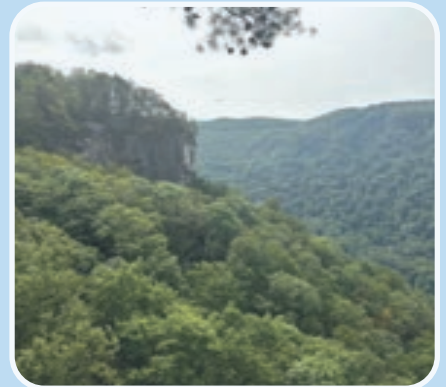
- **Fayetteville (pop. 2,887):** gateway community to the New River Gorge.
- **Oak Hill (pop. 8,179):** regional employment and housing center.
- **Summersville Lake and Gauley River:** premier water recreation destinations.
- Access to state and national forests for hiking, camping, hunting, and wildlife viewing.
- Regional recreation economy built on rafting, climbing, and trail-based tourism.



TRAIL EXPERIENCE - NEW RIVER GORGE




SURROUNDING ROADWAY CONTEXT




SCENIC OVERLOOK - NATIONAL PARK SETTING

LEGEND


 SURROUNDING TOWNS

 NEW RIVER GORGE NATIONAL PARK


 SITE BOUNDARY

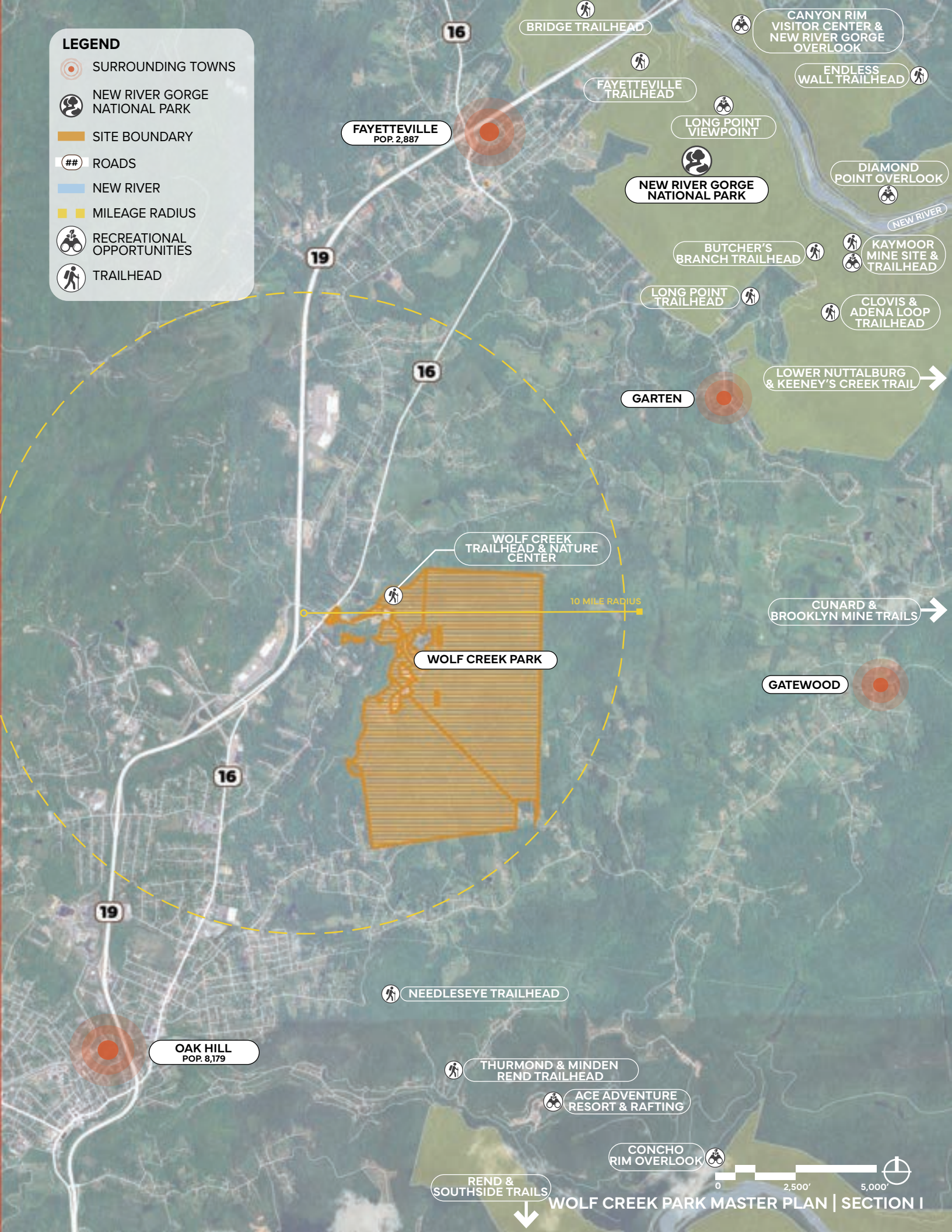
 ROADS

 NEW RIVER

 MILEAGE RADIUS

 RECREATIONAL OPPORTUNITIES

 TRAILHEAD



SITE OVERVIEW

PLACE & POTENTIAL

SITE CONTEXT & SIGNIFICANCE

Wolf Creek Park is a 920-acre property located just five miles from the newly designated New River Gorge National Park and Preserve (2020). As the only national park in West Virginia, the New River Gorge has become a nationally recognized destination for outdoor recreation, driving record levels of visitation and elevating Fayette County’s role in the state’s future economy. Wolf Creek Park sits at the heart of this transformation—uniquely positioned to address local needs while reinforcing the region’s identity as the outdoor capital of West Virginia.

A BRIEF HISTORY OF THE SITE

The property was originally assembled and stewarded by the Urban Renewal Authority (URA) in the early 2010s. At that time, limited investments were made in infrastructure, residential lots, and light industrial pads. While some development occurred, large portions of the site remained untouched due to challenging topography, ecological value, and limited prior planning initiatives.

Today, ownership and leadership of the site rest with the New River Gorge Regional Development Authority (NRGRDA). This master planning process has been launched to define a comprehensive vision for the park, balancing development opportunities with environmental stewardship and community needs.

01.



NICK RAHALL GREENWAY

02.



RESIDENTIAL LOOP

03.



MAIN TRAILHEAD

04.

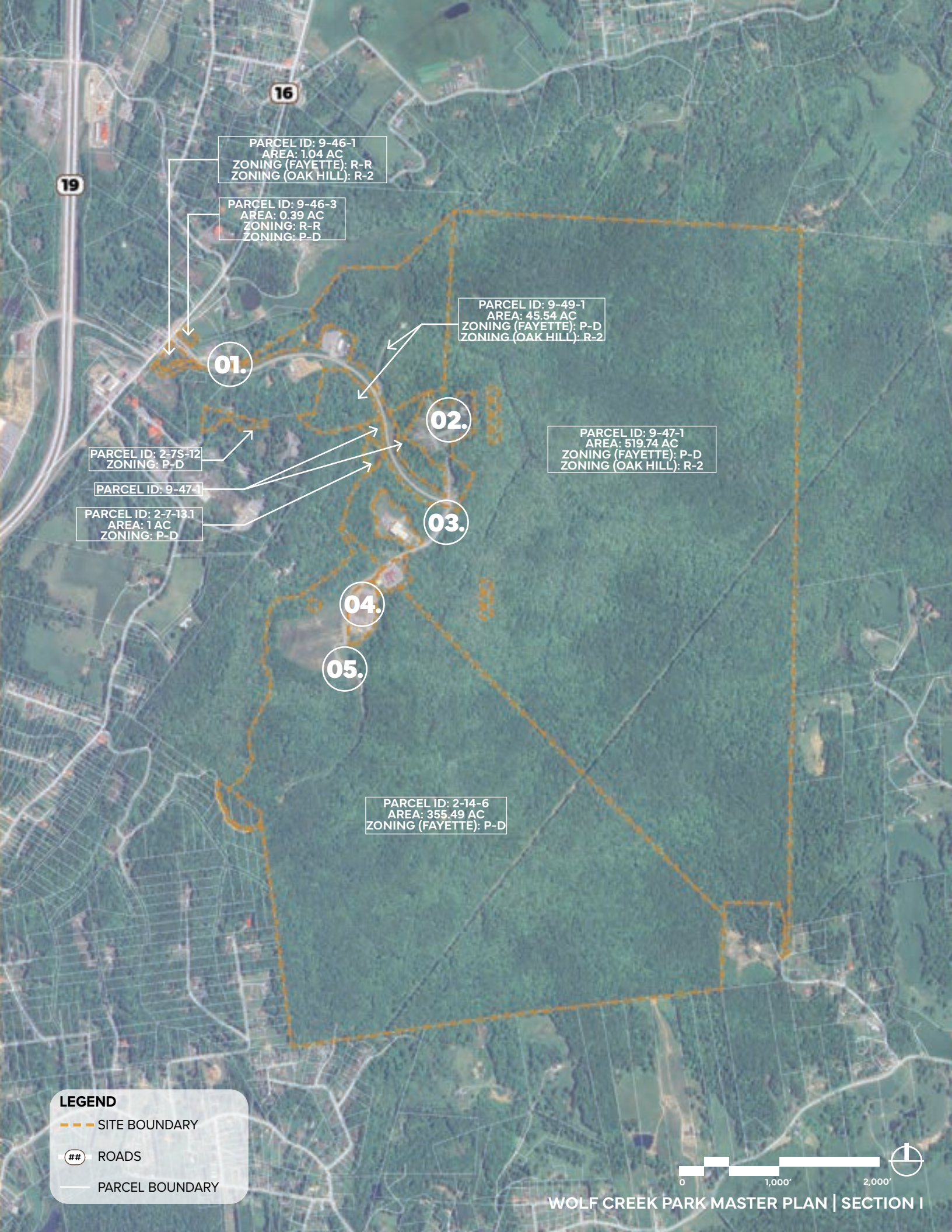


DEPARTMENT OF ENVIRONMENTAL PROTECTION

05.



TRANSITION TO DIRT ROAD



16

19

PARCEL ID: 9-46-1
AREA: 1.04 AC
ZONING (FAYETTE): R-R
ZONING (OAK HILL): R-2

PARCEL ID: 9-46-3
AREA: 0.39 AC
ZONING: R-R
ZONING: P-D

PARCEL ID: 9-49-1
AREA: 45.54 AC
ZONING (FAYETTE): P-D
ZONING (OAK HILL): R-2

PARCEL ID: 9-47-1
AREA: 519.74 AC
ZONING (FAYETTE): P-D
ZONING (OAK HILL): R-2

PARCEL ID: 2-7S-12
ZONING: P-D

PARCEL ID: 9-47-1

PARCEL ID: 2-7-13.1
AREA: 1 AC
ZONING: P-D

PARCEL ID: 2-14-6
AREA: 355.49 AC
ZONING (FAYETTE): P-D

LEGEND

--- SITE BOUNDARY

ROADS

— PARCEL BOUNDARY

0 1,000' 2,000'

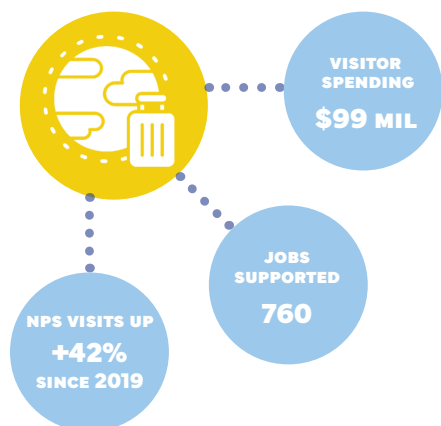


AT A GLANCE

DEMOGRAPHIC AND TOURISM CONTEXT

Fayette County faces population decline, lower incomes, and higher poverty than the nation overall, but sits at the center of a growing recreation economy driven by the New River Gorge. Wolf Creek Park's 920 acres present a chance to capture more of this growth while addressing critical housing and workforce needs.

Tourism Impact in Fayette County (2022)



Fayette County Employment



TAKEAWAYS

Demographics

- Population shrinking: Fayette County is losing residents while the U.S. is growing.
- Lower incomes: Household income is ~35% below the national average.
- Higher poverty: Nearly 1 in 5 residents live in poverty.
- Older population: Median age is ~6 years older than the U.S. average.
- Less diverse: County is ~92% White vs. ~59% nationally.

Tourism & Workforce

- Tourism matters: \$99M in visitor spending supports ~760 jobs.
- Big boost from National Park status: Visits up +42% since 2019; jobs up +64%; visitor spending up +74%.
- Workforce is service-heavy: Health care, retail, and food services are the top employers.

IMPLICATIONS FOR WOLF CREEK PARK

- **Housing is critical:** New development must provide attainable and seasonal options to retain and attract workers.
- **Economic diversity is needed:** Light industrial and recreation-supportive businesses can broaden the base beyond tourism and services.
- **Visitor spending must be captured:** More lodging and amenities are needed to keep economic benefits in Fayette County.
- **Growth must be balanced:** Development should expand opportunity while protecting affordability and access.



39,987
FAYETTE COUNTY

WV: 1.79 MIL
US: 331 MIL



\$52,672
FAYETTE COUNTY

WV: \$50,884
US: \$83,730



18.8%
FAYETTE COUNTY

WV: 16.8%
US: 10.6%



44.5 YRS
FAYETTE COUNTY

WV: 42.7 YRS
US: 38.7 YRS



-1.4%
FAYETTE COUNTY

WV: -3.2%
US: +7.4%



92%
FAYETTE COUNTY

WV: 91.5%
US: 59.3%

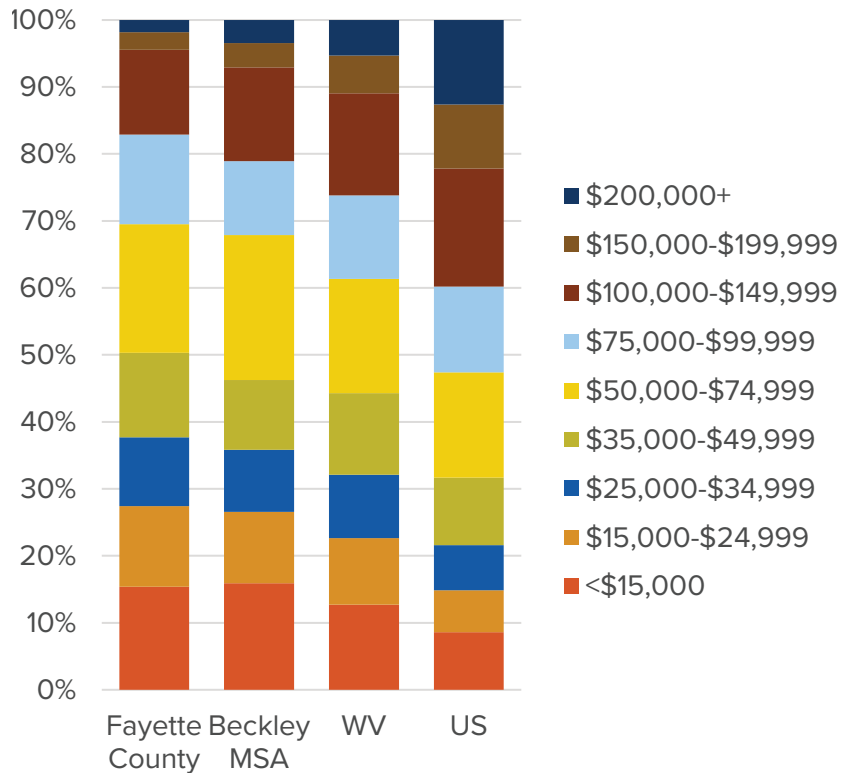
AT A GLANCE

ECONOMY AND MARKET

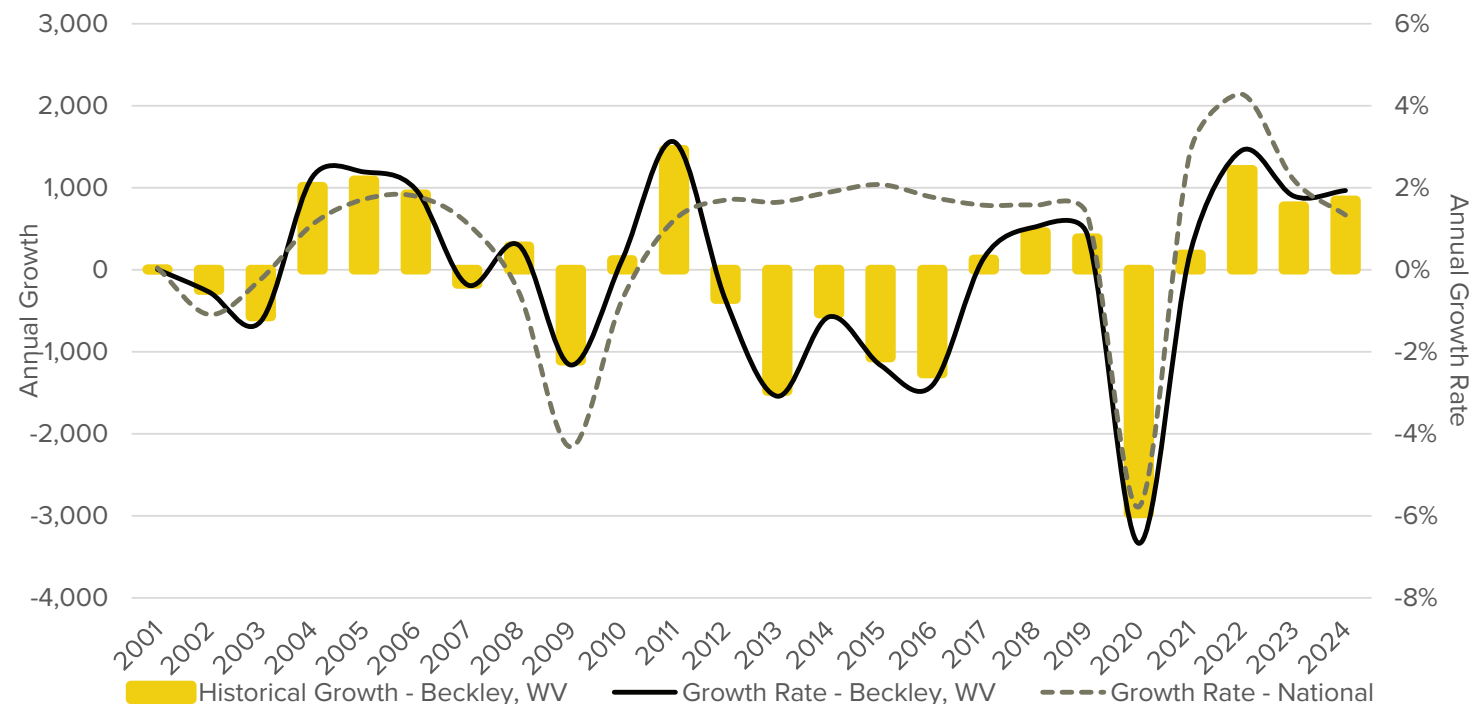
REGIONAL TRENDS

- Fayette County, WV is anchored by the New River Gorge National Park and Preserve, giving the region strong lifestyle and recreation appeal as a nationally recognized outdoor destination.
- Despite this natural draw, overall employment growth has lagged the nation, reflecting limited economic diversification and continued reliance on legacy industries.
- Demographics present additional headwinds, as there is a disproportionate number of older households and/or lower-income households—limiting demand for new, higher-end housing.
- These structural challenges are likely to temper near-term fundamentals, but the enduring appeal of the county's natural environment provides a foundation for second-home demand and select opportunities for primary-home development tied to recreation and lifestyle migration.

Household Distribution by Income; 2024



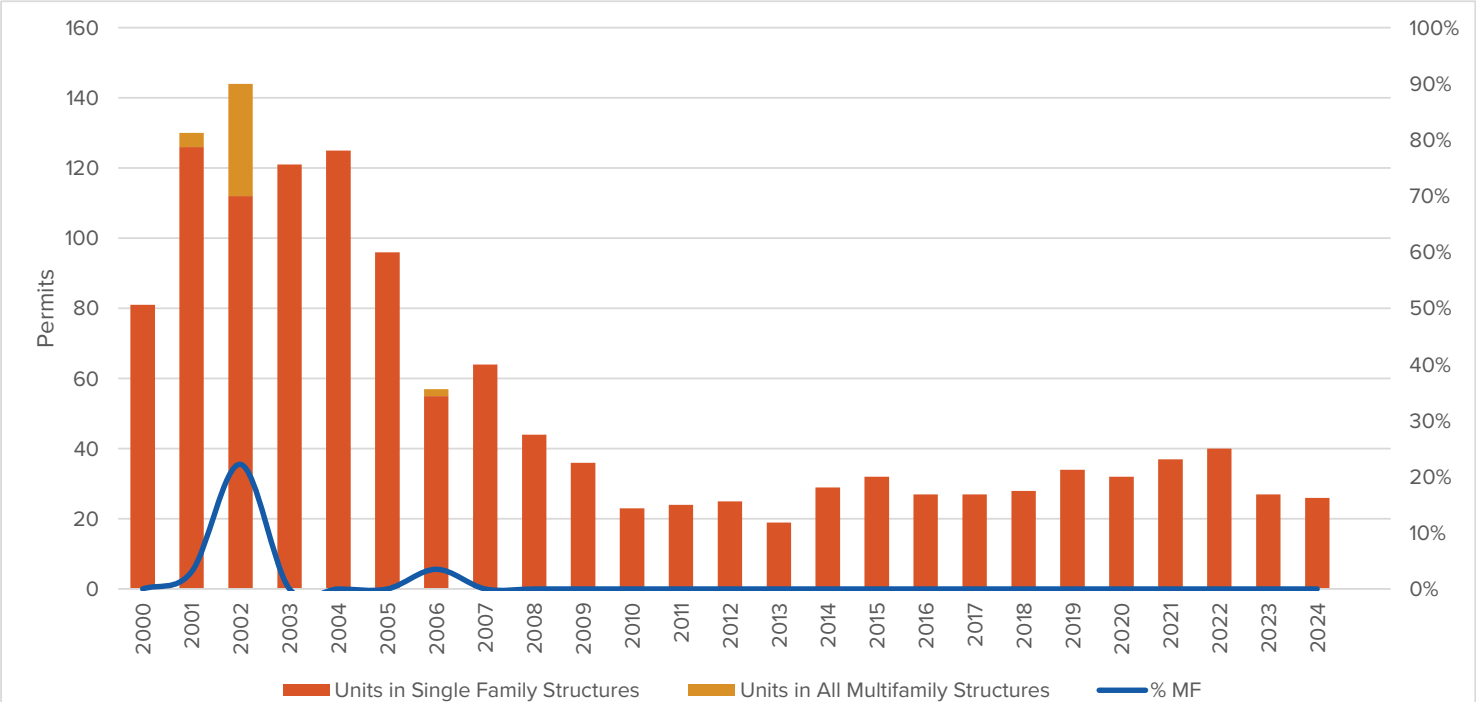
Historical Employment Growth Trends, 2001-2024



HOUSING TRENDS

- Housing in Fayette County and the broader New River Gorge region has historically been dominated by Single-Family Detached product, a pattern shaped by land availability and the absence of strong incentives to attract institutional development.
- Consistent with this dynamic, there has been a very limited number of rental apartments developed in recent years—as the economics remain difficult in such an affordable ownership market.
- Median home values illustrate this affordability, as they have just eclipsed \$150,000 in Fayette County.
 - While median home values are still relatively low, they have grown from approximately \$80,000 in 2016 to more than \$150,000 in 2024—demonstrating meaningful appreciation.
- Looking forward, single-family preferences are likely to continue dominating the market; however, higher-density formats could become increasingly attractive if they pencil, particularly as they offer a way to introduce new product at attainable price points.

Historical Permitting Activity - Fayette County, WV, 2000-2024



HOUSING SUPPLY

- **Rental Housing Supply:** The most notable recent delivery is the Wiseman & High Apartments, a 19-unit adaptive reuse of the old Fayette Elementary School—illustrating the lack of new, institutional rental supply. Broader Market performance suggests a relatively hard pricing ceiling at around \$2.00 per square foot, with most product clustering closer to \$1.25 per square foot, underscoring both the affordability of the region and the limited rent support for new, higher-cost projects.
- **For-Sale Housing Supply:** Transaction data from the past three years indicates that homes priced around \$500,000 (\$200 per square foot) are firmly in the top quartile of all new product sales across Raleigh, Summers, and Fayette counties.

PLANNING INSIGHTS

POSITIONING WOLF CREEK PARK FOR THE FUTURE

Wolf Creek Park sits at a pivotal moment for Fayette County. Encompassing ~920 acres just five miles from the New River Gorge National Park and Preserve, the site is uniquely positioned to respond to both local and regional needs. While the county faces population decline, limited housing inventory, and infrastructure challenges, it also benefits from surging recreation visitation, growing recognition as an outdoor destination, and renewed economic momentum.

The site's scale, natural assets, and existing trail network provide a strong foundation for a plan that balances housing, recreation, conservation, and light economic uses. With thoughtful phasing and coordinated investment, Wolf Creek Park can serve as a model of sustainable growth—meeting critical workforce housing needs, protecting sensitive landscapes, and expanding the county's role in West Virginia's recreation economy.

Unlocking this potential will require aligning development with infrastructure capacity, ensuring affordability, and protecting ecological systems. With a clear vision and shared community priorities, Wolf Creek Park can become a catalyst for balanced growth that strengthens Fayette County's resilience and identity for decades to come.

KEY TAKEAWAYS

- 1 MEETING HOUSING NEED**
A mix of workforce, attainable, and seasonal housing will be essential to support teachers, healthcare providers, park staff, and recreation workers while attracting new residents.
- 2 INFRASTRUCTURE AS A LIMITING FACTOR**
Utilities and services such as sewer, broadband, and road access must be phased and strategically expanded to unlock development potential.
- 3 RECREATION AS A DEFINING FEATURE**
Existing trails, boardwalks, and ecological amenities already set the park apart; future investment should elevate Wolf Creek as both a community resource and a regional destination.
- 4 CONSERVATION AS A GUIDING PRINCIPLE**
Wetlands, headwaters, and forests protect biodiversity while reinforcing Wolf Creek Park's identity as a sustainable, nature-based community.
- 5 TARGETED ECONOMIC ROLE**
The park's economic contribution will come from small-scale, recreation-supportive businesses and light industry, complementing housing and tourism rather than competing with larger regional markets.

BENCHMARKS

OVERVIEW

WHY BENCHMARKING MATTERS?

Benchmarking provides perspective on how similar communities and developments have navigated growth and change. By studying peer projects, it becomes possible to see how housing, recreation, and economic activity can be aligned with conservation goals.

These reference communities highlight strategies for diversifying housing, strengthening local economies, and activating public spaces while maintaining connections to natural landscapes. Learning from their successes and challenges offers Wolf Creek Park a foundation in real-world precedent, helping to craft a vision that is both practical and aspirational for Fayette County.

MAIN CONSIDERATIONS

- 01. Comparable Scale and Setting**
Projects developed in small-town or mountain-community contexts, often adjacent to preserved natural landscapes and regional tourism economies.
- 02. Integrated Community Vision**
Examples shaped around a clear “live, work, play” framework, combining attainable housing, local businesses, and community amenities.
- 03. Recent Investment or Revitalization Efforts**
Developments or communities that have undertaken mixed-use strategies, infrastructure upgrades, or master plans within the past 10–15 years.
- 04. Relevant Challenges or Opportunities**
Sites addressing workforce housing shortages, seasonal tourism impacts, or the need to diversify local economies.
- 05. Replicable Best Practices**
Precedents where zoning, sustainability, placemaking, or public-private partnerships offer strategies transferable to Wolf Creek Park.

LONGMONT, CO



CRESTED BUTTE, CO



ZIONSVILLE, IN



AUSTIN, TX



CHATTahoochee HILLS, GA



BRECKENRIDGE, CO



PROSPECT NEW TOWN | LONGMONT, COLORADO



ACREAGE:	77 Acres
HOMES/UNITS:	Approx. 320-500
HOUSING TYPES:	Single Family Homes, Rowhouses, Townhouses, Courtyard Clusters, Apartments, and Live-work Units
COMMERCIAL:	Approx. 120,000 sf of Shops, Cafes, Restaurants, and Professional Offices.
PHASES:	Six
COMPLETED:	Ongoing

LENS: NEW URBANISM + HOUSING DIVERSITY

A 77-acre new urbanist community that combines a mix of housing types with walkable streets and neighborhood-scale retail to foster a vibrant, human-scale environment.

- Tree-lined streets, narrow blocks, and walkable design emulate a traditional town.
- Mix of Single-Family Homes, Rowhouses, Townhomes, Courtyard Clusters, Apartments, and Live-Work Units.
- Accessory apartments and studios above garages expand affordability and flexibility.
- ~120,000 square feet of retail, dining, and office space anchor the town center.
- Pocket parks, courtyards, and porches foster neighborly connections and public life.



WHY THIS MATTERS FOR WCP:

- **Housing Diversity:**
Helps address the shortage of attainable homes for local workers.
- **Live-Work-Play Integration:**
Combines residential, commercial, and recreational uses to foster daily activity and community connection.
- **Walkable Design & Public Spaces:**
Supports accessibility, engagement with natural features, and a strong sense of place.





ACREAGE:	~15.3 acres
HOMES/UNITS:	Approx. 100
HOUSING TYPES:	Single Family Homes, Cottages, Condominiums, Townhomes
COMMERCIAL:	None
PHASES:	Multiple
COMPLETED:	Complete

LENS: NEW URBANISM + HOUSING DIVERSITY

A 100-unit neighborhood on former resort lands, with about 30% deed-restricted for Gunnison County residents. The community integrates diverse housing types on small lots, designed with mountain character and a walkable scale.

- Mix of Single-Family Homes, Cottages, Townhomes, and Condominiums.
- 30% of homes deed-restricted for local Workforce Housing.
- Compact neighborhood form with walkable streets and mountain-inspired architecture.
- Direct access to recreation paths, transit, and ski areas on a south-facing slope.
- Primarily residential with limited commercial uses; amenities focus on transit and recreation connectivity.



WHY THIS MATTERS FOR WCP:

- **Workforce Housing Commitment:**
Ensures attainable options for local workers in recreation and service sectors.
- **Compact, Walkable Design:**
Creates a livable scale while connecting to transit and outdoor amenities.
- **Contextual Architecture:**
Reinforces local identity and environmental fit.



ACREAGE:	17 Acres
HOMES/UNITS:	48
HOUSING TYPES:	Two- to Four-bedroom Cottages
COMMERCIAL:	None
PHASES:	One
COMPLETED:	2022

LENS: POCKET NEIGHBORHOOD + CONSERVATION DESIGN

A 17-acre woodland community featuring 48 cottage-style homes clustered around shared greens and pedestrian paths, emphasizing walkability and preserved open space.

- Homes range from two to four bedrooms with large front porches facing communal courtyards.
- 48 Cottage-Style Homes clustered on 9 acres, preserving 8 acres of woodland.
- Pedestrian-oriented design with shared greens and pathways.
- Small-scale, human-centered neighborhood layout promoting interaction and community.
- Sustainable land use reducing infrastructure needs and environmental impact.



WHY THIS MATTERS FOR WCP:

- **Clustered Housing & Open Space:**
Preserves ecological assets while accommodating residential development.
- **Pedestrian-Focused Design:**
Encourages social interaction and accessible, human-scale streetscapes.
- **Sustainable Development:**
Efficient use of land and infrastructure supports environmental stewardship.



ACREAGE:	85 Acres
HOMES/UNITS:	Approx. 450
HOUSING TYPES:	Single-family Homes, Townhomes, Courtyard Clusters, Apartments, Accessory Units
COMMERCIAL:	Approx. 100,000 sf of Retail, Dining and Office Space
PHASES:	Multiple
COMPLETED:	Phase 1 Complete - Ongoing

LENS: NEW URBANISM + HOUSING DIVERSITY

An 85-acre community designed for human-scale, walkable living with a mix of housing types and neighborhood-scale retail, fostering daily interaction and a strong sense of place.

- Mix of Single-Family Homes, Townhomes, Courtyard Clusters, Apartments, and Accessory Units.
- Central hub with Retail, Dining, and Office Space providing daily amenities.
- Streets, sidewalks, and green buffers create connected, pedestrian-friendly corridors.
- Small plazas and tree-lined paths enhance public spaces and neighborhood character.
- Phased construction supports gradual growth while maintaining cohesive streetscapes.
- Proximity to nearby parks and trails offers outdoor recreation opportunities.



WHY THIS MATTERS FOR WCP:

- **Attainable, Flexible Housing:**
Supports workforce needs while creating diverse residential options.
- **Live-Work-Play Integration:**
Combines housing, commerce, and public spaces to foster daily activity.
- **Walkable Streets & Public Spaces:**
Encourages interaction, accessibility, and connection to natural amenities.



ACREAGE:	1,000 Acres
HOMES/UNITS:	Approx. 200 Homes, Full build-out 1600 units
HOUSING TYPES:	Single-Family Homes, Townhouses, Live/Work Units, Cottages, and Estate Homes
COMMERCIAL:	Mixed-use spaces including Retail Shops, Restaurants, and Wellness Facilities
PHASES:	Multiple
COMPLETED:	200 homes complete, Full build-out ongoing

LENS: BIOPHILIC NEW URBANISM + SUSTAINABLE LIVING

A 1,000-acre community blending sustainable living with New Urbanist principles, featuring four distinct hamlets, diverse housing options, and a deep integration with nature.

- Over 650 residents across four hamlets: Selborne (arts), Grange (agriculture), Mado (health), and The Hill (wellness).
- Diverse housing types, including single-family homes, townhouses, and live/work units.
- 25-acre certified organic farm supplying produce to the community and beyond.
- Extensive green spaces and over 16 miles of nature trails.
- Focus on wellness with amenities like a spa, fitness center, and wellness-focused retail.
- Plans for a 100-room hotel, senior living community, and expanded commercial spaces by 2029.



WHY THIS MATTERS FOR WCP:

- **Community Integration:**
Combines residential, commercial, recreational, and wellness spaces to foster a cohesive neighborhood.
- **Sustainability:**
Emphasizes green infrastructure, preserved open space, and local food production.
- **Phased Growth & Wellness:**
Strategic growth supports long-term adaptability while enhancing resident well-being.



ACREAGE:	Part of 128-acre Town
HOMES/UNITS:	Approx. 252
HOUSING TYPES:	Studios, One, Two, and Three Bedroom Apartments; Workforce Housing
COMMERCIAL:	None
PHASES:	Two
COMPLETED:	Phase 1 - 2022 Phase 2 - Ongoing

LENS: WORKFORCE HOUSING + SUSTAINABLE MOUNTAIN LIVING

A net-zero, all-electric community that combines workforce housing, sustainability, and access to regional trails and transit in a mountain resort context.

- Built on town-owned McCain property with direct connections to the Blue River Bikeway.
- Mix of studios to three-bedroom apartments for residents earning 30–120% of AMI.
- All units deed-restricted to ensure long-term affordability.
- High-performance, all-electric buildings with a 500+ kW solar array.
- Community amenities include a playground, dog park, and xeric landscaping.
- Integrated trails and open space connect residents to recreation and nature. Proximity to nearby parks and trails offers outdoor recreation opportunities.



WHY THIS MATTERS FOR WCP:

- **Workforce Housing:**
Supports local employees while ensuring long-term affordability.
- **Sustainability:**
All-electric, high-performance buildings and renewable energy reduce environmental impact.
- **Connectivity & Amenities:**
Trails, open space, and community features foster recreation, wellness, and engagement with the natural environment.

BENCHMARKS

TAKEAWAYS FOR WOLF CREEK PARK

LEARNING FROM PEER DEVELOPMENTS

Peer communities across the country demonstrate how new developments in recreation-driven regions can balance growth, conservation, and housing. From mountain towns like Crested Butte to sustainable models like Serenbe, each case shows that intentional design, mixed-use frameworks, and community partnerships can transform challenges into opportunities.

These benchmarks provide valuable lessons on how Wolf Creek Park can diversify housing, support workforce needs, expand recreation, and strengthen the local economy—all while protecting the ecological systems that define Fayette County's identity. They highlight that success is not about scale alone but about aligning vision, stewardship, and phased investment.

APPLICABLE PRINCIPLES

- 1 DIVERSIFY HOUSING OPTIONS**
Provide a range of housing types—including single-family, townhomes, multifamily, and seasonal units—to meet the needs of the workforce, families, and visitors.
- 2 INTEGRATE RECREATION AND COMMUNITY LIFE**
Design neighborhoods that connect directly to trails, open space, and natural amenities, creating a true live-work-play environment and reinforcing Wolf Creek's role as a regional hub for outdoor activity.
- 3 PRESERVE AND LEVERAGE NATURAL SYSTEMS**
Protect wetlands, slopes, and forest corridors as ecological anchors, using conservation as both a planning framework and a driver of identity, education, and eco-tourism.
- 4 SUPPORT A RESILIENT LOCAL ECONOMY**
Encourage small-scale, recreation-supportive businesses and light industrial uses while leveraging partnerships to diversify beyond tourism and service industries.
- 5 PHASE DEVELOPMENT FOR LONG-TERM SUSTAINABILITY**
Cluster growth, align housing and infrastructure investments with market demand, and structure projects in phases to ensure adaptability, affordability, and feasibility over time.



03

PROPERTY ANALYSIS

OVERVIEW

A clear understanding of place is essential to shaping a meaningful and achievable vision. Chapter 3 lays the foundation for the Wolf Creek Park Master Plan by examining the environmental and infrastructural systems that define how the site functions today. The Focus Area Plan provides a reference for the Wolf Creek Park planning area, establishing the boundaries for analysis and ensuring consistency across all maps and diagrams that follow.

This analysis is organized around the following components:

- Overview
- Environmental Framework
- Slope Analysis
- Recreation
- Circulation
- Zoning & Jurisdiction
- Infrastructure Analysis

These systems are interrelated and influence the experience, identity, and long-term potential of Wolf Creek Park. By assessing where current conditions support or constrain growth, this chapter provides the analytical foundation for the design strategies and implementation framework outlined in later phases of the plan.

Together, this analysis offers a comprehensive understanding of Wolf Creek Park today—its assets, limitations, and defining characteristics—and serves as the basis for shaping a shared vision moving forward.



ENVIRONMENTAL FRAMEWORK

The property contains a rich mix of ecosystems and landscape typologies that together support biodiversity, ecological functions, and opportunities for recreation and education. These natural systems provide the foundation for development that is both sustainable and place-specific. Situated within the Cumberland Mountain ecological unit of the Central Appalachians, Wolf Creek Park reflects the rugged topography, thin soils, and rich biodiversity characteristic of this region. Its steep slopes, sandstone geology, and intact forests are both a development constraint and a conservation asset, positioning the site as part of a larger, nationally significant ecological landscape.

RIPARIAN + WETLAND SYSTEMS

- Wolf Creek flows through the site, linking directly to the New River.
- Wetlands filter water, reduce flooding, and sustain critical habitat
- Home to hogsnoakes, salamanders, and other sensitive species, highlighting the site's conservation value.

FORESTED UPLANDS

- Dense canopy stabilizes soils, regulates microclimates, and defines the woodland setting.
- Provides core habitat for wildlife and supports ecosystem connectivity across the Cumberland Mountains.
- Offers immersive experiences for hiking, biking, and birding within a natural forest environment.

OPEN MEADOWS + TRANSITIONAL AREAS

- Clearings and edge conditions expand habitat diversity and increase ecological resilience.
- Seasonal meadows support pollinators and add variety to the landscape mosaic.
- Open areas create contrast with the forest and can accommodate low-impact recreation.

ECOLOGICAL INTEGRATION

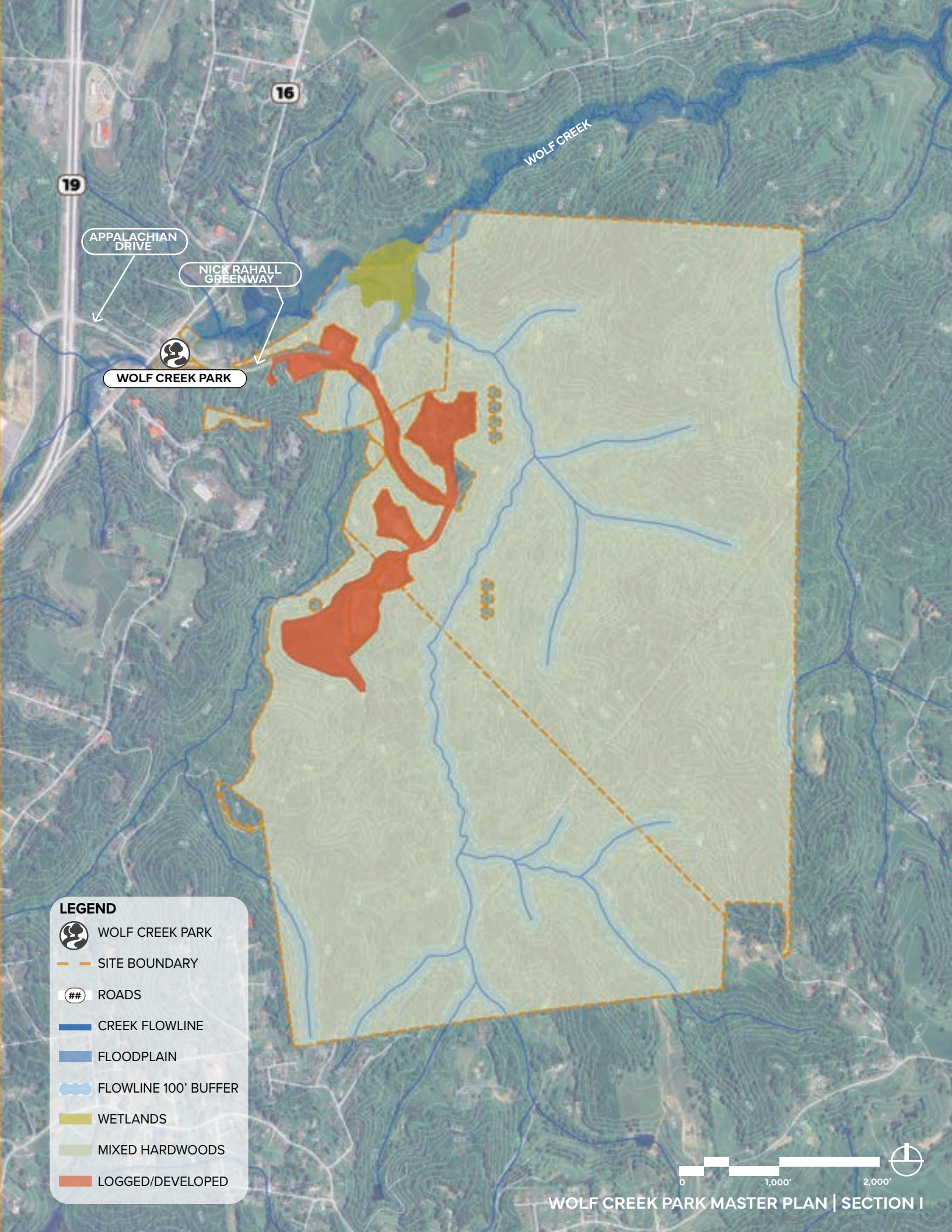
- Conservation buffers and habitat corridors maintain ecological continuity across systems.
- Careful alignment of development, roads, and trails can reduce fragmentation.
- The diversity of landscapes enables a balance between ecological preservation, community needs, and recreation.

PLANNING IMPLICATIONS

- Development should be clustered to protect wetlands, riparian corridors, and steep forested areas.
- Conservation lands can double as educational and recreational assets, supporting trail systems and interpretation.
- Open meadows and transitional spaces present opportunities for low-impact uses, such as community gathering areas or seasonal events.
- Protecting ecological integrity will require coordinated buffers, setbacks, and habitat corridors as guiding principles in the master plan.



NEW RIVER BIRDING & NATURE
CENTER



19

16

WOLF CREEK

APPALACHIAN DRIVE

NICK RAHALL GREENWAY



WOLF CREEK PARK

LEGEND

WOLF CREEK PARK

SITE BOUNDARY

ROADS

CREEK FLOWLINE

FLOODPLAIN

FLOWLINE 100' BUFFER

WETLANDS

MIXED HARDWOODS

LOGGED/DEVELOPED



SLOPE ANALYSIS

Wolf Creek Park's rolling terrain provides opportunities for development while maintaining environmental integrity. Gentle slopes allow for flexible placement of buildings, infrastructure, and circulation with minimal grading, while natural contours support functional stormwater management and visual separation.

GENTLY ROLLING TERRAIN

- Areas under 20% slope represent potential development zones, but true buildability is influenced by soils, drainage, wetlands, and access to utilities.
- Slopes provide natural guidance for road and building placement, minimizing grading where feasible.
- Only ~200 acres of the 900-acre site are considered readily developable without major grading or infrastructure costs.

NATURAL CONTOURS

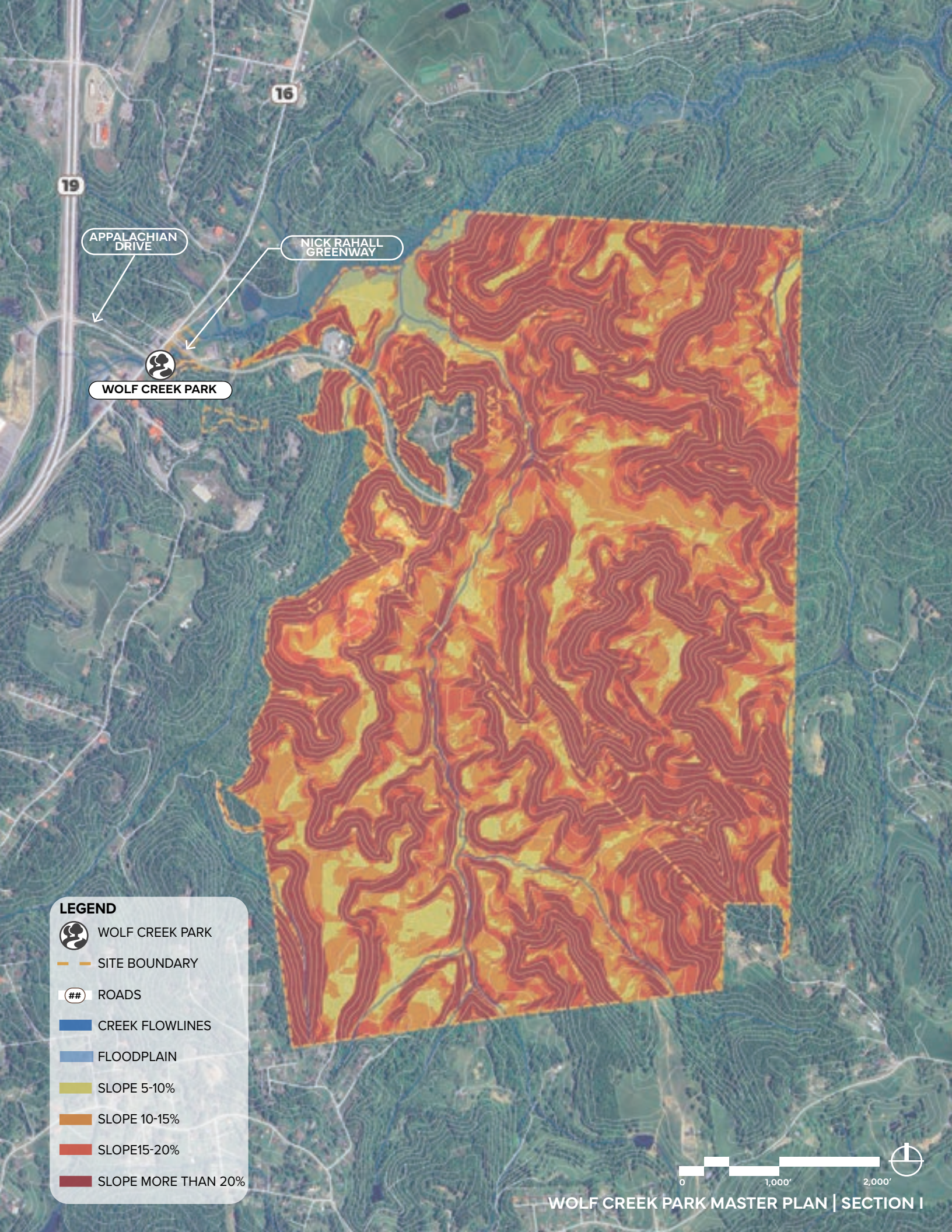
- Existing landforms shape circulation paths and site layouts.
- Contours can be leveraged to manage stormwater and reduce erosion.
- Offsite drainage from the south and east adds slope management challenges and may require WVDEP permitting for waterways.

ADDITIONAL TERRAIN CONSTRAINTS

- Large rock formations and boulders complicate grading and infrastructure placement.
- A reclaimed mine shaft on site further restricts development in certain areas.

PLANNING IMPLICATIONS

- Primary development should focus on areas where gentle slopes coincide with suitable soils and minimal regulatory constraints.
- Steeper or highly contoured areas should remain preserved to maintain ecological functions and natural drainage.
- Aligning roads, utilities, and buildings with natural contours reduces construction impacts and maintains the site's character.



19

16

APPALACHIAN
DRIVE

NICK RAHALL
GREENWAY



WOLF CREEK PARK

LEGEND



WOLF CREEK PARK



SITE BOUNDARY



ROADS



CREEK FLOWLINES



FLOODPLAIN



SLOPE 5-10%



SLOPE 10-15%



SLOPE 15-20%



SLOPE MORE THAN 20%



RECREATION

Wolf Creek Park has quickly emerged as a cornerstone of Fayette County’s recreation network, blending high-quality trail design, ecological education, and community programming into a unified system. With more than 16 miles of purpose-built trails already in place and room for significant expansion, the park is positioned to become both a daily amenity for residents and a regional destination for outdoor enthusiasts. Its recreational assets not only provide healthy, nature-based experiences but also strengthen Fayette County’s economy and identity as a hub for outdoor adventure.

TRAIL NETWORK

- Approximately 16–17 miles of singletrack, including 3.6 miles of beginner trails, nearly 8 miles of intermediate routes, and over 3 miles of advanced technical terrain.
- Features include progressive elements like the Corona Trail and rugged rock gardens on Moonshine Hollow Trail, demonstrating accessibility and challenge.
- Trails accommodate hiking, biking, and running, with short connectors enhancing flexibility and trail flow.
- Planned expansions could add another 10 miles, along with family-friendly retrofits, improved signage, and bridge crossings.

NATURE CENTER & EDUCATIONAL PROGRAMS

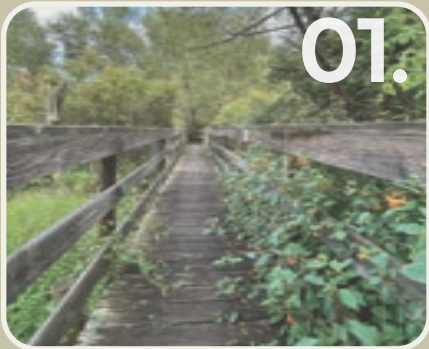
- Wetlands boardwalks and interpretive areas offer hands-on learning opportunities.
- Programs include guided birding events, habitat interpretation, and environmental workshops for all ages, fostering ecological awareness and wildlife appreciation.

COMMUNITY & ECONOMIC IMPACT

- The park’s first phase more than doubled Fayette County’s mountain bike mileage.
- The trail system has already positioned Wolf Creek Park as a key gap-filler in the regional portfolio, more than just adding mileage.
- Hundreds of riders visit monthly, supporting local businesses and reinforcing Fayetteville’s role as a regional recreation hub.
- Volunteerism and stewardship are core to trail maintenance and community engagement.

PLANNING IMPLICATIONS

- Conserving existing trails balances public access with ecological preservation.
- High-quality trails integrated into a broader “live, work, play” framework position the park as a central hub for outdoor recreation while supporting sustainable community growth
- Future expansion should explicitly consider multi-use design (walking, biking, running, circulation) to serve both residents and visitors.

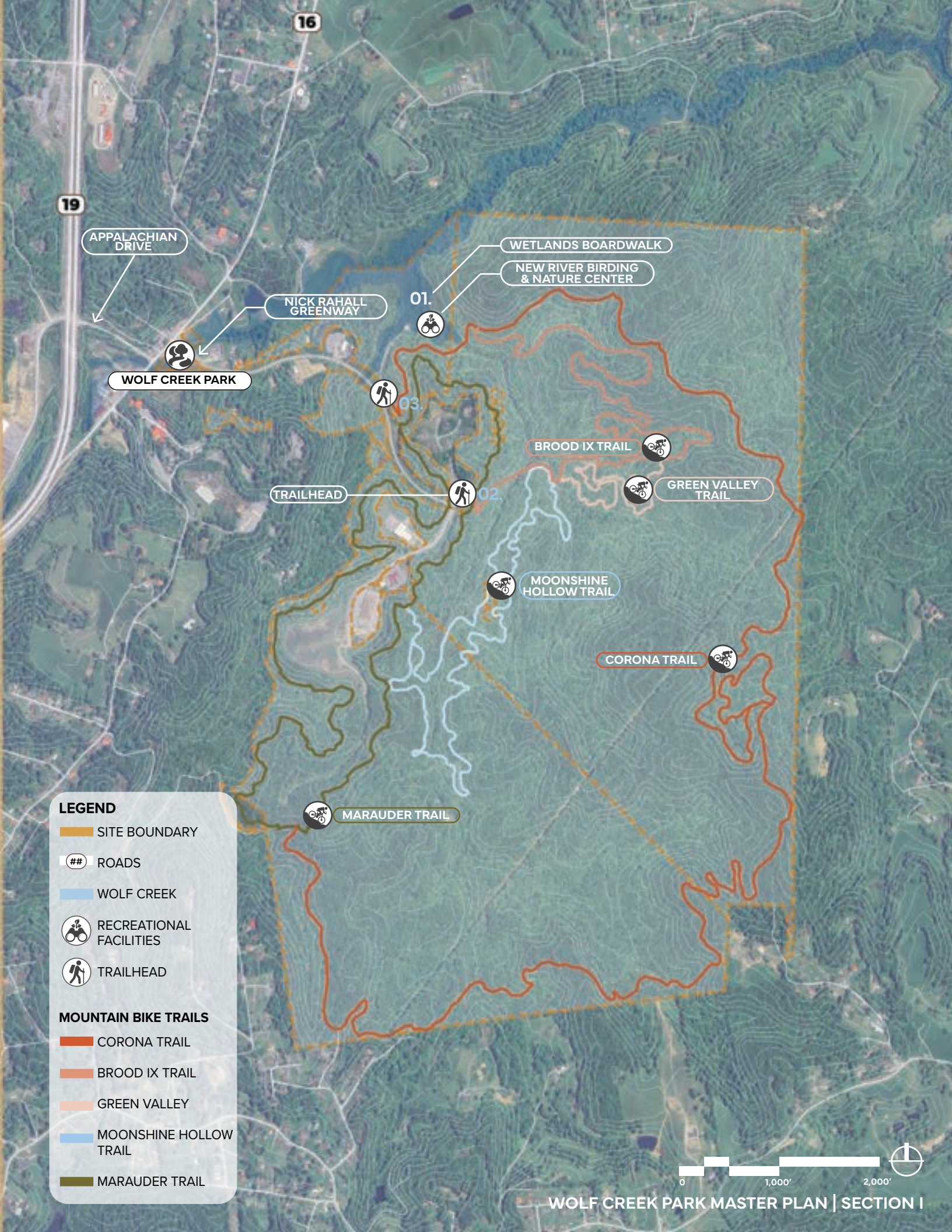


TRAIL ACCESS DRIVE TIMES

FAYETTEVILLE TRAILHEAD	10 MIN	↗
KAYMOOR MINE SITE & TRAILHEAD	10 MIN	↗
LONG POINT TRAILHEAD	7 MIN	↗
BUTCHERS BRANCH TRAILHEAD	10 MIN	↗
THURMOND & MINDEN REND TRAILHEAD	10 MIN	↘

RIVER ACCESS DRIVE TIMES

FAYETTE ACCESS POINT	20 MIN	↗
CUNARD RIVER ACCESS	20 MIN	➡
DUN GLEN DAY USE AREA	25 MIN	↘



16

19

APPALACHIAN DRIVE

NICK RAHALL GREENWAY

WOLF CREEK PARK

WETLANDS BOARDWALK

NEW RIVER BIRDING & NATURE CENTER

01.



03.



BROOD IX TRAIL



GREEN VALLEY TRAIL



TRAILHEAD

02.



MOONSHINE HOLLOW TRAIL



CORONA TRAIL



MARAUDER TRAIL

LEGEND

SITE BOUNDARY

ROADS

WOLF CREEK

RECREATIONAL FACILITIES

TRAILHEAD

MOUNTAIN BIKE TRAILS

CORONA TRAIL

BROOD IX TRAIL

GREEN VALLEY

MOONSHINE HOLLOW TRAIL

MARAUDER TRAIL



CIRCULATION

Site access and internal connectivity are critical to supporting future development, recreation, and efficient movement across the property.

PRIMARY ACCESS

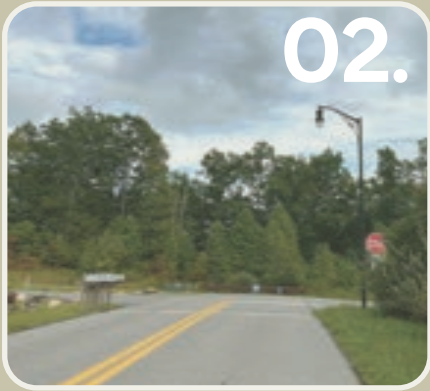
- WV Routes 19 and 16 connect the site to Fayetteville and surrounding communities.
- Nick Rahall Greenway (County Route 16/53) serves as the main internal corridor, a two-lane asphalt road with guardrails, lighting, and a posted 35-mph speed limit.
- It connects to WV Route 16 via a T-intersection with a stop sign.

INTERNAL CONNECTIONS

- Nick Rahall Greenway currently links seven residences and several businesses, including Bridge Brew Works, Robbins, the 911 call center, and WVDEP offices.
- Beyond DEP, the road continues as an unpaved path with no direct southern neighborhood connection.
- Two potential roadway extensions could improve connectivity: (1) near the DEP office building, and (2) near the residential area and trailhead parking.

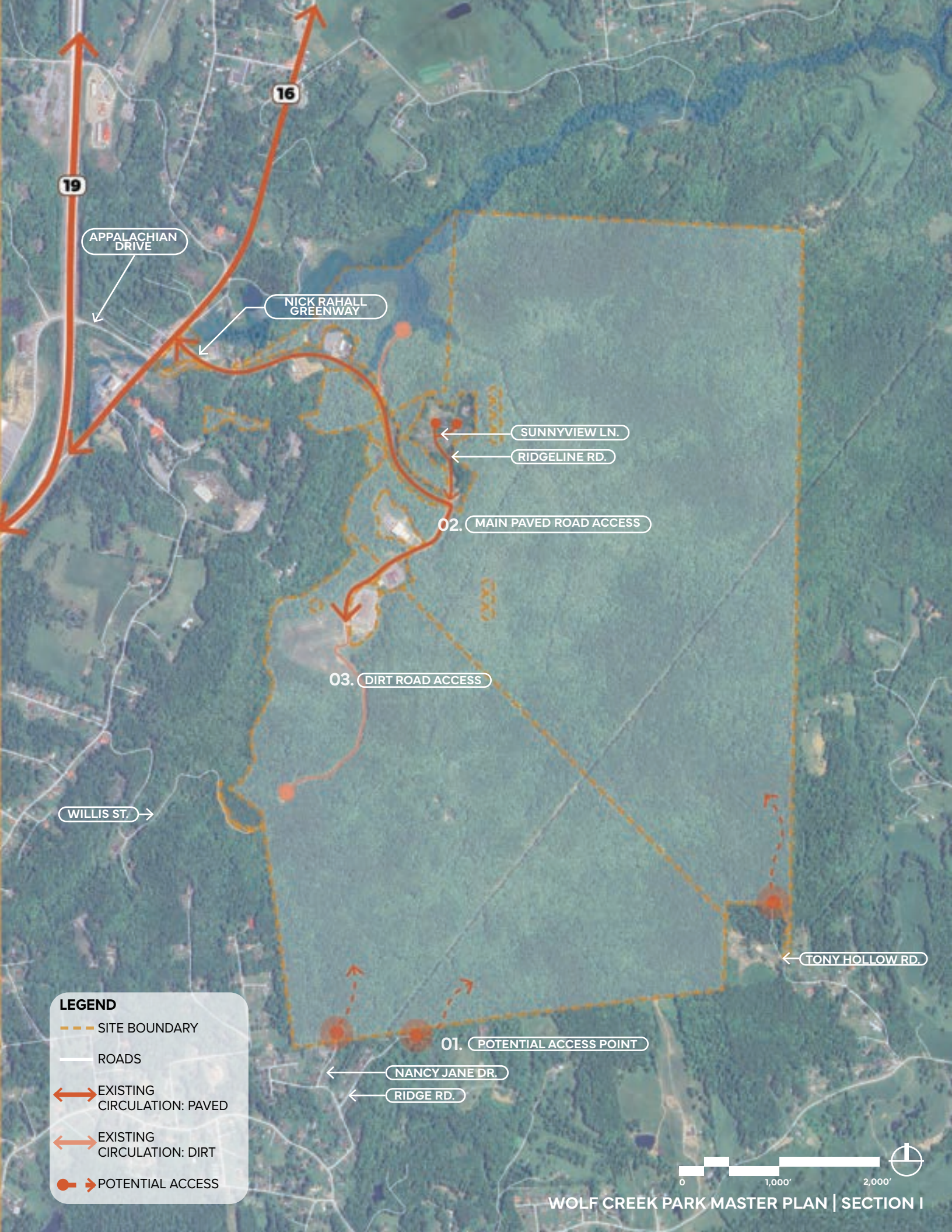
PLANNING CONSIDERATIONS

- WVDOH requires a traffic study to evaluate roadway, intersection, and signal improvements before any new access points, roundabouts, or driveways can be approved.
- All roadway extensions or improvements must meet WVDOH design standards.
- Circulation planning will need to align with topography, ecological systems, and proposed recreation amenities.
- Roads and trails should be designed to integrate with natural features while ensuring safe, efficient movement across the property.



DRIVE TIMES

FAYETTEVILLE	6 MIN	↗
OAK HILL	10 MIN	↙
BECKLEY	27 MIN	↘
NEW RIVER GORGE NATIONAL PARK: CANYON RIM VISITOR CENTER	9 MIN	↗



19

16

APPALACHIAN DRIVE

NICK RAHALL GREENWAY

SUNNYVIEW LN.

RIDGELINE RD.

02. MAIN PAVED ROAD ACCESS

03. DIRT ROAD ACCESS

WILLIS ST.

TONY HOLLOW RD.

LEGEND

--- SITE BOUNDARY

— ROADS

↔ EXISTING CIRCULATION: PAVED

↔ EXISTING CIRCULATION: DIRT

● → POTENTIAL ACCESS

01. POTENTIAL ACCESS POINT

NANCY JANE DR.

RIDGE RD.

0 1,000' 2,000'

ZONING & JURISDICTION

Understanding the regulatory framework is essential to shaping a realistic and achievable vision for Wolf Creek Park. The 920-acre site spans two jurisdictions—Fayette County and the City of Oak Hill—each with different zoning designations, requirements, and development implications. Together, these regulations establish both the opportunities and limitations for future housing, recreation, and light economic uses, and highlight where updated standards or coordinated approvals may be required.

JURISDICTION SPLIT

- The ~920-acre site is divided between two jurisdictions:
 - ~300 acres in the City of Oak Hill, zoned R-2 Residence Districts.
 - ~620 acres in Fayette County, zoned Planned Development (PD)

PLANNED DEVELOPMENT (P-D)

- Allows a mix of residential, commercial, and light industrial uses.
- Supports variable building densities and lot sizes to respond to local needs.
- Encourages mixed-use development consistent with the “live, work, play” vision.
- Currently lacks detailed regulations in the county’s unified development code; new or re-activated standards will be required to guide future development

NORTHERN PORTION / OAK HILL

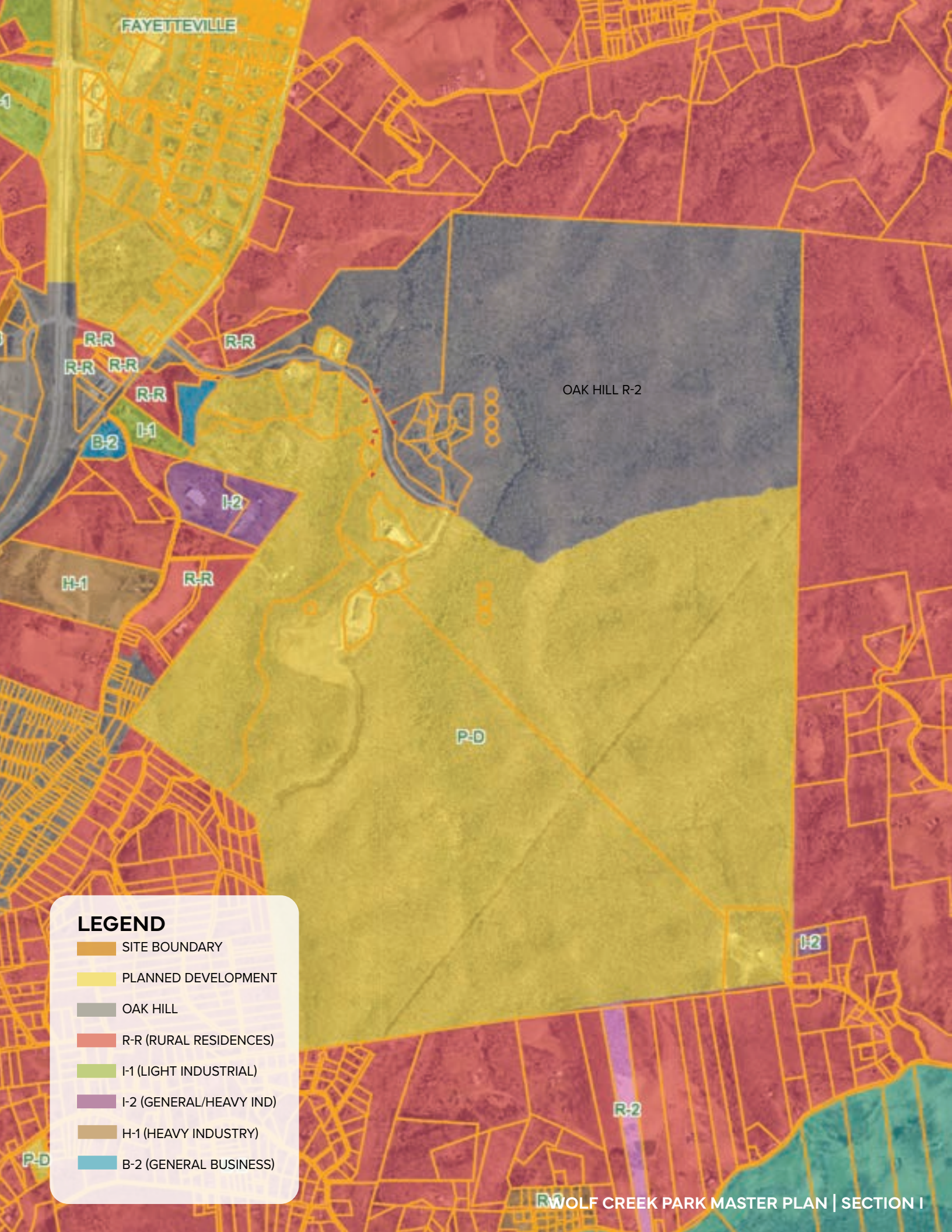
- Annexed into the City of Oak Hill and rezoned R-2 for medium-density residential development.
- Permits multi-family housing and single-family homes at moderate densities.
- Provides a transition between the Planned Development site and adjacent neighborhoods.
- Lot size requirements: 9,000 sf minimum for single-family, 12,000 sf for two-family, with 75–90 ft minimum lot widths.

SURROUNDING CONTEXT

- Neighboring parcels include rural residential, general business, and light industrial zoning.
- Offers context for compatible uses and potential future expansion.
- The site is not subject to US 19, US 60, or Route 16 overlay districts, simplifying review compared to corridor-controlled parcels.

PLANNING IMPLICATIONS

- P-D designation enables development that aligns with community goals and preserves ecological assets.
- Supports a cohesive live, work, play environment integrated with adjacent infrastructure and neighborhoods.
- Annexation of the PD portion into Oak Hill has been discussed but is not critical at this stage.



FAYETTEVILLE

OAK HILL R-2









P-D

I-2

R-2

WOLF CREEK PARK MASTER PLAN | SECTION I

LEGEND

-  SITE BOUNDARY
-  PLANNED DEVELOPMENT
-  OAK HILL
-  R-R (RURAL RESIDENCES)
-  I-1 (LIGHT INDUSTRIAL)
-  I-2 (GENERAL/HEAVY IND)
-  H-1 (HEAVY INDUSTRY)
-  B-2 (GENERAL BUSINESS)

INFRASTRUCTURE ANALYSIS

Reliable infrastructure is essential to realizing the long-term vision for Wolf Creek Park. Utilities such as water, sewer, power, natural gas, and telecommunications not only establish the foundation for housing and economic uses but also shape how and where development can occur across the 900-acre site. While several services are already present along Nick Rahall Greenway, system capacities remain limited, and steep topography increases the cost and complexity of extending infrastructure into buildable areas. This analysis summarizes existing conditions, identifies potential constraints, and highlights where coordination with service providers will be required to support future phases of development.

WATER

- Wolf Creek Park lies within the WV American Water service area.
- A 12-inch ductile iron main runs along Nick Rahall Greenway.
- Flow testing at a hydrant near the WVDEP office recorded 85 PSI static, 50 PSI residual, and ~1,390 gpm, indicating strong baseline capacity.
- While pressure and flow are favorable, WV American Water has not yet confirmed whether the system can accommodate full site build-out without off-site improvements.

SANITARY SEWER

- Sewer service is provided by the Oak Hill Sanitary Board.
- Two existing lift stations serve the site: one near the Birding & Nature Center (north), and another near homes in the southern portion.
- The southern station may be undersized for significant new development, and additional upgrades or parallel force mains may be required.
- Overall system capacity is limited; off-site downstream improvements will likely be necessary to support higher-density housing or commercial uses.

ELECTRIC POWER

- Appalachian Power provides electric service to the site.
- Distribution includes both underground lines (along Nick Rahall Greenway) and overhead extensions to serve utilities such as lift stations.
- A company representative indicated that capacity is not a major issue, but detailed confirmation will be required once program density and phasing are defined.
- Coordination will be needed for substation load checks and service routing to clustered development areas.

NATURAL GAS

- Mountaineer Gas maintains an underground main along Nick Rahall Greenway, terminating near the 911 Call Center.
- Service can be extended into the site, but capacity confirmation is still pending.
- Potential upgrades or main extensions may be necessary if housing or light industrial uses create higher-than-typical demand.

TELECOMMUNICATIONS

- Verizon and Frontier both have underground telecommunications infrastructure along Nick Rahall Greenway.
- Service can be extended into development pods, but providers have not confirmed bandwidth or reliability.
- Broadband expansion will be essential to meet housing, business, and recreation-supportive needs.

PLANNING CONSIDERATIONS

- **Topography is a major cost driver:** Extending sewer, water, and utilities across steep slopes will require careful alignment to minimize grading, blasting, and trenching.
- **Utility upgrades will dictate phasing:** Development should begin near existing infrastructure corridors, expanding outward as service capacity and funding allow.
- **Multi-provider coordination:** Oak Hill Sanitary Board, WV American Water, Appalachian Power, Mountaineer Gas, Verizon, Frontier will be required early to confirm feasibility and identify cost-sharing opportunities.



Existing Sewer Lift Station – Birding Center



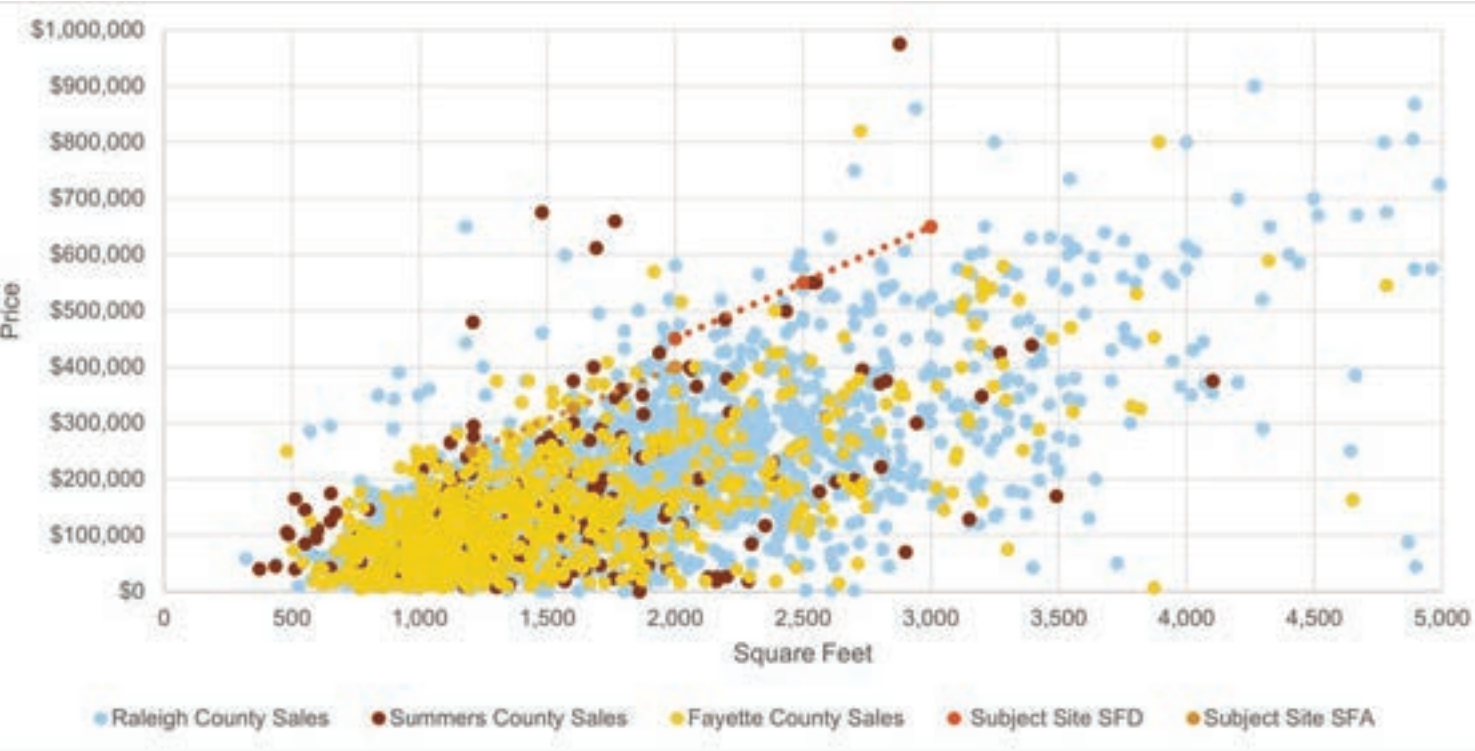
04

ECONOMIC & FINANCIAL OVERVIEW

KEY FINDINGS

Housing demand in Fayette County will play a pivotal role in shaping the long-term success of Wolf Creek Park. While regional household growth is projected to decline, new development at the site has the opportunity to capture unmet demand caused by limited housing inventory, growing recreation visitation, and the county’s emerging role as a gateway to the New River Gorge National Park. The following analysis outlines projected housing demand, turnover dynamics, and opportunities related to both primary and seasonal buyers.

Historical Transaction Activity and Recommended For-Sale Positioning; Last Three Years



The site is likely to support for-sale housing positioned in the top quartile of recent transactions, driven by its scale—which allows for cohesive, master-planned development—and by the outdoor recreation opportunities that define the area.

PRIMARY HOME DEMAND

Analysis projects declining household growth in Fayette County through 2045, averaging -1.3% per year—a slower rate of decline than reported in the 2024 Bowen National Research study. While this trend could shift upward with new investment and increased demand driven by the New River Gorge National Park, the impact on full-time households is still uncertain. A conservative approach assumes household growth will remain negative through 2045, with primary home demand originating from households in turnover. Given the lack of new housing inventory, the site can likely capture a strong portion of households that do move.

TURNOVER RATES

Data from the American Community Survey show average annual turnover rates of 1.4% for owners and 6.0% for renters in Fayette County over the past five years, compared to 7.0% and 24.9% in Raleigh County. These unusually low turnover rates likely reflect the lack of available housing. With new development, turnover is expected to rise toward more typical levels. Between 2025 and 2045, turnover rates are projected to increase to around 4.6% for owners and 20.7% for renters, more closely mirroring conditions in Raleigh County.

ESTIMATED DEMAND

Based on these turnover assumptions, average annual demand is estimated at 253 for-sale homes and 365 rental units between 2025 and 2035, increasing to 307 homes and 464 units per year between 2025 and 2045. These levels are consistent with recent sales trends in Fayette County, which averaged 284 sales annually over the past five years.

PRODUCT TYPES AND PRICING

Demand is expected across single-family detached homes, townhomes, and multifamily units, with price points aligned to what households can afford and currently pay. Given the lack of pipeline and low turnover, the site is positioned to capture the vast majority of demand, averaging 80% across product types. Condominium demand was insufficient to support a standalone product, so this category was combined with townhomes. Rental demand is concentrated in townhomes and multifamily units, with single-family detached rentals not recommended due to limited pricing power.

BREAKDOWN OF DEMAND

Over the next 20 years, demand is projected for approximately 55 townhome units and 210 single-family detached homes from primary buyers, in addition to demand from seasonal buyers. Of the 210 single-family homes, about 27 are expected to be purchased at premium prices, roughly 25% above the recommended for-sale levels.

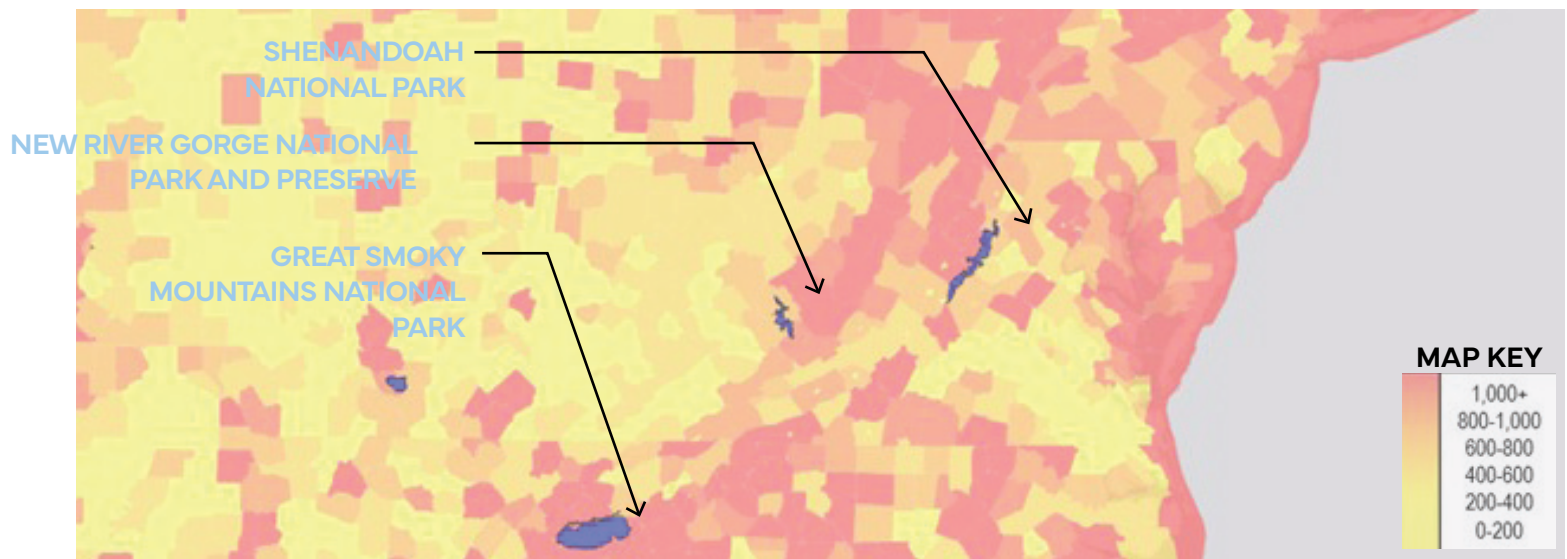
SEASONAL AND SECOND HOME BUYERS

Seasonal and second-home demand is likely to come from households within a 4–6 hour drive with net worths exceeding \$1M, particularly from the Washington, DC market. Strong annual visitation to the New River Gorge (1.8M visitors) and recreation opportunities such as hiking, climbing, and boating will continue to fuel demand for seasonal and short-term rentals. Currently, Raleigh County captures the largest share of seasonal housing demand, with Fayette and Summers counties holding a smaller share.

SEASONAL MARKET POTENTIAL

Seasonal buyers are expected to represent roughly 18% of total housing demand over a 20-year build-out. Comparable rural counties near national parks, such as Page County, VA, have 10–20% of their housing stock classified as seasonal. The relatively recent national park designation positions Fayette County to grow a stronger seasonal housing market, more in line with trends observed in places like Shenandoah National Park and Great Smoky Mountains National Park.

Seasonal Housing Units by County; 2023



RECOMMENDED POSITIONING AND ASSOCIATED DEMAND

	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

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.

05

SITE DYNAMICS & KEY TAKEAWAYS

OPPORTUNITIES AND CONSTRAINTS

OPPORTUNITIES

HOUSING

- Demand exists for ~265–275 Single-Family Detached homes (65–70 premium), 75–80 Townhomes, and 160–170 rental units over 20 years
- Achievable pricing positions the site at the top quartile of the market:
 - Seasonal/vacation homes expected to account for ~18% of program, drawing second-home buyers (especially from DC metro)
 - Ability to capture a high share of demand due to limited pipeline in Fayette County.

TOURISM & RECREATION

- Wolf Creek Park is already the largest trail system in the area.
- National Park visitation growth (1.8M annually, +9% in 2024) sustains demand.
- Opportunities for trailheads, recreation hubs, and an indoor facility.
- Large areas of non-developable land can be leveraged for recreation, trails, and ecological tourism.

ENVIRONMENT & CONSERVATION

- Rough site topography means only 22% of the site is developable, leaving significant land for conservation.
- Wetlands and biodiversity add ecological and educational value.
- Land Trust commitment to acquire non-developable land ensures long-term protection.
- Conservation enhances site identity and aligns with eco-tourism trends.

ECONOMY

- Recreation-driven economy provides opportunities for small-scale, light industrial or rec-supportive businesses.
- Housing development directly supports workforce retention (schools, healthcare, outdoor industry).
- State hotel + housing incentives can improve feasibility.

PARTNERSHIPS & SUPPORT

- Broad stakeholder network engaged across county, state, and nonprofits.
- Region 4 PDC can assist with infrastructure funding.
- Strong alignment on housing and recreation as top needs

KEY TAKEAWAYS

HOUSING DEMAND IS STRONG:

Potential for 500–525 units over 20 years, with a mix of Single-Family, Townhomes, and Rentals.

PRICING SUPPORTS TOP-QUARTILE POSITIONING:

Homes can compete at higher price points while still attainable compared to other national park communities.

SEASONAL HOUSING IS NEEDED:

Could make up nearly one-fifth of the program, serving workforce and second-home demand.

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.

CONSERVATION IS INTEGRAL:

Rough topography leaves only 22% of site developable, making wetlands and biodiversity a natural anchor for the site.

ECONOMIC POTENTIAL IS GROWING:

Light industrial and recreation-supportive businesses can complement housing and tourism growth.

CONSTRAINTS

HOUSING

- Projected negative household growth through 2045 (-1.3% annually)
- Local incomes and median home values (~\$150K) constrain higher-end absorption.
- High construction costs (~\$225/sf) could limit feasibility.
- Airbnbs reduce the stock of long-term rentals, contributing to the housing shortage.

INFRASTRUCTURE

- Sewer system relies on two lift stations; southern station requires upgrades.
- Gaps in water and internet service.
- Steep terrain makes extending utilities, roads, and site grading significantly more difficult and expensive.

ENVIRONMENT & CONSERVATION

- Steep topography limits buildable land to 22% of the site.
- Forest connectivity, dark skies, and watershed function further constrain footprint.

TOURISM & SEASONALITY

- Tourism demand is highly seasonal (low Dec–Feb).
- Visitors often stay in neighboring Raleigh County, reducing local capture.
- Demographics & Economy
- Fayette has a disproportionate number of older and lower-income households, limiting demand for higher-end product.
- Economic diversification remains a challenge, with reliance on legacy industries.

KEY TAKEAWAYS

DEMOGRAPHIC HEADWINDS:
Household decline (-1.3% annually) and lower incomes limit demand for higher-end product.

HIGH COSTS:
Construction costs of ~\$225/sf challenge affordability and feasibility.

HOUSING PRESSURES:
Airbnbs reduce the stock of long-term rentals, worsening housing shortages.

INFRASTRUCTURE IS A HURDLE:
Sewer lift station upgrades, water and internet gaps, and steep terrain make utilities and road building expensive.

TOURISM IS SEASONAL:
Winter months see low demand, and many visitors stay in neighboring Raleigh County.

ECONOMY IS UNDIVERSIFIED:
Reliance on legacy industries limits resilience and new job creation.

KEY FINDINGS

SUMMARY

The site analysis of Wolf Creek Park highlights both the constraints that shape development and the opportunities that define its future role in Fayette County. Steep terrain, wetlands, and limited infrastructure narrow the areas suitable for growth, but they also reinforce the park's identity as a conservation and recreation landscape. At the same time, housing shortages, service-heavy employment, and rising visitation underscore the urgency of providing new homes, lodging, and supportive amenities. These findings establish the foundation for a plan that balances housing, recreation, infrastructure, and conservation while advancing the county's long-term resilience.



LIMITED DEVELOPMENT FOOTPRINT CREATES A BALANCE BETWEEN HOUSING AND CONSERVATION

Of the site's ~920 acres, only about 200–220 acres are realistically developable due to steep slopes, wetlands, and drainage patterns. These constraints limit expansion but also establish a natural framework for clustering housing and light economic uses. By contrast, the remaining acreage presents a powerful opportunity for conservation, ecological education, and trail-based recreation.

Planning Opportunity: Concentrating growth in flatter, infrastructure-ready zones while preserving the majority of the site for ecological and recreational uses will allow Wolf Creek Park to address Fayette County's urgent housing needs while protecting the landscapes that define the region.



HOUSING SHORTAGES LIMIT WORKFORCE RETENTION—BUT DEMAND EXISTS ACROSS MULTIPLE TYPES

Fayette County faces population decline and low housing turnover, yet market analysis points to unmet demand for ~265–275 single-family homes, 75–80 townhomes, and 160–170 rental units over 20 years. Seasonal buyers are expected to make up nearly 18% of this market. Without new housing, teachers, healthcare providers, park staff, and outdoor recreation workers will continue to look outside the county for places to live.

Planning Opportunity: Delivering a mix of workforce, attainable, and seasonal housing at Wolf Creek Park will strengthen local recruitment, broaden the housing market, and help Fayette County capture the benefits of its growing recreation economy.



03

INFRASTRUCTURE CAPACITY IS LIMITED— BUT STRATEGIC INVESTMENT CAN UNLOCK DEVELOPMENT

Water, sewer, gas, power, and telecommunications exist along Nick Rahall Greenway, but capacities are constrained. The southern lift station is undersized, downstream sewer upgrades are likely, and broadband remains spotty. Steep terrain further raises the cost of extending utilities and circulation networks.

Planning Opportunity: Coordinated, phased infrastructure investment—prioritizing the most accessible areas first—will make development feasible while minimizing costs and protecting environmental systems.



04

RECREATION IS ALREADY A REGIONAL DRAW—AND A FOUNDATION FOR FUTURE IDENTITY

With 16–17 miles of trails, wetlands boardwalks, and a birding center, Wolf Creek Park already serves as a hub for outdoor recreation. These amenities more than doubled Fayette County’s mountain bike mileage and provide momentum for further trail expansion, multi-use loops, and neighborhood connectors.

Planning Opportunity: Building on this established recreation base will reinforce the county’s reputation as West Virginia’s outdoor capital while integrating trails, open space, and conservation into daily community life.



05

ZONING AND SITE COMPLEXITIES REQUIRE ALIGNMENT—BUT ALSO CREATE FLEXIBILITY

The site spans both Fayette County (Planned Development) and Oak Hill (R-2 residential), with differing standards and annexation questions. Additional constraints—such as cemeteries, reclaimed mine areas, and boulder fields—add complexity but also cultural and character value.

Planning Opportunity: Aligning zoning and development standards, while celebrating cultural and natural site features, will ensure that Wolf Creek Park grows as a cohesive, place-based community.

KEY FINDINGS

NEXT STEPS

The findings from Phase I establish a clear foundation for the next phase of the Wolf Creek Park Master Plan. Building on stakeholder input, market analysis, and site conditions, Phase II will focus on testing alternative scenarios for how the site can balance housing, infrastructure, recreation, and conservation.

KEY AREAS OF FOCUS WILL INCLUDE:

- 01** Developing alternative land use and development scenarios for the park.
- 02** Testing how different housing mixes (workforce, seasonal, and family) can be phased over time.
- 03** Exploring options for trailheads, recreation hubs, and conservation areas alongside development zones.
- 04** Evaluating infrastructure requirements and phasing strategies for each scenario.
- 05** Identifying trade-offs between conservation and development to guide a balanced long-term vision.
- 06** Outlining preliminary economic and financial implications of different scenarios.

By evaluating multiple pathways, Phase II will allow the community, stakeholders, and leadership to compare choices, weigh trade-offs, and define a preferred direction for the park's future.

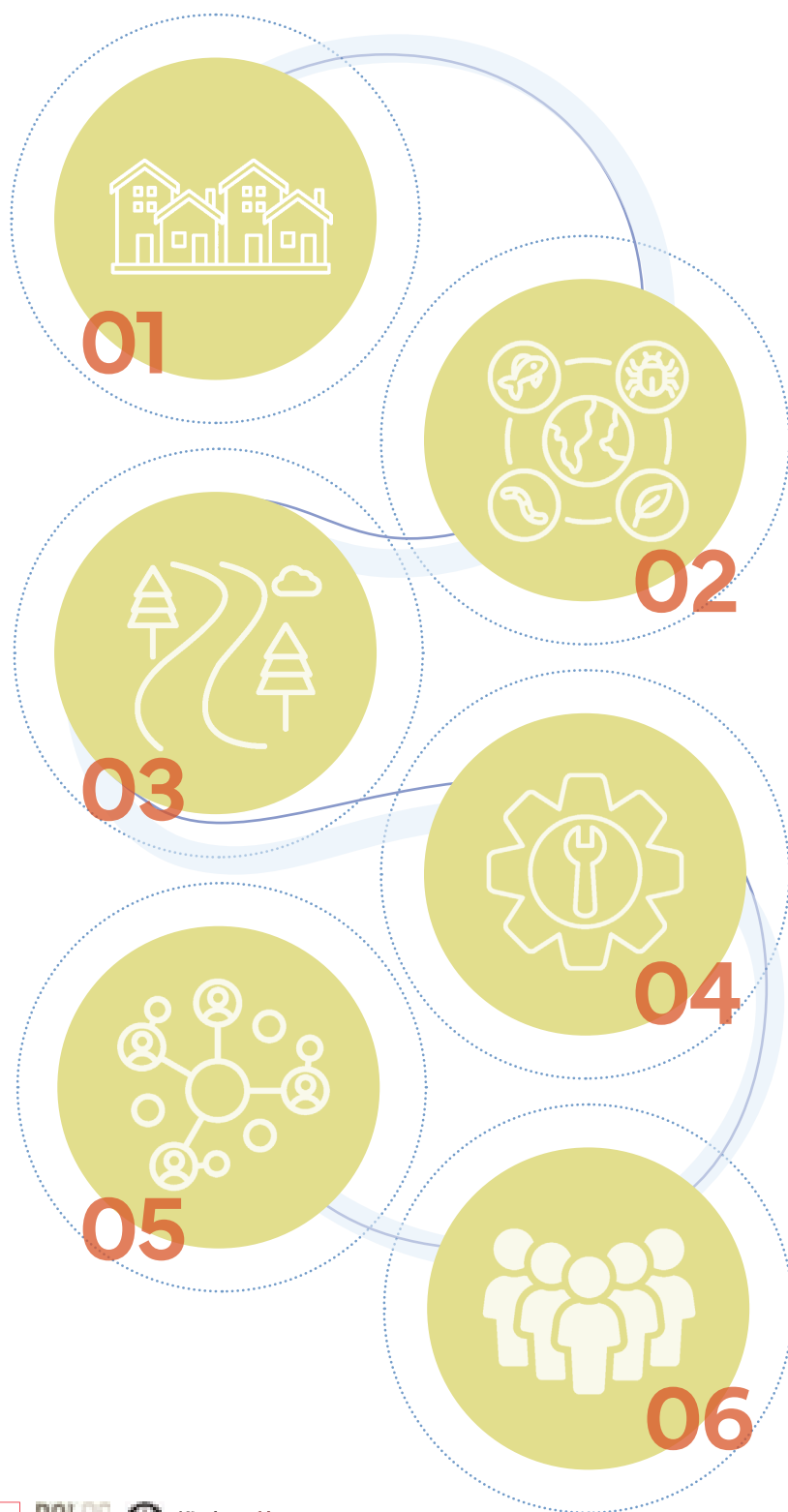
06

**EMERGING VISION &
INSPIRATION**

VISION & GUIDING PRINCIPLES

A VISION FOR WOLF CREEK PARK

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.



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.

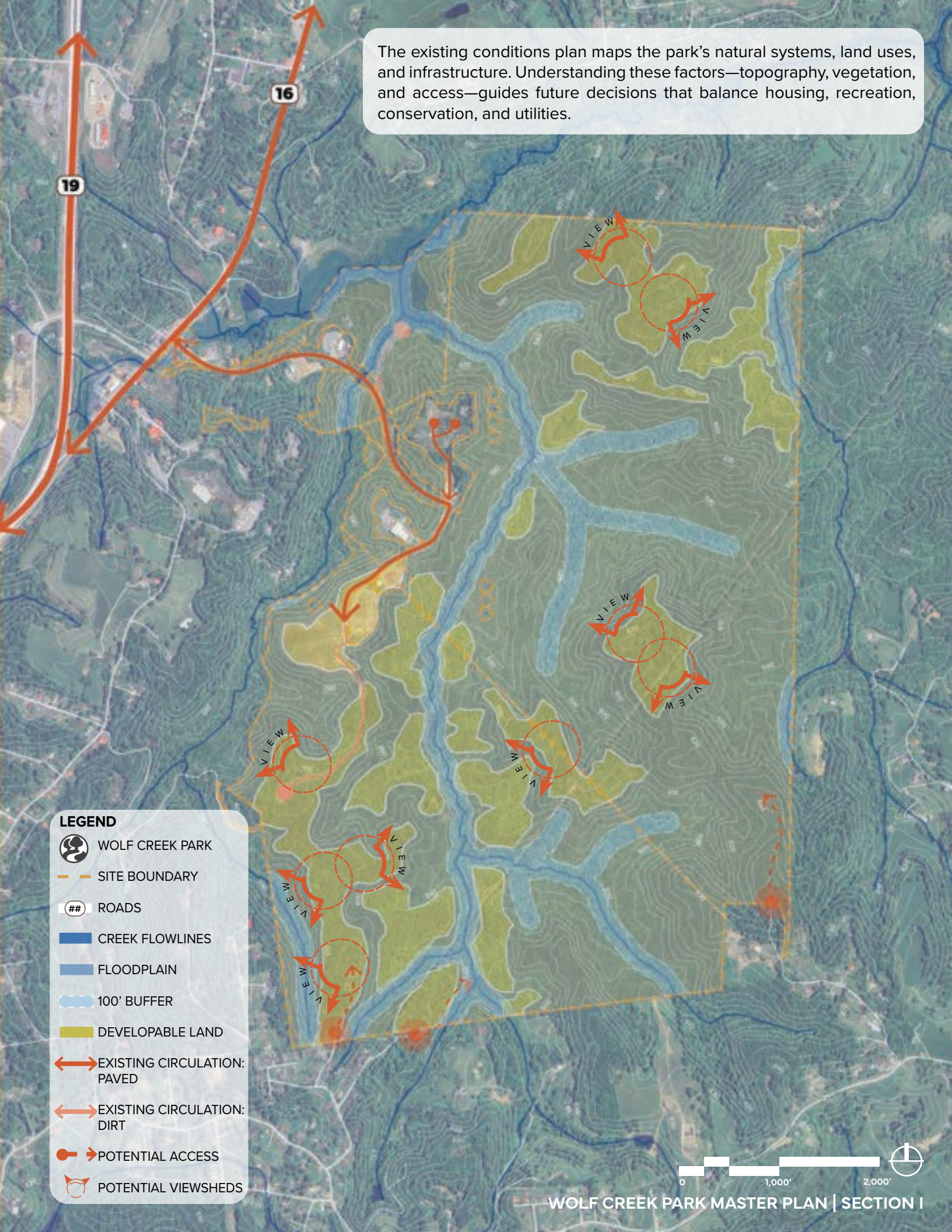
05 SUPPORT A DIVERSE, LOCAL ECONOMY

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.

The existing conditions plan maps the park's natural systems, land uses, and infrastructure. Understanding these factors—topography, vegetation, and access—guides future decisions that balance housing, recreation, conservation, and utilities.



LEGEND

-  WOLF CREEK PARK
-  SITE BOUNDARY
-  ROADS
-  CREEK FLOWLINES
-  FLOODPLAIN
-  100' BUFFER
-  DEVELOPABLE LAND
-  EXISTING CIRCULATION: PAVED
-  EXISTING CIRCULATION: DIRT
-  POTENTIAL ACCESS
-  POTENTIAL VIEWSHEDS



CHARACTER IMAGES

HOUSING TYPOLOGIES

Housing will be the cornerstone of Wolf Creek Park, addressing Fayette County's most pressing need while shaping a vibrant, connected community. A mix of housing types will ensure opportunities for local workers, families, and seasonal residents, while design elements will reinforce walkability, community identity, and access to green space.

1. **Single Family Housing** – Compact, small-lot detached homes provide long-term family housing while remaining compatible with clustered neighborhood planning.
2. **Multi-Family Housing** – Garden-Level housing buildings are cost-effective to deliver when clustered near infrastructure and can adapt to both long-term rental and seasonal occupancy.
3. **Seasonal & Live-Work Units** – Opportunities for seasonal housing and integrated live-work spaces will meet demand from recreation workers, entrepreneurs, and second-home buyers.
4. **Townhouse Housing** - Attached housing allows for communal neighborhood design. Clustered in walkable blocks, attached units demonstrate strong efficiency in infrastructure use.
5. **Community-Oriented Design** – Front porches, shared courtyards, and small gathering spaces will encourage interaction and foster neighborhood identity.
6. **Compact & Walkable Blocks** – Smaller lots and pedestrian-friendly streets will create a village-scale environment connected by trails and sidewalks.



01

02

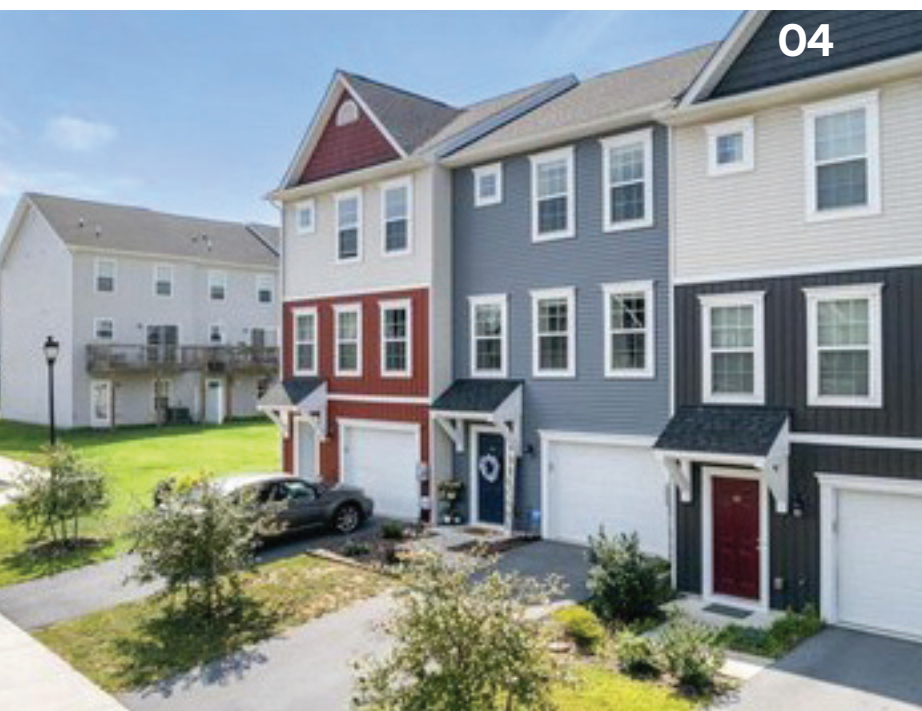




03



05



04



06

CHARACTER IMAGES

RECREATION & TRAILS

Wolf Creek Park's recreation network will build on its natural assets to create a diverse set of experiences for residents and visitors. The vision will emphasize accessibility, progression, and integration with the landscape—offering everything from daily neighborhood connections to signature outdoor destinations. Together, these amenities will establish Wolf Creek Park as the central recreation hub of Fayette County.

1. **Circulation Trails** – Multi-use routes that will connect neighborhoods, parks, and natural areas, replacing or complementing sidewalks.
2. **Perimeter Trail** – A continuous loop along the site edges, serving as a recreational and circulation backbone.
3. **Neighborhood Connectors** – Short trails that will provide direct access from homes to the larger network.
4. **Multi-Use & Mountain Bike Trails** – A mix of beginner to advanced routes, with options for hiking, running, and biking.
5. **Bike Park Zones** – Compact areas with jump lines, pump tracks, and skills features for all levels.
6. **Parks & Play Areas** – Community and pocket parks with playgrounds, courts, pavilions, and open green spaces, complemented by nature play features.
7. **Observation & Education Areas** – Boardwalks, overlooks, and interpretive spaces for birding, habitat exploration, and ecological learning.

02



03



01





04



05



06



07

CHARACTER IMAGES

CONSERVATION & NATURAL FEATURES

Wolf Creek Park's conservation strategy will celebrate the site's ecological richness while making it accessible for education, interpretation, and stewardship. These spaces will highlight the park's role as both a protected landscape and a place where people connect directly with nature.

1. **Habitat Nodes** – Designated pockets within forests and wetlands that will highlight unique species and ecosystems through interpretive design.
2. **Wildlife & Water Monitoring Stations** – Hands-on sites for ecological observation and data collection, supporting school programs, researchers, and community science initiatives.
3. **Nature Center** – A central hub for education, interpretation, and programming that will anchor the park's conservation identity.
4. **Pavilions & Gathering Spaces** – Low-impact structures where groups will meet for field trips, outdoor classes, or community events in a natural setting.
5. **Interpretive & Wayfinding Signage** – A unified signage system that will share ecological stories, guide visitors through sensitive landscapes, and reinforce conservation values.
6. **Dark-Sky Observation Areas** – Open spaces designed for stargazing and astronomy programs, highlighting the importance of night-sky preservation.
7. **Seasonal Installations** – Rotating features such as salamander crossing markers or bird-themed murals that will draw attention to ecological cycles and species diversity.

02



01



03





CHARACTER IMAGES

COMMUNITY & SUPPORTING USES / COMMERCIAL

Wolf Creek Park will complement its housing, recreation, and conservation areas with supporting community and commercial uses. These elements will strengthen the park's role as both a local neighborhood and a regional destination, offering services, amenities, and gathering spaces that meet daily needs while supporting the recreation economy.

1. **Restaurants, Cafés, and Retail Shops** – Small-scale businesses that will serve both residents and visitors, providing food, goods, and services tied to the park's recreational identity.
2. **Community Event & Gathering Spaces** – Flexible indoor and outdoor venues that will host farmers markets, performances, and year-round events.
3. **Gear Shops & Maker Spaces** – Specialized shops and workshops that will support outdoor recreation, repair services, and creative entrepreneurship.
4. **Light Industrial / Small-Scale Production** – Spaces for outdoor industry suppliers, local manufacturers, or craft-based businesses that align with the region's economic strengths.
5. **Outdoor Recreation Support Businesses** – Facilities for trail builders, equipment manufacturers, outfitters, or other recreation-driven enterprises that require larger footprints than retail but remain compatible with housing and conservation.

01



02



03







A scenic landscape photograph showing a river winding through a deep valley. The hillsides are covered in dense forest with some autumn-colored trees. In the foreground, a large, grey, textured rock formation is visible. The sky is filled with soft, layered clouds, suggesting a dawn or dusk setting. The overall tone is serene and natural.

SECTION II

MASTERPLAN ELEMENTS & FRAMEWORK



07

**MASTER PLAN ELEMENTS &
FRAMEWORK**

INTRODUCTION

The Wolf Creek Park Master Plan is shaped by a balance of **housing, community uses, recreation, and conservation**. These land uses are not presented as isolated components, but as parts of a larger framework that organizes growth, protects natural systems, and creates a complete community.

This section does not prescribe the final layout of the site, but instead establishes the **guiding principles and frameworks** that informed the development of the preferred plan. Each land use category was analyzed through planning options, benchmarking, and scenario testing, allowing the team to refine strategies and identify a direction that balances livability, market feasibility, and ecological stewardship.

- **Housing** is treated as the anchor and the primary driver of the plan. Its scale, diversity, and efficiency of delivery determine the feasibility of other land uses and the long-term sustainability of the community.
- **Commercial & Business Flex Uses** are secondary but important, providing neighborhood-scale services and small-scale employment to support housing and recreation.
- **Community Recreation and Trails** are essential to identity and activation, transforming conservation lands and neighborhoods into a connected and livable environment.
- **Conservation & Natural Features** are the predominant land use, serving as the green framework that defines where development can occur and how the park establishes its sense of place.

Together, these frameworks ensure that Wolf Creek Park is understood as a housing-led, conservation-centered community, reinforced by supporting commercial services and activated by recreation.

HOUSING

Housing is the anchor of Wolf Creek Park and the single greatest need in Fayette County. This section outlines the guiding framework for housing, based on scenario testing, benchmarking, and market analysis. It describes how different housing types, densities, and phasing strategies were evaluated, and how these options informed the refined preferred approach. Housing is not simply a program element, but the structural driver of the plan, shaping infrastructure, conservation, and community activation.

STRATEGIC PRIORITIES

1 ATTAINABLE WORKFORCE HOUSING FIRST

- Workforce rental and ownership housing forms the backbone of early phases.
- Garden-level multifamily and townhomes provide scalable response to rental shortages while maintaining affordability.

2 DIVERSE BUT BALANCED SUPPLY

- Townhomes, duplexes, and small-lot detached homes broaden the mix of attainable options.
- Premium detached homes are limited in share and phased later to avoid competing with workforce needs.

3 EFFICIENCY IN LAND USE

- Housing is clustered in compact, walkable blocks that maximize the limited developable land (20–25% of the site).
- Concentration of housing conserves wetlands, headwaters, and steep slopes by directing growth to suitable areas.

4 EFFICIENCY IN INFRASTRUCTURE

- Compact neighborhoods reduce the length and cost of utilities, roads, and grading.
- Development is sequenced along corridors with existing water, sewer, and broadband capacity, expanding outward as infrastructure is upgraded.

5 LOW-IMPACT DEVELOPMENT

- Housing layouts minimize grading and use stormwater infiltration strategies.
- Edges and transitions integrate native buffers to reduce environmental disruption.

6 FLEXIBILITY FOR SEASONAL NEEDS

- Certain attached and multifamily formats are designed to accommodate both long-term workforce housing and short-term seasonal occupancy.

7 BENCHMARKING BEST PRACTICES

- Lessons from peer communities confirm the value of mixed product portfolios, compact land use, and mechanisms to protect workforce units.
- Wolf Creek Park adapts these lessons by leading with attainable housing while using modest premium product to balance financial feasibility.

HOUSING

ANALYSIS OF PLANNING OPTIONS

During the planning process, a range of housing options was analyzed to understand the trade-offs between product type, density, land efficiency, and infrastructure demand. These options explored different ways of applying the same residential product types to the site, with variations in:

01 MIX OF HOUSING TYPES

Options tested varying emphasis on multifamily rentals, townhomes, duplexes, and detached homes. Some mixes concentrated heavily on rentals; others leaned toward ownership diversity.

02 INTENSITY AND DENSITY

Options explored lower-density detached housing patterns versus higher-density clustered townhome and multifamily approaches. The analysis revealed that higher-intensity clusters preserved more land for conservation while lowering infrastructure costs

03 PHASING AND SEQUENCING

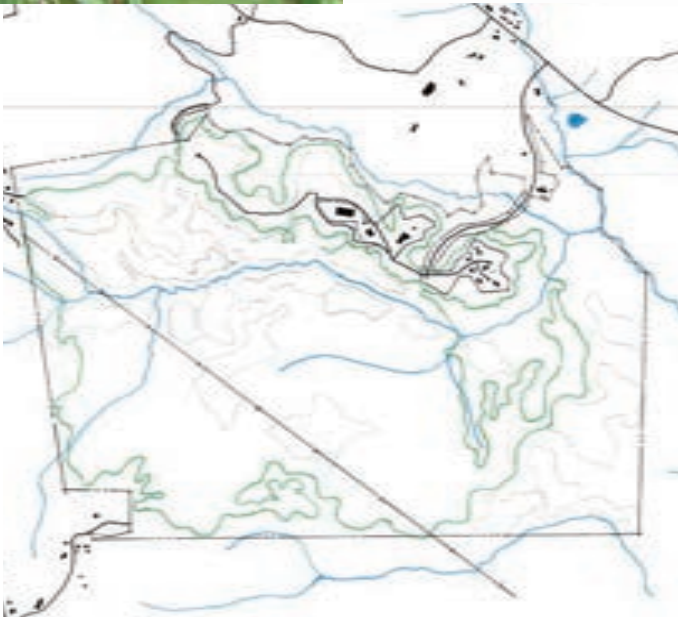
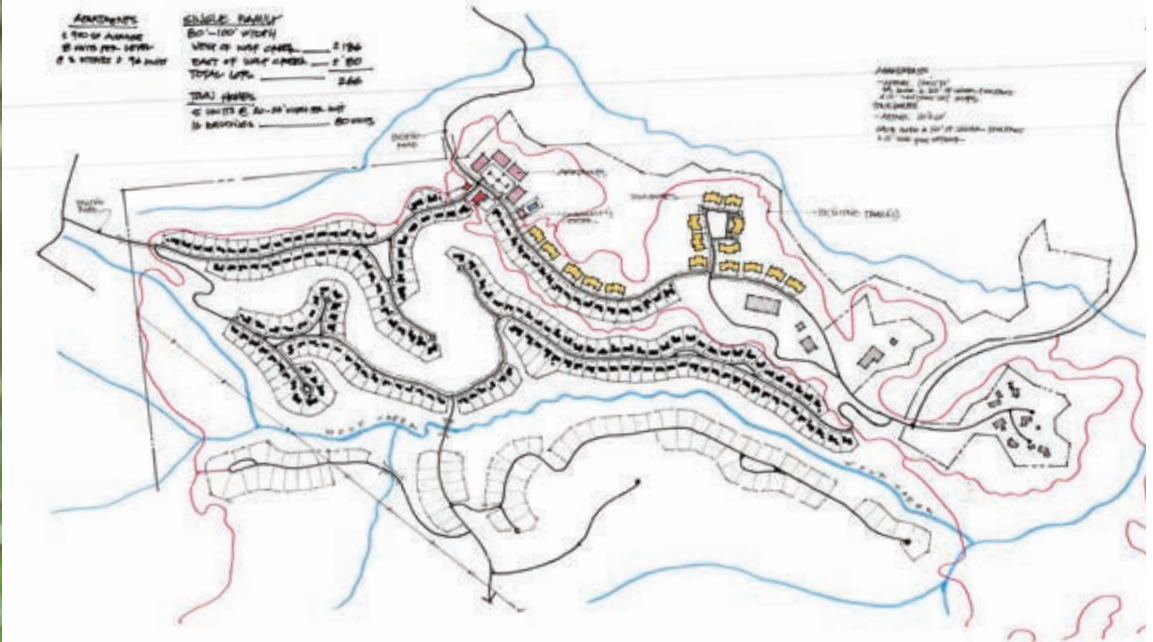
Options considered how different housing products could be introduced in early, mid, and later phases. Options that concentrated early phases near existing infrastructure consistently performed best.

04 PREMIUM HOUSING SHARE

Options tested the impact of introducing more versus fewer premium detached homes. Results confirmed that premium housing should remain limited and carefully phased, ensuring it supports rather than displaces attainable housing.

This analysis was not about choosing one option over another, but about understanding the strengths and weaknesses of different approaches. The testing allowed the planning team to refine a preferred housing direction that combines the most effective elements: workforce and attainable housing as the anchor, compact and clustered patterns for efficiency, and modest premium product phased later.

A close-up photograph of a butterfly with brown and orange wings resting on a cluster of small, vibrant purple flowers. The background is a soft-focus green, suggesting a natural, outdoor setting.



BENCHMARKING & EXAMPLES OF HOUSING PRODUCT

The housing strategy for Wolf Creek Park is informed by lessons from other recreation-driven and workforce-constrained communities that have successfully applied a range of residential product types. Benchmarking was used not to replicate specific places, but to understand how **different housing formats perform** in addressing affordability, land efficiency, and market balance.



Multifamily (Garden-Level / Small-Scale)

- Benchmarks confirm that small-scale multifamily buildings (8–20 units, 2–3 stories) provide the most efficient workforce housing format.
- These buildings are cost-effective to deliver when clustered near infrastructure and can adapt to both long-term rental and seasonal occupancy.
- They consistently anchor early phases of development in benchmarked communities, providing quick supply to address workforce shortages.



Attached Product (Townhomes, Duplexes, Cottages)

- Attached housing is frequently used to bridge the gap between rental and ownership opportunities.
- Benchmarks show that townhomes and duplexes create attainable entry-level ownership, while also offering flexibility for small households and seasonal workers.
- Clustered in walkable blocks, attached units demonstrate strong efficiency in infrastructure use and neighborhood design.



Detached Product (Small-Lot & Premium Detached)

- Benchmarks confirm that compact, small-lot detached homes provide long-term family housing while remaining compatible with clustered neighborhood planning.
- Detached units are often introduced after workforce and rental supply is established, ensuring stability before expanding into higher-cost product.
- Premium detached homes are consistently found to be most successful when limited in share, carefully phased, and used as a financial complement to attainable housing delivery rather than a leading strategy.

KEY TAKEAWAYS FROM BENCHMARKING

- 01** A mix of product types is essential — no single housing type can meet all needs.
- 02** Multifamily and attached housing must lead to address affordability and workforce gaps.
- 03** Detached housing is secondary, phased in after core workforce product is delivered.
- 04** Compact, clustered planning across all housing types preserves land, reduces infrastructure costs, and maintains efficiency.

TABLE 1. HOUSING PRODUCT BENCHMARKING

Housing Type	Role in Framework	Target Households	Key Sitting Strategy	Phase Priority
Garden-Level Multifamily	Core Rental Supply; Workforce Anchor	Young Professionals, Recreation Workers, Essential Staff	Along Main Circulation; Near Utilities	Early
Townhomes	Attainable Ownership + Rental	Families, First-Time Buyers, Mixed-Income	Walkable Clusters Within Housing Cores	Early
Attached (Duplexes/Cottages)	Flexible Ownership for Smaller Households	Couples, Small Families, Seasonal Workforce	Clustered Near Transitions/ Conservation Edge	Mid
Detached Small-Lot	Long-Term Families; Modest Premium Segment	Local Households; Limited Second-Home Buyers	Compact Blocks; Selective Adjacency to Views	Mid - Late
Premium Detached (Limited Share)	Complementary Seasonal/ Second-Home Demand	Higher-Income / Seasonal Buyers	Highly Selective Sites; Cross-Subsidy Tool	Late

TABLE 2. HOUSING PRODUCT FRAMEWORK

Phase	Focus Housing Types	Infrastructure Condition	Notes
Early	Garden-Level Multifamily; Townhomes	Near Existing Capacity	Workforce First; Rapid Rental Delivery
Mid	Townhomes; Duplexes; Small-Lot Detached	Incremental Upgrades Required.	Diversity Tenure; Ownership Pathways
Late	Small-Lot Detached; Limited Premium	Extended / Expanded Infrastructure	Modest Seasonal Capture; Balance & Finish

EFFICIENCY IN LAND USE AND HOUSING DENSITY



PLANNING EFFICIENCY

- Compact blocks and clustered neighborhoods reduced land consumed by roads and utilities.
- Housing footprints organized to preserve 75–80% of the site in conservation or open space.
- Localized stormwater systems reduced need for large engineered basins.



INFRASTRUCTURE EFFICIENCY

- Concentrating early housing near existing lift stations and mains minimized capital costs.
- Phasing outward with utility upgrades prevented stranded infrastructure.
- Smaller units and higher densities reduced per-unit infrastructure cost.



LOW-IMPACT DEVELOPMENT

- Siting avoided steep slopes and riparian buffers.
- Buffers and native landscaping reduced edge impacts.
- Infrastructure aligned to natural contours reduced grading and trenching.

TABLE 3. HOUSING EFFICIENCY INDICATORS

Efficiency Category	Strategy	Expected Outcomes
Land Use Efficiency	Clustered Neighborhoods; Compact Blocks	High Preserved Land Share
Infrastructure Efficiency	Phase Along Existing Conditions	Lower per-unit Infrastructure Cost; Fewer Miles
Low-Impact Development	Avoid Steep / Riparian Zones; Native Buffers	Reduced Grading; Habitat Protection
Flexibility	Seasonal- Ready formats where appropriate	Adaptive Delivery Across Cycles

KEY PRIORITIES AND CONCLUSIONS

1

HOUSING IS THE DRIVER

Housing is the **primary driver** of the Wolf Creek Park plan.

2

ATTAINABILITY FIRST

Attainable and workforce housing must lead, with townhomes, attached units, and multifamily formats prioritized.

3

COMPACT & EFFICIENT

Compact, clustered patterns proved most efficient in tested options, conserving land and lowering costs.

4

BALANCED MARKET STRATEGY

Premium detached housing plays a limited, supporting role, phased later to capture seasonal demand without undermining affordability.

5

PHASED & FLEXIBLE DELIVERY

Housing delivery must be **flexible and phased**, aligning with infrastructure expansion.

6

RESILIENT COMMUNITIES

Benchmarking and option testing confirm that **mixed product portfolios** and compact layouts are the most resilient strategies for communities like Wolf Creek Park.

COMMERCIAL & LIGHT INDUSTRIAL

Commercial and business flex uses are a limited but supportive component of Wolf Creek Park. This section establishes the framework and guiding principles that informed their role in the plan. Options were tested to understand appropriate scale, siting, and compatibility with housing, confirming that small, distributed nodes of neighborhood-serving retail and light flex spaces are the most effective model. These principles ensure that commercial uses complement — rather than compete with — the housing-led, conservation-centered vision.

STRATEGIC PRIORITIES

1 SUPPORT HOUSING FIRST

- Commercial and light industrial uses are secondary to housing, included only to provide services and jobs that strengthen livability.
- Uses are sited near housing clusters and along main circulation corridors for easy access.

2 NEIGHBORHOOD-SERVING SCALE

- Small-format commercial such as food and beverage, convenience shops, and local services meet daily needs.
- Trailhead-oriented retail (outfitters, rentals, food services) captures visitor spending without requiring large-scale commercial development.

3 BUSINESS FLEX / LIGHT INDUSTRIAL

- Small workshops, craft production, and flex spaces create opportunities for entrepreneurs.
- Recreation-supportive businesses (gear fabrication, woodworking, trail services) are prioritized.

4 LIMITED LAND USE SHARE

- Commercial and business flex/industrial spaces represent a minor percentage of total land use.
- Their inclusion provides function and jobs but does not dilute the housing-first emphasis of the plan.

ANALYSIS OF PLANNING OPTIONS

Several planning options were analyzed to understand the appropriate scale and distribution of commercial and business flex uses:

01 NEIGHBORHOOD CLUSTER MODEL

Embedded small commercial nodes within housing areas, providing daily services close to residents.

02 FLEX/BUSINESS NODE MODEL

Located small workshops and business flex spaces along primary circulation corridors, with strong access but limited residential conflict.

Testing confirmed that **small, distributed uses tied to existing related land uses** — such as the DEP facilities, the 911 Center, and areas of higher-density housing — are the most appropriate. Larger, centralized districts were shown to be inefficient and inconsistent with the housing-led vision.

TABLE 1. COMMERCIAL & BUSINESS FLEX PROGRAM SUMMARY

Use Type	Role in Framework	Target Users/ Businesses	Key Sitting Strategy	Land Share/ Program %	Phase Priority
Neighborhood Retail	Provides Daily Services for Residents	Local Shops, Food & Beverage, Convenience	Embedded In / Adjacent to Housing Clusters	15%	Early - Mid
Trailhead Services	Captures Recreation Related Spending	Outfitters, Gear Rentals, Food Vendors	Positioned at Trailheads and Access Hubs	20%	Early - Mid
Business Flex / Maker	Supports Entrepreneurship & Light Industry	Gear Fabrication, Woodworking, Small-Scale Production	Along Primary Circulation Corridors, Near Utilities	30%	Mid
Shared Work / Co-Op	Flexible Office / Workshop Space	Small Businesses, Co-Working, Seasonal Users	Integrated with Housing Or Flex Nodes	35%	Mid - Late

EFFICIENCY CONSIDERATIONS

The framework for commercial and business flex uses at Wolf Creek Park is guided not only by market feasibility, but also by the need to ensure these uses are efficient, compatible, and supportive of the broader housing-led vision. Efficiency in this context means minimizing new infrastructure demands, reducing traffic impacts, conserving land, and ensuring that small-scale commercial and flex spaces integrate seamlessly with adjacent neighborhoods.

01 INFRASTRUCTURE EFFICIENCY

Locating nodes near housing clusters leverages existing utilities.

02 TRAFFIC & MOBILITY

Neighborhood retail reduces travel demand and supports walkability.

03 LAND EFFICIENCY

A limited commercial footprint avoids over-allocation of land and keeps housing as the priority.

04 COMPATIBILITY

Flex/light industrial spaces are sized and located to avoid conflicts with residential neighborhoods.

COMMERCIAL & BUSINESS FLEX EFFICIENCY INDICATORS

Efficiency Category	Strategy / Approach	Expected Outcome
Infrastructure Efficiency	Site Near Housing Clusters and Existing Utilities	Lower Capital Costs; Shared Service Corridors
Traffic & Mobility	Embed Small-Scale Retail within Neighborhoods and Trailheads	Reduced Vehicle Trips; Walkable Access
Land Efficiency	Maintain Minor Overall Footprint; No Large Commercial Cores	Housing Remains Primary Land Use
Compatibility	Size and Buffer Business Flex Uses from Adjacent Residential	Minimized Conflicts; Smoother Integration
Phasing Efficiency	Introduce Retail/Flex Uses Gradually, Aligned with Housing Delivery	Avoids Premature Over-Supply

BENCHMARKING & EXAMPLES OF PRODUCT TYPES

Benchmarking demonstrates how **small-scale commercial and business flex uses** are successfully applied in other mixed-use and recreation-oriented communities. These product types include:



01



03



02



04

01 Neighborhood Retail

Cafés, small shops, and local services embedded at the edge of housing clusters, scaled to walkable neighborhoods.

02 Trailhead Services

Outfitters, food/beverage, rental shops, and visitor-oriented retail positioned at recreation access points.

03 Business Flex / Maker Spaces

Small workshops and adaptable spaces for craft production, gear fabrication, or light assembly.

04 Shared Work / Co-Op Spaces

Flexible office or studio formats supporting entrepreneurs, small businesses, and seasonal operators.

These examples confirm that modest, well-placed commercial and flex uses complement housing and recreation, while maintaining Wolf Creek Park's housing-first, conservation-based framework.



KEY PRIORITIES & CONCLUSIONS

1 SUPPORTIVE USES

Commercial and business flex uses are supportive, not primary — housing remains the focus of the master plan.

2 NEIGHBORHOOD CONVENIENCE

Neighborhood-scale retail and trailhead-oriented services provide convenience for residents and capture recreation-related demand.

3 LOCAL INDUSTRY SUPPORT

Business flex/light industrial spaces support local entrepreneurship and recreation-focused industries.

4 STRATEGIC LAND ALLOCATION

Land allocation is intentionally small, reinforcing the housing-led strategy.

5 DISTRIBUTED, NOT CENTRALIZED

Planning analysis and benchmarking confirm that **small, distributed nodes tied to existing facilities and higher-density housing** are more efficient and appropriate than large centralized districts.

COMMUNITY, RECREATION, TRAIL ELEMENTS, AND FRAMEWORK

Recreation and trails are the most visible and identity-defining features of Wolf Creek Park. This section sets out the **guidance framework for integrating recreation into the master plan**, based on the existing trail system, planning options for expansion, and benchmarks for community-oriented amenities. The framework emphasizes how trails and recreation act as both **recreation assets and structuring infrastructure**, linking housing, conservation, and community uses, while acknowledging the long-term potential for a community recreation facility as a complementary element.

With over 16 miles of trails already in place, Wolf Creek Park begins with an amenity base that most communities must create from scratch. Future development will expand and diversify this trail system, ensuring it supports not only recreation, but also everyday mobility, social gathering, and conservation-based experiences. Trails and recreation thus become the bridge between housing and open space, activating land uses and strengthening community identity.

The plan also acknowledges the potential for a community recreation center as a future land use layer. While not a core driver like housing and trails, such a facility could complement the trail network by offering indoor recreation, fitness, and multipurpose community space.

STRATEGIC PRIORITIES

1 INTEGRATION WITH LANDSCAPE AND CONSERVATION STEWARDSHIP

- Align trails with natural contours and topography to reduce grading, erosion, and habitat fragmentation.
- Treat wetlands, slopes, and forest corridors as structuring systems — not obstacles — using buffers, boardwalks, and overlooks for low-impact access.
- Celebrate the site's ecological assets through interpretive design, transforming conservation areas into educational and scenic experiences.
- Ensure that recreation reinforces long-term ecological health and identity.

2 EXPANSION AND DIVERSITY OF TRAILS

- Build upon the existing 16-mile system by extending loops, connectors, and trailheads that serve multiple user types and abilities.
- Offer a variety of experiences — neighborhood greenways, regional loops, interpretive nature paths, and mountain-bike-optimized trails — supporting both daily use and regional tourism.
- Design each alignment with flexibility and progression, allowing optional technical features while keeping primary routes accessible to all.
- Integrate gentle grades and multi-use loops to encourage daily walking, biking, and recreation for families and residents.

3 TRAILS AS COMMUNITY INFRASTRUCTURE

- Treat trails as primary infrastructure — as essential as roads and utilities — connecting housing clusters, commercial nodes, and conservation areas.
- Size and surface trails according to context: paved or stabilized near development, soft-surface in natural zones.
- Embed trailheads and neighborhood connectors directly within housing areas to ensure every resident has safe, walkable access.
- Use cohesive signage, wayfinding, and branding to reinforce Wolf Creek Park's identity as a recreation-based community.

4 ACTIVATION THROUGH TRAILS AND GATHERING NODES

- Position trails to run alongside key destinations — housing clusters, small commercial hubs, conservation edges — creating daily activation and passive surveillance.
- Design trail intersections and trailheads as social spaces that host small-scale amenities, gathering areas, and event opportunities.
- Introduce supporting elements such as pocket parks, observation nodes, bike skills areas, and nature play zones to foster activity for all ages.
- Program year-round use through events, wayfinding, and interpretive experiences that highlight ecology and culture.

5 MATERIALITY, MAINTENANCE, AND EFFICIENCY

- Apply materials appropriate to setting and intensity: natural tread in forested zones, stabilized surfaces in high-use or ADA-required areas.
- Align trails with topography to minimize grading and reduce construction and maintenance costs.
- Use conservation buffers and trail corridors to double as stormwater management and habitat zones.
- Prioritize infrastructure and land efficiency — every linear foot of trail should serve recreation, mobility, and environmental functions simultaneously.

6 FUTURE COMMUNITY RECREATION FACILITIES

- Reserve sites for a potential Community Recreation Center and complementary indoor/outdoor facilities.
- Design future buildings and trail interfaces to reinforce the trail network, ensuring recreation remains connected, accessible, and community-centered.
- Approach built facilities as long-term additions that complement, not compete with, the outdoor trail system — reinforcing Wolf Creek Park's identity as a recreation-anchored community.

FAYETTE COUNTY PARK

DESCRIPTION:

Prospective event-ready 7-10 mile trail system that increases access to existing park resources.

0 MILES

TRAILS PLANNING

The trail systems around Wolf Creek Park provide a growing foundation for hiking and mountain biking in Fayette County, though purpose-built networks remain somewhat limited. The Arrowhead Trails, a 14-mile stacked loop system near the New River Gorge, serve as the county's flagship MTB network, offering beginner-to-intermediate singletrack designed for flow and sustainability. The Needleseye Trails, developed more recently, add a mix of intermediate to advanced singletrack that showcases the rugged sandstone terrain and technical riding opportunities unique to the region. Beyond these systems, other popular routes such as the Kaymoor Miners Trail, Long Point Trail, and Endless Wall Trail primarily serve hikers, following old roadbeds and scenic out-and-back alignments rather than MTB-specific designs.

In this context, the first phase of trails at Wolf Creek Park has introduced a new model for accessible, purpose-built, multi-use trails that actively incorporate mountain biking alongside hiking and running. By expanding its mileage and range of difficulty-rated singletrack, Wolf Creek Park is positioned to fill a critical gap in the regional trail portfolio, complement Arrowhead and Needleseye, and emerge as the central hub for mountain biking and trail-based recreation in Fayette County.



NEEDLESEYE PARK

DESCRIPTION:

Prospective event-ready trail system that increases access to existing park resources and connects to other recreation areas in Fayette County.

TRAIL MILEAGE

3 MILES

FAYETTEVILLE TOWN PARK

DESCRIPTION:

A small, forested area on the west side of Fayetteville Town Park, the property serves as a physical gateway between the town center and a primary connection to the park-adjacent New River Gorge National Park lands.

6 TRAILS

2.11 MILES

● 5 ● 1

ARROWHEAD TRAILS

DESCRIPTION:

An IMBA stacked loop system, with trails varying from an easy short green to longer blues and blacks.

More than 1,000 members of the Order of the Arrow (OA), Boy Scouts of America's national honor society, created this stacked loop trail system in the Craig's Branch area in one of the largest youth service projects in National Park Service history.

11 TRAILS

13 MILES

● 4 ● 6 ▲ 1

WOLF CREEK PARK

DESCRIPTION:

In an innovative public-private development collaboration, Fayette County's Urban Renewal Authority purchased more than 1,000 highway-adjacent acres south of Fayetteville to establish a new standard for growth and development that provides greater lifestyle choices and helps to preserve the unique natural and scenic resources of the area. Along with developing residential and commercial projects, the property hosts the New River Birding & Nature Center and 14 miles of soft surface trails cooperatively developed and managed by Fayette Trail Coalition.

11 TRAILS

14 MILES

● 1 ● 3 ◆ 4

LESEYE PARK

DESCRIPTION:

A five 8-to-12 mile trail system for hiking, biking, and climbing a multi-use outdoor adventure center, with potential to expand to Oak Hill, Minden, and expansion into privately held areas. Trails cooperatively developed and managed by Fayette Trail Coalition.

5 TRAILS 9 MILES

● 5 ◆ 1



Maxar

TRAIL FRAMEWORK

TRAIL TYPOLOGY

A diverse, conservation-focused trail network connecting people with nature, recreation, and community. From greenways to technical mountain bike runs, trails reflect terrain, ecology, and user needs. Wetland buffers, slope set-asides, and wildlife corridors protect natural systems, while a full range of trail types—beginner to expert—supports progression, exploration, and tourism. The result is a flexible, inclusive system rooted in the outdoor spirit of Wolf Creek Park.

01 MULTI-USE TRAILS

- Soft-surface, contoured trails designed for hikers, bikers, and runners alike.
- Emphasize scenic discovery — creek corridors, bluffs, overlooks, and forest canopies.
- Moderate grades ensure family-friendliness while offering immersive nature experiences.
- Flexible loops ranging from short daily routes to longer circuits.

02 MOUNTAIN BIKE-OPTIMIZED TRAILS

- Purpose-built system with flow, jumps, berms, and technical rock features.
- Integrated skill-progression design (green, blue, black trails side-by-side).
- Alternate “optional lines” keep main routes inclusive while offering challenge.
- Positions Wolf Creek Park as a regional MTB hub and tourism driver.

03 PERIMETER LOOP TRAIL

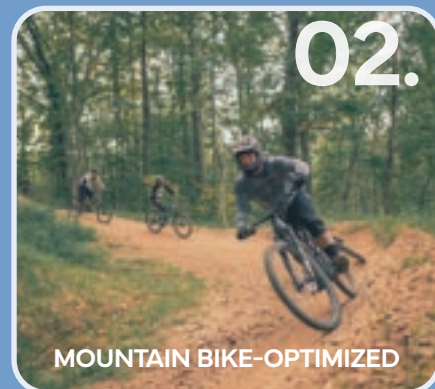
- Continuous multi-use trail framing the edges of the development.
- Connects to interior loops, community parks, and neighborhood connectors.
- Provides an anchor for the recreation system and a daily access option for residents.
- Designed for flexible distance (short circuits or the full loop).

04 DEVELOPMENT CIRCULATION TRAILS

- Reimagined “sidewalks” that function as natural greenways.
- Paved in higher-density zones, soft-surface in natural areas.
- Connect homes, civic uses, and commercial parcels through a recreation-forward lens.
- Enhance mobility by blending functional circulation with community gathering.

05 NEIGHBORHOOD CONNECTOR TRAILS

- Small-scale “front porch” paths linking homes, cul-de-sacs, and clusters.
- Offer immediate resident access to nature and the larger park network.
- Characterized by intimacy, shade, and smaller footprints.
- Reinforce daily active mobility while strengthening neighborhood identity.
- Maintains forest and wildlife connectivity



TRAIL DIFFICULTY

BEGINNER TRAILS (**< 5% SLOPE**)

Wide, stable tread surfaces for accessibility and ease of maintenance.

ADA-accessible loops near community areas, schools, or neighborhood edges.

Designed for families, walkers, strollers, and beginner mountain bikers.

Low grade = safe all-weather circulation, emergency access, and community greenway function.

INTERMEDIATE TRAILS (**<5-10% SLOPE**)

Gentle contour alignments with rolling character.

Flow-style mountain bike trails integrated with cross-country (XC) hiking/running use.

Primary connectors between neighborhoods, trailheads, and major recreational zones.

Opportunities for “stacked loops” design — creating trail variety and progression.

ADVANCED TRAILS (**< 10-15% SLOPE**)

Natural technical features: roots, rocks, tighter switchbacks.

Singletrack that emphasizes challenge while remaining multi-use.

Ideal for intermediate/advanced bikers and trail runners seeking technical terrain.

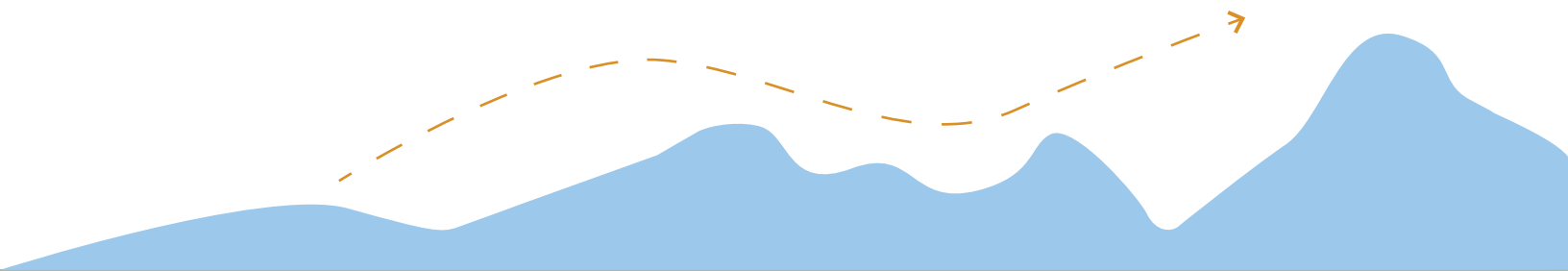
Opportunities for interpretive features where geology (rock outcroppings, sandstone) is exposed.

EXPERT TRAILS (**15%+ SLOPE**)

Gravity-fed, downhill-dedicated alignments with berms, jumps, and technical runs.

Skill progression supported through parallel optional lines (drops, log rides, alternate rock features).

Limited to steep terrain zones, designed to minimize erosion through grade reversals.



TERRAIN & CONSERVATION INTEGRATION



PROTECTED ZONES WITH BOARDWALKS ONLY FOR EDUCATION & INTERPRETATION



(>25%) PRIMARILY CONSERVATION; LIMITED ADVANCED TRAIL ALIGNMENTS ONLY WHERE FEASIBLE.



TRAIL DESIGN THAT AVOIDS HABITAT FRAGMENTATION AND MAINTAINS WILDLIFE CONNECTIVITY.

TRAILS & CONNECTIVITY

PRINCIPLES

A diverse, conservation-focused trail network connecting people with nature, recreation, and community. From greenways to technical mountain bike runs, trails reflect terrain, ecology, and user needs. Wetland buffers, slope set-asides, and wildlife corridors protect natural systems, while a full range of trail types—beginner to expert—supports progression, exploration, and tourism. The result is a flexible, inclusive system rooted in the outdoor spirit of Wolf Creek Park.

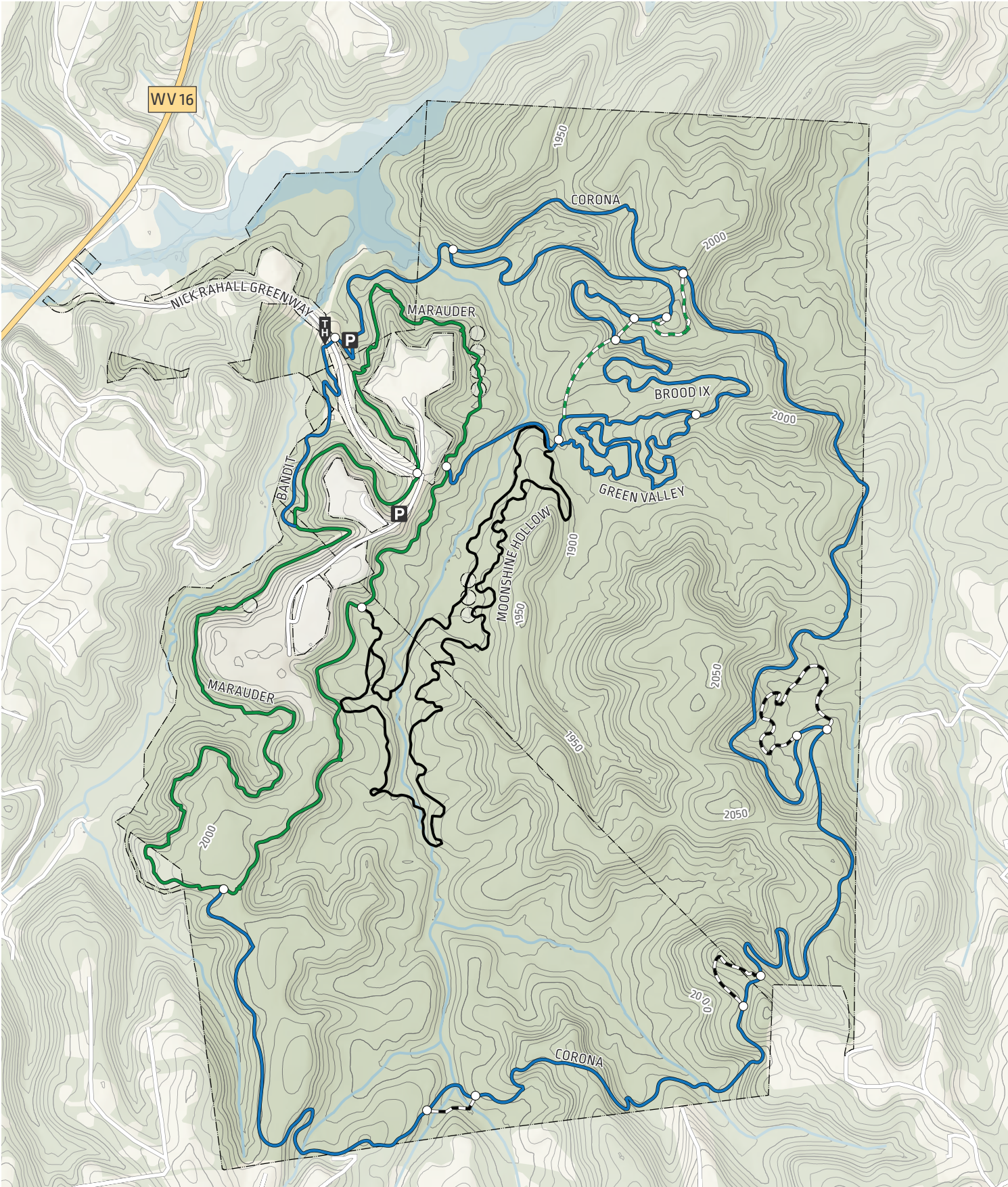
EXISTING TRAILS

Wolf Creek Park integrates recreation, conservation, and community development across more than **1,000 acres** south of Fayetteville. Established by the **Fayette County Urban Renewal Authority**, the park blends residential and commercial growth with immediate access to nature while preserving the region’s scenic and ecological assets.











The current system includes **16–17 miles** of purpose-built singletrack created by the **Fayette Trail Coalition**—ranging from beginner to advanced terrain and highlighted by the Corona and Moonshine Hollow trails. These routes balance accessibility and challenge, cultivating a strong culture of volunteerism and outdoor stewardship.

The trail network has already **doubled Fayette County’s mountain bike mileage**, drawing visitors, supporting local businesses, and positioning Wolf Creek as a regional recreation hub. Future expansion could add **up to 10 miles of new trails**, improved signage, and family-friendly retrofits, solidifying its role as the centerpiece of Fayette County’s trail system.

EXISTING TRAIL CONDITIONS



EXISTING TRAIL

 MARAUDER	3.80 miles	 CORONA	5.85 miles	 TRAILHEAD
 BANDIT	0.43 miles	 CORONA ALTERNATES.....	0.84 miles	 PARKING
 BROOD IX	2.46 miles	 MOONSHINE HOLLOW.....	2.45 miles	
 GREEN VALLEY	0.66 miles	 CONNECTORS.....	0.27 miles	

RECREATION FRAMEWORK

SUPPORTING RECREATION & COMMUNITY ELEMENTS

A network of thoughtfully scaled features enhances access, play, and connection across Wolf Creek Park. Trailheads, pocket parks, and observation points are integrated throughout neighborhoods and natural areas, supported by cohesive signage and design. Bike parks and nature play zones invite all ages to engage with the outdoors—reinforcing recreation as a daily, community-centered experience.

01 TRAILHEADS & ACCESS POINTS

Scaled to context — community parks, circulation trails, and neighborhood trailheads — all reinforced by a unified signage system (maps, markers, difficulty ratings).

02 OBSERVATION NODES

Scenic overlooks, habitat monitoring points, and wildlife observation platforms.

03 NEIGHBORHOOD POCKET PARKS

Small-scale green spaces located near residential clusters, doubling as local trailheads and gateways into the larger network.

04 BIKE PARK ZONE

Compact, gravity-fed facility with jump lines, pump tracks, skills courses, and downhill runs for riders of all ages.

05 NATURE PLAY AREAS

Natural-material playgrounds encouraging physical, social, and sensory development through climbing, scrambling, and imaginative play.



ANALYSIS OF PLANNING OPTIONS

The planning process tested multiple approaches to how recreation and trails could be applied:

01 NEIGHBORHOOD-INTEGRATED MODEL

Embedded trails and small greens within housing areas, ensuring every resident has daily, walkable access.

02 CONSERVATION-EDGE MODEL

Extended trails along wetlands, headwaters, and forest edges, balancing access and protection.

03 REGIONAL DESTINATION MODEL

Enhanced larger loops, trail hubs, and active recreation zones designed to attract regional visitors.

Testing revealed that the **preferred strategy is a hybrid**: recreation must be local and daily (supporting residents), regional (supporting visitors), and conservation-oriented (protecting ecological assets).



EFFICIENCY CONSIDERATIONS

The recreation and trail framework at Wolf Creek Park is guided by **efficiency** — ensuring that every element performs multiple roles and contributes to both livability and conservation. Trails and recreation amenities are designed as infrastructure, community spaces, and natural buffers, maximizing value while minimizing cost and impact.

01 INFRASTRUCTURE EFFICIENCY

Aligning trails with natural contours reduces grading and construction needs, lowering costs and protecting ecological systems.

02 LAND EFFICIENCY

Trails and open space serve dual purposes — recreation and conservation — eliminating the need for redundant facilities.

03 MOBILITY EFFICIENCY

The trail system functions as an alternative circulation network, linking housing, conservation zones, and community nodes, while reducing reliance on automobiles.

04 SOCIAL EFFICIENCY

Trailheads and gathering points provide opportunities for interaction and identity-building, ensuring recreation also strengthens the community fabric.

BENCHMARKING & EXAMPLES OF PRODUCT TYPES

Benchmarking shows that successful communities leverage recreation and trails as a **defining amenity system** that supports housing and economic goals. Key product types include:



01 Neighborhood Greenways

- Walkable connectors integrated into residential blocks.

02 Regional Loops

- Multi-use systems for hiking, biking, and running that expand recreation beyond daily neighborhood use.

03 Interpretive & Nature Trails

- Boardwalks, overlooks, and interpretive elements highlighting natural and cultural assets.

04 Active Recreation Zones


- Small-scale facilities such as bike skills areas, climbing zones, or family recreation hubs.

05 Community Nodes

- Trailheads paired with small services, wayfinding, or community gathering spaces.

TRAIL & RECREATION PROGRAM SUMMARY

Type	Role in Framework	Target Users	Key Sitting Strategy	Phase Priority
Multi-Use Trails	Core Recreation + Mobility Network Linking Neighborhoods, Open Spaces & Natural Areas	Residents, Families, Cyclists, Visitors	Follow Natural Contours Through Creek Corridors, Bluffs & Forest Canopies; Connect Housing Clusters & Parks	Early - Mid
Mountain Bike-Optimized Trails	Flow-Based Skill-Progression System Reinforcing Wolf Creek Park's Outdoor Recreation Identity	Mountain Bikers, Youth, Adventure Riders	Steeper Forested Slopes With Rock Features & Optional Lines; Linked To Trailheads & Bike Zone	Mid - Late
Perimeter Loop Trail	Continuous Multi-Use Loop Framing the Park's Edge and Linking All Districts	Residents, Walkers, Runners, Cyclists	Along Outer Development Edge; Connects Interior Loops, Community Parks & Neighborhood Connectors	Early - Mid
Development Circulation Trails	Greenway-Style Walk/Bike Connectors Functioning as Everyday Infrastructure	Local Residents, Families	Within Neighborhoods & Mixed-Use Areas; Parallels Streets Or Open-Space Corridors	Early
Neighborhood Connector Trails	Fine-Grain "Front-Porch" Paths Providing Direct Daily Access to the Trail System	Nearby Residents, Children, Seniors	Between Homes, Cul-De-Sacs, Small Greens; Shaded, Low-Impact Alignments Maintaining Forest Connectivity	Early
Trailheads & Access Points	Gateways + Orientation Nodes Providing Entry, Parking & Wayfinding for The Network	Residents, Visitors	At Community Edges, Major Loops & Parks; Unified Signage & Maps Reinforce Identity	All Phases
Observation Nodes / Overlooks	Scenic and Educational Touchpoints Highlighting Views, Habitat and Ecology	Visitors, Hikers, Birders	High Points, Bluffs, or Along Wetland Edges; Integrated with Interpretive Signage	Mid-Late
Neighborhood Pocket Parks	Local Greens Doubling as Trail Gateways and Community Gathering Points	Local Residents, Families	Within Housing Clusters or Near Connector Trails; Co-Located with Small Play Areas	Early
Bike Park Zone	Compact Gravity-Fed Facility for Jump Lines, Pump Tracks & Skill Progression	Youth, Mountain Bikers, Visitors	Adjacent to Major Trail Intersections or Recreation Core; Utilizes Sloped Terrain	Mid-Late
Nature Play Areas	Natural-Material Play Zones Encouraging Sensory and Social Engagement with Landscape	Children, Families	Near Housing Clusters or Trails; Shaded Settings with Boulders, Logs & Planting Features	Mid



KEY PRIORITIES & CONCLUSIONS

1 TRAILS AS IDENTITY

Wolf Creek Park's existing trail system is its strongest amenity and identity-defining asset.

2 EXPANDING THE NETWORK

Expansion of trails is the primary recreation strategy, ensuring livability, connectivity, and activation of new housing areas.

3 RECREATION AS INFRASTRUCTURE

Trails serve dual roles as recreation and infrastructure, connecting neighborhoods, commercial nodes, and conservation zones.

4 LIVING WITH THE LAND

Conservation features are opportunities for interpretive and low-impact recreation, not barriers to development.

5 BUILDING COMMUNITY OVER TIME

A community recreation center is acknowledged as a possible long-term land use, but the immediate focus is housing paired with trails as the backbone of development.

CONSERVATION & NATURAL FEATURES

FRAMEWORK FOR THE PLAN

Conservation is the predominant land use at Wolf Creek Park and serves as the foundation of the master plan. Wetlands, headwaters, steep slopes, and forest corridors make up the majority of the site and establish the green framework that organizes where and how development can occur. Conservation is not treated as residual space, but as the structuring system that directs housing, recreation, and community uses while defining Wolf Creek Park's identity as a housing-led but nature-centered community.

STRATEGIC PRIORITIES

1 CONSERVED LANDS AS FOUNDATIONAL SYSTEMS

- Wetlands and headwaters preserved as ecological infrastructure supporting water quality and flood protection.
- Steep slopes excluded from development to reduce grading costs and ensure slope stability.
- Forest corridors retained as continuous habitat and community backdrops.

2 ROLE IN THE PLAN

- Conservation areas define the green framework that shapes all other land uses.
- Development zones are identified only after mapping and excluding conservation lands.
- This ensures a housing-led but conservation-centered approach.

3 EDGES & INTERFACES

- Trails, overlooks, and boardwalks provide low-impact access to nature.
- Native planting and buffers protect sensitive areas and frame community views.
- Interfaces are designed to integrate development and conservation, not separate them.

4 GOOD PRACTICES

- Cluster development to preserve larger tracts of land.
- Apply stormwater infiltration at edges to manage runoff.
- Use native planting to strengthen ecological systems and reduce maintenance.
- Follow natural contours with grading to minimize disturbance.

5 IDENTITY

- Conservation areas are the primary identity layer of the park.
- Wetlands, forests, and meadows create scenic backdrops and reinforce a sense of place.
- Preserved landscapes elevate the value of surrounding housing and recreation.

ANALYSIS OF PLANNING OPTIONS

Planning tested alternative approaches to conservation, focusing on the scale of preserved land and the degree of access provided. Options considered:

01 STRICT PRESERVATION MODEL

Conserved lands fully protected with minimal public access.

02 ACCESS-INTEGRATED MODEL

Conservation lands preserved but activated with trails, overlooks, and interpretive opportunities.

03 CONSERVATION AS FRAMEWORK MODEL

Conserved areas used as the primary structuring system, directing the placement of housing, recreation, and community uses.

Testing confirmed that the framework model is the most effective, ensuring ecological integrity while also reinforcing identity and maximizing community benefit.



CONSERVATION & NATURAL FEATURES

EFFICIENCY CONSIDERATIONS

Conservation plays a central role in efficiency by reducing costs and maximizing ecological and community value:

- 01

LAND EFFICIENCY
Development is clustered in smaller zones, preserving the majority of land in natural systems.
- 02

INFRASTRUCTURE EFFICIENCY
Avoiding steep slopes and wetlands reduces grading and utility extension costs.
- 03

WATER SYSTEMS EFFICIENCY
Conservation of headwaters and infiltration zones improves water quality and reduces flood risk.
- 04

COMMUNITY INTEGRATION
Trails and overlooks along conservation edges activate preserved areas as daily amenities.
- 05

IDENTITY EFFICIENCY
Native landscapes and scenic buffers reinforce place-making without costly infrastructure.

CONSERVATION EFFICIENCY INDICATORS

Efficiency Category	Strategy / Approach	Expected Outcome
Land Preservation	Direct Growth Away from Wetlands, Slopes	Maximize Preserved Land
Habitat Continuity	Maintain Forest and Riparian Corridors	Support Ecological Systems
Water Systems	Use Buffers and Infiltration	Protect Headwaters
Infrastructure Savings	Avoid High-Cost Areas	Reduce Grading/Utilities
Community Integration	Provide Trails and Overlooks	Activate Daily Use
Identity	Scenic Backdrops, Native Planting	Reinforce Sense Of Place

BENCHMARKING & EXAMPLES OF PRODUCT TYPES

Benchmarking indicates that successful conservation-centered communities integrate natural systems as structuring frameworks, not residual land. Key approaches include:



WETLAND PROTECTION

Preserved and enhanced as ecological anchors with limited boardwalk access.



FOREST CORRIDORS

Maintained as continuous buffers and wildlife habitat.



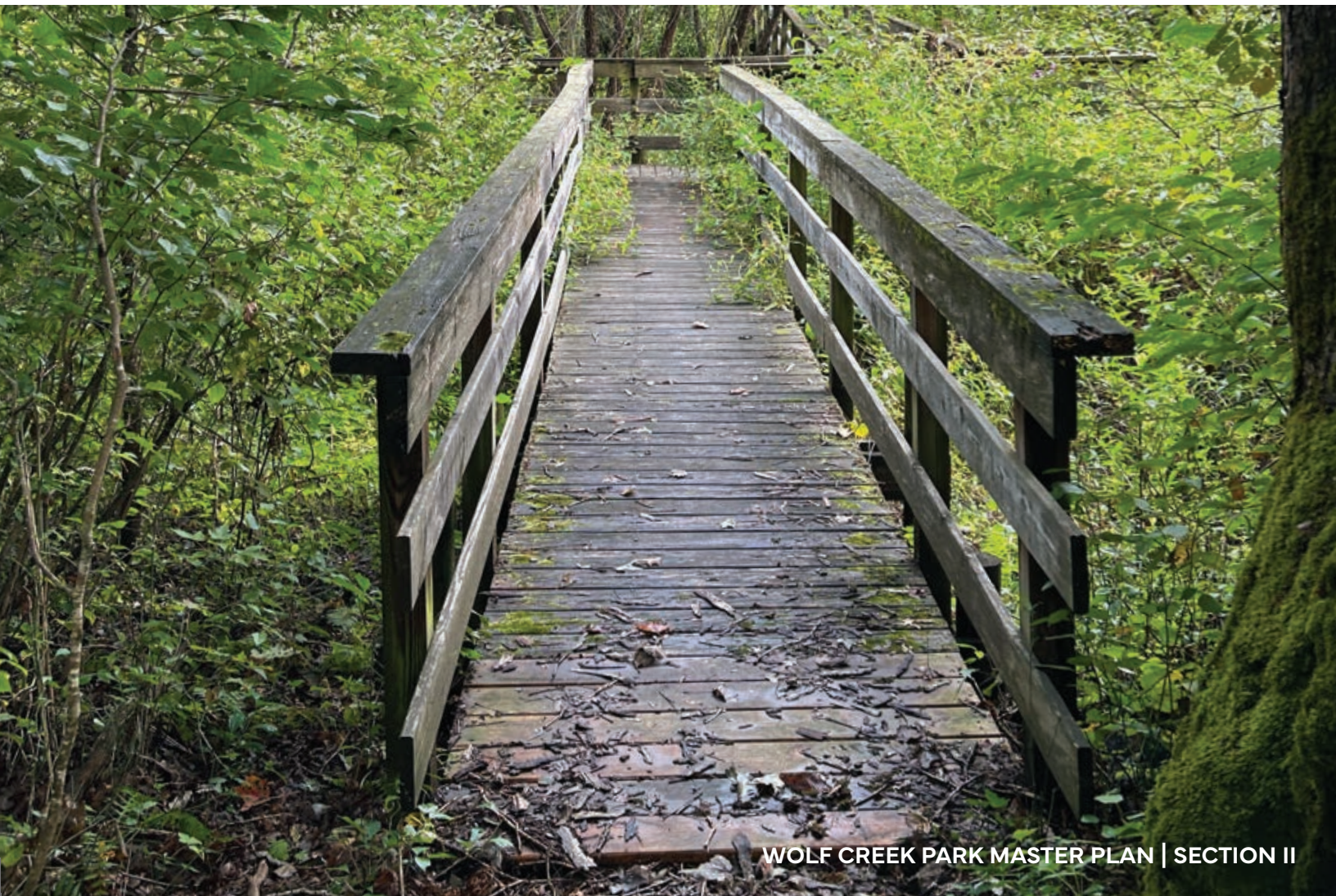
STEEP SLOPES

Left undeveloped to reduce costs and environmental risk.



EDGES & TRAIL INTERFACES

Low-impact trails and overlooks activate conservation areas for residents and visitors.



KEY PRIORITIES & CONCLUSIONS

1

CONSERVATION AS FRAMEWORK

Conservation is the largest land use at Wolf Creek Park and the framework for all development.

2

NATURE-LED PLANNING

Development zones are derived from the conservation framework, not imposed upon it.

3

PRODUCTIVE EDGES

Edges must be treated as opportunities for community benefit and integration.

4

PRINCIPALS OF STEWARDSHIP

Good practices — clustering, infiltration, native planting, low-impact grading — provide the standards for development.

5

CONSERVATION AS IDENTITY

Conservation is both a planning tool and an identity driver, ensuring Wolf Creek Park is housing-led but conservation-centered.

SUMMARY

FRAMEWORK FOR THE MASTERPLAN

The Master Plan Elements outlined in this section establish the framework of guiding principles that shaped the development of the preferred plan for Wolf Creek Park. Each land use category — housing, commercial, recreation, and conservation — was analyzed through planning options, benchmarking, and scenario testing, providing the foundation for a balanced, feasible, and place-making approach.

- **Housing** is the anchor and the most critical land use. Scenario testing confirmed that compact, attainable, and workforce-oriented housing must lead, with limited premium product phased later. Housing drives infrastructure efficiency, informs phasing, and supports all other community uses.
- **Commercial & Business Flex Uses** are limited, secondary components designed to support residents and complement the housing framework. Neighborhood-scale retail, trailhead services, and small flex spaces provide convenience and local employment without competing with regional centers.
- **Community, Recreation, and Trails** represent Wolf Creek Park's most visible and identity-shaping opportunity. Building on the existing 16+ mile trail system, recreation functions as both an amenity and a structuring framework, linking housing to conservation and reinforcing the site's character. A future community recreation center may be considered, but trails remain the priority activation element.
- **Conservation & Natural Features** are the predominant land use, accounting for the majority of the site. Wetlands, headwaters, steep slopes, and forests define the green framework that directs where development can occur. Conservation is both an ecological imperative and a place-making strategy, creating buffers, backdrops, and identity for the entire community.

Together, these elements create a housing-led, conservation-centered framework where small-scale commercial and trail-based recreation add activation, identity, and livability. The balance ensures that Wolf Creek Park can deliver on Fayette County's urgent housing needs while enhancing its role as a conservation landscape and recreation hub.

This framework does not represent the final land use plan but rather the principles and guidance that informed the master plan approach. The next sub-chapter translates this framework into the preferred plan strategy, integrating land use, phasing, and infrastructure into a cohesive vision for Wolf Creek Park.



08

PLANNING SCENARIOS
& TESTING

FRAMEWORK FOR PLANNING SCENARIOS

The Planning Scenarios are a critical step in translating the guiding frameworks for housing, commercial and business flex uses, community recreation and trails, and conservation into spatial options for Wolf Creek Park. Rather than identifying one fixed plan, four alternatives were developed and tested to illustrate different patterns and intensities of growth.

- **CONTEXT FOR FEASIBILITY**

Because utility and roadway costs are high in the region, each scenario is evaluated for how efficiently it uses land to shorten linear infrastructure and reduce per-unit costs. In parallel, an inverted market persists (it can be cheaper to buy existing than build new), which forces reliance on grants/subsidies/utility participation so new homes can be delivered at attainable price points.

Each scenario applies the same overarching principles — housing-led, conservation-centered, modest commercial support, and recreation activation — but varies the distribution, density, and land allocation of each program element. This structure allows the team and stakeholders to evaluate trade-offs, test feasibility, and refine a recommended approach.

- **DELIVERY APPROACH**

Across all scenarios, implementation assumes proactive pursuit of external funding (state/federal infrastructure, trail, and housing programs), local tools (fee relief, expedited approvals, tax abatement/TIF/TAD where applicable), and utility participation agreements to close the feasibility gap created by high site costs and the inverted market.

The process is evidence-based and iterative, using illustrative maps, program diagrams, and infrastructure feasibility analysis with comparative metrics to ensure each alternative is consistently evaluated. Comparisons are calibrated to land-use efficiency vs. infrastructure lift, vertical construction cost vs. achievable pricing, and the scale of subsidy required to attain target price/rent bands.

KEY FRAMEWORK ELEMENTS FOR THE MASTER PLAN APPROACH

The scenarios are organized around the four guiding land use categories introduced in Section I:

01 **HOUSING**

The anchor and driver of the master plan; scenarios test different densities, housing mixes, and phasing strategies. Clustering near existing water/sewer/broadband reduces per-unit site cost and helps overcome the inverted market when paired with grants/subsidies.

02 **COMMERCIAL & BUSINESS FLEX USES**

Limited but supportive; scenarios test different node configurations and proximity to housing clusters. Siting on existing corridors limits new tie-ins; early-phase tenant viability may require small-business support or maker grants.

03 **COMMUNITY RECREATION & TRAILS**

A defining amenity system; scenarios test trail expansion, trailhead distribution, and recreation opportunities. Trail/conservation grants can offset capital; co-alignment with utilities can avoid duplicate disturbance.

04 **CONSERVATION & NATURAL FEATURES**

The predominant land use; scenarios test continuity, extent of preservation, and integration with other land uses. Conservation-led clustering lowers grading/stormwater cost and strengthens grant competitiveness.

05 **CIRCULATION & MOBILITY NETWORK**

The framework of primary and secondary roads, trail connectivity, and trailhead placement that links housing, conservation, and recreation into a cohesive system. Right-sizing road hierarchies and leveraging trails as alternative mobility reduces capital and O&M in a high-cost region.

Each category is illustrated through maps and diagrams, supported by key metrics tables that capture the outcomes of different alternatives.

PARCEL FRAMEWORK & LAND USE

The scenarios show how Wolf Creek Park can grow under varying land use patterns and intensities. The intent is not to choose one fixed plan, but to understand trade-offs. Illustrative plans, diagrams, and metrics provide side-by-side comparisons that reveal how each alternative addresses housing delivery, conservation preservation, mobility, and recreation. These comparisons establish the basis for the Recommended Master Plan Approach presented in Chapter 9.



01 HOUSING

Housing is the most significant testing variable. Each alternative organizes different housing intensities, product mixes, and neighborhood forms, influencing infrastructure efficiency and conservation outcomes.

Cost/Attainability Note: Concentrating multifamily and attached formats along existing corridors lowers per-unit site cost; detached-heavy mixes raise land and utility cost per home, a challenge where **resale often undercuts new-build prices**.

Focus:

- Tests the balance between multifamily, townhomes/ attached, and small-lot detached units.
- Higher-intensity alternatives emphasize compact blocks with garden-level multifamily; lower-intensity models shift toward detached homes and smaller clusters.
- Phasing strategies vary between building near existing utilities first versus requiring more infrastructure extensions.
- **Funding pathways:** LIHTC/workforce programs, gap financing, utility participation, down-payment assistance, and local fee relief to achieve attainability.



02 COMMERCIAL & BUSINESS FLEX USES

Commercial and flex uses remain modest across all scenarios, but their siting and scale vary. The intent is to complement housing and recreation with small-scale nodes, not compete with regional centers.

Cost note: Nodes on existing corridors minimize new tie-ins. Early activation may require small-business grants or low-cost capital.

Focus:

- Nodes appear in different positions: embedded in housing clusters, tied to trailheads, or near civic anchors (DEP, 911 Center).
- Flex spaces are adaptable (co-working, maker, light production).
- Commercial footprints are deliberately limited to keep focus on housing and conservation.



03 CONSERVATION & NATURAL FEATURES

Conservation remains the predominant land use, though the extent, continuity, and integration shift between scenarios.

Cost note: Conservation-led clustering reduces grading, stormwater, and road mileage—lowering site cost and enhancing grant competitiveness (water quality, habitat).

Focus:

- Wetlands, headwaters, steep slopes, and forests are consistently mapped as exclusionary/protected.
- Continuity varies by scenario (large connected corridors vs. fragmented).
- Interfaces: trail/overlook activation vs. buffer-only models.



04 COMMUNITY RECREATION & TRAILS

Recreation and trails are identity-defining assets at Wolf Creek Park. Scenarios explore how the existing 16+ mile trail system can be expanded and diversified to link neighborhoods, activate conservation areas, and provide regional connections.

Focus

- Trails as amenity and alternative mobility.
- Balance of neighborhood greenways, regional loops, conservation-edge experiences.
- Trailhead distribution drives access and activation.
- A potential community recreation center is acknowledged, with trails prioritized near-term.



05 CIRCULATION & MOBILITY NETWORKS

The circulation framework includes both roads and trails.

i. Primary & Secondary Roads

- Alternatives test different hierarchies and external connections.
- Efficiency measured by roadway miles and access points.

ii. Trail Connectivity & Trailheads

- Trails connect housing clusters, open space, and regional loops.
- Trailheads at key intersections reinforce community anchors.

OVERVIEW OF SCENARIO ALTERNATIVES

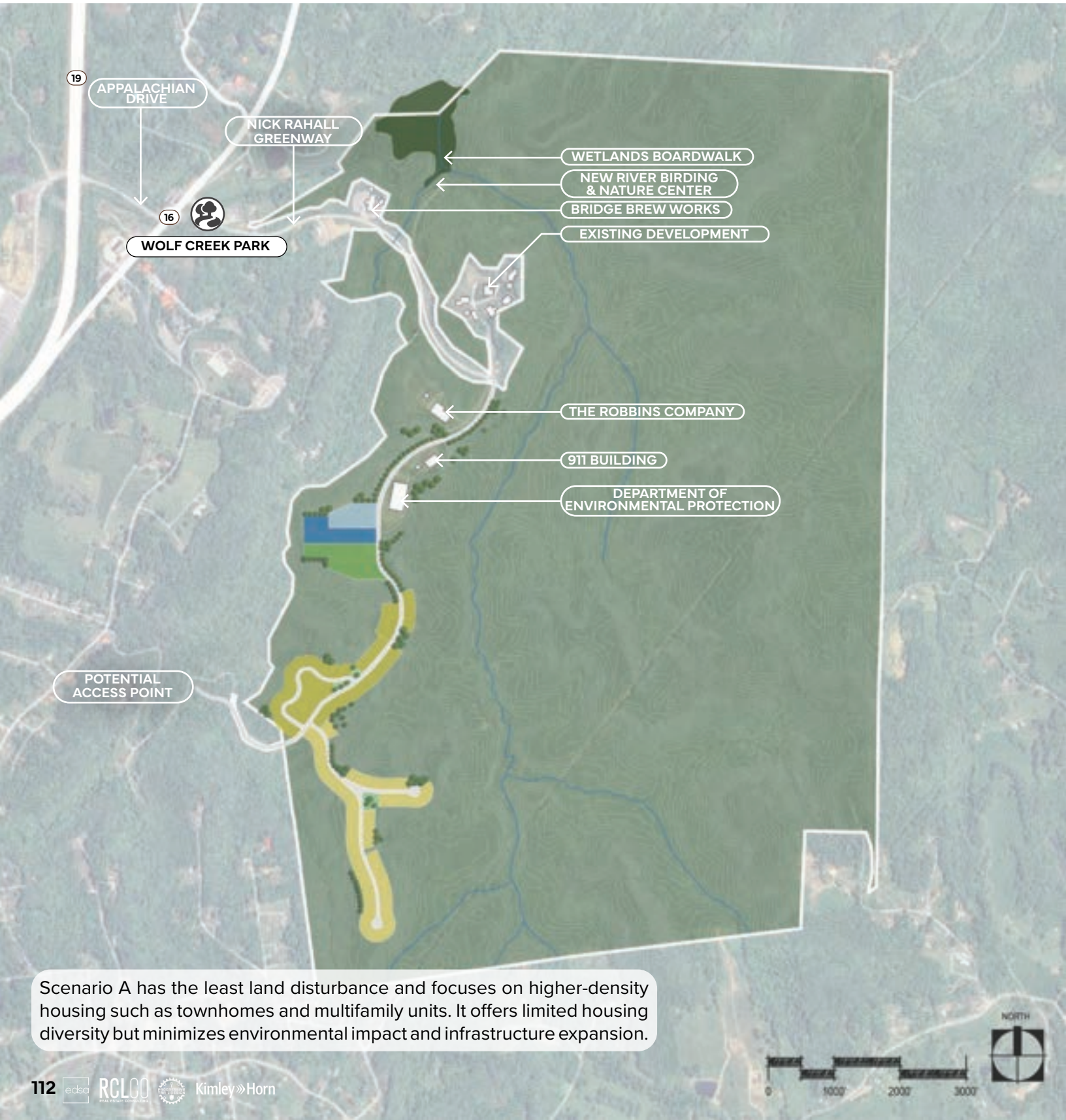
- A SCENARIO A – CONCENTRATED DEVELOPMENT:** Concentrates housing in compact clusters to maximize unit delivery and infrastructure efficiency. While cost-per-unit performance is strong, the approach reduces continuity of conservation areas and still requires targeted subsidies to address the vertical cost-to-pricing gap.
- B SCENARIO B – MODERATE DEVELOPMENT:** Balances housing delivery with preservation of ecological corridors, producing the most integrated and sustainable outcome. Offers strong alignment between infrastructure efficiency, community identity, housing diversity, and funding opportunities—particularly for blended investment across housing, utilities, and trails.
- C SCENARIO C – MAXIMUM DEVELOPMENT:** Delivers the highest total number and diversity of housing units, expanding the range of attainable options across the site. However, this scenario has the greatest impact on conservation areas and requires a larger infrastructure footprint, resulting in higher long-term maintenance and environmental costs.
- D SCENARIO D – HIGHER INTENSITY WITH RECREATION CORE:** Maximizes housing delivery within a compact footprint while maintaining efficient infrastructure and strong conservation areas. Incorporates a central recreation community center that enhances community identity and livability. Although upfront costs are higher due to civic investment, the overall balance of housing, cost, and conservation



PLANNING SCENARIOS & TESTING

SCENARIO A - CONCENTRATED DEVELOPMENT

Concentrates housing in compact clusters to maximize unit delivery and infrastructure efficiency. While cost-per-unit performance is strong, the approach reduces continuity of conservation areas and still requires targeted subsidies to address the vertical cost-to-pricing gap.



Scenario A has the least land disturbance and focuses on higher-density housing such as townhomes and multifamily units. It offers limited housing diversity but minimizes environmental impact and infrastructure expansion.

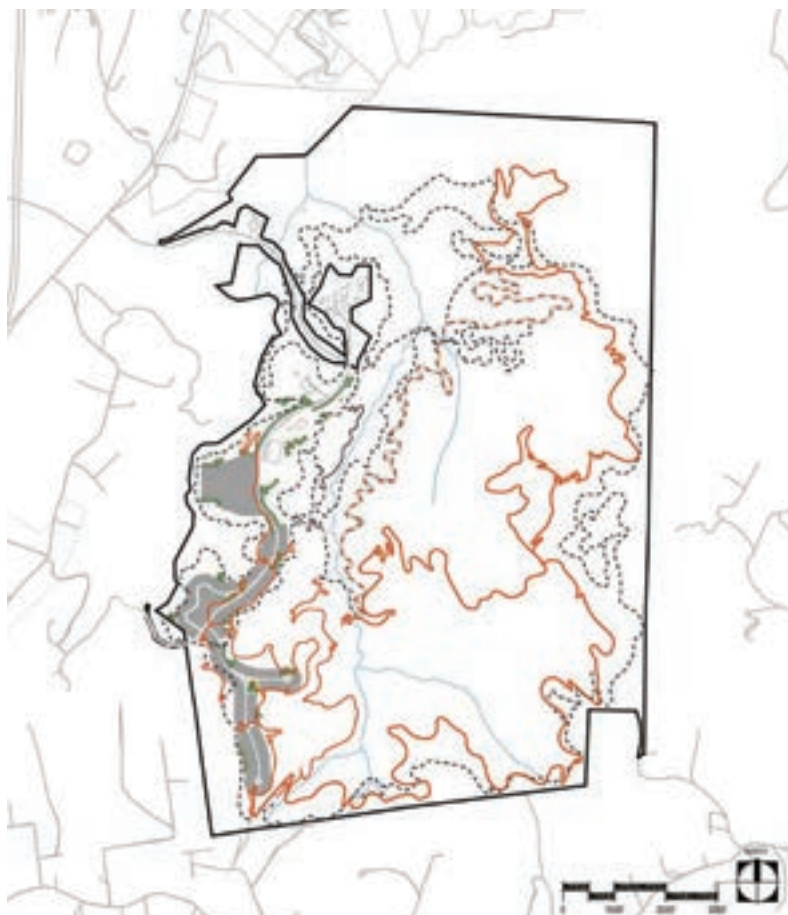
RESIDENTIAL PROGRAM



A balanced mix of attached housing and premium detached homes on 60-foot frontage lots. The plan achieves an efficient neighborhood structure that meets target unit goals and maintains a comfortable community scale. Density and layout support a walkable environment with a moderate level of variety.

- LEGEND
- MULTI-FAMILY
 - TOWNHOMES
 - ATTACHED SINGLE FAMILY
 - DETACHED SF - 60' LOTS
 - COMMERCIAL

COMMUNITY RECREATION



Provides a modest but well-integrated recreation network consisting of local parks, trail connections, and small open spaces within each neighborhood. Recreation is distributed evenly to serve residents and enhance community connectivity.

- LEGEND
- PROPOSED TRAILS
 - COMMUNITY PARK SPACE

CONSERVATION



Non-developed land is allocated to conservation, forming continuous buffers and ecological corridors around residential clusters. Conservation areas reinforce natural topography and provide habitat continuity.

- LEGEND
- PRESERVED LAND
 - WETLANDS TO REMAIN
 - EXISTING CREEK

CIRCULATION



Features a compact and efficient circulation network that connects residential clusters through local streets and integrates multiple trail and pedestrian linkages. The layout minimizes roadway mileage while ensuring strong connectivity.

Appalachian Drive serves as an important connection between US-19 and WV-16, and the plan recognizes that traffic at these intersections may require future coordination with transportation partners. The internal street network is designed to manage site-generated traffic responsibly, provide multiple access points, and help reduce added pressure on these already busy intersections.

- LEGEND
- PRIMARY ROADS
 - SECONDARY ROADS
 - CONFLICT ZONES

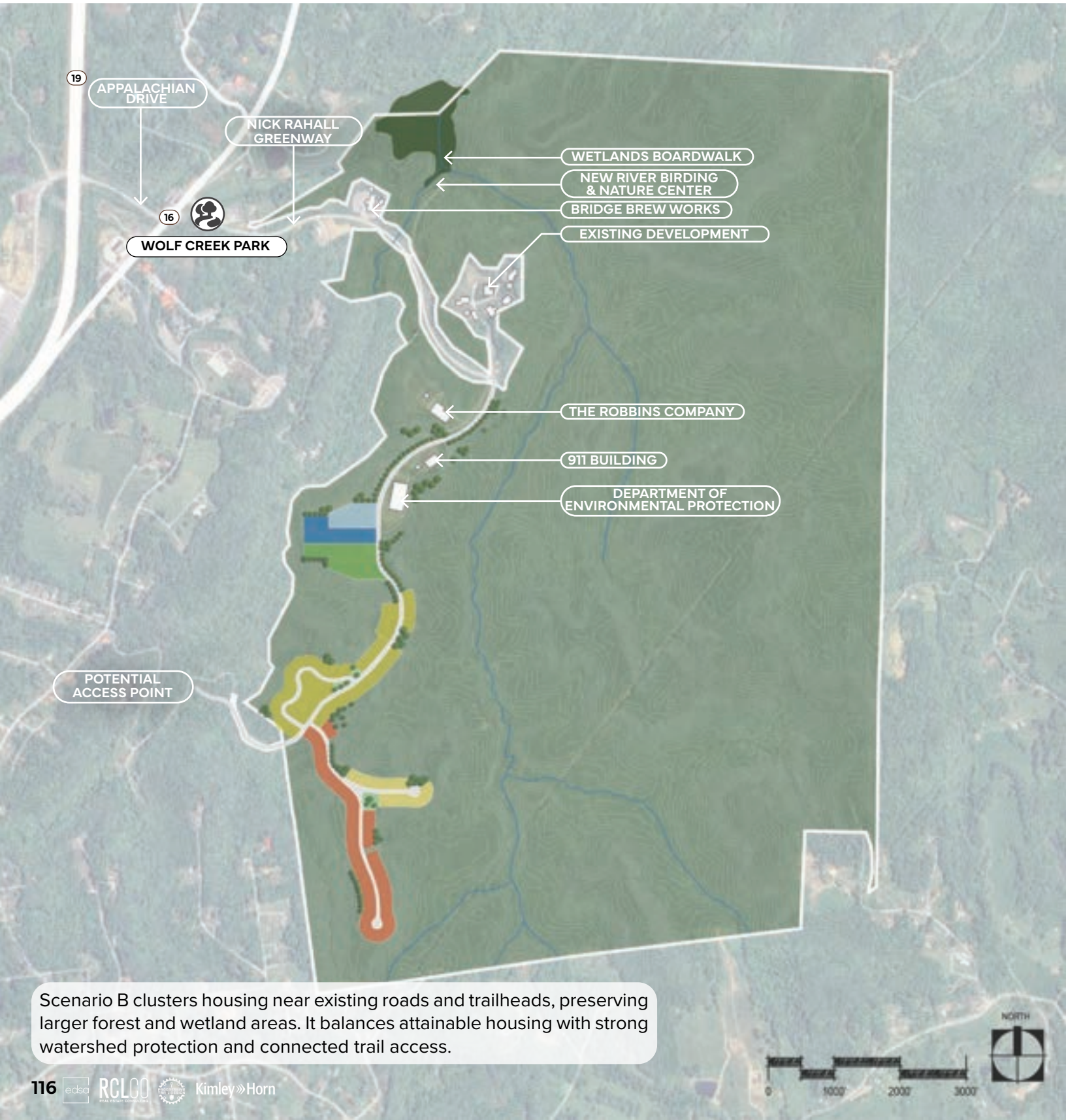
SCENARIO A METRICS

HOUSING METRICS	HOUSING TYPE	
	Multi-Family	19% / 81 Units
	Townhomes	18% / 78 Units
	Attached Single Family	48% / 210 Units
	Detached SF - 35' Lots	0%
	Detached SF - 50' Lots	0%
	Detached SF - 60' Lots	15% / 66 Units
	Total Housing Units	435 (100% of Target)
COMMERCIAL/ FLEX-USE METRICS	METRIC	
	Commercial Acreage	1.75
	Development Footprint (%)	0.02%
COMMUNITY RECREATION METRICS	RECREATION ELEMENT	
	Open Space Acres	876.2
CONSERVATION METRICS	CONSERVATION TYPE	
	Wetlands (ac)	9 est.
	% Total Site Conservation	95.8%
CIRCULATION & MOBILITY METRICS	METRIC	
	Miles of Primary Roads	1.03
	Miles of Secondary Roads	0.9
	New Trail Mileage (mi)	12.84

PLANNING SCENARIOS & TESTING

SCENARIO B - MODERATE DEVELOPMENT

Balances housing delivery with preservation of ecological corridors, producing the most integrated and sustainable outcome. Offers strong alignment between infrastructure efficiency, community identity, and funding opportunities—particularly for blended investment across housing, utilities, and trails.



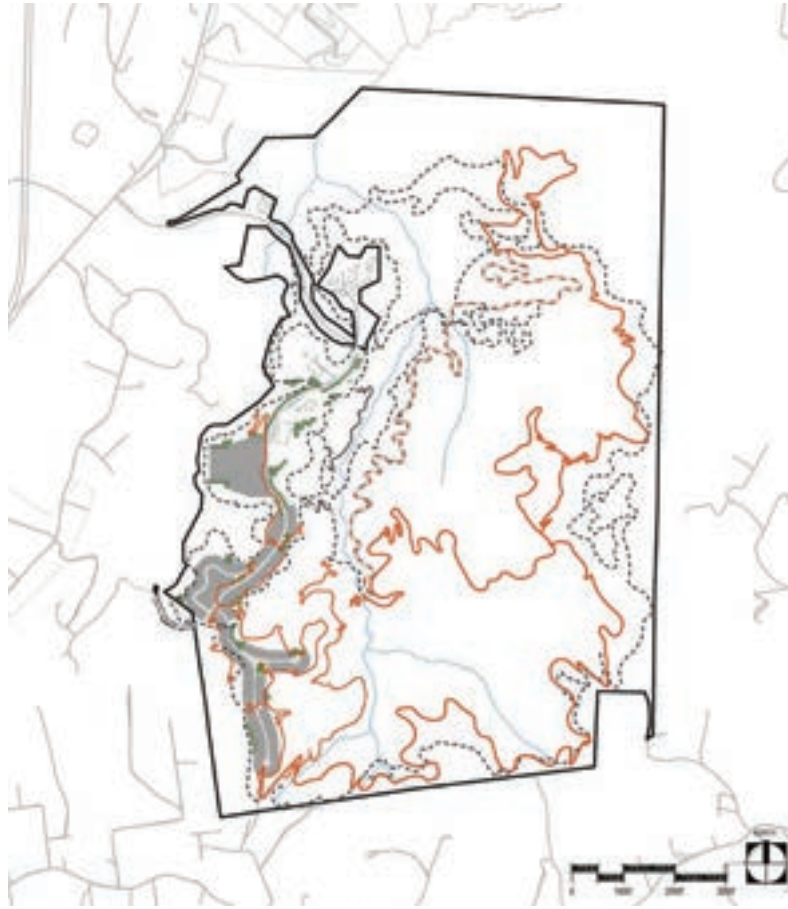
Scenario B clusters housing near existing roads and trailheads, preserving larger forest and wetland areas. It balances attainable housing with strong watershed protection and connected trail access.

RESIDENTIAL PROGRAM



Builds upon Scenario A by increasing overall yield through the introduction of smaller detached 35-foot lots. This adjustment strengthens attainable housing options and creates a more compact residential fabric while maintaining neighborhood form and efficient land use.

COMMUNITY RECREATION



Strengthens the recreation framework by expanding trails and linking neighborhood parks into a continuous network. The system provides broader access and encourages active mobility between open spaces.

CONSERVATION



Similar to Scenario A, non-developed areas are dedicated to conservation, preserving key natural systems and maintaining ecological integrity even as development intensifies slightly.

- LEGEND
- PRESERVED LAND
 - WETLANDS TO REMAIN
 - EXISTING CREEK

CIRCULATION



Maintains the same overall circulation framework as Scenario A, with slight adjustments to accommodate additional small-lot neighborhoods. The street system remains efficient and multimodal. Additional consideration is given to how development may influence traffic at the intersections of Appalachian Drive with US-19 and WV-16, acknowledging these existing conflict areas and the need for future coordination with transportation partners.

- LEGEND
- PRIMARY ROADS
 - SECONDARY ROADS
 - CONFLICT ZONES

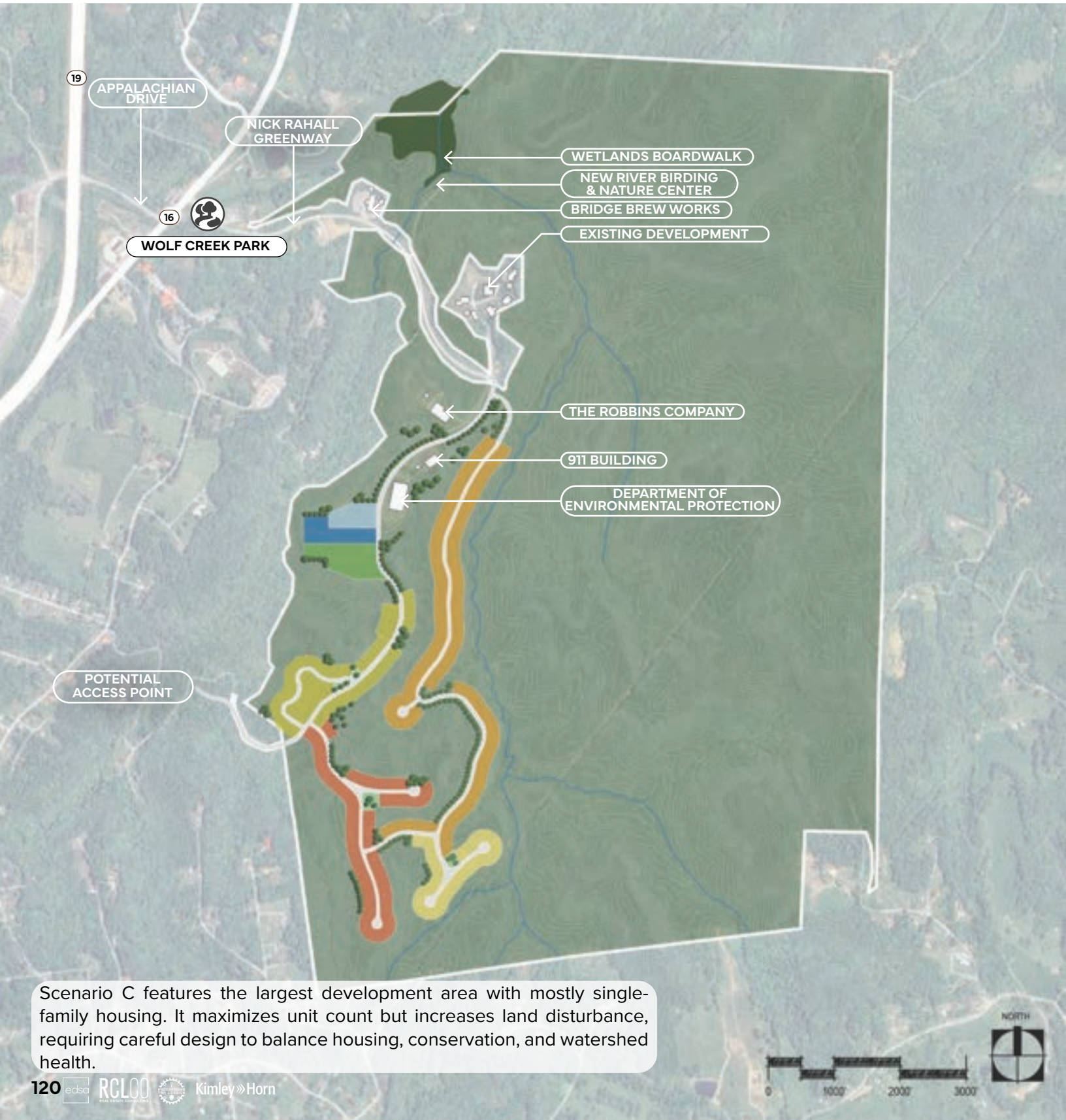
SCENARIO B METRICS

HOUSING METRICS	HOUSING TYPE	
	Multi-Family	17% / 81 Units
	Townhomes	18% / 78 Units
	Attached Single Family	44% / 210 Units
	Detached SF - 35' Lots	19% / 93 Units
	Detached SF - 50' Lots	0%
	Detached SF - 60' Lots	3% / 16 Units
	Total Housing Units	478 (110% of Target)
COMMERCIAL/ FLEX-USE METRICS	METRIC	
	Commercial Acreage	1.75
	Development Footprint (%)	0.02%
COMMUNITY RECREATION METRICS	RECREATION ELEMENT	
	Open Space Acres	876.2
CONSERVATION METRICS	CONSERVATION TYPE	
	Wetlands (ac)	9 est.
	% Total Site Conservation	95.8%
CIRCULATION & MOBILITY METRICS	METRIC	
	Miles of Primary Roads	1.03
	Miles of Secondary Roads	0.9
	New Trail Mileage (mi)	12.84

PLANNING SCENARIOS & TESTING

SCENARIO C - MAXIMIZE DEVELOPMENT

Delivers the highest total number and diversity of housing units, expanding the range of attainable options across the site. However, this scenario has the greatest impact on conservation areas and requires a larger infrastructure footprint, resulting in higher long-term maintenance and environmental costs



Scenario C features the largest development area with mostly single-family housing. It maximizes unit count but increases land disturbance, requiring careful design to balance housing, conservation, and watershed health.

RESIDENTIAL PROGRAM

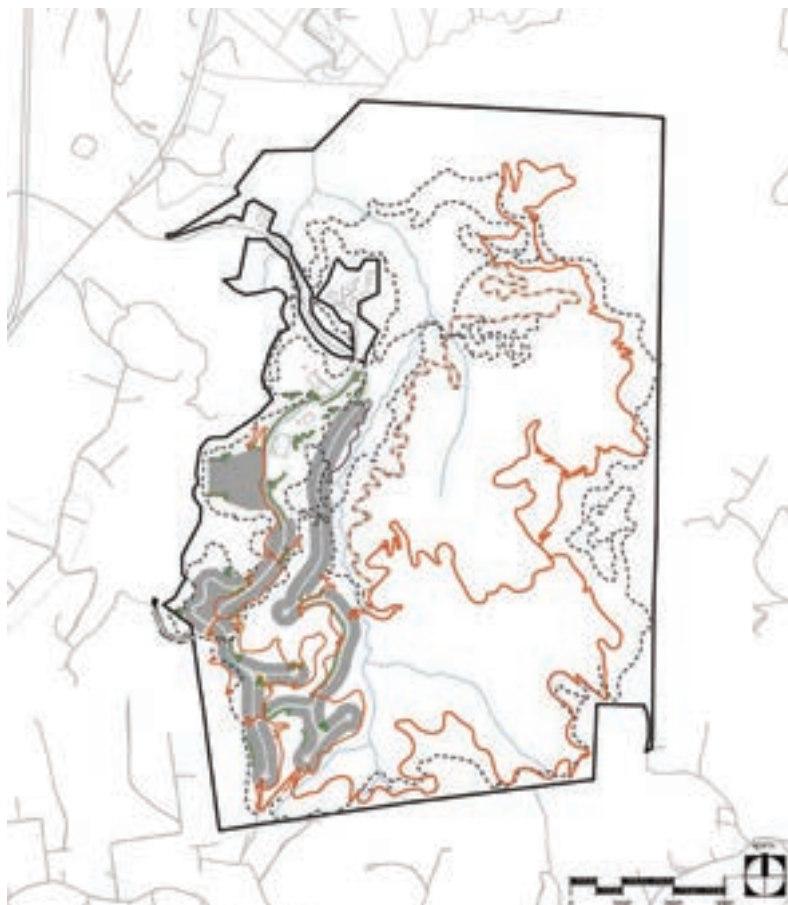


Expands the residential footprint significantly, adding a wide range of detached lot types and increasing the total unit count. While it delivers the highest housing output, this approach extends beyond the compact development core, resulting in greater land consumption and reduced infrastructure efficiency

LEGEND

- MULTI-FAMILY
- TOWNHOMES
- ATTACHED SINGLE FAMILY
- DETACHED SF - 35' LOTS
- DETACHED SF - 50' LOTS
- DETACHED SF - 60' LOTS
- COMMERCIAL

COMMUNITY RECREATION



Recreation areas are more limited as development expands, with smaller parks and narrower green corridors. Trails remain part of the framework but are more constrained by the larger residential footprint.

LEGEND

- PROPOSED TRAILS
- COMMUNITY PARK SPACE

CONSERVATION



Although non-developed land remains protected, the expanded residential footprint fragments conservation areas and reduces connectivity. Larger roadway and housing networks limit the size and continuity of preserved tracts.

- LEGEND
- PRESERVED LAND
 - WETLANDS TO REMAIN
 - EXISTING CREEK

CIRCULATION



Requires a significantly larger roadway network to serve expanded development areas. While connectivity improves in reach, the system adds substantial infrastructure length and reduces overall efficiency. With increased development intensity, traffic volumes would also rise, and the intersections of Appalachian Drive with US-19 and WV-16 would require even further coordination with transportation partners to address capacity and safety needs.

- LEGEND
- PRIMARY ROADS
 - SECONDARY ROADS
 - CONFLICT ZONES

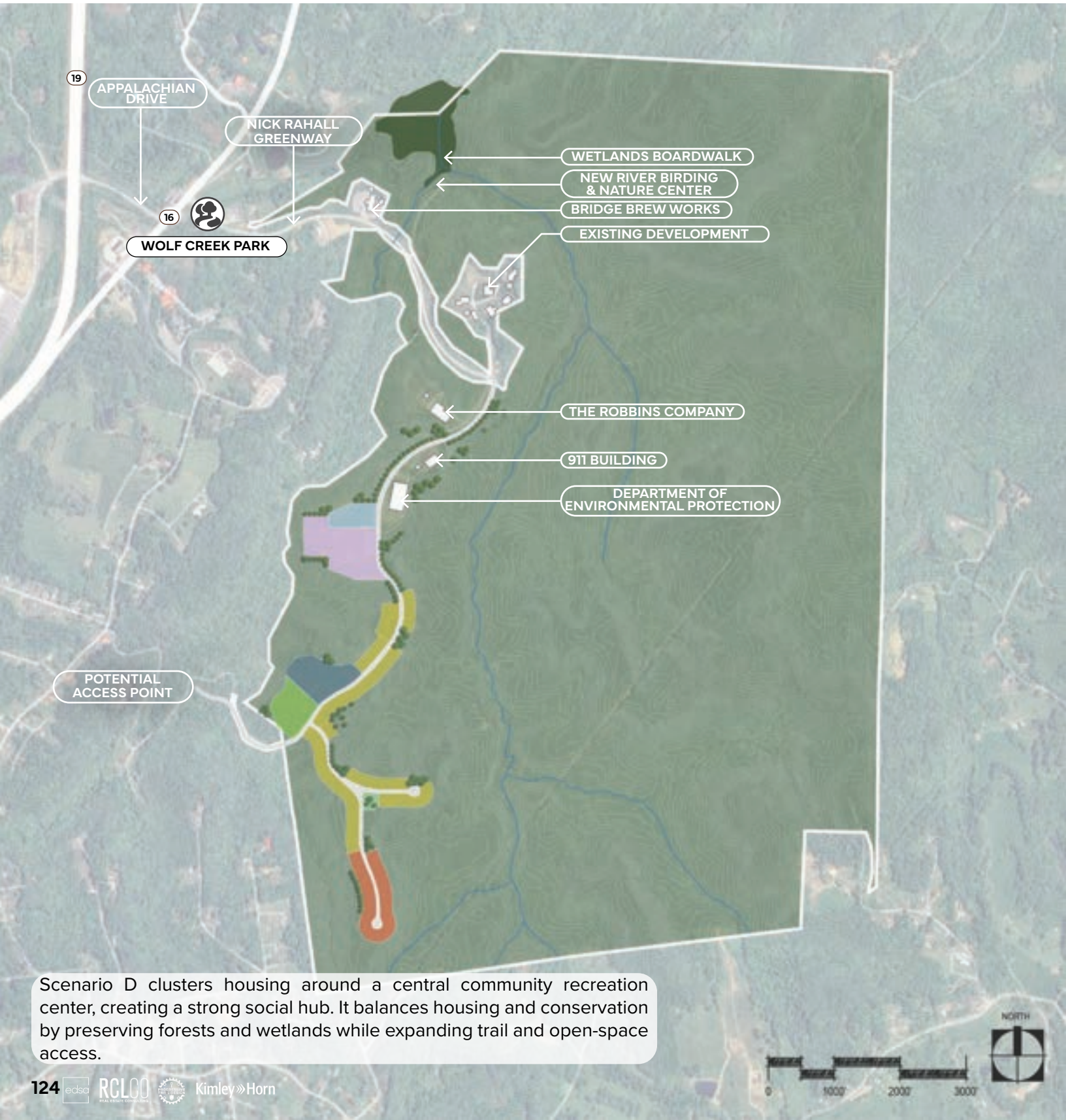
SCENARIO C METRICS

HOUSING METRICS	HOUSING TYPE	
	Multi-Family	12% / 81 Units
	Townhomes	11% / 78 Units
	Attached Single Family	31% / 210 Units
	Detached SF - 35' Lots	18% / 122 Units
	Detached SF - 50' Lots	23% / 161 Units
	Detached SF - 60' Lots	5% / 33 Units
	Total Housing Units	685 (157% of Target)
COMMERCIAL/ FLEX-USE METRICS	METRIC	
	Commercial Acreage	1.75
	Development Footprint (%)	0.02%
COMMUNITY RECREATION METRICS	RECREATION ELEMENT	
	Open Space Acres	876.2
CONSERVATION METRICS	CONSERVATION TYPE	
	Wetlands (ac)	9 est.
	% Total Site Conservation	92.6%
CIRCULATION & MOBILITY METRICS	METRIC	
	Miles of Primary Roads	1.03
	Miles of Secondary Roads	1.4
	New Trail Mileage (mi)	12.84

PLANNING SCENARIOS & TESTING

SCENARIO D - HIGHER INTENSITY WITH RECREATION CORE

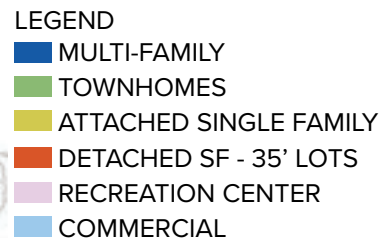
Maximizes housing delivery within a compact footprint while maintaining efficient infrastructure and strong conservation areas. Incorporates a central recreation community center that enhances community identity and livability.



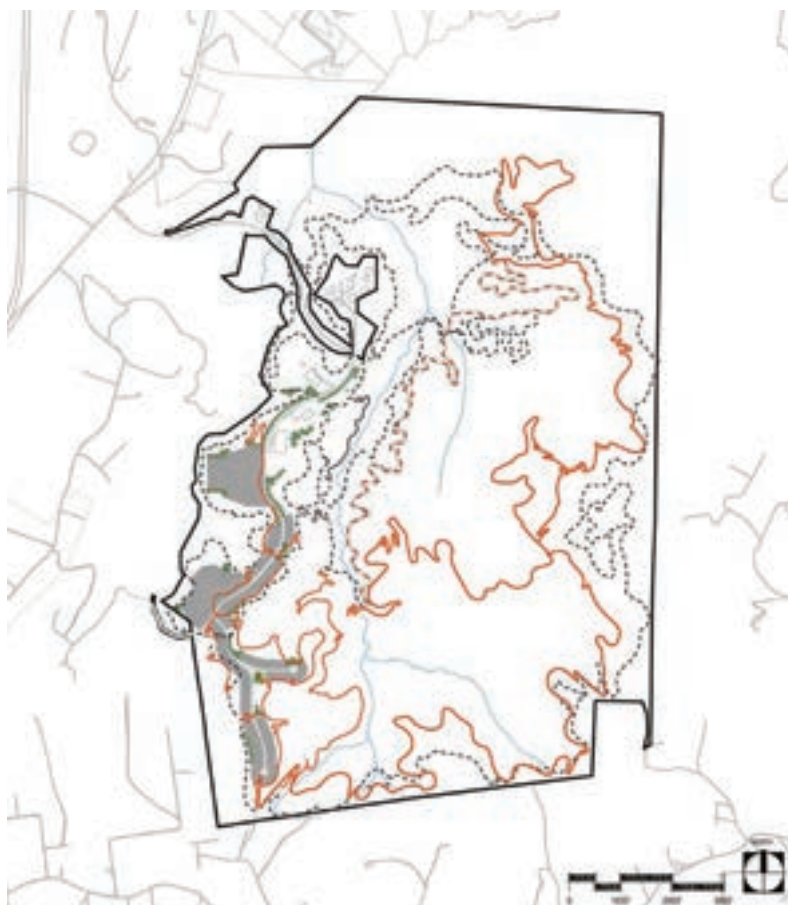
RESIDENTIAL PROGRAM



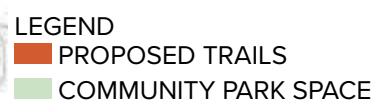
Retains a similar housing program to the baseline but distributes residential clusters across a larger site area to accommodate additional recreation and open space uses. Attached and small-lot detached homes form walkable clusters, maintaining overall efficiency while supporting access to community amenities.



COMMUNITY RECREATION



Includes a centrally located recreation center along with a well-connected network of trails and community parks. While the added acreage allows for larger open spaces, the approach still emphasizes distributed, neighborhood-scale recreation rather than a singular focus on the recreation complex.



CONSERVATION



Mirrors the conservation approach of Scenarios A and B, with all non-developed land set aside for conservation. The broader site area provides opportunities for larger, contiguous preservation zones surrounding developed clusters and recreation spaces.

- LEGEND
- PRESERVED LAND
 - WETLANDS TO REMAIN
 - EXISTING CREEK

CIRCULATION



Retains the same circulation structure as Scenarios A and B, with efficient internal streets and a strong emphasis on trail connections linking neighborhoods, the recreation center, and adjacent conservation lands. A light level of coordination with regional partners may be needed as development adds trips to the surrounding roadway network, particularly where site access interfaces with key regional routes.

- LEGEND
- PRIMARY ROADS
 - SECONDARY ROADS
 - CONFLICT ZONES

SCENARIO D METRICS

HOUSING METRICS	HOUSING TYPE	
	Multi-Family	20% / 89 Units
	Townhomes	19% / 86 Units
	Attached Single Family	52% / 229 Units
	Detached SF - 35' Lots	9% / 40 Units
	Detached SF - 50' Lots	0%
	Detached SF - 60' Lots	0%
	Total Housing Units	444 (102% of Target)
COMMERCIAL/ FLEX-USE METRICS	METRIC	
	Commercial Acreage	1.75
	Development Footprint (%)	0.02%
COMMUNITY RECREATION METRICS	RECREATION ELEMENT	
	Open Space Acres	846.9
	Community Rec Center	6.15 Acres
CONSERVATION METRICS	CONSERVATION TYPE	
	Wetlands (ac)	9 est.
	% Total Site Conservation	95.8%
CIRCULATION & MOBILITY METRICS	METRIC	
	Miles of Primary Roads	1.03
	Miles of Secondary Roads	0.63
	New Trail Mileage (mi)	12.84

COMPARATIVE ANALYSIS

Each scenario was evaluated for how efficiently it uses land, infrastructure, and resources while advancing housing and recreation goals. The comparative assessment measured both qualitative and quantitative performance to understand trade-offs between development intensity, conservation value, and long-term feasibility.

Because the majority of the site remains undeveloped across all alternatives, the trail system remains consistent, with variations only in how trailheads and access points interface with development areas.

Evaluation criteria included:

- **Land-use distribution and density balance**, assessing how development patterns respond to site conditions and available infrastructure
- **Housing and conservation ratios**, comparing residential yield and open-space preservation across scenarios
- **Recreation and community integration**, examining access to amenities and connectivity to the broader park framework
- **Infrastructure systems and service efficiency**, including roadway access, water and sewer expansion, and utility reach
- **Economic feasibility and development phasing potential**, identifying which concepts can be realistically implemented over time

SCENARIO A



SCENARIO B



SCENARIO C



SCENARIO D



COMPARATIVE METRIC ANALYSIS

		Scenario A	Scenario B	Scenario C	Scenario D
HOUSING METRICS	Housing Type				
	Multi-Family	19% / 81 Units	17% / 81 Units	12% / 81 Units	20% / 89 Units
	Townhomes	18% / 78 Units	18% / 78 Units	11% / 78 Units	19% / 86 Units
	Attached Single Family	48% / 210 Units	44% / 210 Units	31% /210 Units	52% / 229 Units
	Detached SF - 35’ Lots	0%	19% / 93 Units	18% / 122 Units	9% / 40 Units
	Detached SF - 50’ Lots	0%	0%	23% / 161 Units	0%
	Detached SF - 60’ Lots	15% / 66 Units	3% / 16 Units	5% / 33 Units	0%
	Total Housing Units	435 (100% of Target)	478 (110% of Target)	685 (157% of Target)	444 (102% of Target)
COMMERCIAL/ FLEX-USE METRICS	Metric				
	Commercial Acreage	1.75	1.75	1.75	1.75
	Development Footprint (%)	0.02%	0.02%	0.02%	0.02%
COMMUNITY RECREATION METRICS	RECREATION ELEMENT				
	Open Space Acres	876.2	876.2	846.9	876.2
	Community Rec Center	-	-	-	6.15 Acres
CONSERVATION METRICS	CONSERVATION TYPE				
	Wetlands (ac)	9 est.	9 est.	9 est.	9 est.
	% Total Site Conservation	95.8%	95.8%	92.6%	95.8%
CIRCULATION METRICS	Metric				
	Miles of Primary Roads	1.03	1.03	1.03	1.03
	Miles of Secondary Roads	0.9	0.9	1.4	0.63

DENSITY SCORECARD (QUALITATIVE COMPARISON)

Criteria	Scenario A - Concentrated Development		Scenario B - Moderate Development		Scenario C - Maximize Development		Scenario D - Recreation Core	
Housing Diversity	●●○○○	Limited	●●●●○	Strong	●●●●●	Very Strong	●●●○○	Moderate
Conservation Integrity	●●●●○	Strong	●●●●○	Strong	●●○○○	Limited	●●●●○	Strong
Infrastructure Efficiency	●●○○○	Limited	●●●●○	Strong	●●●○○	Moderate	●●●○○	Moderate
Recreation & Trails	●●●○○	Moderate	●●●●○	Strong	●●●○○	Moderate	●●●●○	Strong
Community Identity	●●●○○	Nature-First	●●●●○	Balanced	●●○○○	Housing-First	●●●○○	Nature & Community First

MARKET ALIGNMENT

The planning scenarios for Wolf Creek Park are not simply design exercises — they are tests of market alignment and feasibility. Each scenario demonstrates a way to meet or exceed Fayette County’s housing demand, but the differences lie in how product types are balanced, how much land is consumed, how infrastructure is extended, and how conservation identity is preserved.

MARKET REALITIES

Fayette County’s market faces three persistent challenges:

- **Structural Housing Shortage:** There is significant unmet demand for attainable and workforce housing, particularly in multifamily, townhomes, and small-lot detached formats.
- **High Infrastructure and Utility Costs:** Extending water, sewer, power, and roads in this region is costly, and the length of extensions is a major determinant of per-unit feasibility. Locating housing near existing corridors is critical.
- **Inverted Market Conditions:** In many cases, it is cheaper to buy an existing home than to build new. Without subsidies, grants, and participation agreements, new construction will not be attainable for most of the workforce.

Scenario testing, therefore, evaluates not only what housing can be built, but also what can realistically be delivered and absorbed by the market.

SPECTRUM OF APPROACHES

All scenarios apply the same core principles — housing-led, conservation-centered, recreation-activated, and modestly commercial — but diverge in how they balance land use, housing mix, and conservation outcomes. Together, they illustrate a spectrum of approaches exploring different relationships between housing delivery, environmental preservation, and infrastructure efficiency across the Wolf Creek Park site.

- **Scenario A – Concentrated Development:** Organizes housing in compact clusters to maximize efficiency and minimize land disturbance, preserving larger areas for open space and conservation while achieving strong infrastructure performance. Some affordability support may still be needed to maintain attainable pricing.
- **Scenario B – Moderate Development :** Balances housing delivery with preservation of ecological corridors, achieving strong integration between land use, infrastructure, and community identity.
- **Scenario C – Maximize Development :** Delivers the greatest total housing and diversity of unit types but has the largest impact on conservation areas and a broader infrastructure footprint.
- **Scenario D – Higher Intensity with Recreation Core;** Combines compact development with a central recreation hub, enhancing identity and livability while maintaining efficient infrastructure and conservation balance

Criteria/ Market Lens	Scenario A - Concentrated Development	Scenario B - Moderate Development	Scenario C - Maximize Development	Scenario D - Recreation Core
Housing Units Delivered	Meets Demand; Fewer Units	Meets Demand; Balanced Product Mix	Exceeds Demand; Highest Yield	Meets Demand
Housing Mix	Detached-Heavy; Limited Workforce Formats	Balanced Mix (MF, Townhomes, Small-Lot Detached)	MF/Attached Dominant; Limited Ownership	Detached Core, Limited Attached and Multifamily Units
Market Alignment	Misaligned; Limited Workforce Formats	Strong Alignment with Workforce Demand	Partial Alignment; Rental-Heavy	Strong Alignment with Workforce Demand
Conservation Impact	Strongest Preservation; Highest Ecological Value	Corridors Intact; Balanced Preservation	Fragmented; Weaker Ecological Continuity	Strong Preservation; Compact Footprint
Recreation Activation	Trails Preserved, Fewer Nodes	Strong Integration; Best Activation	Dense Demand; Risk of Overuse	New Community Hub
Infrastructure Costs	Higher Per Unit; Dispersed	Phased and Manageable	Lower Per Unit; Higher Upfront Lift	Moderate Per Unit and Manageable
Community Identity	Nature-First, Under- Activated	Balanced (Housing + Conservation + Recreation)	Housing-First; Suburban Risk	Nature-First, Enhanced Social Activation
Funding/Subsidy Requirement	High Per Unit	Moderate Per Unit	Moderate–Low Per Unit	Moderate - High Per Unit

MARKET TAKEAWAYS / APPLICATIONS

1. Workforce and Attainable Housing Must Lead

- Rental-ready and small ownership formats remain the most under-supplied and highest in demand.
- Scenarios that emphasize compact, attainable housing are best aligned with workforce and local market needs.

2. Infrastructure Costs Define Feasibility

- Land consumption and the extent of utility and roadway extensions directly influence per-unit development costs.
- Dispersed or low-density housing models increase infrastructure expenses, requiring deeper public subsidy.

3. The Inverted Market Requires Layered Support

- Under current market conditions, no scenario is fully feasible without coordinated public-sector participation.
- Blended funding mechanisms—combining infrastructure, housing trust, conservation, and recreation sources—are essential to bridge the feasibility gap.

4. Moderate Development Aligns with Market and Place

- Provides sufficient housing in the formats most in demand while preserving ecological continuity and community character.
- Balances achievable subsidy levels with infrastructure efficiency.
- Reinforces Fayette County's identity as a conservation-driven, recreation-oriented community that supports local residents and the regional workforce.



FINANCIAL FEASIBILITY FOR SCENARIOS

Financial feasibility is one of the most critical factors in evaluating the planning scenarios for Wolf Creek Park. All three scenarios demonstrate that housing demand in Fayette County can be met or exceeded. However, the difference lies in how costs are distributed, how efficiently infrastructure is extended, and how achievable “attainability” becomes within an **inverted housing market** where new construction often costs more than resale.

The financial analysis for scenarios does not attempt to provide full pro formas, but instead provides a **comparative snapshot** of costs and feasibility. The goal is to understand how housing formats, conservation decisions, and infrastructure sequencing influence overall viability, and what role **external funding and subsidies** must play in bridging the gap.

01 SCENARIO METRICS

- **Per-Acre Development Costs**

Compact housing clusters reduce land, utility and roadway frontage per unit, while dispersed detached housing requires higher acreage and longer utility runs. Conservation lands carry minimal direct cost but reduce gross yield, while simultaneously lowering stormwater and grading costs.

- **Per-Square-Foot Building Costs**

Multifamily and attached housing carry higher per-SF construction costs, but a lower per-unit land and infrastructure costs. Detached housing carries lower per-SF construction costs, but higher site and infrastructure cost per home. Commercial and business flex uses are the most expensive per SF, but add value through services and employment.

02 FEASIBILITY ANALYSIS KEY ASSUMPTIONS

A residual land valuation approach was used to assess the financial viability of proposed housing types. This method calculates land value based on the revenues from a completed development, minus development costs and expected profit. A project is financially feasible when it yields a positive residual land value. If negative, feasibility can only be achieved by:

- Increasing projected revenues
- Decreasing projected costs
- Introducing external subsidies to bridge the gap

To inform this analysis, market-rate revenues (rents and for-sale prices), local real estate insights, and construction cost benchmarks were evaluated. Key findings include:

- New development is challenging due to low incomes, wages, and household growth, which limit revenue potential.
- Construction costs are high (~\$200+/SF, excluding utilities and roads), while existing housing is relatively inexpensive, making renovation more affordable than new construction.
- For-sale single-family housing is the most financially attractive, likely explaining its dominance in the current market.
- Premium single-family detached homes may be financially accretive due to appeal to affluent buyers, but demand is limited.
- All primary uses on the site will likely require some level of subsidy—even if land is provided for free.

FEASIBILITY ANALYSIS KEY ASSUMPTION ON PER UNIT BASIS

PRODUCT ²	MARKET VALUE / PROCEEDS	CONSTRUCTION COSTS ³	DEVELOPER PROFIT
FS Single-Family Detached	\$539,000	\$483,816	\$80,850
FS Premium Single-Family Detached	\$673,750	\$538,425	\$101,063
FS Single-Family Attached	\$313,600	\$285,270	\$47,040
R Single-Family Attached	\$185,296	\$215,192	\$27,794
R Apartments	\$138,007	\$177,960	\$20,701

²FS stands for-sale and R stands for rental

³Excludes site-wide infrastructure costs

03 COMPARATIVE SNAPSHOT ACROSS SCENARIOS

- **Scenario A – Concentrated Development:**

Most efficient from an infrastructure and cost-per-unit standpoint, with compact housing reducing site disturbance. Financially feasible with moderate subsidies, but limited housing diversity and reduced conservation continuity constrain market and identity outcomes.

- **Scenario B – Moderate Development:**

Offers the strongest overall feasibility—balancing cost efficiency, housing diversity, and conservation integrity. Compact clustering limits infrastructure expansion, supports long-term absorption, and keeps subsidy needs moderate and achievable.

- **Scenario C – Maximize Development:**

Expands total housing output but increases infrastructure and maintenance costs, diminishing financial efficiency. Requires higher levels of financial support to offset extended utilities, environmental impacts, and reduced affordability.

- **Scenario D – Higher Intensity with Recreation Core:**

Maintains compact infrastructure and balanced costs while adding civic investment in a recreation hub that strengthens market appeal. Likely more feasible with coordinated funding that blends housing, infrastructure, and community grants.



04 FUNDING AND SUBSIDY CONSIDERATIONS

No scenario appears feasible on market pricing alone. The inverted market means that subsidy strategies must be layered into delivery, regardless of density. These may include:

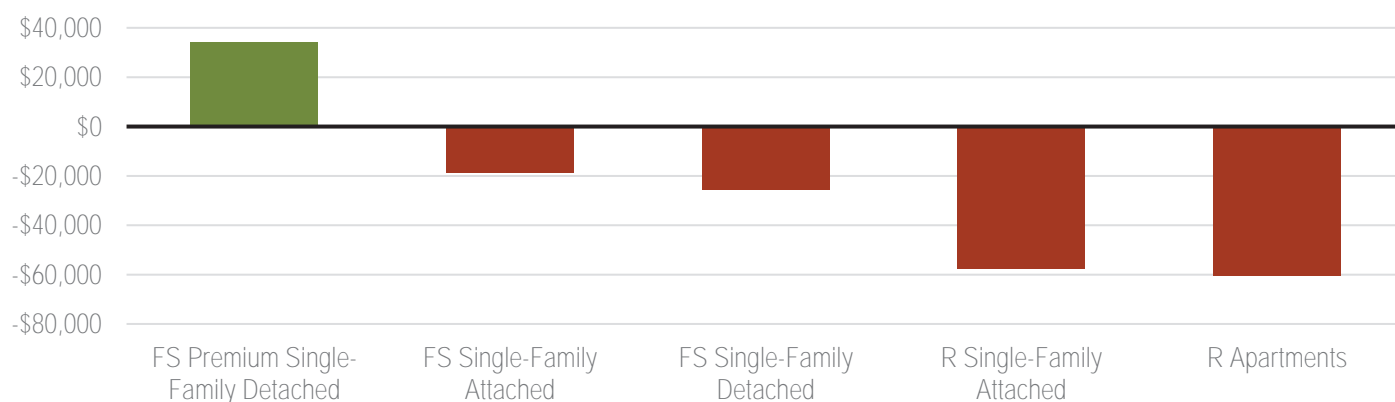
- **Infrastructure Funding:** EDA, USDA, and state utility programs to offset water, sewer, and broadband costs.
- **Housing Subsidies:** Workforce housing tax credits, down-payment assistance, gap financing, and state/local housing trust funds.
- **Trail and Recreation Grants:** TAP, RTP, LWCF, and conservation funds to underwrite trail and open space improvements.
- **Local Incentives:** Tax abatements, fee waivers, and public-private infrastructure cost-sharing.

The feasibility analysis indicates that delivering the recommended program—162 multifamily units, 144 single-family attached units, and 138 single-family detached units—could require potentially up to \$20 million in subsidy. While higher-density rental formats are the most efficient in land use, they are also the least financially viable, carrying the greatest subsidy burden to achieve attainable pricing. This underscores the need for layered funding mechanisms and sustained public-private partnerships to support workforce and attainable housing delivery.

FEASIBILITY ANALYSIS OUTPUT

- On a per unit basis, for-sale single-family housing is the most attractive from a financial perspective—which is likely one of the reasons why the market is currently dominated by this typology.
- While premium single-family detached homes—likely to be appealing to vacation- and investment-oriented buyers and affluent primary households—have the potential to be accretive to the developments bottom line, there is a relatively limited pool of demand for this top-of-market product. As a result, all of the primary uses on the site will likely require some level of subsidy—even if the land is given away for free.
- Premium single-family detached homes are the only product type generating a positive residual land value per unit, while all other housing types show negative returns—indicating that most residential formats will require some level of subsidy, even if the land is provided at no cost.

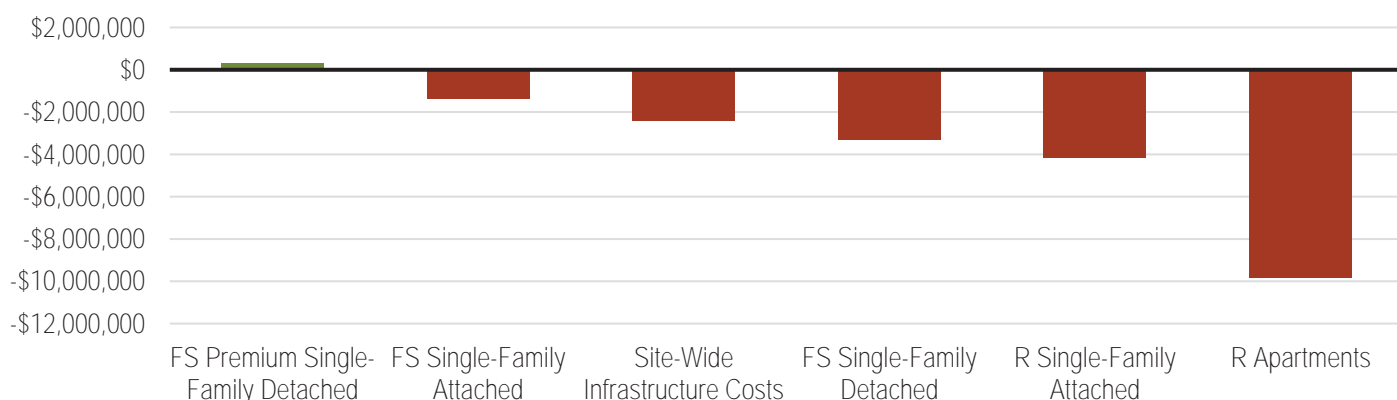
Residual Land Value / Unit; 2025



While the recommended program remains subject to change, delivering 162 multifamily units, 144 single-family attached units, and 138 single-family detached units is likely to require more than a \$20 million subsidy after accounting for utilities and roadway extensions⁴, and assuming the land is given away for free⁵.

- Consistent with the residual land values per unit, higher-density rental products are likely to require the most financial support—particularly at the recommended scale.
- Attached housing and site-wide infrastructure represent a significant share of the subsidy burden, while premium detached housing remains the least subsidy-dependent but serves a limited market segment.

Total Required Subsidy By Use; 2025



⁴Infrastructure costs were previously estimated to be \$2.16M in 2021, or roughly \$2.4M in 2025\$ assuming 3% annual inflation.

⁵The modeled program assumes that the single-family attached units are evenly split between rental and for-sale product.

SUMMARY

All four scenarios are technically feasible, but each follows a different financial pathway:

- **Scenario A – Concentrated Development** achieves the highest infrastructure efficiency and lowest per-unit costs but requires significant upfront investment and compromises some conservation continuity.
- **Scenario B – Moderate Development** provides the most balanced and realistic model, combining diverse housing, strong conservation outcomes, and manageable subsidy needs aligned with market absorption.
- **Scenario C – Maximum Development** reinforces conservation identity but expands the infrastructure footprint, requiring deeper subsidies to offset inefficiencies and maintain affordability.
- **Scenario D – Higher Intensity with Recreation Core** sustains compact infrastructure performance while enhancing livability through a recreation hub. Moderate civic investment is needed to support the added facility, but overall feasibility remains stable.

The feasibility analysis highlights three key findings:

1. Land-use efficiency directly drives infrastructure cost and subsidy requirements.
2. The inverted market makes layered public support essential for attainable housing delivery.
3. Scenario B's moderate, clustered development provides the most fundable and implementable path forward—balancing cost, conservation, and community identity.

CONCLUSIONS AND TRANSITION TO THE PREFERRED PLAN

The scenario testing for Wolf Creek Park confirms that all three alternatives can meet or exceed projected housing demand. What distinguishes them is not whether housing can be delivered, but how land is consumed, how infrastructure costs scale, and how product mixes align with market demand and conservation identity.

Across every scenario, two regional realities must be addressed:

- **High infrastructure and utility costs** make land-use efficiency a financial necessity, not just a design preference. Compact, corridor-adjacent growth reduces per-unit costs, while dispersed formats increase them.
- **An inverted housing market** means that new construction is often more expensive than buying existing stock. Without targeted funding and subsidy strategies, even well-planned housing will not reach attainable price points for the workforce.

These realities underscore that **grants, subsidies, and partnerships are fundamental to feasibility**. *Detailed strategies for funding coordination and infrastructure phasing are addressed in Chapter 10: Implementation Framework*. Infrastructure programs, housing trust funds, conservation grants, and trail/recreation funding must all be leveraged in parallel. Scenario testing was not only about spatial distribution — it was about understanding which growth patterns minimize the gap between high delivery costs and market realities.

KEY CONCLUSIONS BY SCENARIO:

A Scenario A – Concentrated Development

Emphasizes compact housing clusters to maximize efficiency and minimize land disturbance. Performs strongly on infrastructure cost per unit but reduces conservation continuity and requires targeted affordability support. Most feasible when paired with clearly defined conservation buffers and phased infrastructure investment.

B Scenario B – Moderate Development

Delivers the most balanced outcome—combining attainable housing, continuous conservation corridors, and integrated recreation. Offers a diverse product mix aligned with market demand and manageable infrastructure extensions phased with growth. Best suited for blended funding across housing, infrastructure, and trails.

C Scenario C – Maximize Development

Generates the highest overall housing output and diversity but requires expanded infrastructure and has the greatest impact on conservation areas. While it advances total unit delivery, it increases long-term maintenance costs and diminishes ecological integrity. Viable only with significant infrastructure and housing subsidy.

D Scenario D – Higher Intensity with Recreation Core

Centers growth around a community recreation hub that enhances identity and livability within a compact framework. Balances moderate housing delivery with strong conservation continuity and efficient infrastructure. Achievable with modest civic investment and long-term operating coordination tied to shared amenities.

TAKEAWAYS FROM SCENARIO TESTING

1. Housing Must Lead

- Workforce and attainable housing are the backbone of Wolf Creek Park. Multifamily, townhomes, and small-lot detached homes must anchor early phases to address Fayette County's structural shortage.

2. Conservation Shapes the Framework

- Wetlands, headwaters, slopes, and forests define where growth can occur. Conservation is not residual space; it is the organizing framework around which housing, recreation, and commercial uses must fit.

3. Recreation Connects and Activates

- Trails are both amenity and infrastructure. They connect neighborhoods to conservation zones, reduce automobile dependence, and serve as daily assets that define community identity.

4. Commercial Plays a Supportive Role

- Commercial and flex uses should remain small, local-serving, and strategically placed near housing clusters and trailheads. They complement housing and recreation, but never compete with regional centers.

5. Trade-Offs Shape Outcomes

- Scenario A – Concentrated Development focuses on infrastructure efficiency and minimizing land disturbance through compact housing clusters but offers limited housing diversity and reduced conservation continuity.
- Scenario B – Moderate Development achieves the most balanced outcome, providing the greatest diversity of housing while minimizing property disturbance.
- Scenario C – Maximum Development delivers the highest total housing and product diversity but expands the infrastructure footprint and has the greatest impact on conservation areas.
- Scenario D – Higher Intensity with Recreation Core strengthens community identity through a recreation hub, modestly increasing housing while maintaining a compact, balanced framework.

6. Costs and Funding Determine Feasibility

- High infrastructure and utility costs reinforce compact growth as the most financially viable pathway.
- The region's inverted housing market requires layered subsidies and grants to achieve affordability across all scenarios.
- Scenario B's moderate clustering minimizes property disturbance, infrastructure needs, and per-unit subsidy requirements—making it the most likely fundable and implementable model.



PREFERRED MASTER PLAN

The scenario testing process for Wolf Creek Park has demonstrated that while each alternative can meet or exceed projected housing demand, their trade-offs differ in terms of land allocation, conservation continuity, market alignment, financial feasibility, and infrastructure sequencing.

- **Scenario A** prioritized housing delivery (highest unit output; higher infra lift; weaker conservation).
- **Scenario B** balanced housing, conservation, and recreation (best alignment with workforce demand; strong corridor preservation; fundable integration).
- **Scenario C** emphasized conservation (largest preservation; fewer workforce formats; more land per unit).
- **Scenario D** integrated a recreation core within compact housing (moderate unit yield; efficient infrastructure; maintained conservation continuity; enhanced community identity).

Comparative evaluation of land use metrics, market alignment, cost considerations, and implementation pathways confirms that no single scenario provides a complete solution. Instead, the most viable path forward is a **composite strategy** that draws from the strengths of each scenario while addressing their limitations.

RECOMMENDATION FOR THE PREFERRED MASTER PLAN

The preferred direction for Wolf Creek Park is a composite approach, most closely aligned with Scenario B. This strategy integrates the strengths of all scenarios into a Recommended Master Plan Approach that is:

- **Housing-led:** Delivering sufficient attainable and workforce housing in diverse formats to meet urgent demand.
- **Conservation-centered:** Preserving wetlands, slopes, and forests as the predominant land use and ecological framework.
- **Recreation-activated:** Expanding trails and community amenities as daily assets and identity drivers.
- **Supported by modest commercial:** Embedding neighborhood-scale retail and business flex nodes that serve residents and reinforce livability.
- **Phased with infrastructure:** Sequencing growth along existing corridors to manage costs and ensure feasibility.

While this chapter identifies the most balanced land use and housing framework, infrastructure sequencing, and funding strategies are explored in the subsequent Implementation Framework (Chapter 10).



09

PREFERRED MASTER PLAN

PREFERRED MASTER PLAN

The Preferred Master Plan for Wolf Creek Park is the culmination of the scenario testing process. It is not a single alternative lifted from the four options, but a composite approach that blends the most effective elements of each scenario into a housing-led, conservation-centered, recreation-activated framework.

This preferred direction balances Fayette County's urgent need for attainable and workforce housing with the site's ecological systems and conservation assets, while positioning the park as a regional destination for recreation and community identity. It reflects a land use strategy that is market-aligned, subsidy-ready, and place-specific — addressing both local housing demand and the realities of high development costs.

CORE ELEMENTS OF THE PREFERRED MASTER PLAN

1 HOUSING-LED GROWTH

- **Anchor role:** Housing is the driving land use, with a program that meets and exceeds county demand.
- **Product mix:** A blend of multifamily, townhomes, duplexes, and small-lot detached homes forms the foundation, with a modest share of larger lots introduced in later phases.
- **Neighborhoods:** Organized into compact clusters aligned with existing corridors, reducing upfront costs and preserving surrounding land.
- **Flexibility:** Multifamily and attached formats can also serve seasonal or recreation-based workforce needs.

2 CONSERVATION AS FRAMEWORK

- **Predominant land use:** Wetlands, headwaters, steep slopes, and forest corridors are preserved as the primary organizing system.
- **Ecological continuity:** Large, connected tracts of forest and meadow remain intact as structuring greenways.
- **Identity asset:** Conservation is not leftover space — it defines Wolf Creek Park's character and establishes its distinct market identity.

3 RECREATION AND TRAILS AS ACTIVATION

- **Trail expansion:** Builds on the existing 16+ mile system, extending it into new neighborhoods and connecting to conservation lands.
- **Trailheads:** Strategically located at edges and nodes, serving both residents and visitors.
- **Community recreation:** A site is reserved for a potential recreation center, acknowledging future community-scale demand.

4 COMMERCIAL AND BUSINESS FLEX SUPPORT

- **Neighborhood scale:** Local-serving retail and services are embedded within housing areas to support daily convenience.
- **Flex opportunities:** Small workshops, co-working, and maker spaces tie directly into the recreation economy.
- **Modest footprint:** Commercial remains limited in scale, reinforcing the housing-first mission.

5 INFRASTRUCTURE ALIGNMENT (

- **Sequenced growth:** Development begins near existing capacity (water, sewer, broadband, power) and expands outward with phased improvements.
- **Cost management:** Compact clustering reduces per-unit infrastructure costs, vital in a region with high utility extension expenses.
- **Mobility:** Roads and trails are planned together as a combined mobility network, reducing automobile dependence and supporting community connectivity.

Specific sequencing, funding partnerships, and grant strategies will be detailed in Chapter 10: Implementation Framework.

KEY METRICS

Category	Preferred Master Plan (Composite)
Housing Units (Total)	478 Units (Meets/Exceeds Demand)
Housing Mix	Multifamily 17%; Townhomes 18%; Attached Single Family 44%; Small-Lot Detached 19%; Larger Lot Detached 3%
Commercial / Flex Space	1.75 Acres, Neighborhood-Scale
Miles of Road	1.03 Miles Primary; 0.63 Miles Secondary
% Land Preserved	95.8% (Wetlands, Slopes, Forests)



WHY THIS PLAN WORKS

THE PREFERRED MASTER PLAN FOR WOLF CREEK PARK represents a practical and visionary framework—designed to balance Fayette County’s growth needs with environmental responsibility, economic feasibility, and quality of life. It provides a roadmap for housing, conservation, and recreation to coexist as mutually reinforcing systems that define the park’s long-term identity.

HOUSING METRICS	HOUSING TYPE	
	Multi-Family	17% / 81 Units
	Townhomes	18% / 78 Units
	Attached Single Family	44% / 210 Units
	Detached SF - 35' Lots	19% / 93 Units
	Detached SF - 50' Lots	0%
	Detached SF - 60' Lots	3% / 16 Units
	Total Housing Units	478 (110% of Target)
COMMERCIAL/ FLEX-USE METRICS	METRIC	
	Commercial Acreage	1.75
	Development Footprint (%)	0.02%
COMMUNITY RECREATION METRICS	RECREATION ELEMENT	
	Open Space Acres	876.2
CONSERVATION METRICS	CONSERVATION TYPE	
	Wetlands (ac)	9 est.
	% Total Site Conservation	95.8%
CIRCULATION & MOBILITY METRICS	METRIC	
	Miles of Primary Roads	1.03
	Miles of Secondary Roads	0.9
	New Trail Mileage (mi)	12.84

Delivers Housing: Provides sufficient attainable and workforce housing in the right product mix to address Fayette County’s shortage.

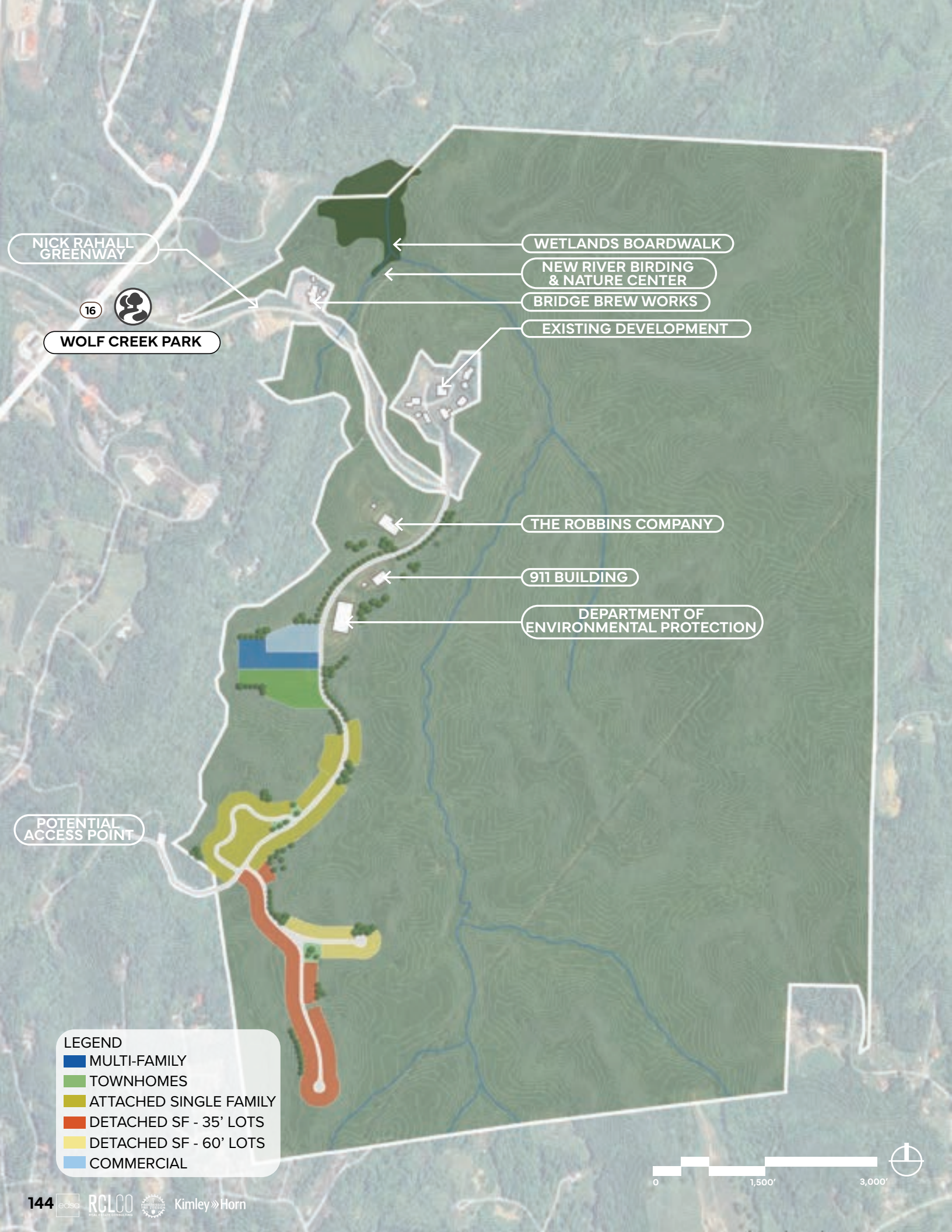
Conservation: Retains wetlands, slopes, and forests as the predominant land use and ecological framework.

Activates Recreation: Expands and connects trail systems throughout the park, integrating recreation into daily life, reinforcing community identity, and reducing auto reliance.

Supports Livability: Introduces modest commercial and flex spaces to strengthen neighborhood function without competing with regional centers.

Addresses Feasibility: Sequences growth with infrastructure capacity, controlling costs in a region where utilities represent a major burden.

Acknowledges Market Constraints: Recognizes that without subsidy and grant pathways, new development will not reach attainable levels; the plan is structured to align with outside funding opportunities.



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WOLF CREEK PARK

WETLANDS BOARDWALK

NEW RIVER BIRDING
& NATURE CENTER

BRIDGE BREW WORKS

EXISTING DEVELOPMENT

THE ROBBINS COMPANY

911 BUILDING

DEPARTMENT OF
ENVIRONMENTAL PROTECTION

POTENTIAL
ACCESS POINT

LEGEND

- MULTI-FAMILY
- TOWNHOMES
- ATTACHED SINGLE FAMILY
- DETACHED SF - 35' LOTS
- DETACHED SF - 60' LOTS
- COMMERCIAL





TRAILS FRAMEWORK

While the trail network was a consistent element across all land use scenarios, it is presented here—within the Preferred Master Plan—because its final configuration depends on the development framework now established. Earlier testing confirmed that most of the site remains undeveloped under every alternative, meaning the trail system serves as a unifying layer connecting housing, conservation areas, and regional destinations.

The existing system will be refined and expanded to align with future phases of development. Enhancing key alignments will minimize disturbance, preserve character, and strengthen long-term connectivity

Key goals include:

- Evaluating trail conditions for resurfacing, stabilization, and realignment where needed.
- Retrofitting select segments to improve accessibility and family-friendly use.
- Integrating trailheads and access points into residential clusters and mixed-use nodes.
- Establishing wayfinding and interpretive signage to unify the park's recreation identity.
- This framework ensures a complete, functional, and sustainable system that connects recreation to daily life while maintaining the integrity of the landscape and the conservation-first structure of the Preferred Master Plan.

TRAIL ASSESSMENT AND INTEGRATION FRAMEWORK

The current trail network varies in condition and usability, requiring further assessment to determine where resurfacing, realignment, or accessibility improvements are most appropriate. While certain existing corridors may conflict with future development areas, many present valuable opportunities for reuse and enhancement. Retaining and adapting these alignments, wherever feasible, will reduce disturbance, preserve established character, and maintain the natural qualities that define the park's identity.

The intent of this framework is to guide the coordination of existing and future trails so that the network evolves in tandem with development phases—ensuring safety, accessibility, and environmental stewardship.

TRAIL ALIGNMENT AND SUSTAINABILITY ASSESSMENT

- Conduct a high-level evaluation of existing trails to identify areas requiring resurfacing, stabilization, or realignment.
- Assess whether existing trails are sustainably constructed to promote proper drainage and minimize erosion or long-term maintenance.
- Identify trail segments that can be feasibly retained, reconstructed, or upgraded to meet long-term performance and accessibility standards.



TRAIL DIFFICULTY AND CIRCULATION ANALYSIS

- Review existing trail segments to establish appropriate difficulty ratings based on grade, surface, and technical features.
- Identify opportunities to retrofit or reclassify trails for beginner-level circulation near residential zones or high-use areas.
- Ensure trail design supports intuitive, safe circulation for a range of users—from casual walkers to experienced riders.

INTEGRATION WITH DEVELOPMENT FRAMEWORK

- Evaluate how the existing trail system interfaces with residential and mixed-use components of the master plan.
- Develop strategies to strengthen connectivity between trail corridors and neighborhoods, ensuring that access points are visible, safe, and inviting.
- Introduce new trail alignments that enhance overall park experience while maintaining balance between recreation and ecological preservation.

LEGACY AND ABANDONED CORRIDORS

- Identify legacy trail alignments that can be reactivated or repurposed to improve network continuity, and determine which may need to be retired where they conflict with development goals.
- Explore opportunities for these corridors to serve as development connectors, cul-de-sac links, or secondary access routes.
- Evaluate each alignment based on feasibility, safety, and its contribution to overall site circulation and identity.

Note: The assessment of the existing trails will include field verification, mapping, and condition documentation to confirm which routes can be retained, improved, or realigned. This analysis will guide refinement of the overall trail layout and support coordination among project partners as development advances.



CONCEPTUAL TRAIL PLAN

The trail system will be strategically integrated into the broader master plan for Wolf Creek Park to ensure it complements surrounding development and functions as a defining community amenity. Every phase of planning and construction will follow a coordinated approach—aligning recreational, residential, and natural assets into a cohesive and connected framework.

The proposed expansion of Wolf Creek Park offers a rare opportunity to enhance the existing trail mileage and further establish the park as Fayette County’s premier soft-surface trail destination. The system will emphasize diversity, inclusivity, and accessibility, offering a balanced mix of experiences for families, casual users, and advanced riders alike.

CONNECTIVITY AND CIRCULATION

A primary planning focus will be strengthening the connection between the park’s central activity hub and the lower development area. This linkage will be further refined as design phases progress. Within the developed areas, a primary loop will serve as the backbone of connectivity for neighborhoods, with secondary spurs branching into the existing and proposed trail networks. This structure promotes seamless movement throughout the community while providing varied trail experiences and multiple access points.

Trailheads will be strategically located to maximize connectivity, ensuring convenient access from residential areas and enhancing the overall user experience. The network will balance accessibility and adventure—serving both neighborhood users and destination-level recreation.

TERRAIN AND EXPERIENCE DESIGN

Given the steeper topography in the park’s undeveloped portions, the design will employ a stacked-loop system that distributes visitors efficiently across varying skill levels. New alignments and retrofits will prioritize family-friendly and accessible routes while maintaining opportunities for more advanced experiences. Circulation routes will connect bike trails, neighborhoods, and natural features to create a diverse and immersive outdoor environment.

WAYFINDING AND INTERPRETATION

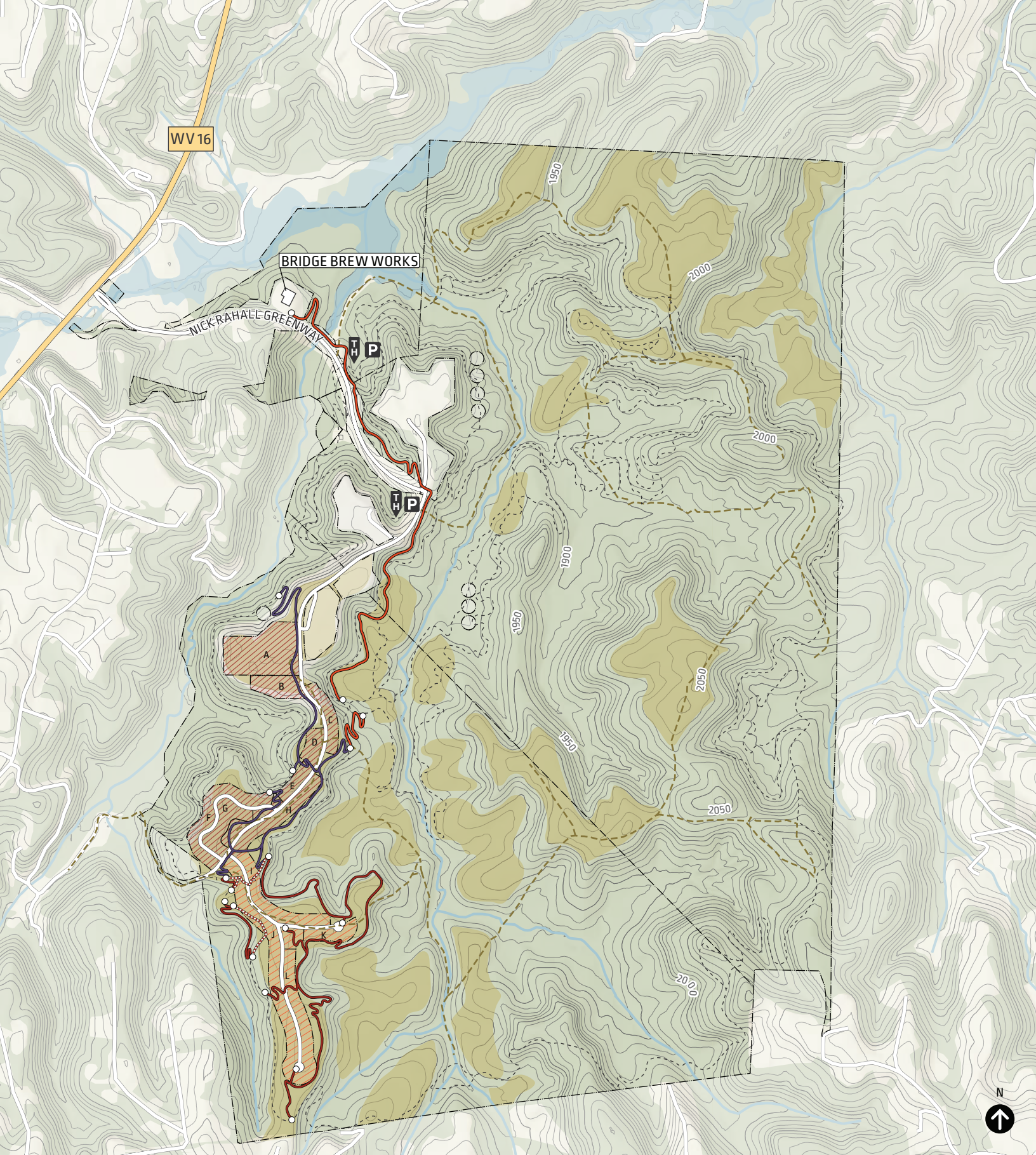
Beyond physical construction, the trail network will include a comprehensive wayfinding and interpretive signage program. These elements will improve navigation, enhance safety, and foster a deeper understanding of the park’s ecological and cultural context. Interpretive nodes, educational signage, and consistent branding will help unify the park’s identity and strengthen the sense of place.

COMMUNITY AND ECONOMIC IMPACT

The expanded trail network will position Wolf Creek Park as a regional recreation destination while supporting Fayette County’s broader goals for community growth. Beyond recreation, the trails will catalyze nearby housing and small business development by providing direct access to outdoor amenities, active transportation, and nature-based experiences. This integration of recreation and community design will elevate both the quality of life for residents and the park’s value as an economic and cultural asset.

TRAIL FRAMEWORK COMPONENT

The trail framework for Wolf Creek Park is organized around three complementary components that together form a connected, experience-rich system. The **Development Focus Area** integrates everyday recreation within neighborhoods and open spaces. The **Development Connector Trail** links these areas to the broader park and regional trail network, providing accessible, family-friendly routes. The **Mountain Bike Destination Park** leverages the site’s terrain to offer advanced riding experiences and attract regional visitors — collectively creating a trail system that supports both community life and outdoor tourism.



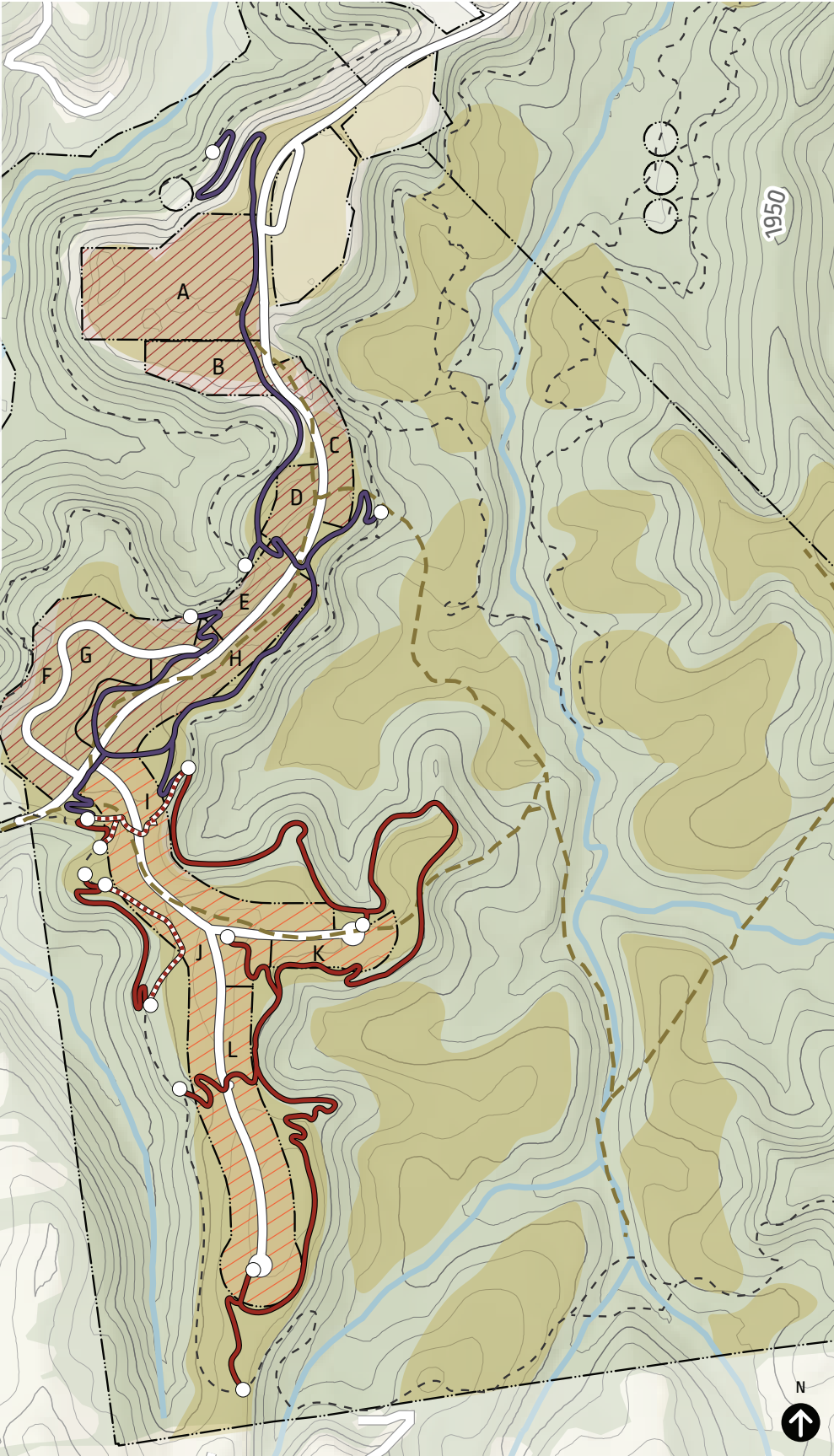
CONCEPTUAL TRAIL PLAN

	PHASE ONE	1.27 miles		ATV / OHV TRAIL.....	6.50 miles		PHASE ONE
	PHASE TWO	1.50 miles		EXISTING TRAIL	16.76 miles		PHASE TWO
	ABANDONED TRAIL	0.25 miles		PARKING			TRAILHEAD
	DEVELOPMENT TRAIL CONNECTORS.....	1.26 miles					SLOPE <20%

DEVELOPMENT FOCUS AREA

The trail system at Wolf Creek Park is envisioned as an interconnected network that follows the site's natural contours, linking neighborhoods, open spaces, and regional destinations. A primary loop will form the backbone of connectivity, with secondary spurs extending into surrounding park trails to balance accessibility and adventure. Designed for walkers, cyclists, and mountain bikers, the network minimizes disturbance, enhances scenic value, and strengthens the park's identity as a model for sustainable, recreation-oriented community design.

METRICS (ADDITIONAL MILES)
Development Focus Area: 2.52 mi



DEVELOPMENT FOCUS AREA



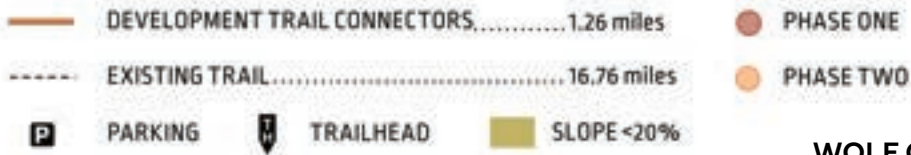
DEVELOPMENT CONNECTOR TRAIL

The Development Connector is envisioned as a key link between the brewery area and the broader Wolf Creek Park development, creating a continuous, family-friendly corridor that ties into regional trail networks. Designed to balance accessibility and terrain sensitivity, the alignment may adapt to existing grades and right-of-way conditions to maintain smooth, beginner-friendly routes. With trailheads at Bridge Brew Works, the New River Birding and Nature Center, and future development nodes, the connector will serve as both a recreational spine and a community asset—linking destinations, supporting local businesses, and strengthening the relationship between recreation, connectivity, and economic vitality.

METRICS (ADDITIONAL MILES)
Development Focus Area: 2.52 mi
Trail Connectors: 1.26 mi
Total: 3.84



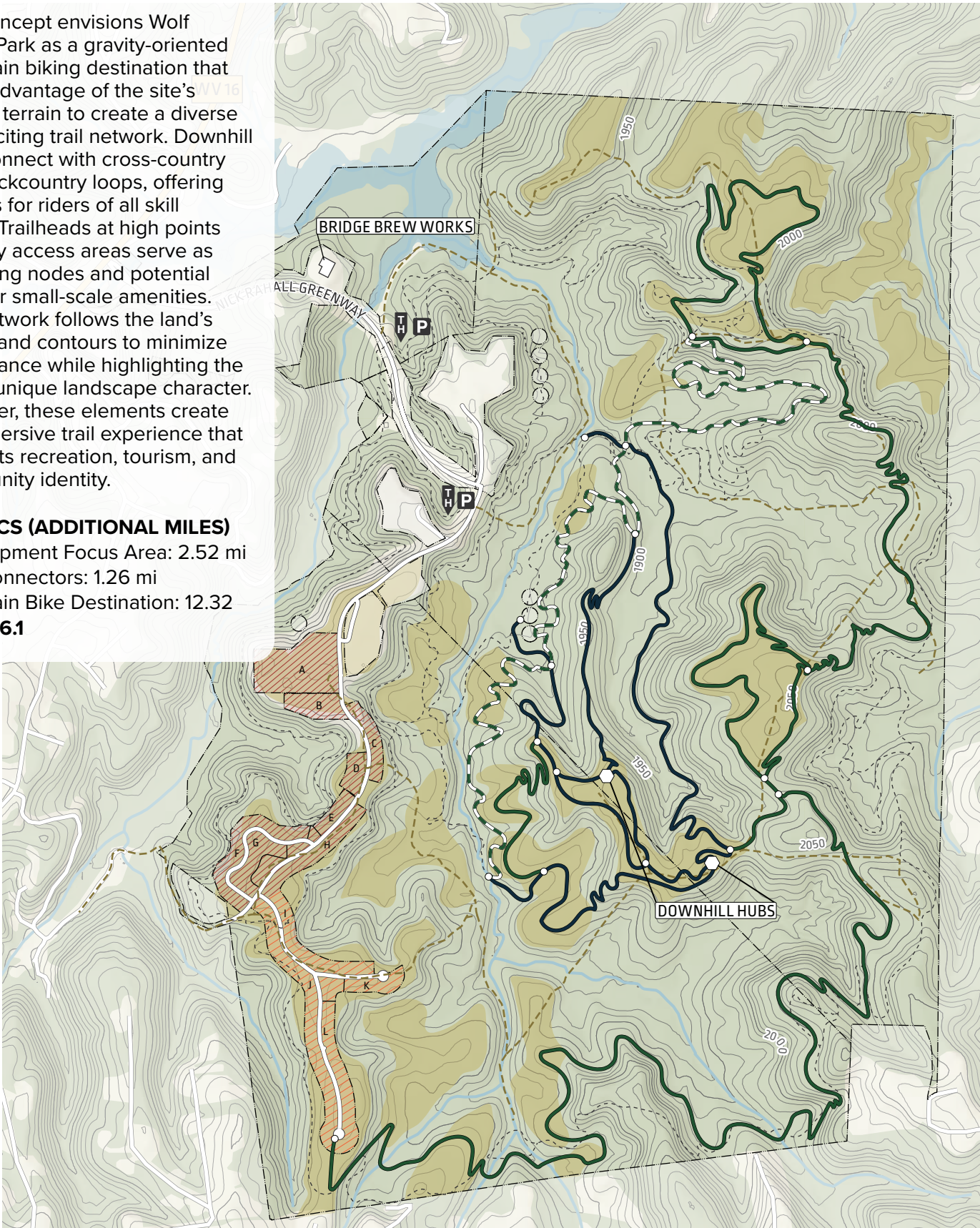
DEVELOPMENT CONNECTOR TRAIL



MOUNTAIN BIKE DESTINATION PARK

This concept envisions Wolf Creek Park as a gravity-oriented mountain biking destination that takes advantage of the site's natural terrain to create a diverse and exciting trail network. Downhill runs connect with cross-country and backcountry loops, offering options for riders of all skill levels. Trailheads at high points and key access areas serve as gathering nodes and potential sites for small-scale amenities. The network follows the land's ridges and contours to minimize disturbance while highlighting the park's unique landscape character. Together, these elements create an immersive trail experience that supports recreation, tourism, and community identity.

METRICS (ADDITIONAL MILES)
Development Focus Area: 2.52 mi
Trail Connectors: 1.26 mi
Mountain Bike Destination: 12.32
Total: 16.1



MOUNTAIN BIKE OPTIMIZED EXPERIENCE

BACKCOUNTRY TRAIL	7.27 miles	DOWNHILL TRAIL	3.05 miles	PHASE ONE
CONNECTOR TRAIL	2.00 miles	TRAILHEAD	PARKING	PHASE TWO
EXISTING TRAIL	16.76 miles			SLOPE <20%

CONCLUSION

The Preferred Master Plan establishes Wolf Creek Park as a model for balanced, incremental growth — one that aligns housing opportunity, environmental stewardship, and recreation access into a single, cohesive framework. It is a plan built on practicality and vision: compact neighborhoods that grow efficiently, expansive open spaces that remain protected, and a trail and recreation system that connects every part of daily life to the landscape.

This plan translates Fayette County's goals into physical form — delivering attainable housing options for local residents and workers, preserving the county's ecological character, and leveraging outdoor recreation as both a community amenity and an economic driver. It defines a growth pattern that is right-sized to existing infrastructure, scalable over time, and adaptable to funding opportunities.

The result is not a single project, but a living framework for community-building — one that connects people to place, balances public and private investment, and reinforces Wolf Creek Park's identity as a destination where nature, housing, and opportunity come together.



10

IMPLEMENTATION
FRAMEWORK

INTRODUCTION AND PURPOSE

The Implementation Framework translates the Preferred Master Plan into a practical roadmap for action—outlining how Wolf Creek Park can move from vision to visible progress. It connects long-term goals for housing, conservation, and recreation with the near-term steps, infrastructure investments, and policy tools needed to make them achievable.

This chapter focuses on four coordinated components that define the path to realization:

- **Phasing and Implementation Framework** – Establishes the sequence and logic of development, ensuring that growth occurs in a deliberate and achievable manner.
- **Infrastructure Framework** – Identifies how roadway, utility, and stormwater systems can extend efficiently while minimizing land disturbance and supporting future phases of growth.
- **Funding and Plan Integration** – Aligns the plan with available funding sources, partnerships, and regional initiatives to enable implementation.
- **Regulatory and Zoning Alignment** – Reviews existing policies and recommends adjustments that support compact, conservation-oriented development consistent with the Preferred Plan.

The Implementation Framework serves as a living guide—clear enough to inform decisions, yet flexible enough to adapt to evolving funding opportunities and community priorities. It emphasizes early, visible investment in housing, trails, and public spaces while maintaining a long-term commitment to environmental stewardship and fiscal responsibility.

PHASING FRAMEWORK

The Preferred Master Plan is only as strong as its implementation strategy. Phasing provides a roadmap for delivery, ensuring that housing, infrastructure, conservation, and recreation unfold in sequence and remain financially viable.

INITIAL PHASING FRAMEWORK

Development begins with attainable housing clusters positioned near existing water, sewer, and broadband corridors, allowing early construction without major infrastructure extension. These initial neighborhoods establish momentum and demonstrate the plan's feasibility, helping attract partners and investors.

Trails and conservation buffers are integrated in Phase 1 to establish character and livability early, reinforcing Wolf Creek Park's brand as a nature-centered community. As demand grows, outward expansion occurs only when supporting infrastructure is funded and constructed—reducing the risk of stranded investments and ensuring that growth remains fiscally responsible.

LAND USE SEQUENCING

Phase 1 – Early Development

- Establish workforce and attainable housing clusters along existing utility corridors.
- Extend trails to activate conservation areas and reinforce park identity.
- Introduce limited neighborhood-serving commercial and community spaces.
- Launch early branding and partnership initiatives to attract residents and employers.

Phase 2 – Mid-Term Development

- Expand housing into adjacent areas with a mix of townhomes, duplexes, and small-lot detached homes.
- Enhance the trail network and recreation nodes to strengthen connections between neighborhoods.
- Introduce flexible business and co-working spaces to support local entrepreneurship.
- Incrementally extend infrastructure capacity to serve new development areas.

INFRASTRUCTURE SEQUENCING

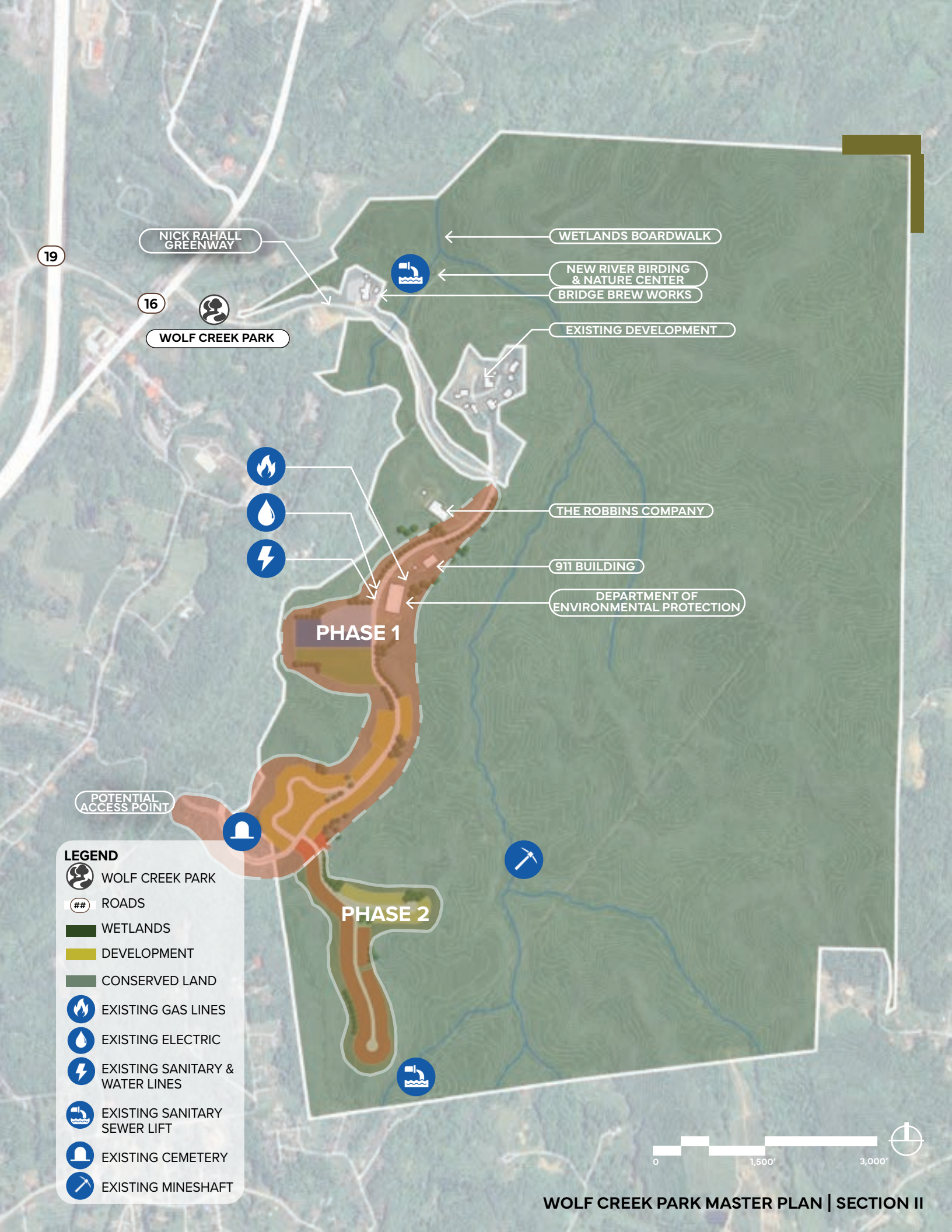
Each phase of development is supported by strategic infrastructure investment that aligns with service capacity and funding readiness. Roads, utilities, and energy systems are extended incrementally, ensuring that growth remains cost-efficient and environmentally responsible. Detailed infrastructure systems, sequencing, and coordination are described in the following section.

SUMMARY

The phasing and implementation strategy for Wolf Creek Park is designed to:

- **Deliver early wins** by meeting workforce housing demand and establishing a recognizable identity in Phase 1.
- **Conserve resources** by aligning growth with existing infrastructure and funding readiness.
- **Reinforce community character** by embedding conservation and trails from the start.
- **Adapt to change** through flexible phasing that responds to market conditions and partnership opportunities.

This incremental, conservation-based approach ensures that Wolf Creek Park grows as a financially feasible, market-responsive, and ecologically grounded community—a model for sustainable rural development in Fayette County.



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NICK RAHALL GREENWAY

WOLF CREEK PARK

WETLANDS BOARDWALK

NEW RIVER BIRDING & NATURE CENTER
BRIDGE BREW WORKS

EXISTING DEVELOPMENT

THE ROBBINS COMPANY

911 BUILDING

DEPARTMENT OF ENVIRONMENTAL PROTECTION

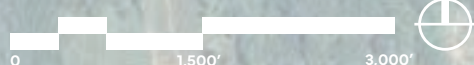
PHASE 1

PHASE 2

POTENTIAL ACCESS POINT

LEGEND

- WOLF CREEK PARK
- ROADS
- WETLANDS
- DEVELOPMENT
- CONSERVED LAND
- EXISTING GAS LINES
- EXISTING ELECTRIC
- EXISTING SANITARY & WATER LINES
- EXISTING SANITARY SEWER LIFT
- EXISTING CEMETERY
- EXISTING MINESHAFT



INFRASTRUCTURE SYSTEMS

Infrastructure is the foundation of Wolf Creek Park's implementation. Housing, conservation, recreation, and small-scale commercial uses all depend on the coordinated expansion of water, sewer, broadband, power, and transportation systems.

In Fayette County, where extension and construction costs are high relative to home prices, infrastructure is not just technical—it determines overall feasibility. To succeed, it must be phased strategically, aligned with development timing, market demand, and available funding. Given that purchasing existing homes is frequently more affordable than new construction, every infrastructure investment must lower per-unit costs, avoid stranded assets, and position the County and NRGDA to leverage state and federal support for housing, broadband, and resilient infrastructure.

INFRASTRUCTURE FRAMEWORK

1 WATER

- Early housing phases are located along existing **West Virginia American Water** corridors to minimize upfront extension costs.
- A **fire hydrant flow test** and **system-wide water model** will confirm pressures and identify any off-site extensions or up-sizing needed.
- Public mains will follow roadway rights-of-way, with **individual lot metering** and inclusion of **hydrants, valves, and air-release points** per state standards.
- Coordination with **WV American Water** will guide system capacity and design requirements.
- Construction will require **WVDOH Utility Permits** and **WVDHHR Water Line Extension Permits**.
- Conservation of wetlands and headwaters will reduce disturbance, cost, and long-term maintenance needs.

2 SANITARY SEWER

- Initial housing clusters connect to existing **Oak Hill Sanitary Board** systems to limit new infrastructure and lift-station demand.
- A **sewer capacity analysis** will evaluate existing system performance and identify required off-site improvements or up-sizing.
- Sewer mains—gravity or force—will be placed within or along rights-of-way, extended as phases build out.
- **Additional lift stations** may be required depending on topography and flow direction.
- **Septic systems** may be explored for select areas if cost-effective, pending soil, infiltration, and boring tests.
- **WVDOH, WVDHHR, or WVDEP permits** will be required depending on system type.
- Alignments will avoid steep terrain and sensitive lands to reduce costs and maintenance obligations.

3 STORMWATER

- Drainage design will use **roadside ditches, culverts, and vegetated swales** where feasible to reduce cost.
- **Multiple small ponds or one larger shared basin** will manage stormwater quantity and quality, depending on site grading and terrain.
- Open space and conservation zones will serve as **natural stormwater buffers**.
- A **WVDEP NPDES Stormwater Permit** will be required for construction and long-term compliance.
- Early integration of stormwater areas will limit grading disturbance and control runoff in each phase.

4 BROADBAND AND TELECOMMUNICATIONS

- Broadband is a **core utility**, critical for education, workforce, and quality of life.
- **Frontier Communications and Verizon** will coordinate service expansion, extending underground networks within rights-of-way.
- Phase 1 connects to existing service; later phases continue with roadway build-out.
- **Broadband and rural inclusion grants** will be pursued to support network expansion.

5

POWER AND ENERGY

- **Appalachian Power** has confirmed available capacity; underground distribution will extend with each development phase.
- Power and conduit will follow roadway rights-of-way, coordinated with other utilities to minimize trenching.
- Future phases will be **solar-ready**, with potential for **micro-grid or distributed systems** to enhance resiliency.
- **Cost-sharing programs and grants** may be used to support renewable and efficient energy delivery.

6

MOBILITY AND ROADWAY ACCESS

- Roadway construction will be **phased with housing development** to manage costs, maintain reliable access, and ensure that internal connectivity expands in step with demand.
- All roads will comply with WVDOH design standards and permitting requirements, including alignment, drainage, and safety features.
- A **Traffic Impact Study (TIS)** will determine trip generation and identify any required off-site improvements or coordination needs.
- Typical roadway sections will include asphalt pavement, guardrails, and integrated drainage systems that match the character and performance of existing county infrastructure.
- **Sidewalks, trails, and greenways** will enhance internal mobility, support multimodal travel, and link housing areas to recreation and conservation zones.
- Given the importance of regional access, the plan recognizes Appalachian Drive's role as the connector between US-19 and WV-16. Existing traffic and safety issues at these intersections will require **continued coordination with WVDOH** as development at Wolf Creek Park adds trips to the network.
- The internal circulation system is designed to manage site-generated traffic responsibly and distribute volumes across multiple access points, helping to limit additional pressure on these already constrained regional intersections.

7

GRADING & GEO-TECHNICAL

- The terrain is **rocky and variable**, requiring **geotechnical borings** and a subsurface report to guide grading and foundation design.
- Grading will balance cut and fill, flatten ridge tops, and minimize export or import.
- The **reclaimed mine shaft area** will be reviewed with **WVDEP** before grading begins.
- Earthwork design will align with stormwater and roadway plans to maximize efficiency and stability.

8

ENVIRONMENTAL & CULTURAL

- Any impacts to **wetlands or streams** will be coordinated with **WVDEP** and the **U.S. Army Corps of Engineers**.
- **Threatened or endangered species** reviews will occur through **WVDNR** coordination.
- The **existing cemetery** will be preserved and reviewed with the **WV State Historic Preservation Office (WVSHPO)**.
- Conservation zones will reduce disturbance, preserve natural systems, and strengthen environmental resilience.

INFRASTRUCTURE EFFICIENCY

The testing of scenarios confirms that **land-use efficiency directly translates into infrastructure cost per unit**. Compact clusters reduce the length of water, sewer, and road extensions. Dispersed, detached-heavy formats consume more land and increase cost per household served.

By prioritizing clustered housing, Wolf Creek Park can:

- **Reduce the cost of utility extensions per unit.**
- **Lower long-term maintenance costs by avoiding difficult terrain and steep slopes.**
- **Leverage conservation areas as buffers that minimize disturbance and reduce stormwater infrastructure needs.**

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.

SYSTEM COORDINATION AND KEY CONSIDERATIONS

- All phases align along a **central north–south infrastructure spine**, reducing redundancy and simplifying maintenance.
- Coordination with **WVDEP** required for mine shaft and lift station areas.
- Early permitting and coordination with **WVDOH, WVDEP, WVDHHR, and Oak Hill Sanitary Board** will streamline approvals.
- Environmental and cultural resource reviews should precede construction.
- Conservation and stormwater zones implemented with each phase to manage runoff and protect natural systems.



TRAIL IMPLEMENTATION AND COST FRAMEWORK

A planning-level Opinion of Probable Construction Costs has been prepared for the Wolf Creek Park trail system to support early financial planning, project phasing, and feasibility discussions. These estimates are preliminary and based on conceptual design; final alignments, trail types, mileage, and construction details will be refined as the project advances.

SCOPE OF PROPOSED TRAILS AND FEATURES

TRAIL/FEATURE	APPROX MILEAGE / SIZE	PURPOSE
Primary Circulation Trail	3 mi	High-traffic, ADA-friendly/all-user path connecting trailheads and park nodes
Secondary Trails	3 mi	Connector and feeder trails from primary routes
Experience Trails	3 mi	Scenic, interpretive, or nature-immersion routes
Backcountry Singletrack Trails	8 mi	Low-development, remote hiking or multi-use singletrack
Mountain Bike Optimized Flow Trails	3 mi	Machine-built flow trails for fun, sustained riding
Gravity Downhill Trails	2 mi	Engineered flow trails with jumps, berms, and advanced features
Skills Course Zones	0.057 mi (~300 LF)	Beginner/kid-friendly practice area with wood/stone features
Pump Track	12,000 SF	Asphalt pump track for skill-building and flow riding

PLANNING-LEVEL COST SUMMARY:

TRAIL/FEATURE	AVERAGE COST / MILE (OR ZONE/SF)	APPROX. MILEAGE / SIZE	ESTIMATED COST RANGE (LOW-HIGH)
Primary Circulation Trail	\$225,000 / mi	3 mi	\$600,000 – \$1,050,000
Secondary Trails	\$90,000 / mi	3 mi	\$210,000 – \$360,000
Experience Trails	\$65,000 / mi	3 mi	\$150,000 – \$270,000
Backcountry Singletrack Trails	\$110,000 / mi	8 mi	\$720,000 – \$1,200,000
Mountain Bike Optimized Flow Trails	\$275,000 / mi	3 mi	\$600,000 – \$1,200,000
Gravity Downhill Trails	\$550,000 / mi	2 mi	\$900,000 – \$1,400,000
Skills Course Zones	\$125,000 / ZONE	0.057 mi (~300 LF)	\$125,000 – \$200,000
Pump Track	\$25–50 / SF	12,000 SF	\$300,000 – \$600,000
SUBTOTAL OPINION OF TRAIL CONSTRUCTION COSTS			\$3,805,000 – \$6,580,000

Additional Planning Considerations: Soft Costs (design, permitting, admin): +20–30% → \$761,000 – \$1,974,000 - Contingency: +10–20% → \$381,000 – \$1,316,000

Total Planning-Level Cost Range: \$4,947,000 – \$9,870,000

Note: These are conceptual, planning-level estimates. Final construction costs will depend on detailed design, trail alignment, permitting, materials, and site conditions.

REPORT: TRAIL & FEATURE CONSTRUCTION COST BREAKDOWN

Purpose: This report provides a high-level overview of anticipated construction costs for proposed trails and features at Wolf Creek Park. Numbers support park and development planning, budgeting, and project phasing. Cost Methodology: Costs reflect per-mile, per-zone, or per-SF averages based on PTD's experience, the IMBA/PTBA guidance, USFS standards, and regional contractor data. The steep, rocky, forested terrain of the WCP site pushes costs toward mid-to-high ranges. The soft costs (planning, design, permitting, admin) estimated at 20–30% of construction, and there is a contingency added at 10–20% for unforeseen conditions and design refinements.

Trail & Feature Types & Planning Costs:

1. Primary Circulation Trail – 6 ft, crushed stone, ADA-friendly / accessible when feasible
 - Cost: \$200,000 – \$350,000 / mi
2. Secondary Trails – 2–5 ft, natural surface
 - Cost: \$70,000 – \$120,000 / mi
3. Experience Trails – 2–4 ft, natural tread
 - Cost: \$50,000 – \$90,000 / mi
4. Backcountry Singletrack Trails – 1.5–3 ft, primitive natural surface
 - Cost: \$90,000 – \$150,000 / mi
5. Mountain Bike Optimized Flow Trails – 3–4 ft, machine-shaped flow trail
 - Cost: \$200,000 – \$400,000 / mi
6. Gravity Downhill Trails – 3–4 ft, engineered flow trail
 - Cost: \$450,000 – \$700,000 / mi
7. Skills Course Zones – 300 LF (~0.057 mi), wood/stone features
 - Cost: \$125,000 – \$200,000 / zone
8. Pump Track (Asphalt, 12,000 SF) – machine-shaped asphalt, skill-building flow track
 - Cost: \$25 – \$50 / SF → \$300,000 – \$600,000

DISCLAIMER: Trail and feature alignments remain conceptual. Ground-truthing, engineering review, and detailed design are required to refine estimates and produce firm construction costs.

NEAR-TERM REVENUE GENERATION OPPORTUNITIES

As an extension of the planning scenarios, considerations of early revenue generation at Wolf Creek Park may help offset initial maintenance and operational costs, demonstrate market potential, and attract long-term investment partners.

The following opportunities build on the site's natural assets and recreation brand while requiring limited infrastructure investment.

1 GLAMPING PARTNERSHIP

Concept: Lease a small, developable parcel (5–10 acres) for a seasonal or semi-permanent outdoor lodging operator such as AutoCamp, Getaway, or Under Canvas.

Rationale: The scenic setting and adjacency to the New River Gorge make Wolf Creek Park ideal for an eco-lodging experience that reinforces its recreation identity and activates the site early.

Benefits:

- Generates consistent lease revenue with minimal public investment.
- Attracts year-round visitors, supporting local businesses and tourism.
- Builds awareness of the park as a regional destination.

Implementation: Requires only basic water, power, and access extensions; can be sited along existing corridors without disrupting future development areas.



2 TRAIL-BASED EVENTS AND OUTFITTER CONCESSIONS

Concept: Leverage the existing and expanding trail network for races, guided tours, and mountain bike events, with modest permit or vendor fees.

Rationale: The trail system is one of the park's most valuable assets — already capable of supporting activation without major construction.

Benefits:

- Generates steady small-scale income from event partnerships.
- Builds brand recognition among outdoor recreation audiences.
- Strengthens partnerships with local trail and tourism organizations.

Implementation: NRGRDA (or a different operator with a lease/permit) can develop a simple event-use permit and concession framework, scaling over time with trail expansion and visitor demand.



3 SEMI-PERMANENT FOOD TRUCK PADS AND WEEKEND MARKET HUB

Concept: Develop a small cluster of semi-permanent food truck pads and vendor stalls near the main trailhead or early development area. Pads include electrical hookups, lighting, and shared seating to host a rotating schedule of local food trucks and weekend markets.

Rationale: This activation creates a reliable gathering spot that builds community identity and generates steady revenue during early phases. It provides visible, low-cost activity that complements nearby trails and future housing areas.

Benefits:

- Produces consistent rental or permit income from vendors.
- Establishes a recurring social hub that draws both residents and visitors.
- Supports local entrepreneurs and small businesses.
- Reinforces the park's image as an active, community-oriented destination.

Implementation: Construct basic pads on stabilized gravel or concrete with access to power and gray-water disposal. Operations can be managed by NRGRDA or a concession partner through weekend schedules and vendor rotations, with potential to evolve into a permanent mixed-use plaza as development expands.

FUNDING & PLAN INTEGRATION

Infrastructure remains one of the greatest cost barriers to realizing Wolf Creek Park. For implementation to succeed, each phase must be directly tied to external funding and partnership strategies that offset high upfront costs and sustain long-term feasibility.

FUNDING AND PARTNERSHIP PATHWAYS

The following tools and programs represent the primary avenues for implementation support:

- **Federal and State Grants:** Programs through the Economic Development Administration (EDA), USDA Rural Development, the Appalachian Regional Commission (ARC), and the West Virginia Infrastructure and Jobs Development Council can support water, sewer, broadband, and workforce housing investments
- **Utility Partnerships:** Cost-sharing agreements with water, sewer, and power providers can reduce per-unit infrastructure costs while extending service reliability.
- **Transportation Programs:** Transportation Alternatives Program (TAP), Congestion Mitigation and Air Quality (CMAQ), and WV DOT funds can help integrate trails, greenways, and roadway improvements with development phases.
- **Local Tools:** Tax Increment Financing (TIF/TAD), public-private partnerships, developer agreements, and fee relief can incentivize projects that deliver attainable workforce housing and infrastructure improvements.

These programs and tools should be layered strategically—combining public funding, utility coordination, and private investment to reduce reliance on any single source and align funding cycles with the project’s phased buildout.

INTEGRATION WITH THE PREFERRED PLAN

Each phase of implementation must be paired with a corresponding funding strategy to ensure that housing delivery, infrastructure expansion, and conservation can move forward in balance. The funding framework for Wolf Creek Park is designed to maximize impact while minimizing per-unit cost through clustering, compact design, and sequenced growth.

Conservation and open space systems reduce the footprint of costly utility zones; trail networks supplement mobility and improve access without new road construction; and modest commercial nodes are located where service extensions are already viable.

Crucially, the plan assumes that grants, subsidies, and partnerships are essential—not optional—to feasibility. Without coordinated public participation, new housing and infrastructure would remain out of reach for much of the local workforce. With these tools in place, Wolf Creek Park can demonstrate how housing, conservation, recreation, and infrastructure can work together in a financially feasible, market-responsive framework that leverages local investment to attract outside capital.

By aligning funding pathways with the phasing and infrastructure framework, the County and NRGRDA can position Wolf Creek Park as a state and regional model for rural implementation—one that aligns public investment with measurable housing, environmental, and economic outcomes.



REGULATORY & ZONING ALIGNMENT

Zoning and regulatory alignment are central to implementing the Wolf Creek Park Master Plan. The scale of the site, its mixed-use composition, and its conservation-based framework extend beyond the conventional boundaries of Fayette County's zoning categories. While the existing system provides a useful baseline, full realization of the plan will require a flexible and adaptive regulatory approach—one that allows housing, conservation, recreation, and modest commercial uses to coexist within a single coordinated framework.

Fayette County has demonstrated a willingness to modernize land use controls to support strategic growth. Wolf Creek Park presents an opportunity to formalize new tools that reflect the County's priorities: attainable housing, conservation stewardship, and community activation through recreation.

Key considerations for zoning alignment include:

1 COMPATIBILITY WITH DENSITY RANGES

The proposed housing formats—compact clusters, mixed product types within a single block, and integration with trail corridors—do not align neatly with existing zoning categories. **Variances, overlays, or a Special Planning District** will likely be required to enable the desired mix of uses and densities.

2 CONSERVATION AND ENVIRONMENTAL OVERLAYS

Wetlands, headwaters, and steep slopes are already recognized under current protections. The Preferred Master Plan elevates these areas to the organizing structure of development. Zoning updates should codify clustered development and conservation set-asides as mandatory provisions, ensuring environmental protection while guiding where growth can occur.

3 ADJACENCY TO CIVIC USES

Portions of the site abut institutional anchors such as the DEP facilities and the 911 Center. Regulatory adjustments should ensure compatibility, buffering, and opportunities for shared infrastructure, such as coordinated access, parking, and utility corridors.

4 VARIANCES AND ADJUSTMENTS

To enable mixed housing formats and modest commercial nodes, Fayette County may consider adopting a Special District Overlay that establishes clear design standards for compact housing, integrated trails, conservation buffers, and neighborhood-serving commercial uses.

5 ADAPTABILITY AND PRECEDENT

Wolf Creek Park offers an opportunity for the County to modernize its zoning toolkit. Codifying conservation-based planning and attainable housing delivery within the zoning code would set a precedent for future growth—linking environmental protection and economic opportunity through regulation.

KEY METRICS

Regulatory Category	Preferred Master Plan (Composite)
Compatibility with Density Ranges	Generally Aligned; Higher Formats Require Overlay/ Variance
% Development in Conservation/ Floodplain	<0% (Avoided or Clustered Outside Sensitive Areas)
Variances / Adjustments Required	Anticipated: Cluster Provisions, Mixed-Use Allowances, Trail Integration

INTEGRATION WITH THE PREFERRED PLAN

The Preferred Master Plan demonstrates that the zoning system can accommodate large-scale development, but only if it is adapted to support:

- **Compact, diverse housing clusters** aligned with infrastructure.
- **Codified conservation preservation** as a framework, not residual.
- **Trail and recreation integration** as permitted and incentivized land uses.
- **Modest commercial and business flex nodes** that are neighborhood-serving.

This framework positions Wolf Creek Park as both a catalyst for county-level zoning innovation and a model for future conservation-based growth.

INTEGRATION WITH FEASIBILITY

Efficient land use is not only a design decision — it is a regulatory requirement for financial feasibility. Compact, corridor-adjacent development reduces infrastructure extensions, lowers per-unit costs, and improves eligibility for state and federal infrastructure grants. Similarly, zoning that prioritizes attainable housing formats improves competitiveness for housing subsidies and tax-credit programs.

In short, Wolf Creek Park’s zoning pathway must be adaptive, conservation-led, and subsidy-enabled, aligning regulatory approvals with the broader financial and community framework.



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APPENDIX

APPENDIX

STAKEHOLDER ENGAGEMENT #1

Dates: September 3–4, 2025

Location: New River Convention Center

Format: Eight small-group sessions

INTRODUCTION

Over the course of two days, September 3–4, we convened at the New River Convention Center and met with roughly 35–40 stakeholders representing county and city officials, state agencies, utility providers, property owners, recreation advocates, and local business leaders. The engagement was organized into eight focused group discussions, each designed to surface unique perspectives and priorities related to housing, infrastructure, conservation, recreation, and economic development for the Wolf Creek Park site.

WHAT WE HEARD – KEY THEMES

Housing

- Identified as the biggest need across all groups.
- Types in demand: workforce housing, affordable entry-level homes, townhomes/duplexes, condominiums, small-lot single family (1200–1400 sf), tiny homes, cottage clusters, and senior housing.
- Seasonal housing needed to support the recreation/tourism workforce.
- Housing shortages directly affect schools, businesses, and National Park recruitment.
- Construction costs remain high (\$225/sf).
- Stakeholders were split on Airbnbs: acknowledged as revenue generators, but concerns exist about impacts on long-term housing supply.

Economy & Jobs

- Desire for job-creating businesses, though on this site the focus should be limited to light industrial or recreation-supportive businesses.
- Larger-scale industrial development is already being advanced elsewhere in the county, so Wolf Creek Park should not be positioned as a competing site.
- Clear link between housing supply and the ability to retain workforce across schools, health care, recreation, and small businesses.

Tourism & Recreation

- Outdoor recreation is a strong driver, but growth is limited without housing and infrastructure.
- Wolf Creek Park is already the largest trail system in the area — seen as a foundation to build on.
- Stakeholders want more trailheads, recreation hubs, and an indoor rec facility.
- A nature center is supported, but current proposals are considered too large.
- Visitors typically stay 2–3 days, but lodging shortages mean many stay outside the county.
- Some large-scale concepts (Great Wolf Lodge, Top Golf, etc.) were viewed as out of scale and unrealistic.

Infrastructure

- Top challenge: sewer, water, and internet.
- Sewer currently served by two lift stations; one requires upgrades.
- Annexation to the City of Oak Hill was raised as a potential tool for securing services.
- WV lacks “pad-ready” sites, creating barriers to business and housing development.
- All roads must ultimately meet WVDOH standards.

Environment & Conservation

- Wetlands on-site are a regional ecological asset — supporting water quality, biodiversity (48+ species, including salamanders and bird populations), and forest connectivity.
- Priorities include maintaining watershed function, dark skies, and habitat corridors.
- A 100-foot buffer along Wolf Creek was recommended.

Lodging

- Hotels are underrepresented; select-service options (e.g., Hampton Inn) seen as realistic.
- Seasonal workforce lodging is a client priority.
- State offers incentives for hotel + housing combo projects.
- Short-term rentals (Airbnb/VRBO) exist in volume, but community sentiment is mixed.

EMERGING PRIORITIES

From these conversations, a set of shared priorities emerged:

1. Housing First

- Workforce, seasonal, and affordable housing are foundational to the site’s future.
- Without housing, schools, businesses, and the recreation economy cannot grow.

2. Infrastructure Investment

- Sewer, water, and internet are immediate needs.
- Infrastructure challenges must be addressed in order for any development to occur.

3. Balanced Growth: Development + Conservation

- Pair modest light industrial or recreation-supportive businesses with strong protections for wetlands, forests, and water resources.
- Conservation lands and buffers reinforce the county’s ecological and recreational identity.

4. Recreation & Tourism Activation

- Build on Wolf Creek Park’s trail system with new hubs, trailheads, and indoor recreation options.
- Expand lodging options to capture visitors locally and extend stays.

CONCLUSION

The Wolf Creek Park site presents a rare opportunity to align housing, infrastructure, conservation, and recreation to support Fayette County’s long-term resilience. Stakeholders emphasized that housing must come first, supported by infrastructure investment and paired with thoughtful conservation. Recreation and tourism can then serve as catalysts for growth, while modest business development can complement housing and strengthen the local economy without competing with larger-scale industrial initiatives elsewhere in the county.

ATTENDEES

County & City Officials

- Angela Gerald – Zoning Officer
- Gregg Fernett – Commissioner
- John Brenemen – President, County Commission
- Ruth Lanier – County Administrator
- Cris Meadows – City Manager, City of Oak Hill
- Damita Johnson – Retired City Manager, City of Oak Hill
- Tim Buskus – City Council, City of Oak Hill
- Valarie Vaughn – Administrative Assistant, City of Oak Hill
- Zach Harrah – Wastewater, City of Oak Hill
- Tyler Braggs – GIS Coordinator, City of Oak Hill
- Gabriel Pena – Town of Fayetteville

State & Regional Agencies

- Jennifer Liddle – Brownfields Coordinator, Division of Land Restoration (WV DEP)
- James Moore – WVDOH District 9 Engineer/Manager
- Jim Ellison – WVDOH Permit Supervisor
- Perry Keller – WVDOH Central Office
- Lorrie Thomas – WVDOH ROW
- John Tuggle – Regional PDC
- Lesley Taylor – Regional PDC

Utilities

- Scott James – Appalachian Power Company
- Paul Thurbon – Mountaineer Gas Company
- James Owrey – Mountaineer Gas Company

Property Owners

- Approximately 7 local property owners from the existing area

Recreation & Tourism / Local Businesses

- Nathan Herrold – Bridge Brew Works
- Heather Johnson – River Expeditions
- Rick Johnson – River Expeditions
- Phil Waidner – Arrowhead Bike Farm

Nonprofits, Coalitions & Advocacy Groups

- Brittany Chaber – Fayette Trail Coalition
- Abbie Newell – Fayette Trail Coalition
- Becky Sullivan – Trails advocate
- PJ Stevenson – Fayette Community Foundation
- Melanie Seiler – Active Southern West Virginia
- Rachel Davis – New River Birding & Nature Center
- Joshua Stover – WV Herpetological Society

National Park Service

- Bryan Wender – Chief Resource Manager

STAKEHOLDER ENGAGEMENT #2

Date: October 16, 2025

Location: Virtual Meetings

Format: Four focused stakeholder sessions

INTRODUCTION

On October 16, 2025, the project team held a series of four virtual stakeholder sessions to review the Wolf Creek Park Draft Master Plan and gather feedback on implementation priorities.

Participants represented conservation organizations, state legislators, and local officials. The sessions built upon previous engagement and focused on confirming direction for housing, infrastructure, conservation, recreation, and funding strategies as the plan moves into its implementation phase.

WHAT WE HEARD – KEY THEMES

Balanced Growth and Feasibility

- Broad support for the Master Plan’s housing-led, conservation-centered, and recreation-activated approach.
- Consensus that only a limited portion of the site is developable—requiring compact, clustered housing
- Emphasis on infrastructure efficiency and conservation as dual priorities for feasibility.

Housing and Market Realities

- Workforce and attainable housing remain the top community need.
- Rising construction costs and limited utilities create barriers to new development.
- Public investment, subsidies, and phased delivery are essential for feasibility.

Infrastructure as the Enabler

- Infrastructure costs are the primary constraint to implementation.
- Support for phased extensions beginning near existing service corridors.
- Coordination with utility providers and state agencies is critical for long-term success.

Conservation and Stewardship

- Conservation organizations emphasized formal easements and stewardship funding.
- Strong support for codifying conservation lands as regulatory frameworks, not discretionary elements.
- Trails, buffers, and habitat corridors viewed as essential to ecological health and identity.

Recreation and Early Activation

- Trails and open spaces identified as the most visible early investment.
- Interest in developing trailheads, small parks, and recreation hubs to define the site’s identity.

- Supported temporary or revenue-generating uses (events, food truck pads, vendor leases) to activate the site in early phases.

Funding and Policy Alignment

- Agreement that implementation depends on layered funding and partnerships.
- Priority programs include ARC, USDA Rural Development, EDA, and state infrastructure funds.
- Support for zoning flexibility, overlays, and special districts to enable mixed-use, conservation-based growth

EMERGING PRIORITIES

- Lead with workforce and attainable housing as the foundation for growth.
- Phase infrastructure strategically to match funding availability and demand.
- Codify conservation lands as permanent, enforceable frameworks.
- Implement early recreation and open space projects to build momentum.
- Leverage public–private–nonprofit partnerships to advance implementation.

CONCLUSION

- Stakeholders reaffirmed support for a housing-led, conservation-centered, and recreation-activated framework.
- Wolf Creek Park is viewed as a model for sustainable, attainable, and conservation-based development in rural West Virginia.
- Feedback from these sessions will directly inform the Implementation Framework, funding strategy, and zoning alignment in the final plan.

ATTENDEES

Fayette County Commission Members of the Fayette County Commission and County Administration: Allison Taylor, Michael Taylor

State Legislators and Representatives

State-level elected officials and legislative staff representing Fayette County- Eric Brooks

West Virginia Land Trust Representatives from the West Virginia Land Trust: Brent Bailey

The Conservation Fund Representatives from The Conservation Fund: Ashton Berdine, Miles Kirksey

COMMUNITY OPEN HOUSE

Date: October 16, 2025

Location: New River Convention Center

Attendees: Around 25-30

INTRODUCTION

In October, the project team hosted a community presentation and open discussion to share the Wolf Creek Park Draft Master Plan and collect feedback on its vision for conservation, recreation, and future growth.

While the meeting was open to all residents and community stakeholders, attendance was heavily represented by members of the trail and recreation community, reflecting the park's strong local identity as an outdoor destination. This is an important note for interpreting the feedback — the conversation leaned toward conservation and recreation priorities rather than housing or infrastructure concerns.

WHAT WE HEARD – KEY THEMES

Conservation Support

- Participants expressed overwhelming support for keeping the majority of the land protected and undeveloped.
- The park's natural setting, wetlands, and wildlife areas were viewed as its greatest assets.
- Many attendees appreciated that the plan maintains a strong conservation framework and limits development to a small portion of the site.

Recreation and Trails

- Trails were the dominant focus of discussion and a clear point of community pride.
- Participants were excited about trail improvements, new connections, and better access points, emphasizing the park's potential as a regional recreation destination.
- Support was voiced for trailheads, overlooks, and small-scale recreation nodes that complement the existing network.

Housing and Development

- Housing generated limited discussion and mixed reactions.
- Some attendees noted that limited housing could help support local workers and seasonal employees, but most preferred the park remain focused on conservation and outdoor recreation.
- The group valued that the plan does not promote large-scale or high-density development.

GENERAL IMPRESSIONS

- Overall, participants were satisfied with the plan's direction and appreciated its clear emphasis on conservation and recreation.
- The tone of the meeting was positive, thoughtful, and solution-oriented, with constructive feedback on trail design, access, and maintenance.
- The discussion reflected a shared sense of pride and ownership in Wolf Creek Park's natural identity.



COMMUNITY SURVEY

Date: Open for 2 weeks in October
Responses: 53
Format: Online public survey

INTRODUCTION

An online survey was launched to gather community input on the future of Wolf Creek Park. Responses reflected a high level of local engagement and strong alignment with previous public feedback—emphasizing conservation, recreation, and trails as top priorities. Most respondents live in Fayette County, and many identified as current trail users, influencing the overall recreation-focused results.

WHO PARTICIPATED

- 90% of respondents live in Fayette County.
- The vast majority use Wolf Creek Park for hiking or biking (90%), followed by attending events (21%) and visiting the Birding & Nature Center (13%).

KEY THEMES

Conservation and Trails First

- 87% of respondents prioritized adding trails and outdoor amenities.
- 70% emphasized protecting forests and wetlands as a core goal.
- The park's natural areas were consistently cited as its greatest community asset.

Moderate, Balanced Growth

- When ranking development directions, the preferred choice was Scenario A (Lower Intensity) and Scenario B (Moderate Development)—both emphasizing conservation, modest housing, and recreation balance
- Only 2% selected the higher-intensity option as their top preference.

What Makes the Plan Appealing

- 83% said preserving nature and open space was the most appealing feature.
- 66% valued recreation and gathering spaces.
- Only 32% selected economic growth or housing as a top motivator, showing limited interest in large-scale development.

Housing Preferences

- Support leaned toward attached and smaller-scale homes:
 - Townhomes (highest rated)
 - Narrow-lot and attached single-family homes ranked next.
 - Larger detached or premium lots received the least support.

Business and Community Spaces

- The most supported commercial uses were:
 - Local café or restaurant (36%)
 - Outdoor recreation / gear shop (28%)
 - Health, wellness, or childcare services (15%)
 - Lodging and industrial uses received minimal support.

Recreation Priorities

- The top desired features were:
 - Expanded trail network (83%)
 - Nature-based amenities (57%)
 - Community recreation center or indoor space (49%)
 - Adventure or bike skills park (49%)
- When asked how to prioritize funding, trails and recreation (94%) and conservation (60%) far outweighed housing (28%) or business development (11%).

EMERGING PRIORITIES

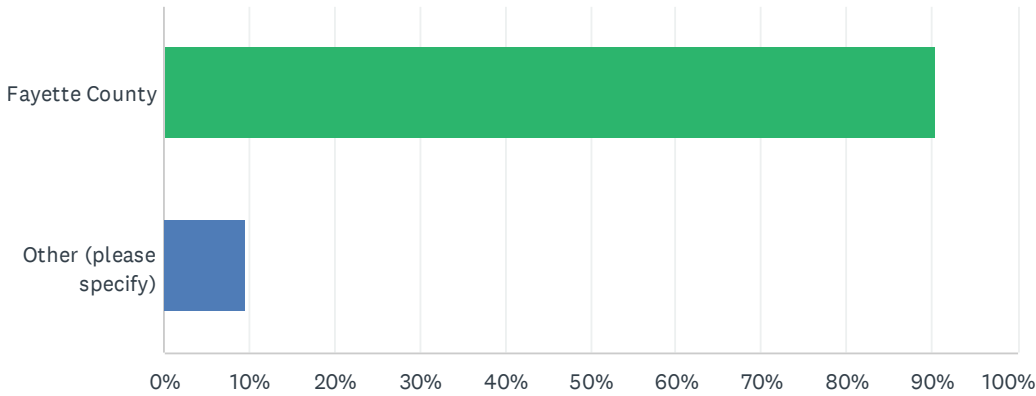
- Keep land conservation and trail expansion as the foundation of Wolf Creek Park.
- Focus new investment on recreation, access, and small community amenities.
- Maintain modest housing growth near infrastructure, aligned with conservation goals.
- Pursue funding and partnerships for recreation and environmental restoration before large-scale development.

CONCLUSION

Survey results show strong alignment with the park's conservation and recreation mission. The community overwhelmingly values the natural character of Wolf Creek Park, with trails, open space, and nature-based amenities viewed as the most important elements of its future.

Q1 Where do you live?

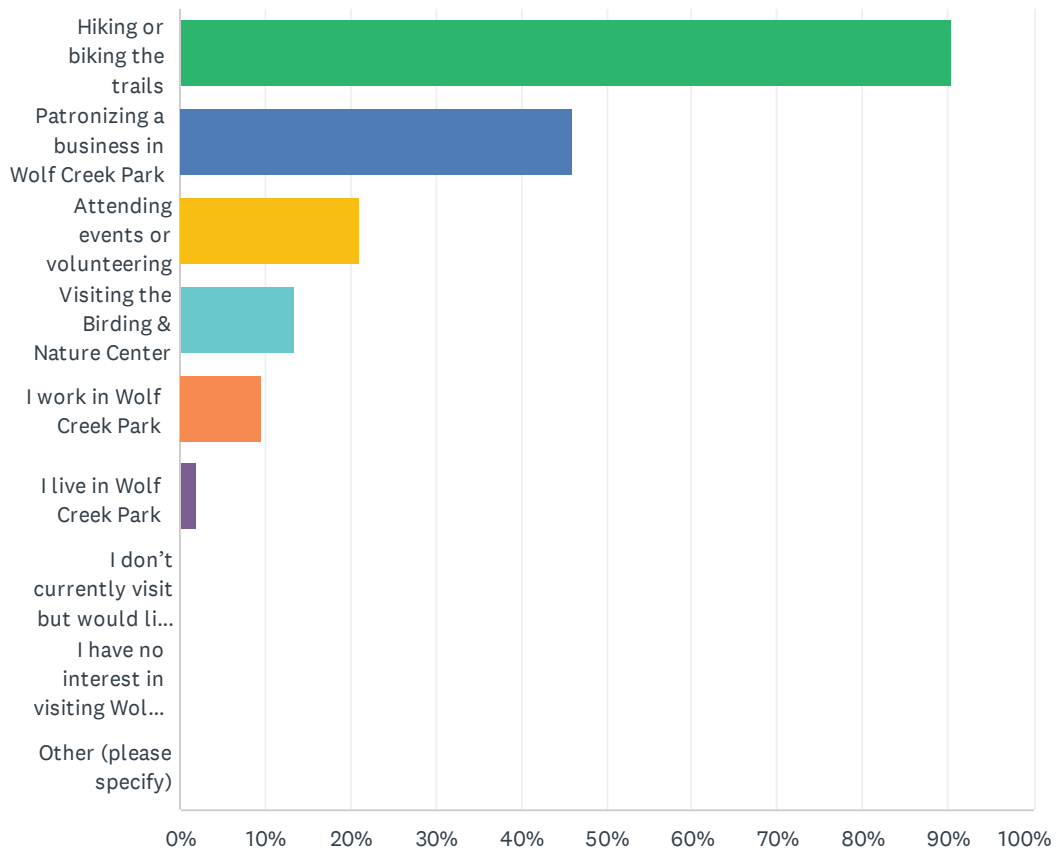
Answered: 52 Skipped: 0



ANSWER CHOICES	RESPONSES	
Fayette County	90.38%	47
Other (please specify)	9.62%	5
TOTAL		52

Q2 How do you most often use Wolf Creek Park?

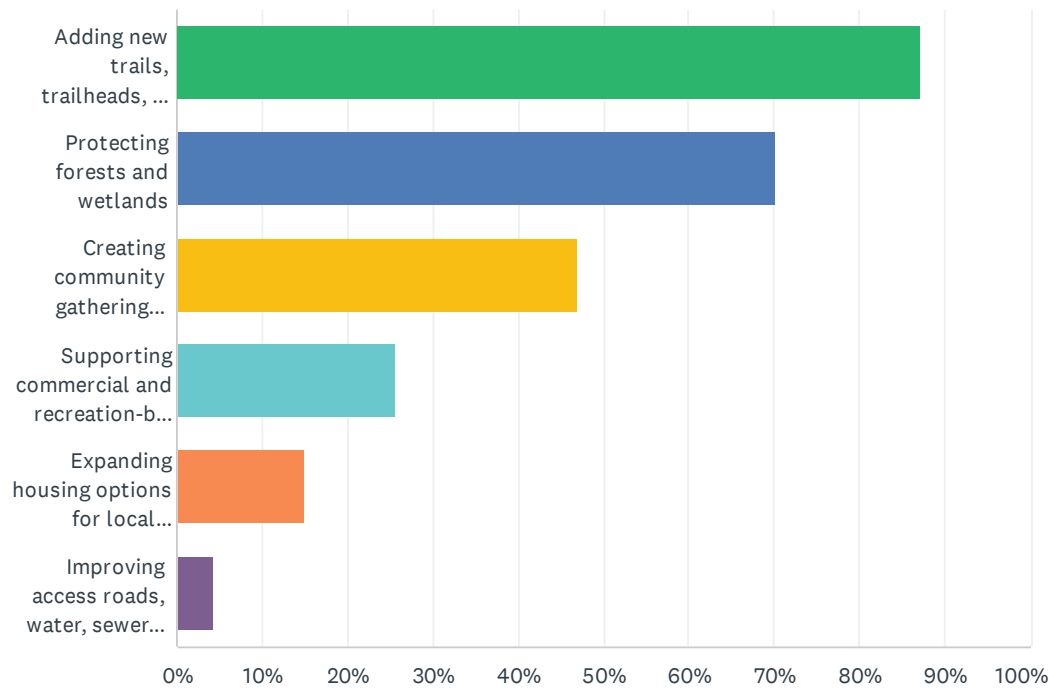
Answered: 52 Skipped: 0



ANSWER CHOICES	RESPONSES	
Hiking or biking the trails	90.38%	47
Patronizing a business in Wolf Creek Park	46.15%	24
Attending events or volunteering	21.15%	11
Visiting the Birding & Nature Center	13.46%	7
I work in Wolf Creek Park	9.62%	5
I live in Wolf Creek Park	1.92%	1
I don't currently visit but would like to	0.00%	0
I have no interest in visiting Wolf Creek Park	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 52		

Q3 Wolf Creek Park is anticipated to evolve over time — with new homes, trails, and amenities. Which goals are most important to you? (Choose up to 3)

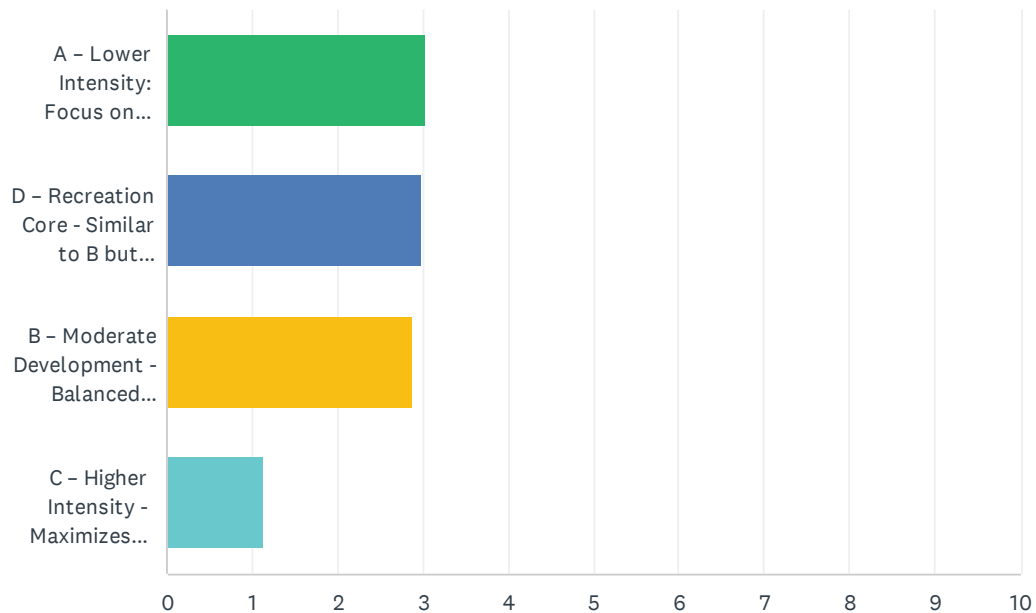
Answered: 47 Skipped: 5



ANSWER CHOICES	RESPONSES	
Adding new trails, trailheads, and outdoor amenities	87.23%	41
Protecting forests and wetlands	70.21%	33
Creating community gathering places or recreation facilities	46.81%	22
Supporting commercial and recreation-based businesses	25.53%	12
Expanding housing options for local workers and families	14.89%	7
Improving access roads, water, sewer, and broadband	4.26%	2
Total Respondents: 47		

Q4 Looking at the options below, which overall direction do you think fits Fayette County's needs best? (Use "1" for most preferred and "4" for least preferred)

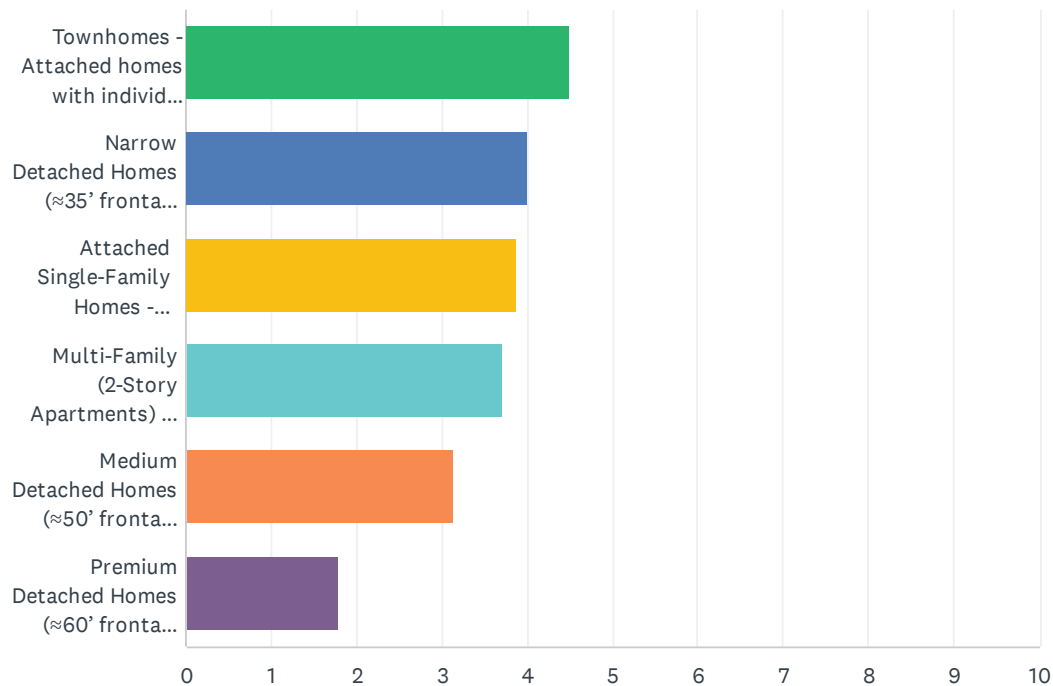
Answered: 47 Skipped: 5



	1	2	3	4	TOTAL	SCORE
A – Lower Intensity: Focus on smaller footprint and conservation. Limited new housing, minimize infrastructure cost. Includes light industrial or small commercial uses.	36.17% 17	31.91% 15	29.79% 14	2.13% 1	47	3.02
D – Recreation Core - Similar to B but includes a community recreation center as a social hub for residents and visitors. Includes light industrial or small commercial uses.	40.43% 19	25.53% 12	25.53% 12	8.51% 4	47	2.96
B – Moderate Development - Balanced approach: housing, conservation corridors, strong trail connections. Includes light industrial or small commercial uses.	23.40% 11	42.55% 20	31.91% 15	2.13% 1	47	2.87
C – Higher Intensity - Maximizes housing delivery, fewer preserved areas, strong market potential. Includes light industrial or small commercial uses	0.00% 0	0.00% 0	12.77% 6	87.23% 41	47	1.13

Q6 Wolf Creek Park could include a mix of housing types — from apartments and townhomes to single-family homes on different lot sizes. Each type serves different residents and price points.

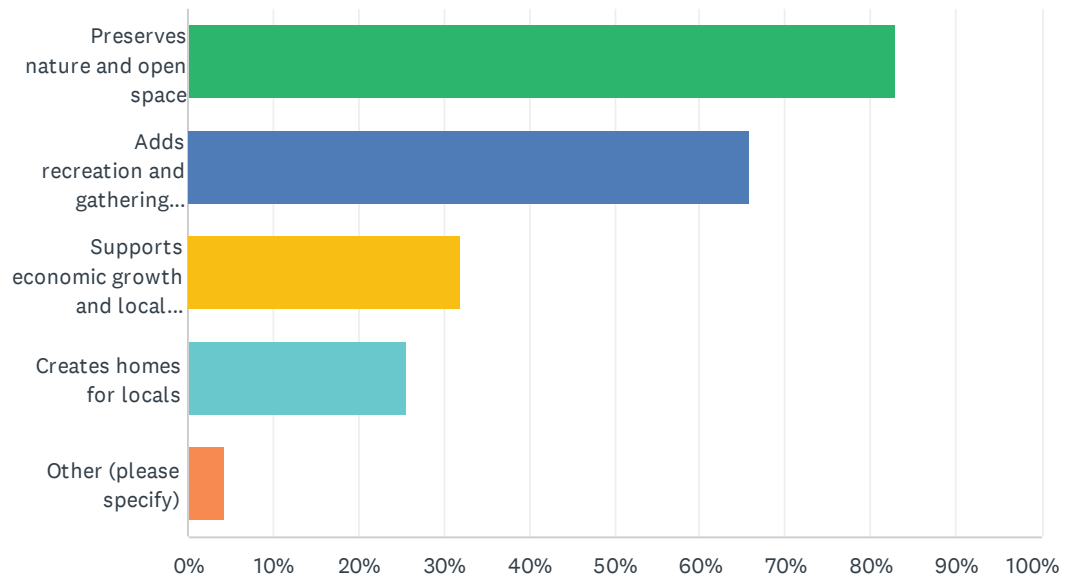
Answered: 47 Skipped: 5



	1	2	3	4	5	6	TOTAL	SCORE
Townhomes - Attached homes with individual entrances; moderate density, for sale or rent.	23.40% 11	36.17% 17	19.15% 9	10.64% 5	8.51% 4	2.13% 1	47	4.49
Narrow Detached Homes (≈35' frontage) - Compact single-family homes with smaller yards; more affordable and efficient	17.02% 8	21.28% 10	14.89% 7	40.43% 19	4.26% 2	2.13% 1	47	4.00
Attached Single-Family Homes - Duplexes or rowhouses that share a wall but feel like individual homes	6.38% 3	17.02% 8	44.68% 21	23.40% 11	6.38% 3	2.13% 1	47	3.87
Multi-Family (2-Story Apartments) - Rental buildings that provide attainable housing for workers, families, and seasonal residents	34.04% 16	12.77% 6	4.26% 2	8.51% 4	21.28% 10	19.15% 9	47	3.72
Medium Detached Homes (≈50' frontage) - Traditional single-family homes with moderate lot sizes	12.77% 6	10.64% 5	10.64% 5	10.64% 5	53.19% 25	2.13% 1	47	3.13
Premium Detached Homes (≈60' frontage) - Larger single-family lots offering more space, privacy, and higher price points	6.38% 3	2.13% 1	6.38% 3	6.38% 3	6.38% 3	72.34% 34	47	1.79

Q5 What makes a scenario most appealing to you? (Select all that apply)

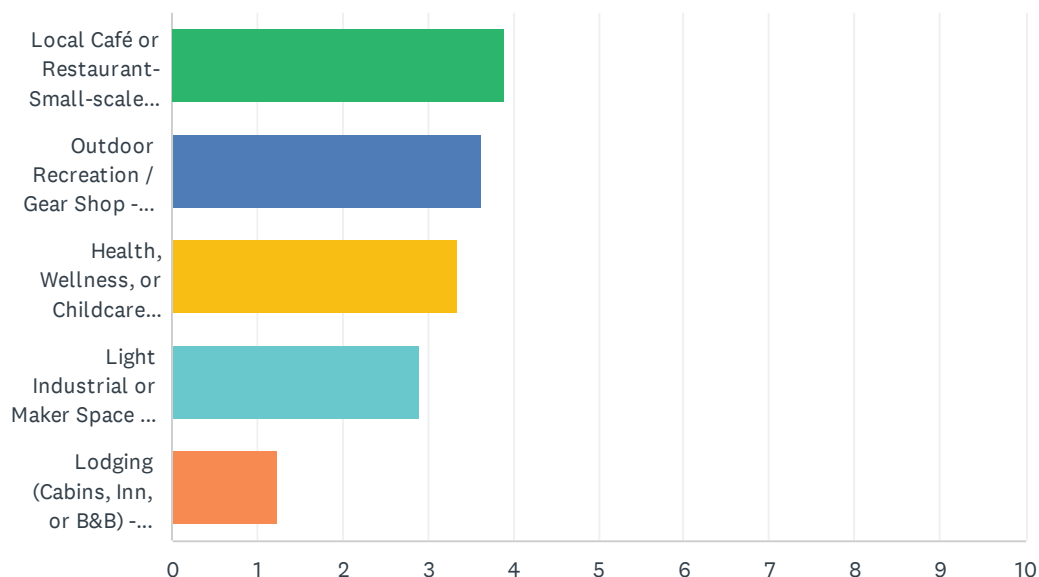
Answered: 47 Skipped: 5



ANSWER CHOICES	RESPONSES	
Preserves nature and open space	82.98%	39
Adds recreation and gathering spaces	65.96%	31
Supports economic growth and local business	31.91%	15
Creates homes for locals	25.53%	12
Other (please specify)	4.26%	2
Total Respondents: 47		

Q7 Please rank the following commercial and light business types from most important (1) to least important (5) for Wolf Creek Park

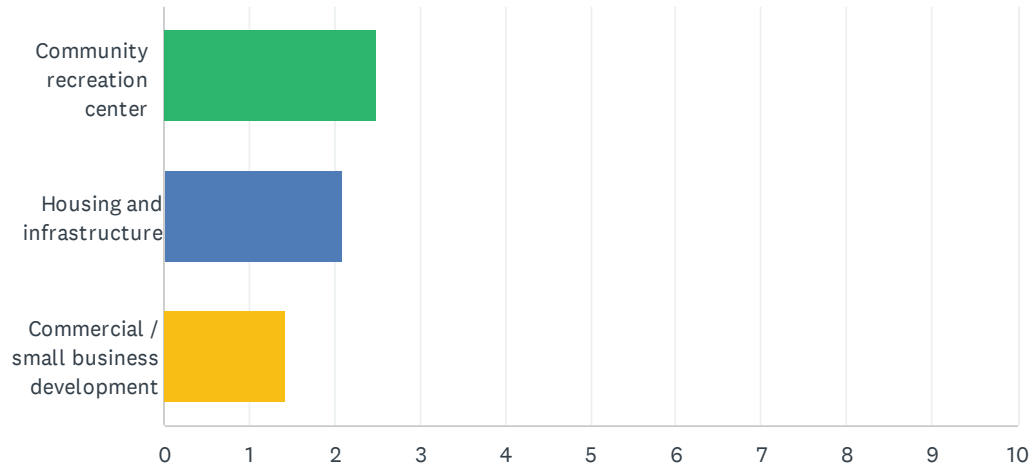
Answered: 47 Skipped: 5



	1	2	3	4	5	TOTAL	SCORE
Local Café or Restaurant- Small-scale food or beverage spot serving residents, visitors, and trail users	36.17% 17	31.91% 15	19.15% 9	12.77% 6	0.00% 0	47	3.91
Outdoor Recreation / Gear Shop - Bike, paddle, hike, or outdoor equipment rental and repair	27.66% 13	31.91% 15	17.02% 8	21.28% 10	2.13% 1	47	3.62
Health, Wellness, or Childcare Services - Fitness studio, physical therapy, childcare, or wellness-oriented businesses	14.89% 7	23.40% 11	44.68% 21	14.89% 7	2.13% 1	47	3.34
Light Industrial or Maker Space - Small workshops, studios, or production spaces supporting trades and artisans	19.15% 9	12.77% 6	17.02% 8	40.43% 19	10.64% 5	47	2.89
Lodging (Cabins, Inn, or B&B) - Overnight stays that complement recreation and tourism	2.13% 1	0.00% 0	2.13% 1	10.64% 5	85.11% 40	47	1.23

Q8 How would you prioritize the recreation center compared with other major investments? (Use 1 for highest priority, 3 for lowest.)

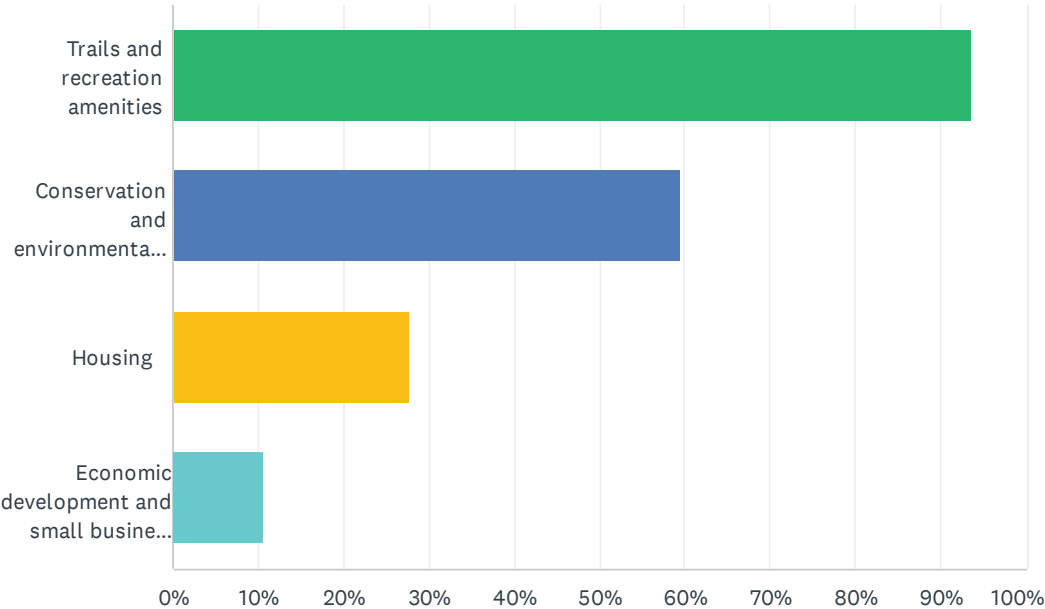
Answered: 47 Skipped: 5



	1	2	3	TOTAL	SCORE
Community recreation center	68.09% 32	12.77% 6	19.15% 9	47	2.43
Housing and infrastructure	27.66% 13	53.19% 25	19.15% 9	47	2.00
Commercial / small business development	4.26% 2	34.04% 16	61.70% 29	47	1.43

Q9 If subsidies or grants are needed, which goals do you think they should support most? (Choose up to two)

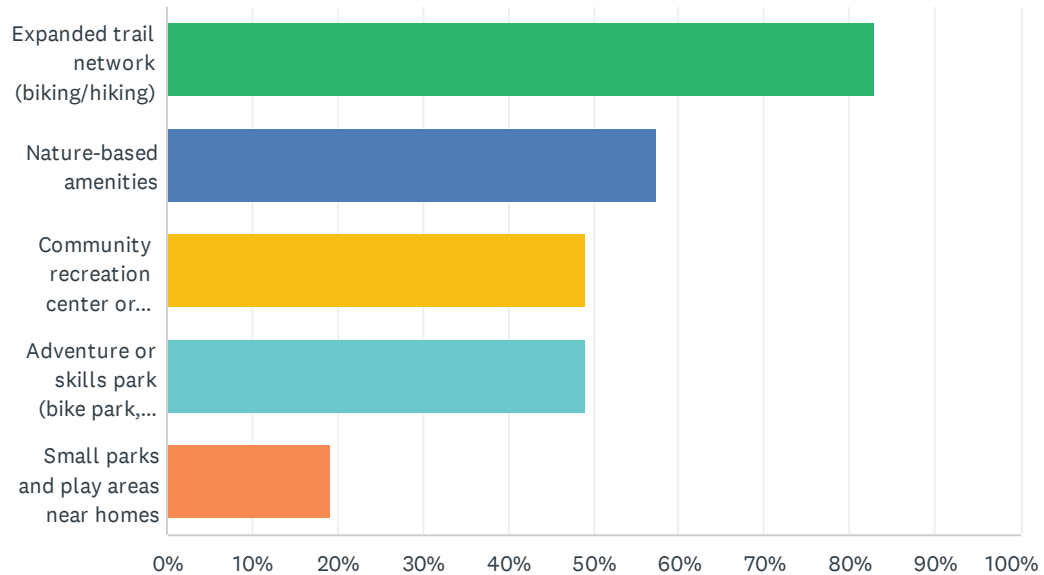
Answered: 47 Skipped: 5



ANSWER CHOICES	RESPONSES	
Trails and recreation amenities	93.62%	44
Conservation and environmental restoration	59.57%	28
Housing	27.66%	13
Economic development and small business space	10.64%	5
Total Respondents: 47		

Q10 Which new recreation elements would you most like to see? (Choose up to 3)

Answered: 47 Skipped: 5



ANSWER CHOICES	RESPONSES	
Expanded trail network (biking/hiking)	82.98%	39
Nature-based amenities	57.45%	27
Community recreation center or indoor space	48.94%	23
Adventure or skills park (bike park, etc.)	48.94%	23
Small parks and play areas near homes	19.15%	9
Total Respondents: 47		



MEMORANDUM – INFRASTRUCTURE CONSTRAINTS SUMMARY

To: Cristina Bustamante
EDSA

From: Austin Williams, P.E.
Kimley-Horn and Associates, Inc.

Date: 09/11/2025

Subject: Wolf Creek Park Master Plan
City of Oak Hill, Fayette County, West Virginia
Infrastructure Constraints Summary Memo

This memorandum details a review of existing conditions, existing zoning requirements, and applicable agency information for the site located at Wolf Creek Park in the City of Oak Hill and Fayette County, West Virginia.

Executive Summary

Key observations are listed below:

- The site is split between Fayette County and City Oak Hill jurisdictions with different zonings.
- The site is not located in an identified FEMA floodplain but has a small portion that's within an advisory floodplain.
- The site has potential for unmapped intermittent streams and wetlands.
- The site has water, sewer, storm, electric, gas, and telecommunication facilities adjacent to the site.
- Oak Hill Sanitary Board infrastructure and capacity is limited and could require additional infrastructure improvements and costs.
- A traffic study is needed to determine the potential impacts the proposed future use could have on the adjacent roadways and intersections.
- There is an existing cemetery (Harlem Heights Cemetery) located on the site.
- There is an existing reclaimed mine shaft site located on the site.
- There are large rock formations and boulders on the site.
- There is mountain biking, hiking, and off-road utility vehicle trails on the site.
- There is a birding and nature center board walk located on the site.
- The master concept development plan performed by Thrasher Engineering roughly shows about only 200 acres of the 900 acres being developable without additional significant design, infrastructure, and construction cost considerations.
- Civil and Environmental Consultants (CEC) performed a Preliminary Engineering Report in 2021 that contains more detailed information on potential engineering costs.

Ordinance Review and Zoning Analysis

The site known as Wolf Creek Park is an approximately 920-acre site comprised of three parcels, each owned by the New River Gorge Regional Development Authority. The site is currently undeveloped and wooded with several miles of mountain biking, hiking, and off-road utility vehicle trails and a wooden board walk for a birding and nature center. Please see **Appendix A** for the Base Map. The site is split between two local municipalities, the City of Oak Hill and Fayette County. The northern portion of the site that is located within the City of Oak Hill limits is roughly 300 acres and is zoned R-2 Residence Districts. Please see **Appendix B** for the City of Oak Hill Zoning Map and R-2 district code regulations. The southern portion of the site that is located within the Fayette County limits is roughly 620 acres and is zoned Planned Development. Please see **Appendix C** for the Fayette County Zoning Map and PD district code regulations.

According to Angela Gerald, the current zoning officer for Fayette County, the Planned Development district that was established for this site does not have established regulations in the current unified development code and is not subject to US Route 19, US Route 60, and Route 16 Corridor Overlay District. Any development of this site within Fayette County's jurisdiction would have to follow the original planned development Live, Work, Play regulations or would have to establish their own standards and regulations. No documents have been provided at this time to support this communication. Annexation of the portions of the site located in Fayette County into the City of Oak Hill was discussed as a possibility but further discussion with each jurisdiction is needed.

FEMA Floodplain Impact Evaluation

The site primarily drains from the southeast corner of the site to the northwest corner of the site to Adkins Branch which outfalls into Wolf Creek and then eventually the New River. The parcel is not located in an identified FEMA flood hazard area, but unmapped flood areas may be present. Please see **Appendix D** for FEMA Firmette Map. According to the WV Flood Map Tool, a majority of the site is not located within an identified flood hazard area, however, the northwest corner of the site near the birding and nature center area is located within an advisory floodplain, but not a FEMA 100-year effective floodplain. Please see **Appendix E** for WV Flood Tool Maps.

Wetland and Stream Resources Desktop Review

According to the US Fish and Wildlife Service (USFWS) National Wetlands Inventory Map, the site includes a portion of freshwater and forested wetland in the northwest corner of the site near the birding and nature center area. Please see **Appendix F** for USFWS National Wetland Inventory Map.

When reviewing the site's topography and according to coordination with the West Virginia Department of Environmental Protection (WVDEP), the site takes on a considerable amount of drainage offsite from the south and east of the site. Further coordination and verification is needed with the WVDEP to verify if these waterways would be considered an intermittent stream, ephemeral stream, or perennial stream and what the resulting permitting strategy and cost would need to be to impact or alter these areas.

Public Utility Mapping

The existing documents provided to Kimley-Horn as well as GIS images provided to Kimley-Horn by several of the utility providers list or show multiple utility systems and infrastructure adjacent to and on the site. An ALTA survey, a title commitment, record drawings, plats, and deeds were not provided to Kimley-Horn to review existing easements for utilities that are present on or adjacent to the site. The utility list includes but not limited to water, sanitary sewer, storm sewer, electric, gas, and telecommunications.

The site can be served by public water by West Virginia American Water. According to GIS images provided by WV American Water, there is an existing 12" ductile iron public water main within Nick Rahall Greenway that extends past the existing 911 call center office and before the WVDEP office building. The existing capacity or upsizing of these lines needs to be confirmed with WV American Water based on the future proposed development demands and uses. There is an existing hydrant located near the end of Nick Rahall Greenway near the WVDEP office building. A flow test was performed on this hydrant but not specified on when resulted in a static pressure of 85 PSI, a residual pressure (flow test) of 50 PSI, and a flow rate of 1,390 gallons per minute (PSI).

The site can be served by public sanitary sewer by the Oak Hill Sanitary Board. According to GIS images provided by Oak Hill Sanitary Board and site visit observations, there is an existing public sanitary sewer line within Nick Rahall Greenway that extends past the existing 911 call center office and before the WVDEP office building. The site also includes two Oak Hill Sanitary Board sewer lift stations: one located near the birding and nature center at the north of the site and the other located near the residential houses along the southern boundary of the site. Both sanitary sewer lift stations are currently accessible by gravel roads and served by overhead electric lines and are secured by a chain link fence. The existing size and capacity of these lines need to be confirmed with the Oak Hill Sanitary Board based on the future proposed development sewer discharges. In addition, the Oak Hill Sanitary Board mentioned that their existing infrastructure in the area is limited, and possible off-site infrastructure improvements would be necessary if the limited capacity of the existing lines were exceeded.

The site can be served by electric power by Appalachian Power. According to GIS images provided by Appalachian Power and site visit observations, there are existing underground power lines along Nick Rahall Greenway serving the adjacent developments. The existing underground power line that serves the sanitary lift station near the birding and nature center does come out of the ground and becomes an overhead line before it drops to feed the lift station. The sanitary lift station to the south of site is served by an overhead electric line. During the meeting, the representative of Appalachian Power mentioned that capacity shouldn't be a problem for any proposed development for the site but should be verified again once the proposed uses are determined.

The site can be served by natural gas by Mountaineer Gas. According to GIS images provided by Mountaineer Gas and site visit observations, there are existing underground gas lines along Nick Rahall Greenway that end near the 911 call center building. The existing size and capacity of these

lines need to be confirmed with Mountaineer Gas based on the future proposed development load requirements.

The site can be served by telecommunication services by Verizon and Frontier Communications. According to site visit observations, there are existing underground telecommunication lines running along Nick Rahall Greenway. No response or information has been received at this time from either provider.

Please see **Appendix G** for Utility Maps.

Traffic Planning

The site currently has no constructed access points or curb cuts along the adjacent roadway, but there are two primary locations to extend or connect to the existing adjacent roadway. The primary access for the site would ideally connect or extend from Nick Rahall Greenway at two different locations: one being at the dead end near the WVDEP office building and the other being at the intersection near the existing residential area and trailhead parking area. Any roadway extensions or connections would be considered West Virginia Department of Highways (WVDOH) right of way. Nick Rahall Greenway is a two-lane undivided asphalt road with streetlights and guardrails along both sides of the roadway. Nick Rahall Greenway is identified as County Route 16/53 on the WVDOH Roadway Classification Map and has a 35-mph posted speed limit. Nick Rahall Greenway connects to WV Route 16 via a T-shaped intersection with a stop sign.

Per coordination with the WVDOH, a traffic study is necessary to understand any recommendations or improvements that need to be made for any adjacent roadways, intersections, or traffic signals. Any proposed roadways, driveways, roundabouts, or traffic devices would need to be designed in accordance with the WVDOH design standards. Please see **Appendix H** for WVDOH Maps.

Site Visit Observations and Meeting Notes

Kimley-Horn conducted a site visit on September 5th, 2025 as well as attended several in-person stakeholder meetings on September 3rd, 4th, and 5th. Additional observations not mentioned already in this report include:

- An existing cemetery (Harlem Heights Cemetery) located on site.
- An existing reclaimed mine shaft site.
- An existing large rock formations and boulders on site.
- An existing clearcut right-of-way for power utilities but infrastructure was not observed.
- Wolf Creek Park has had several master plan concepts in the past 20 years.
- Wolf Creek Park is shown and discussed in depth in Fayette County's 2023 Comprehensive Plan.
- The master concept development plan performed by Thrasher Engineering roughly shows about only 200 acres of the 900 acres being developable without additional significant design, infrastructure, and construction cost considerations. Please see **Appendix I**.
- Civil and Environmental Consultants (CEC) performed a Preliminary Engineering Report in 2021 that contains more detailed information on potential engineering costs. Please see **Appendix J**.

Further coordination with the West Virginia Department of Environmental Protection (WVDEP), West Virginia Department of Health and Human Resources (WVDHHR), and WV State Historic Preservation Office (WVSHPO) is recommended to determine the appropriate regulations and restrictions that are necessary in order to impact these features or propose impacts near these unique site features.

Limitations

Kimley-Horn was retained to perform a limited infrastructure constraints summary memo and performed only those tasks specifically stated in our scope of services. This memo may be relied upon only by Kimley-Horn's Client. It is not intended for use by any other party.

The Client may use this memo as part of its due diligence, but this memo should not be used as the sole basis for the Client's decision making. Kimley-Horn endeavored to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to by the Client. This memo is based on our knowledge as of September 11, 2025, and is based on the desires of the Client, which have been specifically disclosed to us. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions.

Appendices

- Appendix A: Base Map
- Appendix B: City of Oak Hill Zoning Information
- Appendix C: Fayette County Zoning Information
- Appendix D: FEMA Firmette Map
- Appendix E: WV Flood Tool Maps
- Appendix F: US Fish and Wildlife Services NWI Map
- Appendix G: Utility Maps
- Appendix H: WVDOT Maps
- Appendix I: Master Plan performed by Thrasher
- Appendix J: Engineering Report performed by CEC

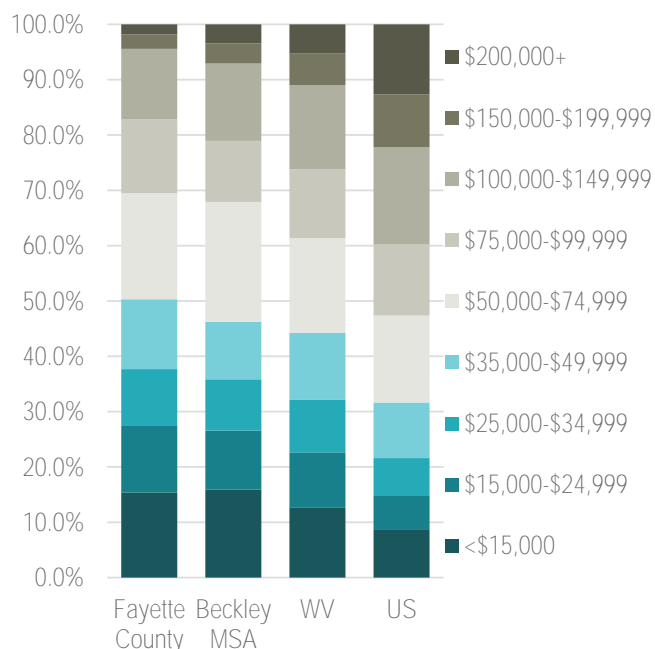


PRELIMINARY MARKET FINDINGS

REGIONAL TRENDS

- Fayette County, WV is anchored by the New River Gorge National Park and Preserve, giving the region strong lifestyle and recreation appeal as a nationally recognized outdoor destination.
- Despite this natural draw, overall employment growth has lagged the nation, reflecting limited economic diversification and continued reliance on legacy industries.
- Demographics present additional headwinds, as there is a disproportionate number of older households and/or lower-income households—limiting demand for new, higher-end housing.
- These structural challenges are likely to temper near-term fundamentals, but the enduring appeal of the county's natural environment provides a foundation for second-home demand and select opportunities for primary-home development tied to recreation and lifestyle migration.

Household Distribution by Income; 2024



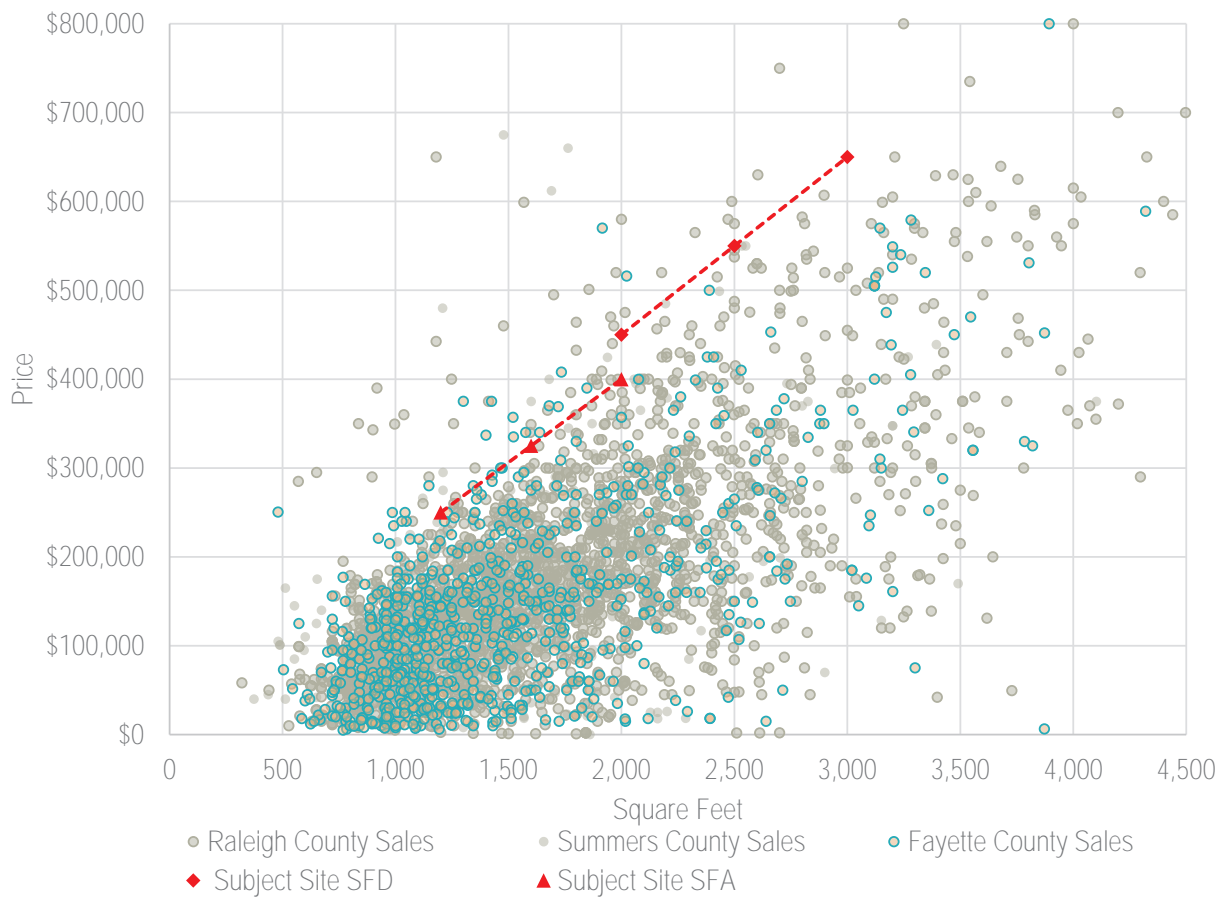
HOUSING TRENDS

- Housing in Fayette County and the broader New River Gorge region has historically been dominated by single-family detached product, a pattern shaped by land availability and the absence of strong incentives to attract institutional development.
- Consistent with this dynamic, there has been a very limited number of rental apartments developed in recent years—as the economics remain difficult in such an affordable ownership market.
- Median home values illustrate this affordability, as they have just eclipsed \$150,000 in Fayette County.
 - While median home values are still relatively low, they have grown from approximately \$80,000 in 2016 to more than \$150,000 in 2024—demonstrating meaningful appreciation.
- Looking forward, single-family preferences are likely to continue dominating the market; however, higher-density formats could become increasingly attractive if they pencil, particularly as they offer a way to introduce new product at relatively attainable price points.

HOUSING SUPPLY

- Rental Housing Supply: The most notable recent delivery is the *Wiseman & High Apartments*, a 19-unit adaptive reuse of the old Fayette Elementary School—illustrating the lack of new, institutional rental supply. Broader Market performance suggests a relatively hard pricing ceiling at around \$2.00 per square foot, with most product clustering closer to \$1.25 per square foot, underscoring both the affordability of the region and the limited rent support for new, higher-cost projects.
- For-Sale Housing Supply: Transaction data from the past three years indicates that homes priced around \$500,000 (\$200 per square foot) are firmly in the top quartile of all new product sales across Raleigh, Summers, and Fayette counties.

Historical Transaction Activity and Recommended For-Sale Positioning; Last Three Years



- RCLCO finds it likely that the subject site will be capable of delivering for-sale product that positions well within the top quartile of recent transactions, largely driven by the site's scale—which will enable the delivery of cohesive, master-planned product—and the outdoor recreation opportunities associated with the area.

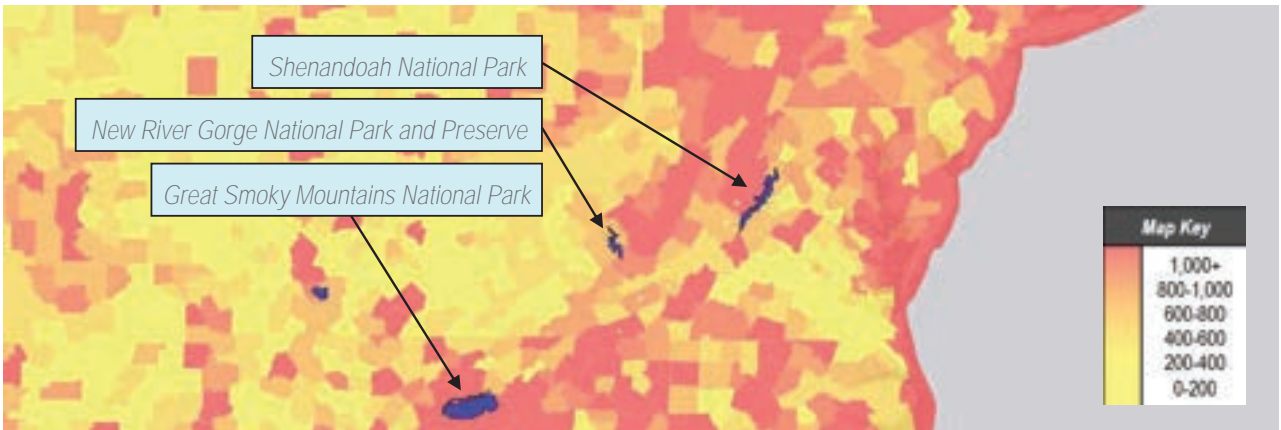
PRIMARY HOME DEMAND

- ▶ RCLCO projects declining household growth in Fayette County through 2045, averaging -1.3% per year, generally a slower rate of decline than the housing study conducted by Bowen National Research in 2024. While this trend could turn positive due to investment and increasing demand in the New River Gorge National Park, its impact on full-time households is currently unclear. Thus, RCLCO took a more conservative approach for this analysis, assuming household growth remains negative through 2045 and primary home demand originates from households in turnover (moving each year). Given the lack of new housing inventory, the site can likely capture a strong portion of households in turnover.
- ▶ Based on Fayette County American Community Survey data over the last five years, average annual turnover rates were 1.4% for owners and 6.0% for renters, compared to 7.0% and 24.9% in Raleigh County, respectively. These low turnover rates are likely due to the lack of housing inventory, and RCLCO assumes that with new housing development, this turnover rate will increase over time to more normal levels. Between 2025 and 2045, RCLCO assumes the turnover rates increase to around 4.6% and 20.7%, respectively, assuming Fayette County more closely mirrors trends in Raleigh County by this time.
- ▶ These turnover rate assumptions translate to average annual demand for 253 for-sale homes and 365 rental units per year from 2025 to 2035, increasing to 307 homes and 464 units per year between 2025 and 2045. This demand is generally aligned with recent sales in the county, which averages 284 sales per year over the past five years.
- ▶ After estimating demand in Fayette County, RCLCO distributed demand by product type (single-family detached, townhome, and multifamily) and price point/rent range, based on what households moving around in the market can afford and what they pay today. Given lack of pipeline and low turnover rates, RCLCO assumes the site will likely capture the vast majority of demand, averaging 80% across product types.
- ▶ RCLCO estimates demand for around 55 townhome units, and 210 single-family detached homes from primary buyers, with additional demand stemming from second home buyers, explained below. Of the 210 single-family detached homes, RCLCO estimates around 27 primary buyers would be willing to purchase a premium home, exceeding the following recommended for-sale price points by approximately 25%.

VACATION/INVESTMENT HOME OPPORTUNITY

- ▶ Potential investors and vacation-home buyers are likely to originate within a 4- to 6-hour drive and have \$1M+ net worth, with the major source market of origin for interested buyers being Washington, DC.
- ▶ Strong annual visitation (1.8M visitors) to the New River Gorge and adjacent recreation opportunities, including hiking, climbing, and boating, will fuel demand for vacation- and investment-oriented product.
- ▶ Today, Summers County captures the largest share of vacation- and investment-oriented demand out of three counties surrounding the New River Gorge National Park, with a similar minority of vacation- and investment-oriented housing in Fayette and Raleigh counties.
- ▶ Shenandoah and the Great Smokies are the major competitive national parks regionally with a mountain orientation; the New River Gorge benefits from more remote feeling, lower costs, and water access.
- ▶ RCLCO expects demand at the site from a small share of vacation- and investment-oriented buyers, accounting for roughly 15 to 20% of the program over a 20-year build out. Other rural counties near national parks, such as Page County, VA, have between 10-20% of housing stock classified as seasonal, recreational, or occasional use—supporting this projection.
 - There is an opportunity to leverage the New River Gorge's relatively new national park designation to support a vacation- and investment-oriented housing market that is more aligned with trends observed around analogous national parks—namely Shenandoah National Park and Great Smoky Mountains National Park.

Seasonal, Recreational, or Occasional Use Housing Units by County; 2023



RECOMMENDED POSITIONING AND ASSOCIATED DEMAND

	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 ¹)	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

¹ RCLCO analyzed more established vacation- and investment-oriented home markets adjacent to national parks and concluded that vacation- and investment-home buyers pay a premium when high-quality housing is available. To capture this and primary home upside potential, RCLCO estimated demand for product priced 25% above recommended price points. The 65-70 units of demand associated with these premium homes reflect the additive nature of housing that is on a particularly high-quality portion of the site—potentially attracting a larger share of vacation- and investment-oriented buyers.

FEASIBILITY ANALYSIS METHODOLOGY

- ▶ RCLCO utilized a residual land valuation analysis to understand the financial viability of the product types outlined above. Residual valuation is the process of valuing land with development potential. The value of a parcel of land can be calculated from the value of a completed development, based on the revenues it generates, minus the costs of development, including expected profit. A project is considered financially feasible when it returns a positive residual land value and is considered infeasible when it returns a negative residual land value. There are three ways to make a project with a negative land value financially feasible:
 - ▶ Increase projected revenues
 - ▶ Decrease projected costs
 - ▶ Introduce outside subsidy to make up the gap

FEASIBILITY ANALYSIS KEY ASSUMPTIONS ON A PER UNIT BASIS

- ▶ RCLCO looked at market-rate revenues (rents and for-sale prices) and spoke to local real estate professionals as well as leveraging construction cost resources to understand the end-value of each type of housing compared to the cost to build.
- ▶ In general, new development is difficult because incomes and wages are low and household growth is low, limiting revenue potential.
- ▶ New construction costs are high (~\$200/sf, excluding utilities and roads) and existing housing is cheap to buy, so it is more affordable to renovate older housing stock.

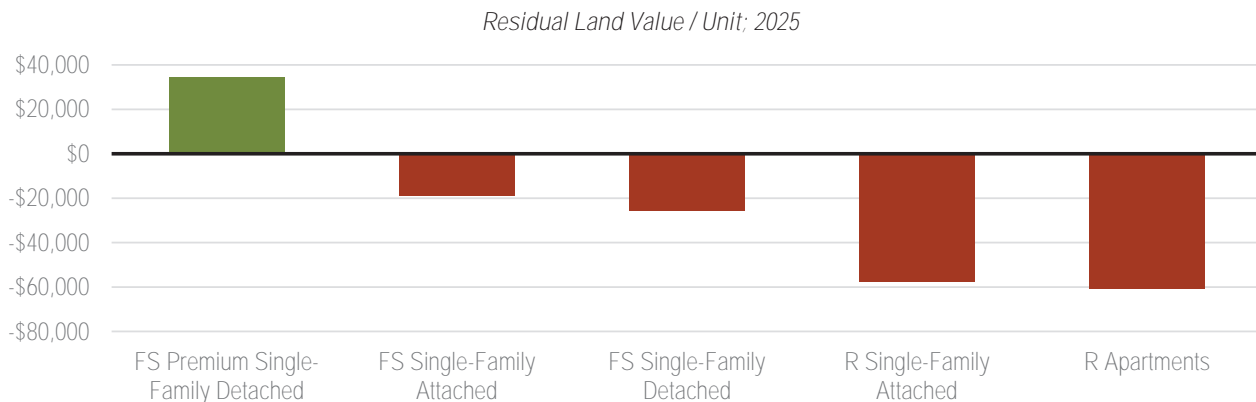
PRODUCT ²	MARKET VALUE / PROCEEDS	CONSTRUCTION COSTS ³	DEVELOPER PROFIT
FS Single-Family Detached	\$539,000	\$483,816	\$80,850
FS Premium Single-Family Detached	\$673,750	\$538,425	\$101,063
FS Single-Family Attached	\$313,600	\$285,270	\$47,040
R Single-Family Attached	\$185,296	\$215,192	\$27,794
R Apartments	\$138,007	\$177,960	\$20,701

² FS stand for for-sale and R stand for rental

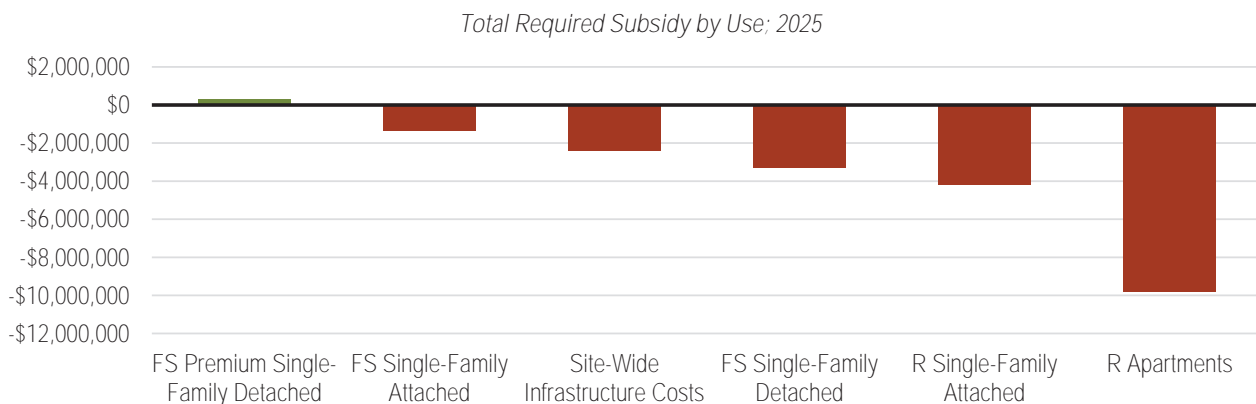
³ Excludes site-wide infrastructure costs

FEASIBILITY ANALYSIS OUTPUT

- On a per unit basis, for-sale single-family housing is the most attractive from a financial perspective—which is likely one of the reasons why the market is currently dominated by this typology.
- While premium single-family detached homes—likely to be appealing to vacation- and investment-oriented buyers and affluent primary households—have the potential to be accretive to the developments bottom line, there is a relatively limited pool of demand for this top-of-market product. As a result, all of the primary uses on the site will likely require some level of subsidy—even if the land is given away for free.



- While the recommended program remains subject to change, delivering 162 multifamily units, 144 single-family attached units, and 138 single-family detached units is likely to require more than a \$20 million subsidy after accounting for utilities and roadway extensions,⁴ and assuming the land is given away for free.⁵
 - Consistent with the residual land values per unit, higher-density rental products are likely to require the most financial support—particularly at the recommended scale.

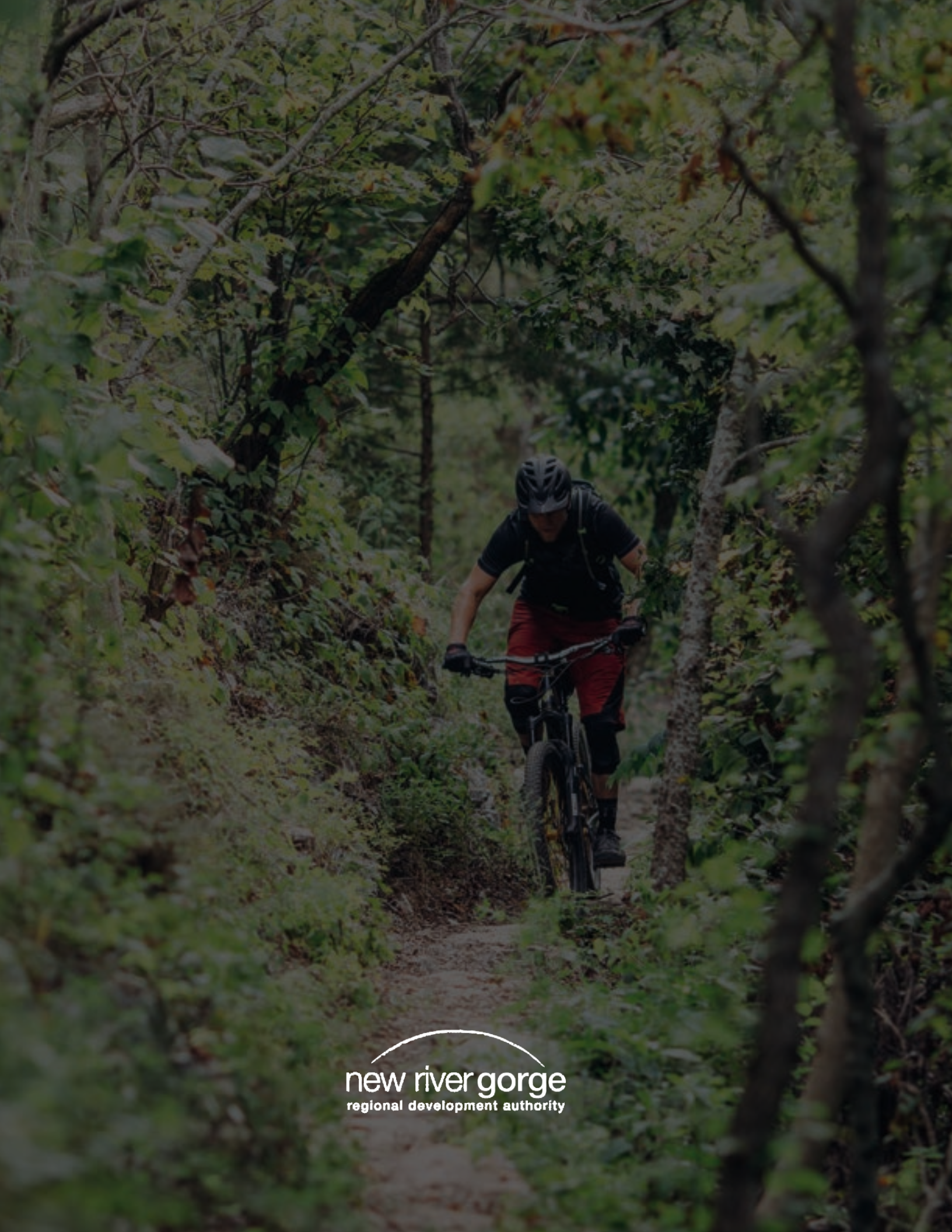


⁴ Infrastructure costs were previously estimated to be \$2.16M in 2021, or roughly \$2.4M in 2025\$ assuming 3% annual inflation.

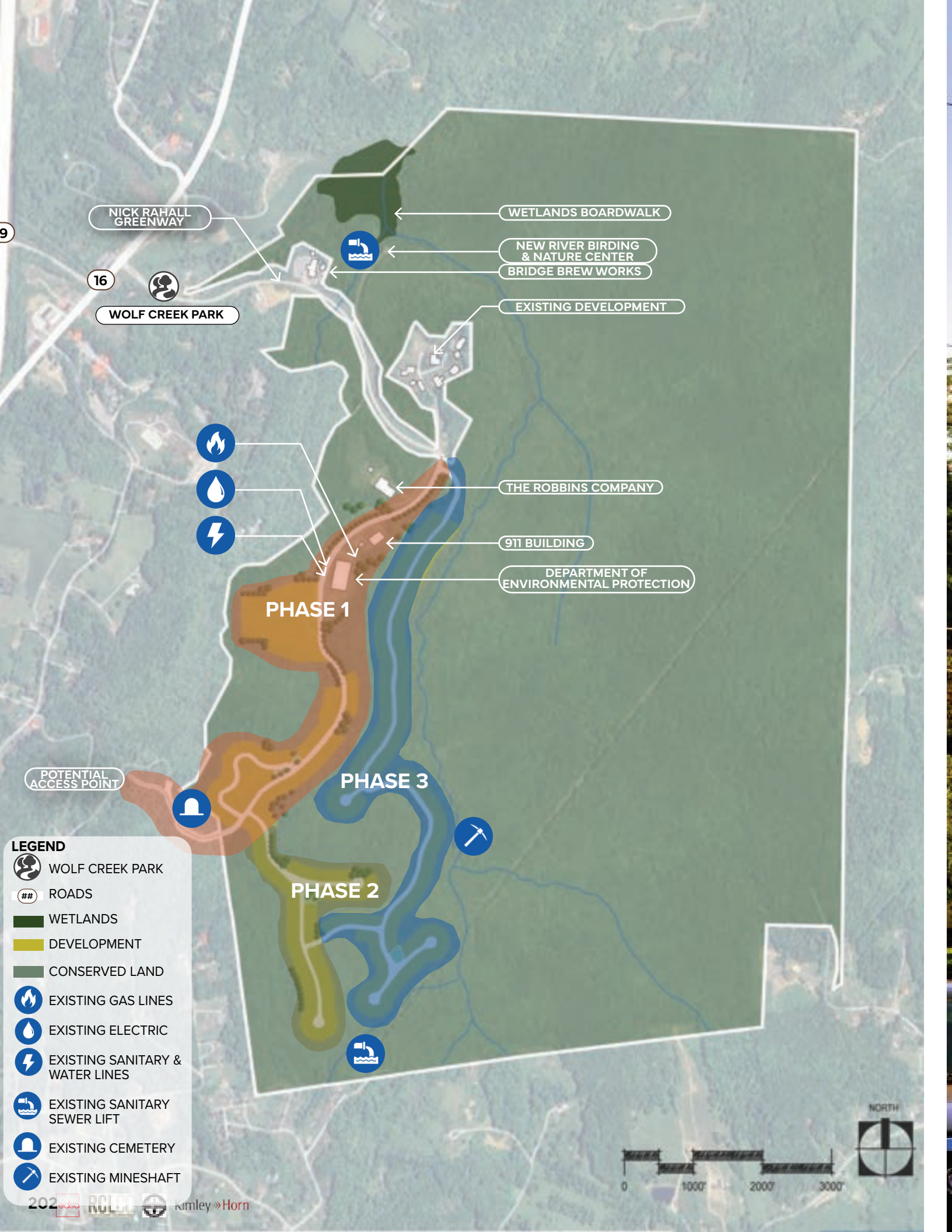
⁵ The modeled program assumes that the single-family attached units are evenly split between rental and for-sale product.

IMPLEMENTATION & NEXT STEPS

- Following completion of the master planning process, RCLCO recommends focusing on implementation strategy and partnership development at Wolf Creek. This phase should begin with a detailed evaluation of public financing tools—specifically, exploring the potential formation of a Tax Increment Financing (TIF) district to support infrastructure improvements and assessing eligibility under the state's Build WV program, which provides sales and property tax incentives for qualified residential and mixed-use projects. Concurrently, outreach to qualified private developers and potential institutional partners should be initiated to gauge interest in participating through joint ventures, public-private partnerships, or phased development agreements. These efforts will help align financing mechanisms, level of public financing needed, infrastructure phasing, and market-driven development components to ensure the plan's economic feasibility and long-term community impact.




new river gorge
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NEXT STEPS

MASTER PLAN REFINEMENT AND FINALIZATION

The Preferred Master Plan sets a clear direction for Wolf Creek Park — housing-led, conservation-centered, and activated by trails and modest commercial support. The next steps focus on refining and preparing the plan for adoption and implementation.

UPCOMING STEPS:

1. **Refine the Preferred Plan** – Adjust housing mix, conservation boundaries, and trail connections based on technical input.
2. **Coordinate Infrastructure Planning** – Work with engineering partners to confirm water, sewer, broadband, power, and road phasing.
3. **Align with Regulations** – Adapt zoning and regulatory tools to support compact housing, conservation set-asides, and mixed-use clustering.
4. **Confirm Funding Pathways** – Identify grants, subsidies, and partnerships needed to address high site development and housing costs.
5. **Finalize and Adopt** – Produce the final Master Plan with maps, diagrams, and implementation steps for Fayette County review and approval.

CLOSING STATEMENT:

These steps will move the Preferred Master Plan from concept to action, ensuring Wolf Creek Park delivers on its promise: new attainable housing, protected natural systems, and a recreation-driven identity for Fayette County's future.

TRAILS LEGEND

■ PHASE ONE.....	1.27 MILES
■ PHASE TWO.....	1.50 MILES
■ PHASE THREE.....	0.25 MILES
■ PHASE THREE.....	1.54 MILES
■ DEVELOPMENT TRAIL CONNECTORS.....	1.26 MILES
■ EXISTING TRAIL.....	16.76 MILES

remove?

NICK RAHALL
GREENWAY

16



WOLF CREEK PARK

WETLANDS BOARDWALK

NEW RIVER BIRDING
& NATURE CENTER

BRIDGE BREW WORKS

EXISTING DEVELOPMENT

THE ROBBINS COMPANY

911 BUILDING

DEPARTMENT OF
ENVIRONMENTAL PROTECTION

POTENTIAL
ACCESS POINT

0 1,500' 3,000'



